



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
August 7, 2024

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

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

- 1 Discussion led by Matt Taylor/Emma Tenney on Food Trucks: Hours of Operation and Signage**
- 2 Matt Taylor - Outdoor lighting regulations discussion**

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 PRELIMINARY PLAT - Approval of the Preliminary Plat for Phillips Orem, Plat A located generally at 477 North 1000 East in the R8 zone.**
 - 3.2 PLAT AMENDMENT – Vacating Lots 5 and 6 of Breton Woods, Plat B and approving Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone.**
 - 3.3 SITE PLAN - Approval of the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone.**
 - 3.4 SITE PLAN - Approval of the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone.**
 - 3.5 SITE PLAN – Approving the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone.**
 - 3.6 MAP AMENDMENT-REZONE - Public Hearing – Enact Section 22-11-68 PD55 (Dunn Rezone) Zone and Appendix WW of the Orem City Code and amend Article**

22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres).

- 3.7 MAP AMENDMENT-REZONE - Public Hearing - Enact Section 22-11-67 PD54 (*Canyon Park Tech Center Redevelopment*) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.**

4. MINUTES REVIEW AND APPROVAL

- 4.1 Review and approve the minutes from the July 17, 2024 meeting**

5. ADJOURN

- 5.1 The next meeting is scheduled for Wednesday, August 21, 2024**

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

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

CURRENT OREM CITY LIGHTING REGULATIONS

Article 17-7. Subdivision Regulations and Design Standards

17-7-15. Street Lighting.

Street lighting conduits and streetlights shall be installed according to the City's Street Lighting Standards and Specifications.

Article 22-2. Definitions

22-2-1. Definitions.

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

Security Lighting shall mean a planned system of lights designed to provide adequate illumination to discourage crime within a development and enhance the safety of patrons of the development.

Article 22-6. Residential Zones

22-6-9. Regulations Governing Particular Uses.

H. Private Schools (SLU Code 6813)

"9. Lighting on a building or lighting for parking or play areas shall be shielded downward to minimize the impact and glare to neighboring residential uses. No recreational areas that are part of the private school site plan shall be lighted after 10:00 p.m. or before 7:00 a.m."

Article 22-9. Manufacturing, Research and Development and Public Facilities Zones

22-9-9. Miscellaneous Regulations for Manufacturing, Research and Development and Public Facilities Zones.

D. No excessive or offensive dust, odor, smoke, intermittent light, or noise shall be emitted which is discernible beyond the zone boundary lines, except that which emanates from the movement of

automobiles. A premise shall be maintained in such a manner as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.

F. All outdoor lighting shall be designed to minimize direct glare to adjoining residences.

Article 22-8. Commercial and Professional Office Zones

22-8-10. Miscellaneous Regulations for Commercial and Professional Office Zones.

B. Maintenance of Premise. No excessive dust, offensive odor, smoke, intermittent light, or noise shall be emitted which is discernible beyond the zone boundary lines, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.

C. Site Lighting. All lighting shall be designed to minimize direct glare to adjoining residences.

Article 22-11. PD Zone

***THREE EXAMPLES**

22-11-13. PD-1 Zone, Between Center Street and 165 South Street and between Orem Boulevard and 200 West Street.

Lighting: Freestanding lighting fixtures of at least eight feet (8') in height and not to exceed twenty feet (20') in height and producing at least one (1) foot candle of illumination shall be installed and maintained along 165 South Street and 200 West Street. These lights shall be placed along the street right-of-way lines and designed to shine away from residential developments. The lighting shall be designed to discourage graffiti and enhance a crime prevention environment and shall not glare into adjacent residential areas. Lighting in parking areas shall not glare into adjacent residential areas.z

22-11-23. PD-11 Zone, 1430 South Sandhill Road.

Lighting Plan. A lighting plan shall be required. The plan shall be designed to discourage crime, enhance the safety of the residents and guests, prevent glare onto adjacent properties and enhance the appearance and design of the project. All outside lighting shown on the lighting plan, except for front and back door lighting shall be under the control and meter of the homeowners association. The lighting plan shall designate which lighting shall be commonly metered to the association or to the owner.

22-11-63. PD-50 Zone (Orem Utah Temple) – 1465 South Geneva Road

Lighting Plan. Any development in the PD-50 zone shall include a lighting plan. There shall be no direct glare onto adjacent properties. All parking lots shall be well lit and in accordance with Appendix “XX.”

The lighting plan shall be designed to:

discourage crime;

enhance the safety of the pedestrians and guests of the PD-50 development; and

enhance the appearance and design of the project.



OUTDOOR LIGHTING

Definitions and Examples

WORK SESSION GOALS

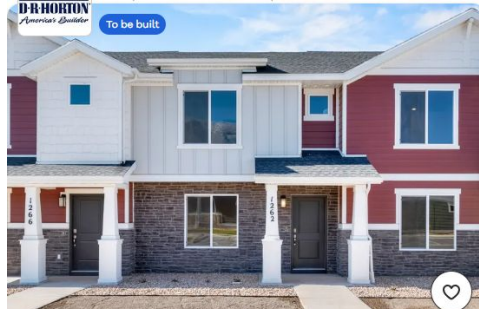
- The aim of this dialogue is to assess the breadth and depth of outdoor lighting's benefits and challenges within the Orem City community.
- Various topics will be referred to as “issues.”
- Over several meetings, the Planning Commission will formulate a recommendation to the Orem City Council.

Definitions / Common Language

- Purpose
 - A common frame of reference
 - Often a universal objective measurable standard.
 - Often an issue that is subjective and ambiguous, but through collective agreement a universal meaning is established.
 - Example: Low Income Housing

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● House for sale
\$320,000 ↓ \$25k
3 bed 1 bath 1,560 sqft 6,970 sqft lot
146 E 400 N
Spanish Fork, UT 84660

Email Agent



● For sale
From \$329,990
3 bed 2 bath 1,311 sqft
Addison Plan, Summit Ridge Towns Community
Santaquin, UT 84655

Contact Builder



● Condo for sale
\$320,000
3 bed 2 bath 1,208 sqft 1,307 sqft lot
1249 W Cambria Way Unit 101
Pleasant Grove, UT 84062

Email Agent



● Pending
\$322,900
3 bed 2 bath 1,272 sqft
932 W Spider Green Way Unit 204
Saratoga Springs, UT 84045

Email Agent



FAMILY CITY USA

DISCUSSION ON OUTDOOR LIGHTING

Page 10 of 307

Definitions / Common Language

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Provo- Orem, UT MSA	\$106,900	Very Low (50%) Income Limits (\$) Click for More Detail	34,700	39,650	44,600	49,550	53,550	57,500	61,450	65,450
		Extremely Low Income Limits (\$)* Click for More Detail	20,850	23,800	26,800	30,000	35,140	40,280	45,420	50,560
		Low (80%) Income Limits (\$) Click for More Detail	55,550	63,450	71,400	79,300	85,650	92,000	98,350	104,700

MFI Step by Step Calculation

1. The following are the 2021 American Community Survey 5-year median income estimate, margin of error, and sample size category for **Provo-Orem, UT MSA**:

Area	ACS ₂₀₂₁ 5-Year Median Income	ACS ₂₀₂₁ 5-Year Margin of Error	Ratio	Sample Size Category	Result
Provo-Orem, UT MSA	\$90,374	\$1,263	$\frac{\$1,263}{\$90,374} = 0.014$	6	0.014 < .5 and 6.0 >= 4 Reliable Estimate

2. Since there is a 1-year 2021 ACS estimate available, the margin of error of the estimate and the sample size category are checked for reliability:

Area	ACS ₂₀₂₁ 1-Year Median Income	ACS ₂₀₂₁ 1-Year Margin of Error	Ratio	Sample Size Category	Result
Provo-Orem, UT MSA	\$95,285	\$3,590	$\frac{\$3,590}{\$95,285} = 0.0377$	6	0.0377 < .5 and 6.0 >= 4 Use ACS₂₀₂₁ 1-Year Median Income

3. The calculation of the CPI Inflation Factor is as follows:

Area	FY2023 <u>CPI</u>	2021 Annual <u>CPI</u>	CPI Inflation Factor
Provo-Orem, UT MSA	303.948	270.971	$(303.948 / 270.971) = 1.1217$

4. The FY 2023 median family income is estimated as follows:

Area	ACS ₂₀₂₁ 1-Year Estimate	<u>CPI</u> Inflation Factor	FY 2023 Area MFI Estimate
Provo-Orem, UT MSA	\$95,285	1.1217	$(\$95,285 * 1.1217) = \$106,881$

5. In keeping with HUD policy, the median family income estimate is rounded to the nearest \$100:

Area	Unrounded FY 2023 MFI Estimate	Rounded FY 2023 MFI Estimate
Provo-Orem, UT MSA	\$106,881	\$106,900

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 - Example: Glare



OR



Definition: Light Pollution

Artificially created light that is either:

- Unneeded,
- or
- Counterproductive to its intended purpose.

Simple Definition: Light Pollution

Artificially created light that is either:

- Unneeded,
- or
- Counterproductive to its intended purpose.

Simple Definition: Light Pollution

In other words:

Light that isn't needed or wanted in our homes, relaxing, sleeping, while driving, relaxing, or other daily activities.

It can keep our eyes from seeing what we want to see.

It can result in wasted energy having been expended without providing real benefit, and an economic and environmental detriment

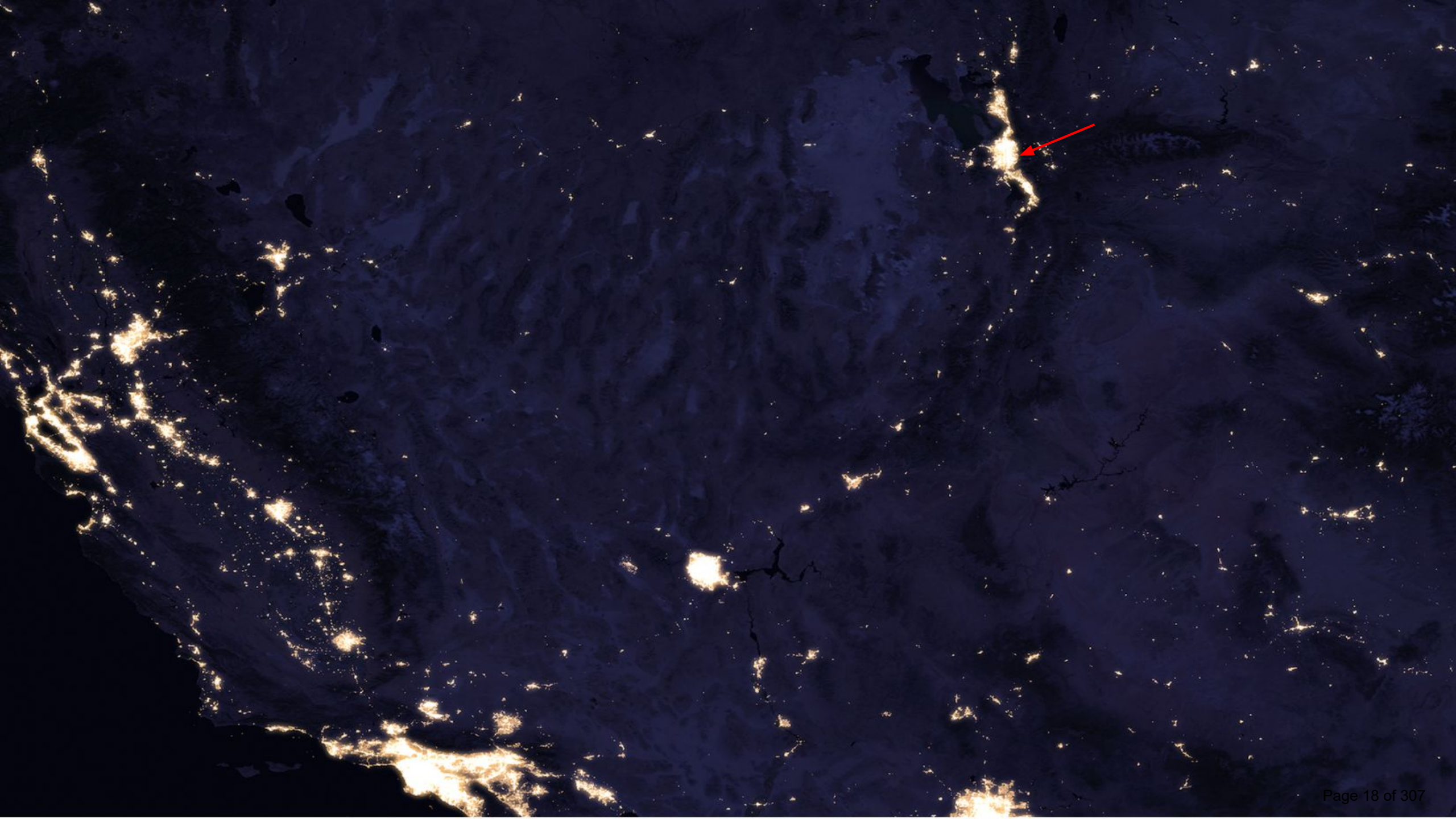




50% WASTE

10% GLARE

40% PRODUCTIVE



Definition: Light Trespass

The shining of light by a luminaire (light fixture + lamps [light bulbs]) beyond the boundaries of a property on which it is located.



Definition: Glare

An intense, blinding light.

The difficulty of seeing in the presence of bright light such as direct or reflected sunlight or artificial light such as car headlamps at night.



Definition: Discomfort Glare

Discomfort glare is a psychological sensation caused by high brightness (or brightness contrast) within the field of view, which does not necessarily impair vision.



Definition: Disability Glare

Disability glare impairs the vision of objects without necessarily causing discomfort often caused by the inter-reflection of light within the eyeball, reducing the contrast between task and glare source to the point where the task cannot be distinguished.



Definition: Over-illumination

The presence of lighting intensity that exceeds the levels necessary for a given activity or environment.



Definition: Color Temperature

The color of light emitted by a source, described in degrees Kelvin (K).

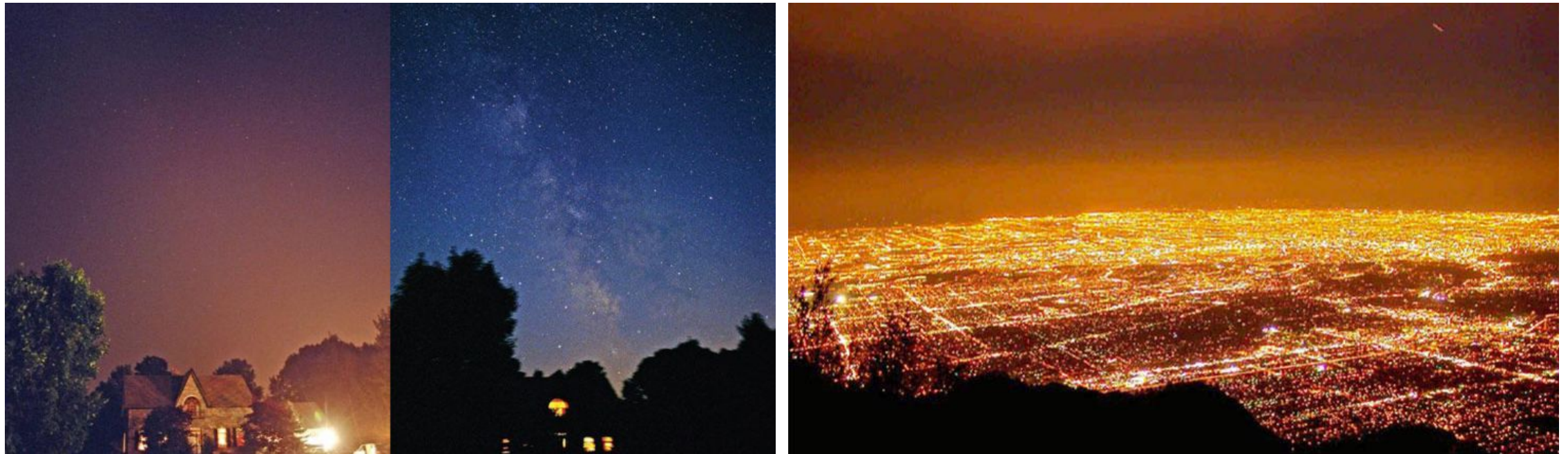
Warm Light

Blue Light



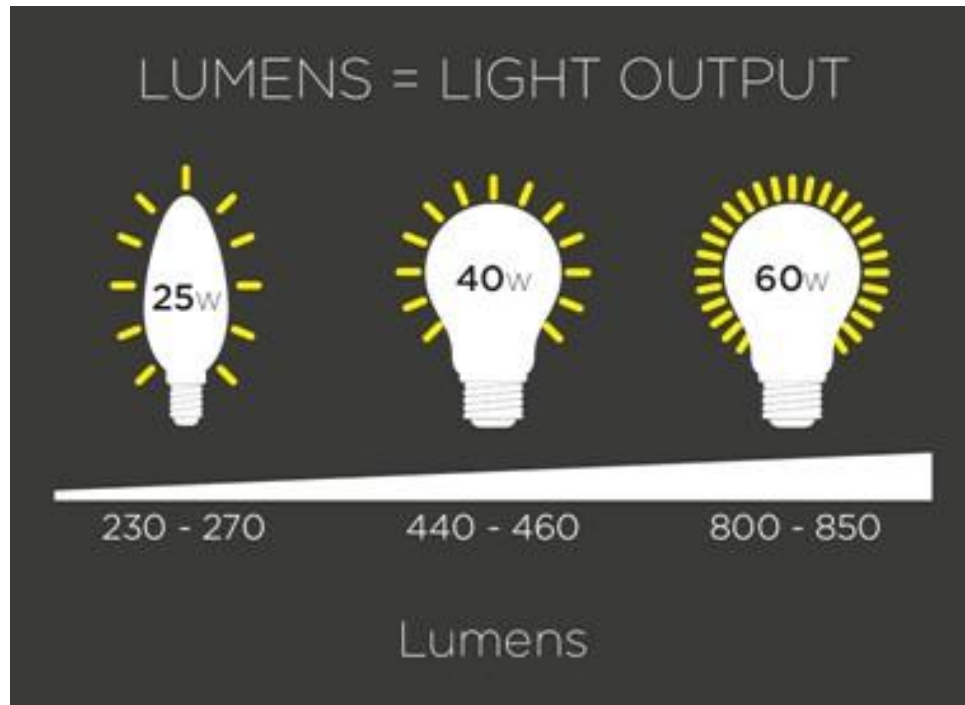
Definition: Sky Glow

The diffuse luminance of the night sky, apart from discrete light sources such as the Moon and visible individual stars. It is a commonly noticed aspect of light pollution.



Definition: Lumen (measurement)

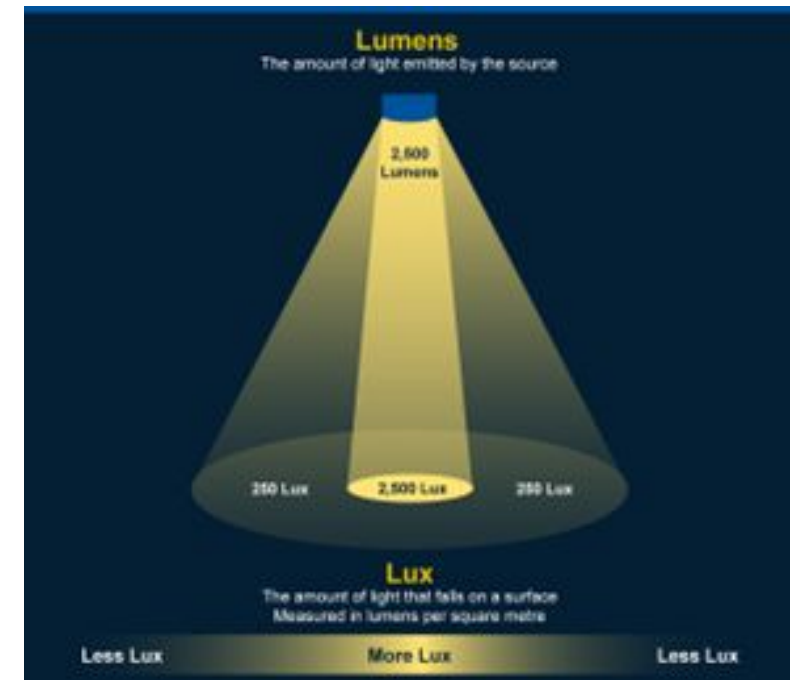
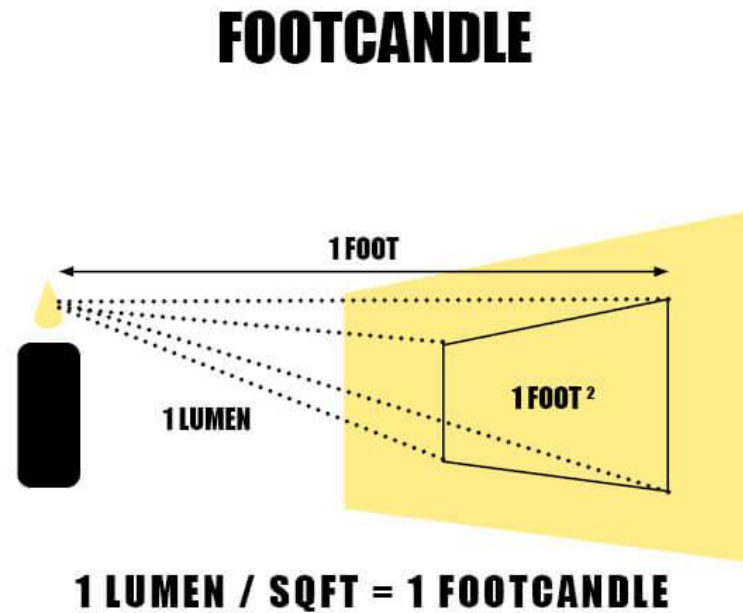
A measure how much light is given off by a source, such as a bulb.
The more lumens, the brighter the light source.



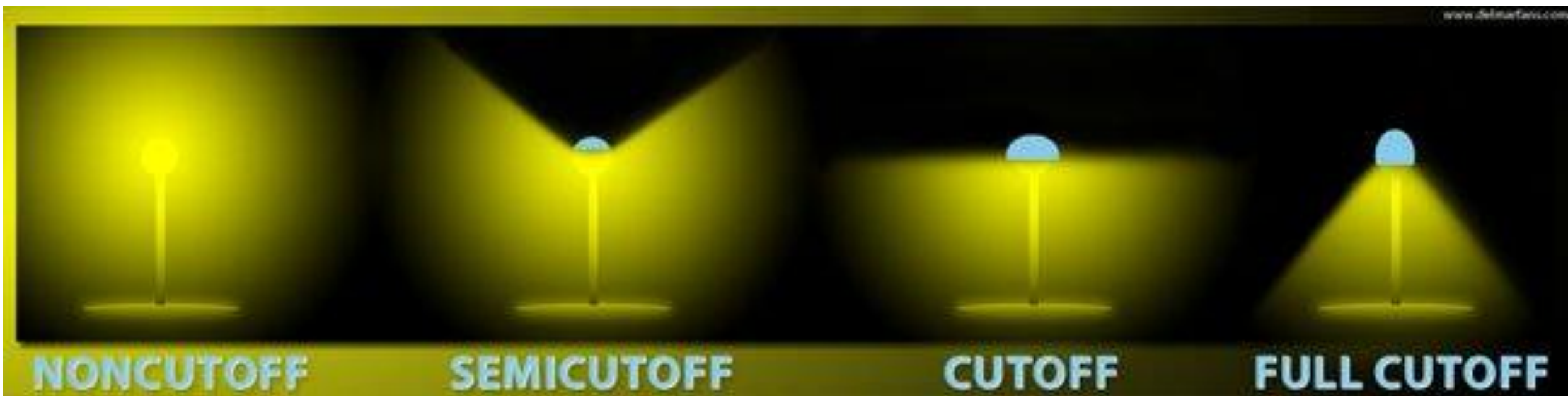
Lighting Facts Per Bulb	
Brightness	820 lumens
Estimated Yearly Energy Cost \$7.23	
Based on 3 hrs/day, 11¢/kWh	
Cost depends on rates and use	
Life	
Based on 3 hrs/day	1.4 years
Light Appearance	
Warm  Cool	
	2700 K
Energy Used	60 watts

Definition: Foot Candle / Lux (measurement)

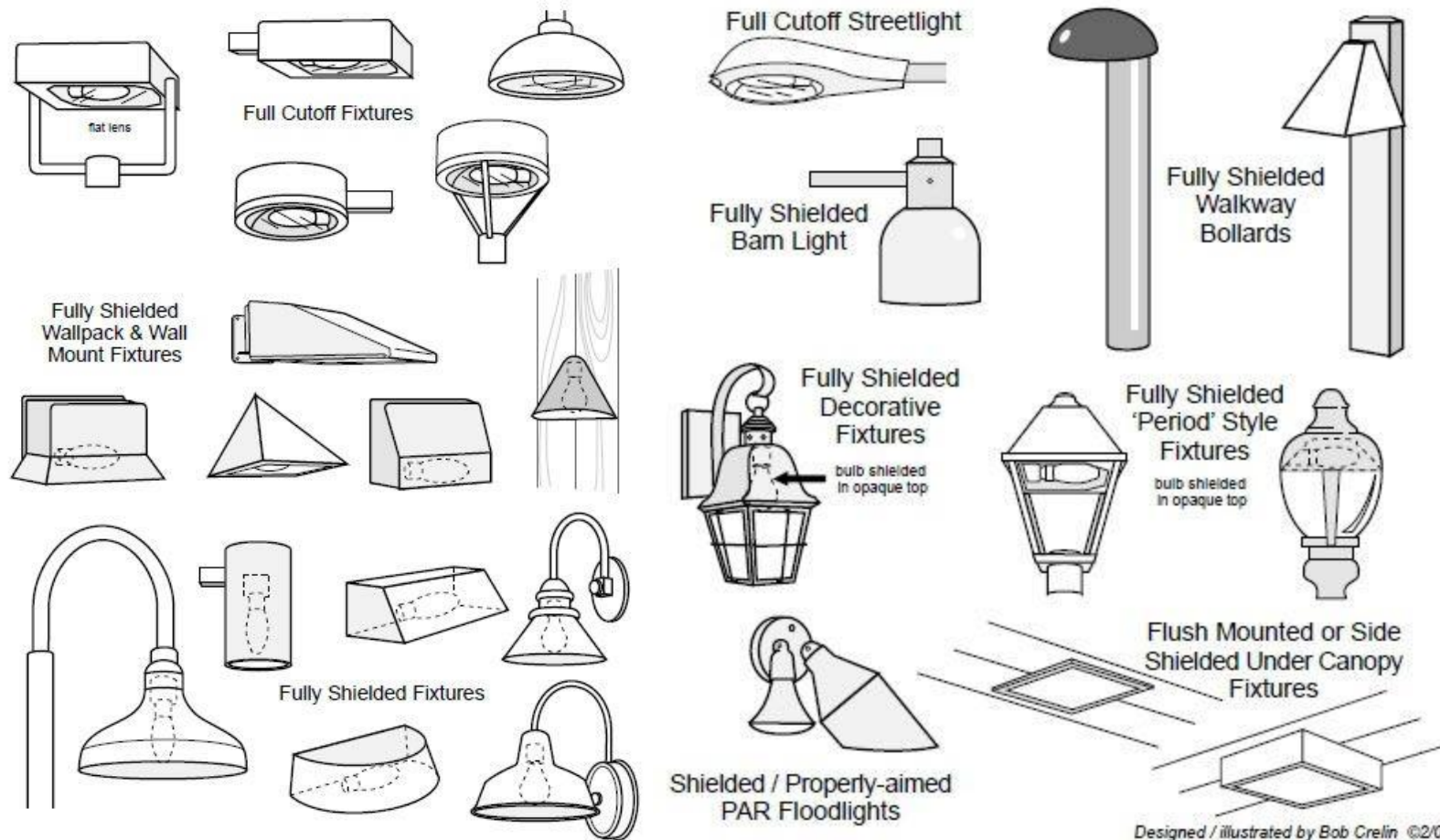
The diffuse luminance of the night sky, apart from discrete light sources such as the Moon and visible individual stars. It is a commonly noticed aspect of light pollution.



Fixture Types



Fixture Types



From The Ground Up I: Light Pollution Sources in Flagstaff, Arizona

Christian B. Luginbuhl, G. Wesley Lockwood, Donald R. Davis, Kevin Pick and Jennifer Selders



Publications of the Astronomical Society of the Pacific
Vol. 121, No. 876 (2009 February), pp. 185-203 (19 pages)

Published by:
[Astronomical Society of the Pacific](#)

We show that the adoption of the 1989 lighting code has reduced the growth of Flagstaff’s sky glow from an expected 43% without the code to just 17%, while the population has increased by about 25%. If all lighting in Flagstaff could be brought within the standards of the 1989 code, Flagstaff sky glow could be reduced to 64% of the 2003 value; if all lighting were fully shielded total output would be reduced to 47%. By far the majority of the improvement in reducing sky glow has resulted from the lumens per acre caps of the 1989 code; the shielding

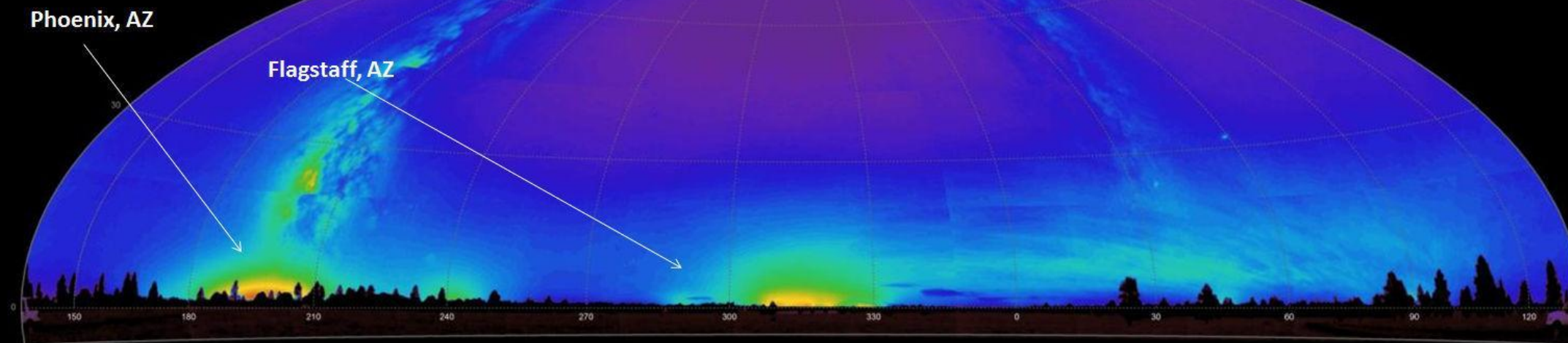
14 14.5 15 15.5 16 16.5 17 17.5 18 18.5 19 19.5 20 20.5 21 21.5 22 22.5 23 23.5 24
V magnitudes per square arc second

Flagstaff Population: 72,000

Ashurst Lake July 8 2016

V band sky brightness

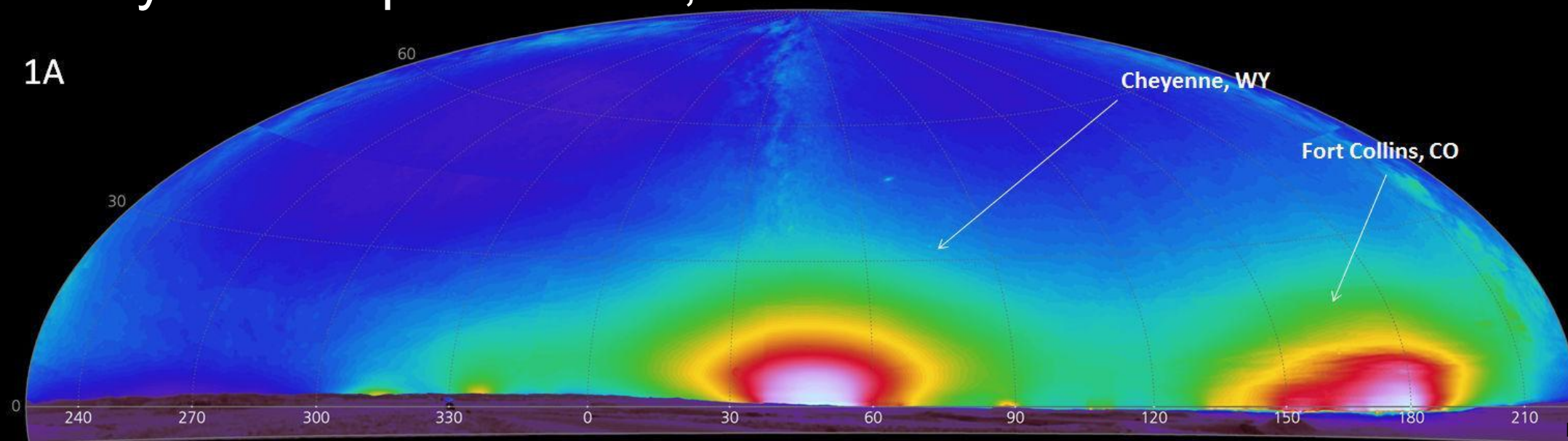
2A



Cheyenne Population: 64,000

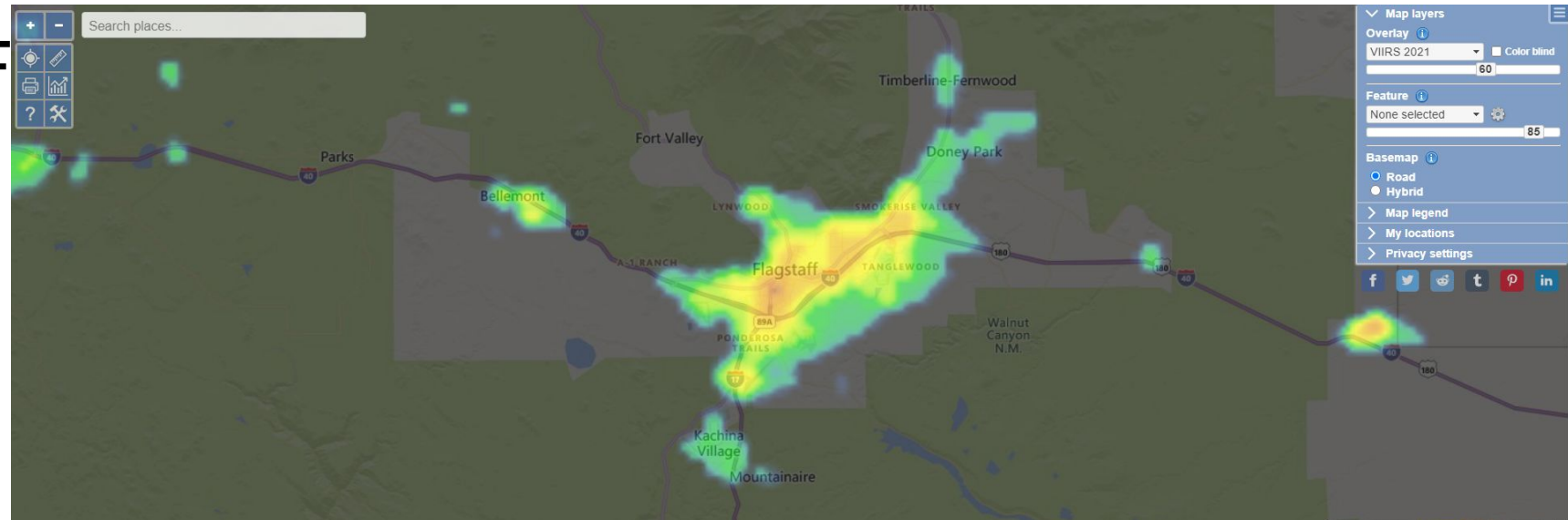
Soapstone Prairie Natural Area, Colorado August 2, 2016 23.9 hours LMT

1A



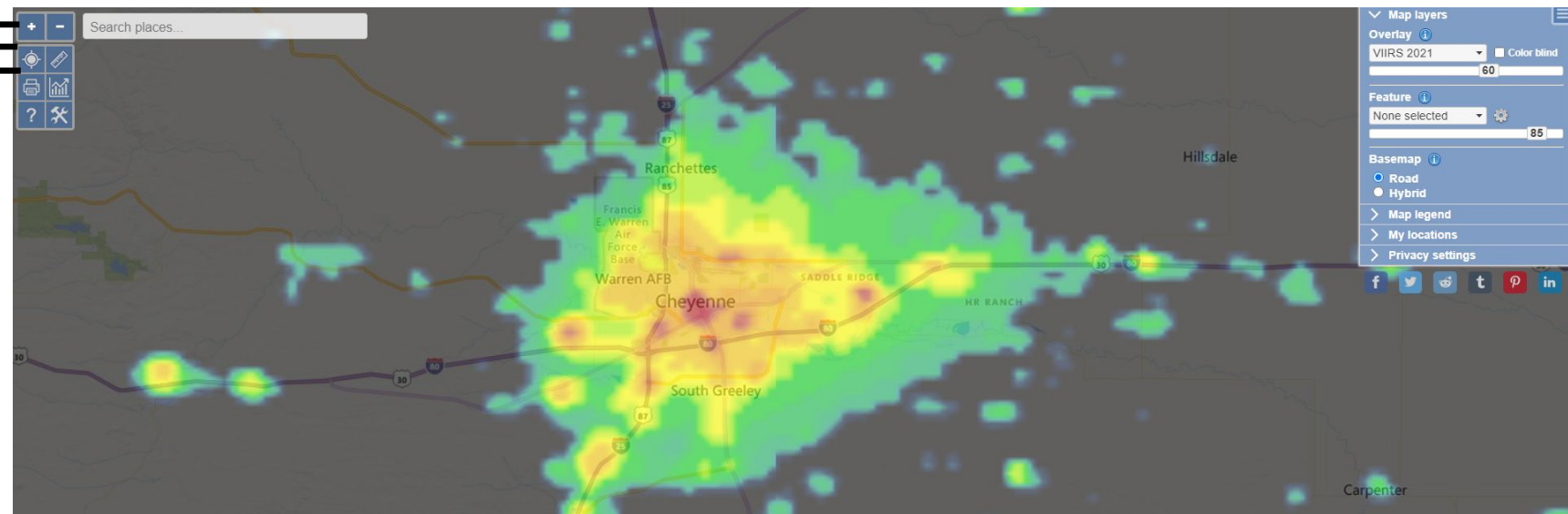
FLAGSTAFF

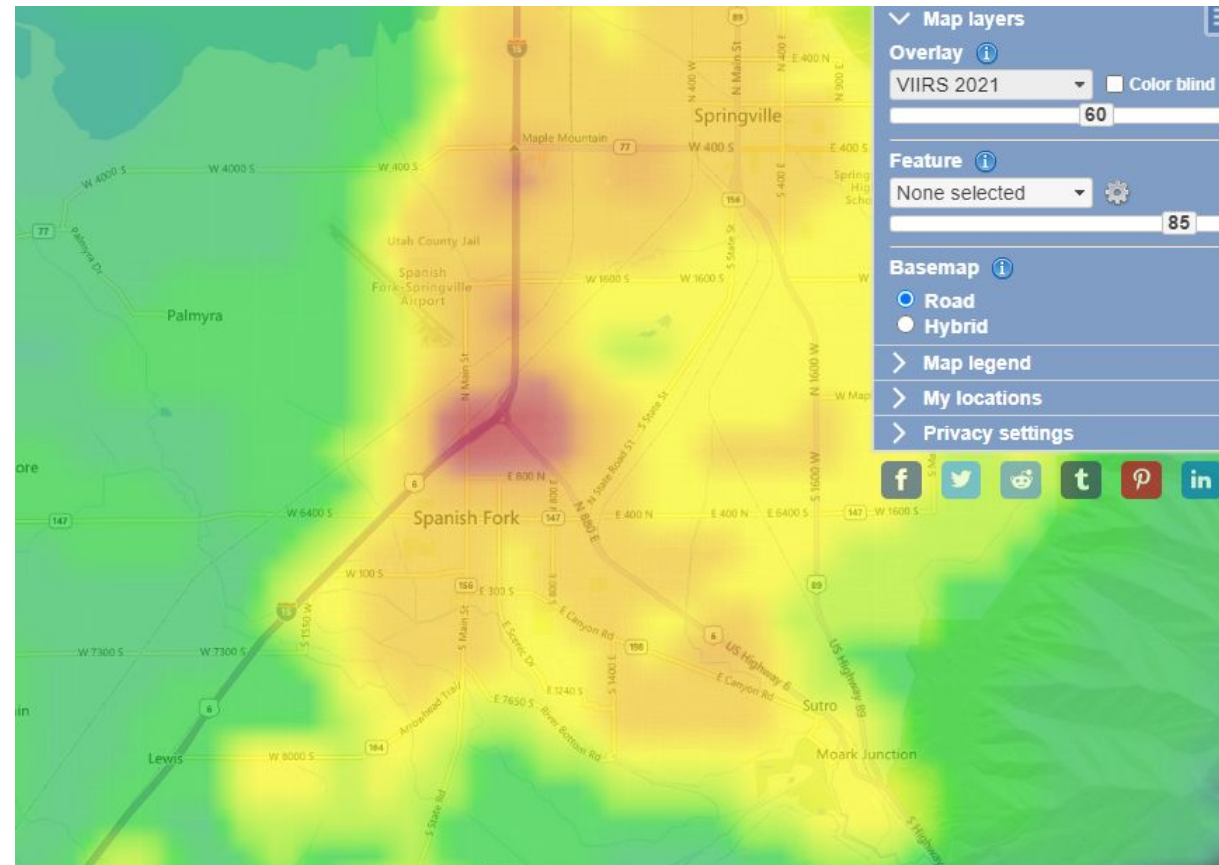
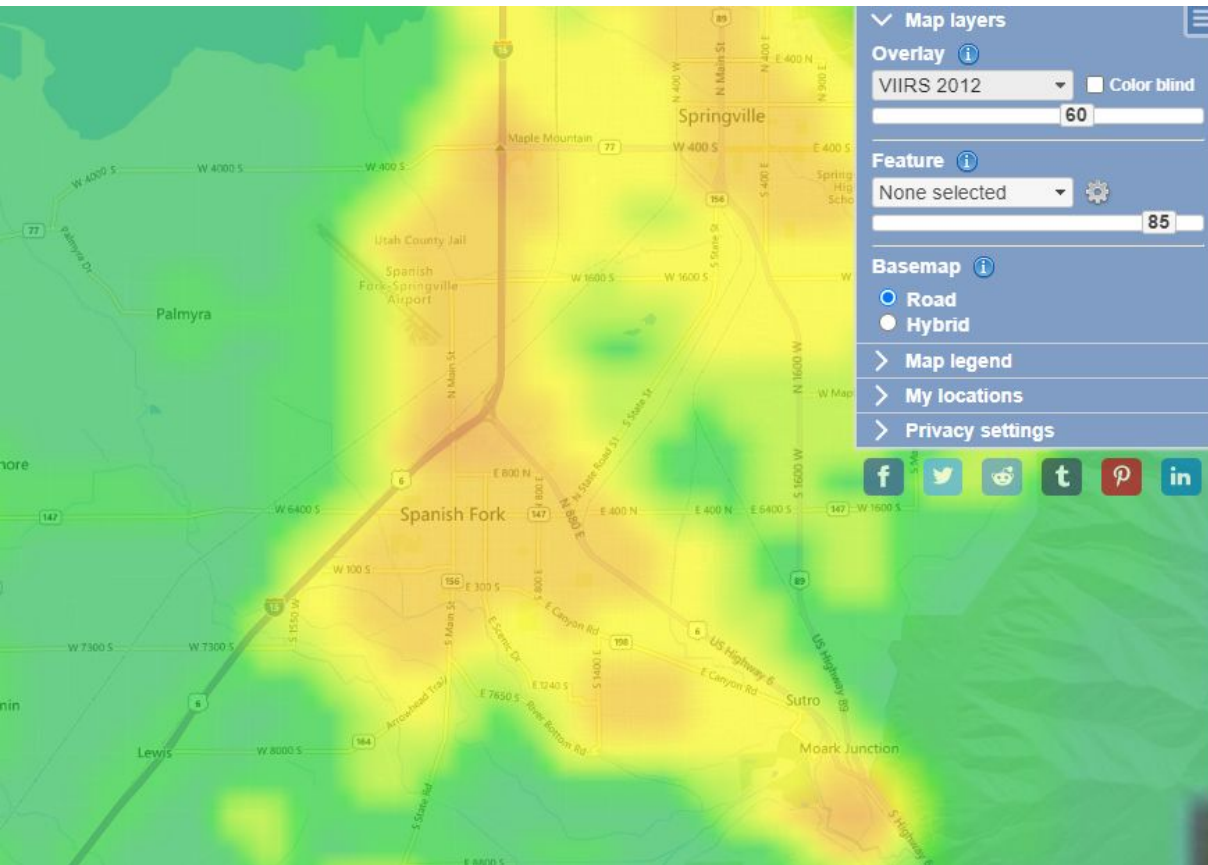
Population: 73,319



CHEYENNE

Population: 64,099





FAMILY CITY USA

DISCUSSION ON OUTDOOR LIGHTING

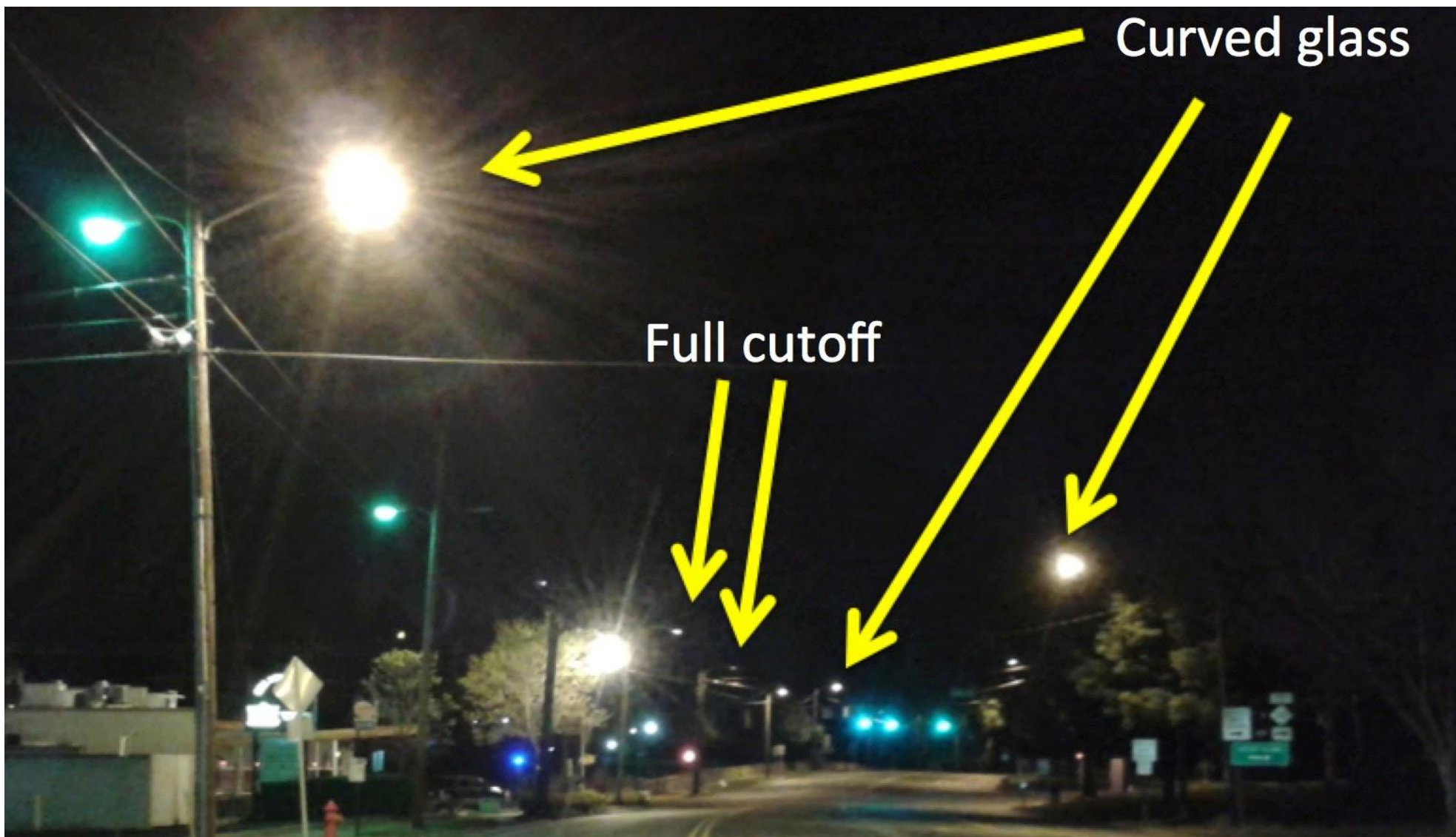
Tactics Can Address Multiple Issues/Goals

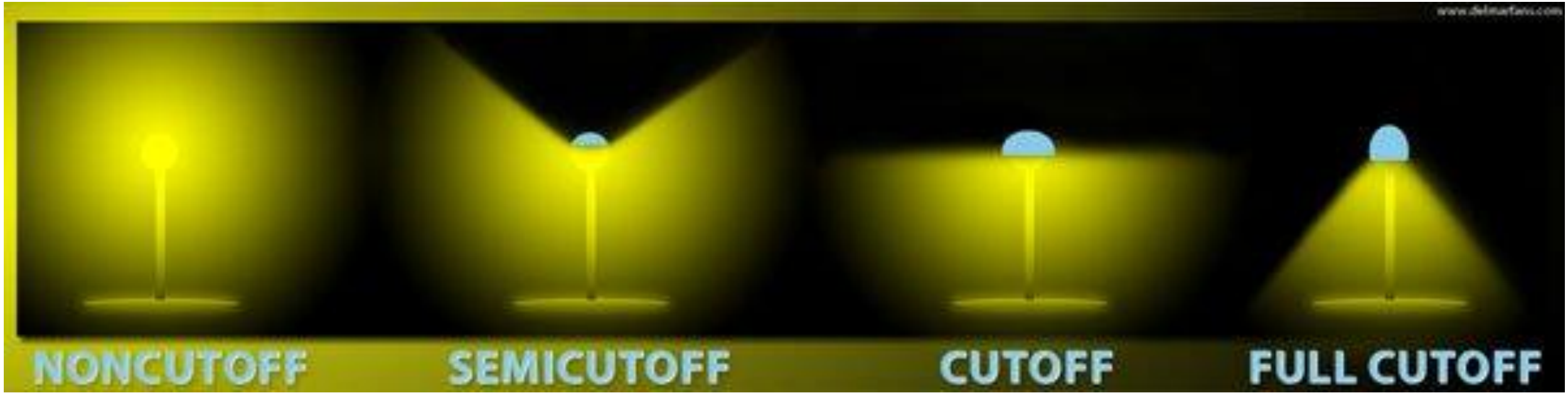
	Trespass	Glare	Health/ Safety	Energy	Skyglow
Full Cut-off Fixtures	X	X		X	X
Height Limitations	X	X	X		
Illumination Caps	X	X		X	X
Spectrum Control		X	X		
Automatic Timers				X	X
Photometric Plans	X	X	X	X	X

Full Cut-off Light Fixtures

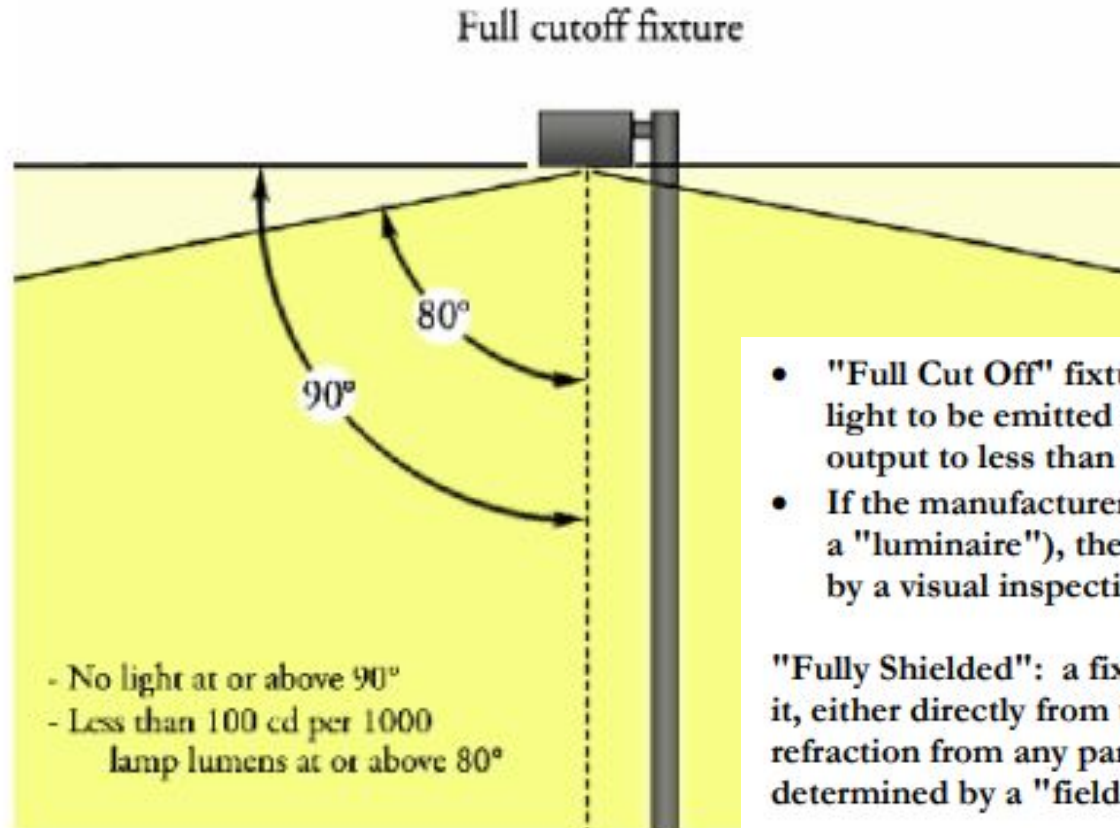






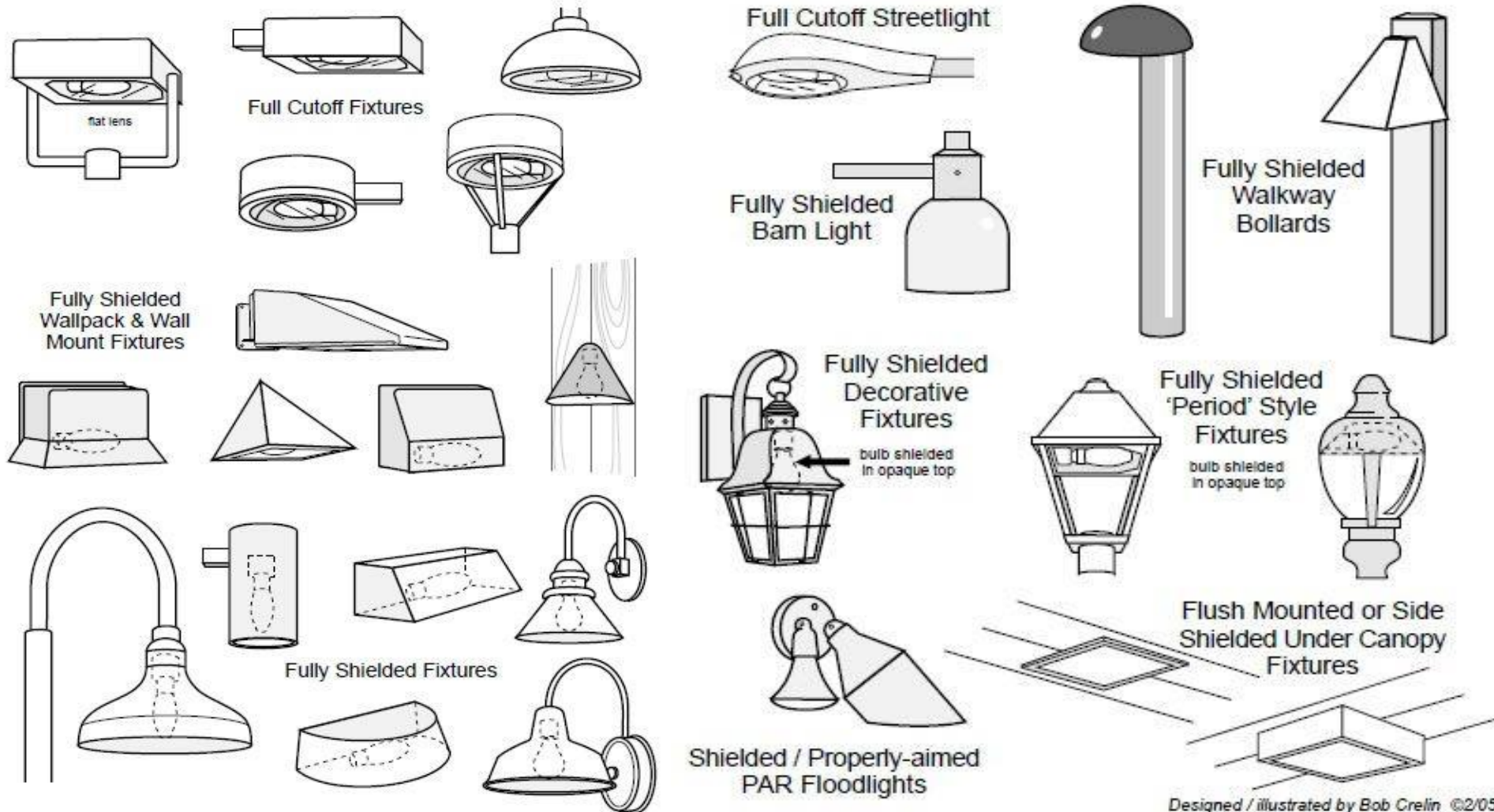


Definition of Acceptable Fixtures: "Full Cut Off", "Fully Shielded", and RLM shield.



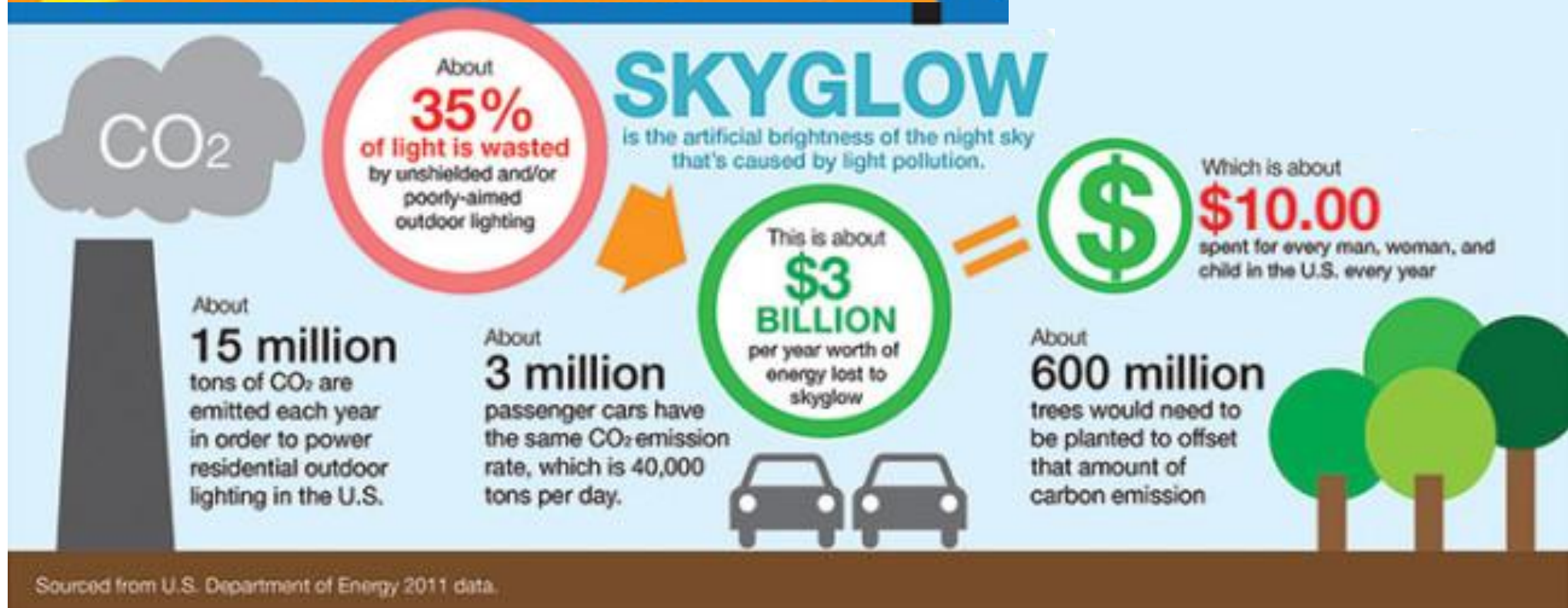
- "Full Cut Off" fixtures are independently certified by the manufacturers, and do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10% at and below 10 degrees below the horizontal.
- If the manufacturer is unable to provide the "cut off" characteristics for a fixture (also called a "luminaire"), the following definition needs to be met, which can usually be determined by a visual inspection:

"Fully Shielded": a fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. This can be determined by a "field test" or a visual assessment of an operating sample.



ENERGY WASTE

What is light pollution costing us?



Tactics Can Address Multiple Issues

	Trespass	Glare	Health/ Safety	Energy	Skyglow
Require Full Cut-Off Light Fixtures	X	X	X	X	X
Establish Parking Lot Light Pole Height Limitations	X	X	X		
Cap the Maximum Illumination of a Commercial Site		X	X	X	X
Require Light Spectrum To Be Below 4000 Kelvin		X	X		
Require Non-Security Lighting To Shut Off After Business Hours		X	X	X	
Require Photometric Site Plans for all Commercial Development	X	X	X	X	X

Sources Consulted



Dark Sky Association



Illuminating Engineering Society of America



American Planning Association



Illinois Coalition of Responsible Lighting



Intermountain West Municipalities



Scores of Other Sources

Section 22-14-30

OUTDOOR LIGHTING

Lighting Standards for Non-Residential and Multi-Family Residential Properties

Regulations for multi-family residential properties and non-residential properties:

1. *Permitted Light Fixtures:* All outdoor light fixture lamps emitting more than 500 lumens (equivalent to a 45-watt incandescent bulb) shall be full cutoff, installed, and the lamp oriented according to manufacturer instructions.
2. *Height:* Light fixtures shall not exceed 18 feet in height and shall not exceed 12 feet in height within activity areas.
3. *Illumination.*
 - a. The average illumination at finished grade level shall be between 0.5 and 2.5 foot-candles.
 - b. No point on the property shall be illuminated more than 10 lumens per square foot.
 - c. Retail or industrial properties within the BP, C1, C2, C3, HS, PD, CM, M1, and M2 zones with nighttime operations shall have an average illumination at finished grade between 2 and 5 foot-candles.
 - d. At the property boundary, illumination at grade level shall not exceed 0.5 foot-candles.
 - e. Lighting shall increase its illumination by an even gradient toward activity areas, internal and street sidewalks, and driveway entrances to the site. Illumination shall maintain a uniformity ratio of 4:1 (average to minimum) in parking lots and 6:1 for other non-critical areas to ensure even distribution of light. Lighting shall be designed to avoid hotspots that reduce visual acuity.
 - f. Illumination shall increase by an even gradient toward activity areas, internal and street sidewalks, and driveway entrances. Illumination shall be designed to avoid hotspots that reduce visual acuity.
 - g. To avoid light trespass, illumination shall not exceed 0.1 foot-candle at five feet beyond the property lines not adjacent to a public street, measured five feet above grade level.
 - h. Total site illumination shall not exceed:
 - i. 75,000 lumens per net acre for properties within the BP, C1, CM, M1, M2, PD and PO zones.
 - ii. 75,000 lumens per net acre for non-residential uses within residential zones.
 - iii. 100,000 lumens per net acre for properties within the C2, C3, and HS zones.
 - iv. 100,000 lumens per net acre for retail uses within PD zones and office uses within PD zones within 400 feet of State Street and University Parkway.
4. *Spectrum:* No lamp shall exceed 4,000K and a minimum Color Rendering Index of 70 to ensure high-quality lighting.
5. *Adaptive Lighting Controls:* All lighting installations shall incorporate adaptive lighting controls, such as dimmers, timers, and motion sensors, to optimize energy efficiency and minimize light pollution.
6. *Walkways:* Pedestrian walkways shall be lighted with ground fixtures, bollards or light fixtures on poles.

E. Prohibited lighting.

The following lighting shall be prohibited:

1. Blinking, flashing, moving, revolving, flickering, changing intensity of illumination;
2. Uplighting of buildings, illumination of roofs and internal illumination of awnings;
3. Mercury vapor lights;
4. Search lights, laser source lights, or any similar high-intensity light except in emergencies as authorized by police, fire, or other emergency service personnel at their direction.
5. Any lamp or light fixture oriented or producing illumination in a manner that causes glare impeding a driver's safe operation of a vehicle, or shines at a residential window on an adjacent property with illumination exceeding five foot-candles three feet away from the wall housing the window.

F. Street lighting. Street lighting shall be governed by Section 17-7-15.

G. Lighting plan requirements.

1. *Lighting plans.* Lighting plans shall be required except for properties with single-family dwellings and existing multi-family dwellings with two units that do not jointly own common areas with other structures. The lighting plan shall include the following:

a. A site plan indicating the location of all light fixtures, both proposed and existing. The lighting plan shall include a photometric plan illustrating horizontal foot-candles with a minimum spacing of two by two feet and at five feet beyond the property line. The photometric plan shall be submitted on a 'maintained' basis one year after burn-in and state the light loss factors used in the calculation.

b. A description of each light fixture, lamp, support, shield, and mounting height for both proposed and existing lighting. The description shall include manufacturer's catalog cuts and illustrations, lighting fixture lamp types, wattages, and initial lumen outputs.

2. The lighting and photometric plan shall be prepared by a qualified lighting professional.

3. *Lamp or light fixture alteration.* Any alteration to a lamp or light fixture after a permit has been issued requires a change request submitted to the Development Review Committee. The request must include sufficient information to ensure compliance with this Section and must be received prior to making the alteration.

4. *Certification of installation.* For projects where the total initial lighting output equals or exceeds 50,000 lumens per acre, a qualified lighting professional must certify that the installed lighting conforms to the approved plans before a certificate of occupancy or business license is issued. Approval for use or issuance of a certificate of occupancy shall not be granted until this certification is submitted.

H. Definitions.

The following definitions shall apply to this Section:

"Accent architectural lighting" means lighting of building surfaces, landscape features, statues and similar items for decoration or ornamentation.

"Activity area" means walkways and open spaces, including but not limited to, where people walk or congregate, except parking lots.

"Floodlight" means a fixture or lamp designed to "flood" an area with light.

"Foot-candle" means a unit of measurement for the total amount of light cast on a surface (illumination). One foot-candle is equivalent to the illumination produced by a source of a candle at a distance of one-foot.

“Full cutoff light fixture” means a light fixture that restricts any illumination above the horizontal plane running through the lowest point where light is emitted. Minimal uplight caused by reflection from support structures is acceptable.

“Glare” means the sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which eyes are adapted to cause annoyance, discomfort, or loss in visual acuity, performance and visibility. The magnitude of glare depends on such factors as size, position, brightness of the source, and on the brightness level to which the eyes are adapted.

“Hotspot” means an isolated pool of bright downlight that creates unneeded contrast resulting in seemingly dark areas immediately outside the hotspot area and may also increase glare.

“Incandescent lamp or light bulb” means an electric light with a wire filament heated to such a high temperature that it glows with visible light (incandescence).

“Illumination or illuminated” means a measurement of light expressed in foot-candles (fc) on a given surface resulting from light emitted from a lamp. One foot-candle is one lumen per square foot.

“Kelvin” means a unit of measurement used to measure the correlated color temperature (hue) of a specific light source. It is expressed in units of kelvin (K) and is available on data sheets and product packaging for most lighting sold in the United States.

“Lamp” means any self-contained light source, including incandescent, fluorescent, quartz halogen, LED, or arc type. This term may be used interchangeably with light source or light bulb.

“Light fixture” means the assembly that holds a lamp or lamps, including components designed to control light output, such as reflectors or refractors, the ballast, housing, and attachment parts.

“Light trespass” means a condition created when a lamp provides illumination beyond that allowed by this Section on any property other than the property on which the light is installed.

“Lumen” means a unit of measurement used to describe the actual amount of visible light which is produced by a lamp as specified by its manufacturer.

“Multifamily Residential Property” means a property with a multifamily dwelling structure as its primary land, including twin homes, duplexes, townhomes, and apartments.

“Net acre” means the area measured to the property lines of the parcel or lot after all deductions are made. Deductions include the area of streets and street dedications.

“Qualified lighting professional” means a person who both (a) is a professional engineer certified by the Utah State Division of Professional Licensing, and (b) has a professional certification from a legitimate, lighting-industry-recognized organization that requires recertification, current industry involvement and demonstrated knowledge in specific aspects of lighting.

“Single-Family Residential Property” means a property with a single-family dwelling structure as its primary land use as defined by Section 22-2-1.

“Skyglow” means the overhead glow from light emitted sideways and upwards.

“Spectrum.” See “Kelvin.”

“Visual acuity” means sharpness of vision, measured by the ability to discern letters or numbers at a given distance according to a fixed standard.

I. Applicability

1. Conformance Required

- a) New outdoor lighting, excluding single-family residential properties, shall comply with the regulations of this Section.

- b) Properties with joint-ownership common areas between single-family and multifamily residential properties shall comply with the regulations of this Section.

- c) If any regulation within this Section conflicts with federal or state regulations, or adopted building codes, the more restrictive provisions shall apply.

2. Modifications to Existing Structures or Land Uses

- New additions to buildings or expanded land use areas, excluding single-family residential properties, shall comply with the requirements of this Section.

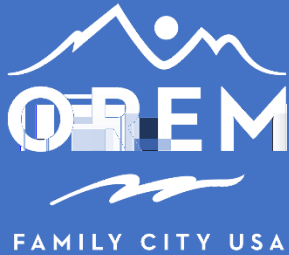
3. Routine Maintenance

- a) Repairing any component of a light fixture, except the lamp, is permitted for all existing outdoor lighting fixtures.

- b) Lamps shall be replaced in accordance with the provisions of this Section. If a fixture cannot accommodate a compliant lamp, the fixture shall be replaced.

4. Lighting that Constitutes a Nuisance

- Any lighting that is prohibited by this Section constitutes a nuisance and is prohibited city-wide.



Administrative

Planning Commission

August 7, 2024

Item 3.1

PRELIMINARY PLAT - Approval of the Preliminary Plat for Phillips Orem, Plat A located generally at 477 North 1000 East in the R8 zone.

Prepared By:
Ailin Leon

Applicant:
Troy Andrus

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn

SITE INFORMATION:

- General Plan Designation: Low Density Residential
- Current Zone: **R8**
- Acreage: **0.21**
- Neighborhood:

Orchard

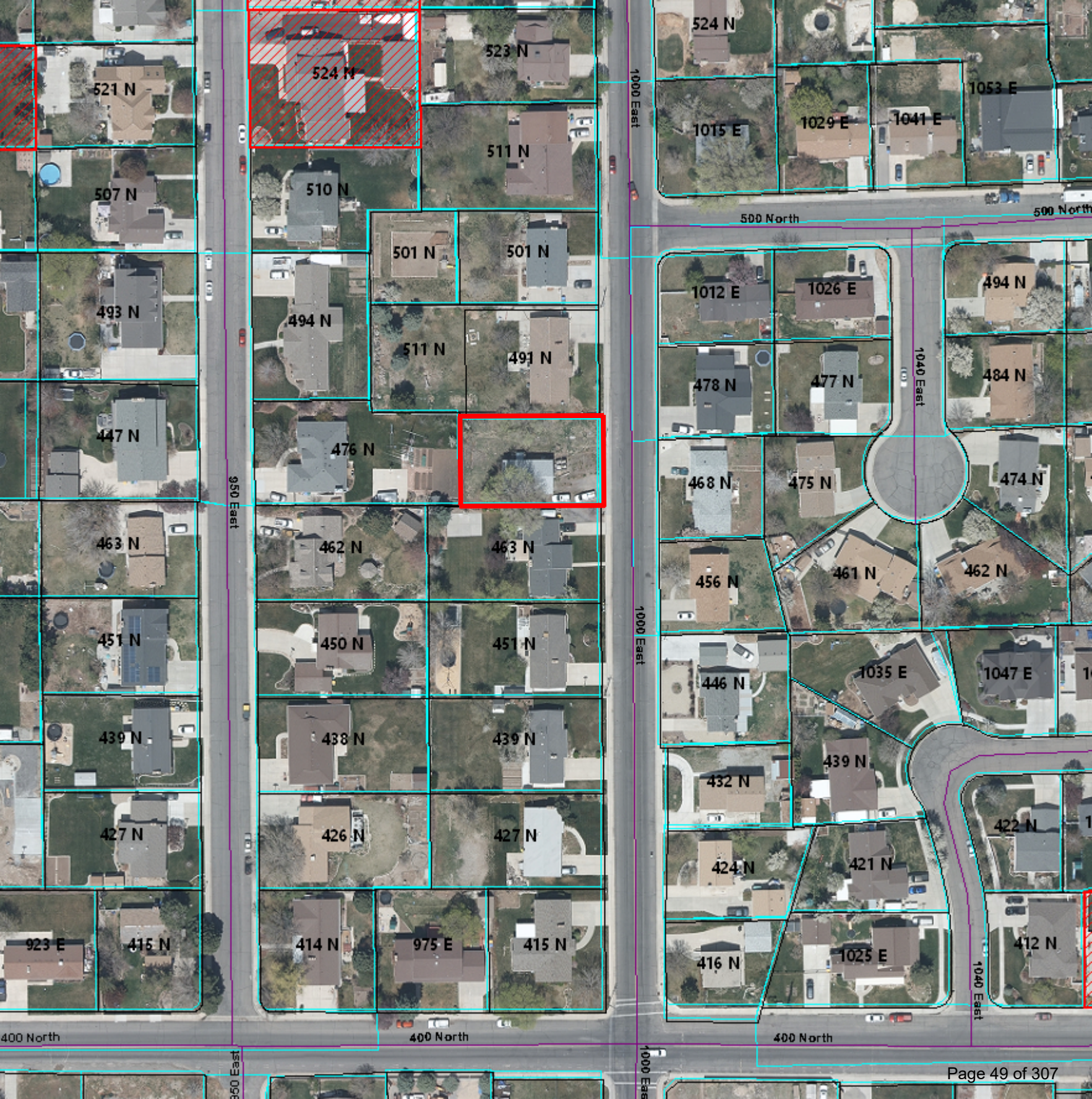
ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the Preliminary Plat of Phillips Orem, Plat "A" located generally at 477 North 1000 East in the R8 zone.

BACKGROUND: The parcel is currently an empty lot. The applicant is proposing to stub a new water service and sewer lateral into the subject property for a future house.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Preliminary Plat of Phillips Orem, Plat "A" located generally at 477 North 1000 East in the R8 zone.



950 East

1000 East

1000 East

1040 East

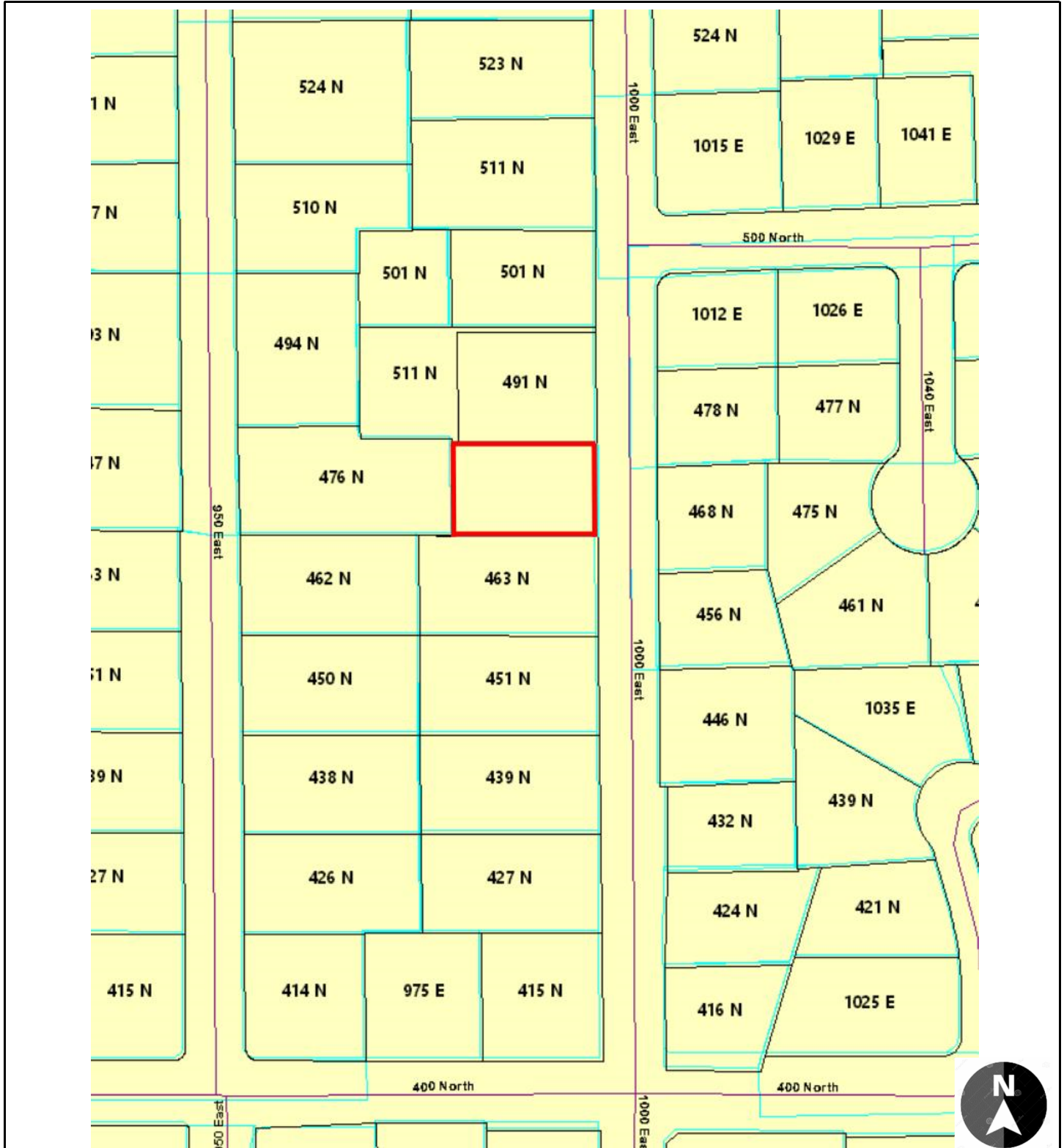
1040 East

400 North

400 North

400 North

Phillips Orem Plat A



Legend

Preliminary Plat
Zone: R8
Acres: .21

NEIGHBORHOOD
Orchard

 477 N 1000 East
 Parcels

Preliminary Plat

PHILLIPS OREM PRELIMINARY PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
OREM, UTAH COUNTY, UTAH

DEPARTMENT REVIEW

SEWER  /DATE 07/10/2024

WATER  /DATE 07/09/2024

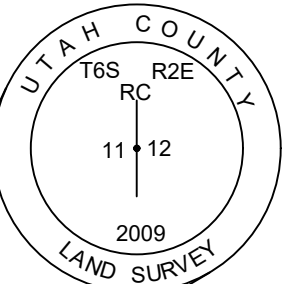
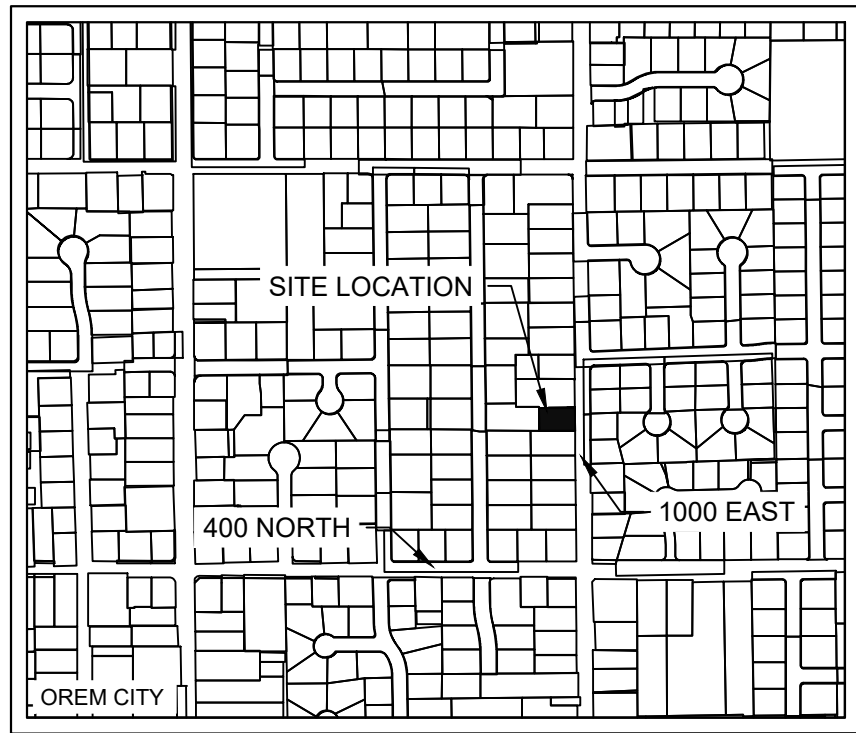
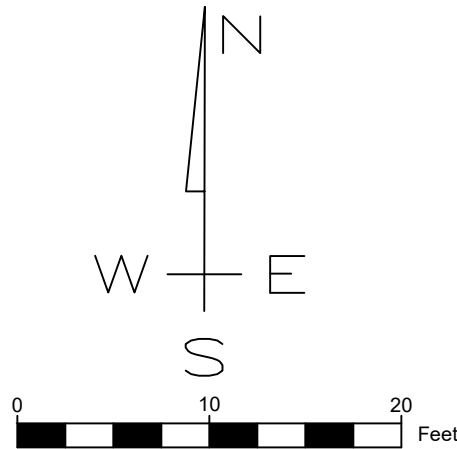
STORM DRAIN  /DATE 07/02/2024

TRAFFIC  /DATE 07.02.2024

STREET LIGHTS  /DATE 07/10/2024

FIRE MARSHAL  /DATE 7/2/24

STREETS  /DATE 07/03/2024



WEST QUARTER CORNER SECTION 12,
T6S, R2E, SLB & M
(MONUMENT IS OUT)

REFERENCE CORNER TO THE WEST
QUARTER CORNER SECTION 12, T6S,
R2E, SLB & M
(FOUND MONUMENT)

DEBOER JOHANNAA
44-021-0144

BOUNDARY LINE AGREEMENT—
ENTRY NO. 42717-2024

N89°44'28"W 120.51'

EAST - 1307.92'

BUILD-ABLE AREA

LOT 1
477 N 1000 E
9513 sq. ft.
0.22 ac.

EX. CURB & GUTTER & SIDEWALK

EX. POWER POLE WITH
OVERHEAD POWER LINES.
RUNS PARALLEL WITH ROAD.

INSTALL NEW 1" METER SETTER PER CITY
OF OREM STANDARD DETAILS IN EXISTING
WATER METER BOX. WORK WITH PUBLIC
WORKS FOR INSTALLATION.

INSTALL NEW SEWER LATERAL

1000 EAST STREET (EXISTING PUBLIC)

EX. 8" SEWER

BRAIN D AND KAREN H JEFFFS
REVOCABLE TRUST 11-29-2018 (ET AL)
52-408-0005

BASIS OF BEARING: N 00°27'15" W ALONG THE SECTION LINE - 2741.72 RECORD
585.74'

S0°18'10"E 79.07'

S89°57'20"E 120.80'

JONES BRENT G & SHERRE S
44-021-0025

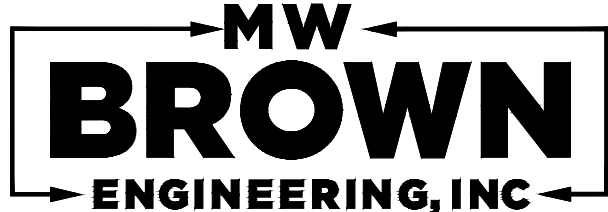
CONDITIONS OF APPROVAL

NOTES:

- NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE (3') IN HEIGHT.
- SUBMITTALS REQUIRED FOR ANY ASPHALT, CONCRETE, ROAD BASE, PIPE, AND STRUCTURES WITHIN CITY RIGHT-OF-WAY.

LEGEND

-  PROPERTY CORNER (SET REBAR & CAP)
-  SECTION CORNER MONUMENT (NTS)
-  PROPERTY LINE
-  PUE



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

SURVEYOR'S CERTIFICATE

I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR. AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF 1000 EAST STREET, SAID POINT IS LOCATED 585.74 FEET NORTH 00°27'15" W ALONG THE SECTION LINE AND 1307.92 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S 00°30'55" E A DISTANCE OF 78.62 FEET TO THE POINT ON THE EXTENSION OF THE SOUTHERLY DESCRIBED LINE IN WARRANTY DEED 64856:2018 OF OFFICIAL RECORDS, THENCE ALONG SAID SOUTHERLY DESCRIBED LINE N 89°57'20" W FOR A DISTANCE OF 120.80 FEET TO AN EXISTING FENCE, THENCE ALONG SAID FENCE N 00°18'10" W FOR A DISTANCE OF 79.07 FEET TO AN EXISTING FENCE SHOWN ON RECORD OF SURVEY FILE NO. 24-036 OF OFFICIAL RECORDS, THENCE ALONG SAID FENCE AND ITS EXTENSION THEREOF S 89°44'28" E FOR A DISTANCE OF 120.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.22 ACRES (9513 SQ. FT.) ±

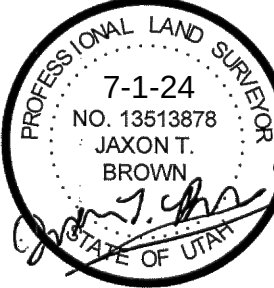
Jaxon T. Brown

JAXON T. BROWN
PLS 13513878

07-01-24

DATE:

SURVEYOR'S SEAL



OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__.

D & K WESTERN LLC

SIGNED: _____ PRINTED: _____
(MANAGER) (MANAGER)

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF D & K WESTERN LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF D & K WESTERN LLC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY _____

ACCEPTANCE BY THE CITY OF OREM

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

APPROVED BY ENGINEER ATTEST CLERK—RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

DEVELOPMENT SERVICES DIRECTOR

UTAH COUNTY RECORDER

PRELIMINARY PLAT "A"
PHILLIPS OREM

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
OREM, UTAH COUNTY, UTAH.
SCALE: 1" = 10'

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK - RECORDER SEAL

APPROVED AS TO FORM

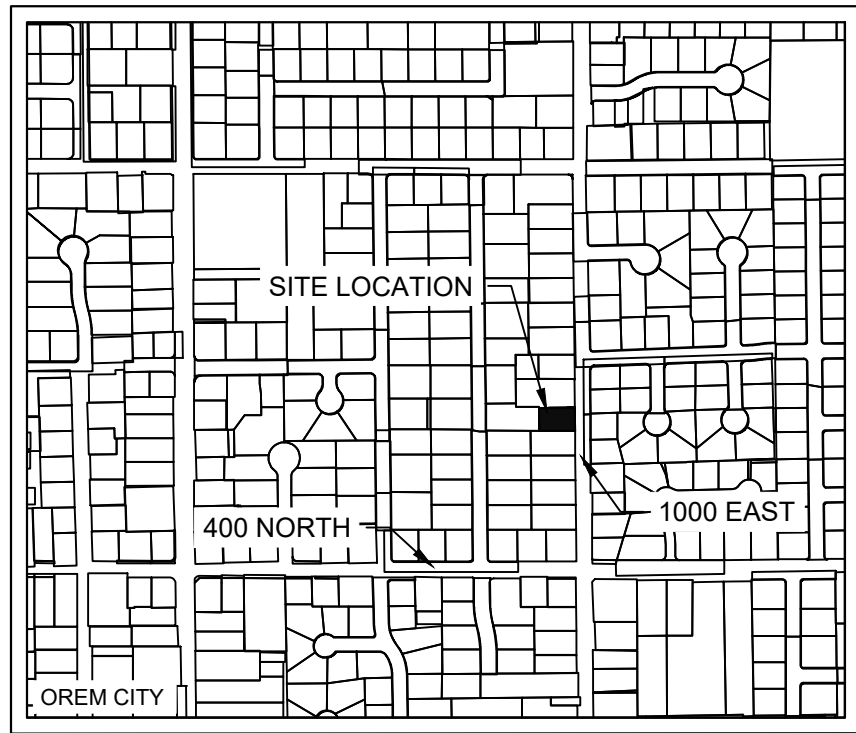
CITY ATTORNEY _____ DATE _____

Received
Date: 07/01/2024
By: CV

Proposed Plat

PHILLIPS OREM PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
OREM, UTAH COUNTY, UTAH

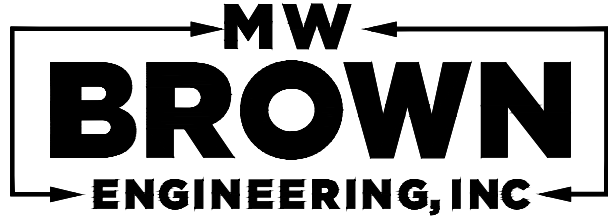
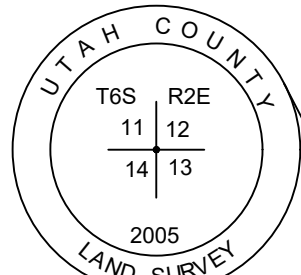
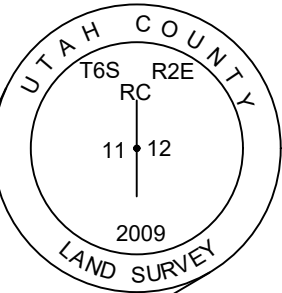


WEST QUARTER CORNER SECTION 12,
T6S, R2E, SLB & M
(MONUMENT IS OUT)

REFERENCE CORNER TO THE WEST
QUARTER CORNER SECTION 12, T6S,
R2E, SLB & M
(FOUND MONUMENT)

BRAIN D AND KAREN H JEFFFS
REVOCABLE TRUST 11-29-2018 (PT AL)
52-408-0005

SOUTHWEST CORNER SECTION 12,
T6S, R2E, SLB&M
(FOUND MONUMENT)



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

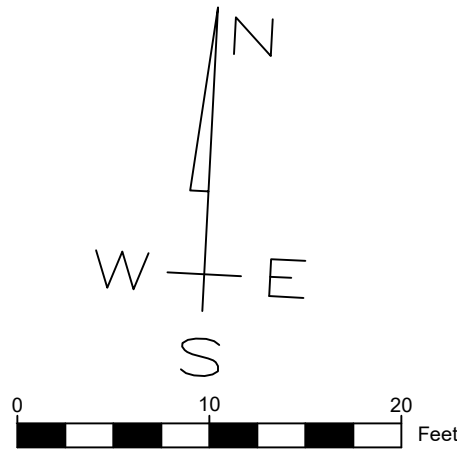
LEGEND

- PROPERTY CORNER (SET REBAR & CAP)
- SECTION CORNER MONUMENT (NTS)
- PROPERTY LINE
- PUE

NOTES:

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CONDITIONS OF APPROVAL



SURVEYOR'S CERTIFICATE

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SAID PARCEL CONTAINS 0.22 ACRES (9513 SQ. FT.) ±

Jaxon T. Brown

JAXON T. BROWN
PLS 13513878

07-01-2024

DATE:

SURVEYOR'S SEAL



OWNER'S DEDICATION

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IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__.

D & K WESTERN LLC

SIGNED: _____ PRINTED: _____
(MANAGER) (MANAGER)

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF, _____ 20____, BY _____ WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF D & K WESTERN LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS _____ OF D & K WESTERN LLC.

MY COMMISSION NUMBER: _____ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

ACCEPTANCE BY THE CITY OF OREM

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

APPROVED BY ENGINEER ATTEST CLERK-RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

DEVELOPMENT SERVICES DIRECTOR

UTAH COUNTY RECORDER

PLAT "A" PHILLIPS OREM

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN,
OREM, UTAH COUNTY, UTAH.
SCALE: 1" = 10'

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK - RECORDER SEAL

APPROVED AS TO FORM

CITY ATTORNEY DATE



 Administrative	Planning Commission August 7, 2024	Item 3.2
	PLAT AMENDMENT – Vacating Lots 5 and 6 of Breton Woods, Plat B and approving Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone.	Prepared By: Cheryl Vargas Applicant: Michelle Cope

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 79 property owners with 500 feet

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.39**
- Neighborhood: **Cascade**

ACTION:

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

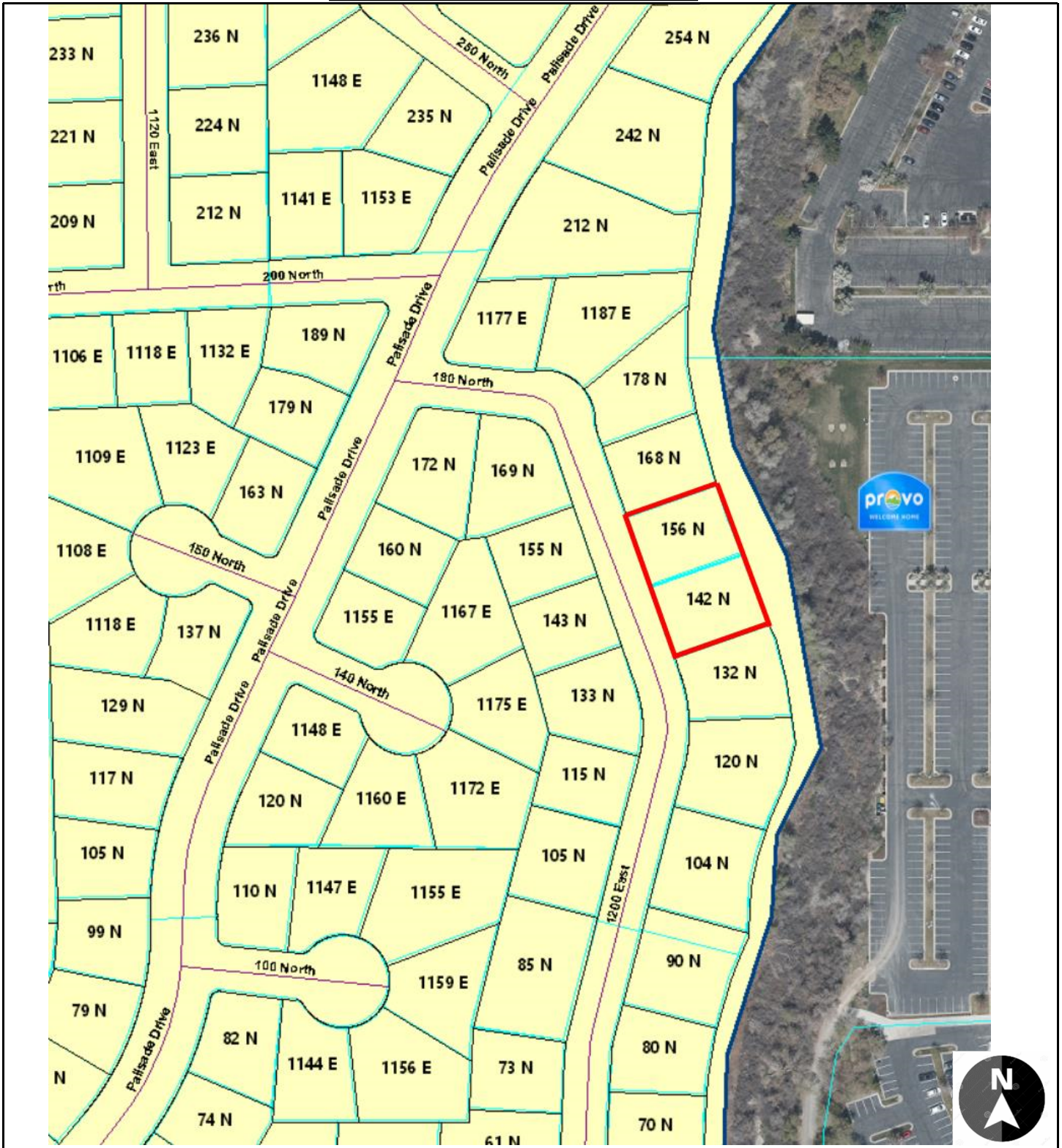
REQUEST: The applicant requests the Planning Commission vacate Lots 5 and 6 of Breton Woods, Plat B and approving Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone.

BACKGROUND: The applicant is requesting to combine two lots that she owns into one lot. She would like to add amenities that would not be allowed on a vacant lot, such as, a sports court and covered patio. By combining the two lots into one lot, the lot improvements would be allowed because then there is a dwelling unit also.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 5 and 6 of Breton Woods, Plat B and approving Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone.



Breton Woods Plat G



Legend

Plat Amendment
Zone: R8
Acres: .39

NEIGHBORHOOD
Cascade

 142 North 1200 East
 Parcels

Street View





City Council Chambers, 56 N State Street

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

Breton Woods Plat G - PLAT AMENDMENT – Vacating Lots 5 and 6 of Breton Woods, Plat B and approving Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone. The applicant is combining two (2) lots into one (1) lot - she owns both lots.

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.

SIR PROPERTIES TRUST
%THE RMR GROUP
255 WASHINGTON ST STE 270
NEWTON, MA 02458

Planning Commission
Wed, Aug 7, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

Breton Woods Plat G - PLAT AMENDMENT – Vacating Lots 5 and 6 of Breton Woods, Plat B and approving Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone. The applicant is combining two (2) lots into one (1) lot - she owns both lots.

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.

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

Planning Commission
Wed, Aug 7, 2024
4:30 pm

B H PROVO LLC
PO BOX 49993
LOS ANGELES, CA 90049

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

MAUGHAN, MICHAEL
70 N 1200 E
OREM, UT 84097

GANT, STEVEN J & BARBARA B
73 N 1200 E
OREM, UT 84097

PUSEY, JOHN R
80 N 1200 E
OREM, UT 84097

HALL, ROBERT J & KATHERINE
85 N 1200 E
OREM, UT 84097

HILL, RICHARD LEE & KATHRYN S
(ET AL)
90 N 1200 E
OREM, UT 84097

BIEGLER, SHARON BRINTON &
STEVE ROBERT (ET AL)
105 N 1200 E
OREM, UT 84097

WOOLF, FREDERICK DEVOE &
MELISSA ORMSBY
108 N 1200 E
OREM, UT 84097

STAN, NICHOLAS & ETHEL
--OR CURRENT RESIDENT--
110 N PALISADE DR
OREM, UT 84097

STAN, NICHOLAS & ETHEL
110 N PALISADES DR
OREM, UT 84097

WALKER, SHERRI L
115 N 1200 E
OREM, UT 84097

HESS, AMY & JARED STEVEN
120 N 1200 E
OREM, UT 84097

COPE, KATHLEEN W (ET AL)
120 N PALISADE DR
OREM, UT 84097

DRIGGS, WILLIAM K III & BARBARA
L
129 N PALISADE DR
OREM, UT 84097

HILTON, JOHN III & LANI
132 N 1200 E
OREM, UT 84097

FERREL, LUKE & MARQUETTE
133 N 1200 E
OREM, UT 84097

CARLILE, WAYNE KENT & BEVERLY
ANN (ET AL)
137 N PALISADE DR
OREM, UT 84097

COPE, RYAN M & MICHELLE I
142 N 1200 E
OREM, UT 84097

WITBECK, HELEN (ET AL)
143 N 1200 E
OREM, UT 84097

BUTTERS, SPENCER B
155 N 1200 E
OREM, UT 84097

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

COPE, RYAN M & MICHELLE I
--OR CURRENT RESIDENT--
156 N 1200 EAST
OREM, UT 84097

ANDELIN, KAREN L
160 N PALISADES DR
OREM, UT 84097

ARCHIBALD, JOHN FELT
--OR CURRENT RESIDENT--
163 N PALISADES DR
OREM, UT 84097

WILLIAMSON, JACQUELINE K &
KIRK D
168 N 1200 E
OREM, UT 84097

LLEWELYN, J SCOT & JONN SCOT (ET
AL)
--OR CURRENT RESIDENT--
169 N 1200 EAST
OREM, UT 84097

VIERTEL, BRENT G (ET AL)
172 N PALISADE DR
OREM, UT 84097

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

FETTERS, JOHN
178 N 1200 E
OREM, UT 84097

TUCKER, ANN AHLANDER (ET AL)
179 N PALISADE DR
OREM, UT 84097

GODFREY, ROBERT TODD & RACHEL
LOUISE (ET AL)
189 N PALISADE DR
OREM, UT 84097

GODFREY, ROBERT TODD & RACHEL
LOUISE (ET AL)
--OR CURRENT RESIDENT--
189 N PALISADES DR
OREM, UT 84097

MAUGHAN, MATTHEW & EMILY
211 N PALISADES DR
OREM, UT 84097

HOOVER, BLAKE HOWARD & HEIDI
ANNA
212 N 1120 E
OREM, UT 84097

NELSON, ALLEN BRYANT (ET AL)
212 N PALISADE DR
OREM, UT 84057

NELSON, ALLEN BRYANT (ET AL)
--OR CURRENT RESIDENT--
212 N PALISADES DR
OREM, UT 84097

JOHNSON, CONRAD A (ET AL)
215 N 1200 E
OREM, UT 84097

COPE, KAREN K (ET AL)
--OR CURRENT RESIDENT--
242 N PALISADE DR
OREM, UT 84097

COPE, KAREN K (ET AL)
242 N PALISADES DR
OREM, UT 84097

FAE HOLDINGS 420041R LLC
--OR CURRENT RESIDENT--
254 N PALISADES DR
OREM, UT 84097

SIR PROPERTIES TRUST
%THE RMR GROUP
255 WASHINGTON ST STE 270
NEWTON, MA 02458

DRIGGS, ANDREA L & TODD
--OR CURRENT RESIDENT--
255 N PALISADE DR
OREM, UT 84097

DRIGGS, ANDREA L & TODD
255 N PALISADES DR
OREM, UT 84097

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
360 W 4800 N
PROVO, UT 84604

B H PROVO LLC
--OR CURRENT RESIDENT--
382 W PARK CIR
PROVO, UT 84604

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

LLEWELYN, J SCOT & JONN SCOT (ET
AL)
1007 N 840 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

BODINE, TARYN (ET AL)
1118 E 200 N
OREM, UT 84097

ARCHIBALD, JOHN FELT
--OR CURRENT RESIDENT--
1123 E 150 NORTH
OREM, UT 84097

SOPER, STANLEY & GWENDOLYN
1132 E 200 N
OREM, UT 84097

DURRANS, ROBERT G (ET AL)
1141 E 200 N
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

CANTOR, JOSE G (ET AL)
1147 E 100 N
OREM, UT 84097

SMITH, ROBERT TERRY & GLORIA
BUCHANAN
1148 E 140 N
OREM, UT 84097

ELDREDGE, GLEN H & DELORIS H
(ET AL)
1148 E 250 N
OREM, UT 84097

FREDERICKSON, ANDREW R &
KRISTINE W
1155 E 100 N
OREM, UT 84097

ALLEN, CHANDRA & BRYAN
1155 E 140 N
OREM, UT 84097

GROSSARTH, VERNON & BARBARA
(ET AL)
--OR CURRENT RESIDENT--
1156 E 100 NORTH
OREM, UT 84097

ROBERT B AND R JILL LEWIS
FAMILY TRUST 05-13-2019 (ET AL)
1158 E 250 N
OREM, UT 84097

BARTON, CLYDE W & WENDY W (ET
AL)
1159 E 100 N
OREM, UT 84097

GARRETT, PAUL J & CHERI W
1160 E 140 N
OREM, UT 84097

BECK, CELESTE & BENJAMIN
1167 E 140 N
OREM, UT 84097

HENDERSON, JEFF D & MONIQUE F
(ET AL)
1172 E 140 N
OREM, UT 84097

DOMINGUEZ, DAVID (ET AL)
1175 E 140 N
OREM, UT 84097

BURTON, AMY H (ET AL)
1177 E 180 N
OREM, UT 84097

LOVERIDGE, JAMES & ANNETT KAY
1187 E 180 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

SIR PROPERTIES TRUST
--OR CURRENT RESIDENT--
4907 N 300 WEST
PROVO, UT 84604

GROSSARTH, VERNON & BARBARA
(ET AL)
10929 W CLOVER WY
AVONDALE, AZ 85392



Planning Commission

August 7, 2024

Item 3.3

Prepared By:
Cheryl Vargas

Applicant:
Development
Services, Erica
Zaugg

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- Noticed 44 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Light Industrial

- Current Zone: **PF**
- Acreage: **2.98**
- Neighborhood:

Sunset Heights West

ACTION:

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

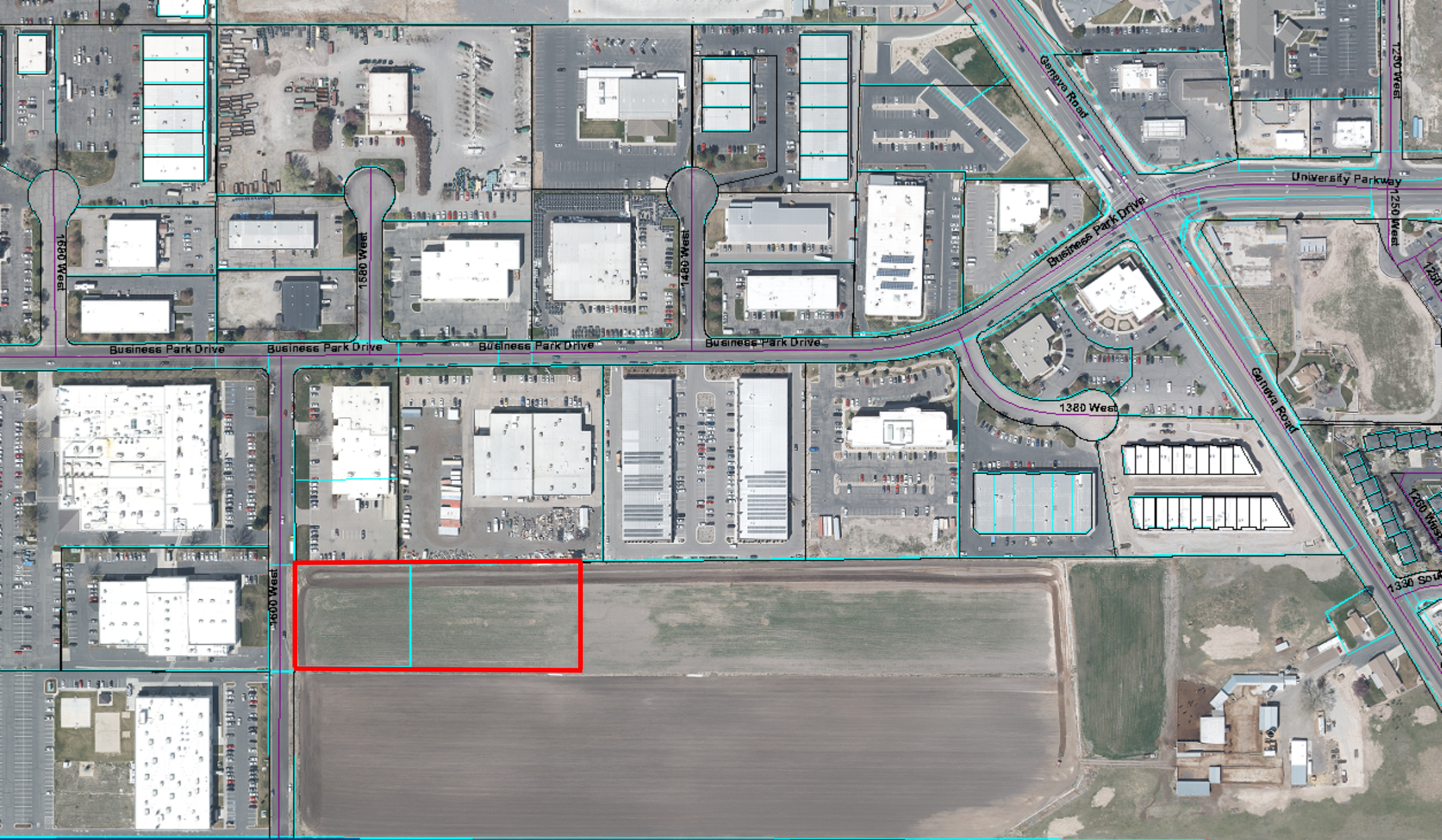
REQUEST: The applicant requests the Planning Commission approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone.

BACKGROUND: Development Services is proposing the construction of a fire training facility for Orem City. It will include an education building at the front of the lot, two “burn buildings” at the back of the lot, parking for civilian and fire vehicles, a concrete pad for burn activities and a gravel field.

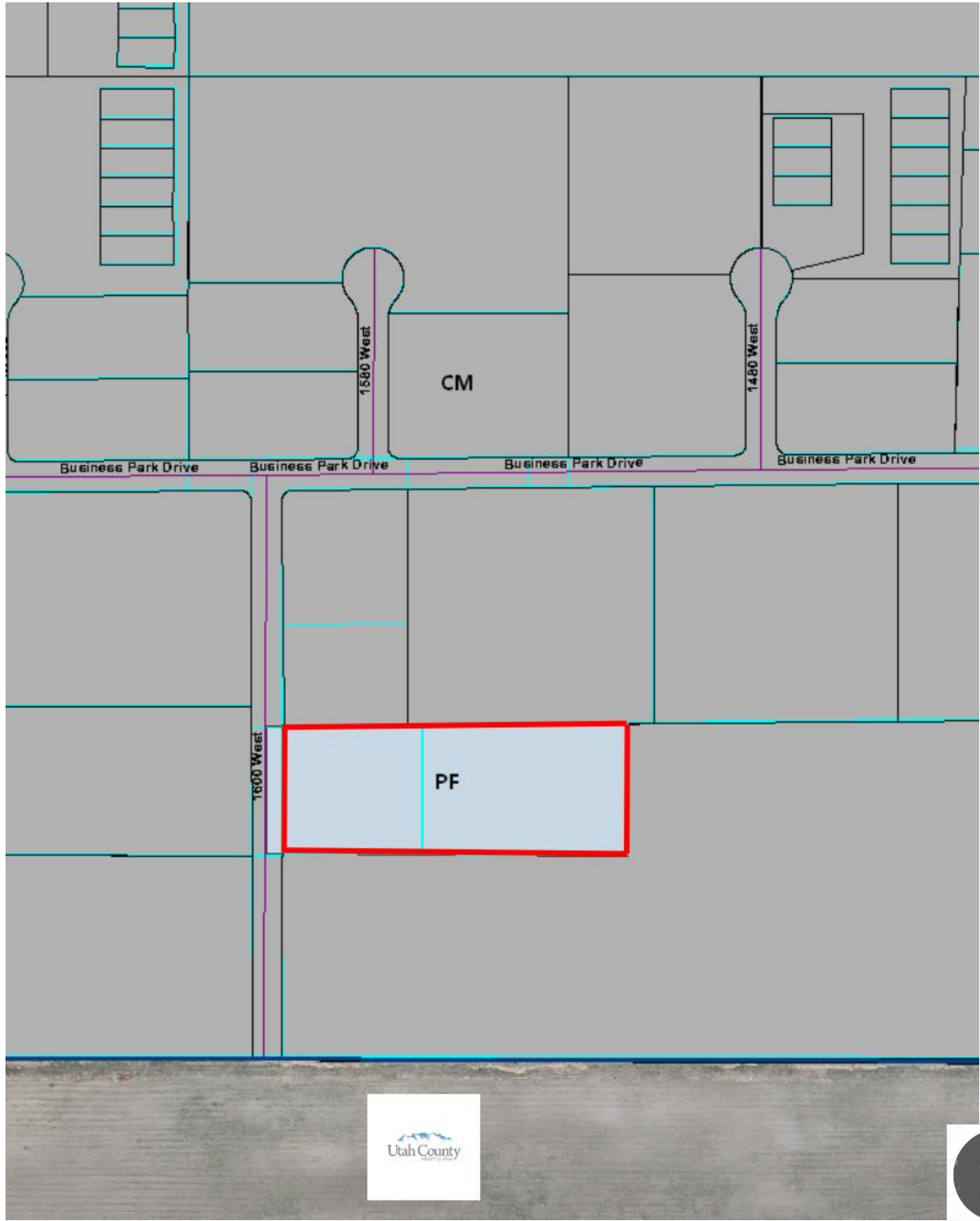
The project will allow Orem City firefighters to be trained both in a classroom setting, as well as, in a variety of simulated fire settings at the back burn buildings. The burn buildings are specially made structures that are designed to have fires repeatedly lit inside of them and then extinguished, providing the opportunity for training on live fires in a controlled setting.

The project will include connections to the City water, storm drain and sewer systems. The project includes landscaping around the frontage of the front building. Half the water on site will be retained to an evaporation pond per the EPA’s requirement for controlled burn areas and overflow to the sewer system. The other half of the site drains to the southwest corner of the site through a drainage swale. All parking will be onsite.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone.



2024 Fire Training Facilities



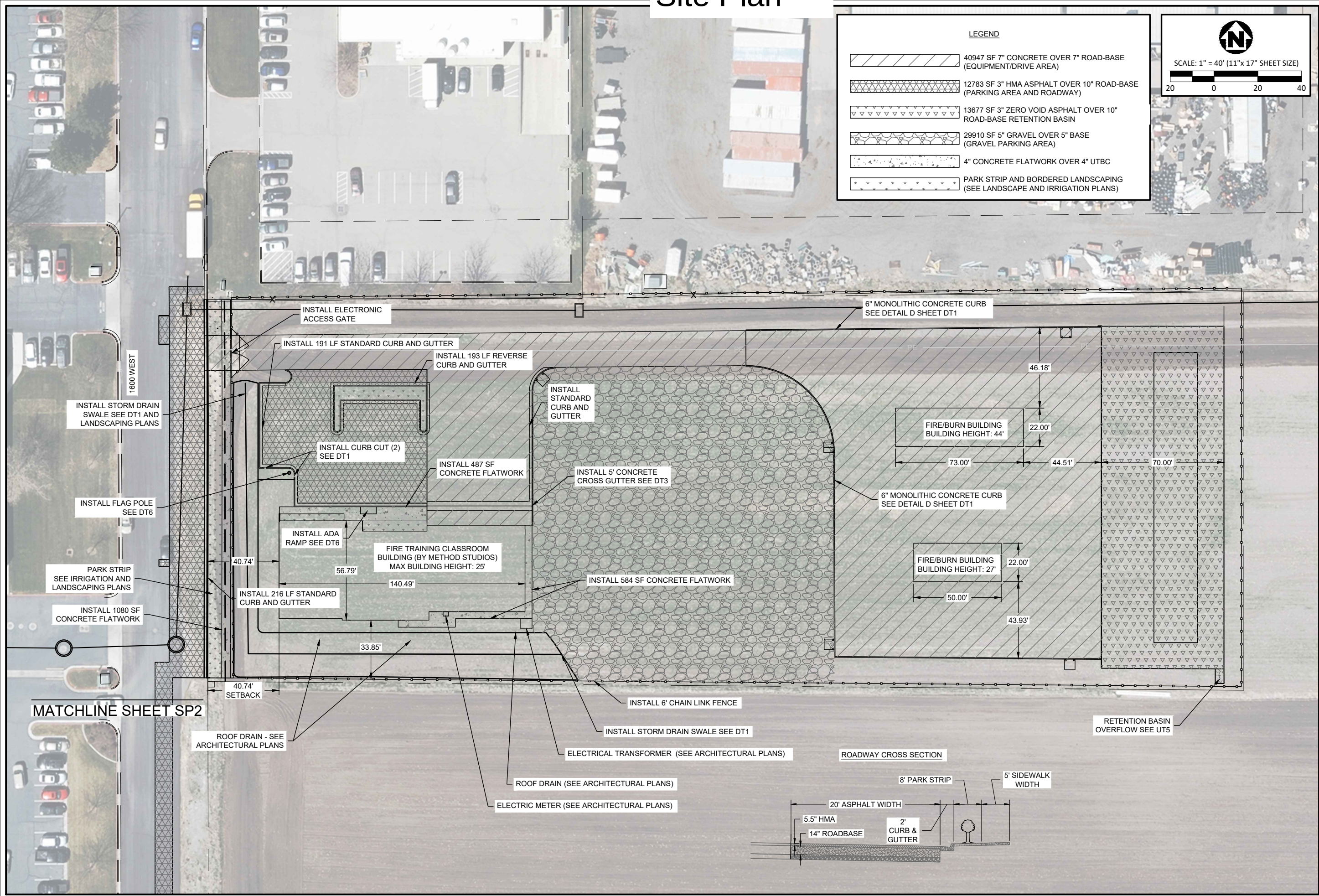
Legend

Site Plan
Zone: PF
Acres: 2.98

NEIGHBORHOOD
Sunset Heights West

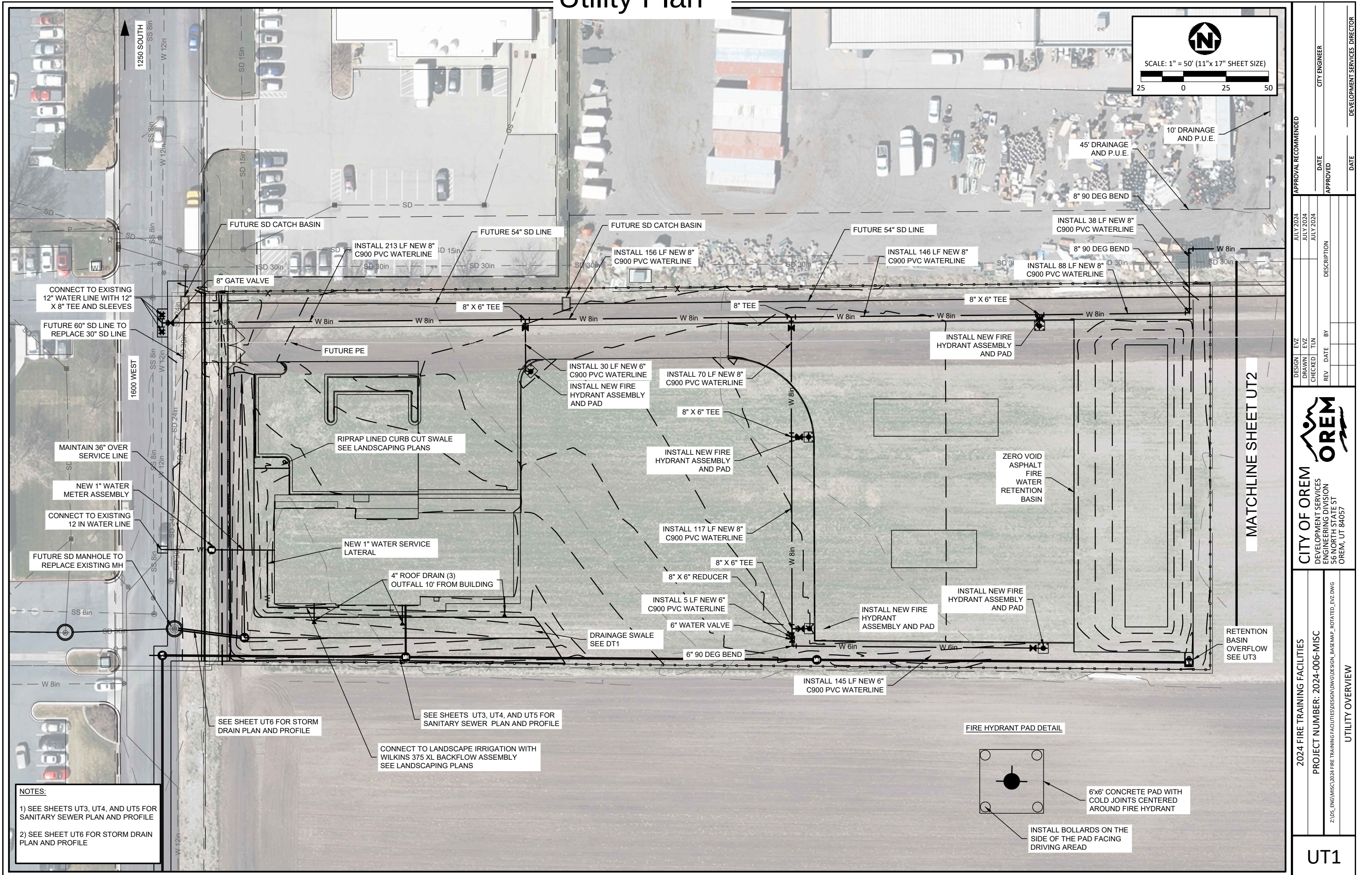
 1350 S 1600 West
 Parcels

Site Plan

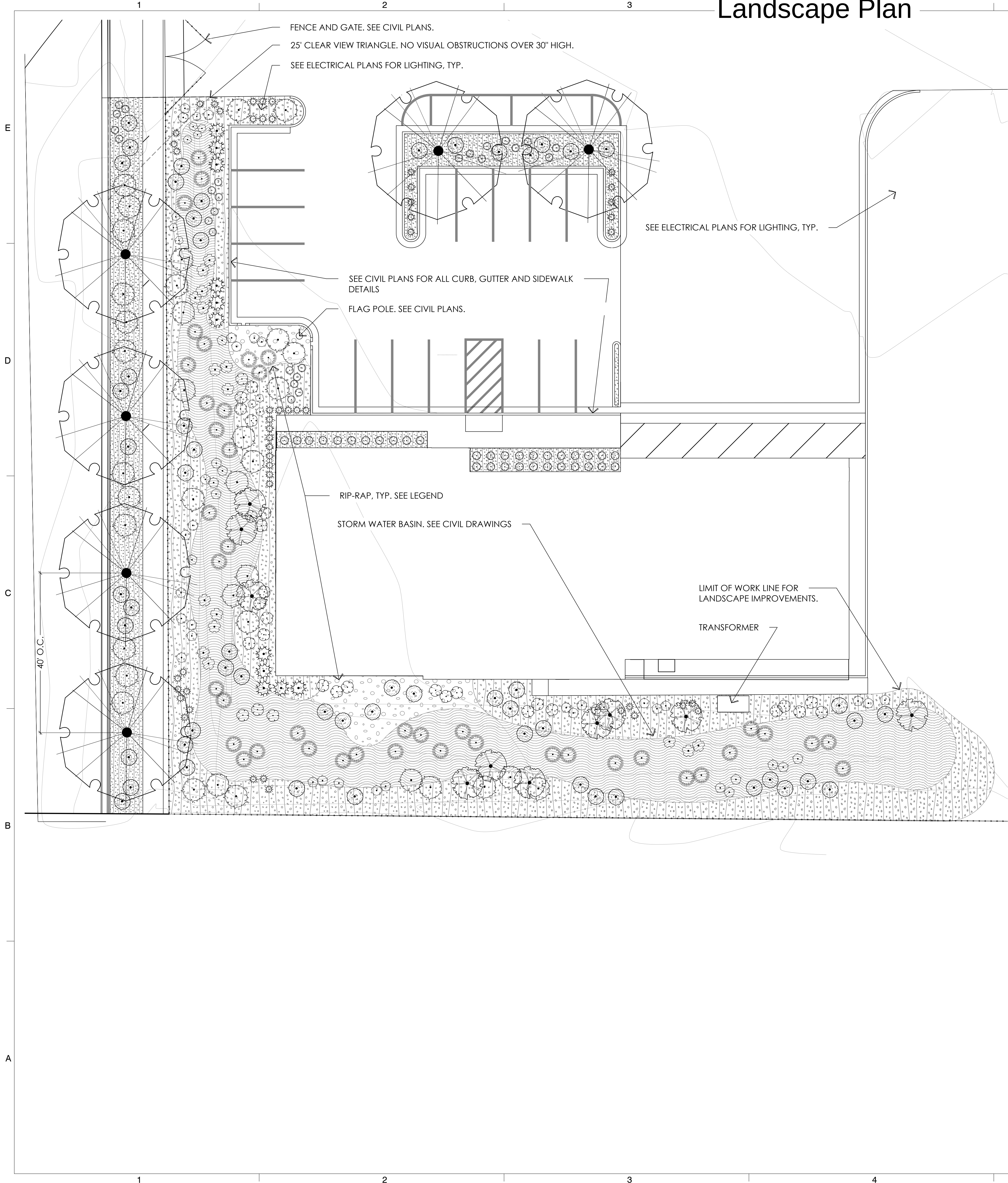


SP1	2024 FIRE TRAINING FACILITIES		CITY OF OREM DEVELOPMENT SERVICES ENGINEERING DIVISION 56 NORTH STATE ST OREM, UT 84057						APPROVAL RECOMMENDED	
	PROJECT NUMBER: 2024-006-MISC				DESIGN		EVZ		JULY 2024	
	2\05_ENG\MISC\2024 FIRE TRAINING FACILITIES\DESIGN\DWG\DESIGN_BASEMAP_ROTATED_EVZ.DWG				DRAWN		EVZ		JULY 2024	
					CHECKED		TLN		JULY 2024	
					REV		DATE		BY	
									DESCRIPTION	

Utility Plan



Landscape Plan

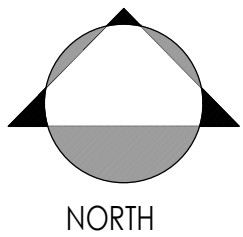
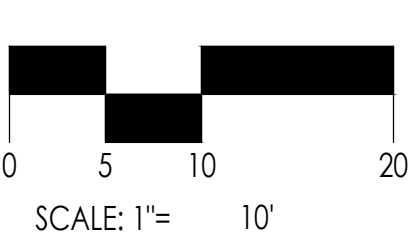


PLANT SCHEDULE SITE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
TREES					
	TIL COR	TILIA CORDATA 'GREENSPIRE'	LITTLE LEAF LINDEN	2" CAL	6
SHRUBS					
	ARO MEL	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	5 GAL	33
	ART FIL	ARTEMISIA ABROTANUM 'LEPRECHAUN'	SOUTHERNWOOD	5 GAL	43
	FOR COU	FORSYTHIA X 'COURTASOL'	GOLD TIDE® FORSYTHIA	5 GAL	56
	JUN HUG	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL	36
	JUN WO3	JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR JUNIPER	5 GAL	11
	RHU TYP	RHUS TYPHINA 'BALTIGER'	TIGER EYES SUMAC	5 GAL	10
	SYM ORB	SYMPHORICARPOS DOORENBOSII 'KOLMPICA'	DWARF SNOWBERRY	5 GAL	30
PERENNIALS/GRASSES					
	ASC TUB	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	11
	BAL ARR	BALSAMORHIZA SAGITATE	ARROWLEAF BALSAMROOT	1 GAL	16
	BOU RIE	BOUTELOUA GRACILIS 'HONEYCOMB'	HONEYCOMB BLUE GRAMA GRASS	1 GAL	26
	MIS SIN	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	1 GAL	43
	SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	51
MULCH					
	RIP RAP	RIP RAP IS TO BE 6" THICK AND 2-4" IN DIAMETER AND MUST MEET THE STORM DRAIN CRITERIA FOR SWALES.	GREY	6"	625 SF
	ROC MUL	ANGULAR ROCK MULCH 4" DEEP WITH 1" DEPTH OF 3/4-1" ANGULAR ROCK MULCH BENEATH.	DARK GREY	2"-3" DIA.	2,291 SF
	ROC MU2	ANGULAR ROCK MULCH 6" DEEP WITH 1" DEPTH OF 3/4-1" ANGULAR ROCK MULCH BENEATH.	GREY	4"-6" DIA.	4,967 SF

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-662-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON "AS BUILT" DRAWINGS PER THE SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. INSTALL DEWITT PRO 5 WEED FABRIC BENEATH 4" DEPTH OF STONE MULCH IN ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS AND SCHEDULE.
10. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.



G.B:D
G. BROWN: DESIGN INC
SITE AND LANDSCAPE ARCHITECTS



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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project:
**OREM CITY
FIRE
TRAINING
FACILITY**

project #: U24-011
date: 07/08/2024

revisions :

title:
**PLANTING
PLAN**

sheet:
LP-101

Elevations



GENERAL NOTES - EXTERIOR ELEVATIONS

- 1 ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH PERFORMANCE COATING
- 2 SEE SHEET SERIES A600 FOR WALL AND ASSEMBLY TYPES
- 3 SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES
- 4 SEE SHEET SERIES A600 FOR ARRIS/CRAFT AND EFS CORNICE PROFILES
- 5 SEE SHEET SERIES A600 FOR EXTERIOR RAILING TYPES
- 6 SEE SHEET A600 WINDOW SURROUND TYPES (WS-#)

KEYED NOTES

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project:
**OREM CITY
FIRE
TRAINING
FACILITY**

1321 S 1600 W
OREM, UT
84057

project#: 24.0090
date: 06/12/2024

revisions :

title:
**EXTERIOR
ELEVATIONS**

sheet:
A201



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

Elevations (continued)

GENERAL NOTES - 3D

1 3D PERSPECTIVES ARE SHOWN AS A COURTESY TO PROVIDE CLARITY OF OVERALL PROJECT MASSING, PROPORTIONS, AND ELEMENT RELATIONSHIPS. ALL ELEMENTS MAY NOT NECESSARILY BE REPRESENTED. REFER TO ALL 2D PLANS, SECTIONS, ELEVATIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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project:
OREM CITY
FIRE
TRAINING
FACILITY

1321 S 1600 W
OREM, UT
84057

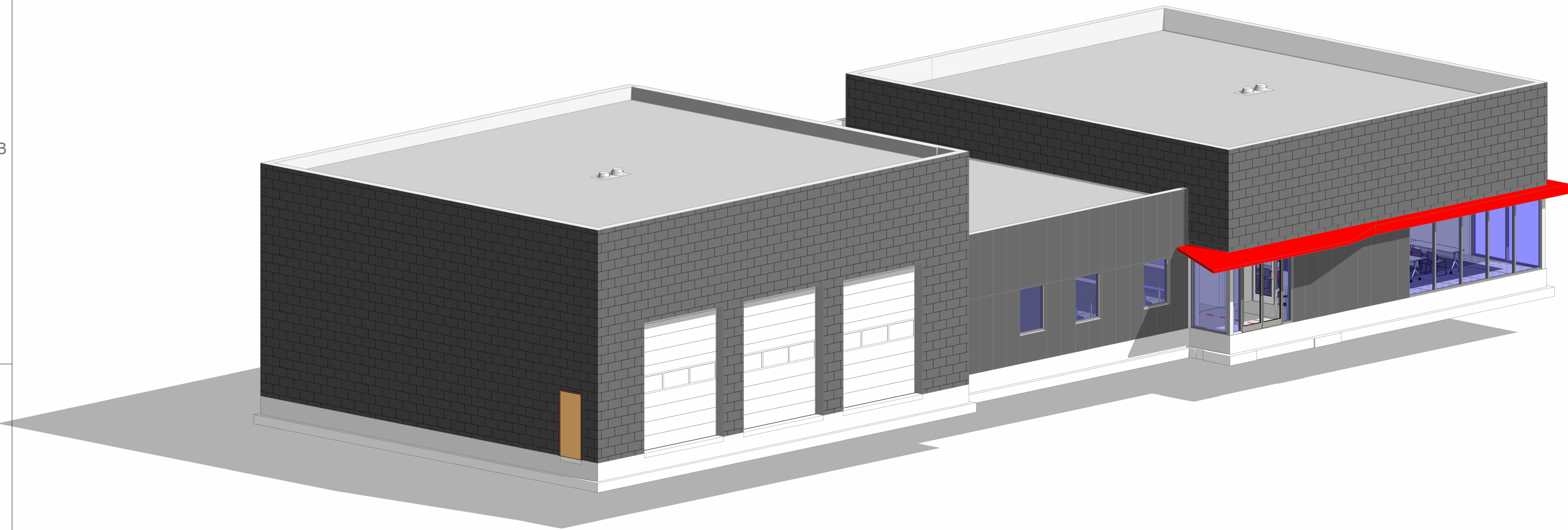
project #: 24.0090
date: 06/12/2024
revisions :

title:
3D
AXONOMETRIC
VIEWS

sheet:
A211

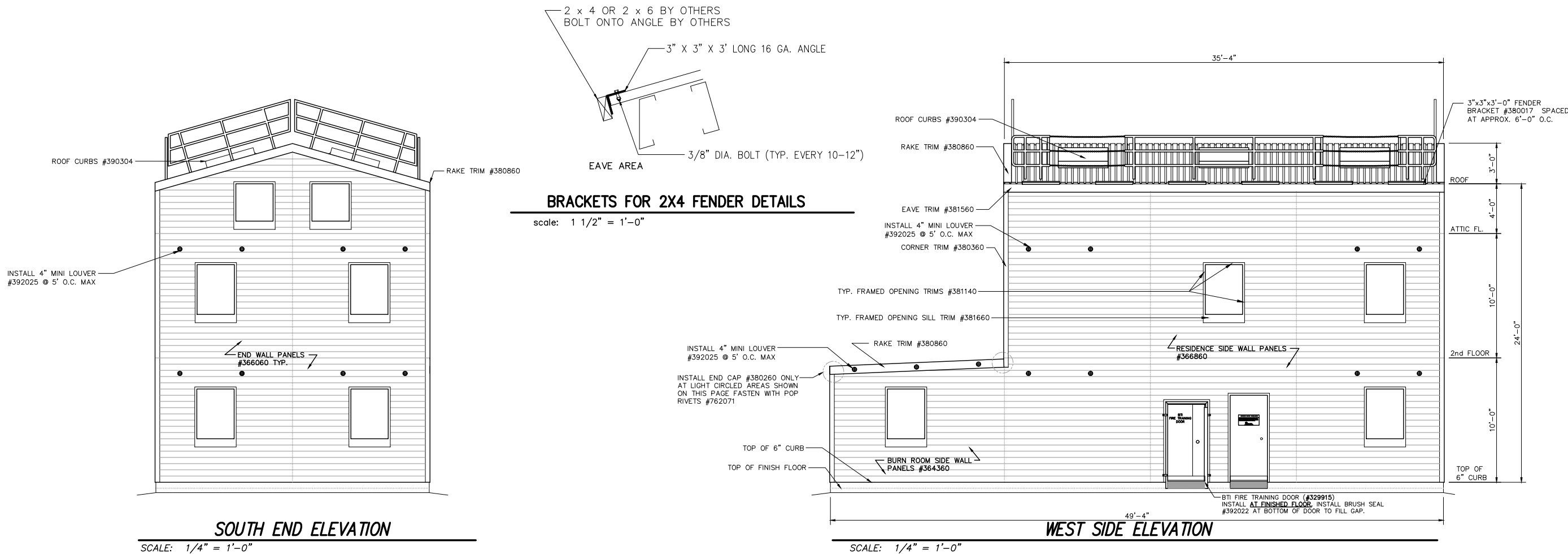


D2 3D-1

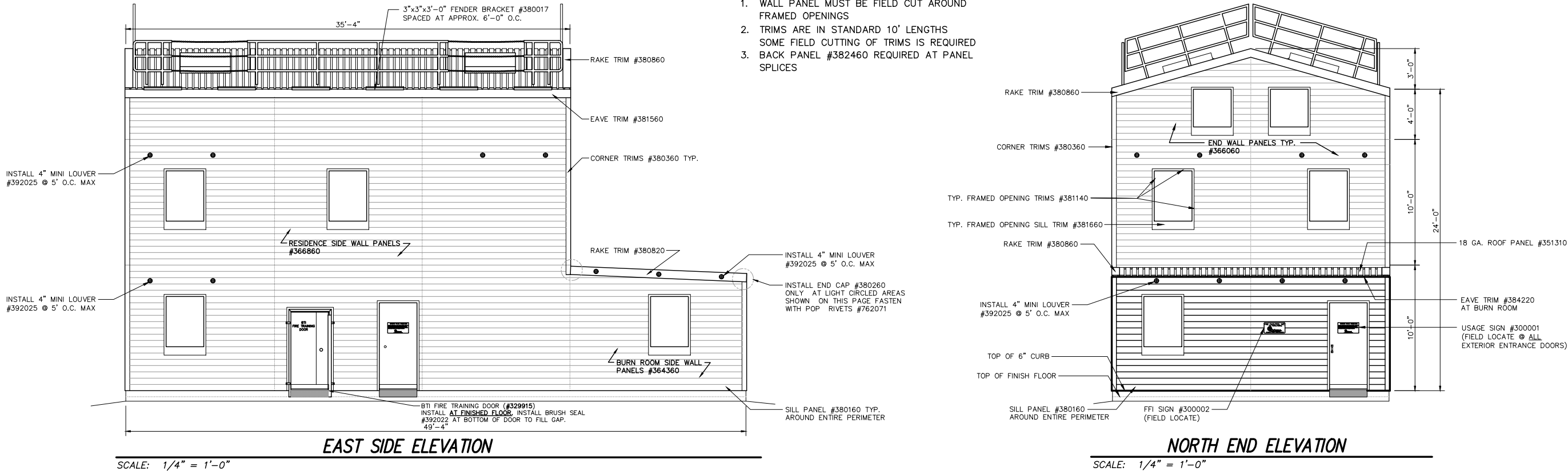


A1 3D-2

Elevations (continued)



- NOTES:
1. WALL PANEL MUST BE FIELD CUT AROUND FRAMED OPENINGS
 2. TRIMS ARE IN STANDARD 10' LENGTHS SOME FIELD CUTTING OF TRIMS IS REQUIRED
 3. BACK PANEL #382460 REQUIRED AT PANEL SPLICES



REVISIONS		by
1) REVISION:	01/03/24	DWK
2) REVISION:	02/08/24	DWK
3) REVISION:	03/26/24	WDW

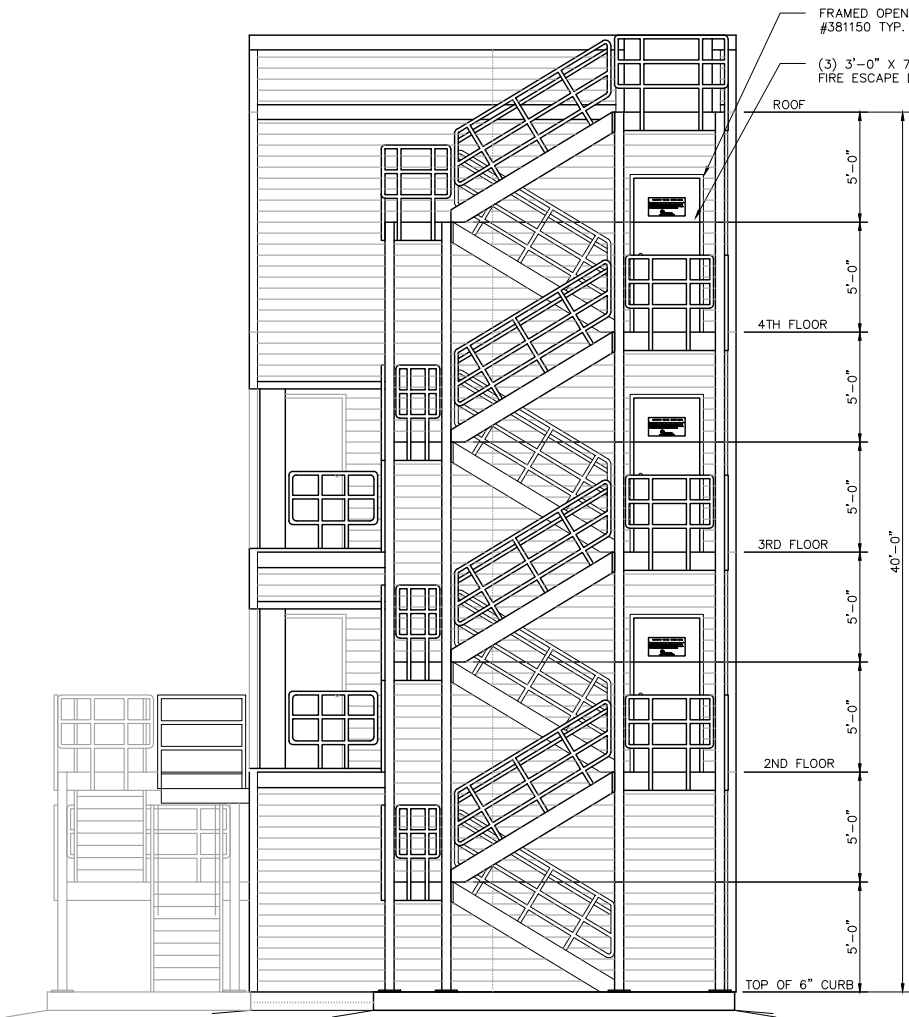
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TOLL FREE: (800) 929-3728 TOLL FREE FAX: (866) 639-7012
WWW.FIREFACILITIES.COM; INFO@FIREFACILITIES.COM

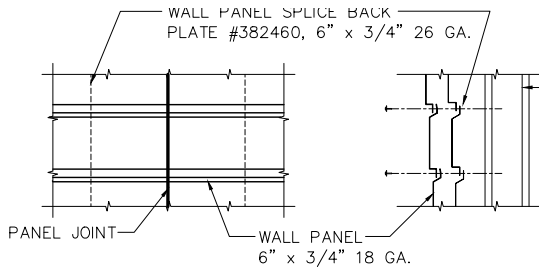
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WESCO MODEL WH-2 CUSTOM OREM, UT	
Sheet Title: ELEVATIONS	
Date:	OCTOBER 26, 2023
Drawn by:	DWK
Checked by:	SPW
Scale:	SHOWN
Order No.	#5545
Sheet No.	02 of 02

Elevations (continued)



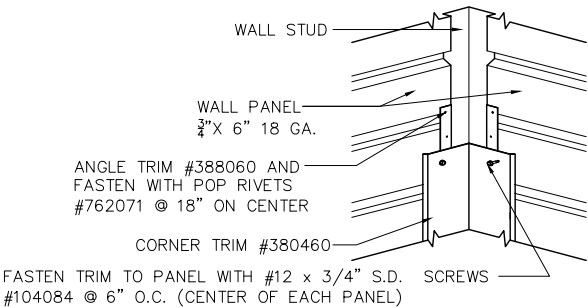
SOUTH END ELEVATION

SCALE: 1/4" = 1'-0"



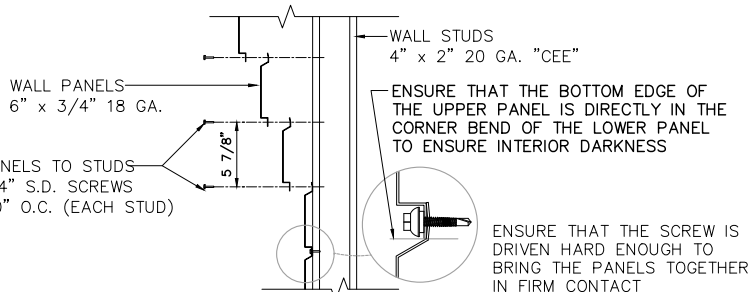
WALL PANEL SPLICE PLATE

scale: 1 1/2" = 1'-0"



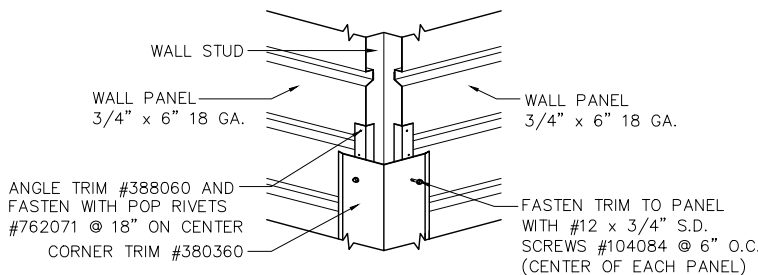
TYPICAL INSIDE CORNER TRIM DETAIL

scale: 1 1/2" = 1'-0"



TYPICAL WALL PANEL FASTENING DETAIL

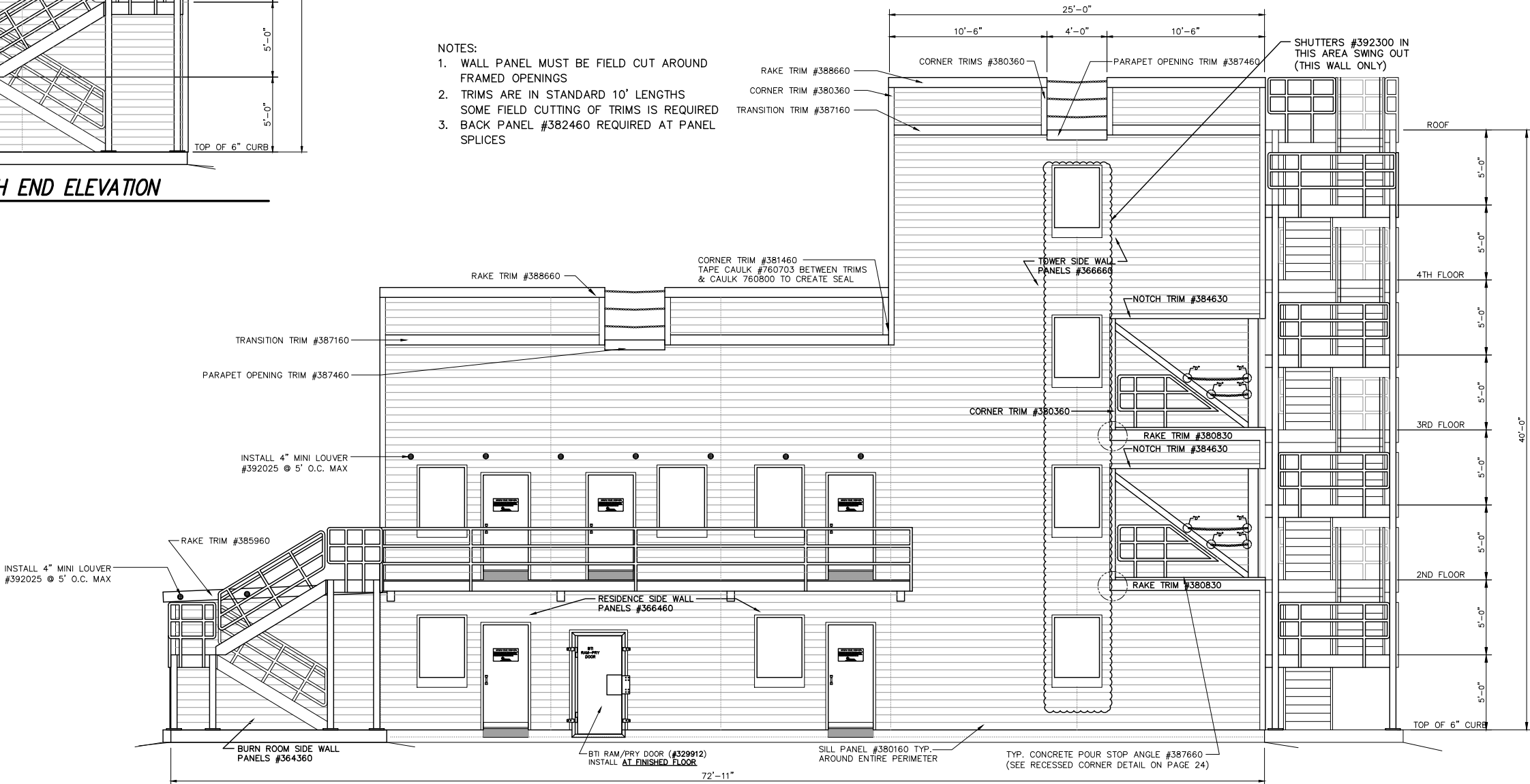
scale: 1 1/2" = 1'-0"



TYPICAL EXTERIOR CORNER TRIM DETAIL

scale: 1 1/2" = 1'-0"

- NOTES:
1. WALL PANEL MUST BE FIELD CUT AROUND FRAMED OPENINGS
 2. TRIMS ARE IN STANDARD 10' LENGTHS SOME FIELD CUTTING OF TRIMS IS REQUIRED
 3. BACK PANEL #382460 REQUIRED AT PANEL SPLICES



WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS		by
1. REVISIONS:	01/05/24	DWK
2. REVISIONS:	02/09/24	DWK
3. REVISIONS:	03/06/24	DWK

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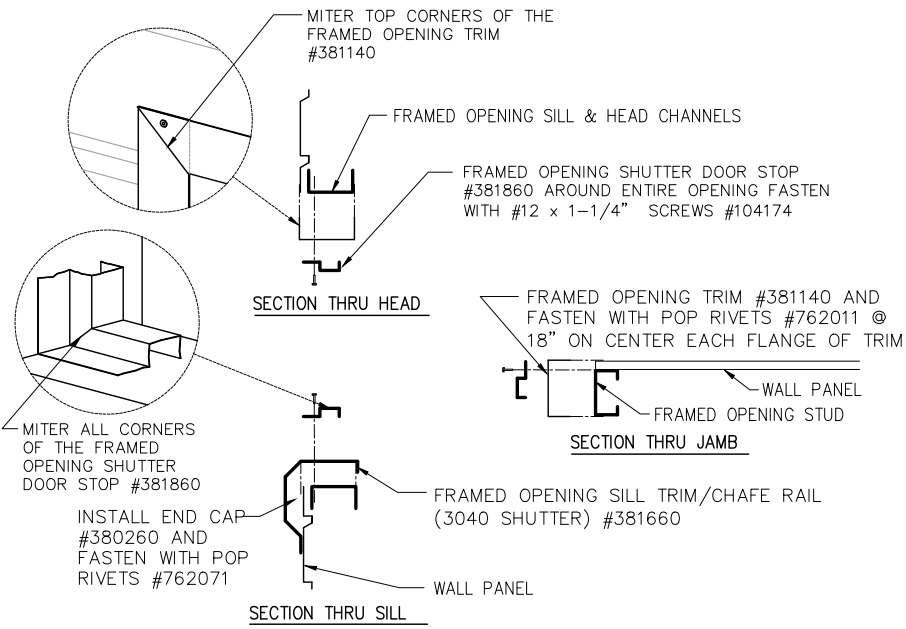
WESCO MODEL WT-4
CUSTOM
OREM, UT

Sheet Title:
ELEVATIONS

Date:	OCTOBER 24, 2023
Drawn by:	DWK
Checked by:	SPW
Scale:	SHOWN
Order No.	#5544
Sheet No.	

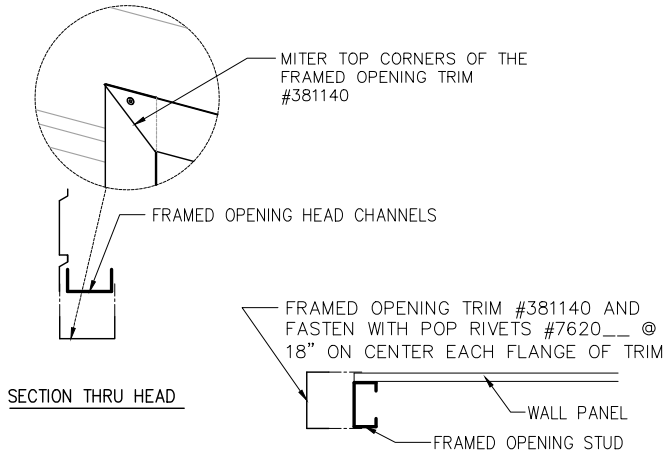
03 of 04

Elevations (continued)

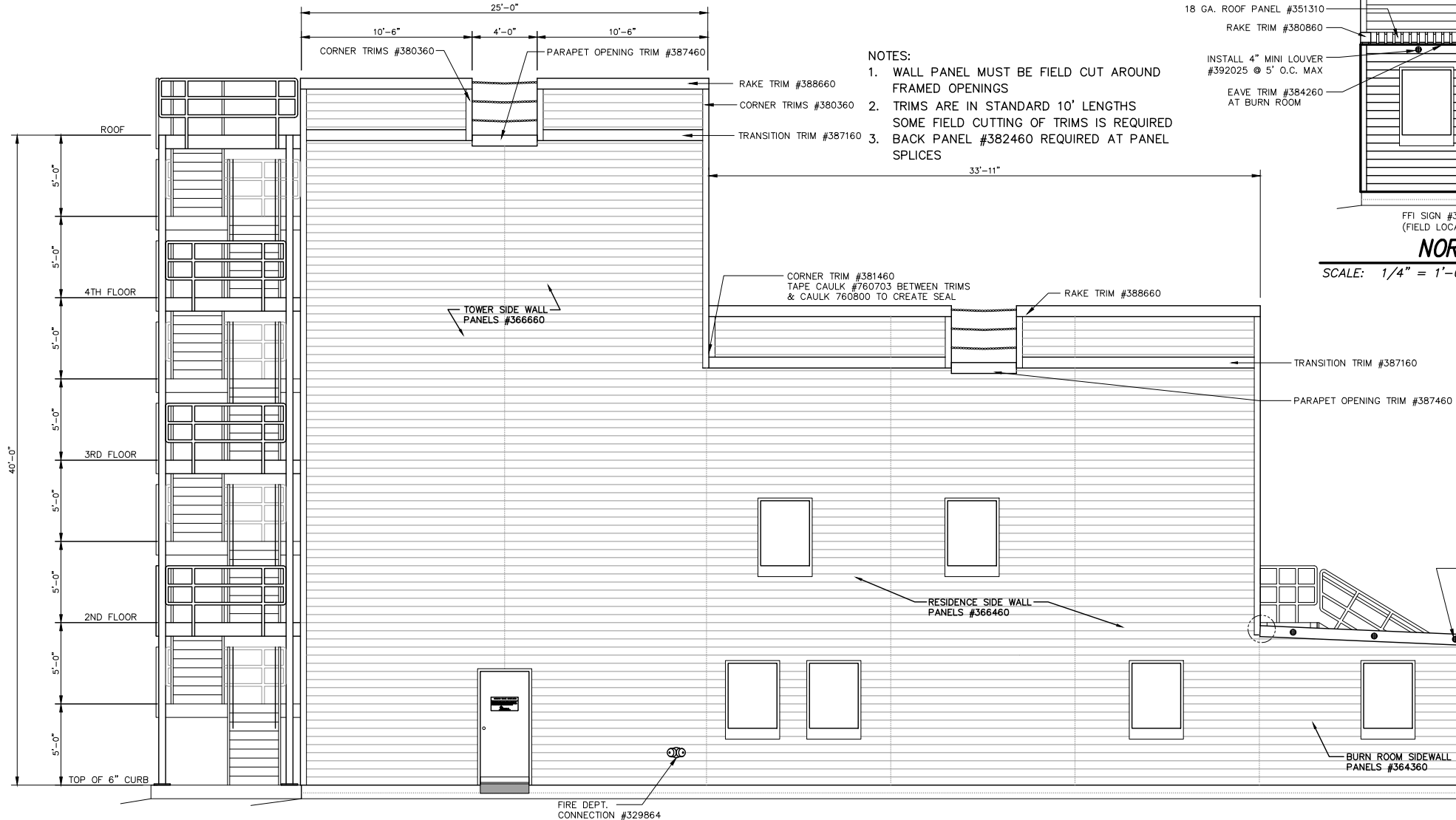


STANDARD SHUTTER TRIM DETAILS

scale: 1 1/2" = 1'-0"

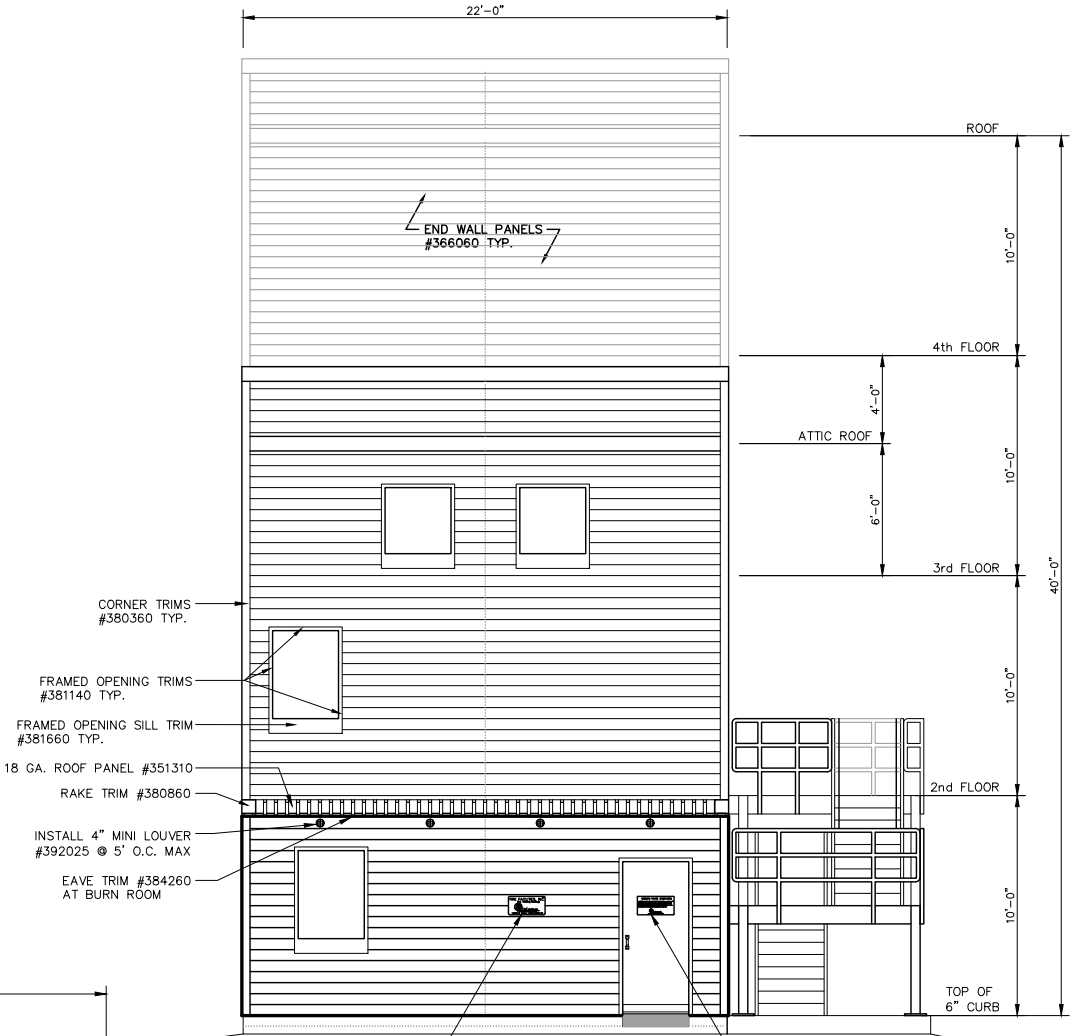


TOWER SWING DOOR TRIM DETAILS



EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



NORTH END ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS		by
1. REVISIONS: 01/05/24	DWK	
2. REVISIONS: 02/09/24	DWK	
3. REVISIONS: 03/06/24	DWK	

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WWW.FIREFACILITIES.COM; INFO@FIREFACILITIES.COM

WESCO MODEL WT-4
CUSTOM
OREM, UT

Job Description:

Sheet Title:
ELEVATIONS

Date:	OCTOBER 24, 2023
Drawn by:	DWK
Checked by:	SPW
Scale:	SHOWN
Order No.	#5544
Sheet No.	

Parking Plan



SCALE: 1" = 10' (11" x 17" SHEET SIZE)



LEGEND



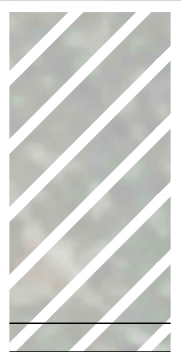
4" WHITE STRIPING

Parking Tabulation	
Interior Square Feet	4590
Required Stalls	19
Actual Stalls	19
ADA Stalls	1

NOTES:
1) PARKING STALLS ARE 18'X9'
(TYP)

9.00' (TYP)

18.00' (TYP)



DESIGN

DRAWN

CHECKED

REV

EJZ

EJZ

TUN

DATE

EJZ

TUN

DATE

BY

DESCRIPTION

APPROVAL RECOMMENDED

JULY 2024

JULY 2024

JULY 2024

DATE

APPROVED

DATE

DATE

DATE

CITY OF OREM

DEVELOPMENT SERVICES

ENGINEERING DIVISION

56 NORTH STATE ST

OREM, UT 84057

2024 FIRE TRAINING FACILITIES

PROJECT NUMBER: 2024-006-MISC

Z:\DS_ENG\MISC\2024 FIRE TRAINING FACILITIES\DESIGN\DWG\DESIGN_BASE\MAP_ROTATED_EJZ.DWG

STRIPING PLAN

ST1

Page 76 of 307

Street View





City Council Chambers, 56 N State Street

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

2024 Fire Training Facilities - Site Plan - Approving the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) 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.

KISSLER ENTERPRISES LP
%NORCO INC
1125 W AMITY RD
BOISE, ID 83705

Planning Commission
Wed, Aug 7, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

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OREM BP LLC
%MCCOLM, LARRY
5100 W OLD OAK LN
HIGHLAND, UT 84003

Planning Commission
Wed, Aug 7, 2024
4:30 pm



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



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

M SCOTT FISHER PROPERTY #01 LLC
%SIDWELL, SUZANNE
PO BOX 204
FAIRVIEW, UT 84629

JONES, GENE L
PO BOX 789
WENDOVER, UT 84083

OREM TEK DEVELOPMENT
CORPORATION
14 APPLE HILL
SANDY, UT 84092

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

OREM CITY
56 S STATE
OREM, UT 84097

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

BOEHNER FAMILY LIMITED
PARTNERSHIP
349 N 1100 E
OREM, UT 84097

CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
360 W 1600 SOUTH
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PKWY
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

MOUNTAIN WEST TITLE COMPANY
1095 S 800 E # 5
OREM, UT 84097

KISSLER ENTERPRISES LP
%NORCO INC
1125 W AMITY RD
BOISE, ID 83705

JENN GALE
1144 E 920 N
OREM, UT 84097

MINER, DEAN & BLANCHE R (ET AL)
1176 S GENEVA RD
OREM, UT 84058

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

KISSLER ENTERPRISES LP
--OR CURRENT RESIDENT--
1238 S 1580 WEST
OREM, UT 84058

FNLR UNDER PRESSURE LLC
--OR CURRENT RESIDENT--
1260 S 1600 WEST
OREM, UT 84058

1600 WEST PARTNERS LLC
--OR CURRENT RESIDENT--
1275 S 1600 WEST
OREM, UT 84058

FNLR UNDER PRESSURE LLC
--OR CURRENT RESIDENT--
1320 S 1600 WEST
OREM, UT 84058

CITY OF OREM
1321 S 1600 W
OREM, UT 84057

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

FNLR UNDER PRESSURE LLC
--OR CURRENT RESIDENT--
1378 S 1600 WEST
OREM, UT 84058

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

WEST-TEK LC
--OR CURRENT RESIDENT--
1411 W 1250 SOUTH
OREM, UT 84058

WEST-TEK LC
1411 W 1250 S STE 230
OREM, UT 84058

OREM BP LLC
--OR CURRENT RESIDENT--
1471 W BUSINESS PARK DR
OREM, UT 84058

CLINGER FAMILY PARTNERSHIP
1511 S GENEVA RD
OREM, UT 84058

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
1525 W BUSINESS PARK DR
OREM, UT 84058

M SCOTT FISHER PROPERTY #01 LLC
--OR CURRENT RESIDENT--
1554 W BUSINESS PARK DR
OREM, UT 84058

BOEHNER FAMILY LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
1645 W 1250 SOUTH
OREM, UT 84058

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

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

GENEVA 1226 LLC
3575 N 100 E # 100
PROVO, UT 84604

OREM BP LLC
%MCCOLM, LARRY
5100 W OLD OAK LN
HIGHLAND, UT 84003

1600 WEST PARTNERS LLC
6382 SHENANDOAH PARK AV
SALT LAKE CITY, UT 84121

FNLR UNDER PRESSURE LLC
%TURNER, WILLIAM
11611 SAN VICENTE BLVD FL 10
LOS ANGELES, CA 90049



Planning Commission

August 7, 2024

Item 3.4

Prepared By:
Cheryl Vargas

Applicant:
Skip Dunn

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- Noticed 95 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Light Industrial

- Current Zone: **M2**
- Acreage: **.71**
- Neighborhood:

Sunset Heights West

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone.

BACKGROUND: The applicant is proposing to build a second building on the property located at 482 South Commerce Drive. The building will be 4,837 square feet and will be 32' 8" high.

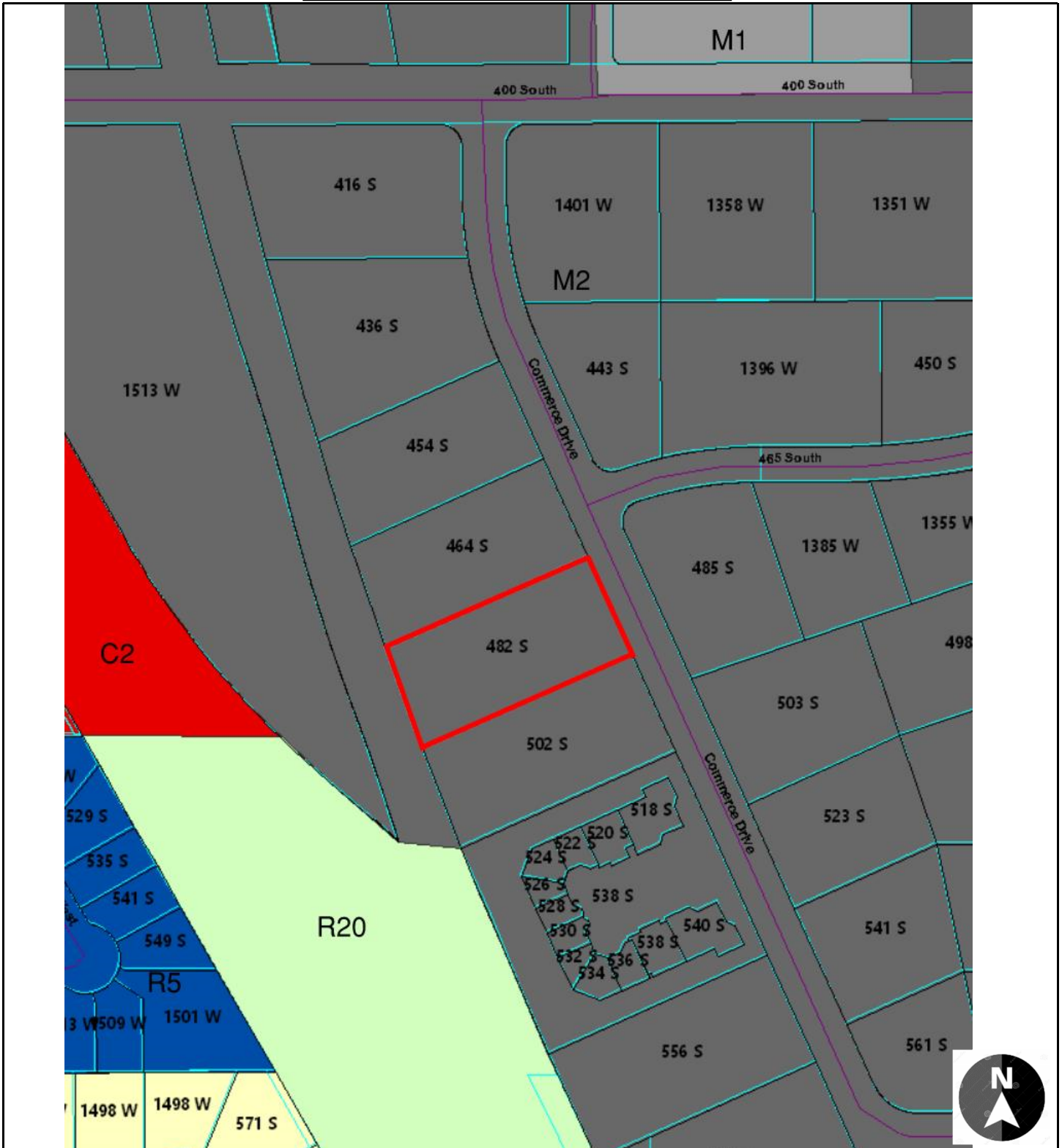
The building will have concrete and 8" CMU (concrete masonry unit) walls with white cement board siding. The roof will have fiberglass shingles.

The new building plus the existing building will have 432 square feet of office space requiring 2 parking spaces (1/250 square feet). The total warehouse space will be 9,205 square feet requiring 14 parking spaces (1/700 square feet). Sixteen (16) parking spaces are required and they are providing eighteen (18) parking spaces.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone.



Skip Dunn Investments



Legend

Site Plan
Zone: M2
Acres: .71

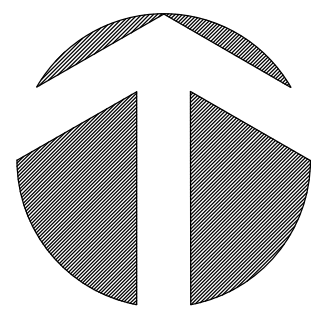
NEIGHBORHOOD
Sunset Heights West

 482 S Commerce Drive
 Parcels

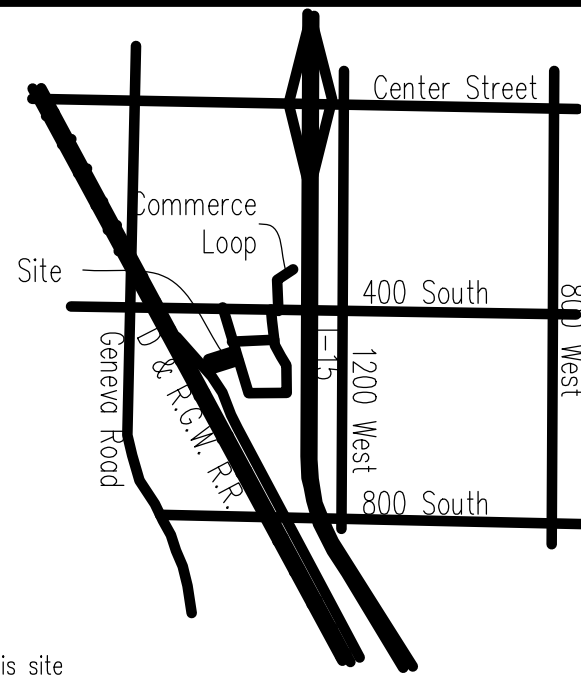
Site/Utility Plan

Skip Dunn Investments

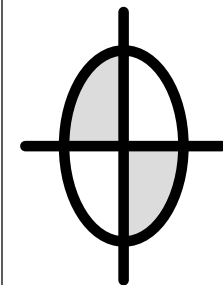
Orem, Utah



1" = 20'



Vicinity Map



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058

Utah

Skip Dunn Investments

Site / Utility Plan

Orem City

REVISIONS

DATE

7-17-2024

SCALE

1" = 20'

BY

BHT

TRACING NO.

L - 13277

SHEET No.

C - 2

NOTES

"The fire protection items (fire hydrants, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the City of Orem Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the City of Orem Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines."

o "All landscaped areas shall have an automatic, underground sprinkler system which includes a backflow assembly to the building. Backflow assemblies shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meter sizes shall be determined by the City of Orem Building Division at the time of building permit approval or when there is a request to change the water meter size. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within ten feet (10') of any existing or proposed structure."

o If required by Chapter 20 of the Orem City Code or by the applicant's Permit for Industrial Wastewater Discharge, "A sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Orem Standards and Specifications."

o "All signage shall comply with the requirements of the Orem City Code."

o "All utilities, including water and sewer laterals, water and sewer mains, storm water drains, stormwater pumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the Orem City Code."

o "All drainage from rooftop and dumpster areas are required to drain to vegetated landscape areas unless otherwise approved by the City Engineer." Orem City Code 23-4-8(7)."

3

o "At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches."

o "All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications."

o All damage to City owned roads are the responsibility of the contractor to repair. Each cut in the roadway (including cores) is subject to road cut fees. Install asphalt according to the City Standard Details (see details M-1, M-9, M-10, RW-14, and RW-15).

o All damage to City owned sidewalks/concrete (lifting, cracking, cores, etc.) are the responsibility of the contractor to replace. Any concrete repair in lieu of replacement must be approved by the City. Install concrete according to the City Standard Details (see details RW-1 through RW-13 and RW-16)

Keyed Notes:

- 1 Existing 2' Curb & Gutter
- 2 Existing Catch Basin
- 3 Existing 2x1.25 Electric Box
- 4 Existing Water Meter w/ Backflow Preventer
- 5 Existing 1.25x1 Irrigation Box
- 6 Existing Power Pad
- 7 Existing Power Meter
- 8 Existing Gas Meter
- 9 Existing Light Pole
- 10 Existing Water Meter
- 11 Existing Electric Box
- 12 Existing Telecom Box
- 13 Existing Power Pad
- 14 Existing Edge of Oil
- 15 Existing Fence
- 16 Existing Gate
- 17 Existing 0.75x0.50 Phone Box
- 18 Existing Phone Blue Stake
- 19 Existing Sewer Lateral
- 20 Existing Spicot
- 21 Set Nail
- 22 Install Bicycle Parking
- 23 Existing Sewer Cleanout
- 24 Install Sewer Cleanout
- 25 Existing SDMH Rim 4548.99 Inv 4545.14
- 26 Existing 15" SD Pipe

Developer:

Skip Dunn
230 North Geneva Rd
Orem Utah 84057
(801) 226-0359
(801) 362-1552 (Cell)

Engineer:

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

Site Data:

Zone = M2
Total Area = 31056 S.F.

Parking Requirements Office = 1/250
Parking Requirements Warehouse = 1/700
Total Office Area= 432 SF = 2 Spaces
Total Warehouse Area= 9205 = 14 Spaces
Total Spaces required = 16
Total Spaces provided = 18

	Square Footage	Acreage	Percent of total
Total Area	31,056	0.71	100
Total Building / Pad Area	9,637	0.22	31
Total Hard Surface Area	14,804	0.34	48
Total Impervious Area	24,441	0.56	79
Total Landscaped Area	6,615	0.15	21

Tabulation Table

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Proposed Roof
drainage to be directed
to Retention Basin

Existing Building
4800 sq.ft.
(No floor drains)
FFE 4549.56

Proposed Building
4837 sq.ft.
(No floor drains)
FFE 4549.56

Existing Building
FF=4550.14

LKA LLC
502 South Commerce Road
Orem Utah

Industrial Commerce Center
Plat "A" Lot 29

Commerce Lane (465 South Street)

Commerce Road

Railroad ROW

Existing FL of
Pipe 4542.35

Existing 40' Canal
& Utility Easement

L = 121.33'
R = 5696.58'
Chord = 121.33'
Bears = S 20°02'55" E

Existing 40' Canal
& Utility Easement

10.00' Joint Parking
& Access Easement

Install 1" Water Lateral

Install 4" Sewer Lat.

1.00%

FL 46.13

FL 47.75

FL 48.13

FL 48.51

FL 48.89

FL 49.27

FL 49.65

FL 50.03

FL 50.41

FL 50.79

FL 51.17

FL 51.55

FL 51.93

FL 52.31

FL 52.69

FL 53.07

FL 53.45

FL 53.83

FL 54.21

FL 54.59

FL 54.97

FL 55.35

FL 55.73

FL 56.11

FL 56.49

FL 56.87

FL 57.25

FL 57.63

FL 58.01

FL 58.39

FL 58.77

FL 59.15

FL 59.53

FL 59.91

FL 60.29

FL 60.67

FL 61.05

FL 61.43

FL 61.81

FL 62.19

FL 62.57

FL 62.95

FL 63.33

FL 63.71

FL 64.09

FL 64.47

FL 64.85

FL 65.23

FL 65.61

FL 65.99

FL 66.37

FL 66.75

FL 67.13

FL 67.51

FL 67.89

FL 68.27

FL 68.65

FL 69.03

FL 69.41

FL 69.79

FL 70.17

FL 70.55

FL 70.93

FL 71.31

FL 71.69

FL 72.07

FL 72.45

FL 72.83

FL 73.21

FL 73.59

FL 73.97

FL 74.35

FL 74.73

FL 75.11

FL 75.49

FL 75.87

FL 76.25

FL 76.63

FL 77.01

FL 77.39

FL 77.77

FL 78.15

FL 78.53

FL 78.91

FL 79.29

FL 79.67

FL 80.05

FL 80.43

FL 80.81

FL 81.19

FL 81.57

FL 81.95

FL 82.33

FL 82.71

FL 83.09

FL 83.47

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FL 84.23

FL 84.61

FL 84.99

FL 85.37

FL 85.75

FL 86.13

FL 86.51

FL 86.89

FL 87.27

FL 87.65

FL 88.03

FL 88.41

FL 88.79

FL 89.17

FL 89.55

FL 89.93

FL 90.31

FL 90.69

FL 91.07

FL 91.45

FL 91.83

FL 92.21

FL 92.59

FL 92.97

FL 93.35

FL 93.73

FL 94.11

FL 94.49

FL 94.87

FL 95.25

FL 95.63

FL 96.01

FL 96.39

FL 96.77

FL 97.15

FL 97.53

FL 97.91

FL 98.29

FL 98.67

FL 99.05

FL 99.43

FL 99.81

FL 100.19

FL 100.57

FL 100.95

FL 101.33

FL 101.71

FL 102.09

FL 102.47

FL 102.85

FL 103.23

FL 103.61

FL 103.99

FL 104.37

FL 104.75

FL 105.13

FL 105.51

FL 105.89

FL 106.27

FL 106.65

FL 107.03

FL 107.41

FL 107.79

FL 108.17

FL 108.55

FL 108.93

FL 109.31

FL 109.69

FL 110.07

FL 110.45

FL 110.83

FL 111.21

FL 111.59

FL 111.97

FL 112.35

FL 112.73

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FL 113.87

FL 114.25

FL 114.63

FL 115.01

FL 115.39

FL 115.77

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FL 117.67

FL 118.05

FL 118.43

FL 118.81

FL 119.19

FL 119.57

FL 119.95

FL 120.33

FL 120.71

FL 121.09

FL 121.47

FL 121.85

FL 122.23

FL 122.61

FL 122.99

FL 123.37

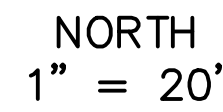
FL 123.75

FL 124.13

FL 124.51

FL 124.89

FL 125.27



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1250

Utah

Landscaping Plan

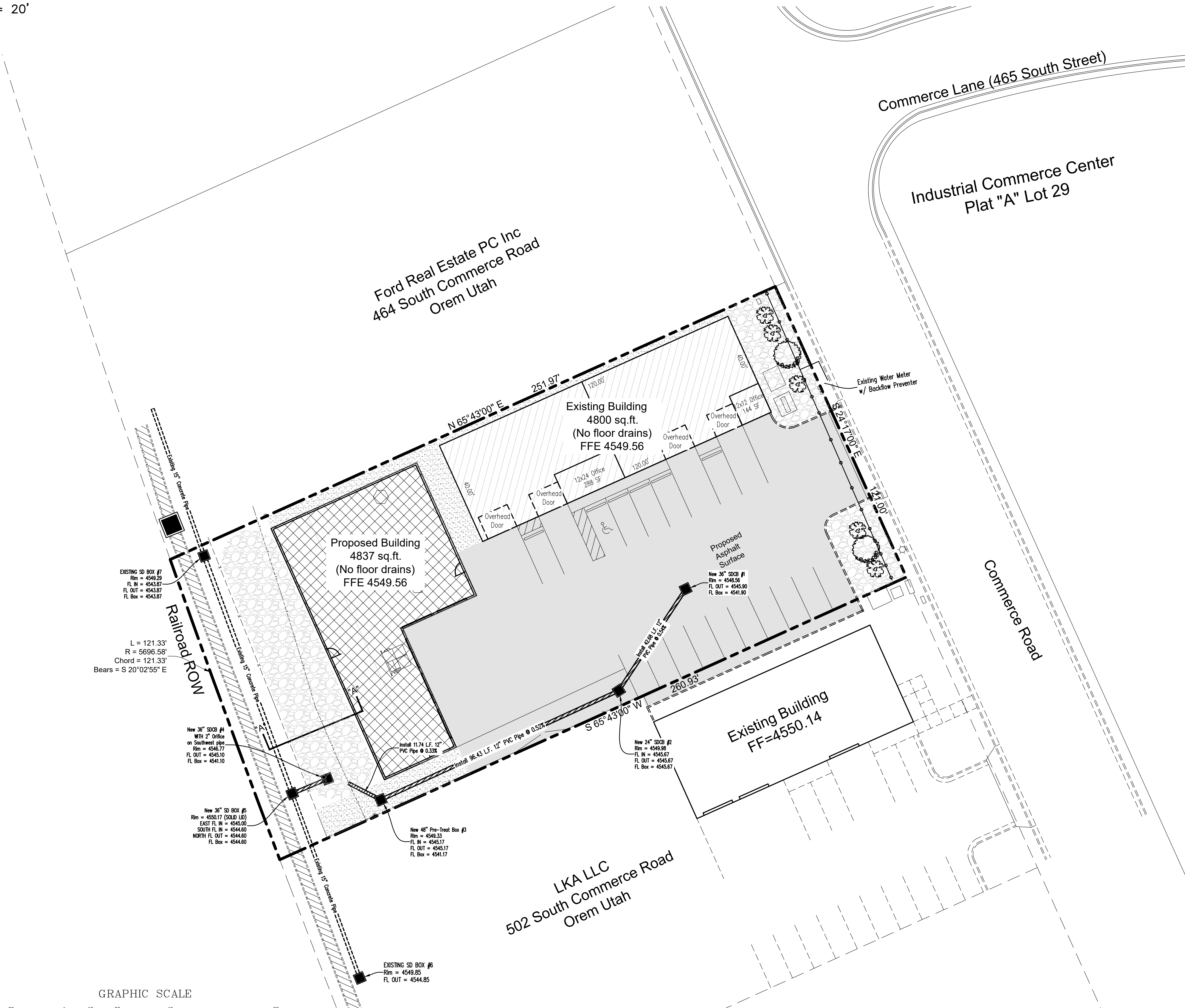
skip during investments

Orion City

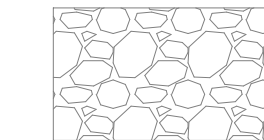
ONLINE

ATE
-17-2024
CALE
' = 20'
Y
HT
RACING NO.
- 13277

SHEET No.
C - 5



Oregon Grape 



○—○—○—○ Rain Bird LD-06-18 Landscape Dripline

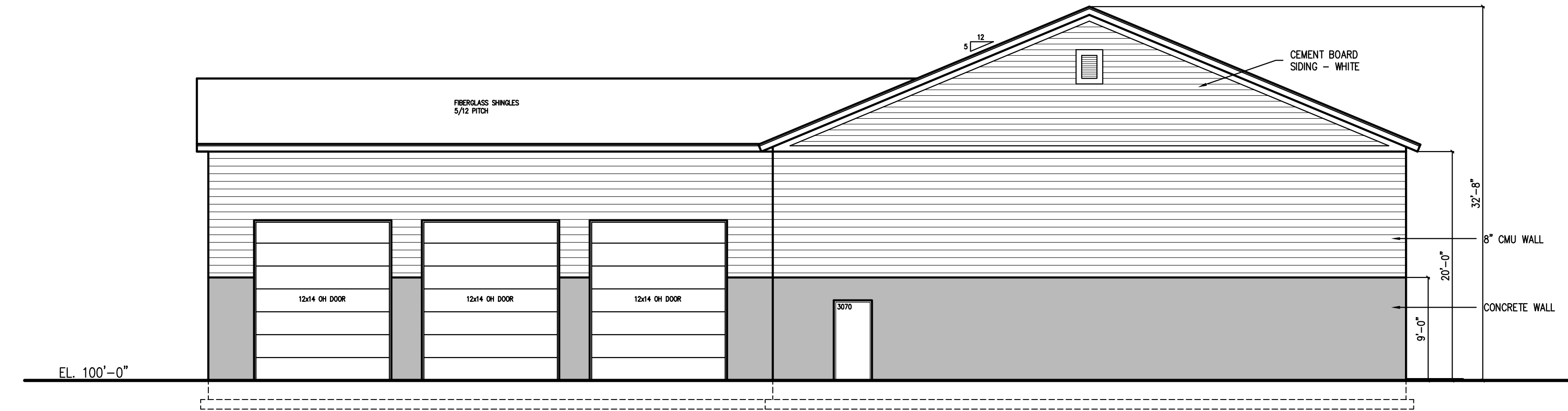
GRAPHIC SCALE



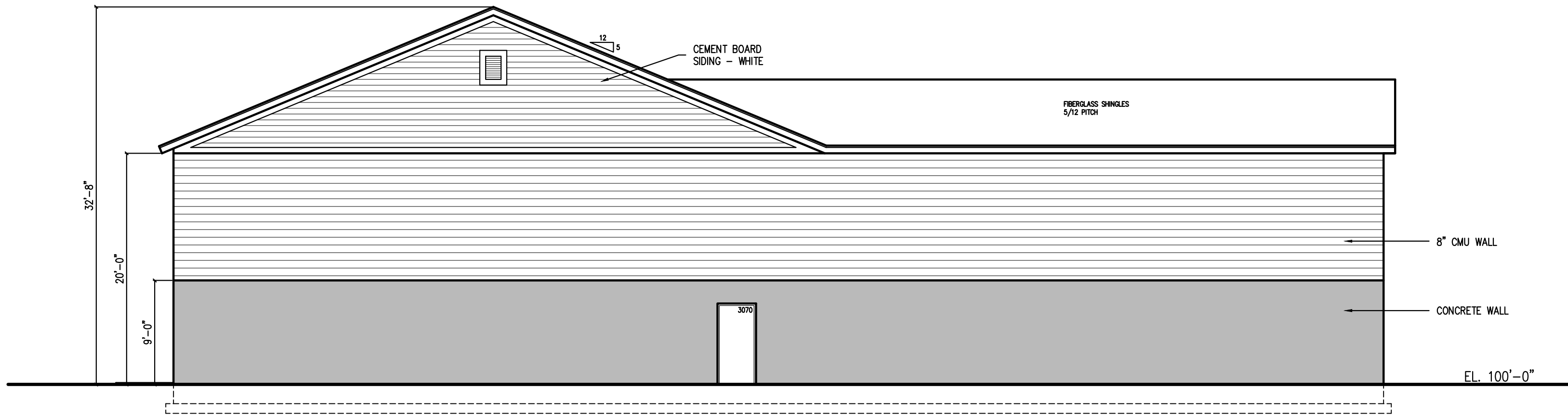
(IN FEET)
1 inch = 20 ft.

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

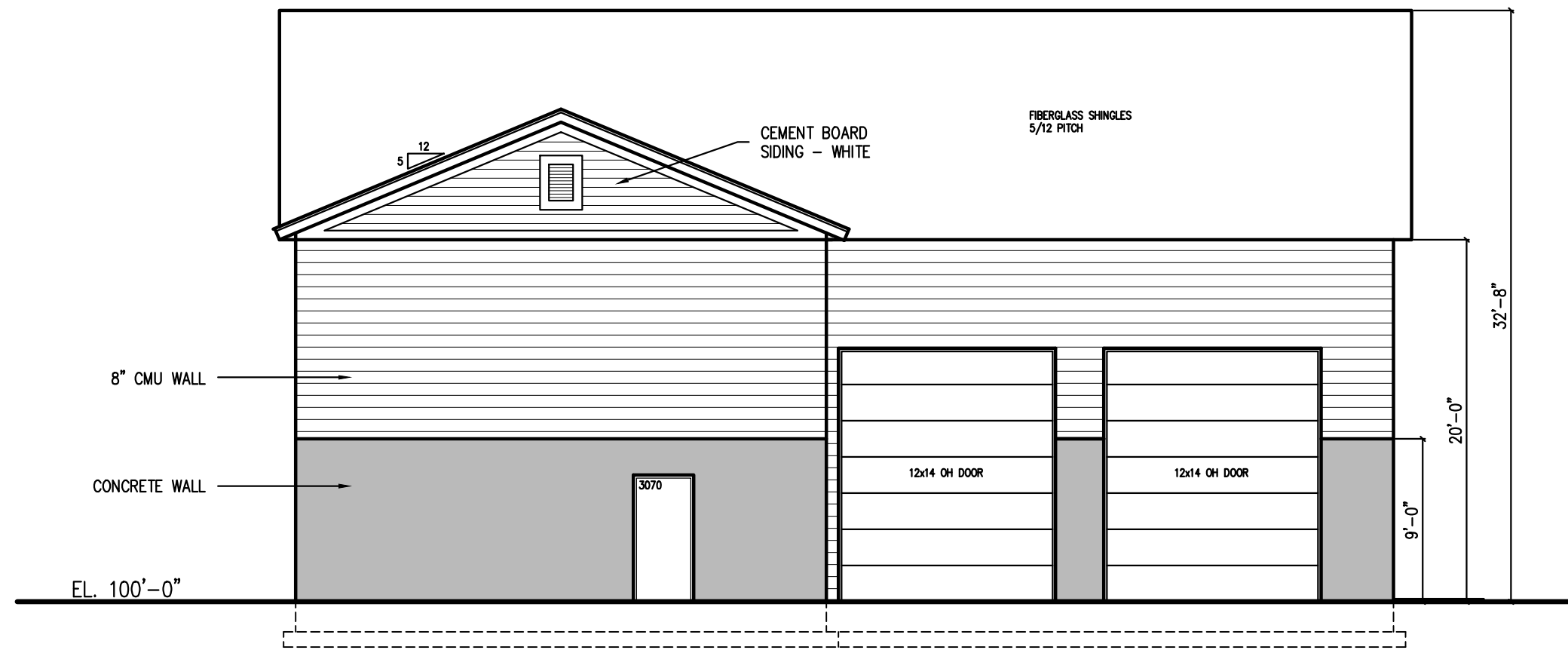
PLOT DATE: 5/29/2024 Q:\ACAD\F\00\SKIP\WAREHOUSE\00\A2-1-EXT.dwg



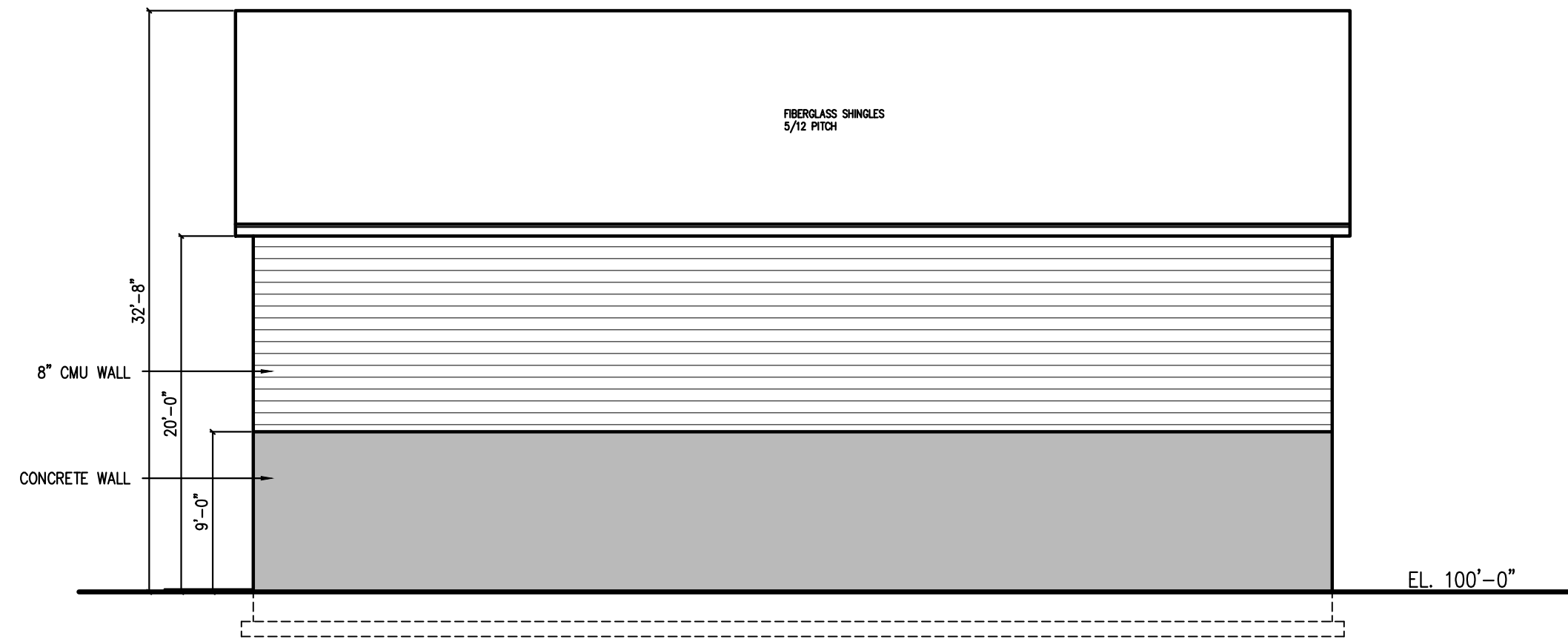
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



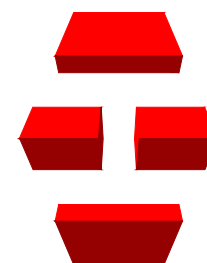
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Elevations

REVISIONS

DRAWN BY
KBH / AAH

HARRIS ARCHITECTURE
920 EAST 800 NORTH, SUITE #201, OREM UT 84057 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM



A NEW BUILDING
SKIP DUNN WAREHOUSE
EXTERIOR ELEVATIONS

MARCH 2024
REXBURG, IDAHO

A2.0

STATUS OF SET (EX: PROGRESS SET - OWNER REVIEW)





City Council Chambers, 56 N State Street

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

SKIP DUNN INVESTMENTS - SITE PLAN - Approving the site plan for Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone. The applicant would like to add a 4,837 square foot building at the rear of the property.

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.

JOHN ANDERSON LIMITED PARTNERSHIP
1050 S 175 E
BURLEY, ID 83318

Planning Commission
Wed, Aug 7, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

SKIP DUNN INVESTMENTS - SITE PLAN - Approving the site plan for Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone. The applicant would like to add a 4,837 square foot building at the rear of the property.

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MARY FLORENCE PROPERTY ONE LLC
%SHARP, ALLISON
6231 W 10480 N
AMERICAN FORK, UT 84003

Planning Commission
Wed, Aug 7, 2024
4:30 pm

ALLMAN COMMERCIAL RENTALS
LLC
PO BOX 294
NEPHI, UT 84648

CSFW PROPERTIES LLC
PO BOX 970306
OREM, UT 84097

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

K P COMMERCIAL PROPERTIES LLC
30 S 300 E
OREM, UT 84058

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

FURR, KARL J (ET AL)
76 E 350 N
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

MECHAM COMMERCIAL
INVESTMENT LLC
121 E 190 N
VINEYARD, UT 84059

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

TURNER, RONALD E & KAREN B (ET
AL)
369 N 700 E
OREM, UT 84097

DUTTA, JOY
376 E THORNBERRY DR
DRAPER, UT 84020

SPRINGWATER HOLDINGS LLC
--OR CURRENT RESIDENT--
414 S COMMERCE DR
OREM, UT 84058

SPRINGWATER HOLDINGS LLC
%KIRKSEY, MATTHEW E
416 COMMERCE RD
OREM, UT 84058

RS LAND COMPANY LLC
418 S 1325 W
OREM, UT 84058

HACKING, JAMES L & DIANE C
--OR CURRENT RESIDENT--
436 S COMMERCE RD
OREM, UT 84058

WAYCO PROPERTIES LLC
--OR CURRENT RESIDENT--
443 S 1420 WEST
OREM, UT 84058

K-TECH PLUMBING IV LLC
450 S 1325 W
OREM, UT 84058

CSFW PROPERTIES LLC
--OR CURRENT RESIDENT--
454 S COMMERCE RD
OREM, UT 84058

FORD REAL ESTATE PC INC (ET AL)
--OR CURRENT RESIDENT--
464 S COMMERCE RD
OREM, UT 84058

SKIP DUNN INVESTMENTS LC
--OR CURRENT RESIDENT--
482 S COMMERCE RD
OREM, UT 84058

FURR, KEITH W & JULENE
--OR CURRENT RESIDENT--
485 S COMMERCE RD
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

TURNER, RONALD E & KAREN B (ET
AL)
--OR CURRENT RESIDENT--
498 S COMMERCE RD
OREM, UT 84058

LKA LLC
--OR CURRENT RESIDENT--
502 S COMMERCE RD
OREM, UT 84058

FURR, KARL J (ET AL)
--OR CURRENT RESIDENT--
503 S COMMERCE RD
OREM, UT 84058

JUST STUFF LLC
--OR CURRENT RESIDENT--
516 S COMMERCE RD
OREM, UT 84058

MECHAM COMMERCIAL
INVESTMENT LLC
--OR CURRENT RESIDENT--
518 S COMMERCE RD
OREM, UT 84058

MECHAM COMMERCIAL
INVESTMENT LLC
--OR CURRENT RESIDENT--
520 S COMMERCE RD
OREM, UT 84058

SVT INVESTMENTS LLC
--OR CURRENT RESIDENT--
522 S COMMERCE RD
OREM, UT 84058

FURR, KARL J (ET AL)
--OR CURRENT RESIDENT--
523 S COMMERCE RD
OREM, UT 84058

JOHN ANDERSON LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
524 S COMMERCE RD
OREM, UT 84058

OREM COMMERCE HOLDINGS IV
--OR CURRENT RESIDENT--
526 S COMMERCE RD
OREM, UT 84058

FORD REAL ESTATE PC INC (ET AL)
526 W MEADOW CREST WAY
SARATOGA SPRINGS, UT 84045

DUTTA, JOY
--OR CURRENT RESIDENT--
528 S COMMERCE RD
OREM, UT 84058

ORTIZ, ALMA D
529 S 1500 W
OREM, UT 84058

WAYCO PROPERTIES LLC
529 W 300 S
OREM, UT 84058

BRAMALL, KADEN J & CHELSEA Z
530 S 1500 W
OREM, UT 84058

OREM COMMERCE HOLDINGS I
--OR CURRENT RESIDENT--
530 S COMMERCE RD
OREM, UT 84058

BK PROPERTIES LC
532 S 1325 W
OREM, UT 84058

BK PROPERTIES LC
--OR CURRENT RESIDENT--
532 S COMMERCE RD
OREM, UT 84058

OREM COMMERCE HOLDINGS II
--OR CURRENT RESIDENT--
534 S COMMERCE RD
OREM, UT 84058

BOND, RACHEL
535 S 1500 W
OREM, UT 84058

OREM COMMERCE HOLDINGS III
--OR CURRENT RESIDENT--
536 S COMMERCE RD
OREM, UT 84058

MARY FLORENCE PROPERTY ONE
LLC
--OR CURRENT RESIDENT--
538 S COMMERCE RD
OREM, UT 84058

VILLEGAS, JOSE CORTES & MARIA A
540 S 1500 W
OREM, UT 84058

SANTO, ROY
540 S COMMERCE RD
OREM, UT 84058

ROBLEDO, OMAR A & YAZMIN
541 S 1500 W
OREM, UT 84058

K P COMMERCIAL PROPERTIES LLC
--OR CURRENT RESIDENT--
541 S COMMERCE RD
OREM, UT 84058

TAYLOR, R WADE
549 S 1500 W
OREM, UT 84058

K P COMMERCIAL PROPERTIES LLC
--OR CURRENT RESIDENT--
556 S COMMERCE RD
OREM, UT 84058

MODERN HEATING AND SHEET
METAL
--OR CURRENT RESIDENT--
560 S 1342 WEST
OREM, UT 84058

MODERN HEATING AND SHEET
METAL
561 COMMERCE RD
OREM, UT 84058

CHRISTENSEN, DANIEL REX &
DEBRA HOOLEY
571 S 1470 W
OREM, UT 84058

ALLMAN COMMERCIAL RENTALS
LLC
--OR CURRENT RESIDENT--
576 S COMMERCE
OREM, UT 84058

LOPEZ, JOSE R
579 S 1470 W
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

A O A ESTATES LLC
%HOLDAWAY, JON
658 S 2000 W
SYRACUSE, UT 84075

UTAH TRANSIT AUTHORITY
%PROPERTY MANAGEMENT
669 W 200 S
SALT LAKE CITY, UT 84101

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

FURR, KEITH W & JULENE
730 S 200 W
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

HACKING, JAMES L & DIANE C
930 W CENTER ST
LINDON, UT 84042

JUST STUFF LLC
1005 N 1000 E
OREM, UT 84057

SKIP DUNN INVESTMENTS LC
1047 E 1060 S
OREM, UT 84097

JOHN ANDERSON LIMITED
PARTNERSHIP
1050 S 175 E
BURLEY, ID 83318

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

CASPER, RICK D & LOREEN G
1113 W 1600 N
OREM, UT 84057

JENN GALE
1144 E 920 N
OREM, UT 84097

LKA LLC
1149 N 2220 W
CLINTON, UT 84015

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

ROSA PROPERTIES SERIES LLC (ET
AL)
1233 W 1950 N
PROVO, UT 84604

RS LAND COMPANY LLC
--OR CURRENT RESIDENT--
1351 W 400 SOUTH
OREM, UT 84058

JP COOLING AND HEATING LLC
1355 W 465 S
OREM, UT 84058

VAN COTT, JOSEPH & OLIVIA
1357 W 400 S
OREM, UT 84058

B&T REAL ESTATE LLC
1372 W 465 S
OREM, UT 84058

CASPER, RICK D & LOREEN G
--OR CURRENT RESIDENT--
1385 W COMMERCE LA
OREM, UT 84058

B&T REAL ESTATE LLC
--OR CURRENT RESIDENT--
1396 W 465 SOUTH
OREM, UT 84058

WESTSIDE AUTO LLC
1401 W 400 S
OREM, UT 84058

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

CROSS, JEFF & SLOANE R
1486 W 575 S
OREM, UT 84058

ROSA PROPERTIES SERIES LLC (ET
AL)
--OR CURRENT RESIDENT--
1498 W 575 SOUTH
OREM, UT 84058

OROPEZA, PUBLIO & MARIA ROCIO
1501 W 550 S
OREM, UT 84058

IBARRA, MARIA ALICIA LEDESMA
1502 W 525 S
OREM, UT 84058

CANO, VICTOR M (ET AL)
1509 W 550 S
OREM, UT 84058

URIBE, CARLOS
1512 W 525 S
OREM, UT 84058

CHUCK LC
--OR CURRENT RESIDENT--
1513 W 400 SOUTH
OREM, UT 84058

TALATAINA, TAMAOAIGA LOTOTASI
(ET AL)
1513 W 550 S
OREM, UT 84058

BAKER, LESLIE & LUAIN GLEN (ET
AL)
--OR CURRENT RESIDENT--
1522 W 525 SOUTH
OREM, UT 84058

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

OREM COMMERCE HOLDINGS IV
2073 SUNFLOWER LA
MAPLETON, UT 84664

MARY FLORENCE PROPERTY ONE
LLC
%SHARP, ALLISON
6231 W 10480 N
AMERICAN FORK, UT 84003

BAKER, LESLIE & LUAIN GLEN (ET
AL)
8877 N COTTAGE CANYON DR
CEDAR HILLS, UT 84062



Planning Commission

August 7, 2024

Item 3.5

SITE PLAN – Approving the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone.

Prepared By:
Cheryl Vargas

Applicant:
Wright Development
Group, Logan Johnson

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 486 property owners with 1,000 ft.

SITE INFORMATION:

- General Plan Designation: **Community Commercial**
- Current Zone: **C2**
- Acreage: 4.48
- Neighborhood: **Hillcrest**

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone.

BACKGROUND: This project was continued from the July 17, 2024 meeting. The applicant is proposing to develop approximately 4.48 acres which will consist of a 4-story multi-family facility wrapped around a parking garage. This building will have 311 units and will comply with the conditions of the settlement agreement. The property is currently vacant and the new project will be new construction connecting to the sewer, water, storm drain, gas and power.

In 2018, five State Street Districts were enacted with specific zoning requirements for each District. The property at 841 South State Street was in the Arts District. While the property in question was in the Arts District, the owner had several meetings with staff over a period of a couple years regarding the zoning requirements for a multi-story structure with commercial and retail business on the first floor and residential apartments above. The applicant submitted a site plan application in July 2021 for a mixed-use project consisting of seven stories with a height of approximately 79 feet. Shortly thereafter, a moratorium on the development of residential units in the State Street District zones was put in place and the project was stopped.

Wright Development Group then filed a lawsuit against the City challenging the validity of the moratorium. City staff and the owner of the property conducted negotiations regarding a possible settlement of the lawsuit for the consideration of the Planning Commission and City Council. That settlement agreement was approved by the City Council on December 12, 2023.

Parking: Per the settlement agreement, they are required to have 2.09 parking stalls per unit for a total of 650 parking stalls in the 4-story parking structure. They are providing 656 parking stalls.

Architecture: It will be a 4-story multi-family residential complex with amenities. The materials will be glass, stone, LAP siding, Hardie panels and stucco. More than 85% of the units will have a balcony that is a minimum of 50 square feet.

Setbacks: The setbacks were met per the C2 zone requirements. From 400 East, there is seventeen feet (17') from back of curb to the building. From 900 South, there is twelve feet (12') from back of curb to the building. From State Street,

there is thirty-one and one-half feet (31.5') from the back of curb to the building. On the north side, abutting the commercial properties, there is five (5') from the property line to the building.

Landscaping: The applicant submitted a landscaping plan that complies with all applicable requirements.

Traffic: A Traffic Impact Study (TIS) for the Orem Art Lofts was performed by Hunt Day in December of 2023 and submitted by the applicant to the City of Orem. Residents in the adjacent neighborhood, and east of the proposed project, have voiced concerns regarding potential traffic from the project affecting their neighborhood. To further identify potential negative traffic effects on the neighborhood, from the Art Lofts project, the city commissioned an independent TIS performed for the Art Lofts (March 2024)

The two traffic study levels of service and driver delay results do not match each other. It is my professional opinion that the city commissioned TIS better represents traffic conditions witnessed on a daily basis. Due to the difficulty of accessing State Street during commute times, much of the project traffic will use 900 South to turn north on State Street, or use the signals at 400 East/800 South and State Street/800 South. Traffic to/from 800 East will use 400 East and 500 East if traveling to/from the east.

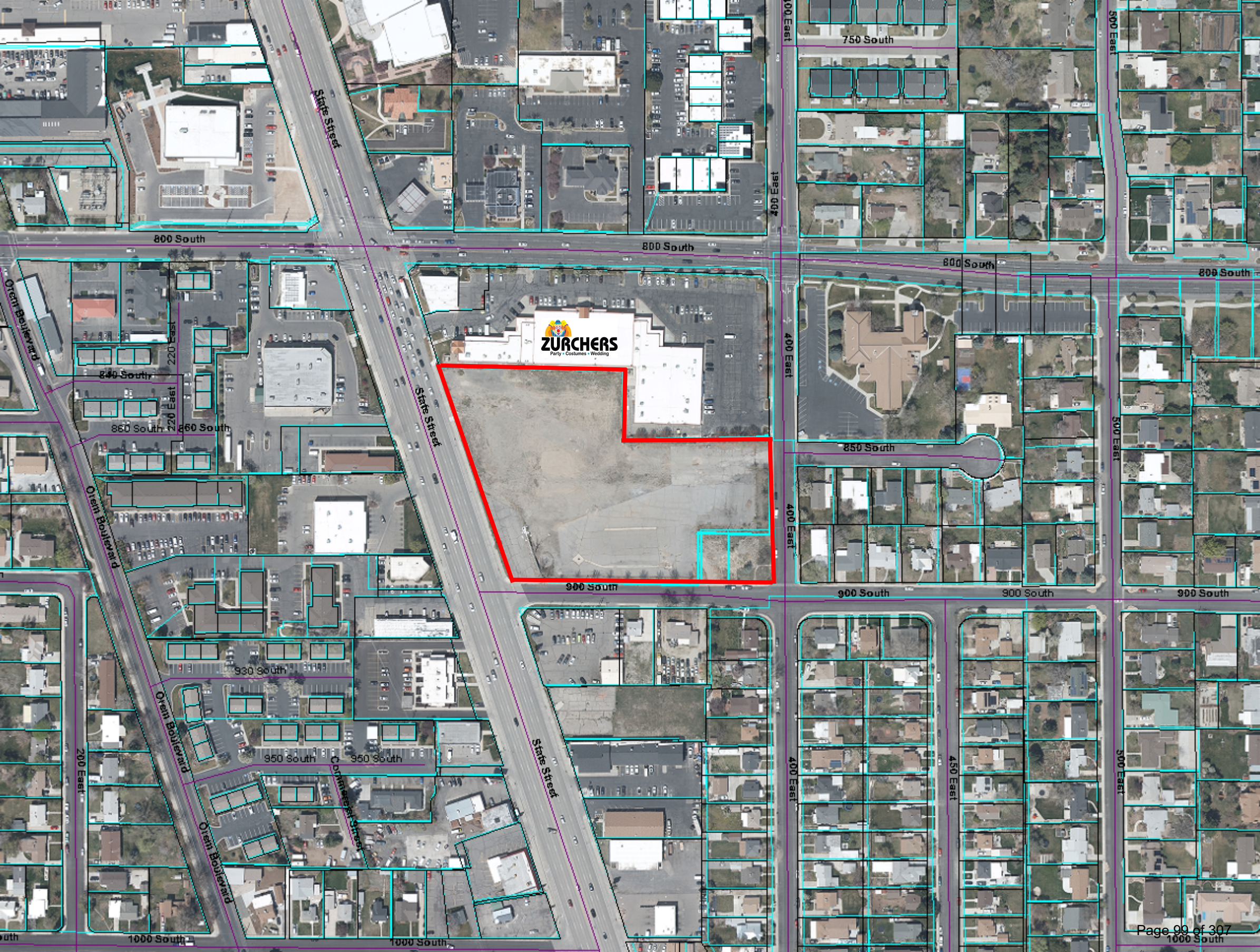
Engineering and Public Works have committed to the residents that we will monitor traffic changes in the neighborhood. We have gathered data before the project has started, and we will monitor traffic as the project becomes occupied. The residents will be presented changes and options to alleviate traffic changes in their neighborhood. Please see the [Orem Arts Lofts Development Traffic Study Comparison](#) for further details.

For a detailed recap of the settlement agreement items and compliance, please see the attached.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone.

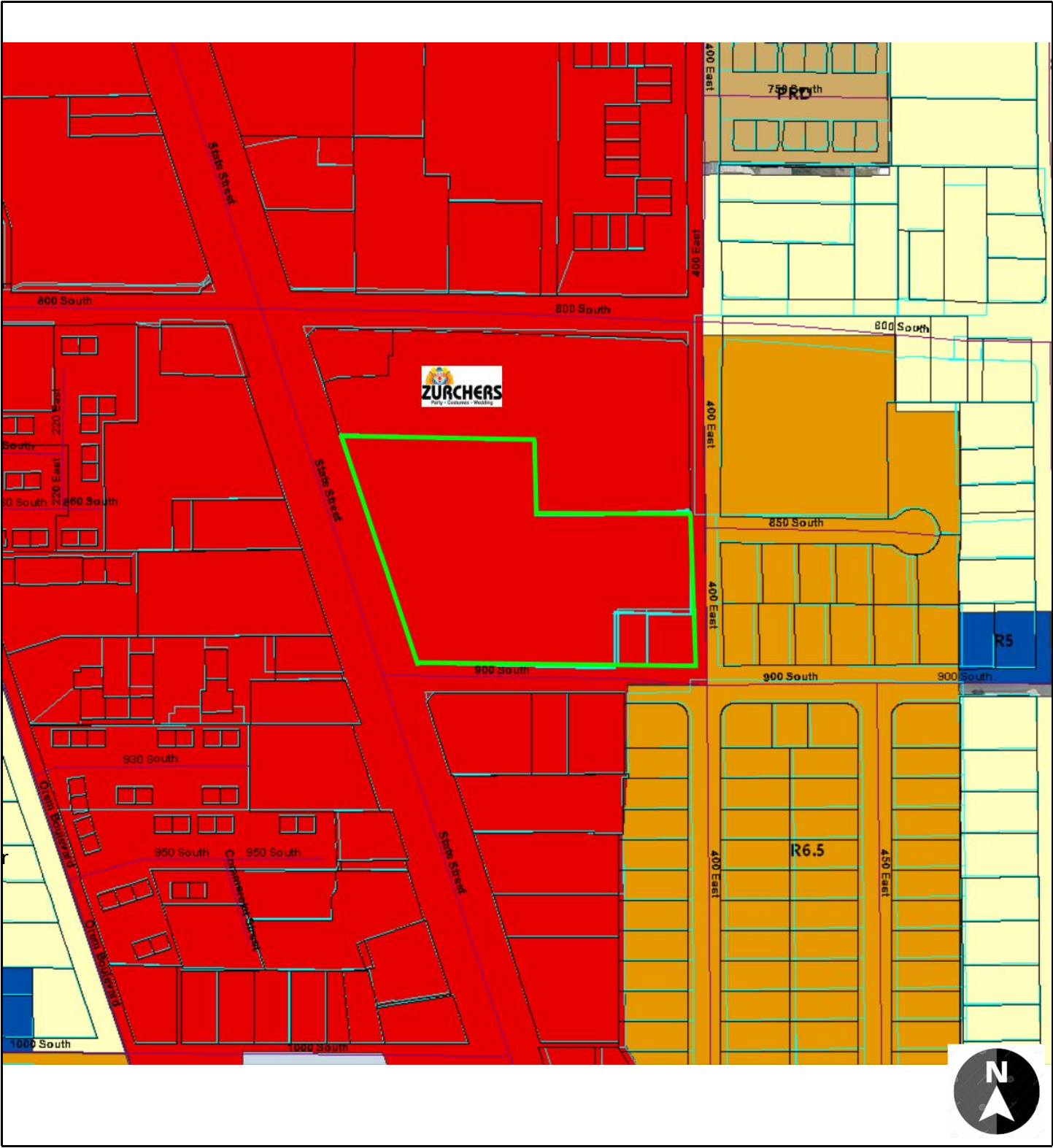
	AGREEMENT	SITE PLAN
Height	52'*	51' 4"
Residential Units	311	311
Parking Stalls	At least 650**	656
Rooftop Amenities	Not allowed between 10:00 pm & 7:00 am.	Acknowledged
Permitted Uses	All C2 zone permitted uses & multi-family residential use.	Multi-Family residential use
Setbacks	See Concept Plan***	Setbacks met per C2 zone
Architectural Features	Vertical breaks at least every 50' with minimum depth of 1'.	Vertical break every 50' with a minimum depth of 1'. Vertical break to extend over 75% of height.
Materials	Brick, split-face block, glass, stone and wood and standing seam metal for awnings****	Tier 1: Glass, stone, LAP siding, Hardie Panel (80%) Tier 2: Stucco (20%)
Entrances	One entrance intended for public, daily customer and/or resident use oriented toward a public street, public open space*****	Entrances provided on State Street, 900 South and 400 East
Windows & Awnings	At least 70% of each street-facing, ground story façade of commercial space shall consist of transparent window coverage*****	There will be no awnings and windows on the site plan have been approved
Balconies	Balconies consisting of a minimum area of 50 square feet shall be provided for at least 50% of all residential units.	Minimum 50 sf. More than 85% of units have a balcony
Drive-thru Structures	Drive-thru canopy structures shall be located only on the rear or a non-street facing façade.	There will be no drive-thru structures
Screening	Trash storage containers & dumpsters shall be completely screened from public view with a masonry wall at least 7' high*****	Screening provided around trash compactor. Transformers provided behind the building
Lighting	Designed to discourage crime, enhance safety and prevent direct glare onto adjacent properties.	Photometric plan submitted
Open Space	Minimum 20% of the lot dedicated to open space.	29.8% open space provided
Driveways & Accesses	Vehicular accesses shall be no more than 30' wide unless a wider access is necessary (shall not exceed 40' in width)*****	900 South & 400 East: 24 feet wide State Street: 28 feet wide
Traffic Study	A Traffic Impact Study shall be required in connection with any site plan for the property.	TIS completed in December 2023 Independent TIS completed in March 2024
Parking Lot Standards	1) Buildings shall face the street with parking lots on the side or rear.	4-Story parking structure fully wrapped by apartment building
	2) Parking lot light poles adjacent to residential zones shall be no closer than 50' to adjacent residential property line. Shielding and lighting directed down. Lightproof fencing is also required when adjacent to residentially zoned properties.	4-Story parking structure fully wrapped by apartment building

	3) Concrete curbs shall be provided between landscaped areas and off-street parking areas.	4-Story parking structure fully wrapped by apartment building
	AGREEMENT	SITE PLAN
Parking Structures	1) Street-facing façade of a parking structure must be "wrapped" with a habitable building designed and constructed for residential or commercial uses.*****	4-Story parking structure fully wrapped by apartment building
	2) Elevators and stairs shall be highlighted architecturally so visitors can easily access them.	Acknowledged
	3) Any signage attached to the parking structure shall be integrated with the architecture.	Acknowledged
	4) At a minimum, all street-facing facades of all parking structures shall be wrapped.	Off-street parking is within the building
	5) Shall be designed to minimize vehicle noise and odors. 6) Parking exceptions and parking modifications in Article 22-15 of the Orem City Code apply and a minimum of 25 bicycle parking stalls shall be provided.	4-Story parking structure fully wrapped by apartment building
Signs	All signs shall meet the standards provided in Article 14-3 of the City code.	Acknowledged
Landscaping	Provided and maintained as shown in the Approved Concept Plan.	See Landscape Plan
Utilities	All structures shall be served by the public sewer system and public water supply and placed underground.	Done - See utility plan
SWPPP	Shall be required in connection with the issuance of a building permit for construction.	Required before building permit
*Limited exception shall be made for a rooftop structure enclosing the stairway, elevator and lobby which may have a maximum height of 64'.		
**No fee, charge, deposit or other form of compensation (other than rent) may be required for the right to use required parking stalls. No penalty of any kind may be imposed upon a resident for parking in a required parking stall.		
***The area of any setback from a required sidewalk may not be used for parking, parking lot driveways, drive-thrus or drive-thru stacking except as shown on the Approved Concept Plan.		
****Aluminum composite material panel systems, stucco and exterior insulation and finishing systems-trim on ground-level facades and up to a maximum of 20% of street-facing façade.		
*****First priority assigned to State Street, the primary building shall have an entrance on 900 South.		
*****All awnings shall be durable canvas or standing seam metal.		
*****All electrical, utility & mechanical equipment (including on roofs) shall be fully screen from public view.		
*****Where a driveway crosses a public sidewalk, the driveway shall be a different stained color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.		
*****All other facades shall be wrapped with buildings and/or an external skin (or screen) designed to improve its visual appeal with the intent for parking structures to blend into surrounding buildings and not look like a parking structure.		



ZURCHERS
Party • Costumes • Wedding

Orem Art Lofts



Legend

Site Plan
Zone: C2
Acres: 4.48

NEIGHBORHOOD
Hillcrest

 841 S State Street
 Parcels

Site Plan

NOTES:

- THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, WATER MAINS, ACCESS ROADS, ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE INTERNATIONAL FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WHICH INCLUDES A BACK FLOW ASSEMBLY TO THE BUILDING. BACK FLOW ASSEMBLIES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-1-14 OF THE OREM CITY CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. WATER METERS SHALL BE LOCATED AT THE BACK OF SIDEWALK OR CURB IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN TEN FEET (10') OF ANY EXISTING OR PROPOSED STRUCTURE.
- IF REQUIRED BY CHAPTER 20 OF THE OREM CITY CODE OR BY THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OREM STANDARDS AND SPECIFICATIONS.
- ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE.
- ALL UTILITIES SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21-4-6 OF THE OREM CITY CODE. THESE UTILITIES INCLUDE BUT ARE NOT LIMITED TO: WATER AND SEWER LATERALS, WATER AND SEWER MAINS, STORM WATER SUMPS, SEWER MANHOLES, WATER VALVES AND METERS, AND FIRE HYDRANTS.
- ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES OR TO LANDSCAPED AREAS.
- AT THE TIME OF CONSTRUCTION, THE CITY OF OREM MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, WHEELCHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF OREM CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS THE IMPROVEMENT IS WITHIN THE UDOT RIGHT-OF-WAY. IN WHICH CASE THE CONSTRUCTION SHALL CONFORM TO UDOT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
- SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT.
- CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER.

SITE DATA TABLE

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
TOTAL AREA	188,082	4.32	
TOTAL BUILDING AREA	134,708	3.09	71.6%
TOTAL IMPERVIOUS AREA	18,666	0.43	10.0%
TOTAL LANDSCAPE AREA	34,708	0.80	18.4%

BUILDING DATA TABLE

LOTS SIZE:	4.32 ACRES			
CURRENT ZONE:	C2			
OPEN SPACE PROVIDED:				
ROOFTOP:	22,000 SF			
COURTYARD:	16,000 SF			
PUBLIC OPEN SPACE:	19,500 SF			
PARKING:	656 STALLS 23 ADA STALLS			
UNITS	LEVEL 1	LEVEL 2-4	TOTAL	%
STUDIOS	18	17	69	22.19%
1 BED	34	35	139	44.7%
2 BED	22	23	91	29.3%
3 BED	3	3	12	3.9%
TOTALS	77	78	311	100%

NOTE:
SEE THE ARCHITECTURAL PLANS FOR PARKING LAYOUT ON EACH LEVEL AND LOCATION OF ADA STALLS.

SEE LANDSCAPE PLANS FOR LEGEND ON ROOFTOP AND COURTYARD AMENITIES.



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
Orem Art Loft

**841 South State Street,
Salt Lake City, Utah**

REVISIONS

REV.	DATE	DESCRIPTION	BY
2	06-19-24	UPDATE TO CITY COMMENTS	TH
1	04-19-24	UPDATE TO CITY COMMENTS	TH
0	01-31-24	INITIAL SUBMITTAL TO CITY	TH

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer: T. Hunt
Drawn: T. Pridemore
Date: 05 / 29 / 2023
Proj. No. 102 - 13

SHEET TITLE

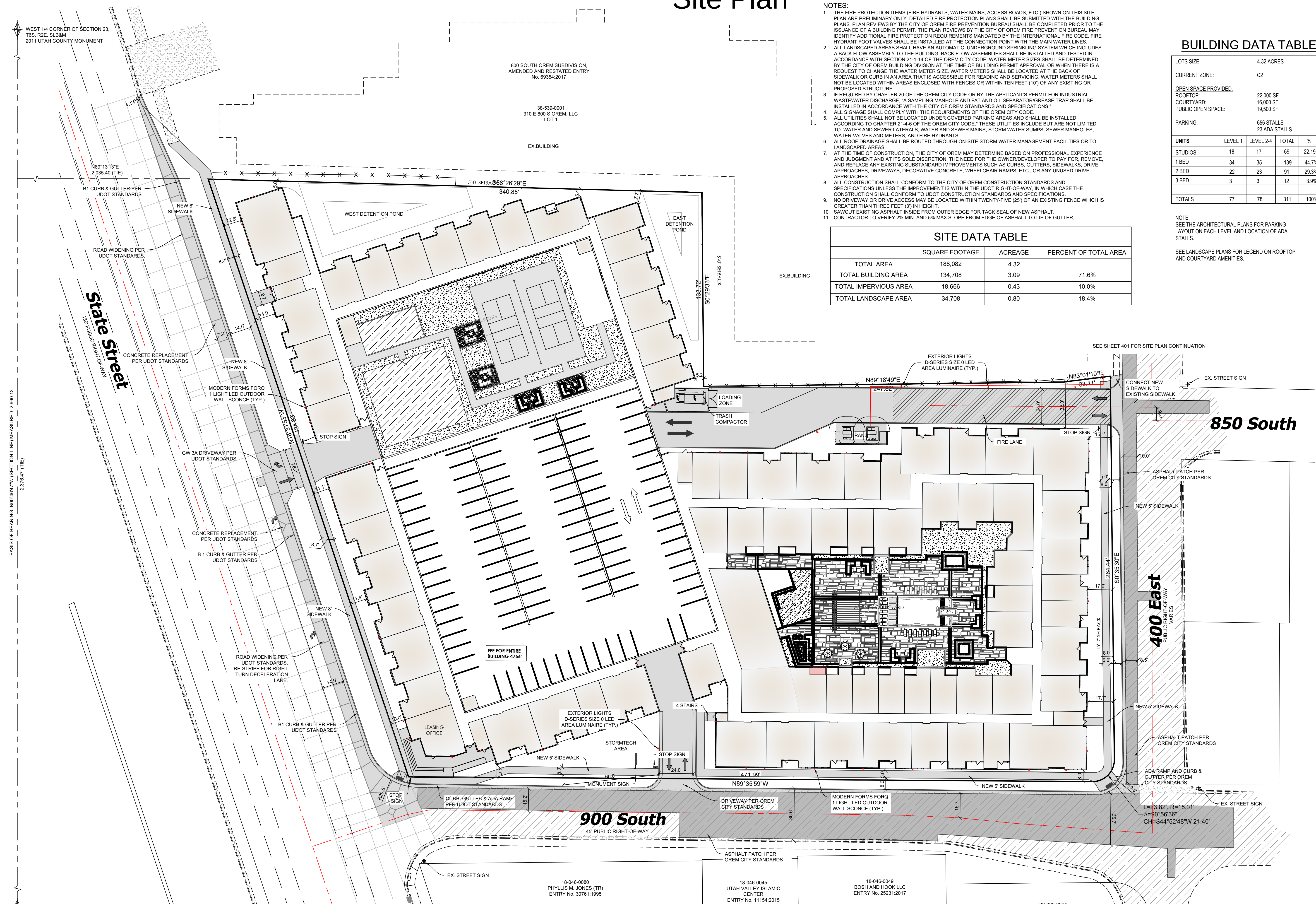
**Proposed
Site Plan**

SHEET NO.

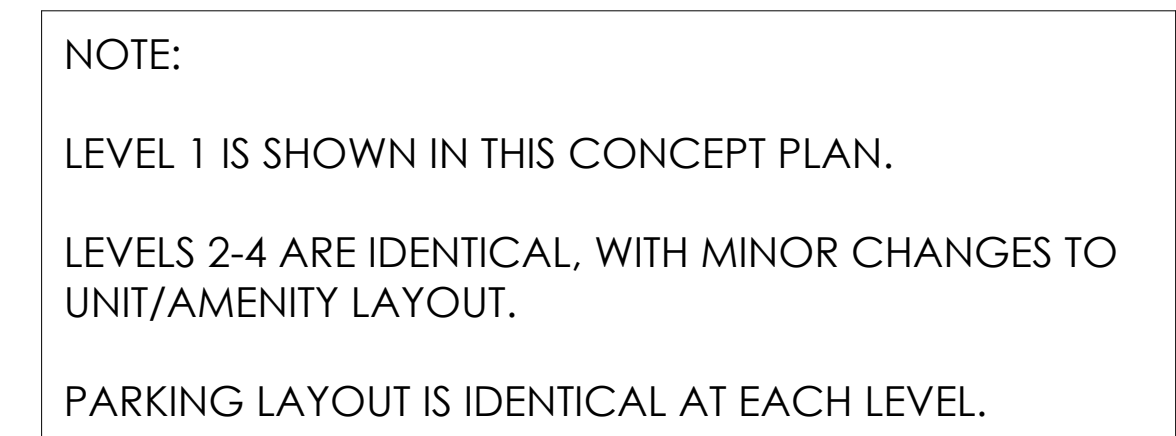
C200

Notice To Contractors

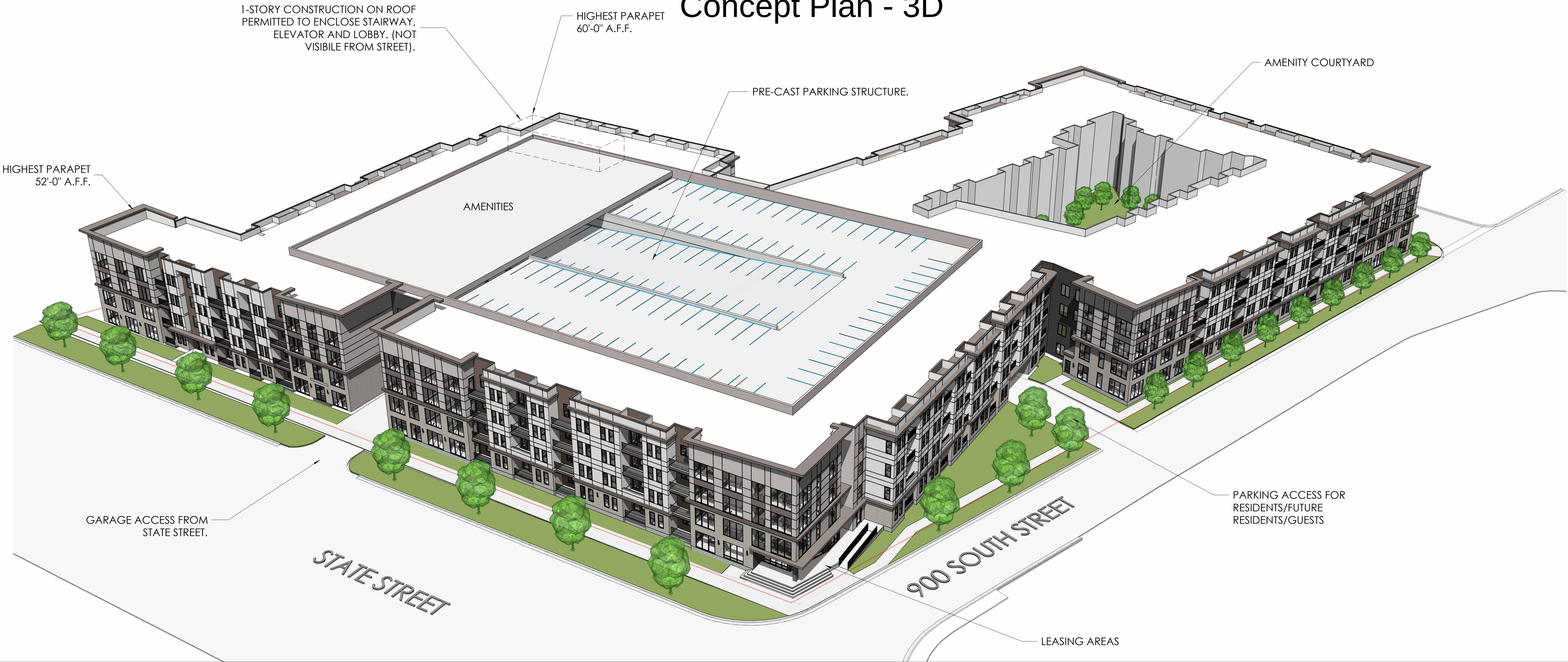
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD. IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



OREM ART LOFTS



Concept Plan - 3D



PROJECT INFO:			
LOT SIZE:	193,312 SF (4.44 ACRES)		
NUMBER OF STORIES:	4 STORIES		
DEVELOPMENT STANDARDS AND REQ'S (PER EXHIBIT C)			
A. HEIGHT:	52'-0" (64' MAX. ALLOWED ON STRUCTURE ABOVE PARKING STRUCTURE)		
B. RESIDENTIAL UNITS:	STUDIOS:	71 UNITS	(22.8%)
	ONE BEDROOM:	139 UNITS	(44.7%)
	TWO BEDROOM:	89 UNITS	(28.6%)
	<u>THREE BEDROOM:</u>	<u>12 UNITS</u>	<u>(3.9%)</u>
	311 UNITS		
C. PARKING STALLS:	650+ STALLS (4-STORY PARKING STRUCTURE) 2.09+ STALLS / UNIT		
D. ROOFTOP AMENITIES: ONLY USED BETWEEN 7 A.M. TO 10 P.M.			
E. PERMITTED USED:	MULTI-FAMILY RESIDENTIAL USE		

F. SETBACKS:	WEST SIDE (STATE ST.)	= 8'-0"
	SOUTH SIDE (900 S.)	= 8'-0"
	NORTH SIDE (WRAP)	= 5'-0"
	NORTH SIDE (EAST WING)	= 5'-0"
	NORTH SIDE (AT DUMPSTER)	= 1'-0"
	EAST SIDE (WRAP)	= 5'-0"
G. ARCHITECTURAL FEATURES:	EAST SIDE (400 E)	= 15'-0"
	VERTICAL BREAK EVERY 50' WITH A MIN. DEPTH OF 1'. VERTICAL BREAK TO EXTEND OVER 75% OF HEIGHT.	
	H. MATERIALS:	
	TIER 1 MATERIALS: STONE, BRICK, SPLIT-FACE CMU, GLASS, FIBER CEMENT, ACM PANELS,	
	TIER 2 MATERIALS: STUCCO, EIFS	
	STREET FACING FACADES:	
	STATE STREET:	TIER 1 80 %
	900 SOUTH:	TIER 2 20 % (20 % MAX)
	400 EAST	81 % 19 % (20 % MAX)
		86 % 14 % (20 % MAX)
	NON-STREET FACING:	
	NORTH ELV. - E. WING	46 % 54 % (75 % MAX)
	EAST ELV. - N. WING	29 % 71 % (75 % MAX)
	NORTH ELV. - N. WING	33 % 67 % (75 % MAX)

I. ENTRANCES:	ENTRANCES PROVIDED ON STATE STREET, 900 SOUTH AND 400 EAST.
J. WINDOWS & AWNINGS:	NOT APPLICABLE
K. BALCONIES:	MIN. 50 SF. MORE THAN 85% OF UNITS HAVE BALCONIES.
L. DRIVE-THROUGH:	NOT APPLICABLE
M. SCREENING:	SCREENING PROVIDED AROUND TRASH COMPACTOR, TRANSFORMERS PROVIDED BEHIND THE BUILDING.
N. LIGHTING:	LIGHTING PLAN TO BE PROVIDED.
O. OPEN SPACE:	20 % REQUIRED (38,988 SF)
	GROUND LEVEL: 41,122 SF
	ROOFTOP: 16,470 SF
	TOTAL OPEN SPACE: 57,592 SF (29.8 %)
P. DRIVEWAYS & ACCESSES:	PER CONCEPT PLAN.
Q. TRAFFIC STUDY:	TO BE PROVIDED
R. PARKING LOT STANDARDS:	NOT APPLICABLE
S. PARKING STRUCTURES:	4-STORY PARKING STRUCTURE FULLY WRAPPED BY APARTMENT BUILDING.

T. SIGNS:	SHALL MEET ARTICLE 14-3 OF OREM CITY CODE
U. LANDSCAPING:	PER CONCEPT LANDSCAPE PLAN, STREET TREES PER APPENDIX U OF THE OREM CITY CODE.
V. UTILITIES:	SERVED BY PUBLIC SEWER AND PUBLIC WATER. ALL UTILITIES SHALL BE UNDERGROUND.
W. SWPPP:	REQUIRED BEFORE BUILDING PERMIT.



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Concept Landscape Plan



Elevations



1 STATE STREET ELEVATION 1
3/32" = 1'-0"

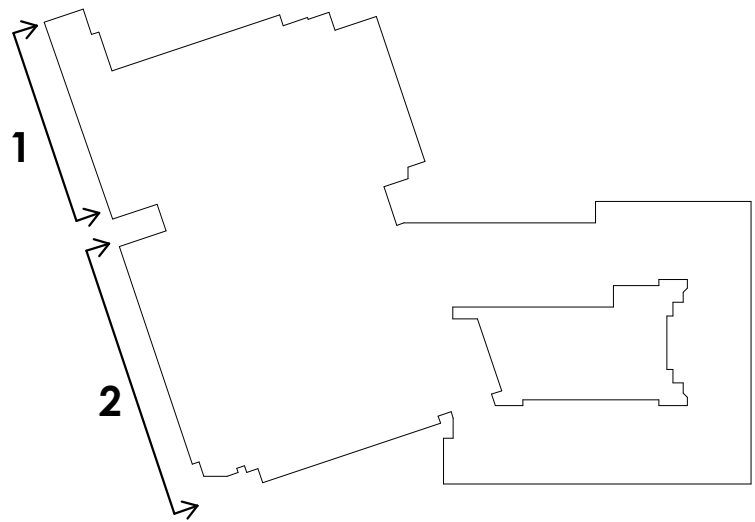


2 STATE STREET ELEVATION 2
3/32" = 1'-0"

STATE STREET ELEVATION MATERIALS:

TIER 1 MATERIALS:	
GLASS:	35%
STONE:	13%
LAP SIDING:	16%
HARDIE PANEL (WHITE):	16%
	80%
TIER 2 MATERIALS:	
STUCCO (TAN):	17%
STUCCO (WHITE):	0%
STUCCO (DARK GRAY):	3%
	20% (20% MAX)

MATERIAL LEGEND						
MASONRY - STONE [M-1]	LAP SIDING - SUMMER WHEAT [S-1]	HARDIE PANEL - WHITE [S-2]	STUCCO - TAN [E-1]	STUCCO - BROWN [E-2]	STUCCO - DARK GRAY [E-3]	STUCCO - WHITE [E-4]

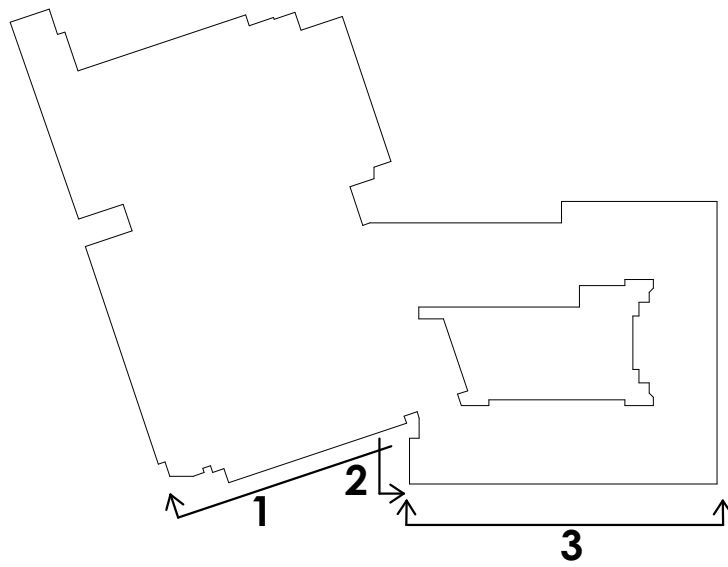
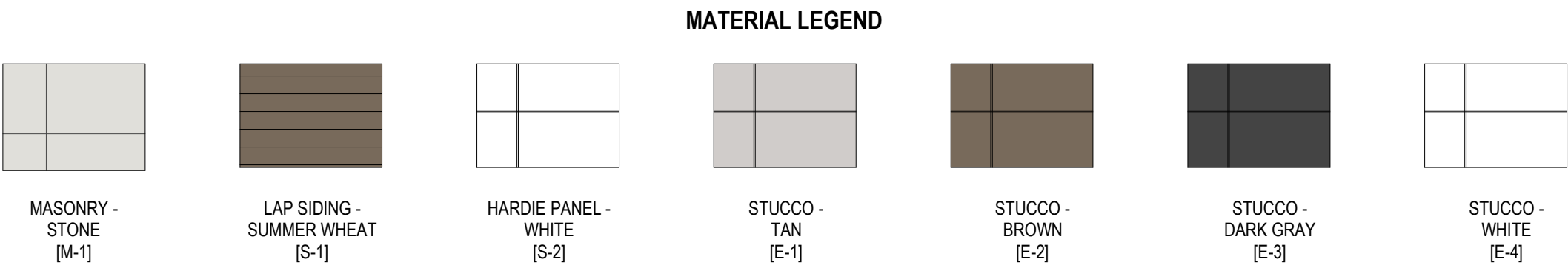


Elevations (continued)



900 SOUTH ELEVATION MATERIALS:

TIER 1 MATERIALS:	
GLASS:	32%
STONE:	12%
LAP SIDING:	13%
HARDIE PANEL (WHITE):	24%
	81%
TIER 2 MATERIALS:	
STUCCO (TAN):	14%
STUCCO (WHITE):	0%
STUCCO (DARK GRAY):	5%
	19% (20% MAX)



Elevations (continued)



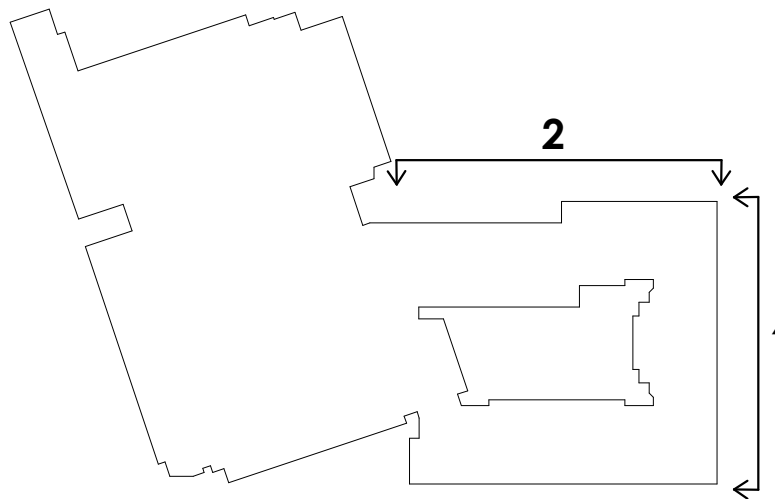
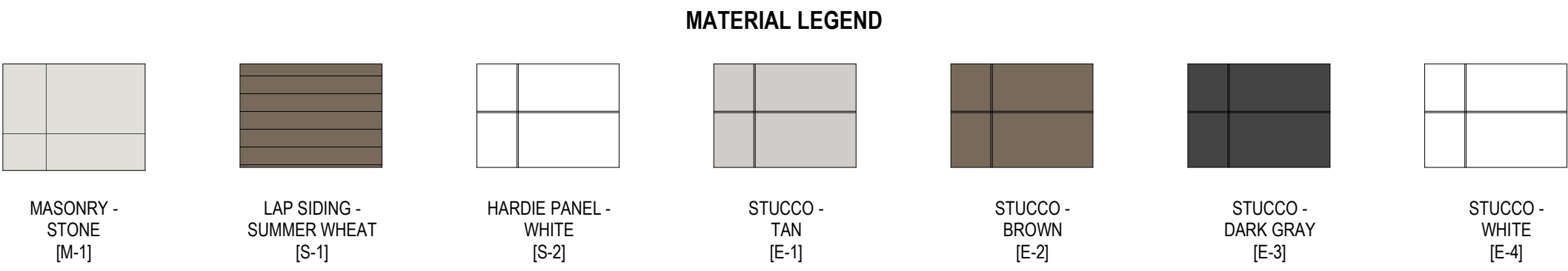
EAST WING - NORTH ELEVATION MATERIALS:

TIER 1 MATERIALS:	
GLASS:	24%
STONE:	15%
LAP SIDING:	7%
HARDIE PANEL (WHITE):	0%
	46%
TIER 2 MATERIALS:	
STUCCO (TAN):	6%
STUCCO (WHITE):	41%
STUCCO (DARK GRAY):	7%
	54% (75% MAX.)



EAST WING - EAST ELEVATION MATERIALS:

TIER 1 MATERIALS:	
GLASS:	29%
STONE:	13%
LAP SIDING:	15%
HARDIE PANEL (WHITE):	29%
	86%
TIER 2 MATERIALS:	
STUCCO (TAN):	10%
STUCCO (WHITE):	0%
STUCCO (DARK GRAY):	4%
	14% (20 % MAX)



Elevations (continued)



2 NORTH ELEVATION (NORTH WING)
3/32" = 1'-0"

NORTH WING - NORTH ELEVATION MATERIALS:

TIER 1 MATERIALS:	
GLASS:	19%
STONE:	14%
LAP SIDING:	0%
HARDIE PANEL (WHITE):	0%
	33%

TIER 2 MATERIALS:	
STUCCO (TAN):	6%
STUCCO (WHITE):	42%
STUCCO (DARK GRAY/BROWN):	19%
	67% (75% MAX)



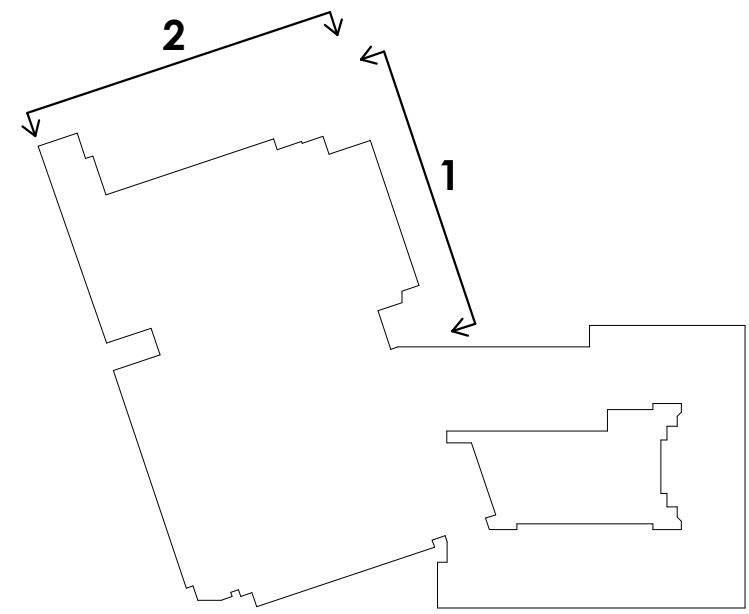
1 EAST ELEVATION (NORTH WING)
3/32" = 1'-0"

NORTH WING - EAST ELEVATION MATERIALS:

TIER 1 MATERIALS:	
GLASS:	18%
STONE:	11%
LAP SIDING:	0%
HARDIE PANEL (WHITE):	0%
	29%

TIER 2 MATERIALS:	
STUCCO (TAN):	0%
STUCCO (WHITE):	44%
STUCCO (DARK GRAY/BROWN):	27%
	71% (75% MAX)

MATERIAL LEGEND						
MASONRY - STONE [M-1]	LAP SIDING - SUMMER WHEAT [S-1]	HARDIE PANEL - WHITE [S-2]	STUCCO - TAN [E-1]	STUCCO - BROWN [E-2]	STUCCO - DARK GRAY [E-3]	STUCCO - WHITE [E-4]





To: Whom it May Concern
From: John A. Dorny

Date: 7/08/24

Subject: Orem Arts Lofts Development Traffic Study Comparisons

Background

A Traffic Impact Study (TIS) for the Orem Art Lofts was performed by Hunt Day in December of 2023 and submitted by the applicant to the City of Orem. Residents in the adjacent neighborhood, and east of the proposed project, have voiced concerns regarding potential traffic from the project affecting their neighborhood. Many years before the Lofts project was submitted to the city, residents and the city worked together to address traffic concerns in the neighborhood. The city has performed the following measures to address residents' concerns:

- Bulb-outs at some intersections were installed on 500 East (2008)
- At the request of the residents, bulb-outs at some intersections were removed on 500 East, (2023)
- **"Your Speed"** signs were installed on 500 East (early 2024)
- Narrow lanes were striped on 500 East (summer 2023)
- Stop sign was added at 1070 South and 500 East (fall 2023)
- **"No Mall Access"** signs were installed just east of State Street (2007-2022)

The city commissioned an independent TIS performed for the Art Lofts (March 2024). This memorandum compares the traffic study submitted by the Lofts applicant and the study commissioned by the city.

Plan for 500 East

Public Works and Engineering are considering various traffic calming options on 500 East, south of 800 South. We have reached out to a representative to be the spokesperson for the neighborhood. Once a traffic calming application is submitted, we will continue to work with residents on 500 East to formulate a plan. We are considering installing speed cushions. There are variations of these that allow fire truck wheel paths to pass through, such as the one shown below. As traffic increases over time, from the Lofts project, traffic will be monitored in this neighborhood.



Traffic Operations

In the traffic engineering profession, the main objective is to estimate the driver's experience and changes in safety at an intersection or on a roadway, in both the existing condition and in the future. To estimate these conditions, a long list of variables is considered and include traffic volumes, traffic growth, new roadways, turn pocket existence or length, lane width, signal timing, time of day, on-street parking, vehicle queuing, pedestrian use, among other variables. These values are entered into computer programs that follow the calculations in the Federally published *Highway Capacity Manual* (HCM). One of the main outputs is the average delay per vehicle at an intersection. These values are then presented in the form of a letter grade, A through F, known as Level of Service.

**Existing Level of Service**

The Level of Service (LOS) of both traffic studies in the “existing” condition (2023) were compared and are presented below.

Existing Conditions (2023)		
Intersection	Applicant TIS	Commissioned TIS
	Level of Service (AM/PM)	
State Street/800 South	B/C	C/E
State Street/900 South	B/C	C/F
800 South/Tiger Way (400 East)	B/A	A/B
900 South/Tiger Way (400 East)	A/A	A/A
800 South/500 East	n/a	C/F
900 South/500 East	n/a	A/A

In general, the applicant's traffic study estimates existing LOS to be much better than the traffic study commissioned by the city. The cells highlighted in yellow above show the most variation in service levels between the two studies. The applicant's traffic study also did not perform intersection analyses on 500 East. The LOS of F in the PM peak hours are due to vehicles trying to turn left on a major road with a high volume of cross traffic.

Future Level of Service

Both studies contain a 2038 (15-year condition) traffic condition, which represents existing traffic, surrounding traffic growth from other projects, and traffic from The Lofts. The result of the future conditions analysis is shown below.

Future Conditions (~2038)		
Intersection	Applicant TIS	Commissioned TIS
	Level of Service (AM/PM)	
State Street/800 South	B/C	C/E
State Street/900 South	C/D	D/F
800 South/Tiger Way (400 East)	B/B	A/B
900 South/Tiger Way (400 East)	A/A	A/A
800 South/500 East	n/a	C/F
900 South/500 East	n/a	A/A
State Street/Project Access	B/B	B/D

Again, the cells shown in yellow represent differences between the two studies or sub-standard LOS per city standards (LOS D is acceptable)



Breakdown

The city-commissioned traffic study generally shows service levels to be lower (worse) than the applicant's traffic study. These differences can sometimes be attributed to traffic counts being gathered at different times of the year or different days of the week. However, traffic along the State Street corridor is fairly consistent and should not vary by three letter grades. The three following intersections have an unfavorable LOS now and in the future.

State Street/800 South

This intersection is estimated to operate at LOS E in the existing condition and the future condition in the PM peak hour. This is understandable based on the commuter traffic in the area. Bringing this intersection to a LOS D or better would require the removal of many businesses and currently, the State is accepting a poor level of service on major corridors.

State Street/900 South

This intersection is estimated to operate at LOS F in the existing condition and the future condition in the PM peak hour. It is very common for unsignalized intersections along State Street to operate poorly during peak travel times. During peak times, it is nearly impossible to exit left out of 900 East and therefore this intersection operates at LOS F. To mitigate this, the roadway would need to be restricted to a right-in/right-out or something similar. However, the residents may not like this solution, as the intersection functions at a better LOS at other times of the day.

800 South/500 East

This intersection is estimated to operate at LOS F in the existing condition and the future condition in the PM peak hour, for the same reasons that roadways on State Street operate poorly. The left-turn movement from 500 East to 800 South takes so long that the operating LOS is poor. Mitigation would also require adding a right-in/right-out to restrict the left-out movements. However, the residents may not like this solution, as the intersection functions at a better LOS at other times of the day.



Conclusion

The two traffic study levels of service and driver delay results do not match each other. It is my professional opinion that the city commissioned TIS better represents traffic conditions witnessed on a daily basis. Due to the difficulty of accessing State Street during commute times, much of the project traffic will use 900 South to turn north on State Street, or use the signals at 400 East/800 South and State Street/800 South. Traffic to/from 800 East will use 400 East and 500 East if traveling to/from the east.

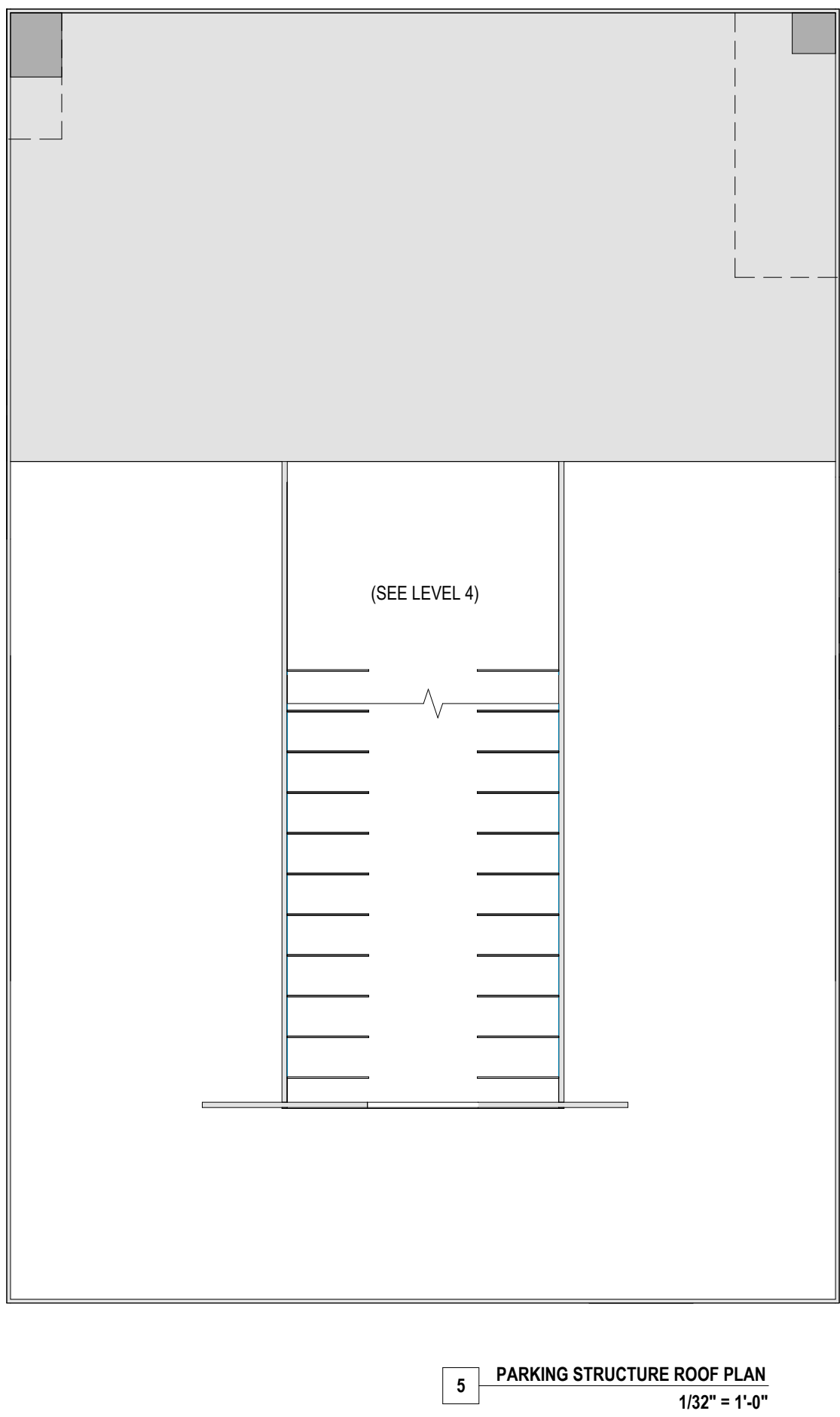
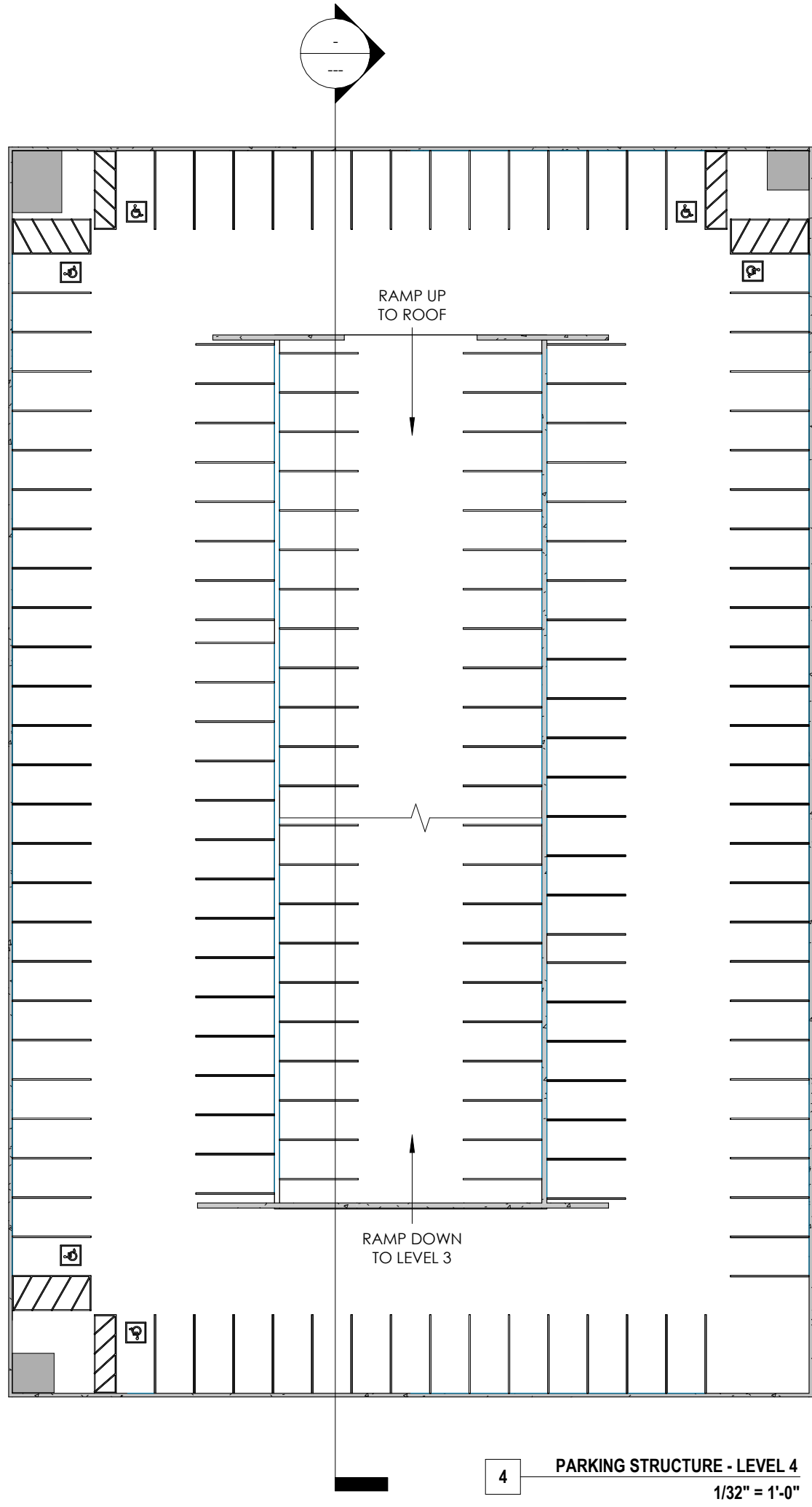
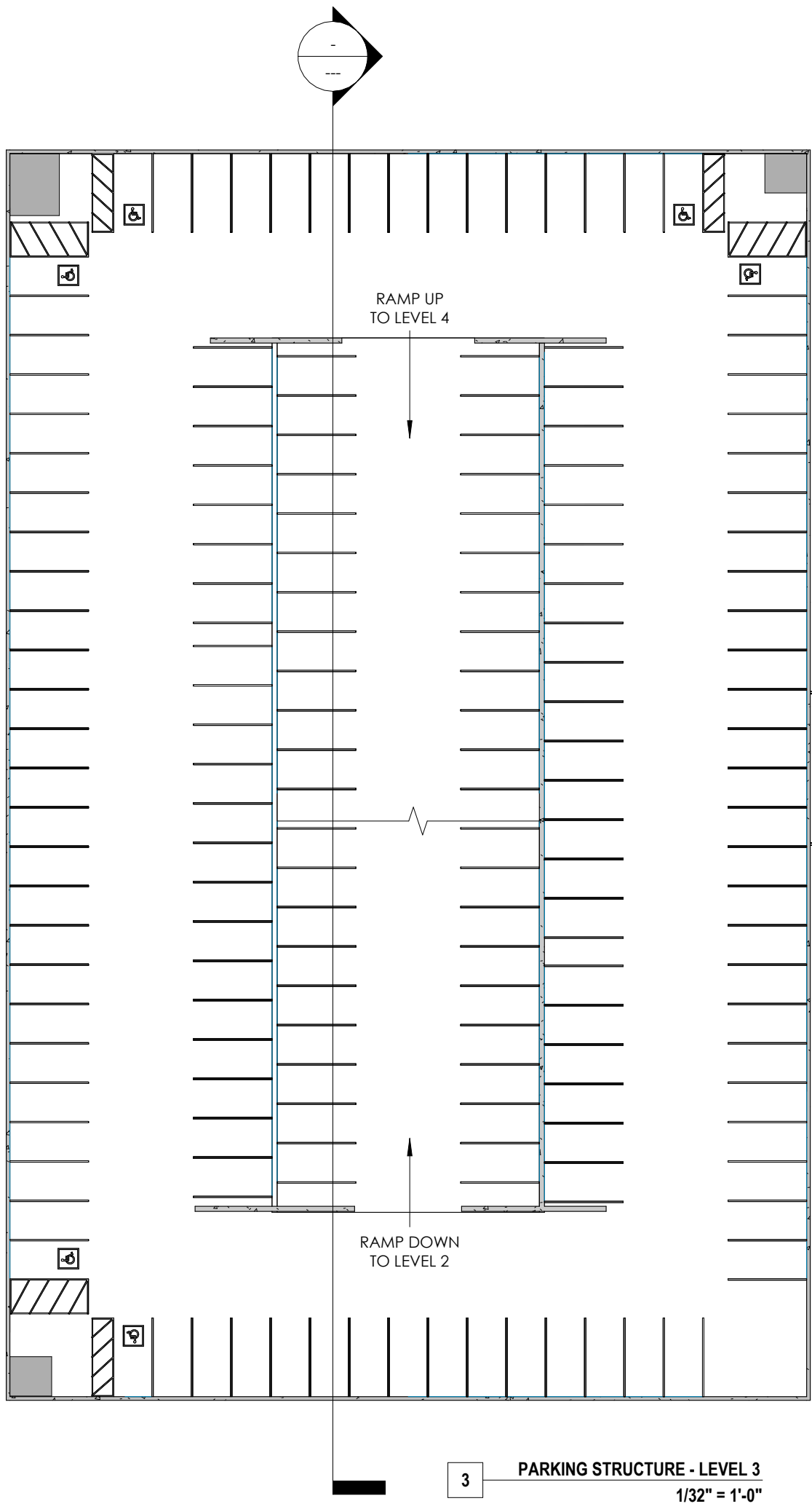
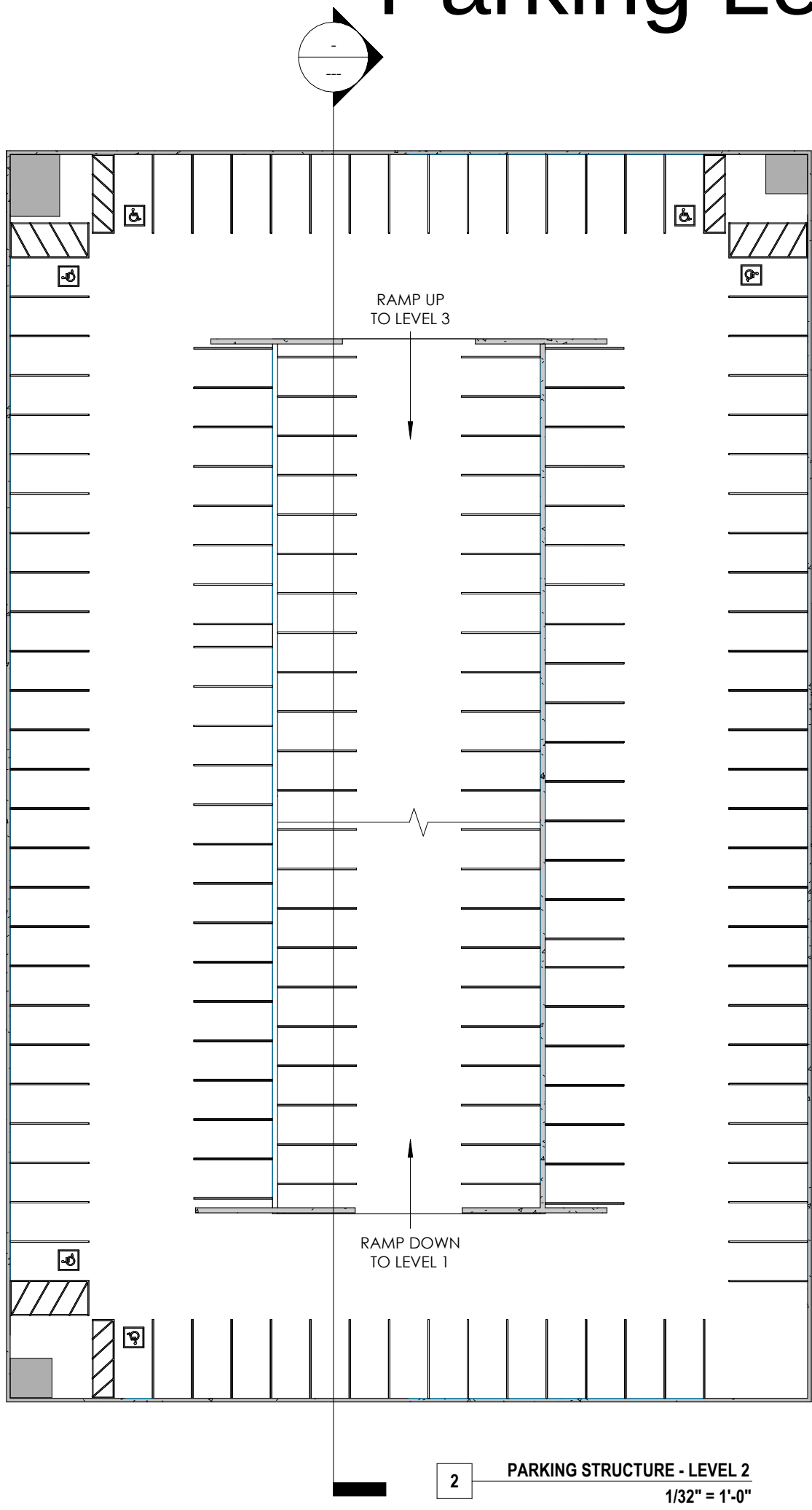
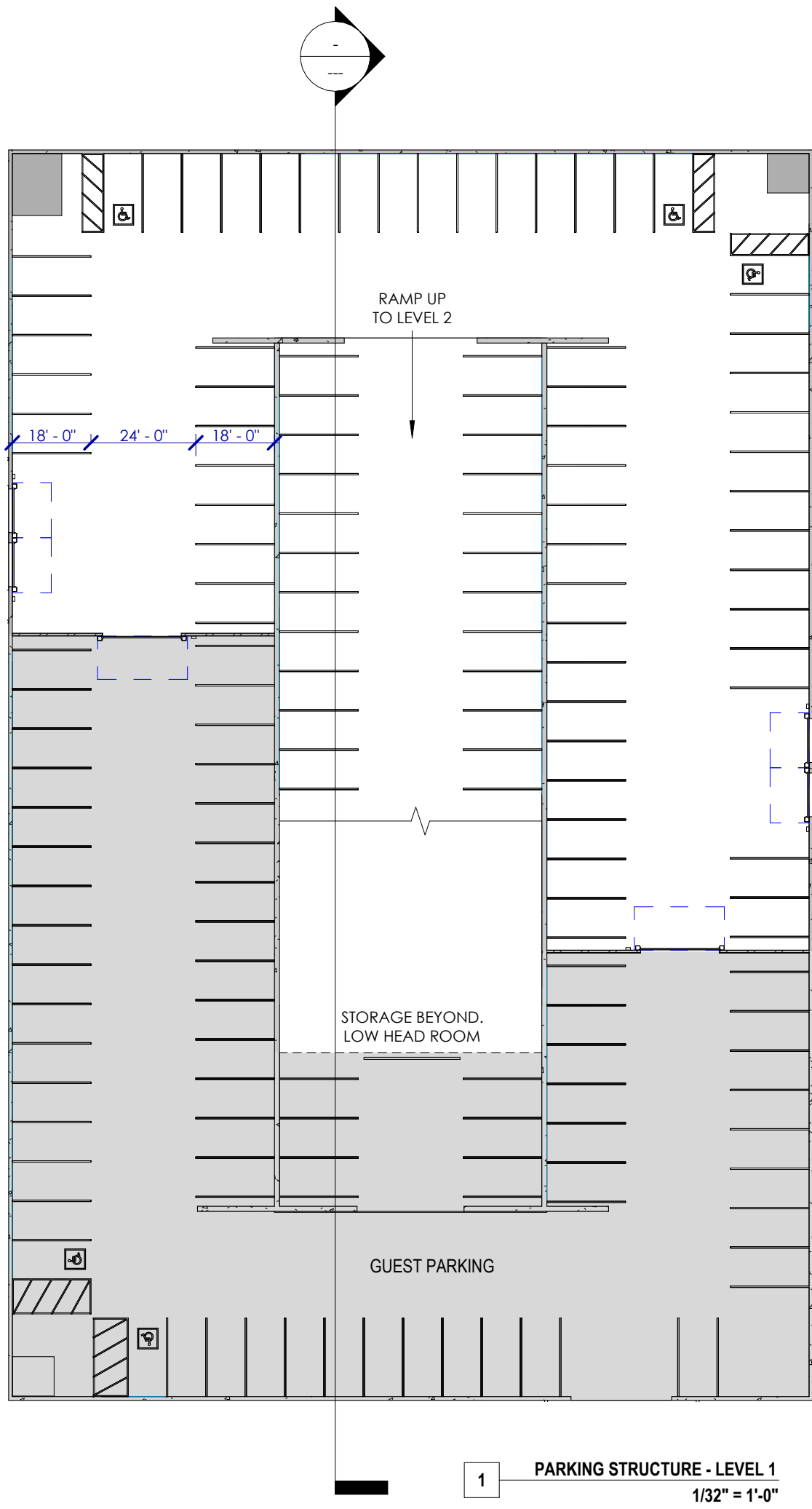
Engineering and Public Works have committed to the residents that we will monitor traffic changes in the neighborhood. We have gathered data before the project has started, and we will monitor traffic as the project becomes occupied. The residents will be presented changes and options to alleviate traffic changes in their neighborhood.

	AGREEMENT	SITE PLAN
Height	52'*	51' 4"
Residential Units	311	311
Parking Stalls	At least 650**	656
Rooftop Amenities	Not allowed between 10:00 pm & 7:00 am	Acknowledged
Permitted Uses	All C2 zone permitted uses & multi-family residential use	Multi-Family residential use
Setbacks	See Concept Plan***	Setbacks met per C2 zone
Architectural Features	Vertical breaks at least every 50' with minimum depth of 1'	Vertical break every 50' with a minimum depth of 1'. Vertical break to extend over 75% of height.
Materials	Brick, split-face block, glass, stone and wood and standing seam metal for awnings****	Tier 1: Glass, stone, LAP siding, Hardie Panel (80%) Tier 2: Stucco (20%)
Entrances	One entrance intended for public, daily customer and/or resident use oriented toward a public street, public open space*****	Entrances provided on State Street, 900 South and 400 East
Windows & Awnings	At least 70% of each street-facing, ground story façade of commercial space shall consist of transparent window coverage*****	There will be no awnings and windows on the site plan have been approved
Balconies	Balconies consisting of a minimum area of 50 square feet shall be provided for at least 50% of all residential units	Minimum 50 sf. More than 85% of units have a balcony
Drive-thru Structures	Drive-thru canopy structures shall be located only on the rear or a non-street facing façade	There will be no drive-thru structures
Screening	Trash storage containers & dumpsters shall be completely screened from public view with a masonry wall at least 7' high*****	Screening provided around trash compactor. Transformers provided behind the building
Lighting	Designed to discourage crime, enhance safety and prevent direct glare onto adjacent properties	Photometric plan submitted
Open Space	Minimum 20% of the lot dedicated to open space	29.8% open space provided
Driveways & Accesses	Vehicular accesses shall be no more than 30' wide unless a wider access is necessary (shall not exceed 40' in width)*****	900 South & 400 East: 24 feet wide State Street: 28 feet wide
Traffic Study	A Traffic Impact Study shall be required in connection with any site plan for the property	TIS completed in December 2023 Independent TIS completed in March 2024

	AGREEMENT	SITE PLAN
Parking Lot Standards	1) Buildings shall face the street with parking lots on the side or rear.	4-Story parking structure fully wrapped by apartment building
	2) Parking lot light poles adjacent to residential zones shall be no closer than 50' to adjacent residential property line. Shielding and lighting directed down. Lightproof fencing is also required when adjacent to residentially zoned properties.	4-Story parking structure fully wrapped by apartment building
	3) Concrete curbs shall be provided between landscaped areas and off-street parking areas.	4-Story parking structure fully wrapped by apartment building
Parking Structures	1) Street-facing façade of a parking structure must be "wrapped" with a habitable building designed and constructed for residential or commercial uses. *****	4-Story parking structure fully wrapped by apartment building
	2) Elevators and stairs shall be highlighted architecturally so visitors can easily access them.	Acknowledged
	3) Any signage attached to the parking structure shall be integrated with the architecture.	Acknowledged
	4) At a minimum, all street-facing facades of all parking structures shall be wrapped.	Off-street parking is within the building
	5) Shall be designed to minimize vehicle noise and odors. 6) Parking exceptions and parking modifications in Article 22-15 of the Orem City Code apply and a minimum of 25 bicycle parking stalls shall be provided.	4-Story parking structure fully wrapped by apartment building
Signs	All signs shall meet the standards provided in Article 14-3 of the City code.	Acknowledged
Landscaping	Provided and maintained as shown in the Approved Concept Plan	See Landscape Plan
Utilities	All structures shall be served by the public sewer system and public water supply and placed underground.	Done - See utility plan
SWPPP	Shall be required in connection with the issuance of a building permit for construction.	Required before building permit

	AGREEMENT	SITE PLAN
	*Limited exception shall be made for a rooftop structure enclosing the stairway, elevator and lobby which may have a maximum height of 64'	
	**No fee, charge, deposit or other form of compensation (other than rent) may be required for the right to use required parking stalls. No penalty of any kind may be imposed upon a resident for parking in a required parking stall.	
	***The area of any setback from a required sidewalk may not be used for parking, parking lot driveways, drive-thrus or drive-thru stacking except as shown on the Approved Concept Plan.	
	****Aluminum composite material panel systems, stucco and exterior insulation and finishing systems-trim on ground-level facades and up to a maximum of 20% of street-facing façade.	
	*****First priority assigned to State Street, the primary building shall have an entrance on 900 South.	
	*****All awnings shall be durable canvas or standing seam metal	
	*****All electrical, utility & mechanical equipment (including on roofs) shall be fully screen from public view.	
	*****Where a driveway crosses a public sidewalk, the driveway shall be a different stained color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.	
	*****All other facades shall be wrapped with buildings and/or an external skin (or screen) designed to improve its visual appeal with the intent for parking structures to blend into surrounding buildings and not look like a parking structure.	

Parking Levels



PARKING - COMMERCIAL (1106.1)

NUMBER OF TOTAL STALLS PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE STALLS	ACCESSIBLE STALLS PROVIDED
60 (LEASING/GUEST STALLS IN PARKING STRUCTURE)	2	2

PARKING - RESIDENTIAL (1106.2)

1. IN GROUP R-2, OCCUPANCIES THAT ARE REQUIRED TO HAVE TYPE A OR TYPE B DWELLING UNITS, AT LEAST 2 PERCENT , BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.			
TYPES OF PARKING:	TOTAL STALLS	ACCESSIBLE STALLS REQUIRED (2%)	ACCESSIBLE STALLS PROVIDED
RESIDENTIAL STALLS (PARKING STRUCTURE)	596	12	14
3. WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH DWELLING UNIT, AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH TYPE A UNIT . (7 TYPE A UNITS)		7	7

TOTAL STALLS (PARKING STRUCTURE)	656 (INCLUDES 23 ACCESSIBLE STALLS)
---	-------------------------------------



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

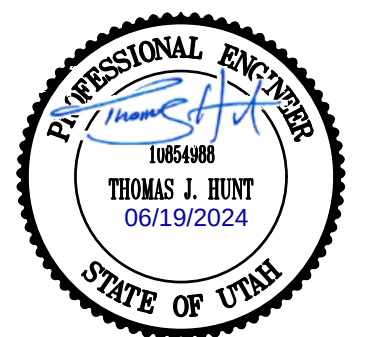
PROJECT TITLE
Orem Art Loft

841 South State Street,
Salt Lake City, Utah

REVISIONS

REV. DATE DESCRIPTION

SEAL



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" = 20'
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

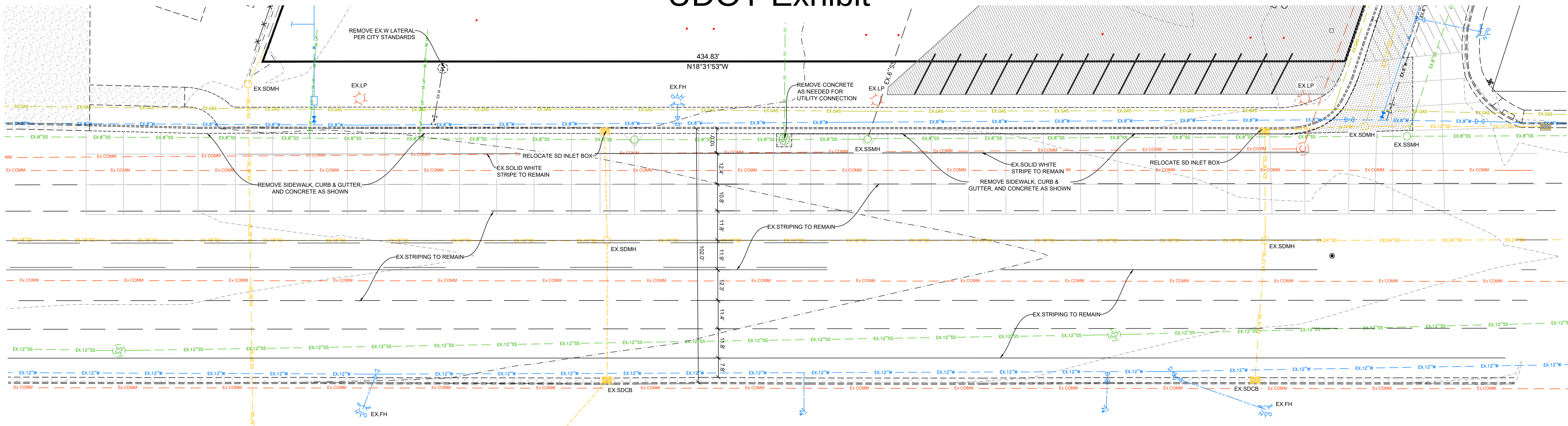
Engineer: T. Hunt
Drawn: T. Pridemore
Date: 05 / 29 / 2023
Proj. No. 102 - 13

SHEET TITLE

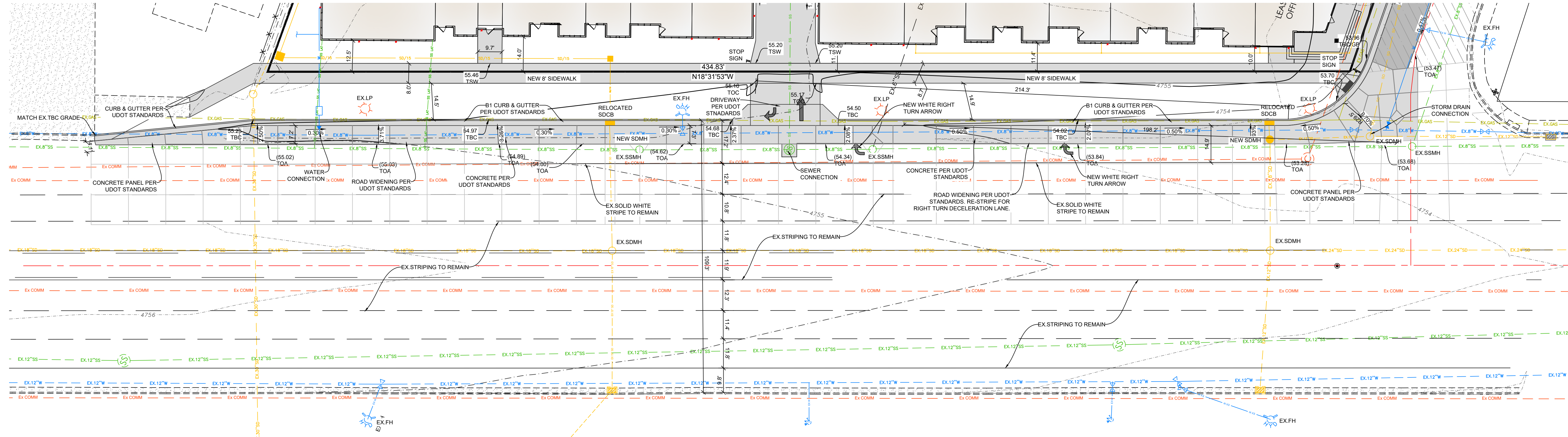
**UDOT
Exhibit**

SHEET NO.

C500



STATE STREET - EXISTING



STATE STREET - PROPOSED WIDENING

NOTE:
1. SAWCUT EXISTING CONCRETE ON EXISTING JOINT LINE.
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF CONCRETE TO LIP OF GUTTER

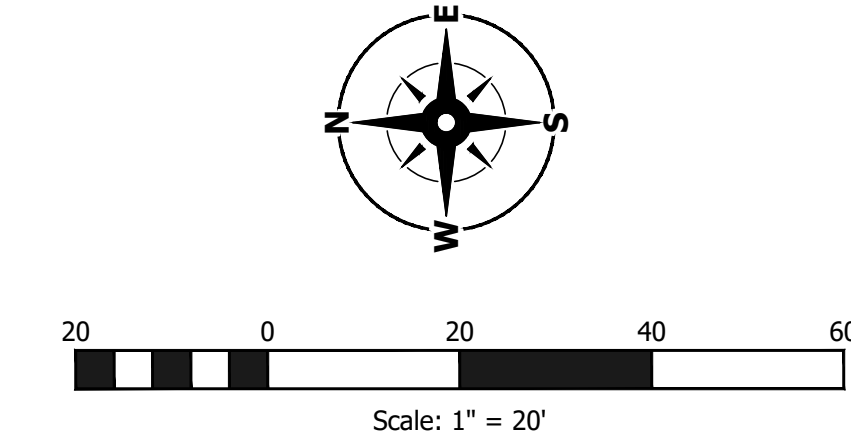
UDOT Notes:

- ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATION SECTION OF THE ENCROACHMENT PERMIT.
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
- OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

UDOT NOTE:
REPAIR OR REPLACE ANY DAMAGED CURB, GUTTER &/OR DRIVEWAY. CURB & GUTTER TO BE TYPE B1 CURB, DRIVEWAY TO BE CONSTRUCTED AS GW3A (2017 UDOT DRAWING)

ALL TRENCHES TO BE REPAIRED WITH CONCRETE FOUND IN THE DETAILS FOUND ON THE FOLLOWING SHEETS.

UTILITY WORK REQUIRES SEPARATE PERMITTING, CONTRACTOR TO APPLY DIRECTLY W/ UDOT AT LEAST 30 DAYS IN ADVANCE.
ANY DAMAGED PAINT STRIPING DURING CONSTRUCTION MUST BE REDONE.

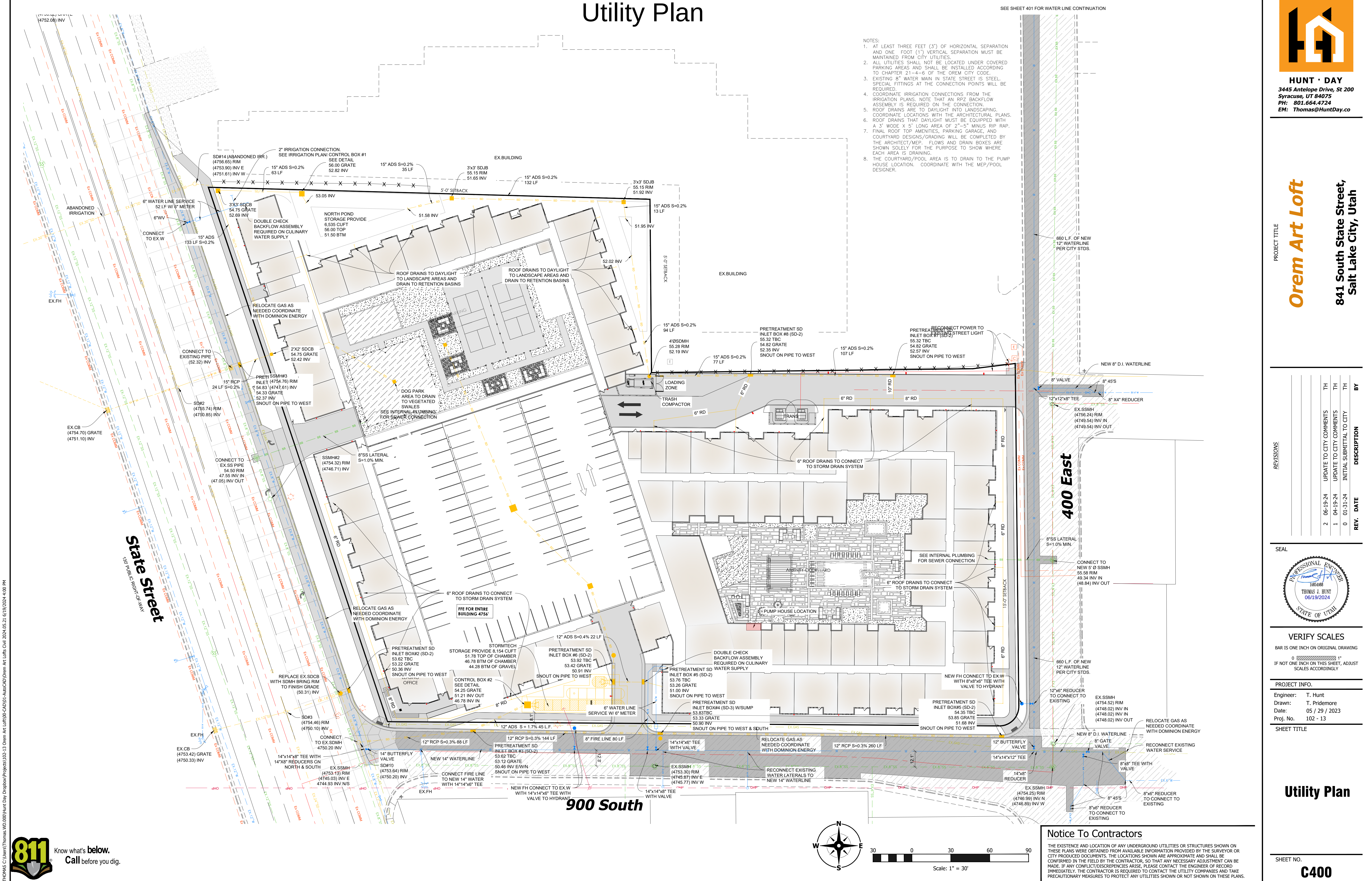


Notice To Contractors

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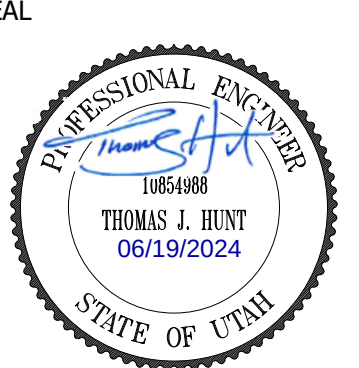
Utility Plan



HUNT · DAY
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Syracuse, UT 84075
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PROJECT TITLE
Orem Art Loft
841 South State Street,
Salt Lake City, Utah

REV.	DATE	DESCRIPTION	BY
2	06-19-24	UPDATE TO CITY COMMENTS	TH
1	04-19-24	UPDATE TO CITY COMMENTS	TH
0	01-31-24	INITIAL SUBMITTAL TO CITY	TH



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
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SCALES ACCORDINGLY

PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Date: 05 / 29 / 2023
Proj. No. 102 - 13

SHEET TITLE

Utility Plan

SHEET NO.
C400

Grading & Drainage Plan

DETENTION POND NORTH						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,751.50	999.08	N/A	N/A	0.00	N/A	0.00
4,752.00	1,123.56	0.50	530.66	530.66	530.36	530.36
4,753.00	1,662.01	1.00	1392.79	1923.45	1384.03	1914.39
4,754.00	2,298.11	1.00	1980.06	3903.51	1971.49	3865.88
4,754.50	2,645.75	0.50	1235.96	5139.47	1234.94	5120.82
4,755.00	3,012.88	0.50	1414.66	6554.13	1413.66	6534.49
4,755.50	3,403.16	0.50	1604.01	8158.14	1603.02	8137.51
4,756.00	4,088.15	0.50	1872.83	10030.97	1870.21	10007.72

DETENTION DATA TABLE	
	CUBIC FEET
NORTH POND STORAGE	6,535
STORMTECH STORAGE	8,154
TOTAL STORAGE PROVIDED	14,689

Note

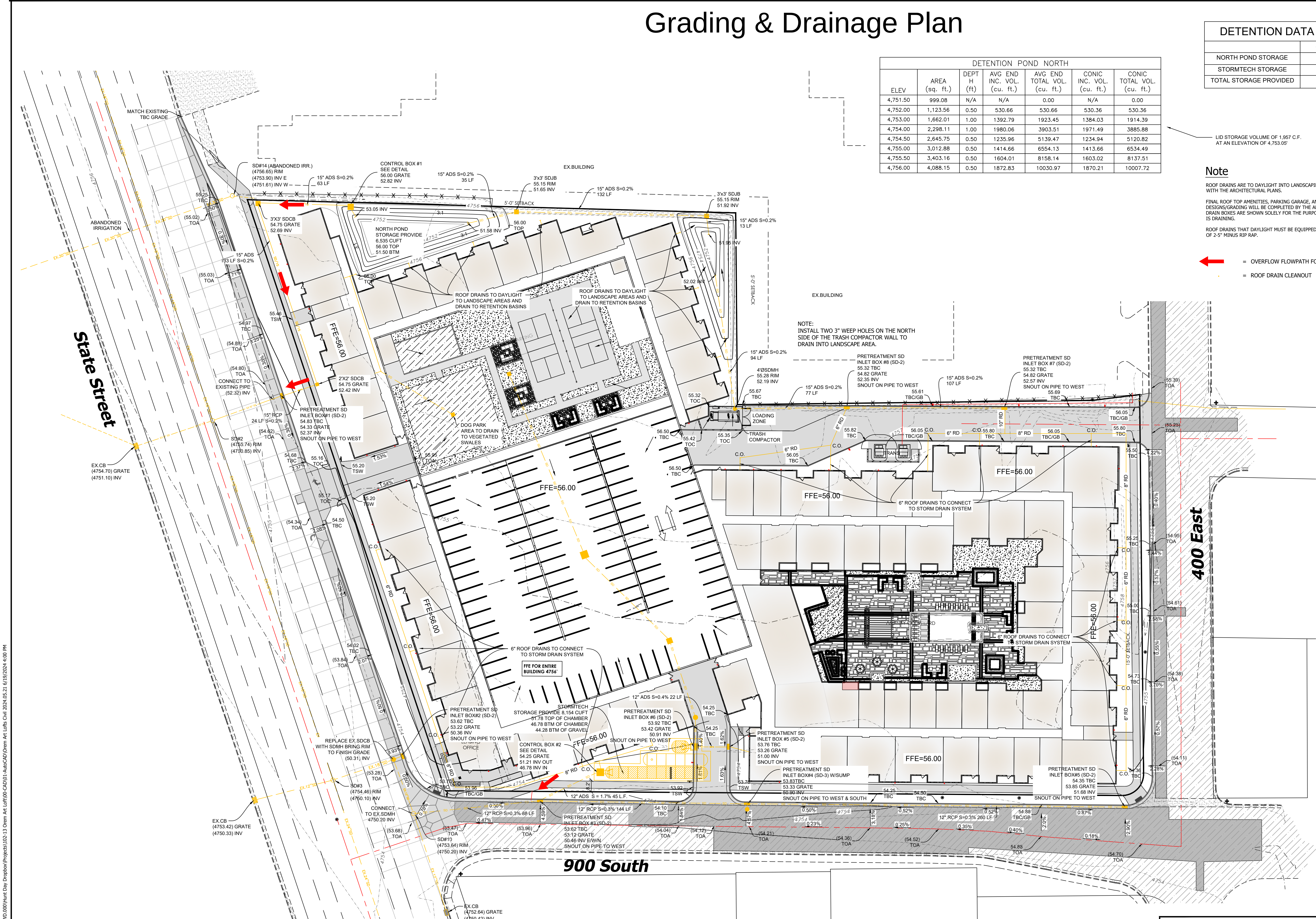
ROOF DRAINS ARE TO DAYLIGHT INTO LANDSCAPING. COORDINATE LOCATIONS WITH THE ARCHITECTURAL PLANS.

FINAL ROOF TOP ADJUSTMENTS, PARKING GARAGE, AND COURTYARD DESIGN/GRADING WILL BE COMPLETED BY THE ARCHITECT/MEP. FLOWS AND DRAIN BOXES ARE SHOWN SOLELY FOR THE PURPOSE TO SHOW WHERE EACH AREA IS DRAINING.

ROOF DRAINS THAT DAYLIGHT MUST BE EQUIPPED WITH A 3' WIDE X 5' LONG AREA OF 2-5" MINUS RIP RAP.

- RED ARROW = OVERFLOW FLOWPATH FOR 100-YEAR STORM EVENT
YELLOW DOT = ROOF DRAIN CLEANOUT

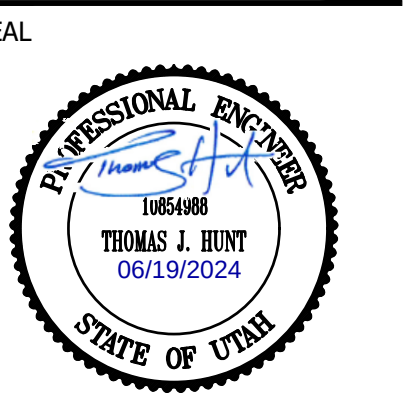
NOTE: INSTALL TWO 3" WEEP HOLES ON THE NORTH SIDE OF THE TRASH COMPACTOR WALL TO DRAIN INTO LANDSCAPE AREA.



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PH: 801.664.4724
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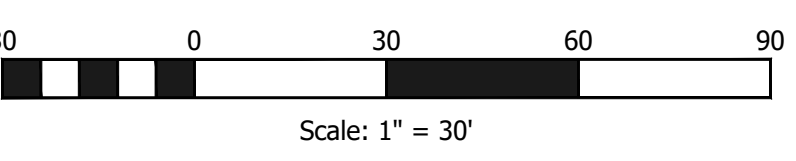
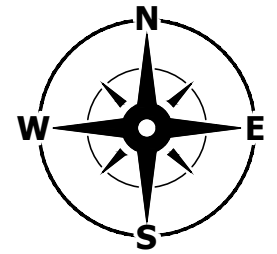
PROJECT INFO.
Engineer: T. Hunt
Drawn: T. Pridemore
Date: 05 / 29 / 2023
Proj. No. 102 - 13

Grading & Drainage Plan

SHEET NO.
C300

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Photometric Plan

GENERAL NOTES

1. TENANT EXTERIOR DOORS ARE NOT CONSIDERED PATHS OF EGRESS.
2. PARKING LOT IS INTERIOR TO THE BUILDING.

Schedule		Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	S		34	WAC Lighting	WS-W1724	LED Wall Sconce	1	1590	0.0	36.5629	
	D		5	Lithonia Lighting	LDN6 30/20 LOGWR	6IN LDN, 3000K, 2000LM, WHITE, CR80	1	1813	0.9	22.52	
	W		8	Lithonia Lighting	WPX2 LED 30K Mvolt	WPX2 LED wallpack 6000lm 3000K color temperature 120-277 Volt	1	5719	0.9	47.21	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.1 fc	23.1 fc	0.0 fc	N/A	N/A
Property Line	+	0.3 fc	3.4 fc	0.0 fc	N/A	N/A

OREM ART LOFTS

900 S. STATE STREET

OREM CITY, UTAH COUNTY, UTAH

STAMP

REVISIONS



PROJECT #: 24052
DRAWN BY: AP
CHECKED BY: AP
DATE: 7/03/2024
AMP ELECTRICAL ENGINEERING, LLC. - 2024
SHEET TITLE:

SITE PHOTOMETRIC PLAN

ES001

1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

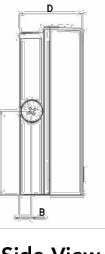
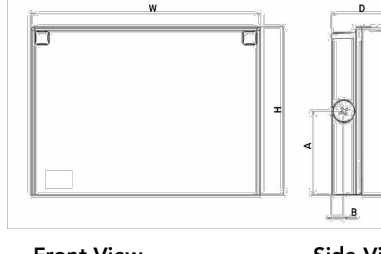
Photometric Plan (continued)



WPX LED Wall Packs



Specifications



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm) 6.1 lbs (2.8 kg)
WPX2	9.1" (23.1 cm)	12.1" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm) 8.2 lbs (3.7 kg)
WPX3	9.5" (24.1 cm)	13.6" (33.8 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm) 11.0 lbs (5.0 kg)

Ordering Information

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹	30K 3000K	None	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K 4000K	Emergency battery backup, CEC compliant (4W, 0°C min) ²	White
WPX2 LED	6,000 Lumens, 47W	50K 5000K	Emergency battery backup, CEC compliant (14W, -20°C min) ²	Black
WPX3 LED	9,200 Lumens, 69W		Emergency battery backup, CEC compliant (14W, -20°C min) ²	Black

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 150/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
2. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
3. Battery pack options only available on WPX1 and WPX2.
4. Battery pack options not available with 347V or PE options.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installation with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSAA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/customerresources/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Cary, Georgia 30013 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WPX LED
Rev. 07/01/24



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2-24" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out), No. 12 RWG conductors, rated for 90°C.

Accommodates 12"-24" j-box spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum, 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands Specifications for chromatic consistency — including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/digital.

UGR — UGR < 22 for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-watt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. 170,000,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant.

GOVERNMENT PROCUREMENT — BAA — Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA — Built America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

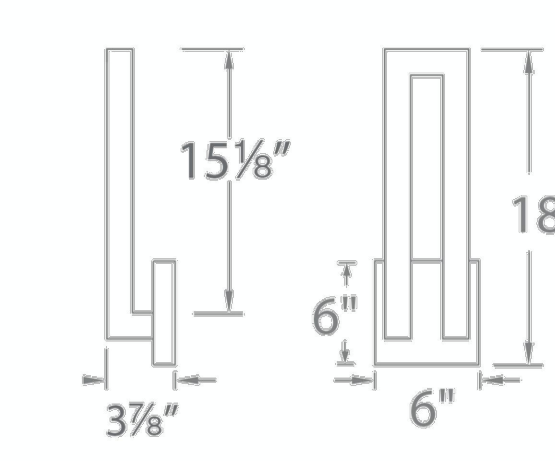
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LDN6 STATIC WHITE

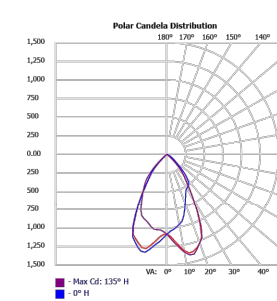
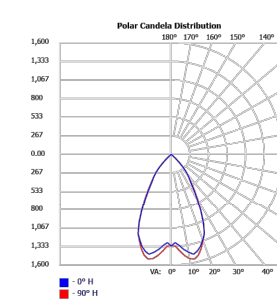
6" Open and Wallwash LED
Non-IC
New Construction Downlight



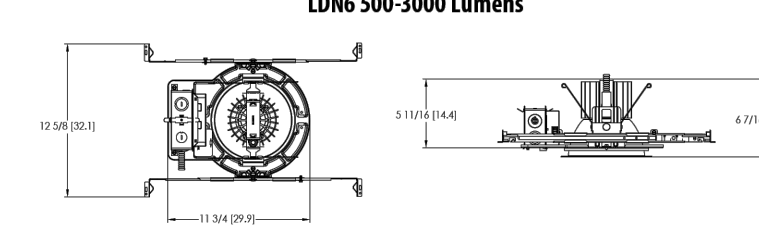


15 1/8"
6"
3 3/8"
6"

DISTRIBUTIONS



DIMENSIONS



11.50 (29.3)
1.13 (28.5)
3.11 (79.4)
4.71 (119.5)

See page 4 for other fixture dimensions



DOWNLIGHTING



WS-W1718

15 1/8"
6"
3 3/8"
6"

Project: _____

Location: _____

Fixture Type: _____

Catalog Number: _____

AVAILABLE FINISHES:



Forq WS-W1718

PRODUCT DESCRIPTION
A clean, sophisticated design that's finely tuned to the minimalist aesthetic, Forq brings austere refinement to your everyday decor. When you turn it on, a warm aureole illuminates on the wall surface behind it, creating an elegant contrast of materials and shapes. State-of-the-art LEDs account for that with rich, energy-efficient light that lasts and lasts.

FEATURES

- 277V option available for special order.
- Transformer installed within the Junction Box, transformer dimension: 2.0" x 1.4" x 1.0"
- State of the art LEDs for energy efficient lighting

SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL, Wet Location Listed, IP65, ADA
Input	120 VAC, 50/60Hz
Driver Dimension	2.0" x 1.4" x 1.0"
Dimming	ELV
Color Temp	3000K
CRI	90
Construction	Aluminum hardware

REPLACEMENT PARTS

RPL-GLA-1718 - Glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W1718 18"	3000K	Black	31.5W	1405	956
	3000K	BZ Bronze	31.5W	1405	956
	3000K	GH Graphite	31.5W	1405	956

Example: **WS-W1718-GH**
•For 277V special order, add an "F" before the finish: WS-W1718F-BK

For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax: (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

OREM ART LOFTS
900 S. STATE STREET
OREM CITY, UTAH COUNTY, UTAH

STAMP

REVISIONS

1	2	3	4	5	6	7
1	1	1	1	1	1	1
#	#	#	#	#	#	#



AMP

Electrical Engineering, LLC

1699 Spring Creek Drive
Lehi, Utah
(801) 420-2153

PROJECT #:	24052
DRAWN BY:	AP
CHECKED BY:	AP
DATE:	7/03/2024
AMP ELECTRICAL ENGINEERING, LLC. - 2024	
SHEET TITLE:	

SITE PHOTOMETRIC
SPEC SHEETS

ES002

Neighborhood Meeting



Wright Development Group
Logan Johnson

1178 W Legacy Crossing Blvd, Ste. 100
Centerville, UT 84014
801-773-7339
logan@wrightdevelopment.com

July 20th, 2023

Re: Meadow Gold Dairy, Neighborhood Meeting

To Whom it May Concern,

Wright Development is holding a neighborhood meeting for a proposed development project located at 841 S State ST, Orem, UT 84097. The site is currently vacant. It was formerly used by Meadow Gold Dairy.

"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 application has not yet been reviewed by the City and is subject to change during the review process."

The neighborhood meeting will be held at 6:30 PM on Thursday, August 3rd at:

SCERA Center for the Arts
Room 201 (2nd Floor)
745 South State
Orem, UT 84058

Plans will be made available, and representatives of the developer will be on site to answer questions and receive feedback.

For additional feedback, please contact logan@wrightdevelopment.com (801.773.7339).

Thank you.



Logan Johnson
Wright Development Group

Neighborhood Meeting Minutes:
8/3/2023

Applicant Logan Johnson with Wright Development had plans available via paper and on a projector screen. Approximately 25-30 residents attended. At least 2 city council members were present at some point during the meeting. The City Administrator and Attorney were also present.

Logan Johnson and Gonzalo Calquin from the development team were present.

The open house format turned into a group Q&A with the developer. Notes from the discussion are below:

Main concerns expressed:

1. While not unanimous, most of the people generally expressed a fundamental disagreement with the proposed land use. Many wanted typical state street commercial, or something other than what was proposed.
 - a. A repeated comment was that Orem was already one of the densest and largest cities in the State, and they felt that the time for high density residential had passed, especially so near to this neighborhood.
2. A lot of concern was expressed regarding on-street parking. Some ideas to address that include:
 - a. Make sure you have enough parking on site.
 - b. Consider eliminating first floor patios/balconies to discourage on street parking.
 - c. Consider building a fence around the street frontages to discourage on-street parking.
 - d. A few residents felt they value using the current on street parking and didn't think the area could handle more on street parking demand.
3. There was a suggestion to have the traffic study take a larger look at traffic impacts to the east (all the way to the Costco dead end potentially).
 - a. Traffic study needs to consider the demographic of the potential residents.
 - b. Traffic study needs to establish the already busy existing conditions, especially at peak hours.
 - c. Repeated comments about the crazy traffic through the neighborhood that exists right now to get to the light on 800.
4. Removing 1 or two levels from the building was expressed a number of times.
5. The access onto 400 was unpopular in this group. Most wanted only access on 900 and State. However, there was one gentleman who lived on 900 who preferred access only on state.
 - a. One idea suggested was to have the 400 E access be controlled for deliveries and garbage removal only.
6. There was a feeling by a few, some who left after 15 minutes or so, that the meeting was not helpful.

RESOLUTION NO. PC-2024-0036

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
TO APPROVE THE SITE PLAN FOR OREM ART LOFTS
LOCATED GENERALLY AT 841 SOUTH STATE STREET IN THE
C2 ZONE

WHEREAS on December 13, 2023, Logan Johnson, Wright Development Group filed an application with the City of Orem requesting the Planning Commission approve the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on July 17, 2024 and the project was continued; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2024; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS four hundred eighty-six (486) notices were mailed to residents within one thousand (1,000) feet of the property; and

WHEREAS the matter having been submitted and the Planning Commission 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 the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request is in the best interest of the City.
2. The Planning Commission approves the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone, as shown in Exhibit "A", which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the

validity of the remainder of this resolution.

5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

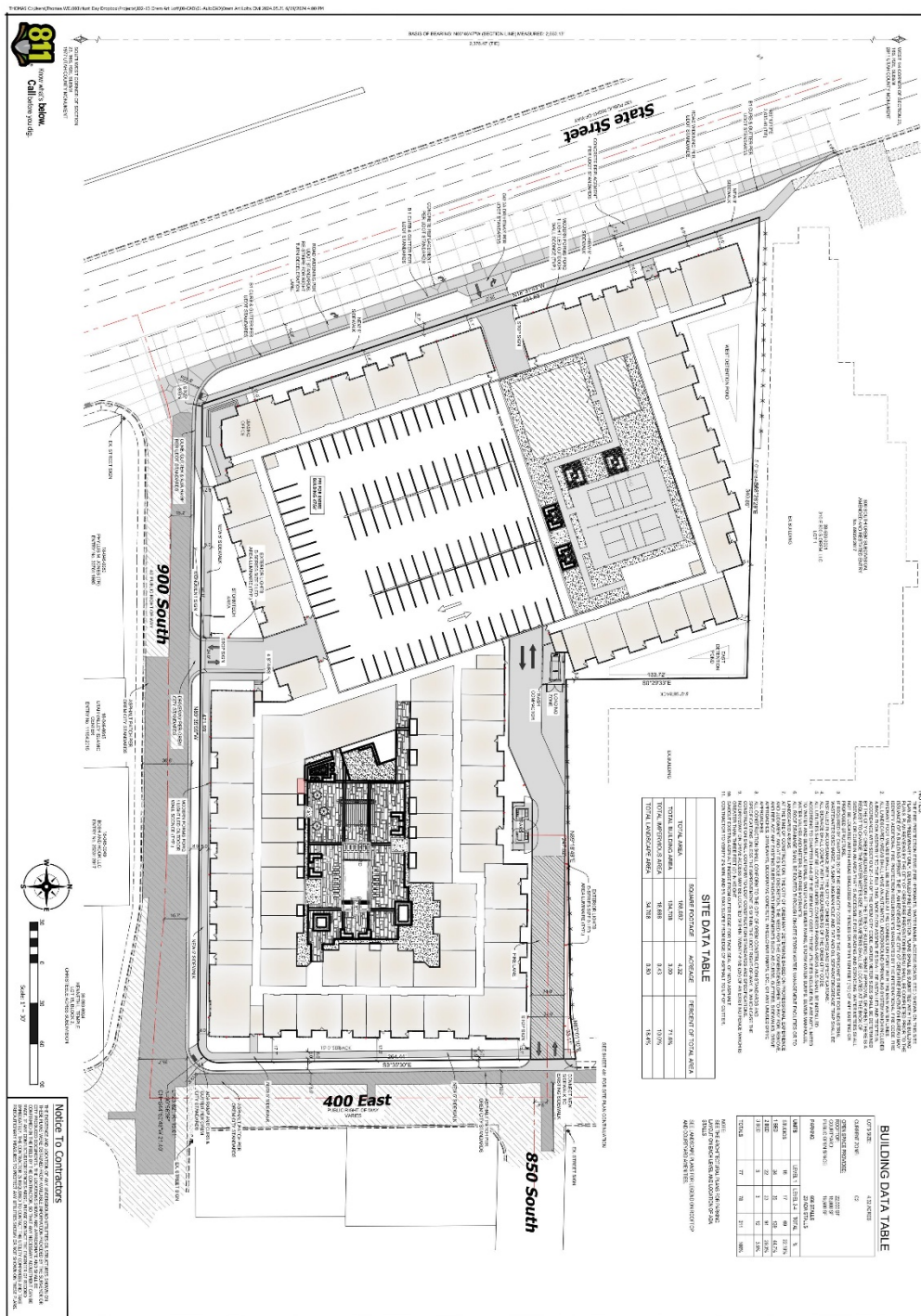
PASSED and APPROVED this 7th day of August 2024.

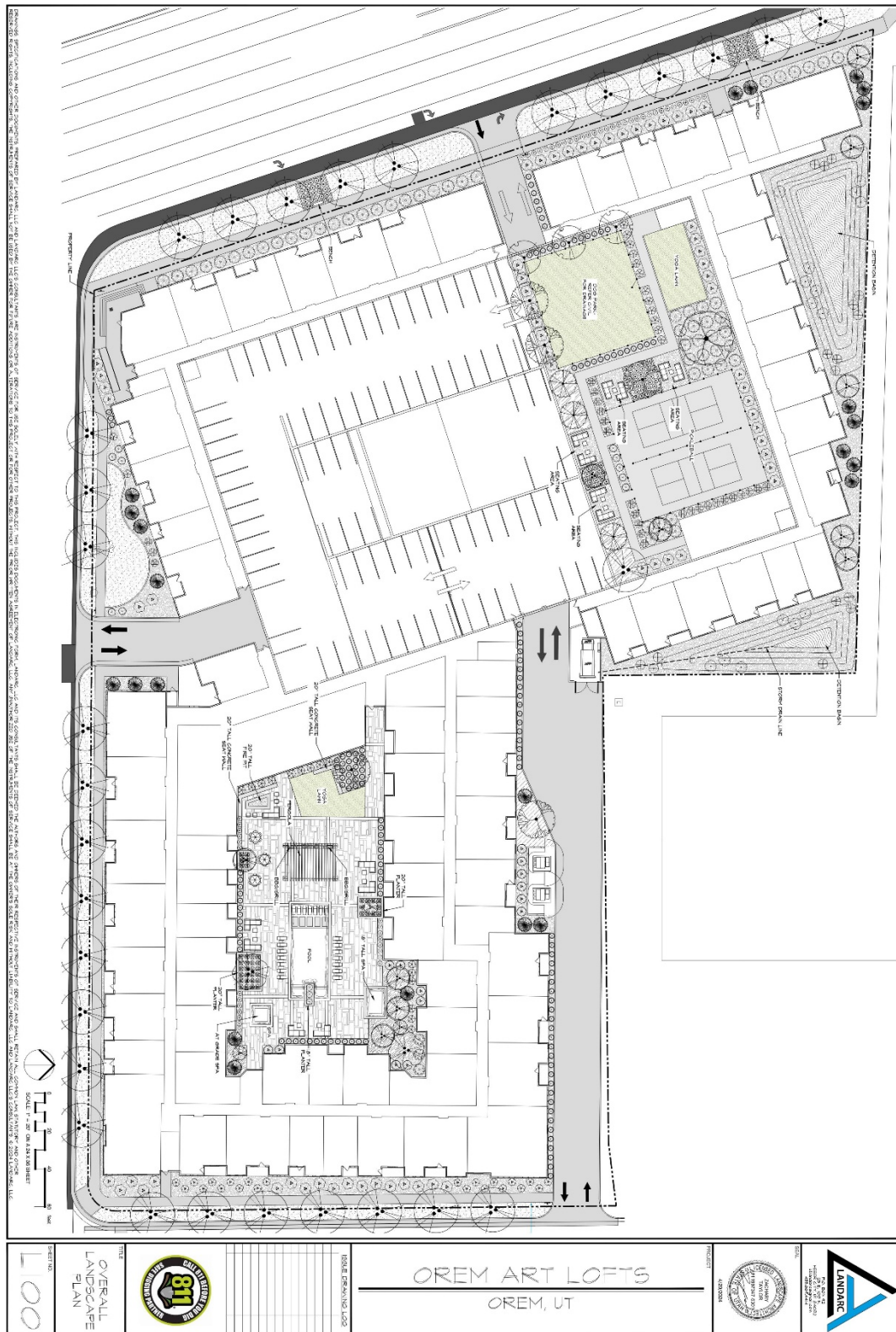
CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:

Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN
Mark Carpenter	☐	☐	☐
Gerald Crismon	☐	☐	☐
Rod Erickson	☐	☐	☐
James Hawkes	☐	☐	☐
Madeline Komen	☐	☐	☐
Britton Runolfson	☐	☐	☐
Haysam Sakar	☐	☐	☐



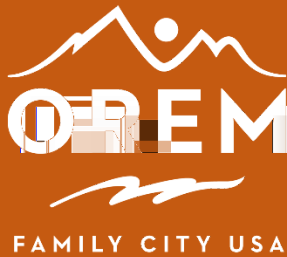


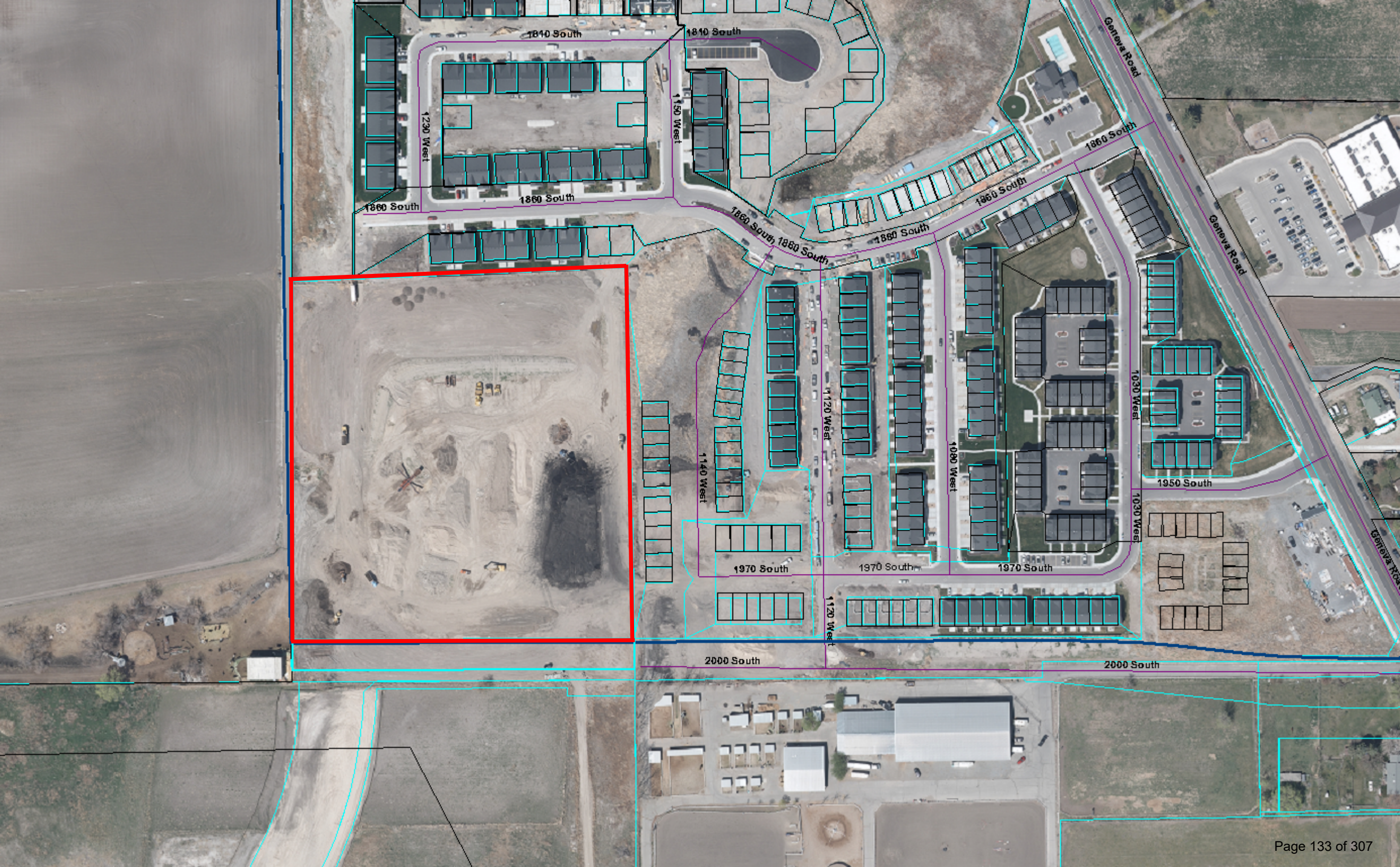
Elevations



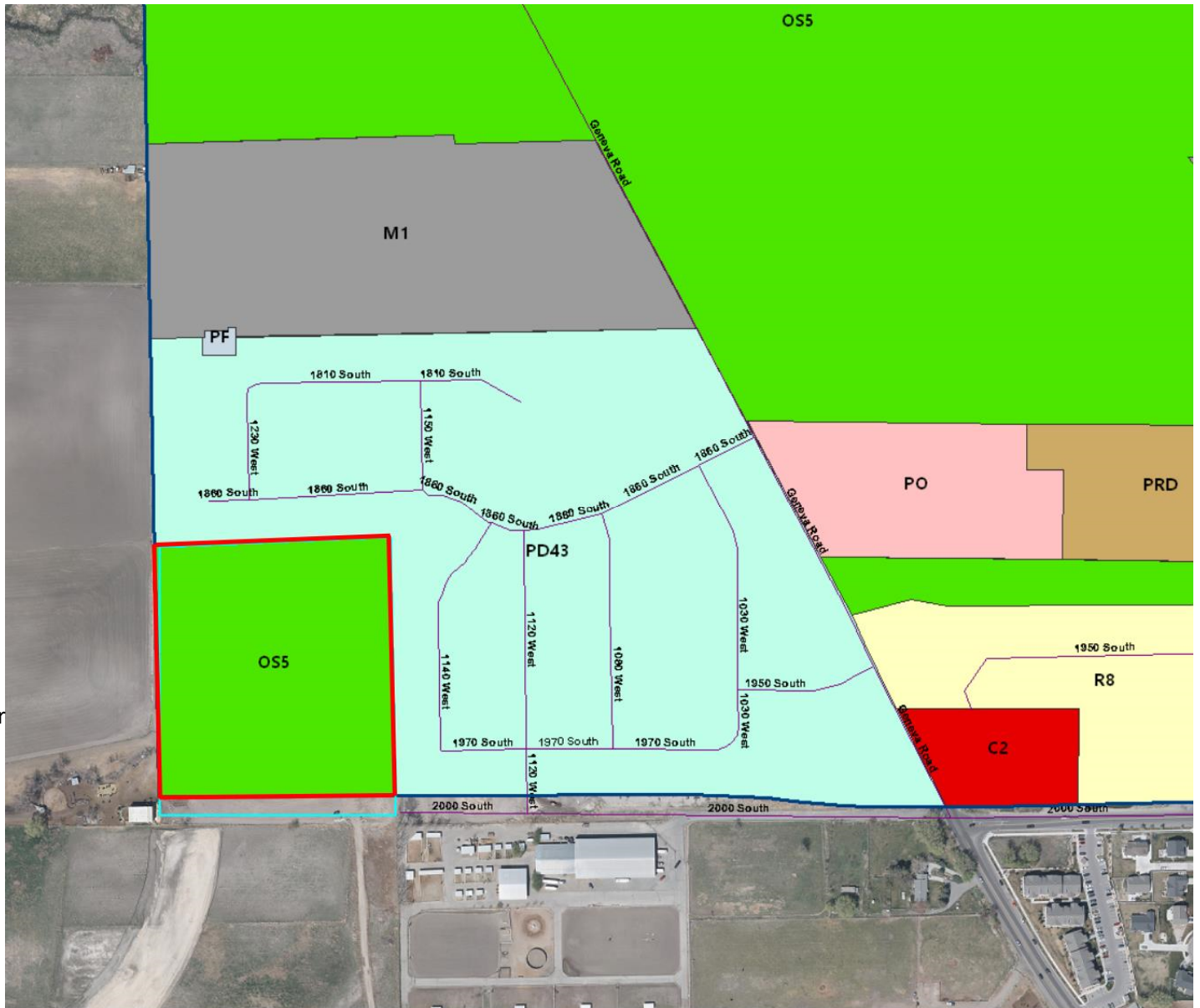
Elevations (continued)



 Legislative	Planning Commission August 7, 2024 PUBLIC HEARING – Enact Section 22-11-68 PD55 (<i>Dunn Rezone</i>) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres).	Item 3.6 Prepared By: Ailin Leon Applicant: Skip Dunn
<u>NOTICES:</u> ● Posted in 2 public places ● Posted on City Webpage and City hotline ● Faxed to newspapers ● E-mailed to newspapers ● Posted at Utah.gov/pmn ● Noticed 293 property owners with 1000 ft. <u>SITE INFORMATION:</u> ● General Plan Designation: Community Commercial ● Current Zone: OS5 ● Acreage: 9.43 ● Neighborhood: Lakeview <u>ACTION:</u> The Planning Commission will forward a recommendation to the City Council for this item.	<u>REQUEST:</u> The applicant requests the Planning Commission forward a recommendation to the City Council to Enact Section 22-11-68 PD55 (<i>Dunn Rezone</i>) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres). <u>BACKGROUND:</u> The applicant is requesting approval to build a commercial development at what will be the corner of Lakeview Parkway and 2000 South in the southwest corner of Orem. The applicant submitted his initial application for the rezone in February of 2022. He was asked to wait until the details of Lakeview Parkway and 2000 South were further along in the design stages. Those plans have now been established and he is moving forward with the rezone request. The initial request was reviewed on June 19, 2024 by the Planning Commission and was continued to the August 7, 2024 Meeting in order for the applicant to prepare a Planned Development Zone for the site. <u>RECOMMENDATION:</u> Staff recommends the Planning Commission forward a recommendation to the City Council to Enact Section 22-11-68 PD55 (<i>Dunn Rezone</i>) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres).	



Dunn Commercial

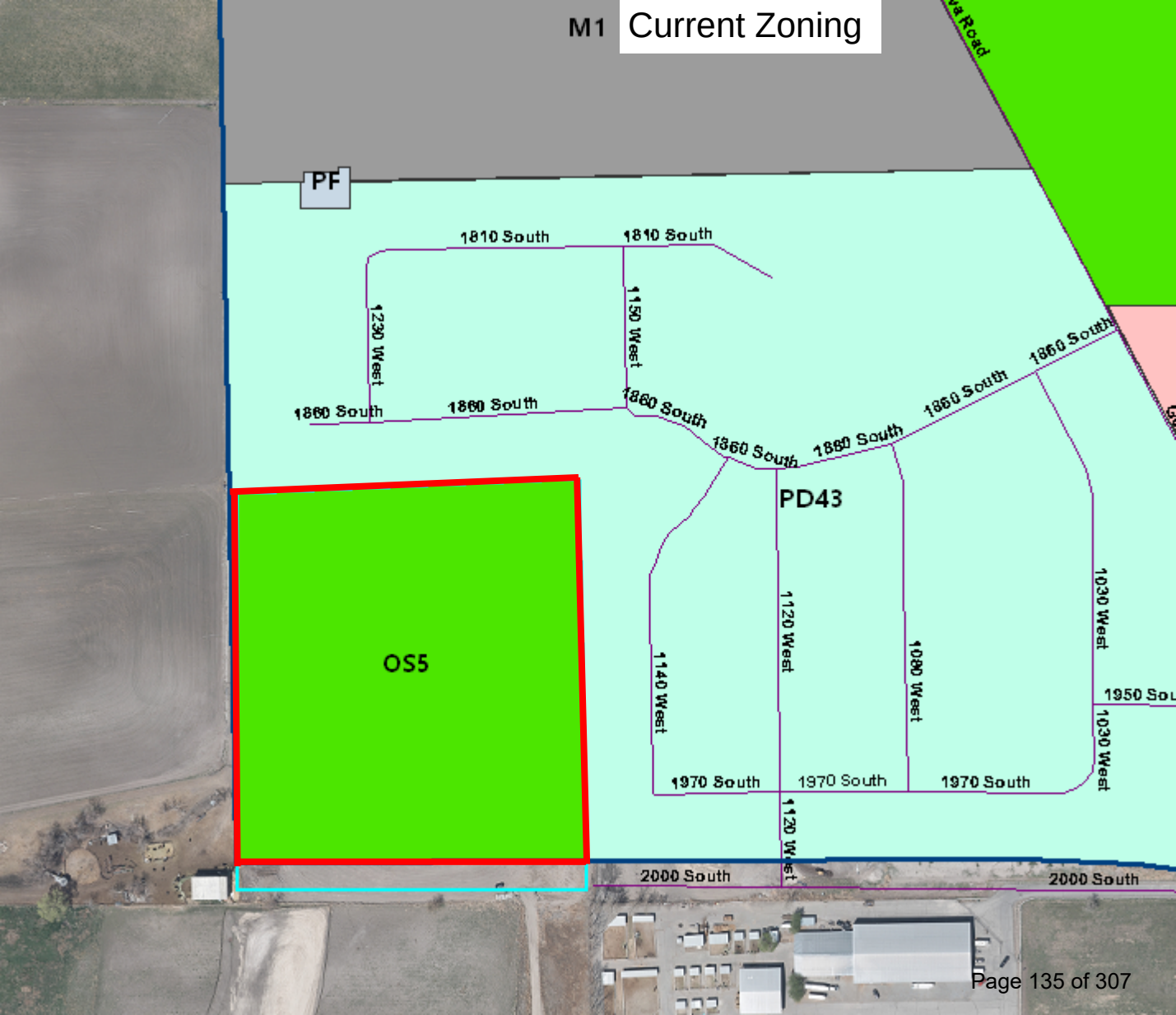


Legend

Rezone-Map Amendment
Zone: OS5 to C2
Acres: 9.43

NEIGHBORHOOD
Lakeview

1230 W 2000 South
 Parcels



PF

1810 South

1810 South

1230 West

1150 West

1860 South

1860 South

1860 South

1360 South

1380 South

1860 South

1860 South

PD43

OS5

1120 West

1080 West

1030 West

1950 South

1030 West

1970 South

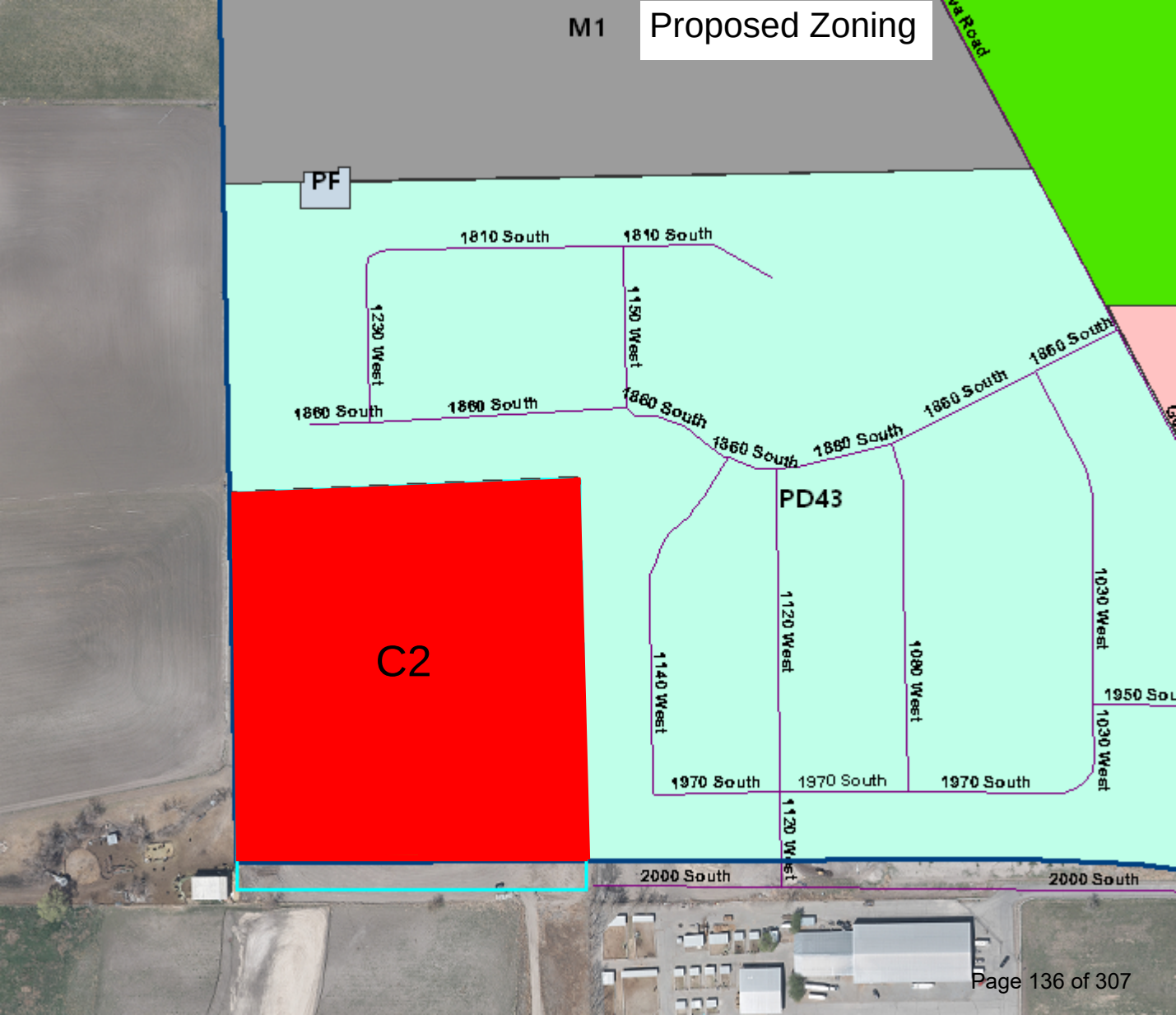
1970 South

1970 South

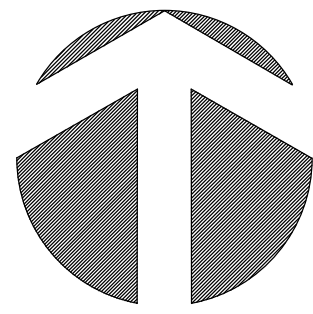
2000 South

2000 South

1120 West



Concept Plan



NORTH
1" = 50'

Lakeview Parkway Cross
Section per Orem
Transportation Master Plan

CHERRY HILL DAIRY
FARM LLC
19:033:0008

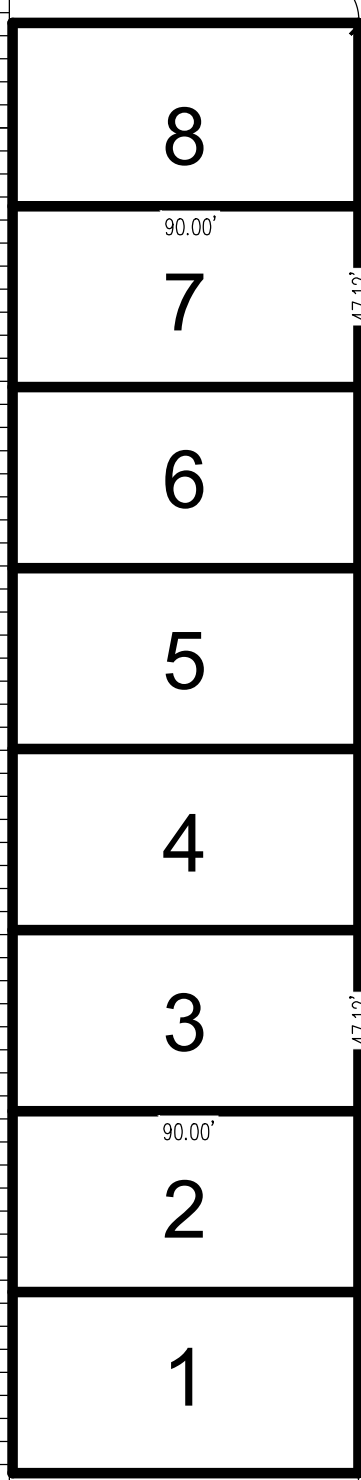
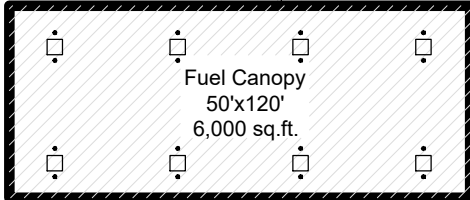
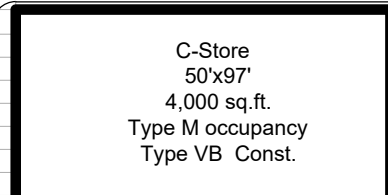
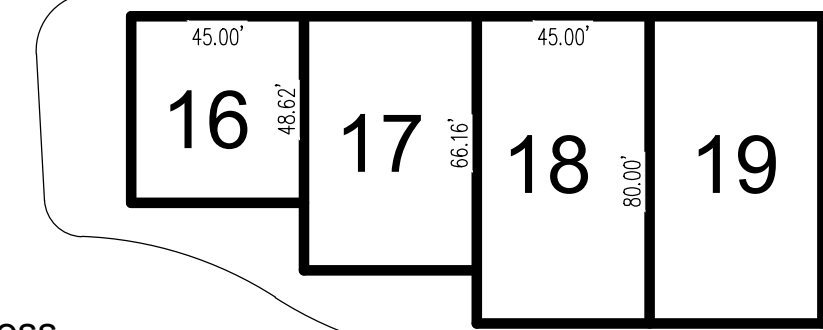
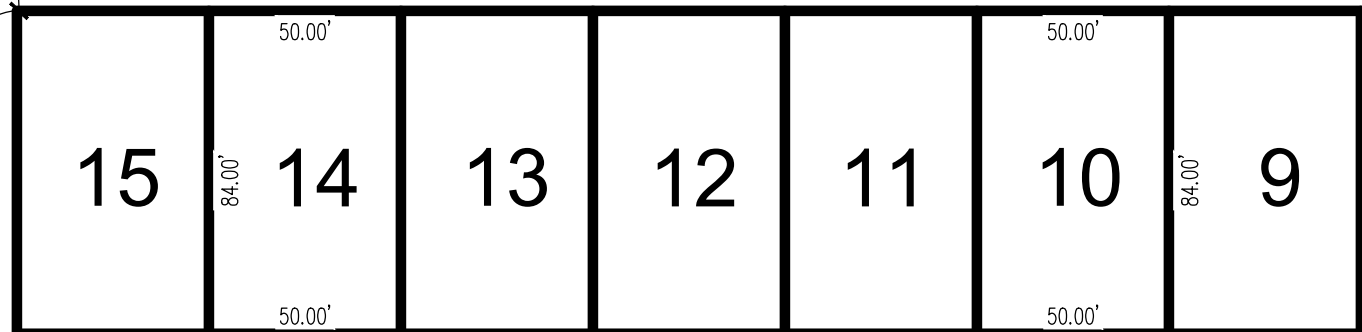
LAKEVIEW PARKWAY

Lakeview Parkway (110' ROW)

1860 South (Private) 42' ROW

FIELDS AT LAKEVIEW
PLANNED UNIT
DEVELOPMENT

STORM WATER
DETENTION



FIELDS AT LAKEVIEW
PLANNED UNIT
DEVELOPMENT

2000 South Street Cross
Section per Orem
Transportation Master Plan

2000 South Street (84' ROW)

PROVO CITY

PROVO CITY

IVORY LAND
CORPORATION
19:043:0057

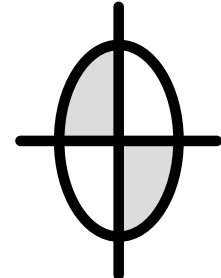
IVORY LAND
CORPORATION
19:042:0031

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 carious 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.

Know what's below. **811** before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



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

Skip Dunn Properties

Re-Zone Concept Plan

Utah

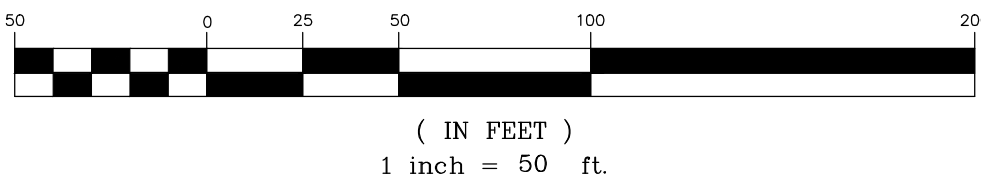
Orem,

Revisions

Date
5-29-2024
Scale
1" = 50'
By
TD
Tracing No.
L -

Sheet No.
C -

GRAPHIC SCALE

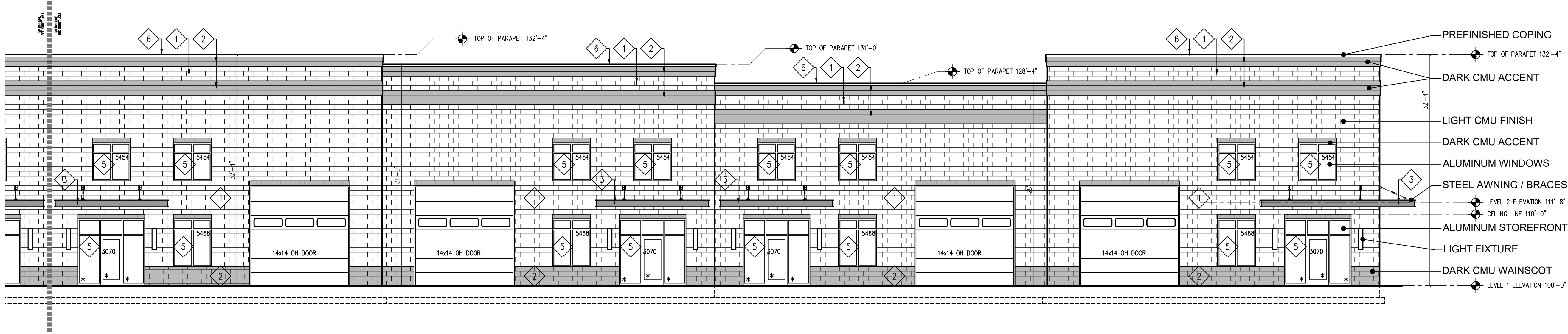


Elevations



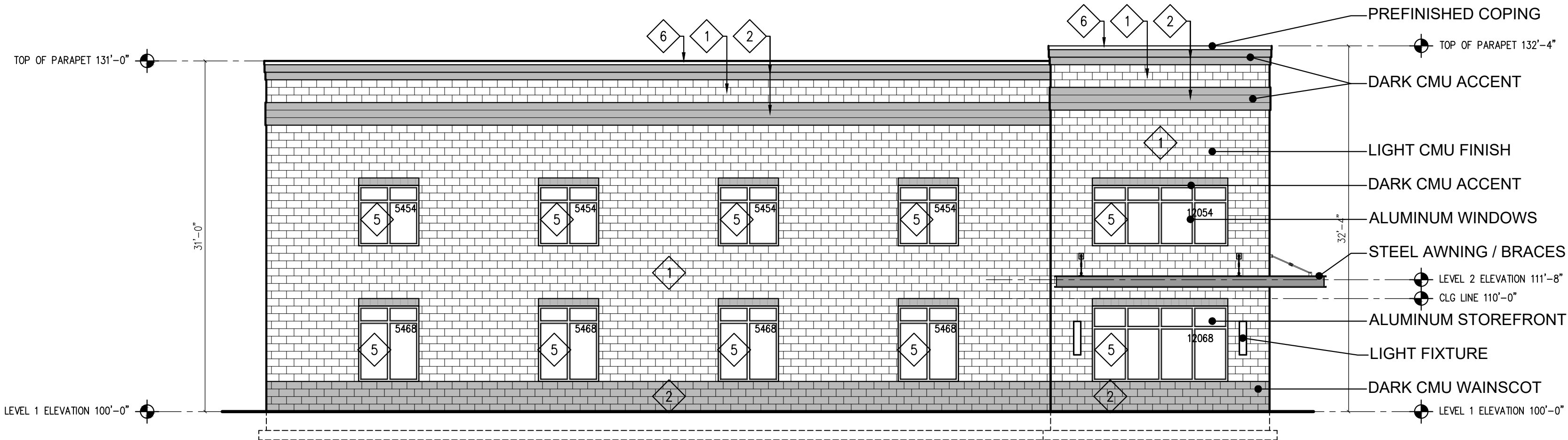
1 WEST ELEVATION

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



2 WEST ELEVATION

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



3 NORTH ELEVATION

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

EXTERIOR FINISH SCHEDULE		
1	CMU 1 (LIGHT) - FIELD CONCRETE MASONRY	WALNUT, SUNROC
2	CMU 2 (DARK) - WAINSCOT AND ACCENT	DEEP BROWN, SUNROC
3	STEEL AWNINGS AND EXPOSED METAL	BLACK
4	HOLLOW METAL AND OVERHEAD DOORS	BLACK
5	ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM	PREFINISHED BLACK
6	COPING, FASCIA AND TRIM	PREFINISHED METAL, BLACK,

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY

HARRIS ARCHITECTURE



DUDLEY AND ASSOCIATES

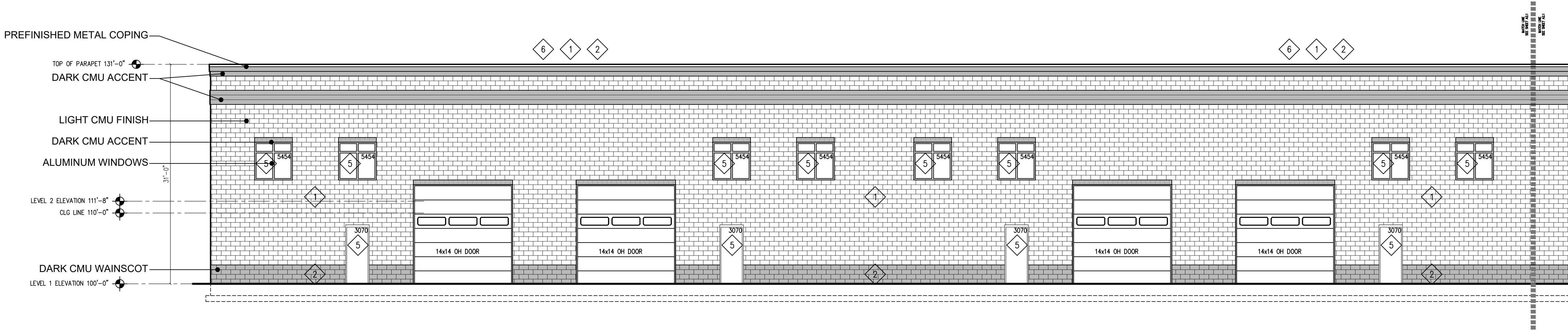
FEB 2024

A2.1

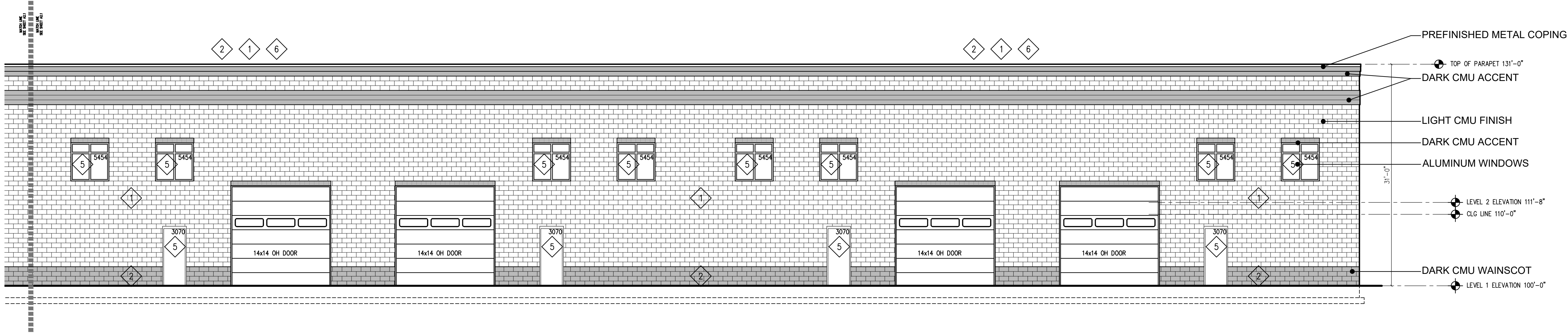
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

PLOT DATE: 5/28/2024 \\harris_synology\data\ACAD\Field\Drawings and Associates\Re-Zone 2024\Re-Zone 2024-1-ELEV - for rendering.dwg

EXTERIOR FINISH SCHEDULE		
1	CMU 1 (LIGHT) - FIELD CONCRETE MASONRY	WALNUT, SUNROC
2	CMU 2 (DARK) - WAINSCOT AND ACCENT	DEEP BROWN, SUNROC
3	STEEL AWNINGS AND EXPOSED METAL	BLACK
4	HOLLOW METAL AND OVERHEAD DOORS	BLACK
5	ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM	PREFINISHED BLACK
6	COPING, FASCIA AND TRIM	PREFINISHED METAL, BLACK,



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY

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DUDLEY AND ASSOCIATES

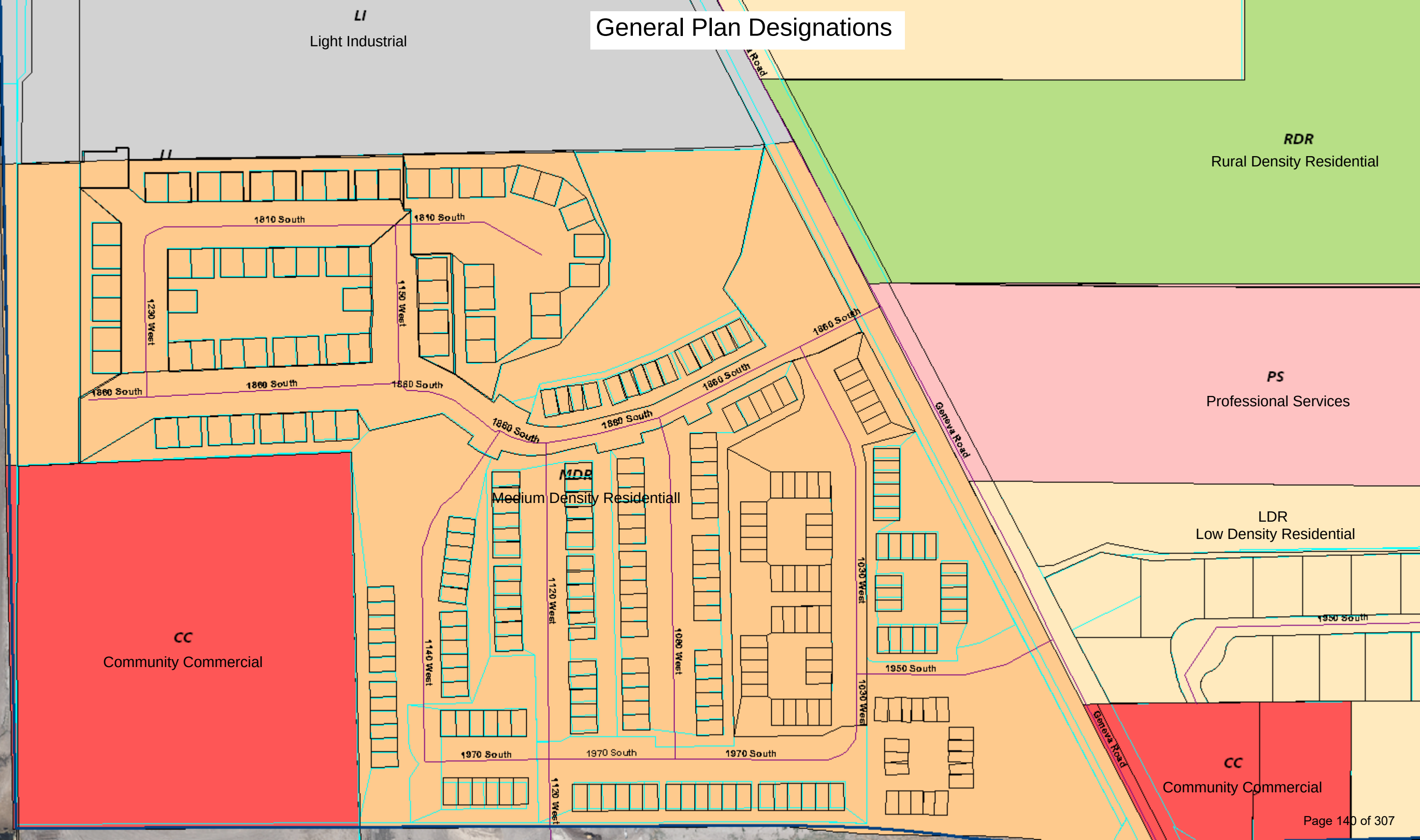
FEB 2024

A2.2

920 EAST 800 NORTH, SUITE #201, OREM UT 84057 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

REVISIONS

General Plan Designations





PD-55 Zone, 2000 South & Lakeview Parkway

22-11-68. PD-55 Zone, Dunn Rezone, 1230 W 2000 South

- A. Purpose.** The PD-55 Zone 2000 South & Lakeview Parkway is established to:
1. Provide a location within the southwest section of the City where a neighborhood shopping center may be developed.
 2. Provide a well-planned, quality development for neighborhood shopping conveniences.
 3. Provide a mechanism to control the size, design and land uses of a neighborhood shopping center.
- B. Concept Plan.** Property in the PD-55 zone shall be developed in conformance with the concept plan included as Appendix WW of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-55 zone shall be approved, which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance.
- C. Permitted Uses.** The following shall be permitted uses within the PD-55 Zone. All other uses are prohibited:
- 5330 limited price variety store
 - 5393 arts, crafts and hobbies
 - 5394 musical instruments
 - 5410 groceries or food retail
 - 5440 candy and other confectionery products
 - 5530 gas station with or without store
 - 5600 clothing, apparel, and accessories
 - 5710 furniture and home furnishings
 - 5730 music supplies
 - 5810 restaurants, including fast food
 - 5811 fast food
 - 5931 antiques
 - 5910 drug store
 - 5941 books
 - 5943 office supplies
 - 5945 newspapers magazines
 - 5948 florist
 - 5951 sporting goods
 - 5952 bicycles

5970 computer goods and services
6150 real estate agent, broker, associated services
6231 beauty and barber shops
6251 apparel repair alterations laundry and dry cleaning services.
6291 catering services
6370 office warehousing
6331 private postal services
6392 business and management consulting services
6395 auto rental
6510 all medical and other professional services
6514 chiropractors and osteopaths
6515 veterinarian services small animals
6530 professional office
6591 engineering and architectural
6599 interior design
6835 dancing schools

D. Final Plat. Any final plat must conform to all development standards and requirements of Chapter 17.

E. Site Development Standards. The following development standards and requirements shall apply to all development in the PD-55 zone:

1. **Building Setback.** The building set back from any dedicated street right of way or adjacent residential property line shall be 20 feet or the height of the building in accordance with Appendix WW.
2. **Maximum Area.** The maximum area of the development size shall be 8.7 acres.
3. **Building Height.** The height of any structure or portion thereof shall not exceed the height of said structure (or portion thereof) shown in Appendix WW. The maximum heights for structures in the PD-55 zone which are set back less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet. Once beyond the one hundred feet (100'), the maximum height of any structure shall be forty-eight feet (48').

Belfries, cupolas, domes not used for human occupancy, chimneys, ventilators, sky lights, cornices, antennas, and properly screened mechanical appurtenances may extend up to an additional ten feet above the maximum height allowed in the applicable zone. However, the combination of such items shall not occupy more than thirty percent 30% of the area of the uppermost floor of the building.

4. **Architectural Design.** The architecture design theme and construction materials of the building's front elevation shall be applied to all exterior walls of the building. The rear of the building and any portion of the building that traditionally gets less attention to aesthetics shall have the same architectural design theme as those portions of the building that get high visibility from the public. The following construction materials are acceptable: brick, block, fluted block, colored texture block, concrete tilt up that meets the specific architectural theme for the development, glass and wood. Sheet metal and corrugated metal shall be prohibited, except for trim, soffits, fascia, mansards and other similar architectural features. Other materials may be used if approved by the planning commission.
5. **Building Orientation.** No building adjacent to a residential property containing a retail use shall face east. Public access shall be from the West or south side of the structure.
6. **Lighting Plans.** Any development in the PD-55 zone shall include a lighting plan. Freestanding lighting fixtures of at least 8 feet in height and not to exceed 20 feet in height and producing at least one foot candle of illumination shall be installed and maintained along Lakeview Parkway. These lights shall be placed along the street right-of-way line and shall be designed to shine away from residential developments. Lighting shall be designed to:
 - a. Discourage graffiti;
 - b. Enhance crime prevention environment;
 - c. Shall not glare into adjacent residential areas;
 - d. Lighting and parking areas shall not glare into adjacent residential areas.
7. **Landscaping.**
 - a. A landscape strip shall be installed adjacent to all dedicated streets. The landscape strip shall be at least 10 feet in width along 2000 South and Lakeview Parkway, and shall encompass the entire setback area specified in subparagraph.
 - b. Trees planted along 2000 South and Lakeview Parkway shall be in accordance with the city tree master plan and shall be at least two inches in caliper measured 4 feet above the ground with a minimum spacing of 40 feet apart.
 - c. Landscaped end islands shall be located each end-row of parking. Each island shall have one deciduous tree unless the island is within 75 feet of a dedicated street right of way or within 75 feet of a storefront. Each landscaped area shall be at least three feet along and three feet wide as generally shown in the Concept Plan ~~the plan~~ showing planting areas shall

show the general location, number, and type of plants along with provisions for irrigation system.

- d. Concrete curbs shall be provided between landscaped areas and off-street parking areas.
8. **Parking Areas.** Parking stalls shall be provided in the PD-55 zone as shown in Appendix WW. All parking shall be designed to retain and dispose of surface water runoff on this site.
9. **Design.** The elements of the site plan, e.g., buildings, circulation, open space and landscaping etc. shall be designed and arranged to produce an efficient functionally organized, and cohesive plan development.
10. **Traffic Design.** The site plan shall be designed to facilitate traffic flow on 2000 South and Lakeview Parkway. The applicant shall provide a traffic impact study showing impacts development of a proposed site plan will have on traffic on 2000 South and Lakeview Parkway. The traffic impact study shall be used by the city to impose necessary conditions on site plan to mitigate negative impacts on traffic circulation it's caused by the site development.
11. **Signage.** All signage shall be in accordance with Chapter 14 of the City of Orem.
12. **Masonry Wall.** There shall be installed and maintained a seven (7) foot high ~~fence~~ masonry wall along property lines in common with adjacent residential zone. No fence shall be required along 2000 South or Lakeview Parkway. The fence shall be constructed of masonry and treated on both sides with anti-graffiti sealant.
13. **Vehicular Access.** Access to the site shall be from 2000 South and Lakeview Parkway.
14. **Outside Storage and Display Areas.** The storage of merchandise or other material outside an approved building is prohibited. Outside display areas shall be approved as a part of the site plan. Landscape areas shall not be used for the display of merchandise nor storage of materials.
15. **Solid Waste Areas.** Solid waste dumpster shall be located in an enclosure the materials of which will be approved by the City as a part of the site plan.
16. **Site Maintenance.** Except for snow removal, all common area maintenance of the site shall be between the hours of 6:00 AM and 10:00 PM. Snow removal may be conducted on the site at any time as necessary. The site shall be maintained free from trash, weeds, garbage, paper and other refuse.
17. **Certificate of Occupancy.** No certificate of occupancy shall be issued for any building or on any portion of the development until the landscaping plan is in place, or bond, cash deposit, or equivalent is deposited with the City

conditioned on guaranteeing the installation of all landscapes shown on the approved site plan. All landscaped areas shall be maintained in a neat clean and orderly and sightly condition. The shall include proper pruning, lawn mowing, weeding, removal of litter, fertilizing, replacing dead plants and the regular watering of all plantings. Failure to maintain the landscape as provided herein shall be a violation of this chapter and enforceable as provided by law.

18. **Public Hearing.** No site plan or site plan amendment shall be approved without first holding a public hearing with the Planning Commission.
19. **Other Regulations.** Except as otherwise specified in this section, the standards and requirements of the C2 Zone shall apply to the PD-55 Zone.
20. **Site Plan.** A site plan shall substantially conform to the concept plan.

Street View





Washburn and Associates
825 North 900 West
Orem, Utah
84057

washburnsmith@gmail.com

Dear Neighbor,

This letter is to inform you of an upcoming Neighborhood Meeting to discuss the change in zoning on property located generally at 1400 W. 2000 S. in Orem. The parcel, also known as tax ID number 19:038:0132, is owned by Skip Dunn Investments LLC. The property is currently zoned OS-5, which is a rural residential zone. The property is master planned "General Commercial". The applicant wishes to rezone the property to a General Commercial zone C-2 to match the Master Plan designation.

A neighborhood meeting will be held at the office of Washburn Associates, located at 825 N. 900 W. Orem, 84057 (approximately 800 feet east of WINCO). The meeting will begin at 6:00 PM on Thursday May 16th, 2024. All known neighbors within 500 feet have been notified of this meeting, however if you know of someone who may not have been notified, please pass this information onto them. We are anxious to get neighborhood feedback on the proposed zone change.

"Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review 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."

We will look forward to hearing from you at the meeting. Should you be unable to attend the meeting or have questions prior to the meeting, please feel free to contact Paul Washburn (owner's representative) at 801-368-4700 to answer any questions.

Paul Washburn

Neighborhood Meeting,

May 16th 2024

Subject: undeveloped parcel approximately 6 acres located at 2000 S and Lakeview Parkway

A neighborhood meeting was held the evening of May 16th at Il Centro Piazza, 825 N 900 W, Orem. The meeting was conducted by Paul Washburn of Washburn associates. The meeting was attended by approximately 26 people. The meeting was called to discuss a proposed zone change on the subject property.

Neighbors asked the following questions, the size of the proposed buildings, distance from residential properties, height of the buildings, parking and access to the site. During the meeting all of the possible uses for the C-2 zone were detailed.

Concerns raised by neighbors included when 2000 S and Lakeview Parkway would actually be constructed, lighting, hours of operation, access to the site, nighttime deliveries, fencing and parking. Of possible uses neighbors were concerned about automotive repair and car sales.

The meeting lasted approximately an hour and a half, the meeting began at 6:00 PM and ended slightly after 7:30 PM.

Roll

Neighborhood Mtg 5/16/24

A. Buxton

Penny Deputis

Quinn W. Harrison

Randy L. Johnson

Craig Armstrong

Peggy Clark

Cecilia Chun

Robin McKislay

Tosli Toca

Jim Liechty

Chris Liechty

Robin Fox

Phillip Johnson

Mike Carpenter

Gregg Byrum

Andrea Byrum

Helena Kleinlein

	Planning Commission August 7, 2024	Item 3.7
	PUBLIC HEARING – Enact Section 22-11-67 PD54 (<i>Canyon Park Tech Center Redevelopment</i>) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.	Prepared By: Cheryl Vargas Applicant: Bryon Prince

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- Noticed 472 property owners with 1000 ft.

SITE INFORMATION:

- General Plan Designation:

Professional Services

- Current Zone: **PD6**
- Acreage: **24.3**
- Neighborhood: **Windsor**

ACTION:

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

REQUEST: The applicant requests the Planning Commission forward a recommendation to the City Council to enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.

BACKGROUND: The applicant is requesting approval to build one hundred fifty (150) single family homes on this parcel. Currently the property is zoned as PD6 and would be rezoned to PD54. The project will occupy 24.3 acres of the Canyon Park Technology campus property. There would be a total of 150 single family lots.

The homes will all be 2-story homes with basements. The heights, setbacks, buildable areas, and parking requirements are in accordance with the Orem City Code and the changes made to the ordinance text for this text amendment. The homes range from 2-4 bedrooms and will have a garage along with a covered patio. The open spaces will be maintained by the HOA.

There were two (2) neighborhood meetings where neighbors were invited to come learn about the proposed project and give their input. There were several items discussed including street connectivity, amenities – public or private, architectural styles of the homes, preservation of mature trees, etc.

The Canyon Park traffic study which was submitted on July 23, 2024 looked at the existing condition of the property and the five-year condition that includes growth. One hundred fifty (150) single-family detached homes are proposed to replace 334,000 square feet of office space. Below are the traffic impact numbers showing the traffic generated by the existing office space (when the buildings are at full occupancy) and the proposed homes.

Traffic from the homes:	2,100 per day	156 AM trips	210 PM trips
Traffic from office space:	3,618 per day	526 AM trips	492 PM trips

All intersections operate at LOS (Level of Service) A or B in both the existing condition and 5-year condition, with or without the project. This includes intersections on 1200 North, 800 East, 1600 North, Technology Way and Timpanogos Parkway.

Staff has provided a list of the potential advantages and disadvantages of this Development:

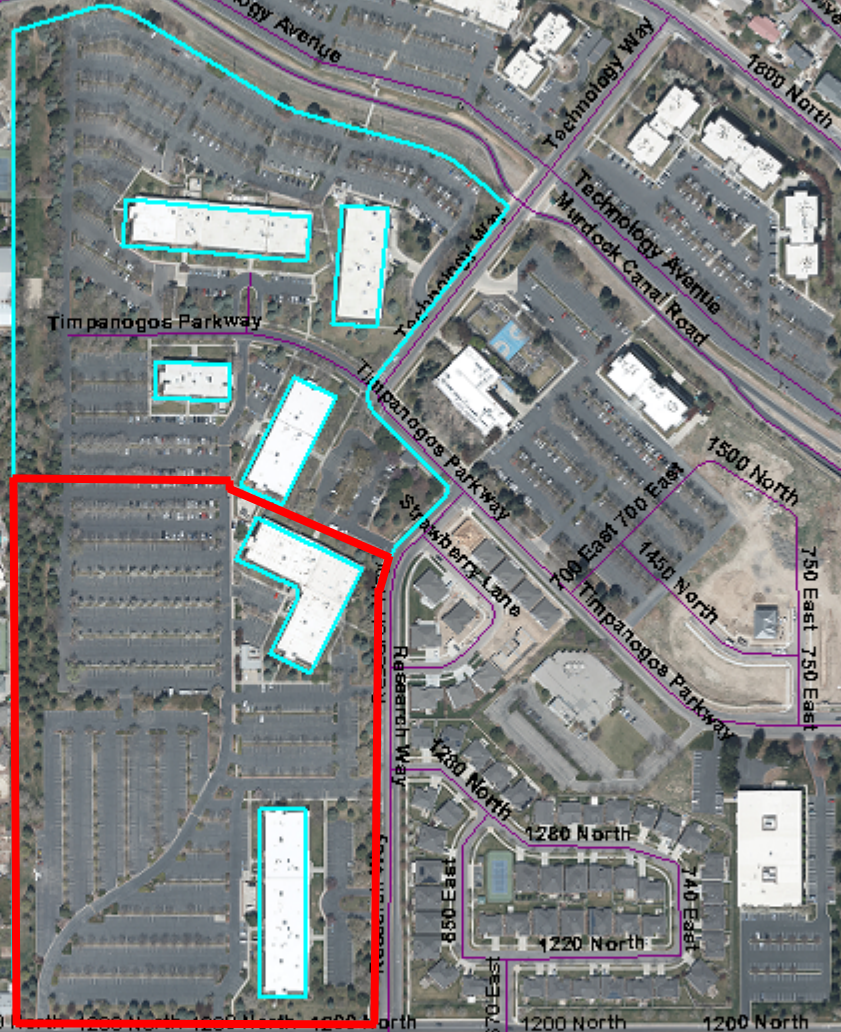
Potential advantages of the development:

- Increases single family unit housing inventory
- Will attract new families to Orem
- Housing may have less traffic impact than fully occupied office buildings, especially at AM and PM peak times
- Additional housing options for people down-sizing or first-time home owners
- Smaller lots are preferable for many younger, active families
- Creates a variety of different housing sizes and adds a new single-family neighborhood in the City
- An overall heat reduction with the elimination of parking anticipated

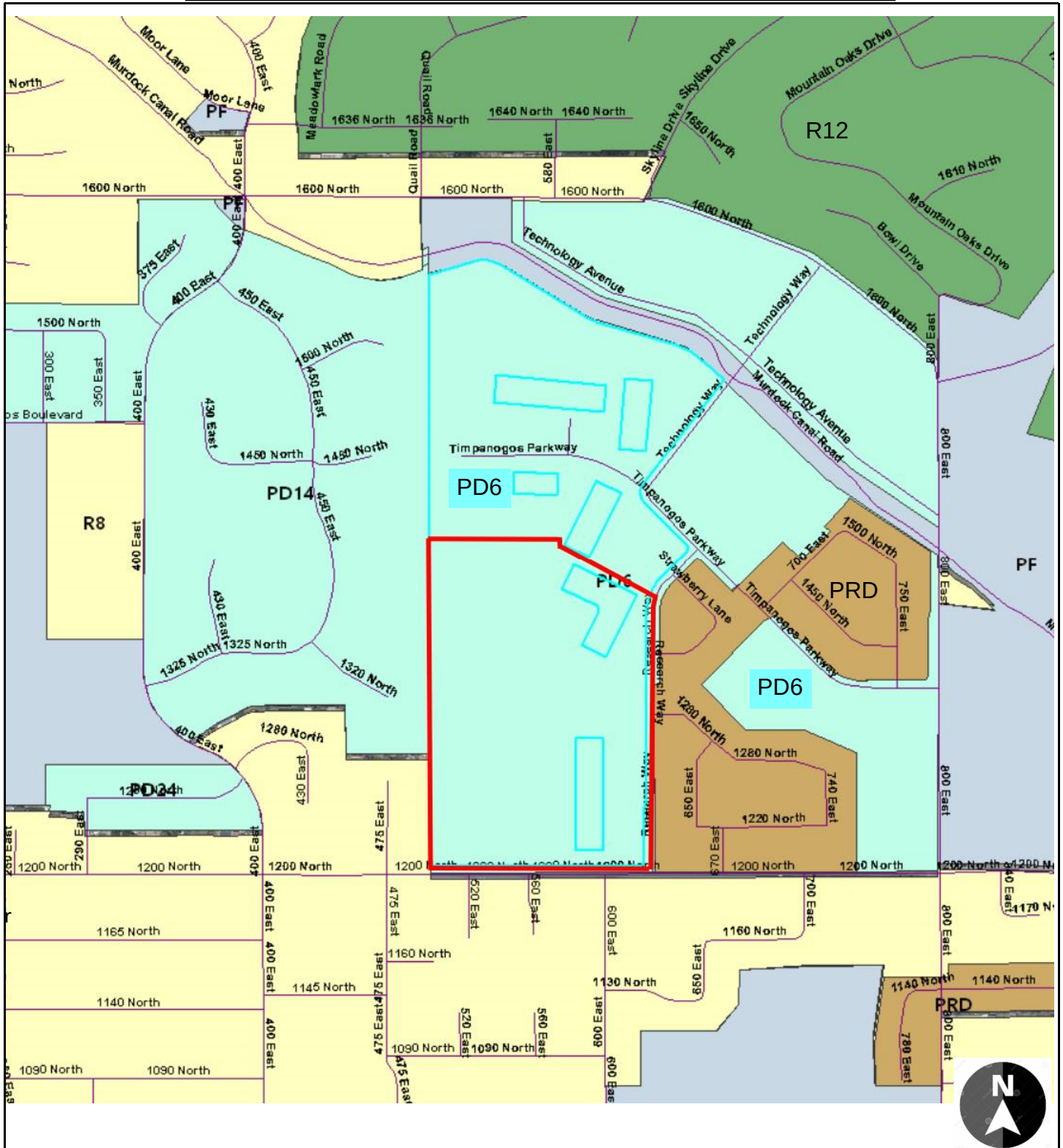
Potential disadvantages of the development:

- Eliminates commercial office space and associated future jobs; the market could change in the future
- Removes mature landscaping cooling effect of mature trees is eliminated
- Lots are narrower than the existing DaVinci development (smallest width is 57') to the east
- Lots are smaller than the existing DaVinci development (smallest lot is 5,700 sf) to the east.
- Denser than the existing DaVinci development (4.39 units per acre) to the east.
- The City does not typically allow driveways to be counted as visitor parking
- Greenspace buffer for residential properties to the west of project is eliminated
- Potential for trail system in mature trees and vegetation eliminated (although this is not identified as a proposed trail in the Orem Parks, Recreation, Trails and Open Space Master Plan)

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the City Council to enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.



Canyon Park Tech Center Redevelopment

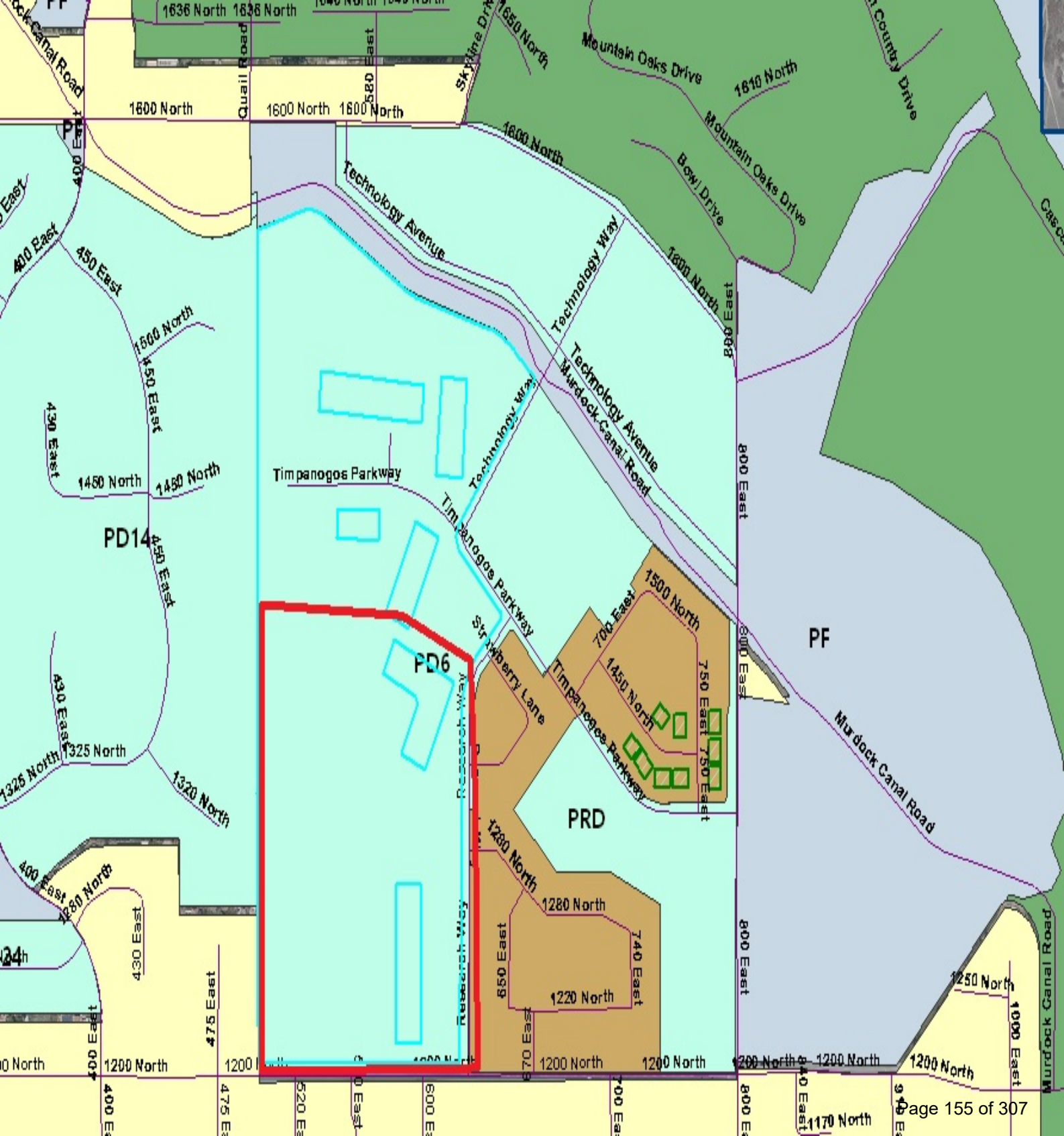


Legend

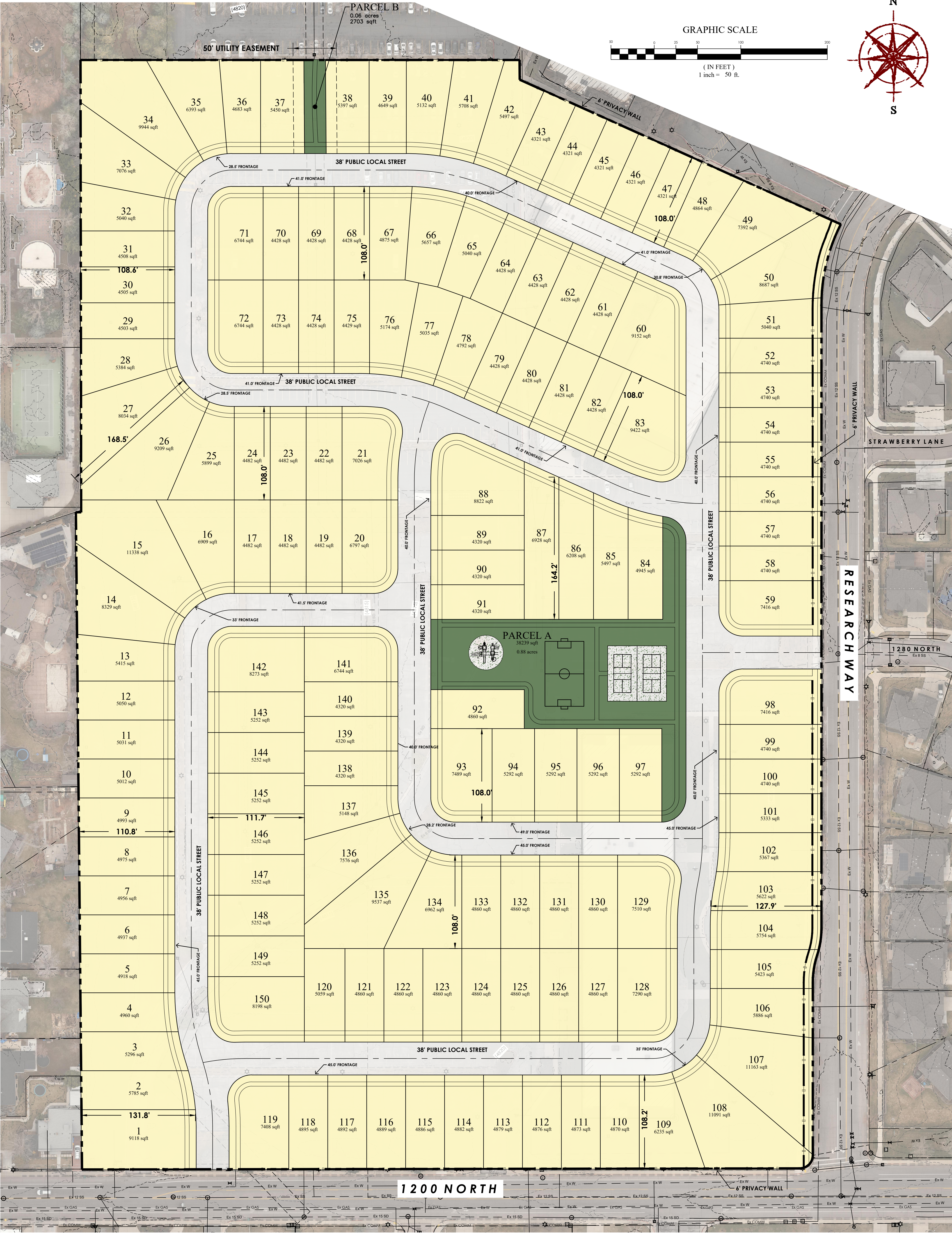
Zoning Map Amendment
Zone: PD6
Acres: 24.3

NEIGHBORHOOD
Windsor

 1203 N 630 East
 Parcels



Canyon Park - an HOA Community



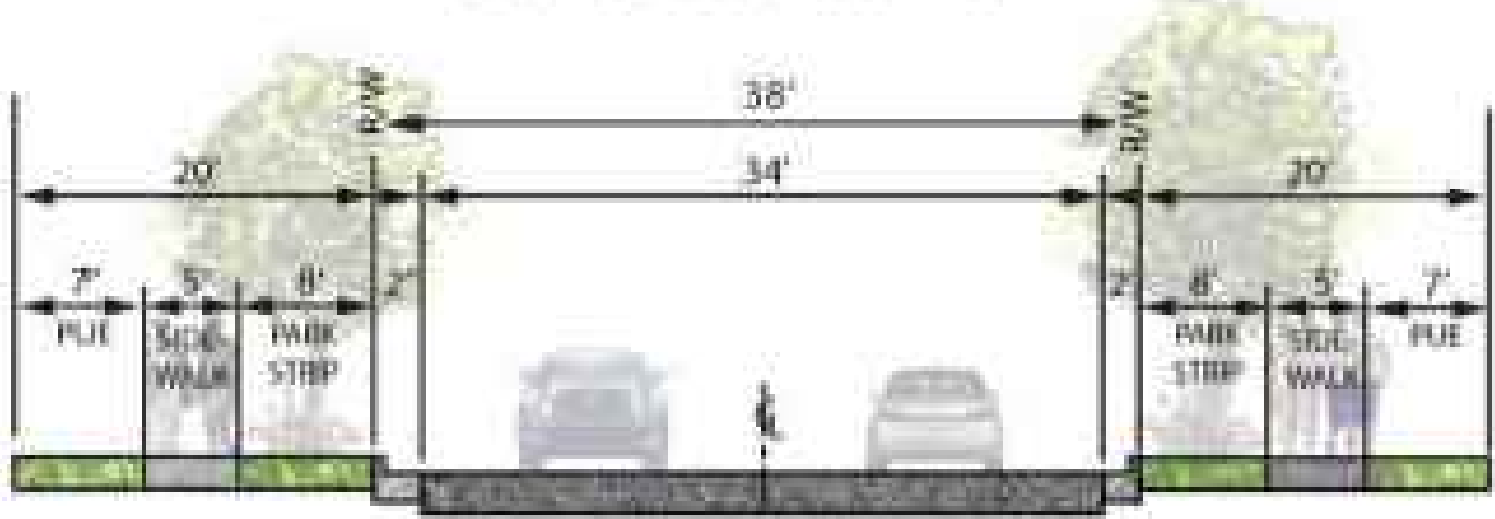
CONCEPT TABULATIONS

TOTAL ACREAGE	24.3 ACRES
PROPOSED ZONE	PRD
LOT/UNIT COUNT	150
TOTAL DENSITY	6.17 UNITS/ACRE
PARK OPEN SPACE	0.92 ACRES

TYPICAL LOT SETBACKS

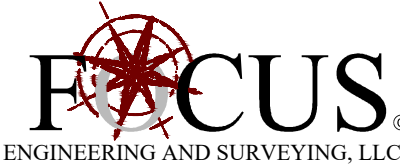
FRONT SETBACK	33' FROM ROW LINE (20' FROM BACK OF SIDEWALK)
SIDE SETBACK	4'
CORNER SIDE SETBACK	28' FROM ROW LINE (15' FROM BACK OF SIDEWALK)
REAR SETBACK	10'

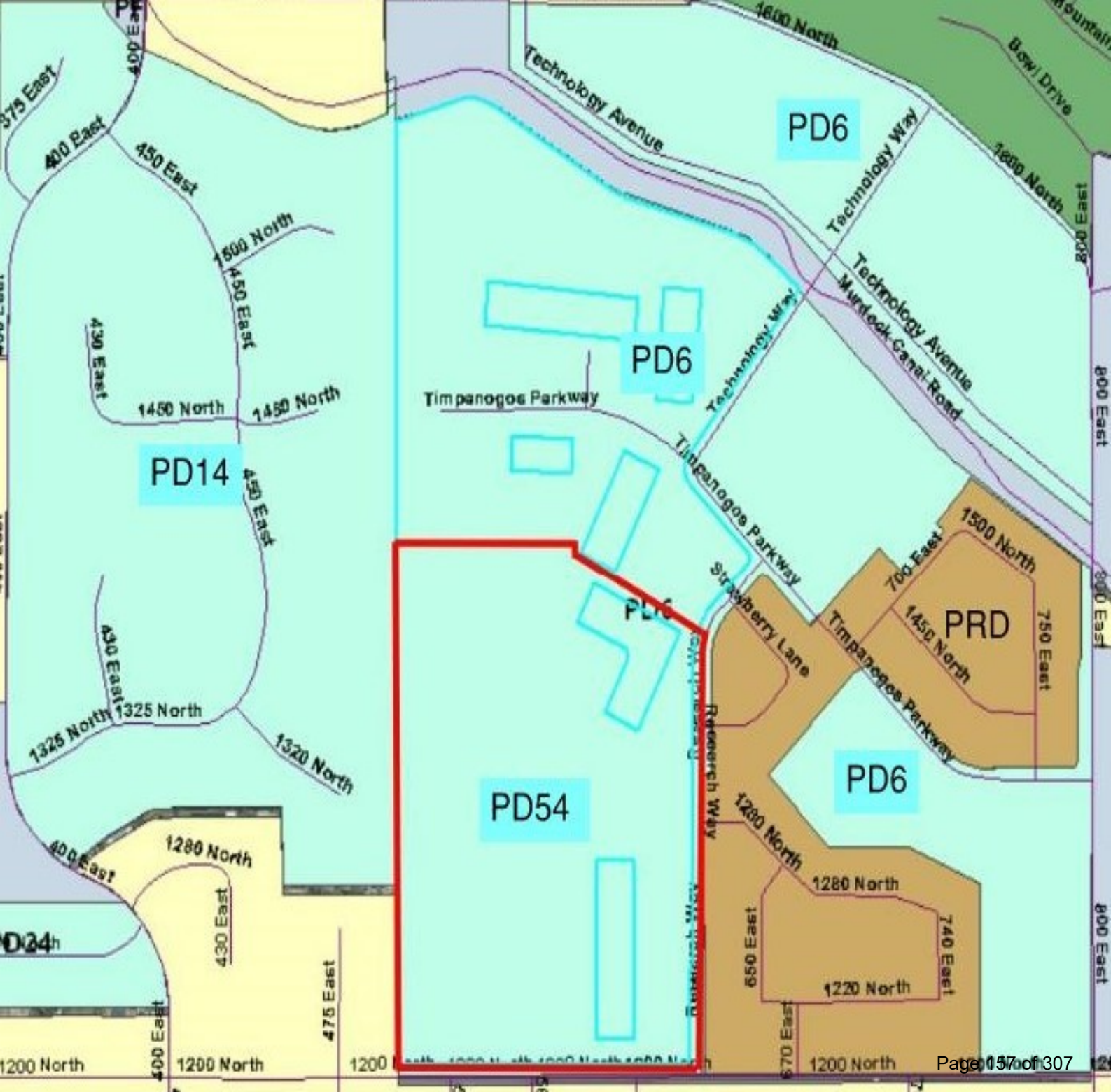
Local Street – 38' ROW



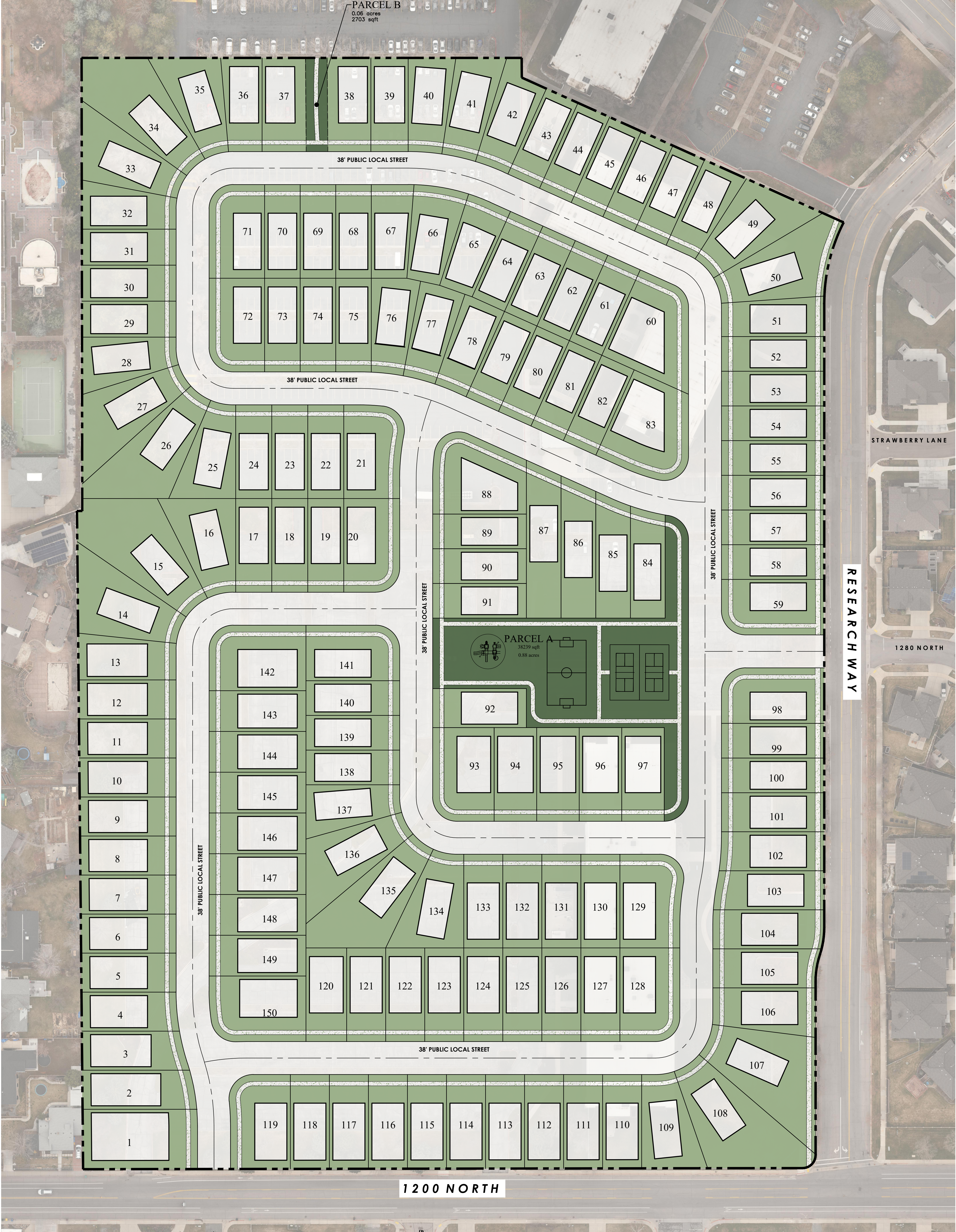
CANYON PARK concept plan

OREM CITY, UTAH COUNTY
7/18/2024
24-0074





Landscape Plan



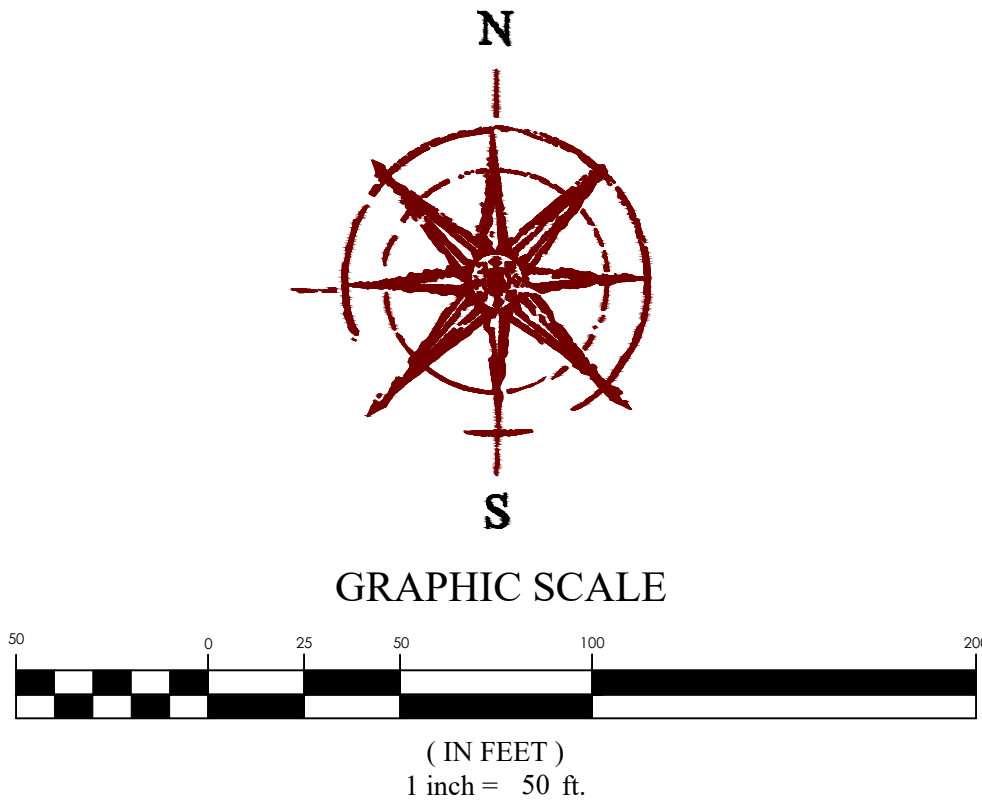
OPEN SPACE TABULATIONS

NET BUILDABLE AREA	20.3 ACRES
TOTAL LANDSCAPE/OPEN SPACE AREAS	11.5 ACRES (56.7%)
YARD (PRIVATE OPEN SPACE)	8.6 ACRES (42.4%)
PARK STRIP (PRIVATE OPEN SPACE)	1.7 ACRES (8.3%)
PARCEL A (CONSOLIDATED OPEN SPACE)	0.9 ACRES (4.4%)
PARCEL B (CONSOLIDATED OPEN SPACE)	0.1 ACRES (0.4%)

LEGEND

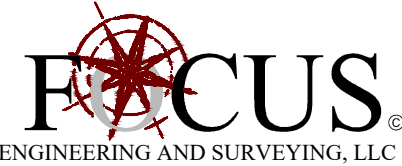
- PRIVATE OPEN SPACE
- CONSOLIDATED OPEN SPACE

NOTE: ALL OPEN SPACE TO BE MAINTAINED BY HOA

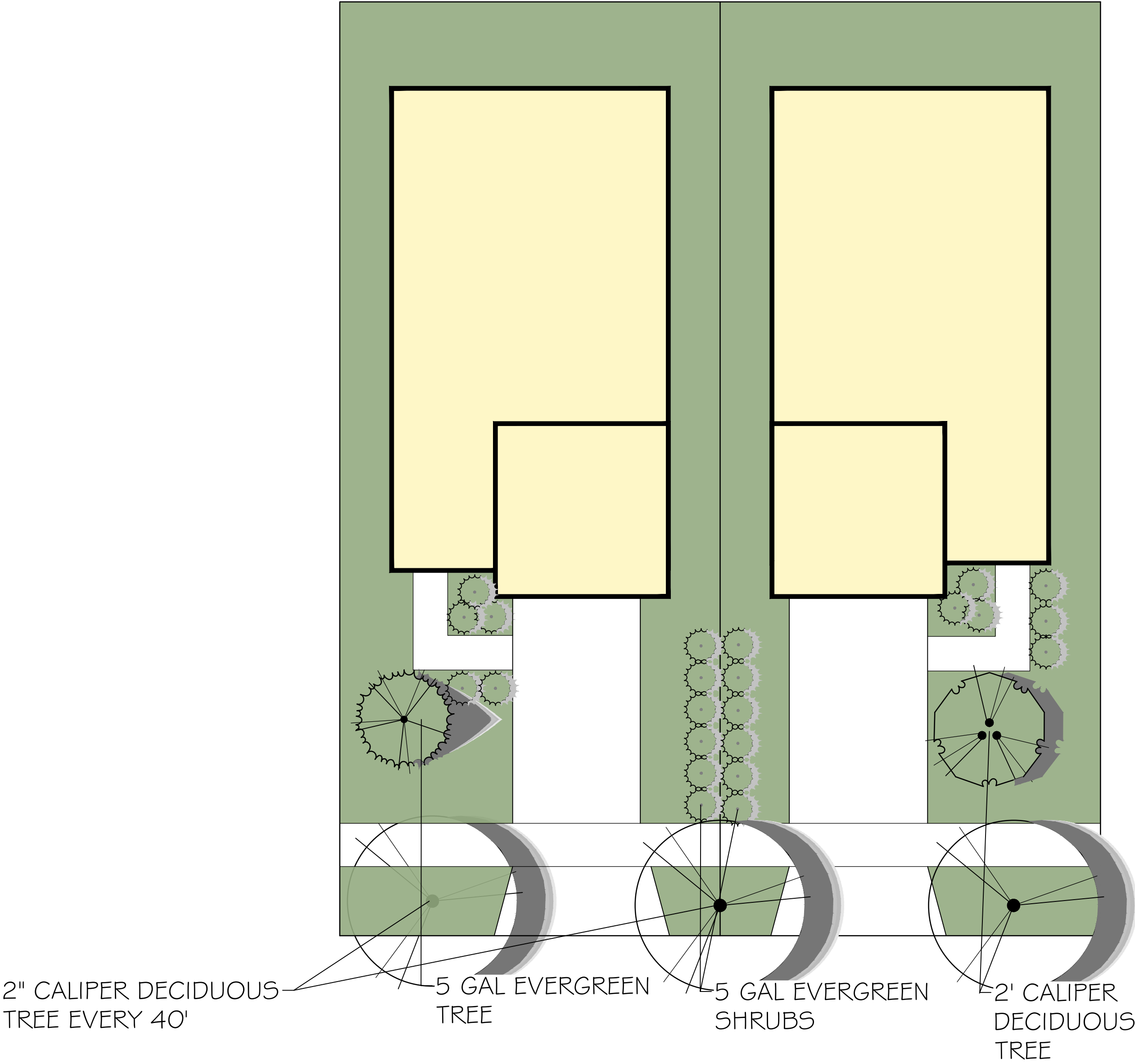


CANYON PARK landscape exhibit

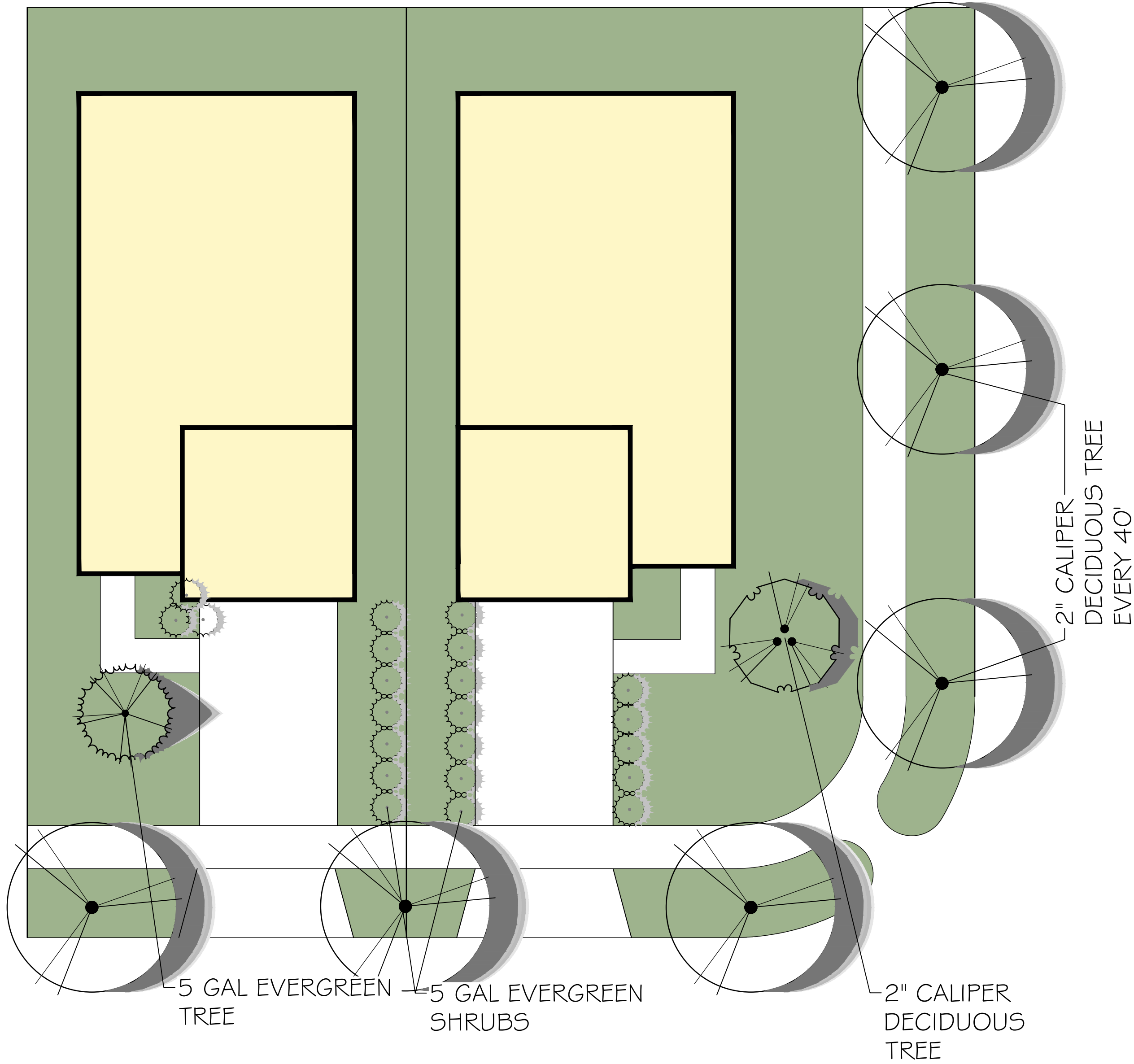
OREM CITY, UTAH COUNTY
7/18/2024
24-0074



Z:\2024\24-0074 Orem Canyon Park (for Pointe Homes)\design\24-0074\dwg\exhibits\24-0074 Landscape Exhibit.dwg



NOTE: DECIDUOUS TREES SHALL BE PLANTED AND MAINTAINED IN THE LANDSCAPE STRIPS LOCATED BETWEEN THE CURB AND THE SIDEWALK ADJACENT TO A PUBLIC STREET WITH AT LEAST ONE TREE FOR EVERY FORTY FEET AND SPACED NO MORE THAN FORTY FEET APART.



NOTE: AT LEAST ONE (1) DECIDUOUS TREE AT LEAST TWO (2) INCH CALIPER MEASURED FOUR (4) FEET ABOVE THE GROUND, ONE (1) EVERGREEN TREE AT LEAST FIVE (5) GALLONS IN SIZE, AND SIXTEEN (16) EVERGREEN SHRUBS AT LEAST FIVE (5) GALLONS IN SIZE ARE REQUIRED FOR EVERY TWO DWELLINGS

CANYON PARK *typical single lot landscaping exhibit*

OREM CITY, UTAH COUNTY
6/26/2024



FARMHOUSE

- 1. COMPOSITION ROOF
- 2. 8" LAP SIDING
- 3. BOARD AND BATTEN SIDING
- 4. DECORATIVE PANELED TRIM BOARD
- 5. DECORATIVE WOOD KICKERS
- 6. DECORATIVE CORBELS
- 7. PANELED ENTRY DOOR
- 8. PANELED GARAGE DOOR
- 9. WOOD POSTS

TRANSITIONAL FARMHOUSE

- 1. COMPOSITION ROOF
- 2. 4" LAP SIDING
- 3. 8" LAP SIDING
- 4. DECORATIVE PANELED TRIM BOARD
- 5. PANELED ENTRY DOOR
- 6. PANELED GARAGE DOOR

MODERN RANCH

- 1. COMPOSITION ROOF
- 2. 8" LAP SIDING
- 3. 6" VERTICAL SIDING
- 4. DECORATIVE PANELED TRIM BOARD
- 5. PANELED ENTRY DOOR
- 6. PANELED GARAGE DOOR
- 7. WOOD POST

05.13.2024

CONCEPTUAL STREET SCENE

CANYON PARK | 35' PRODUCT | TRIPOINTE HOMES

OREM CITY, UTAH



FARMHOUSE

1. COMPOSITION ROOF
2. 8" LAP SIDING
3. BOARD AND BATTEN SIDING
4. DECORATIVE PANELED TRIM BOARD
5. DECORATIVE WOOD KICKERS
6. PANELED ENTRY DOOR
7. PANELED GARAGE DOOR
8. WOOD POSTS

TRANSITIONAL FARMHOUSE

1. COMPOSITION ROOF
2. 4" LAP SIDING
3. 8" LAP SIDING
4. PANELED ENTRY DOOR
5. PANELED GARAGE DOOR
6. AWNING

MODERN RANCH

1. COMPOSITION ROOF
2. 8" LAP SIDING
3. 6" VERTICAL SIDING
4. DECORATIVE PANELED TRIM BOARD
5. PANELED ENTRY DOOR
6. PANELED GARAGE DOOR
7. AWNING

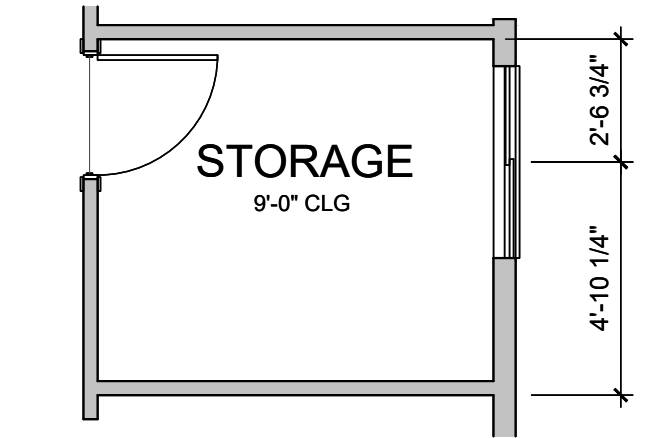
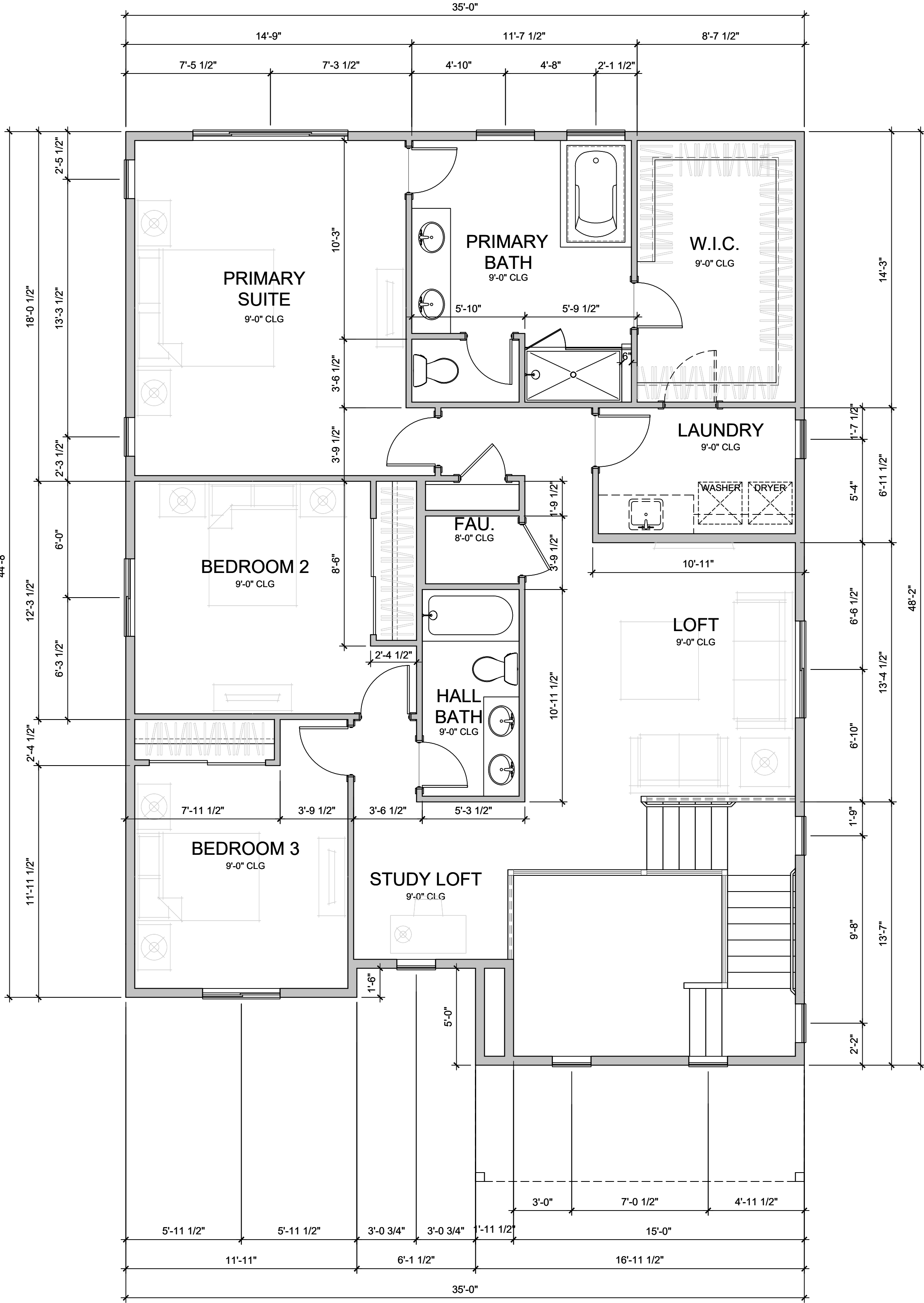
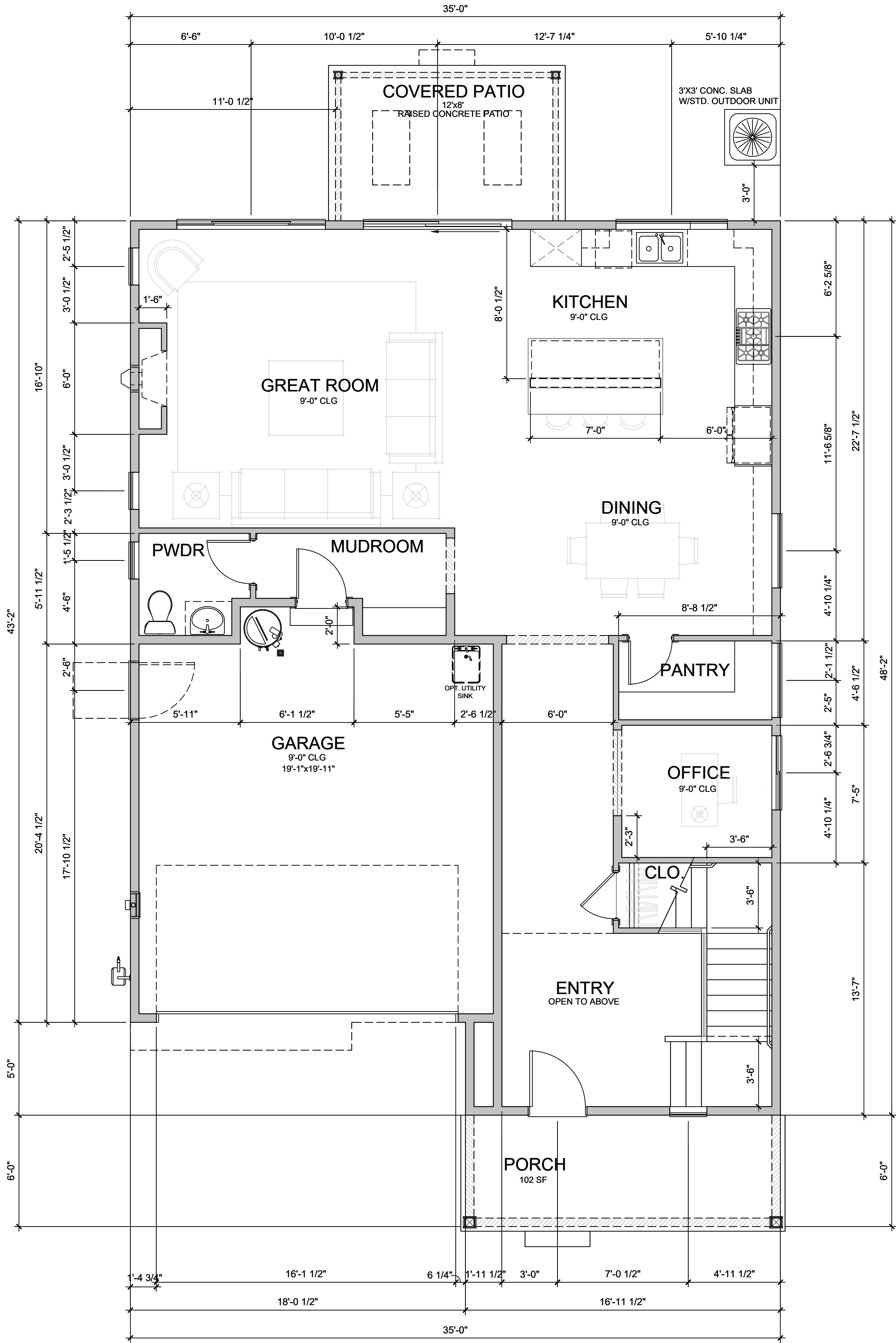
05.13.2024

CONCEPTUAL STREET SCENE

CANYON PARK | 30' PRODUCT | TRIPOINTE HOMES

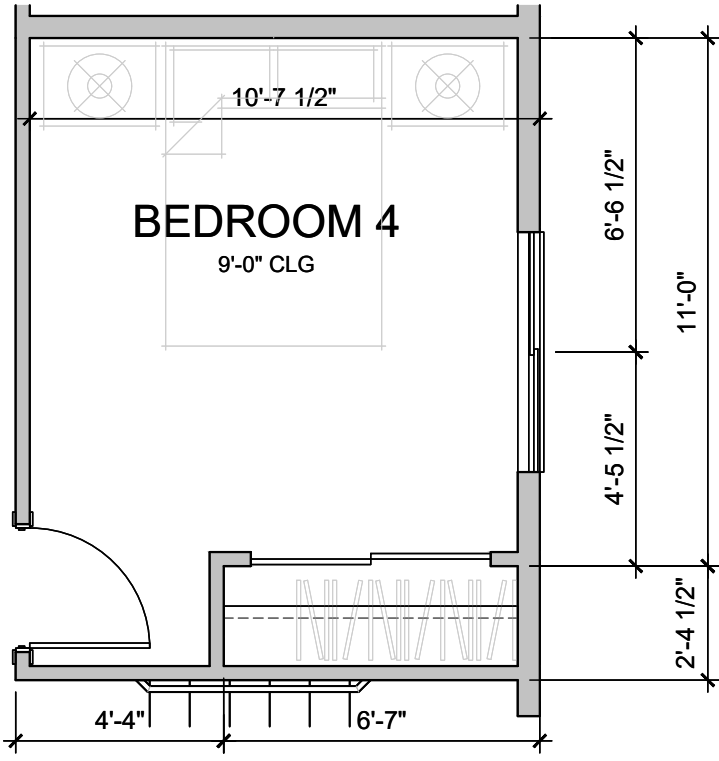
OREM CITY, UTAH

Floor Plan



Optional Storage

Scale: 1/4" = 1'-0"



Optional Bedroom 4

Scale: 1/4" = 1'-0"

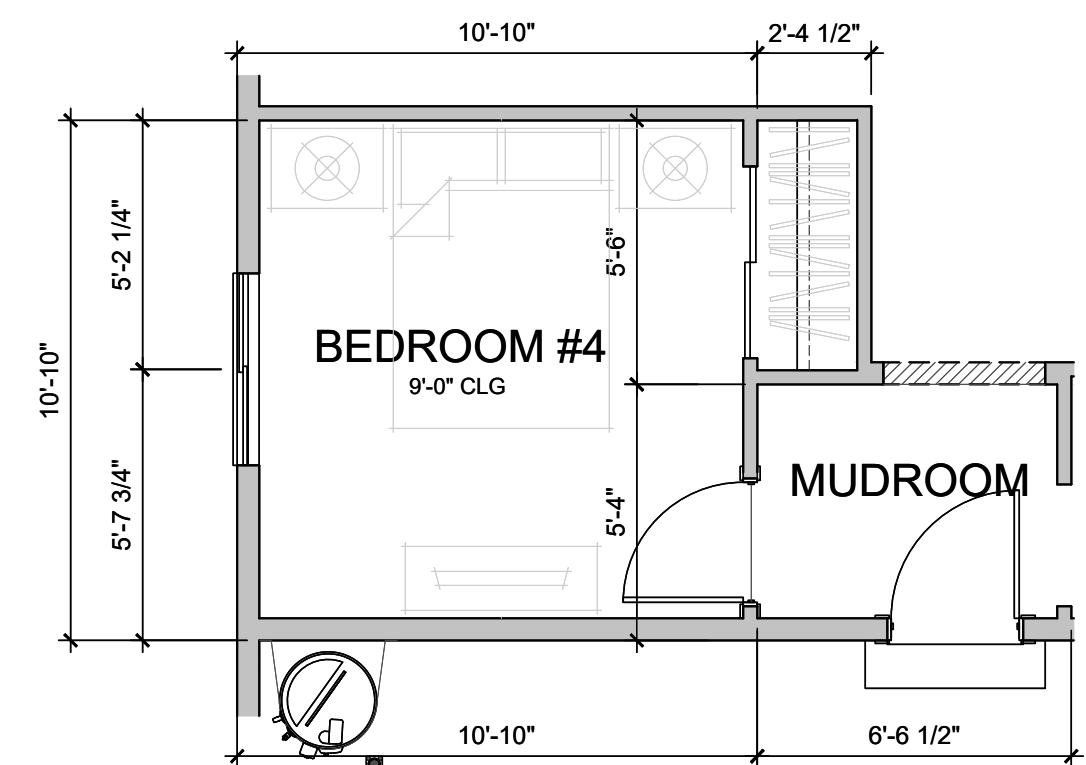
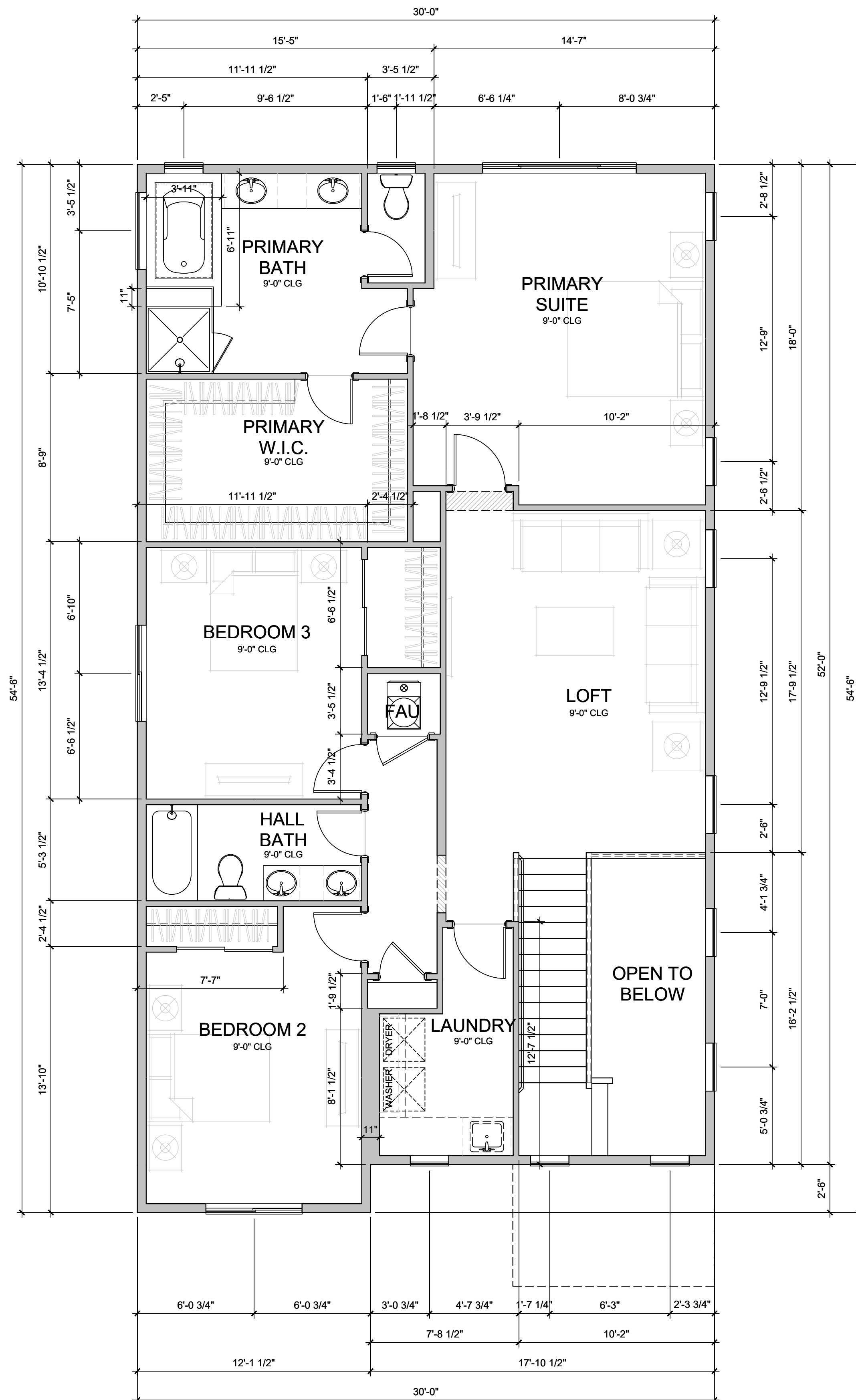
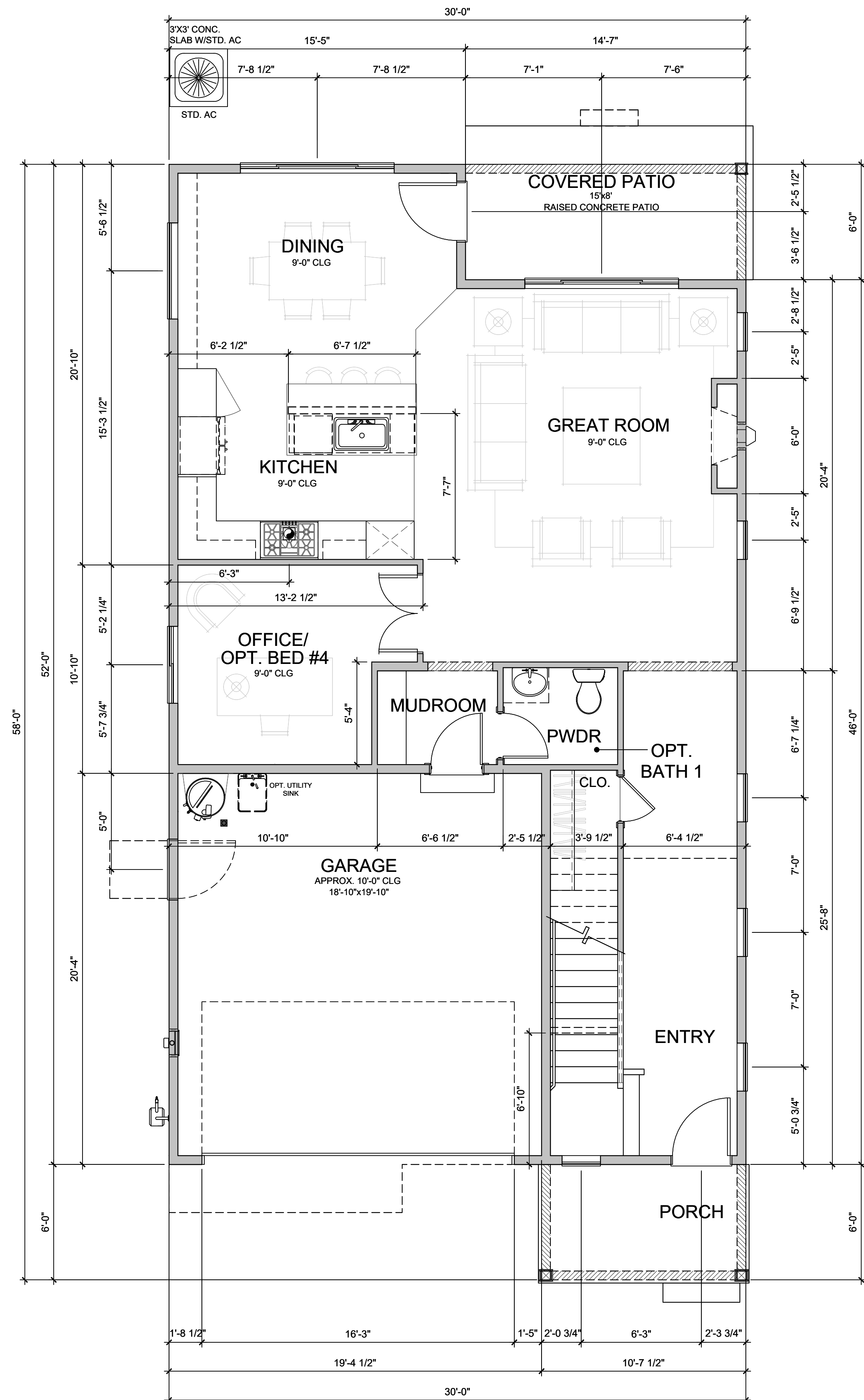
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,186 SF
UPPER FLOOR	1,426 SF
TOTAL FLOOR	2,612 SF
GARAGE	410 SF
COVERED PORCH	102 SF
COVERED PATIO	96 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

35' PLAN
Scale: 1/4" = 1'-0"

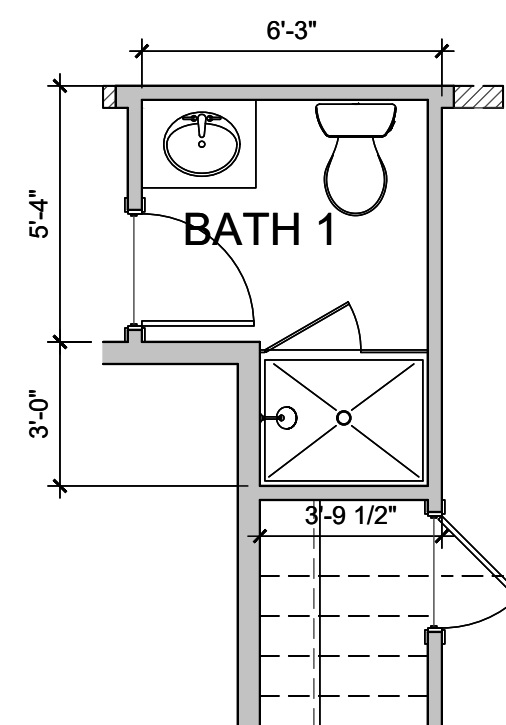


Floor Plan (continued)



Optional Bedroom 4

Scale: $1/4" = 1'-0"$



Optional Bath 1

Scale: $1/4" = 1'-0"$

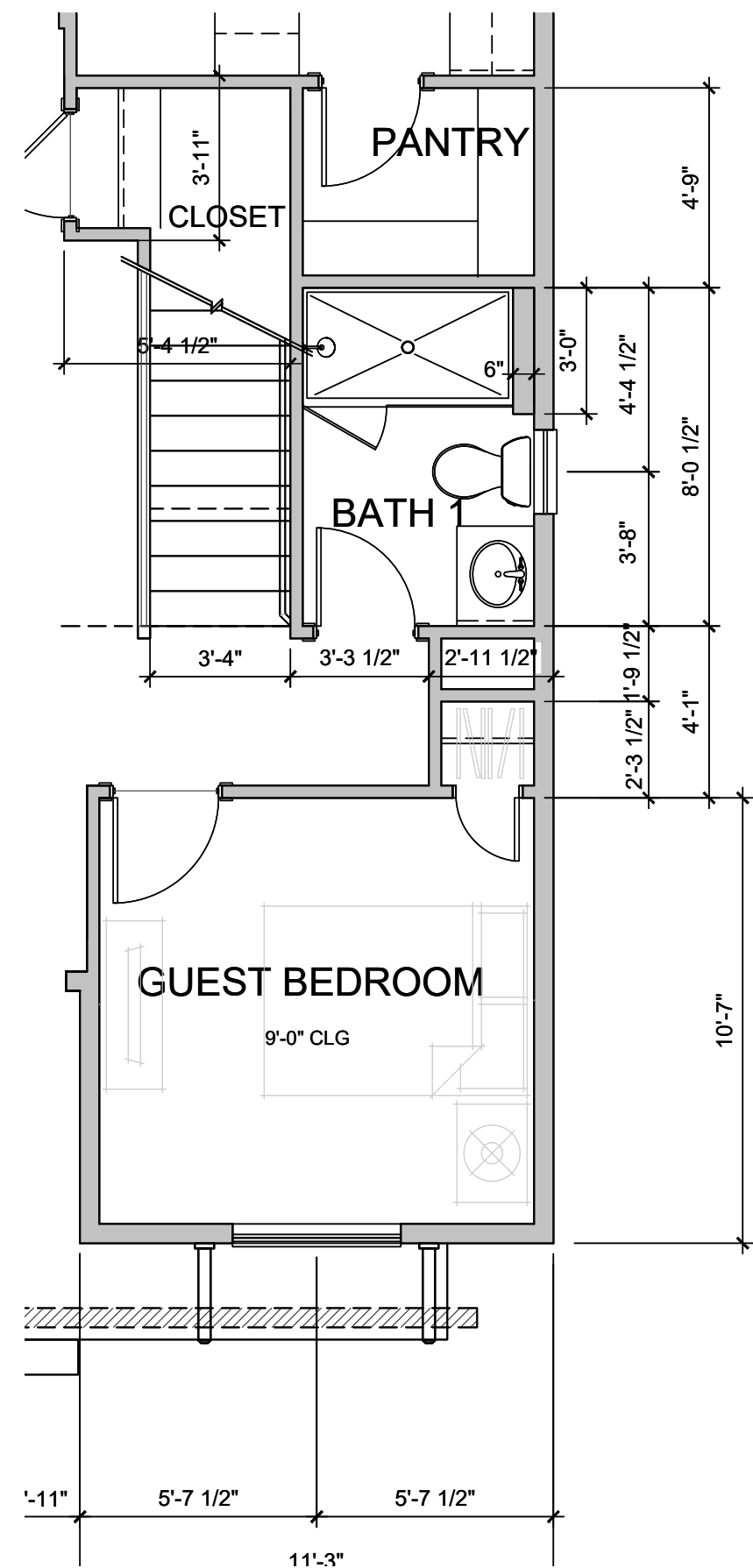
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,078 SF
UPPER FLOOR	1,428 SF
TOTAL FLOOR	2,506 SF
GARAGE	395 SF
COVERED PORCH	68 SF
COVERED PATIO	125 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

30' PLAN
Scale: 1/4" = 1'-0"

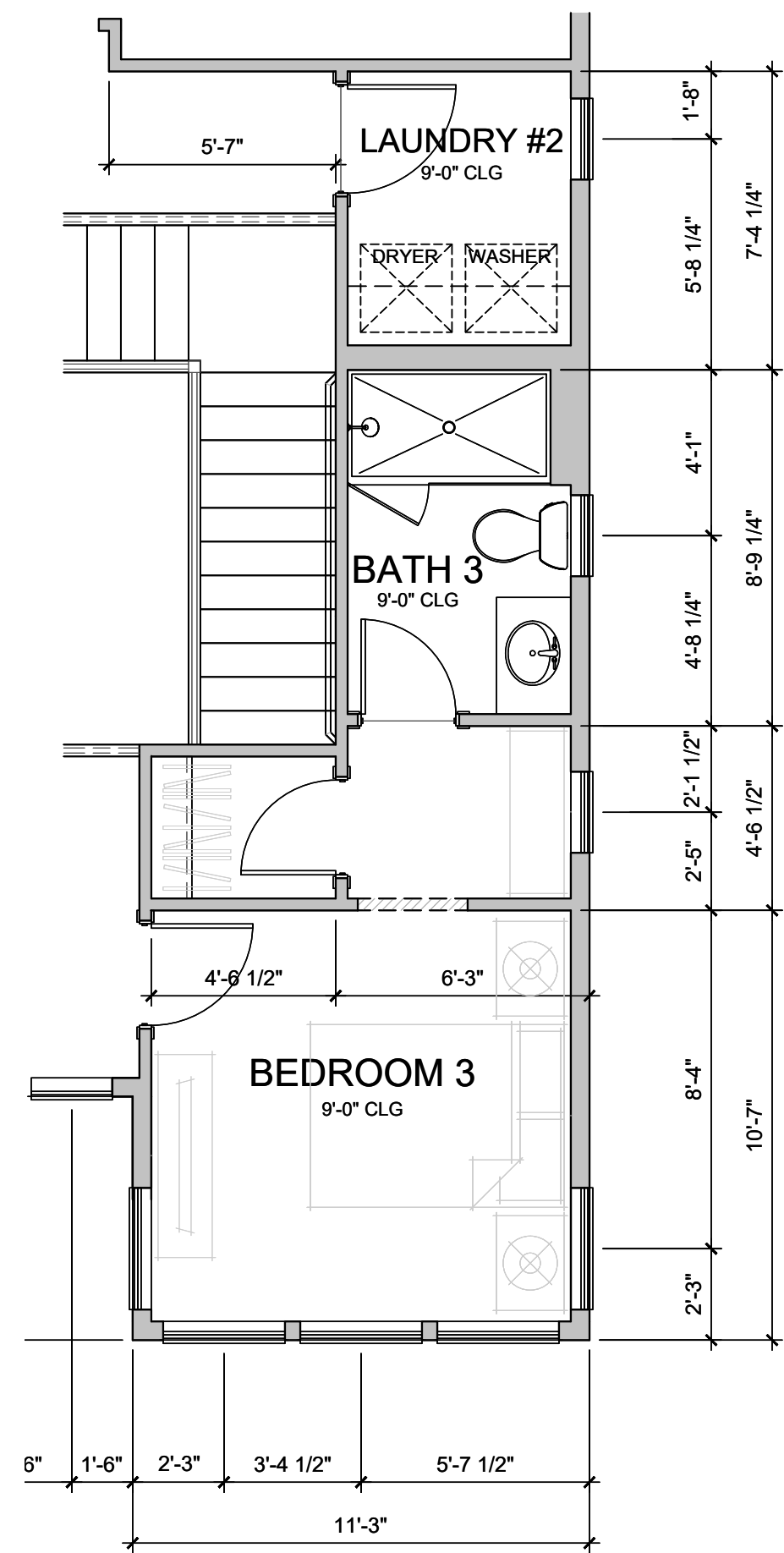
tri pointe
HOMES

Floor Plan (continued)



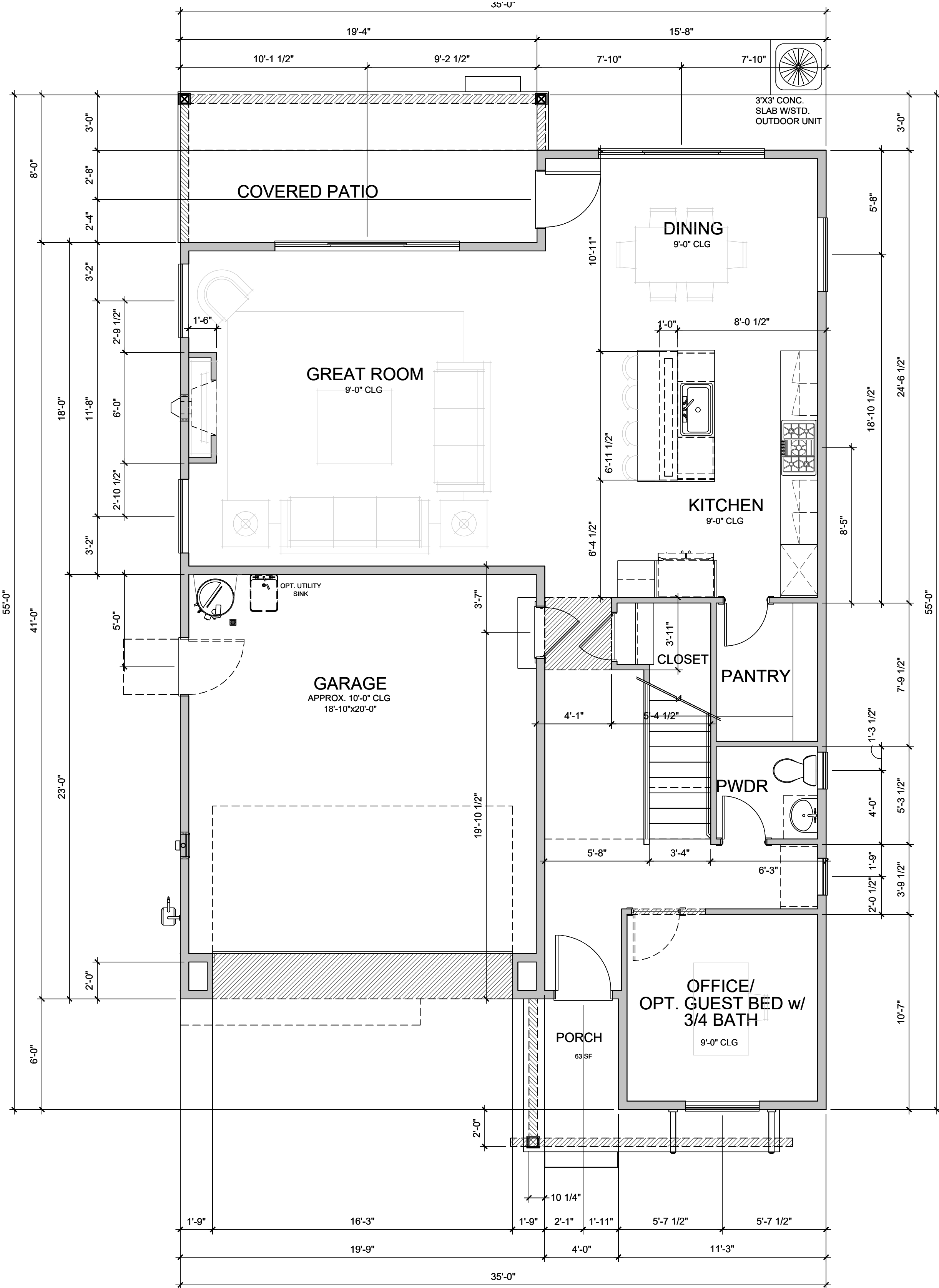
Opt. Guest Bedroom w/ 3/4 Bath

Scale: 1/4" = 1'-0"



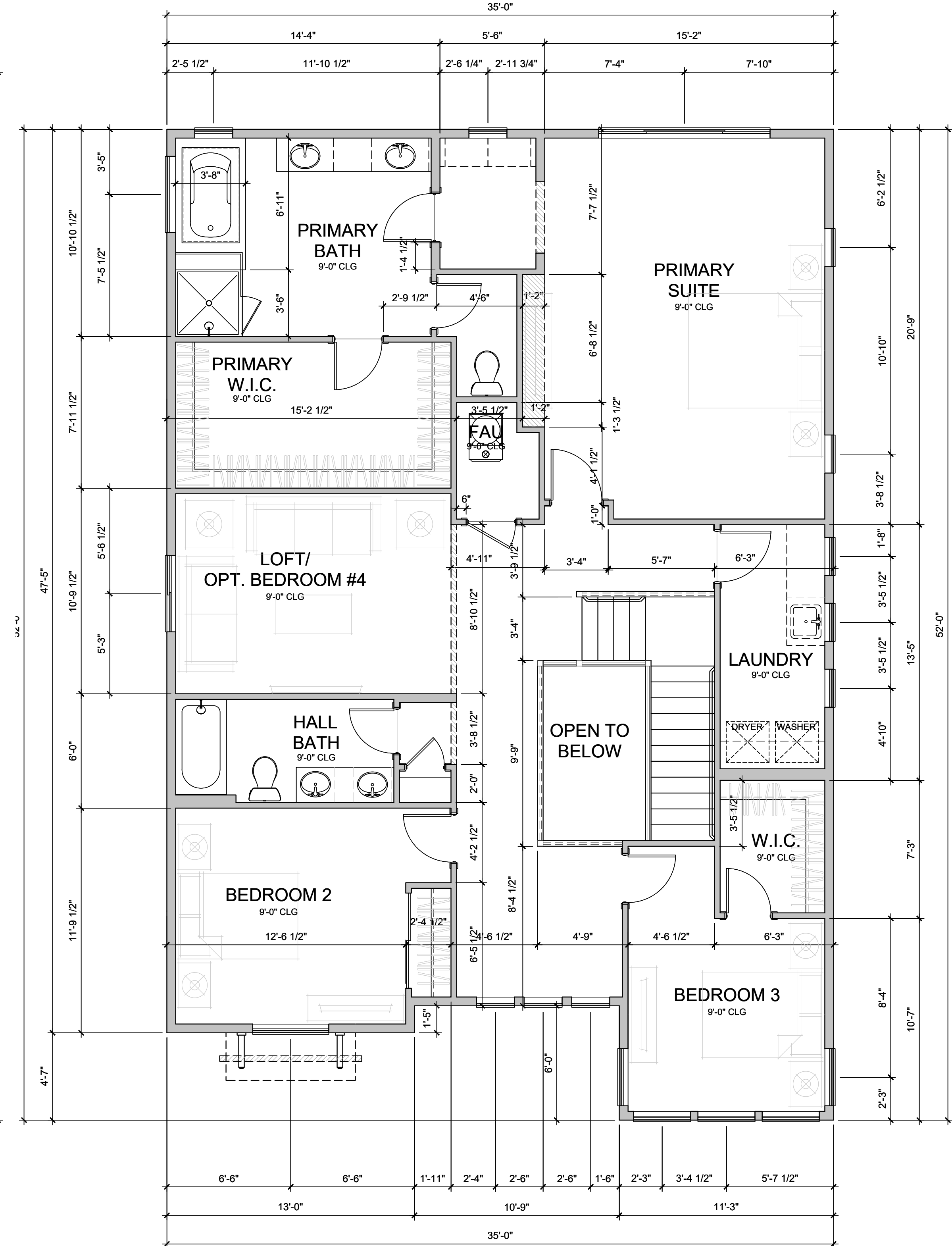
Optional Bedroom 3 Suite

Scale: 1/4" = 1'-0"



Optional Bedroom #4

Scale: 1/4" = 1'-0"



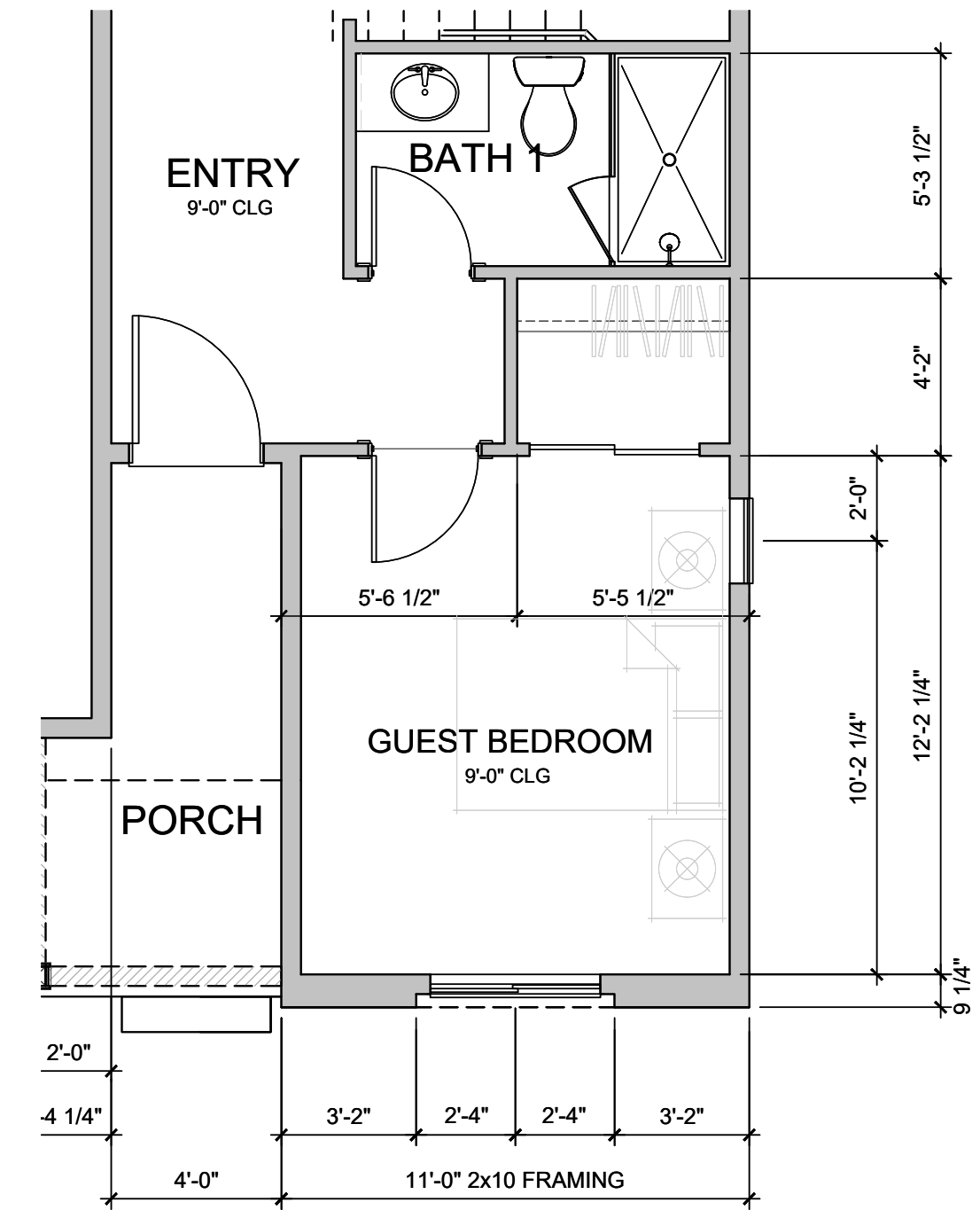
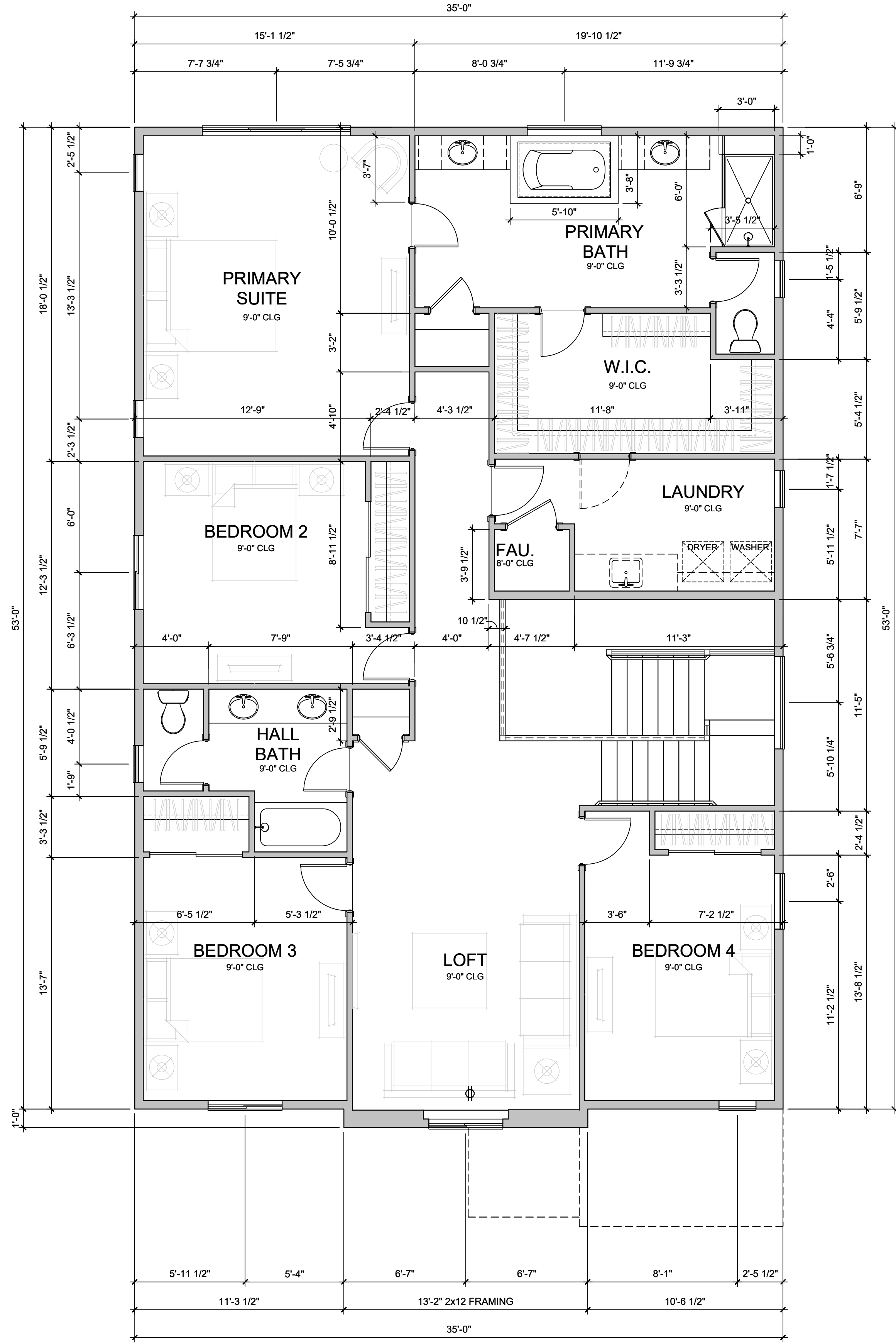
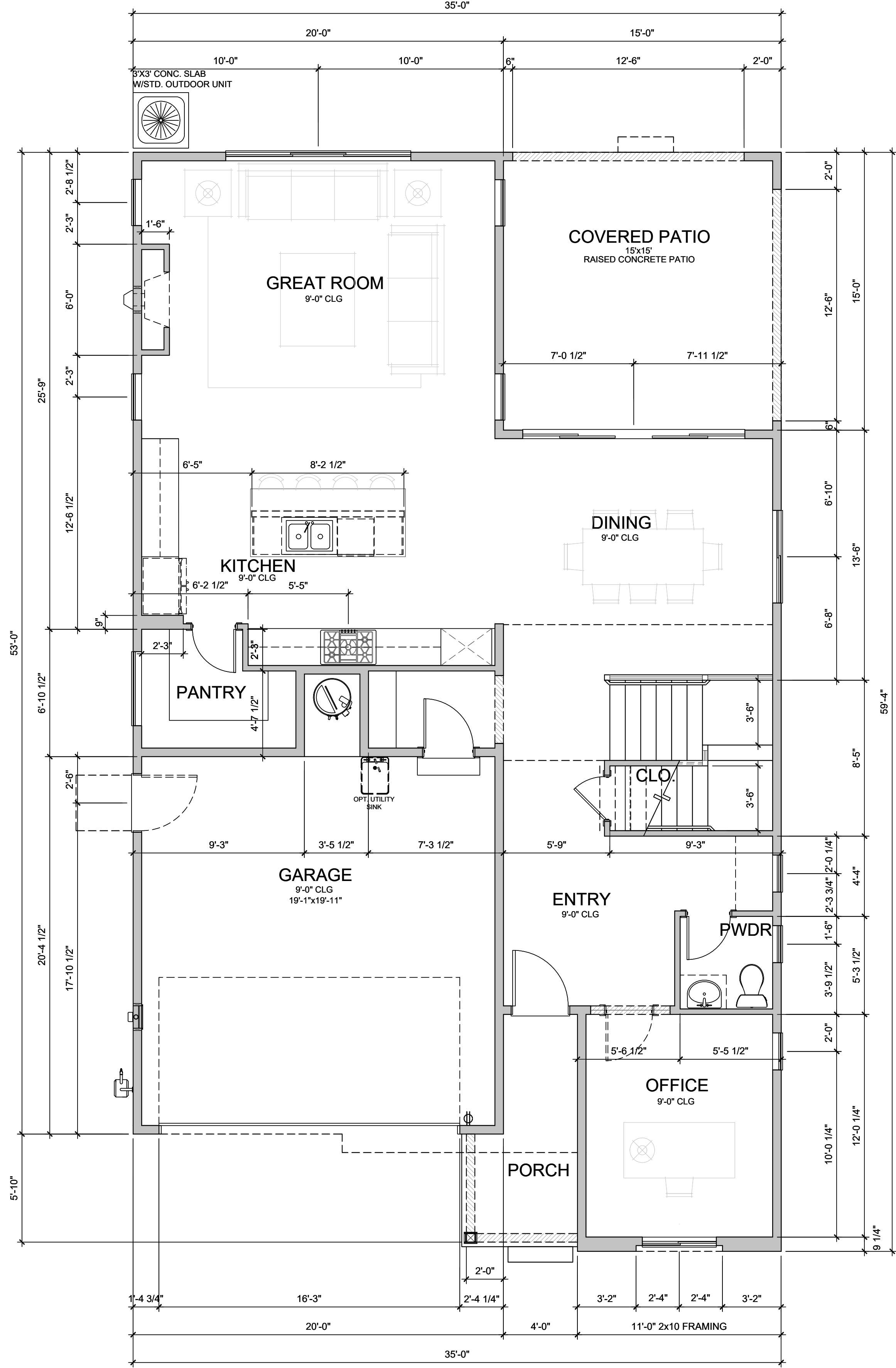
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,137 SF
UPPER FLOOR	1,588 SF
TOTAL FLOOR	2,725 SF
GARAGE	405 SF
COVERED PORCH	29 SF
COVERED PATIO	97 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

35' PLAN
Scale: 1/4" = 1'-0"

tri pointe
HOMES

Floor Plan (continued)



Opt. Guest Bedroom w/ 3/4 Bath

Scale: 1/4" = 1'-0"

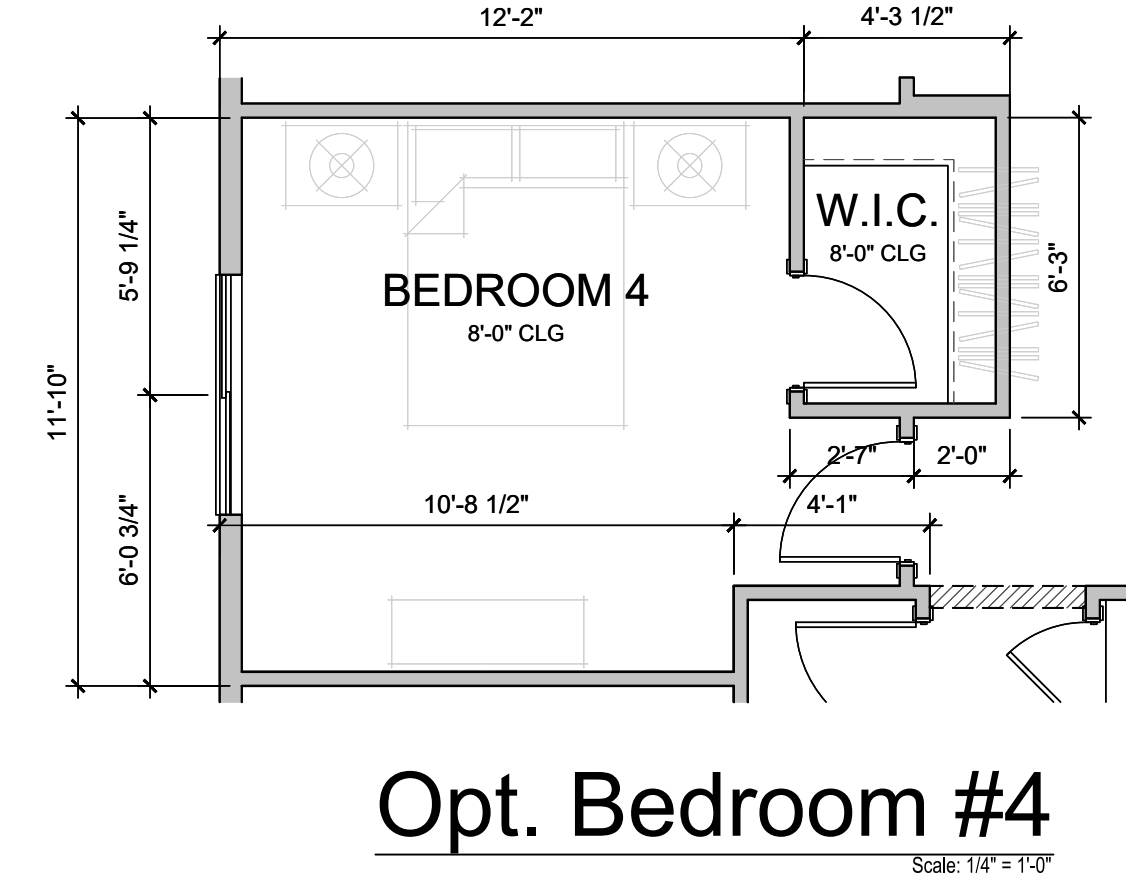
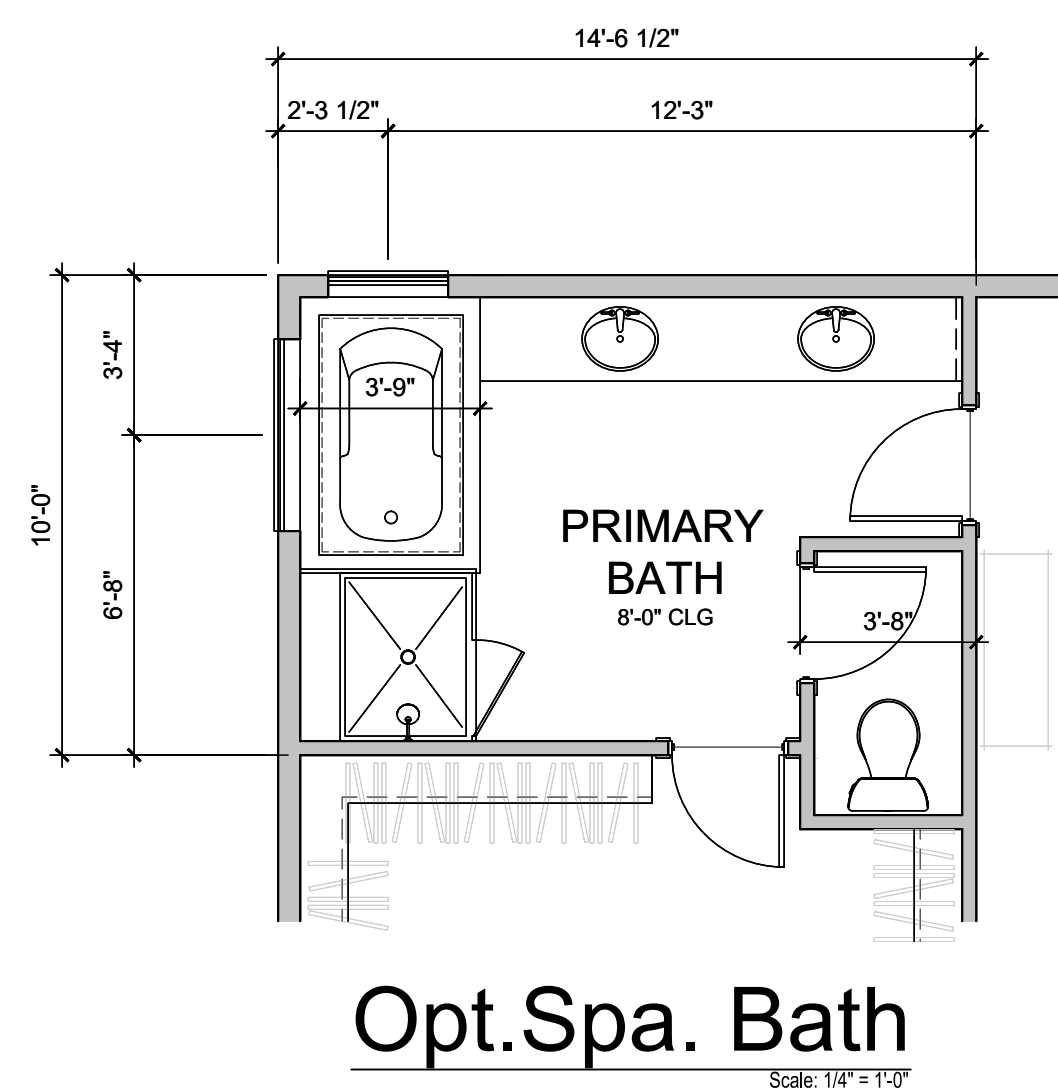
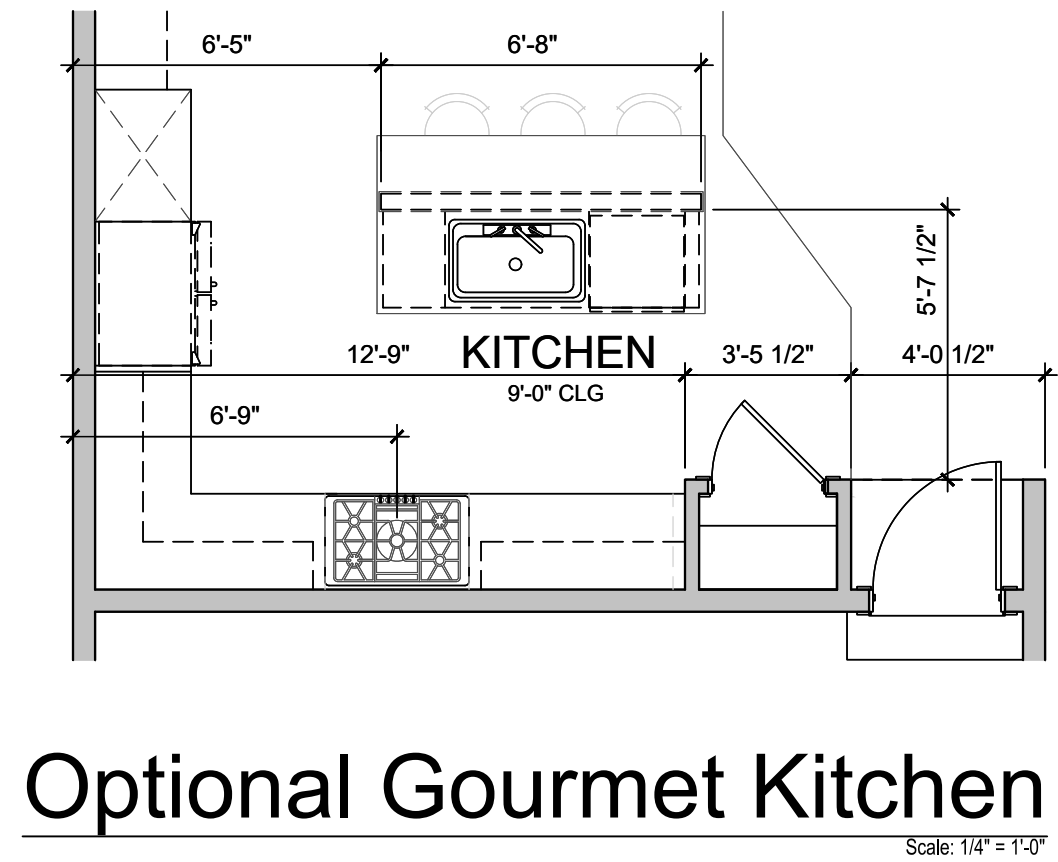
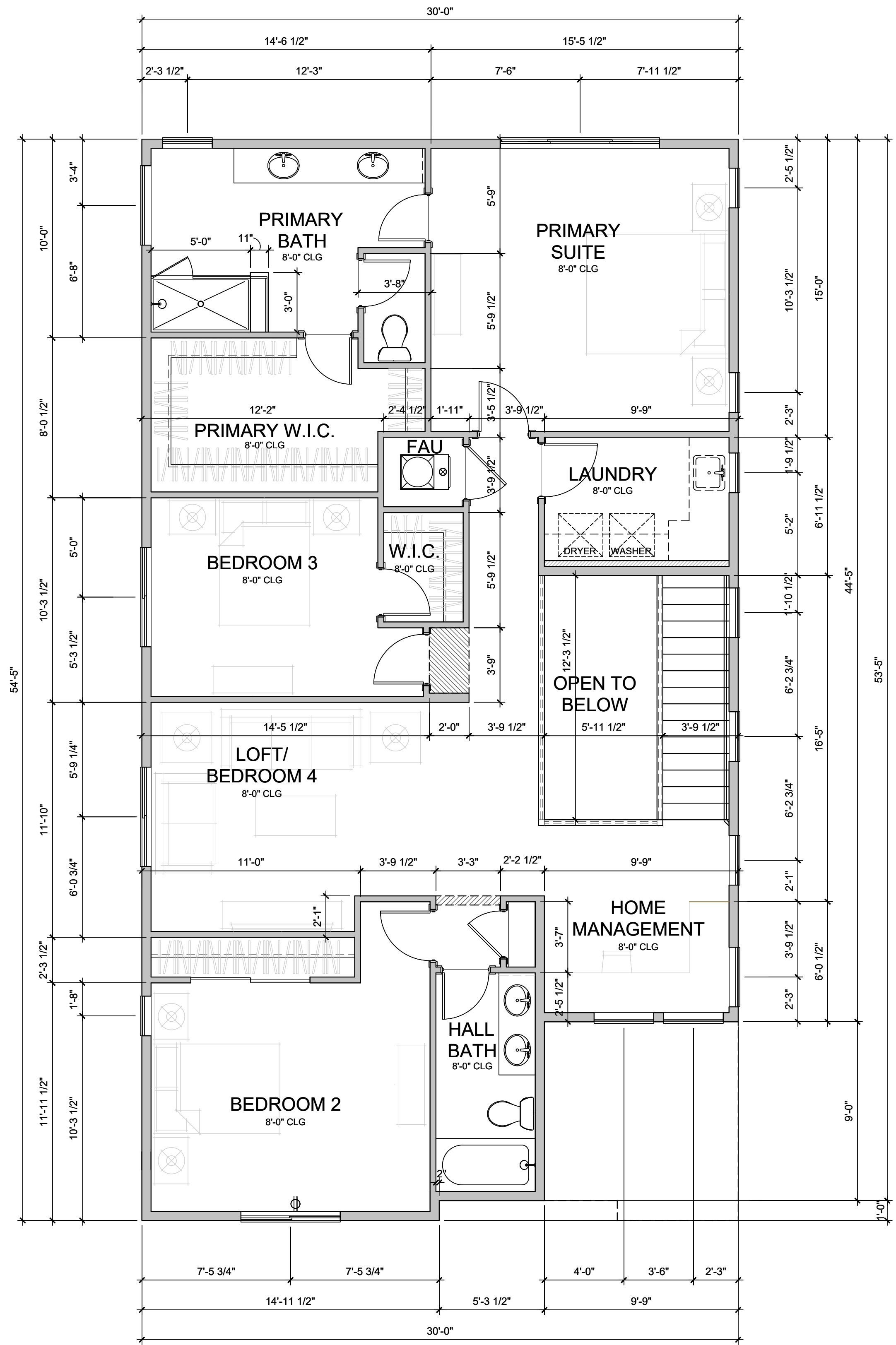
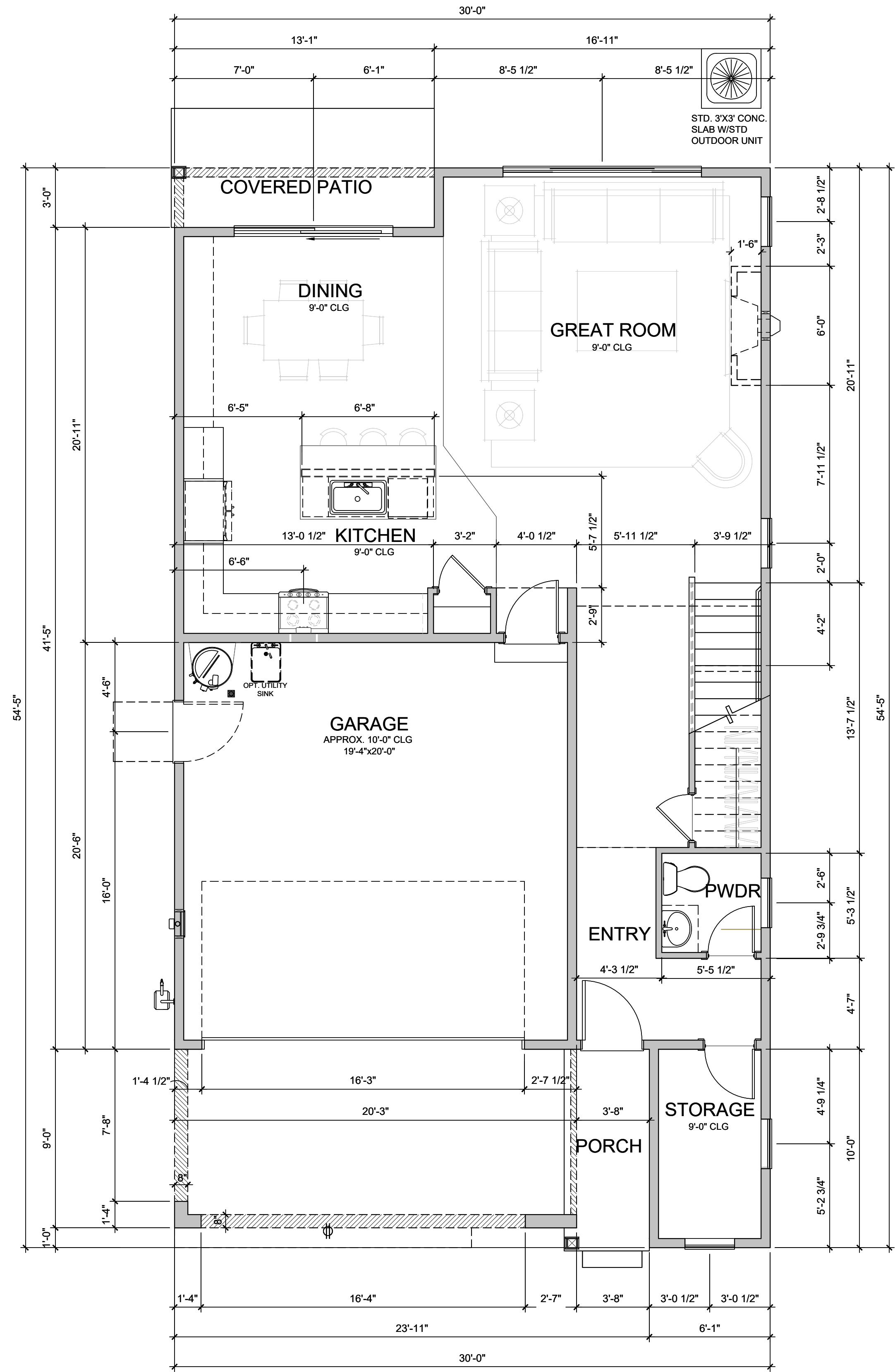
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,256 SF
UPPER FLOOR	1,714 SF
TOTAL FLOOR	2,970 SF
GARAGE	414 SF
COVERED PORCH	61 SF
COVERED PATIO	225 SF

SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

35' PLAN
Scale: 1/4" = 1'-0"

tri pointe
HOMES

Floor Plan (continued)



SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	948 SF
UPPER FLOOR	1,410 SF
TOTAL FLOOR	2,358 SF
GARAGE	406 SF
COVERED PORCH	41 SF
COVERED PATIO	39 SF

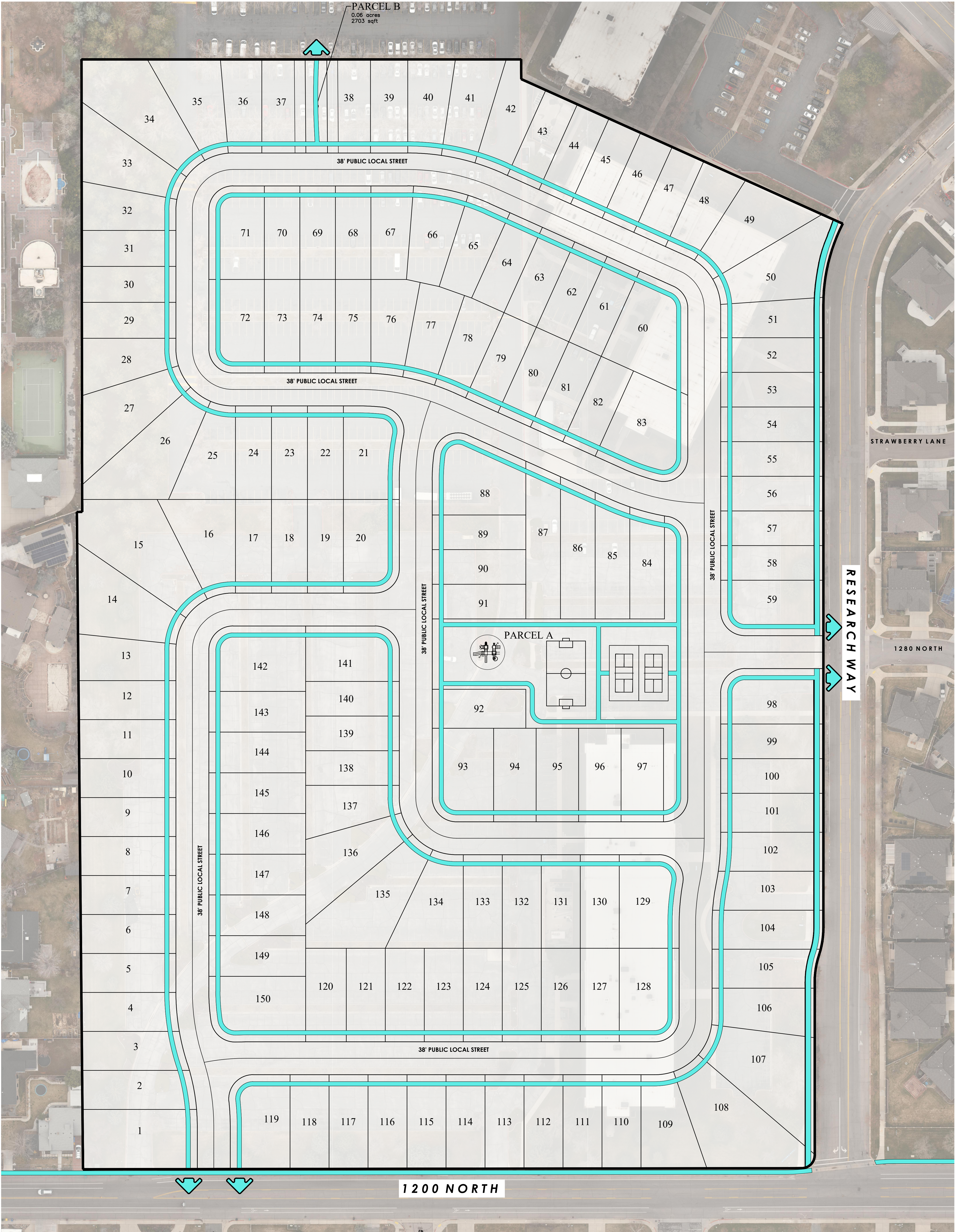
SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

30' PLAN

Scale: 1/4" = 1'-0"

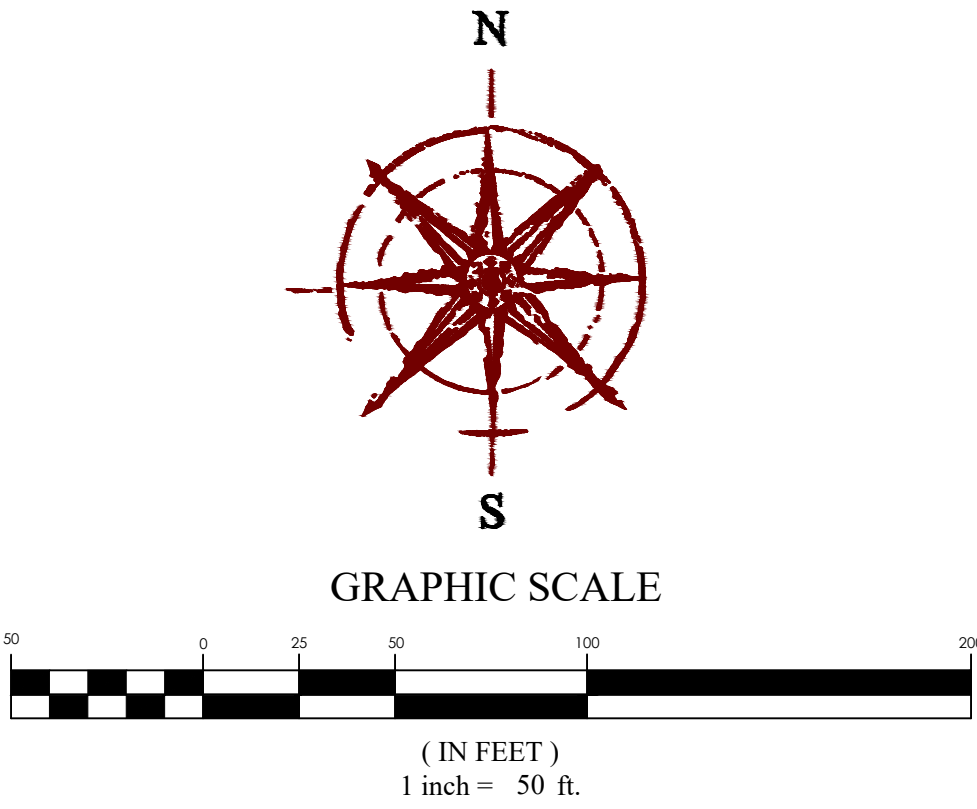
tri pointe
HOMES

Pedestrian Access



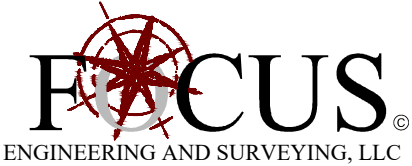
LEGEND

PEDESTRIAN WALKWAY



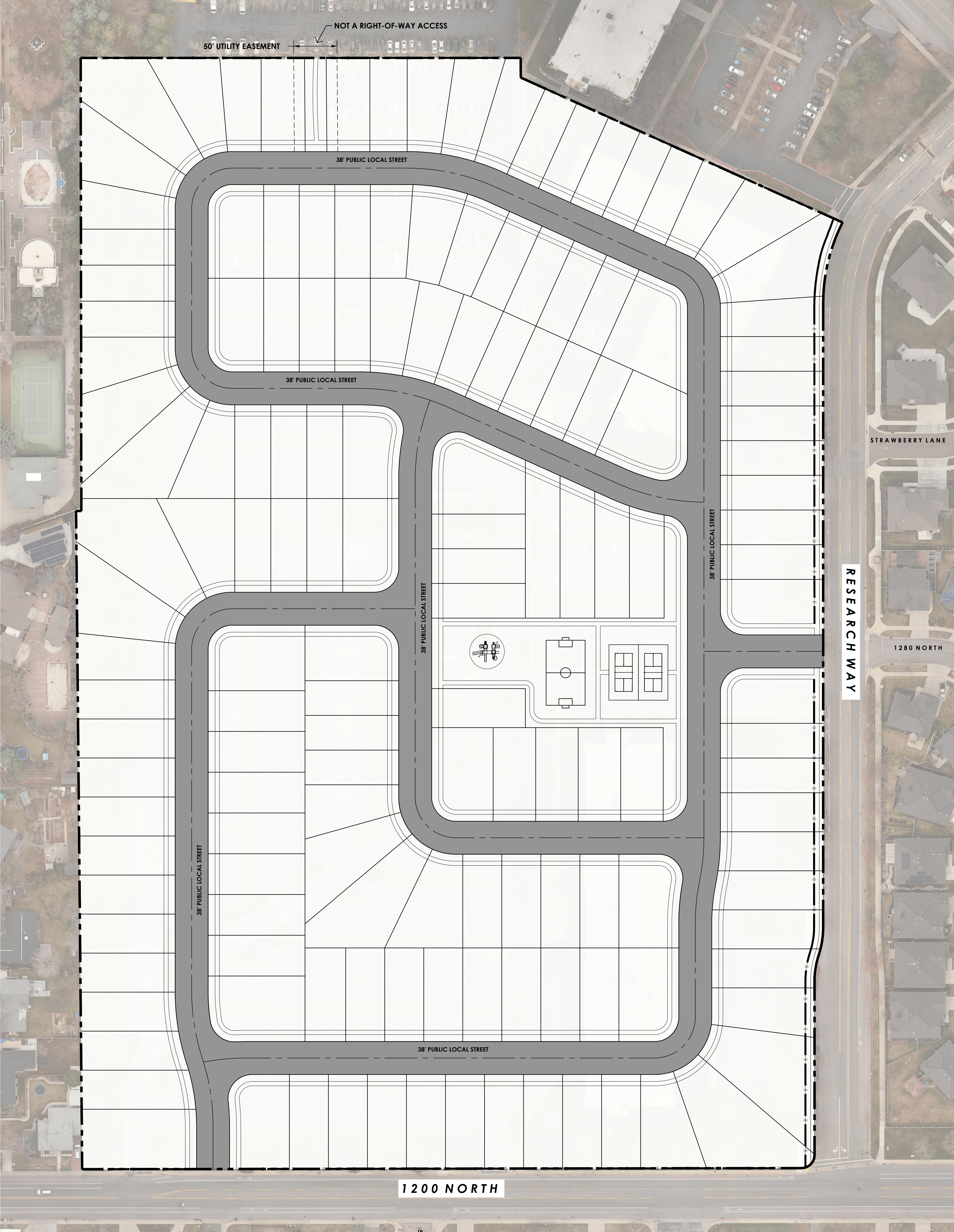
CANYON PARK pedestrian access exhibit

OREM CITY, UTAH COUNTY
7/18/2024
24-0074



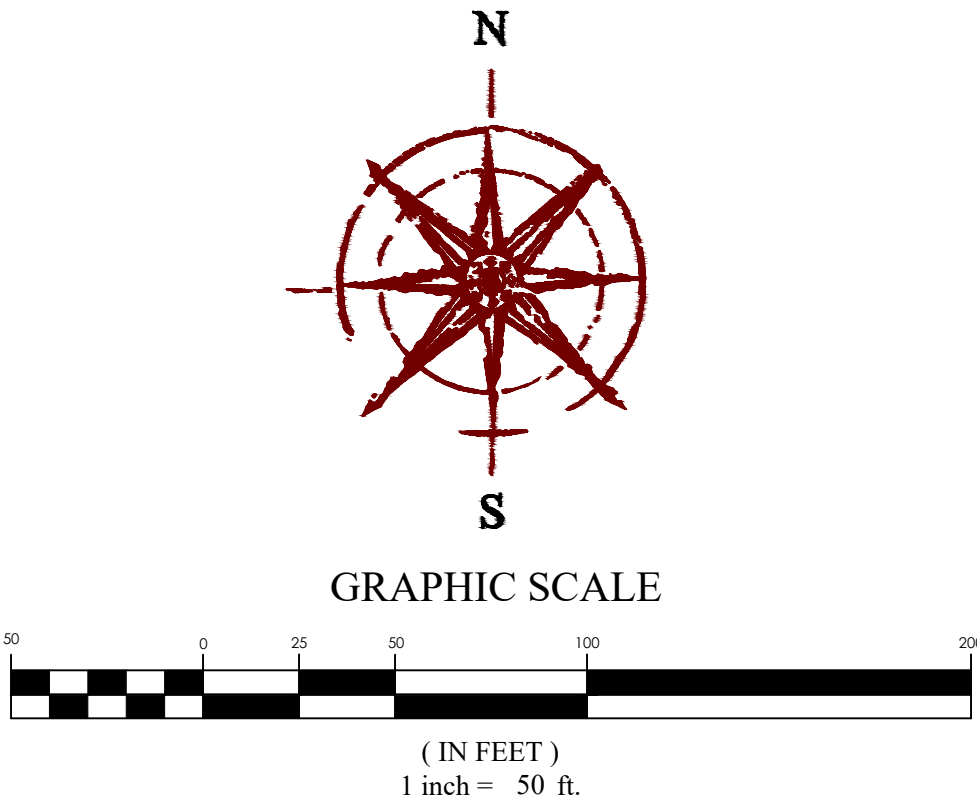
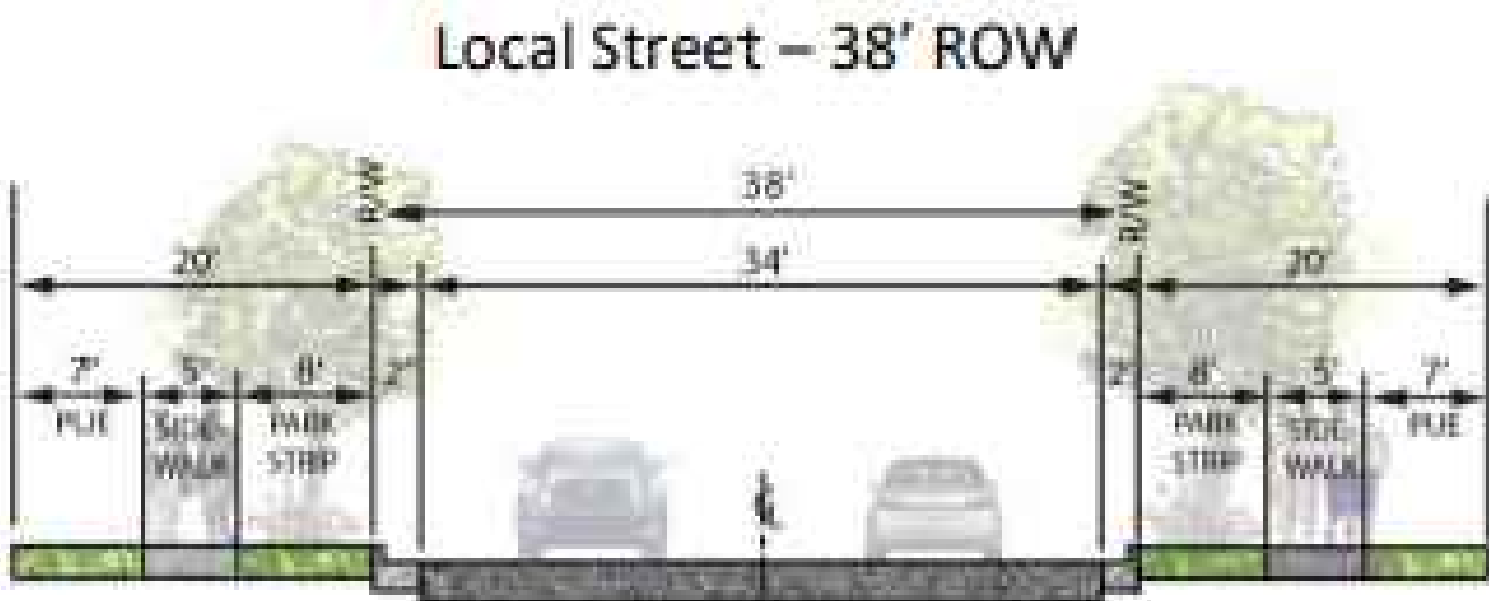
Z:\2024\24-0074 Orem Canyon Park (1st Pointe Homes)\design\24-0074 A.dwg (exhibit)\24-0074 Pedestrian Access Exhibit.dwg

Vehicular Access



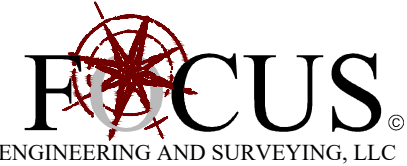
LEGEND

 RIGHT-OF-WAY



CANYON PARK *vehicular access exhibit*

OREM CITY, UTAH COUNTY
7/18/2024
24-0074



Z:_2024\24-0074 Orem Canyon Park (1st Pointe Homes)\design\24-0074.dwg (exhibit)\24-0074 Vehicular Access Exhibit.dwg

Article 22-11. PD Zone

22-11-67. PD-54 Zone, Canyon Park Tech Center Redevelopment, 1203 North 630 East

- A. **Purpose.** The purpose of the PD-54 zone is to provide traditional two-story single-family homes with fully landscaped and maintained yards and open spaces.
- B. **Permitted Uses.** Permitted uses in the PD-54 zone shall be limited to single-family, detached residential dwellings and associated accessory uses and structures. All other uses are not permitted.
- C. **Unit Owners' Association.** A Unit Owners' Association shall be formed and maintained to maintain all common areas and required improvements, to ensure compliance with the Concept Plan and approved site plan and to provide adequate onsite security in all public and common areas of the development. The original owner/developer shall be responsible for establishing the Unit Owners' Association and the owners of the individual units shall later be responsible for maintaining the Association in accordance with the applicable Covenants, Conditions and Restrictions and Bylaws of the Association.
- D. **Development Standards.** The development standards of the (low density) PRD zone as set forth in the Orem City Code shall apply to the PD-54 zone, except as expressly modified as follows:
 - 1. **Height.** Structures shall be limited to two stories above grade and shall not exceed a height of thirty-five (35) feet above grade. Basements are allowed.
 - 2. **Setbacks.** Except as otherwise provided herein, the setbacks required in the PRD zone (Article 22-7) shall apply to the PD-54 zone. Residential units shall be set back at least fifteen (15) feet from any non-street property not a part of the PD-54 zone and shall be set back at least twenty feet from streets that are not part of the PD-54 zone. In addition, no building shall be located closer than four feet (4') to a side lot line shared with an adjoining lot.
 - 3. **Density.** The maximum number of residential units allowed in the PD-54 zone shall be 150 units as shown in the Concept Plan.
 - 4. **Parking.** Each residential unit in the PD-54 zone shall have a two car garage. The garage shall be set back at least eighteen feet (18') from the sidewalk. There shall also be a minimum of one-half (1/2) off-street parking space for each dwelling for guest parking within the development. Parking spaces on driveways may count toward the visitor parking requirement. All parking spaces shall measure at least nine (9) feet by 18 (18) feet. Developers shall pave with asphalt and/or concrete all parking spaces, parking areas and driveways and provide proper drainage. Drainage shall not be channeled or

caused to flow across pedestrian walkway. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the PD-54 zone.

5. **Street Width.** All public streets in the PD-54 zone shall have a width of 38 feet (34' of asphalt and 2' gutters) as shown in the Concept Plan.
6. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.
7. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-54 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.
8. **Concept Plan.** Property in the PD-54 zone shall be developed and maintained in conformance with the concept plan included as Appendix AAA of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development or modifications to development within the PD-54 zone shall be approved, which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.
9. **Common Area.** The area designated as Parcel A and Parcel B in the Concept Plan shall be common area for the use and benefit of all of the unit owners in the PD-54 zone.
10. **No Attached Dwelling Units.** No attached or stacked dwelling units are permitted in the PD-54 zone. All dwellings shall be single-family detached dwellings.



March 8, 2024

Dear Neighbor:

An open house meeting will be held on **Tuesday March 19th from 6:30pm- 8:30pm** at the Canyon Park Tech Center Office, located at Building Q, 1555 Technology Way, Orem, UT 84097, to discuss the proposed re-development of an area of the Canyon Park Tech Center, highlighted in the attached map, and to address any neighborhood questions or concerns. Land use and conceptual plans will be on display for review.

Please join us to discuss the proposal and share your thoughts. If you are unable to attend, feel free to contact me with any questions or comments.

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 application has not yet been reviewed by the City and is subject to change during the review process.

Best Regards,

Bryon Prince
Tri Pointe Homes
(801) 520-9155
Bryon.Prince@TriPointeHomes.com
TriPointeHomes.com

SUBJECT PROPERTY



Tri Pointe Homes Canyon Park Tech Center Neighborhood Meeting Minutes:

To: Jason Bench & Makayla Wagstaff

From: Bryon Prince, Tri Pointe Homes, Vice President of Land Acquisition & Development

Date: March 20, 2024

Re: *Meeting Minutes for the Tri Pointe Homes Canyon Park Tech Center neighborhood meeting, held on Tuesday March 19, 2024 from 6:30-8:30pm.*

The majority of attendees live immediately surrounding the subject property, particularly in the DaVinci Place and Strawberry Fields communities. In regard to the general land use plan presented, there were many attendees, over 30 people, who expressed support for the proposed idea of bigger homes along the periphery of the property, with a higher density in the middle of the property. Many attendees would like to see “similar Homes” immediately adjacent to their homes.

Another major land use issue discussed was the road alignment along 1200 North. Attendees expressed concern about the new community entrance from 1200 North, relative to the location of 630 East. Several attendees said they want adequate space between the new community entrance and 630 East, others suggested vacating 630 East and creating one single access from 1200 North into both the new community and DaVinci Place/Strawberry Fields subdivisions.

Many of the attendees asked about the types of homes that would be built in the subdivision and expressed concern about attached housing units, like townhomes or condos. Most of the attendees that asked about the proposed housing types expressed opposition to anything other than single family detached homes.

The majority of the attendees liked the idea of preserving the open space corridor along the west side of the property but suggested that a similar size open space area line the east side of the property.

Many of the attendees liked the idea of adding fun site elements (inexpensive but interesting) within the trail/open space corridor. Most that lived south or west of the trail corridor liked the open space preservation and trail possibility. Most from the east were interested in having a similar buffer to them but less interested in the west buffer. Look to place the Club/park along the east edge of the site to provide buffer. Liked that our streets have sidewalks and street trees. Several other comments that have already been captured in meeting minutes:

- Trail open space not as important as we thought. Just a side-walk or trail was ok for most.
- No attached housing.
- Go as dense as you want but keep housing detached.
- Davinci is the greatest place on earth and why would you do anything different.
- Traffic concerns on 1600
- No renters
- The majority believe the balance of the project will turn residential eventually. This execution matters for the balance of the site. I think we may want to consider a planning the balance of the site in this process.
- Boarder of the property needs to look like the neighborhood.
- Understood current state is not going to continue.

Low density and with no townhome seemed to be the theme. Most neighbors noted the improvement from the last developer meeting. People felt heard and are starting to understand that some sort of development will happen. They have noticed the building is empty and understand that it is not sustainable in its current state.

- Large lots, single family, detached
- Move large park depicted in the plan East to buffer Strawberry fields
- Appeal to families with children
- Maintain West green space
- Affordable homes
- No townhomes. Attendees want low density.
- Talked with David who is the HOA President of DaVinci as I was walking out. He doesn't like or want townhomes. Disliked Edge Homes plans for that reason.
- Most don't like the townhomes.
- Everyone claims the long grass area as their own and doesn't want that touched
- Grass area trail leading to Murdock trail will need to be well lit for safety.

- Homes too expensive.
- Multiple complaints of no cookies.
- DO NOT want current roads to be manipulated or changed.
- There are a few elderly and middle aged individuals who do want to see younger families coming in, with children since the elementary/junior high and HS are near.
- Neighbor across the street is cautiously excited about the change but knows times have changed.
- Over heard a gentleman saying “they aren’t giving out information”
- They did like this layout over the meeting and presentation that Edge homes had.

There was a large number of DaVinci Place senior housing residents. They don't seem to care very much about the Office Property Owner's economics. They are only familiar with the perennial low occupancy so not too worried about potential distant future problems if this current residential conversion does not happen. Several younger residents of area and they seemed excited about new housing options for young families. Several expressed concern about school age child population is falling and schools are suffering.

Recent great sales of 1/4 acre lots near high school came up a lot. Attendees see a simple subdivision into similar sized lots offering the Property Owner a nice exit and they think the property owner would only do higher density because it produces even higher revenue. There was strong interest all around for keeping the green belt as is as regards size and trees but want a lighted path. Even some DaVinci residents understood there needs to be some give in exchange for that take. An issue that came up many times was that they see Townhouses as inevitably leading to a high percentage of rentals, and that CC&Rs could not mitigate the risk of rentals. There was a very consistent message around opposition to density. There was a certain amount of goodwill for TriPoint Homes efforts to listen and get feedback from neighbors.

Several attendees asked questions about Tri Pointe's product vision, home types, architecture, etc. Themes/Patterns: -Leave Trees/ Trail on the west side of the property. This was a repeated refrain from most participants. In concert with the west side was an ask to keep a buffer on the Eastside as well. This was in an effort to protect those communities that border the east side. There was general acceptance for the represented architecture. There is however, a desire to not have townhomes in the community. There was confusion regarding exactly what the style and quality the townhomes would be. There was a tolerance for Twin Homes. The perception there is that it is basically two singles joined to form a Twin.

There are some who welcome Towns and more density. Underlying that is the lack of families moving into the area. Several people expressed concern about schools seeing a decrease in population. Also, there is acceptance for single family homes surrounding the perimeter of the property; lending a single family presence feel for the area. Repeated questions came surrounding rental and investor units.

CANYON PARK TECH CENTER NEIGHBORHOOD MEETING

(MARCH 19, 2024)

NO.	NAME	PHONE (CELL)	EMAIL	STREET ADDRESS
1	Bryan Clark			
2	DONG GARDINE			
3	Drew Nish			
4	Sweller			
5	Albert & Elaine Clark			
6	Wendy Mason			
7	Steve & Nancy Williams			
8	Shelby Stastny			
9	Elizabeth Fielding			
10	Norman Fobert			
11	Bruce & Barbara Brewster			
12	Leesa Layton			
13	Camille Baker			
14	Mike Carpenter			
15	DON PUGMIRE			
	Barry Bickmore			

NO. NAME

PHONE (CELL) EMAIL

STREET ADDRESS

- 16 Cherie Page
- 17 Jeff & Karen Carter
- 18 Kathi Cavaliere
- 19 Bob Barlow
- 20 Eleni Wilding
- 21 Shavey Baker
- 22 Joe Monson
- 23 Diane Pugmire
- 24 Mark Hansen
- 25 Keiko Bickmore
- 26 Haysam Sukur
- 27 Jon & Nancy Blockendorf
- 28 David & Julie Spencer
- 29 Jennifer Engenwood
- 30 Stephanie Visnaw
Vanessa Stantill

NO. NAME

PHONE (CELL) EMAIL

STREET ADDRESS

31

Retta Hansen

32

Ran Hansen

33

John Bare

34

Kathleen Bare

35

Chris Dowling

36

Don Hawkey

37

Jeff Henderson

38

Jed Morley

39

Eugene Greenwood

40

Jaxen Gardner

41

David Rees

42

Sara & Mike Willis

43

Debbie Winward

44

Lanae Millett

45

REED PAYNE
MEGAN

NO.	NAME	PHONE (CELL)	EMAIL	STREET ADDRESS
46	Jenise McConthy	3		
47	Brad Hamrick	4		
48	Diane Fraser	8		
49	Jason Prince	8		
50	Alice Harward	8		
51	Kay Gardner			
52	Wendy & Michael Thomas			
53	Susan Dennett			
54	Phillip & Ruth Ann Smi			
55	Brian Baker			
56	Lissa Rus			
57	Scott McQuarrie			
58	Lyndee BriHner			
59	T. Hammond			
60				

NO. NAME

PHONE (CELL) EMAIL

STREET ADDRESS

61

62

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CANYON PARK

EXISTING CONDITIONS





- 1 MURDOCK CANAL TRAIL
- 2 THE HUB
- 3 THE NEST
- 4 THE YARD
- 5 EXISTING PARKING
- 6 COMMUNITY TRAIL
- 7 PARK/CLUBHOUSE
- 8 DETACHED SINGLE FAMILY
- 9 ATTACHED SINGLE FAMILY

CANYON PARK

OVERALL MASTER PLAN

tri pointe[®]
HOMES

ALL CONCEPTS, IMAGES OR REPRESENTATIONS
SHOWN HERE ARE SUBJECT TO CHANGE



CANYON PARK

NEIGHBORHOOD OPEN SPACE

tri pointe[®]
HOMES

ALL CONCEPTS, IMAGES OR REPRESENTATIONS
SHOWN HERE ARE SUBJECT TO CHANGE



CANYON PARK

NEIGHBORHOOD MASTER PLAN



ALL CONCEPTS, IMAGES OR REPRESENTATIONS SHOWN HERE ARE SUBJECT TO CHANGE

MASTER PLAN GOALS

- ▶ PROVIDE DIVERSE HOUSING OPTIONS FOR FAMILIES WITHIN THE COMMUNITY
 - YOUNG PROFESSIONALS
 - RETIREES
- ▶ PLACE HIGHER INTENSITY USES IN THE NEIGHBORHOOD CORE TRANSITIONING TO LOWER INTENSITY USES AT THE NEIGHBORHOOD EDGE
- ▶ PRESERVE EXISTING MATURE TREES AND LANDSCAPE BUFFERS AT THE SOUTH AND WEST EDGES
- ▶ CREATE A PUBLIC COMMUNITY TRAIL CONNECTION LINKING 1200 NORTH TO THE MURDOCK CANAL TRAIL
- ▶ PROVIDE A NEIGHBORHOOD THAT IS INTEGRATED INTO THE EXISTING CANYON PARK CAMPUS
- ▶ REDUCE POTENTIAL TRAFFIC WITHIN THE NEIGHBORHOOD VS. A FULLY OCCUPIED OFFICE CAMPUS
- ▶ PROVIDE NEIGHBORHOOD AMENITIES AND OPEN SPACE PEDESTRIAN CONNECTIONS AND LANDSCAPES THAT LINK THE NEIGHBORHOOD TO THE GREATER OREM COMMUNITY
- ▶ PROVIDE ARCHITECTURE THAT COMPLEMENTS EXISTING HOMES WITHIN THE ADJACENT NEIGHBORHOODS
- ▶ UTILIZE LOW WATER LANDSCAPES



CANYON PARK

NEIGHBORHOOD MASTER PLAN

tri pointe[®]
HOMES

ALL CONCEPTS, IMAGES OR REPRESENTATIONS
SHOWN HERE ARE SUBJECT TO CHANGE



CANYON PARK

ARCHITECTURAL PRECEDENTS

tri pointe[®]
HOMES

ALL CONCEPTS, IMAGES OR REPRESENTATIONS
SHOWN HERE ARE SUBJECT TO CHANGE

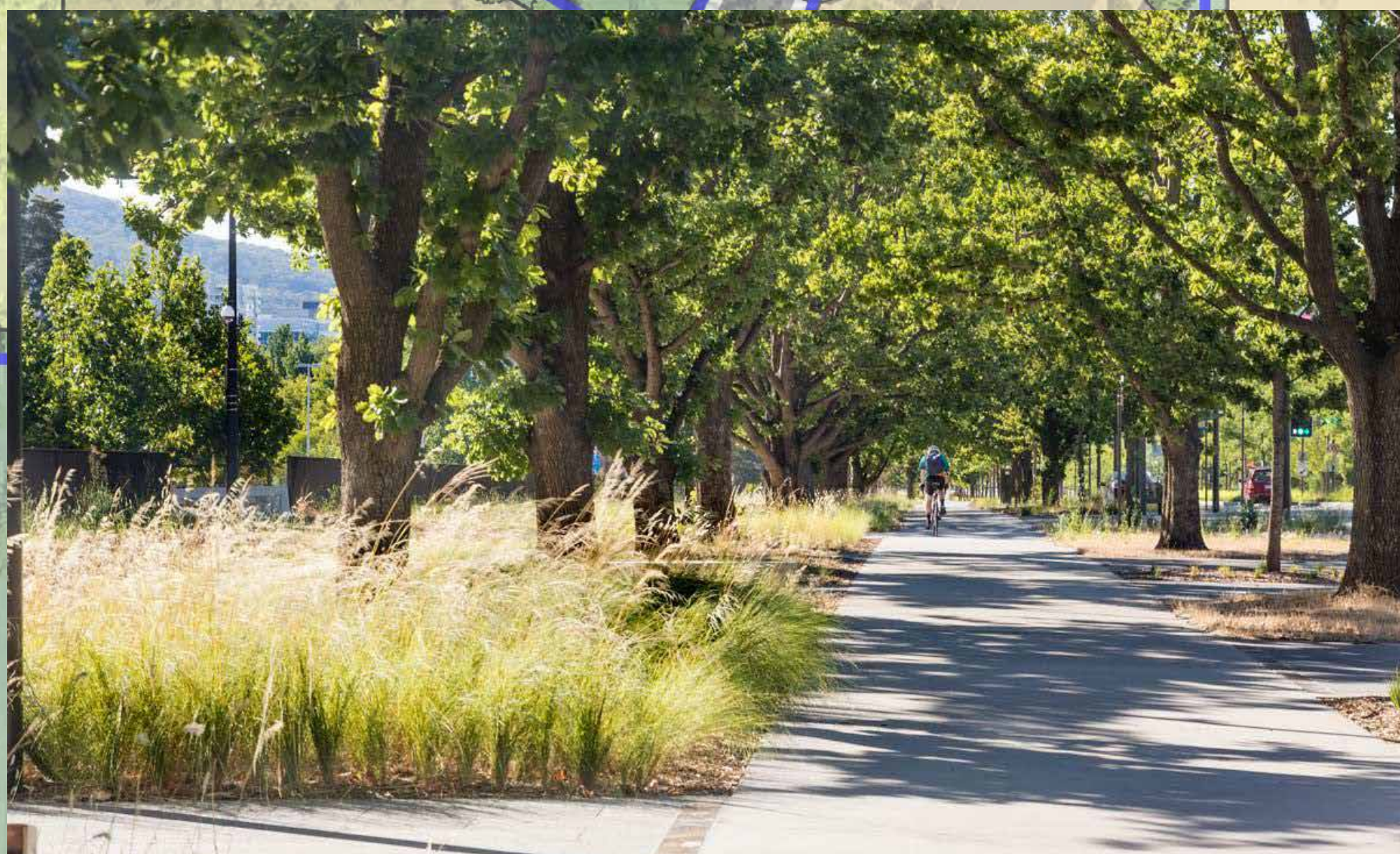


CANYON PARK

ARCHITECTURAL PRECEDENTS

tri pointe[®]
HOMES

ALL CONCEPTS, IMAGES OR REPRESENTATIONS
SHOWN HERE ARE SUBJECT TO CHANGE



CANYON PARK

LANDSCAPE PRECEDENTS

ALL CONCEPTS, IMAGES OR REPRESENTATIONS
SHOWN HERE ARE SUBJECT TO CHANGE

tri pointe[®]
HOMES



GOALS

HOUSING OPTIONS FOR FAMILIES WITHIN
PROFESSIONALS

DENSITY USES IN THE NEIGHBORHOOD
LINKING TO LOWER INTENSITY USES AT THE
EDGE

NO MATURE TREES AND LANDSCAPE
SOUTH AND WEST EDGES

COMMUNITY TRAIL CONNECTION LINKING
THE MURDOCK CANAL TRAIL

NEIGHBORHOOD THAT IS INTEGRATED INTO THE
IN PARK CAMPUS

TRAIL TRAFFIC WITHIN THE NEIGHBORHOOD
OCCUPIED OFFICE CAMPUS

NEIGHBORHOOD AMENITIES AND OPEN SPACE
CONNECTIONS AND LANDSCAPES THAT LINK
TO THE GREATER OREM COMMUNITY

STRUCTURE THAT COMPLEMENTS EXISTING
THE ADJACENT NEIGHBORHOODS

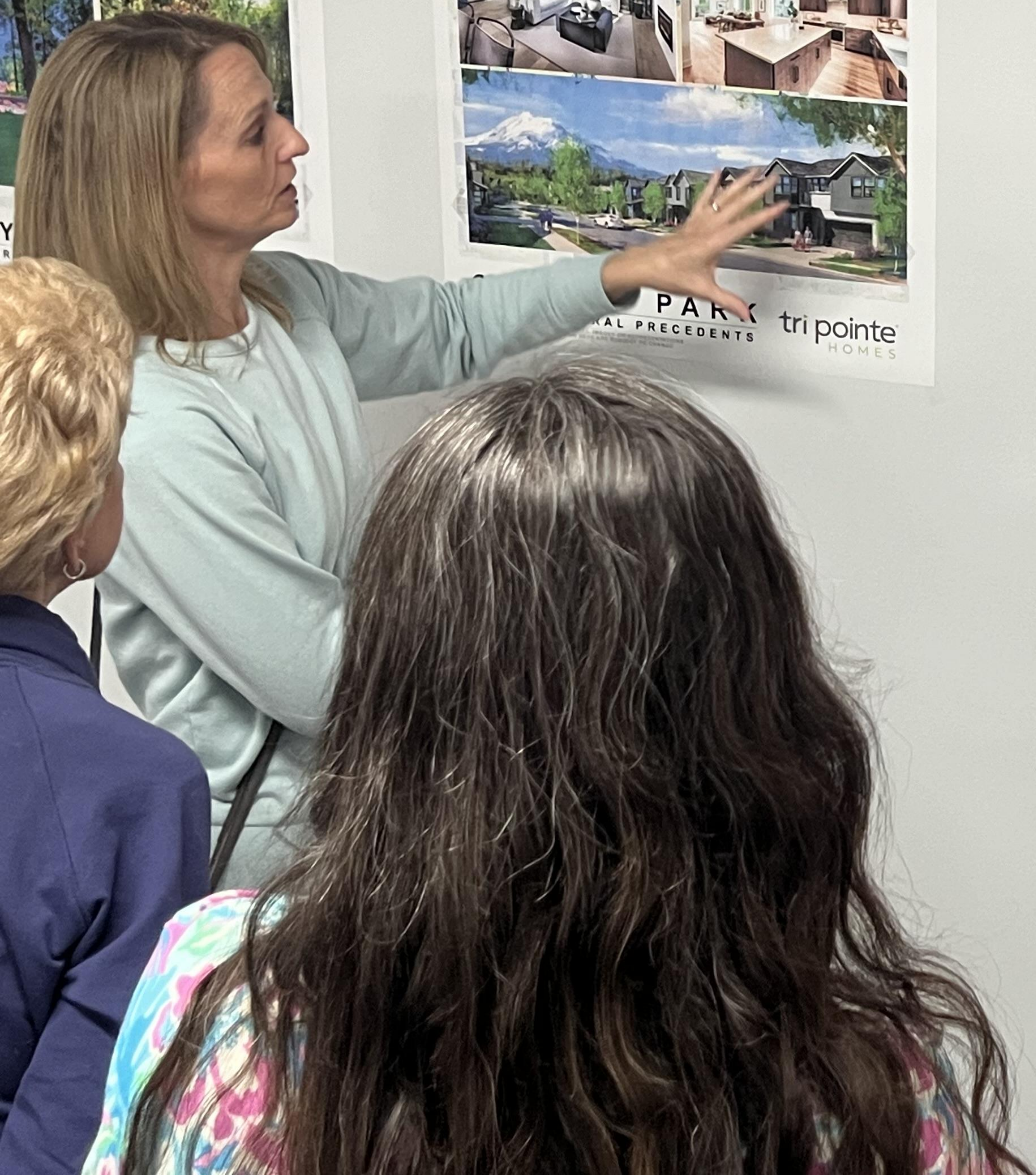
WATER LANDSCAPES



PARK
ARCHITECTURAL PRECEDENTS tri pointe
HOMES



CANYON PARK
ARCHITECTURAL PRECEDENTS tri pointe
HOMES





May 13, 2024

Dear Neighbor:

A second open house meeting will be held on **Thursday May 23rd from 6:30pm- 8:30pm** at the Canyon Park Tech Center Office, located at Building Q, 1203 North 630 East, Orem, UT 84097, to discuss the re-development plan of an area of the Canyon Park Tech Center, highlighted in the attached map, and to address any neighborhood questions or concerns. Conceptual plans will be on display for review.

Please join us to discuss the proposal and share your thoughts. If you are unable to attend, feel free to contact me with any questions or comments.

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 application has not yet been reviewed by the city and is subject to change during the review process.

Best Regards,

Bryon Prince
Tri Pointe Homes
(801) 520-9155
Bryon.Prince@TriPointeHomes.com
TriPointeHomes.com

SUBJECT PROPERTY



CANYON PARK TECH CENTER NEIGHBORHOOD MEETING

(MAY 23, 2024)

NO. NAME

- 1 CHERIE PACE
- 2 Janet Winkler
- 3 Norm & Pam Fobert
- 4 Frances Broussard
- 5 Doug Morrison
- 6 Sharyn Becker
- 7 Shelly Stett
- 8 Susan Demott
- 9 Lynae Dickson
- 10 John Bare
- 11 Kathleen Bare
- 12 Dennis Hansen
- 13 Brad Hamant
- 14
- 15

NO. NAME

PHONE (CELL)

EMAIL

STREET ADDRESS

16

Bryan R Clark

17

Leesa Layton

18

RON HANSEN

19

Albert Clark

20

ERIK BEZIO

21

Jeff & Karla Bowles

22

Diane Fraser

23

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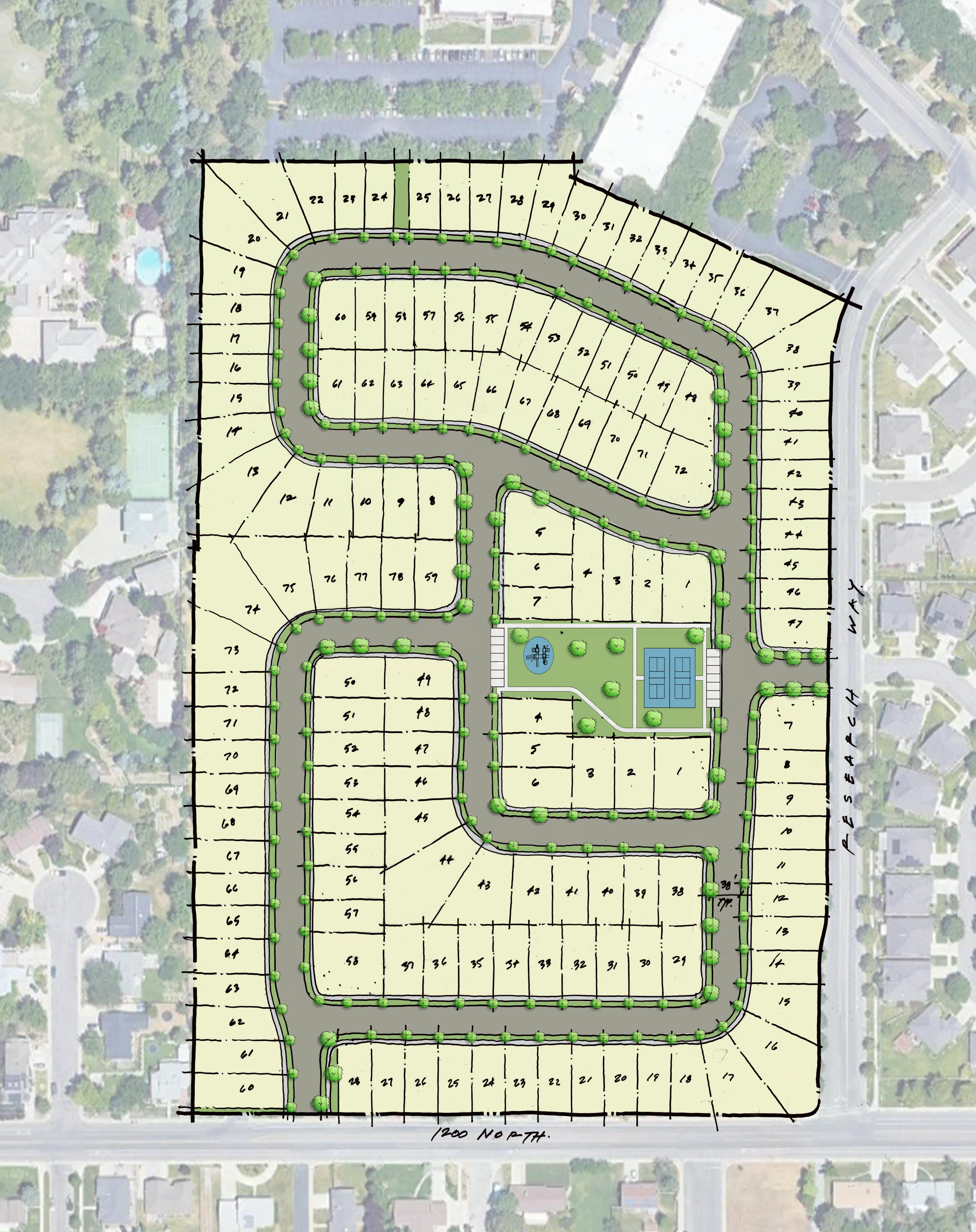
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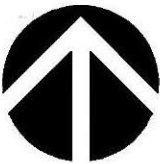
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NO.	NAME	PHONE (CELL)	EMAIL	STREET ADDRESS
31	Marshall Pollard			
32	DARREN SMITH			
33	Alice Harward			
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				



TOTAL 150

05.21.2024



SITE PLAN
CANYON PARK | TRIPOINTE UTAH
OREM CITY, UTAH

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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Tri Pointe Homes Canyon Park Tech Center Neighborhood Meeting Minutes:

To: Jason Bench, Cheryl Vargas, and Ailin Leon

From: Bryon Prince, Tri Pointe Homes, Vice President of Land Acquisition & Development

Date: June 7, 2024

Re: *Meeting Minutes for the Tri Pointe Homes Canyon Park Tech Center neighborhood meeting, held on Thursday May 23, 2024, from 6:30-8:30pm.*

Meeting Minutes Summary:

A neighborhood meeting was held on May 23, 2024, to discuss the proposed redevelopment plan of the Canyon Park Tech Center into a 150-lot single-family subdivision. The following topics were covered:

1. Road Design and Connectivity:

- There was extensive discussion regarding the road design and connectivity of the new subdivision to the existing 1200 North Road and 630 East Road. Residents expressed concerns about traffic flow and safety, particularly at intersections.

2. Architectural Styles and Home Design:

- Several questions were asked by neighbors regarding the architectural styles of homes planned for the east side of the property, specifically regarding the incorporation of two-story homes. Discussions emphasized the importance of maintaining architectural harmony within the neighborhood.

3. Community Amenity Design:

- The design of community amenities, including proposed open spaces and pickleball courts, was deliberated. Questions arose regarding who would have access to these amenities and how they would be maintained. The neighbors were informed that the proposed community amenities would be privately owned by the HOA and only community residents would have access to the amenities.

4. Preservation of trees along 630 East:

- Residents voiced support for preserving the trees in the park strip along 630 East Road. The discussion emphasized the ecological and aesthetic benefits of retaining mature trees within the neighborhood.

5. Privacy Fence:

- There was consensus among attendees regarding the necessity of installing a 6-foot privacy fence around the perimeter of the new subdivision. Concerns were raised about privacy and security, particularly given the increased density of housing units.

Next Steps:

The feedback and concerns expressed during the meeting will be compiled and shared with the applicant team members. Further updates and opportunities for community input will be communicated as the project progresses.

Bryon Prince
Vice President of Land Acquisition & Development
Tri Pointe Homes
(801) 520-9155
Bryon.prince@tripointehomes.com

This memorandum summarizes the key points discussed during the neighborhood meeting and outlines the next steps for the development project. Adjust the details as necessary to accurately reflect the specifics of the meeting and the concerns raised by residents.



City Council Chambers, 56 N State Street

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

CANYON PARK TECH REDEVELOPMENT - PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1203 North 630 East from the PD-43 zone to the PD-54 zone (approximately 42.13 acres) and enacting Appendix AAA. The applicant proposes to build single family homes on this parcel.

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

OB-OK LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

Planning Commission
Wed, Aug 7, 2024
4:30 pm



City Council Chambers, 56 N State Street

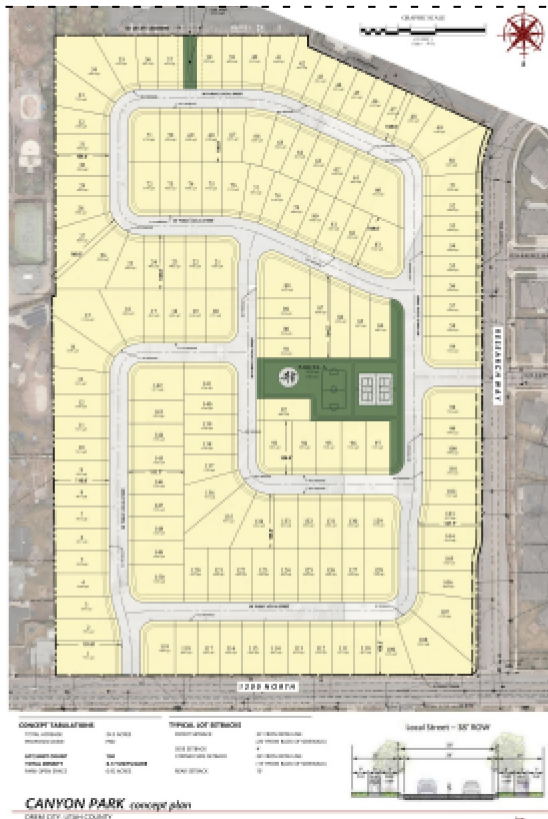
***** IMPORTANT DEVELOPMENT NOTICE *****

CANYON PARK TECH REDEVELOPMENT - PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1203 North 630 East from the PD-43 zone to the PD-54 zone (approximately 42.13 acres) and enacting Appendix AAA. The applicant proposes to build single family homes on this parcel.

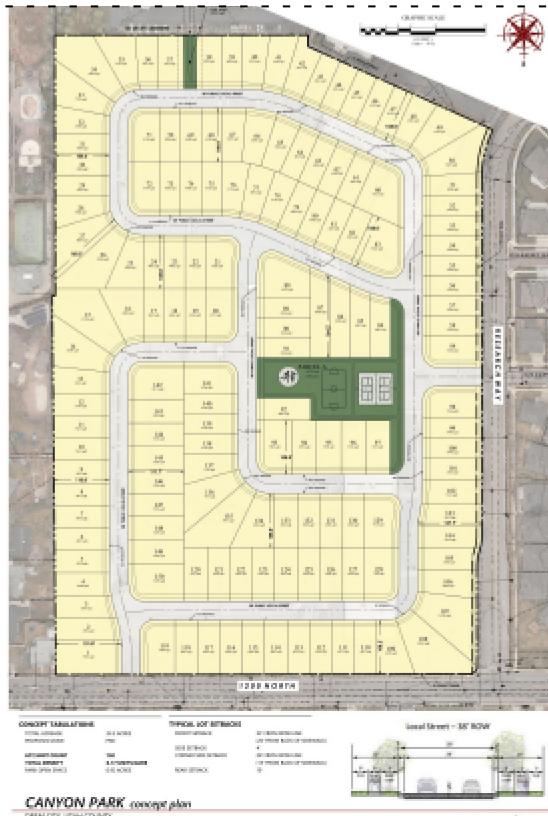
Additional information can be viewed on orem.org/planning under Current Planning (Public Hearing Notices)

SHAHABUDDIN, MD (ET AL)
5800 MULHOLLAND DR
GLEN ALLEN, VA 23059

Planning Commission
Wed, Aug 7, 2024
4:30 pm



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



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

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
MURDOCK CANAL
OREM, UT 84097

TIMP MEMORIAL GARDENS INC
PO BOX 1468
PROVO, UT 84603

BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
STREET 1600 N 350 E
OREM, UT 84057

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

CATHOLIC DIOCESE OF SALT LAKE
CITY REAL ESTATE CORPORATION
27 C ST
SALT LAKE CITY, UT 84103

DAVIDSON, YVONNE JANET (ET AL)
32 MANDALAY
LAGUNA NIGUEL, CA 92677

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

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

CHAPPLE, JAY D & RUBY H
%CHAPPLE, CURTIS
52 E 1380 N
AMERICAN FORK, UT 84003

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

JAMANACO LLC
65 DENALI CIR
LINDON, UT 84042

BATES, ANNA M
%KIRKLAND, CHRISTY
65 N 920 E
OREM, UT 84097

COMMON AREA
100 E CENTER
PROVO, UT 84606

CHRISTENSON, ROSE M (ET AL)
101 PASCO DEL MAR
SANTA CRUZ, CA 95065

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

HARTZELL, WAYNE ROBERT &
PATRICIA
176 E 1950 S
OREM, UT 84058

OB-OK LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

SKYLINE ESTATES INC
313 E 1200 S
OREM, UT 84058

HILL, LARRY L & KAY J
347 E 1200 N
OREM, UT 84057

GADD, MOLLY CHRISTIANSON &
KEVIN (ET AL)
--OR CURRENT RESIDENT--
349 E 1250 NORTH
OREM, UT 84057

HANSEN, JOSH ROLAND &
STEPHANIE S
351 E 1165 N
OREM, UT 84057

BLACKBURN, DEBRA
354 E 1250 N
OREM, UT 84057

BRAITHWAITE, VICKI L (ET AL)
355 E 1140 N
OREM, UT 84057

GROESBECK, ALLAN J & MARSHA
356 E 1165 N
OREM, UT 84057

JWALKER LLC
--OR CURRENT RESIDENT--
358 E 1200 NORTH
OREM, UT 84057

SANNS, BARRY DONALD (ET AL)
359 E 1250 N
OREM, UT 84057

CHASE, TRAVIS
361 E 1200 N
OREM, UT 84057

HANKS, DENNIS ROSS & KIM A (ET AL)
362 E 1250 N
OREM, UT 84057

CHAPPLE, JAY D & RUBY H
--OR CURRENT RESIDENT--
369 E 1165 NORTH
OREM, UT 84057

RASMUS, CAROLYN JOY (ET AL)
370 E 1140 N
OREM, UT 84057

WISCOMBE, SCOTT N & BRITTANY B
370 E 1250 N
OREM, UT 84057

BROOKSBY, KIM & ERIN M
371 E 1140 N
OREM, UT 84057

SANCHEZ, APOLONIO (ET AL)
372 E 1165 N
OREM, UT 84057

MCALLISTER, ERIC L & TAMBER M
373 E 1250 N
OREM, UT 84057

KUMP, KENNETH G & CINDY L
375 E 1200 N
OREM, UT 84057

WILDE, THAYNE D
380 E 1200 N
OREM, UT 84057

PORRAS, ALFONSO A
382 E 1250 N
OREM, UT 84057

VANCE, LYDIA (ET AL)
383 E 1090 N
OREM, UT 84057

VIEHWEG, PATRICIA ANN
384 E 1140 N
OREM, UT 84057

CAMPBELL, JAMES MICHAEL &
BARBARA BESSEY
385 E 1140 N
OREM, UT 84057

RUSSELL LOVELESS I LLC
--OR CURRENT RESIDENT--
385 E 1165 NORTH
OREM, UT 84057

EVERSOLE, JAN B (ET AL)
386 E 1165 N
OREM, UT 84057

OREM CITY OF
--OR CURRENT RESIDENT--
390 E 1650 NORTH
OREM, UT 84057

VALDIZAN-GARCIA, MARIA (ET AL)
395 E 1200 N
OREM, UT 84057

GUTIERREZ, JENNIFER (ET AL)
395 E 1650 N
OREM, UT 84057

MAPP, ANDREW
405 E 1280 N
OREM, UT 84097

NEELEY, CASEY & CHAD
405 E 1600 N
OREM, UT 84097

REES, DAVID GRANT & ELISSABETH ANA
409 E 1200 N
OREM, UT 84097

CHAPMAN, CALEB
410 E 1280 N
OREM, UT 84097

MESSMER, KENNETH L & LINDA S (ET AL)
--OR CURRENT RESIDENT--
412 E 1325 NORTH
OREM, UT 84097

BROUGH, GREGORY K & ELIZA J
412 E 1550 N
OREM, UT 84097

CLAYTON, JOHN GARY
--OR CURRENT RESIDENT--
414 E 1200 NORTH
OREM, UT 84097

HARRIS, CLINTON STERLING & SHELBY L
414 E 1640 N
OREM, UT 84097

MCNEFF, EVELYN FREEMAN (ET AL)
415 E 1280 N
OREM, UT 84097

DOWLING, CHRISTOPHER & SHERYL (ET AL)
--OR CURRENT RESIDENT--
415 E 1550 NORTH
OREM, UT 84097

PETERSON, WILLARD E & MARIETA B
418 E 1550 N
OREM, UT 84097

TUTTLE, MARY JANE HANSON & BYRON LYNN
422 E 1450 N
OREM, UT 84097

BROWN, RAYETTA L & DAVID J (ET AL)
422 E 1600 N
OREM, UT 84097

LEWIS, BRANDON J & NATALYN (ET AL)
424 E 1325 N
OREM, UT 84097

LAWRENCE, DEBRA (ET AL)
425 E 1145 N
OREM, UT 84097

PHILLIPS, GARN G & MARIAM P
425 E 1200 N
OREM, UT 84097

WHITE, JESSE & ELONA
--OR CURRENT RESIDENT--
425 E 1280 NORTH
OREM, UT 84097

ENGLE, ESTOL J & VIRGINIA M (ET AL)
425 S 900 W
OREM, UT 84058

CASWELL, THOMAS H III & JULIA K
427 E 1600 N
OREM, UT 84097

DOWDLE, MICHAEL J & EVE
428 E 1640 N
OREM, UT 84097

SOVEREIGN RESIDENCE LLC
431 E 1280 N
OREM, UT 84097

RINDLISBACHER, MICHAEL (ET AL)
--OR CURRENT RESIDENT--
432 E 1200 NORTH
OREM, UT 84097

SIEVERS, A KENT & DEBRA C
432 E 1450 N
OREM, UT 84097

KEELE, M ELLEN
--OR CURRENT RESIDENT--
436 E 1600 NORTH
OREM, UT 84097

LARKIN, BRIGHAM J (ET AL)
437 E 1145 N
OREM, UT 84097

BOYLE, DAVID CHRISTOPHER
437 E 1450 N
OREM, UT 84097

RINDLISBACHER, MICHAEL & MARLAE
440 E 1200 N
OREM, UT 84097

ARNOLD, PAMELA N (ET AL)
442 E 1640 N
OREM, UT 84097

LOSEE, GREG R & BECKY (ET AL)
443 E 1200 N
OREM, UT 84097

PFISTER, THOMAS W & MICHELLE M
444 E 1325 N
OREM, UT 84097

NYMAN, LINDSAY ANN & MICHAEL S
445 E 1450 N
OREM, UT 84097

DAVIS, MICHAEL LAWRENCE & LISA MICHELLE
449 E 1600 N
OREM, UT 84097

DALTON, JOHN PATRICK & WENDY D
450 E 1200 N
OREM, UT 84097

FOWLER, MITCHELL S & HUNTER M
455 E 1145 N
OREM, UT 84097

CHRISTENSEN, KYLE R & TAMMY
456 E 1640 N
OREM, UT 84097

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457 E 1000 S
PLEASANT GROVE, UT 84062

START10 LLC
%PAGE, BRANDT
457 E 1500 N
OREM, UT 84097

EVANS, DWIGHT G & IRENE
458 E 1200 N
OREM, UT 84097

THOMAS, SYDNEY W
--OR CURRENT RESIDENT--
461 E 1600 NORTH
OREM, UT 84097

DEERING, LOWELL TAY & JEANETTE L (ET AL)
463 E 1200 N
OREM, UT 84097

HENDERSON, CINDY O & JEFFREY B (ET AL)
463 E 1450 N
OREM, UT 84097

WILSON, CONNIE W
464 E 1320 N
OREM, UT 84097

ARMSTRONG, NEAL ANDREW
464 E 1636 N
OREM, UT 84097

CASTANO, SERGIO ALEJANDRO (ET
AL)
465 E 1145 N
OREM, UT 84097

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--OR CURRENT RESIDENT--
465 E 1320 NORTH
OREM, UT 84097

PINCOCK, ANDREW (ET AL)
466 E 1500 N ST
OREM, UT 84097

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TYLER GREG
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OREM, UT 84097

HIATT, BETH ANN & DANIEL DUANE
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OREM, UT 84097

MALLORY, THOMAS J & PAMELA B
476 E 1320 N
OREM, UT 84097

HENDRICKSON, JORDON H &
AMANDA M
476 E 1636 N
OREM, UT 84097

DICKSON PROPERTIES LLC
--OR CURRENT RESIDENT--
479 E 1450 NORTH
OREM, UT 84097

HANCOCK, DEBORAH
479 E 1636 N
OREM, UT 84097

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
480 E 1450 NORTH
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--OR CURRENT RESIDENT--
481 E 1320 NORTH
OREM, UT 84097

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(ET AL)
--OR CURRENT RESIDENT--
482 E 1500 NORTH
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483 E 1600 N
OREM, UT 84097

CHURCH, TRACI LYN (ET AL)
485 E 1500 N
OREM, UT 84097

RODRIGUEZ, JUAN C & MINERVA
CONSUELO
485 E 1600 N
OREM, UT 84097

CLARK, BRYAN RALPH & CARINE
STROM
488 E 1320 N
OREM, UT 84097

DAVIS, PRESTON J & DIXIE L
488 E 1636 N
OREM, UT 84097

BARACZ, DANIEL S (ET AL)
489 E 1050 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WOLSEY, TANNER L & ERIN K
491 E 1090 N
OREM, UT 84097

GOODWIN, BRET D
--OR CURRENT RESIDENT--
492 E 1200 NORTH
OREM, UT 84097

DASTRUP, SCOTT C & HILLARY
495 E 1200 N
OREM, UT 84097

DELANO, MARIA
495 E 1600 N
OREM, UT 84097

BERRIO, ERIK
497 E 1160 N
OREM, UT 84097

TROMBLY, ROBERT M
498 E 1160 N
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
500 E TECHNOLOGY AVE
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
500 E TIMPANOGOS CIR
OREM, UT 84097

CLEMENT, STEVEN H & DEBRA O
501 E 1050 N
OREM, UT 84097

ALLRED, LOGAN & REBECCA R
504 E 1090 N
OREM, UT 84097

RUSSELL LOVELESS I LLC
505 E FOOTHILL DR
PROVO, UT 84604

HARWARD, BRADLEY M & ALICE H
507 E 1090 N
OREM, UT 84097

CHAI, MAUI & KARA
--OR CURRENT RESIDENT--
508 E 1200 NORTH
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 101
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 102
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 201
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 202
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 203
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 204
OREM, UT 84097

RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 301
OREM, UT 84097

RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 302
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 303
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 304
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 305
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 306
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 307
OREM, UT 84097

RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 308
OREM, UT 84097

TASHMAN, IBRAHIM S & SHAYLENE
T
513 E 1050 N
OREM, UT 84097

FARRER, ROBERT GRANT & DONNA
LEE
--OR CURRENT RESIDENT--
518 E 1090 NORTH
OREM, UT 84097

GALVEZ, LORRAINE M
525 E 1050 N
OREM, UT 84097

LOTT, TIMOTHY & JALENE
REYNOLDS
526 E QUAIL RD
OREM, UT 84097

ADAMS, PAULENE M & JEFF E (ET
AL)
527 E 1600 N
OREM, UT 84097

DEWITT, JOSHUA L & TIFFANY W
530 E 1090 N
OREM, UT 84097

LOTT, TIMOTHY & JALENE
REYNOLDS
--OR CURRENT RESIDENT--
532 E QUAIL RD
OREM, UT 84097

LEVITRE, JAMES & MINDY
533 E 1090 N
OREM, UT 84097

DAY, RUSSELL & HEATHER
533 E 1640 N
OREM, UT 84097

JOLLEY, JEREMY & HAYLEY
534 E 1640 N
OREM, UT 84097

SILVESTER, ROBERT JEFFREY &
KRISTINE FAYE (ET AL)
539 E 1600 N
OREM, UT 84097

RASBAND, S NEIL & JUDITH A
540 QUAIL RD
OREM, UT 84097

PAYNE, REED W & MEGAN M
541 E 1050 N
OREM, UT 84097

MORLEY, JED GARY & ANGELA
MARIE (ET AL)
542 E 1090 N
OREM, UT 84097

JOLLEY, JEREMY & HAYLEY
--OR CURRENT RESIDENT--
543 E 1640 NORTH
OREM, UT 84097

DYMOCK, PAUL M & SHIRLENE (ET
AL)
547 E 1090 N
OREM, UT 84097

GIBSON, WILLIAM T & KAIL M
--OR CURRENT RESIDENT--
547 E 1640 NORTH
OREM, UT 84097

DAYTON, MARK L & CYNTHIA
548 E 1640 N
OREM, UT 84097

VICK, DAVID & HEIDI JOY
549 E QUAIL RD
OREM, UT 84097

FULLWOOD, DAVID & JOAN
--OR CURRENT RESIDENT--
552 E QUAIL RD
OREM, UT 84097

THOMPSON, AUSTIN & SAVANNAH
553 E 1050 N
OREM, UT 84097

MADSEN, COLETTE L
554 E 1090 N
OREM, UT 84097

WINWARD, RAND J & DEBORAH L
(ET AL)
556 E 1200 N
OREM, UT 84097

WINCHELL, JARED & PAULA
557 E 1600 N
OREM, UT 84097

BOTT, EVAN W
557 E QUAIL RD
OREM, UT 84097

DICKSON, RYAN MICHAEL & LYRAE
BEESLEY (ET AL)
561 E QUAIL RD
OREM, UT 84097

PENROD, JOSHUA R & ADRIENNE B
564 QUAIL RD
OREM, UT 84097

FERNLUND, MARSHA LEE &
MARSHA L
--OR CURRENT RESIDENT--
565 E 1050 NORTH
OREM, UT 84097

WALKER, MICHAEL JAMES &
TAMARA HELEN
565 E 1640 N
OREM, UT 84097

MONSON, SANDRA L & HEATHER B
566 E 1090 N
OREM, UT 84097

GREAVES, JOHN R & COLLEEN
CHRISTENSEN
566 E 1640 N
OREM, UT 84097

JWALKER LLC
566 S 1600 W
PROVO, UT 84601

DRURY, KIPP STEVEN & STEPHANI L
567 E 1600 N
OREM, UT 84097

GARDNER, KAY E & JANEEN R
570 E 1200 N
OREM, UT 84097

BLACKHAM, NILA & GREG (ET AL)
574 E 910 N
OREM, UT 84097

EBCOM INVESTMENT INC
576 E 1840 N
OREM, UT 84097

WEST, STEPHEN MONTROSE &
COSETTE VANCE (ET AL)
576 E QUAIL RD
OREM, UT 84097

BARDIN, SCOTT M (ET AL)
577 E 1050 N
OREM, UT 84097

BOWMAN, R BRUCE & LASTENIA A
--OR CURRENT RESIDENT--
577 E 1090 NORTH
OREM, UT 84097

BOWMAN, R BRUCE & LASTENIA A
578 E 1090 N
OREM, UT 84097

GARDNER, BRUCE BARRUS & DIANE
DOERR (ET AL)
--OR CURRENT RESIDENT--
579 E 1640 NORTH
OREM, UT 84097

KUROTAKA LLC
--OR CURRENT RESIDENT--
585 E 1640 NORTH
OREM, UT 84097

POOLE, BRYCE L & ROSA E
586 E 1640 N
OREM, UT 84097

MORLEY, ERIC B
587 E 1600 N
OREM, UT 84097

TAYLOR, ROBB M (ET AL)
588 QUAIL RD
OREM, UT 84097

TAYLOR, ROBB M (ET AL)
--OR CURRENT RESIDENT--
588 E QUAIL DR
OREM, UT 84097

STICKNEY, ERIC M
589 E 1050 N
OREM, UT 84097

FOUST, EMBER
589 E 1090 N
OREM, UT 84097

SUNSET SCENE LLC
--OR CURRENT RESIDENT--
590 E 1090 NORTH
OREM, UT 84097

FRASER, STEPHEN A & DIANE R
592 E 1200 N
OREM, UT 84097

PEARSON, SARAH UDALL &
BENJAMIN K
597 E 1600 N
OREM, UT 84097

COWLEY, DARON H & SABRINA (ET
AL)
598 E 1640 N
OREM, UT 84097

BLAKELOCK, HAROLD H &
ROSEMOND V
599 E 1640 N
OREM, UT 84097

GOODWIN, BRET D
600 E 4380 N
PROVO, UT 84604

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
600 E TECHNOLOGY AVE
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
600 E TIMPANOGOS CIR
OREM, UT 84097

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
601 E TIMPANOGOS PKWY
OREM, UT 84097

RICKS, TREVOR S
--OR CURRENT RESIDENT--
611 E 1600 NORTH
OREM, UT 84097

JONES, JULIE
612 E 1640 N
OREM, UT 84097

SHAHABUDDIN, MD (ET AL)
--OR CURRENT RESIDENT--
613 E 1640 NORTH
OREM, UT 84097

NUTTALL, SUSAN K
618 E 1640 N
OREM, UT 84097

STUBBS, MARK & JAN
621 E 1280 N
OREM, UT 84097

PLEWE, DELLA
625 E 1130 N
OREM, UT 84097

LEWIS, STEPHEN C (ET AL)
628 E 1130 N
OREM, UT 84097

DENNETT, SUSAN M & LARRY D
628 E 1280 N
OREM, UT 84097

DOCKENDORF, THOMAS A & NANCY
629 E 1280 N
OREM, UT 84097

PUGMIRE, DONALD & JOLENE
633 E 1280 N
OREM, UT 84097

PAGE, CHERIE M
636 E 1280 N
OREM, UT 84097

ALLMAN, STANLEY R & ANDREA
637 E 1130 N
OREM, UT 84097

GOLDING, MARK WILLIAM &
BARBARA ANN
638 E 1200 N
OREM, UT 84097

WHITAKER, DIXIE
642 E 1130 N
OREM, UT 84097

POMEROY, MARTIN H III & PAMILLA
J (ET AL)
649 E 1280 N
OREM, UT 84097

GRAY, LAWRENCE H & LOIS (ET AL)
650 E 1200 N
OREM, UT 84097

STASTNY, JOHN SHELBY & MARY
ELLEN
652 E 1220 N
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

PACE, H JOHN & MARYANN P
656 E 1130 N
OREM, UT 84097

SMART, THERON DAVID JR &
PAMELA (ET AL)
--OR CURRENT RESIDENT--
657 E 1650 NORTH
OREM, UT 84097

WILCOCK, TODD J & TIFFINI T (ET
AL)
658 E 1650 N
OREM, UT 84097

GRAY, LAWRENCE H & LOIS (ET AL)
--OR CURRENT RESIDENT--
660 E 1200 NORTH
OREM, UT 84097

HAWLEY, DON B
663 E 1280 N
OREM, UT 84097

ANDERSEN, STENNA T (ET AL)
664 E 1220 N
OREM, UT 84097

CANDLAND, CALVIN T & LUANN T
(ET AL)
665 E 1220 N
OREM, UT 84097

MCOMBER, EARL D & BETTY L (ET
AL)
669 E 1160 N
OREM, UT 84097

DORT, MARIE FENISE
672 E 1160 N
OREM, UT 84097

ZHAO, YOU XIANG (ET AL)
672 E 1650 N
OREM, UT 84097

WALKER, JOSEPH A (ET AL)
677 E 1220 N
OREM, UT 84097

QUESADA, MARIO J & LUCIA J
680 E 1200 N
OREM, UT 84097

FORMAN, GLEN L (ET AL)
680 E 1280 N
OREM, UT 84097

SMITH, BYRON L & RHONDA R
--OR CURRENT RESIDENT--
682 E 1160 NORTH
OREM, UT 84097

BOWLES, JEFFREY DEAN & KARLA
JEAN
682 E 1220 N
OREM, UT 84097

NOBLE, DAVID A & JANYCE L
683 E 1220 N
OREM, UT 84097

BREWER, BRUCE N & BARBARA J
683 E 1280 N
OREM, UT 84097

CHATTERLEY, PATRICIA JEAN (ET
AL)
684 E 1200 N
OREM, UT 84097

BARE, JOHN A
684 E 1280 N
OREM, UT 84097

SMITH, BYRON L & RHONDA R
685 E 1160 N
OREM, UT 84097

TITTLE, SHERRY MILLER & DAVID
DUFF
686 E 1160 N
OREM, UT 84097

YOUNGQUIST, KEITH A & ANN C (ET
AL)
686 E 1220 N
OREM, UT 84097

MORRISON, DOUGLAS W & SUSAN B
(ET AL)
687 E 1220 N
OREM, UT 84097

HELZER, MARCIA BURRELL (ET AL)
687 E 1280 N
OREM, UT 84097

FOBERT, NORMAN D & PAMELA H
688 E 1280 N
OREM, UT 84097

ROWLEY, ROBERT LOUIS &
KATHRYNE N (ET AL)
690 E 1200 N
OREM, UT 84097

SMITH, PHILLIP C & RUTH ANN H
692 E 1220 N
OREM, UT 84097

HUNT, SHARON M (ET AL)
693 E 1280 N
OREM, UT 84097

SMITH, SANDRA ELAINE BLISS (ET AL)
694 E 1280 N
OREM, UT 84097

HANSEN, QUADE P & LEARAE
695 E 1220 N
OREM, UT 84097

GILL, COLIN & SAMANTHA
695 E 1600 N
OREM, UT 84097

CLARK, ALBERT B & ELAINE N (ET AL)
696 E 1220 N
OREM, UT 84097

GRENNEY, GUY W & JOHANNA
697 E 1280 N
OREM, UT 84097

CHRISTENSEN, JAMES E & STACI D
699 E 1160 N
OREM, UT 84097

BURMINGHAM, MAVIS L (ET AL)
699 E 1220 N
OREM, UT 84097

NEWSOME, MICHAEL B & LINDA M (ET AL)
700 E 1280 N
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
700 E TECHNOLOGY AVE
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
701 E TIMPANOGOS PKWY
OREM, UT 84097

STRATTON, KEVEN J
702 E 1160 N
OREM, UT 84097

BARLOW FAMILY REVOCABLE TRUST 09-27-2012 (ET AL)
702 E 1220 N
OREM, UT 84097

CAVIERE, KATHI
705 E 1280 N
OREM, UT 84097

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

HAYWARD, LANELL B
707 E 1220 N
OREM, UT 84097

STOCKING, BRIAN & MAJA
707 S 300 W
OREM, UT 84058

SEAMONS, BRETT & TODD (ET AL)
710 E 1280 N
OREM, UT 84097

DA VINCI 18 LLC
712 E 1220 N
OREM, UT 84097

OWEN FAMILY PROPERTIES LLC
713 E 1280 N
OREM, UT 84097

JAMANACO LLC
--OR CURRENT RESIDENT--
720 E TIMPANOGOS PKWY
OREM, UT 84097

ANDERSON, FLORENCE C (ET AL)
724 BOWL DR
OREM, UT 84097

BATES, ANNA M
--OR CURRENT RESIDENT--
724 E 1220 NORTH
OREM, UT 84097

ABBEY ROAD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
726 E 1450 NORTH
OREM, UT 84097

MANNING, JEFFREY & SAMANTHA
--OR CURRENT RESIDENT--
730 E 1450 NORTH
OREM, UT 84097

ABBEY ROAD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
733 E 1450 NORTH
OREM, UT 84097

WILKINSON, RON D
734 BOWL DR
OREM, UT 84097

ABBEY ROAD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
734 E 1450 NORTH
OREM, UT 84097

WILKINSON, RON D
--OR CURRENT RESIDENT--
735 E 1600 NORTH
OREM, UT 84097

HAMMOND, TYLER JAY & COURTNEY LYNN
--OR CURRENT RESIDENT--
736 E 1450 NORTH
OREM, UT 84097

MYERS, SHIRLEY JOAN
737 E 1280 N
OREM, UT 84097

PARK, JERRY (ET AL)
740 E BOWL DR
OREM, UT 84097

BACK DEVELOPMENT LLC
746 WINCHESTER ST STE G-20
MURRAY, UT 84107

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
750 E TECHNOLOGY AVE
OREM, UT 84097

SHURTLIFF, MARK ALAN & TANNA
LARKELL (ET AL)
755 BOWL DR
OREM, UT 84097

SHURTLIFF, MARK ALAN & TANNA
LARKELL (ET AL)
--OR CURRENT RESIDENT--
755 E 1600 NORTH
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
762 E 1200 NORTH
OREM, UT 84097

BECKMAN, LINDA
765 BOWL DR
OREM, UT 84097

BECKMAN, LINDA
--OR CURRENT RESIDENT--
765 E 1600 NORTH
OREM, UT 84097

QUESADA, MARIO J & LUCIA J
781 E BOWL DR
OREM, UT 84097

PARK ESTATE LLC
--OR CURRENT RESIDENT--
797 E BOWL DR
OREM, UT 84097

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PKWY
OREM, UT 84058

CLAYTON, KELVIN C & MARY ANN
853 E 880 N
OREM, UT 84097

SMART, THERON DAVID JR &
PAMELA (ET AL)
889 N 700 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

FARRER, ROBERT GRANT & DONNA
LEE
996 N 1520 E
OREM, UT 84097

TIMP MEMORIAL GARDENS INC
--OR CURRENT RESIDENT--
1000 N 400 EAST
OREM, UT 84097

BOARD OF EDUCATION OF ALPINE
SCHOOL DISTRICT
--OR CURRENT RESIDENT--
1035 N 800 EAST
OREM, UT 84097

ANDRUS, LINDA M
1057 N 475 E
OREM, UT 84097

BROOKS, RACHELLE JANAE & CRAIG
(ET AL)
1069 N 475 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

GARDINE, DOUGLAS COURTNEY &
JODEE SUMMERHAYS (ET AL)
1080 N 475 E
OREM, UT 84097

LORIS, ALBERT J & SUSANNE R
1081 N 475 E
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1090 N 400 EAST
OREM, UT 84097

NIELSEN, TYSON G
--OR CURRENT RESIDENT--
1092 N 600 EAST
OREM, UT 84097

HAWKS, RICHARD D & NATALIE J
1093 N 475 E
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1100 N 600 EAST
OREM, UT 84097

JOHNSON, MATT & BRITTANY (ET
AL)
1105 N 475 E
OREM, UT 84097

CARPENTER, DOUGLAS C & KATHIA
MARINHO
1106 N 600 E
OREM, UT 84097

WILLEY, ETHEL L (ET AL)
1107 S OREM BLVD
OREM, UT 84058

KELLER, KENNETH G
1110 N HERITAGE HILLS DR
ALPINE, UT 84004

PETER AND JAYSA STRATTON
FAMILY TRUST 03-13-2023 (ET AL)
--OR CURRENT RESIDENT--
1114 N 475 EAST
OREM, UT 84097

CLAYTON, KELVIN C & MARY ANN
--OR CURRENT RESIDENT--
1117 N 520 EAST
OREM, UT 84097

HAMBLIN, JAMES O & PAULA RAE
1117 N 600 E
OREM, UT 84097

PLATTE, DAVID J & MELANIE
1118 N 520 E
OREM, UT 84097

HUFF, FRED KENT & DIANE P
--OR CURRENT RESIDENT--
1119 N 475 EAST
OREM, UT 84097

PEARSON, RODNEY C & BRITT-
LOUISE M
1119 N 560 E
OREM, UT 84097

SNOW, LINDA
1120 N 560 E
OREM, UT 84097

HUBER, QUENETTE & ADELINE G
1120 N 600 E
OREM, UT 84097

BERRIO, ADAM T & ADAM
1125 N 520 E
OREM, UT 84097

RALEIGH, DANE & TARA
1128 N 475 E
OREM, UT 84097

JONES, MELISSA M
1130 N 560 E
OREM, UT 84097

STANGER, SANDRA T (ET AL)
1132 N 650 E
OREM, UT 84097

CHRISTENSON, ROSE M (ET AL)
--OR CURRENT RESIDENT--
1133 N 600 EAST
OREM, UT 84097

DORT, ILLENS & MARIE
1135 N 650 E
OREM, UT 84097

JACKSON, DUSTINN & VALERY
1136 N 650 E
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

PAGE, MARK & CRESSENT
1144 N 600 E
OREM, UT 84097

BENNETT, BARRY N & ANA M
1149 N 600 E
OREM, UT 84097

SP III LLC
--OR CURRENT RESIDENT--
1150 N 400 EAST
OREM, UT 84097

VANDEWATER, GEORGE S & KAREN
A (ET AL)
1152 N 475 E
OREM, UT 84097

HELSTEN, J DOUGLAS & SUSAN R
1159 N 650 E
OREM, UT 84097

BICKMORE, BARRY & KEIKO
1163 N 600 E
OREM, UT 84097

REYES, MARIA L
1165 N 475 E
OREM, UT 84097

SP III LLC
--OR CURRENT RESIDENT--
1170 N 400 EAST
OREM, UT 84097

MASON, THOMAS WILLARD &
WENDY SUE
1170 N 520 E
OREM, UT 84097

POLLARD, MARSHALL C & BARBARA
J
1172 N 475 E
OREM, UT 84097

WILLIAMS, STEPHEN P & NANCY H
1175 N 475 E
OREM, UT 84097

WINWARD, EDWARD J & TARA O
1177 N 560 E
OREM, UT 84097

WHITWORTH, TANNER G &
ADRIENNE
1177 N 600 E
OREM, UT 84097

GREENWOOD, EUGENE & JENNIFER
1184 N 475 E
OREM, UT 84097

RANDALL, JERRY BRYAN & SAMMY
LAVELL
--OR CURRENT RESIDENT--
1185 N 400 EAST
OREM, UT 84057

JARVIS, ANDREW & FARRAH
1185 N 475 E
OREM, UT 84097

DICKSON PROPERTIES LLC
1192 E DRAPER PKWY # 211
DRAPER, UT 84020

ROBBINS, WENDY
1192 N 475 E
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1201 N RESEARCH WAY
OREM, UT 84097

JSH IRREVOCABLE TRUST 11-15-2006
(ET AL)
1212 E 1130 N
OREM, UT 84097

MANNING, JEFFREY & SAMANTHA
1212 W 20 S
PLEASANT GROVE, UT 84062

ORROCK, STEVEN JAMES &
MELANIE RAE
1220 N 475 E
OREM, UT 84097

BROWN, HAYLEY S
1223 GILLMAN CIRGLE
OREM, UT 84097

BROWN, HAYLEY S
--OR CURRENT RESIDENT--
1223 N 475 EAST
OREM, UT 84097

IVAN K AND LENORE C HOLT
REVOCABLE TRUST 07-22-1996 (ET
AL)
1227 N 650 E
OREM, UT 84097

MURPHY, BLAKE
1228 N 740 E
OREM, UT 84097

GREEN BAKER LAND TRUST 06-27-
2017 (ET AL)
1233 N 430 E
OREM, UT 84097

HEROIC COURAGE LLC
1234 N 430 E
OREM, UT 84097

WILDING, ANDREW & BROOKE
CHRISTENSEN
1234 N 475 E
OREM, UT 84097

HIGHAM, MERRILL FARR & ELSIE
SCHUMACHER (ET AL)
1235 N 650 E
OREM, UT 84097

OWENS, LEESA (ET AL)
1235 N GILLMAN CIR
OREM, UT 84097

HARTZELL, WAYNE ROBERT &
PATRICIA
--OR CURRENT RESIDENT--
1242 N 740 EAST
OREM, UT 84097

STONE, SHARI M (ET AL)
1243 N 650 E
OREM, UT 84097

HAYWARD, LANELL B
--OR CURRENT RESIDENT--
1243 N 740 EAST
OREM, UT 84097

BAIRD, EUGENE F & COLLEEN E
1249 N 475 E
OREM, UT 84097

BELNAP, ROCK E & CAROL
--OR CURRENT RESIDENT--
1250 N 475 EAST
OREM, UT 84097

BELNAP, ROCK E & CAROL
1250 N GILLMAN CIR
OREM, UT 84097

ALLIED SOLUTIONS GROUP INC
--OR CURRENT RESIDENT--
1251 N 430 EAST
OREM, UT 84097

HANSEN, MARK & PAMELA
1251 N 650 E
OREM, UT 84097

BROADLEY, STEPHEN & ELAINE
1252 N 430 E
OREM, UT 84097

MAY, RUTH
1258 N 740 E
OREM, UT 84097

EARL, NATHAN (ET AL)
1261 N 475 E
OREM, UT 84097

MC CARTHY, ALBERTINE GORDON
1261 N 650 E
OREM, UT 84097

BAKER, SHAREY ANN & SHAREY
ANN (ET AL)
1262 N 475 E
OREM, UT 84097

KING, SHAWN D (ET AL)
--OR CURRENT RESIDENT--
1265 N 430 EAST
OREM, UT 84097

KELLER, KENNETH G
--OR CURRENT RESIDENT--
1266 N 430 EAST
OREM, UT 84097

TAYLOR, JOSEPH C & LORENA C
1270 N 740 E
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1301 N RESEARCH WAY
OREM, UT 84097

BRIMHALL, KOLE (ET AL)
1302 N 750 E
OREM, UT 84097

INGLE, GOLDEN
1306 N STRAWBERRY LN
OREM, UT 84097

LAYTON, LEESA (ET AL)
1309 N STRAWBERRY LN
OREM, UT 84097

FIELDING, ELIZABETH B
1310 N STRAWBERRY LN
OREM, UT 84097

BELL, VICTORIA & DAVID
1312 N 750 E
OREM, UT 84097

HERITAGE HOMES DEVELOPMENT
INC
1313 E 800 N
OREM, UT 84097

COOPER, WILLIAM BRADLEY & TERI
WARD
1314 N STRAWBERRY
OREM, UT 84097

GRANUM, GEOFFREY & JANNA
1320 N STRAWBERRY LN
OREM, UT 84097

LOEW, JOHN R & DIANN M (ET AL)
1321 N 750 E
OREM, UT 84097

ABBEY ROAD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1324 N 750 EAST
OREM, UT 84097

HANSEN, DENNIS A & JANET M (ET
AL)
1326 N STRAWBERRY LN
OREM, UT 84097

BRIMHALL, STEPHEN K & MARY JO
(ET AL)
1329 N STRAWBERRY LN
OREM, UT 84097

BROUSSARD, FRANCES E & JAMES M
1330 N STRAWBERRY LN
OREM, UT 84097

HANALEI 2000 LLC
1333 N 430 E
OREM, UT 84097

PARR, GINA MARIE & HOWARD
LESLIE
1334 N STRAWBERRY LN
OREM, UT 84097

STRAW WG LLC
1338 N STRAWBERRY LN
OREM, UT 84097

HANSEN, JONATHAN K
1340 N 430 E
OREM, UT 84097

DAVIDSON, YVONNE JANET (ET AL)
--OR CURRENT RESIDENT--
1342 N STRAWBERRY LN
OREM, UT 84097

BAKER, GARTH & KATRINA
1343 STAWBERRY LN
OREM, UT 84097

REES, MICHAEL GARRETT &
MCKENZIE R
1346 N STRAWBERRY LN
OREM, UT 84097

LEONARDSON, MELISSA S
1351 N 450 E
OREM, UT 84097

SKA INVESTMENTS LLC
%PAULSON, DAVID
1362 N 430 E
OREM, UT 84097

MAYBERRY, KEVIN L & LISA L (ET
AL)
1365 N 430 E
OREM, UT 84097

KORPI, PAUL A (ET AL)
1366 N 750 E
OREM, UT 84097

TEMKIN, CIMBRIA S & CIMBRIA S
1384 N 430 E
OREM, UT 84097

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
1384 N 450 EAST
OREM, UT 84097

RASMUSSEN, DAVID & AUBREE
1387 N 430 E
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1401 N RESEARCH WY
OREM, UT 84097

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

CHAI, MAUI & KARA
1415 N 450 E
OREM, UT 84097

KREUTZKAMP, CHARLES ALLEN &
CAROLINE
--OR CURRENT RESIDENT--
1435 N 450 EAST
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
1436 N 450 EAST
OREM, UT 84097

SOCIAL STUDIOS LLC
1440 MOON RIVER DR
PROVO, UT 84604

FERNLUND, MARSHA LEE &
MARSHA L
1451 N 350 W
SUNSET, UT 84015

SEOW, ANTHONY S & JUEL L
1459 N 430 E
OREM, UT 84097

MECHAM, ELISE & JASON
1480 N 430 E
OREM, UT 84097

O'BRIEN, DENNIS & ROCHELLE
1481 N 430 E
OREM, UT 84097

FULLWOOD, DAVID & JOAN
1492 SPRINGDELL DR
PROVO, UT 84604

JACKMAN, BRADLEY JAY & VICKI
LYNN (ET AL)
1495 N 450 E
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1500 N TECHNOLOGY WAY
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1501 N TECHNOLOGY WAY
OREM, UT 84097

HESS, CLARK
1522 N 375 E
OREM, UT 84057

LE, NHUNG T (ET AL)
1538 N 375 E
OREM, UT 84057

MCWHORTER, JAMES G & CAROL A
1556 N 375 E
OREM, UT 84057

HOLCOMBE, WESLEY & STACEY
1565 N 375 E
OREM, UT 84057

WARNER, SCOTT
1568 N 375 E
OREM, UT 84057

H & M PROPERTIES LC
1572 N 275 W
OREM, UT 84057

RICHARDSON, KARY DELL (ET AL)
1575 N 800 E
OREM, UT 84097

PARK ESTATE LLC
1581 MOUNTAIN OAKS DR
OREM, UT 84097

KULINA, CHRISTOPHER P (ET AL)
1607 N MOUNTAIN OAKS DR
OREM, UT 84097

BECKSTRAND, DENNIS L & SHERON
1612 N 500 E
OREM, UT 84097

HANSEN, JARED P & SARAH J
1624 QUAIL RD
OREM, UT 84097

HANSEN, JARED P & SARAH J
--OR CURRENT RESIDENT--
1624 N 500 EAST
OREM, UT 84097

STOKES, FRANCES L (ET AL)
1635 N MOUNTAIN OAKS DR
OREM, UT 84097

STOKES, FRANCES L (ET AL)
--OR CURRENT RESIDENT--
1643 N MOUNTAIN OAKS DR
OREM, UT 84097

HWANG, JONG S & JEAN S
1646 N MOUNTAIN OAKS DR
OREM, UT 84097

WILLEY, ETHEL L (ET AL)
--OR CURRENT RESIDENT--
1647 N QUAIL RD
OREM, UT 84097

SORENSEN, PAUL R
1649 MOUNTAIN OAKS DR
OREM, UT 84097

BROWN, GEOFFREY H & MEAGAN D
1651 N MEADOWLARK RD
OREM, UT 84097

NIELSEN, BRENT L & MARTHA A
1652 MEADOWLARK RD
OREM, UT 84097

SCOTT, MICHAEL
1652 N 400 E
OREM, UT 84097

STANFILL, MICHAEL & VANESSA
--OR CURRENT RESIDENT--
1652 N 500 EAST
OREM, UT 84097

STANFILL, MICHAEL & VANESSA
1652 N QUAIL RD
OREM, UT 84097

HAMMOND, TYLER JAY &
COURTNEY LYNN
1656 N 110 W
OREM, UT 84057

ANDERSON, REED J & DIAMIR
1659 SKYLINE DR
OREM, UT 84097

CATHOLIC DIOCESE OF SALT LAKE
CITY REAL ESTATE CORPORATION
--OR CURRENT RESIDENT--
1661 N 500 EAST
OREM, UT 84097

REED, JENNIFER & NATHANIEL A B
1663 N MEADOWLARK RD
OREM, UT 84097

JOHNSON, PETER NEILS & ANN LEE
1664 MOUNTAIN OAKS DR
OREM, UT 84097

GOODNOW, AMY
1664 N 400 E
OREM, UT 84097

LINEBACK, SCARLETT W
1664 N MEADOWLARK RD
OREM, UT 84097

BUSS, PAUL D & JILL H
1665 QUAIL RD
OREM, UT 84097

NAKAGAWA, LANCE K
1668 N QUAIL RD
OREM, UT 84097

SORENSEN, CARRIE & BENJAMIN
1669 N QUAIL RD
OREM, UT 84097

SOUTH, DON HOWARD & PAMELA
SHUEY
1675 QUAIL RD
OREM, UT 84097

MAYNEZ, ANA LEONOR
1676 N 400 E
OREM, UT 84097

NELSON, DAVID C & MICHELLE C
1677 MEADOWLARK RD
OREM, UT 84097

MARSHALL, KAREN & DOUGLAS
1678 MEADOWLARK RD
OREM, UT 84097

SALIN, DARLA R
1685 MEADOWLARK RD
OREM, UT 84097

BOHN, DAVID EARL & URSULA
MERZ
1685 QUAIL RD
OREM, UT 84097

BOHN, DAVID & URSULA
--OR CURRENT RESIDENT--
1685 N BLUEBIRD RD
OREM, UT 84097

KELLER, CINDY
1686 N BLUEBIRD RD
OREM, UT 84097

KAIO, NORA R & VAITU'U
1690 MEADOWLARK RD
OREM, UT 84097

DE VORE, STEVEN A
--OR CURRENT RESIDENT--
1691 N MOUNTAIN OAKS DR
OREM, UT 84097

JOHNSTON, HEATH
1692 N 620 E
OREM, UT 84097

RABY, LEE H & EIRA K
1697 BLUEBIRD RD
OREM, UT 84097

MANWARING, ADAMSON & EMILY
1700 N CHERAPPLE DR
OREM, UT 84097

TOLLEY, JEFFREY STEVEN & MIKKI
SHAHAN (ET AL)
1702 MEADOWLARK RD
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

SUNSET SCENE LLC
2051 N 1100 E
LEHI, UT 84043

THOMAS, SYDNEY W
2375 OAK CREST CIR
SPANISH FORK, UT 84660

KING, SHAWN D (ET AL)
2505 ANTHEM VILLAGE DR STE E-618
HENDERSON, NV 89052

UVTF OREM LLC (ET AL)
2750 N UNIVERSITY # 100
PROVO, UT 84604

SP III LLC
2764 BRERETON DR
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Canyon Park TriPointe

Traffic Impact Study



Orem, Utah

July 23, 2024

UT24-2807



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Canyon Park TriPointe development located in Orem, Utah. The development is located on the northwest corner of the 630 East (Research Way) / 1200 North intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023) and future (2028) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection		Level of Service							
		Existing (2023)				Future (2028)			
		Background		Plus Project		Background		Plus Project	
		AM	PM	AM	PM	AM	PM	AM	PM
1	400 East / 1200 North	A	A	A	A	A	A	A	A
2	Southwest Access / 1200 North	b	a	-	-	b	a	-	-
3	South Access / 1200 North	b	a	a	a	a	a	a	a
4	Research Way / 1200 North	a	a	a	a	a	a	a	a
5	Research Way / Timpanogos Parkway	a	a	a	a	a	a	a	a
6	Timpanogos Parkway / Technology Way	A	A	A	A	A	A	A	A
7	Technology Way / 1600 North	a	b	a	b	a	b	a	b
8	800 East / 1200 North	A	A	A	A	A	A	A	A

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, July 2024

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of approximately 150 single-family detached housing units to replace approximately 334,000 square feet of office space
- The project is anticipated to generate approximately 2,100 weekday daily trips, including 156 trips in the morning peak hour, and 210 trips in the evening peak hour
 - This compares to the trip generation of the fully leased office space, which is anticipated to generate approximately 3,618 weekday trips, including 516 in the morning peak hour and 492 trips in the evening peak hour

2023	Background	Plus Project
Assumptions	• Anticipated trip generation from the existing office space was calculated and applied to background traffic volumes to estimate conditions with offices fully leased	• None
Findings	• Acceptable LOS	• Acceptable LOS
2028	Background	Plus Project
Findings	• Acceptable LOS	• Acceptable LOS

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Canyon Park TriPointe development located in Orem, Utah. The proposed project is located on the northwest corner of the 630 East (Research Way) / 1200 North intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023) and future (2028) conditions with and without the proposed project and to recommend mitigation measures as needed.

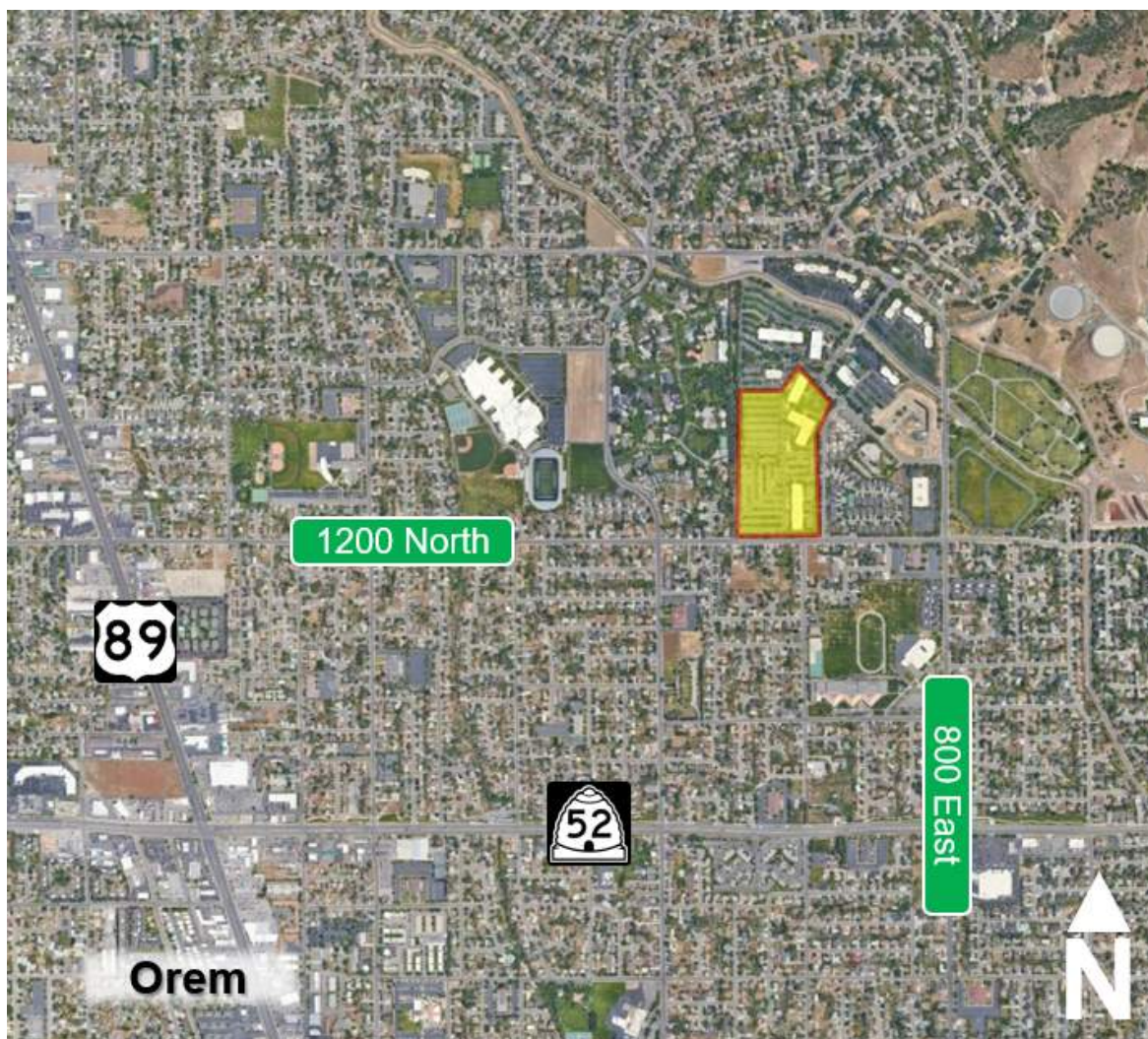


Figure 1: Vicinity map showing the project location in Orem, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- 400 East / 1200 North
- Southwest Access / 1200 North
- South Access / 1200 North
- Research Way / 1200 North
- Research Way / Timpanogos Parkway
- Timpanogos Parkway / Technology Way
- 800 East / 1200 North
- Technology Way / 1600 North

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2023 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation

and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2023 Methodology (Transportation Research Board)

II. EXISTING (2023) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

1200 North – is a city-maintained roadway which is classified by the Orem City Transportation Master Plan (2015) as an urban collector. The roadway has one travel lane in each direction and a center two-way left-turn lane (TWLTL) along the frontage of the development. The posted speed limit is 25 mph in the study area.

Research Way – is a city-maintained roadway which is classified by the Orem City Transportation Master Plan (2015) as a local/sub-local roadway. The roadway has one travel lane in each direction. The posted speed limit is 25 mph in the study area.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- 400 East / 1200 North
- Southwest Access / 1200 North
- South Access / 1200 North
- Research Way / 1200 North
- 1280 North / Research Way
- Strawberry Lane (South) / Research Way
- Research Way / Timpanogos Parkway
- Timpanogos Parkway / Technology Way
- Canyon Park North Access / Timpanogos Parkway
- West Boundary Road / Timpanogos Parkway
- 800 East / 1200 North
- Technology Way / 1600 North

The counts for most of the intersections were performed on Thursday, February 23, 2023. The morning peak hour was determined to be between 7:15 and 8:15 a.m., and the evening peak hour was determined to be between 4:30 and 5:30 p.m. The morning peak hour volumes were

approximately 50% higher than the evening peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on S.R 189 (ATR #350). In recent years, traffic volumes in February have been equal to approximately 97.7% of average traffic volumes. The observed traffic volumes were adjusted accordingly to determine average turning movement counts at the study intersections.

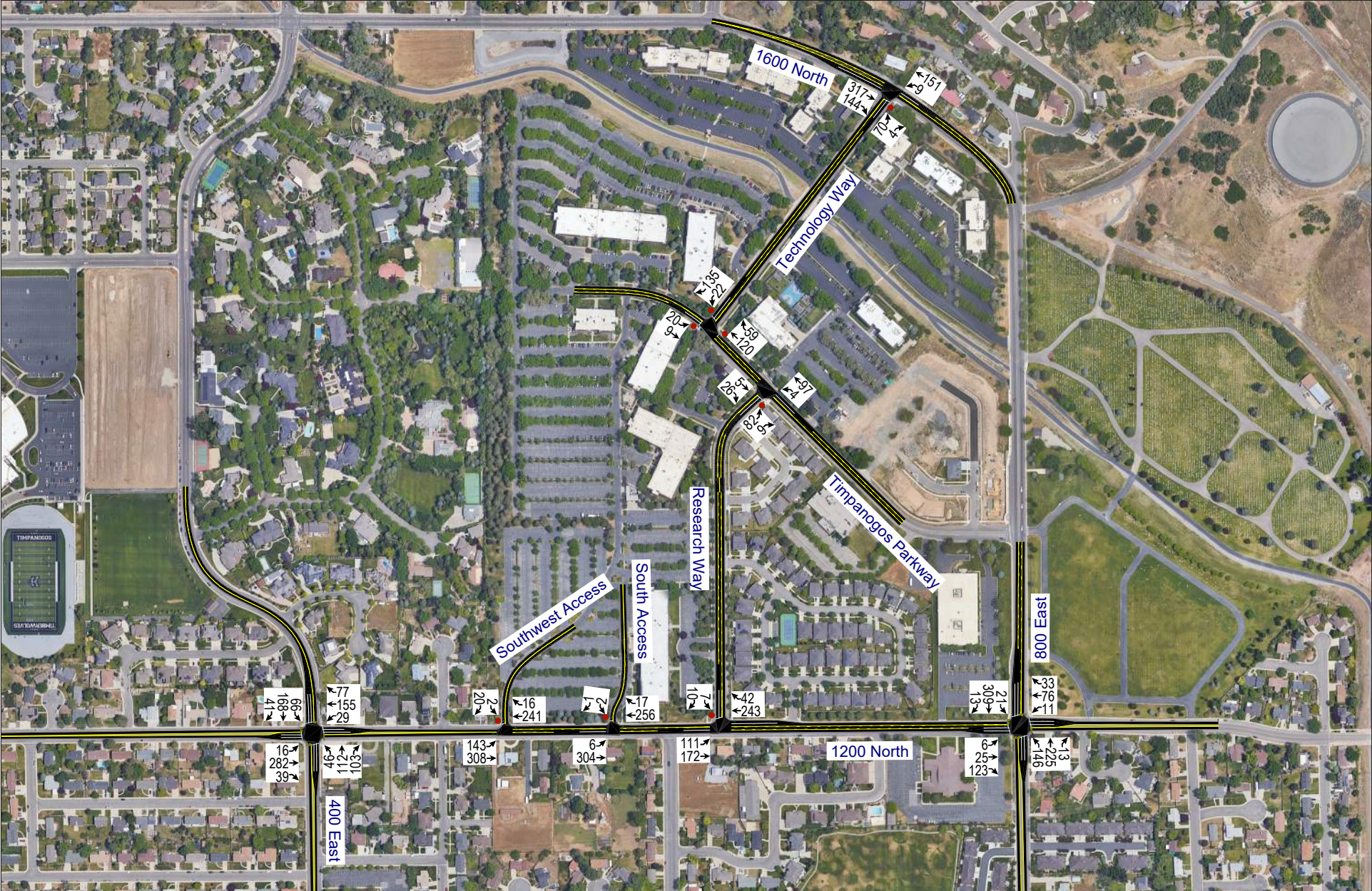
Additionally, traffic counts were taken on a clear day, but when recent snowfall may have still impacted traffic patterns. Turning movement volumes on Thursdays throughout January/February of 2023 were collected from the Automated Traffic Signal Performance Measures (ATSPM) website at the 800 East / 1200 North intersection. The day the traffic counts were collected were found to be approximately 90.3% of average traffic volumes for a typical Thursday. The observed traffic volumes were further adjusted accordingly.

The counts for 800 East / 1200 North and Technology Way / 1600 North were performed on Tuesday, July 9, 2024. The morning peak hour counts at these locations were adjusted upward to match the previous volumes in the area to reflect school conditions. In addition, it is worth noting that Canyon View Junior High School is being transitioned into a dual immersion school. Although enrollment in the school will remain the same, the school is expected to attract students from other parts of Utah County, increasing the number of students being dropped off by parents in the morning peak hour. Hales Engineering increased the number of vehicles traveling to the school by 20% as a conservative estimate. The new traffic volumes were assigned to 1200 North during the morning peak hour.

Since most of the office space within the existing Canyon Park development is currently unleased at the time of counts, it was determined that traffic volumes may not represent anticipated traffic volumes if the buildings were fully leased. The landowner has stated that if the residential development does not go in, aggressive leasing strategies will be pursued to fill the office space. Therefore, counts were collected at most of the Canyon Park accesses to understand the existing traffic volumes entering and exiting where the proposed development is located. Those existing traffic volumes were then removed from the network and replaced with anticipated trip generation rates assuming full occupancy of all the office space in the area.

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip generation for the proposed project is included in Table 2. Anticipated trips were assigned to each study intersection in the same proportion as was found through the existing traffic counts.

Figure 2 shows the existing morning and evening peak hour volumes with the anticipated full occupancy of the office space, as well as intersection geometry at the study intersections.



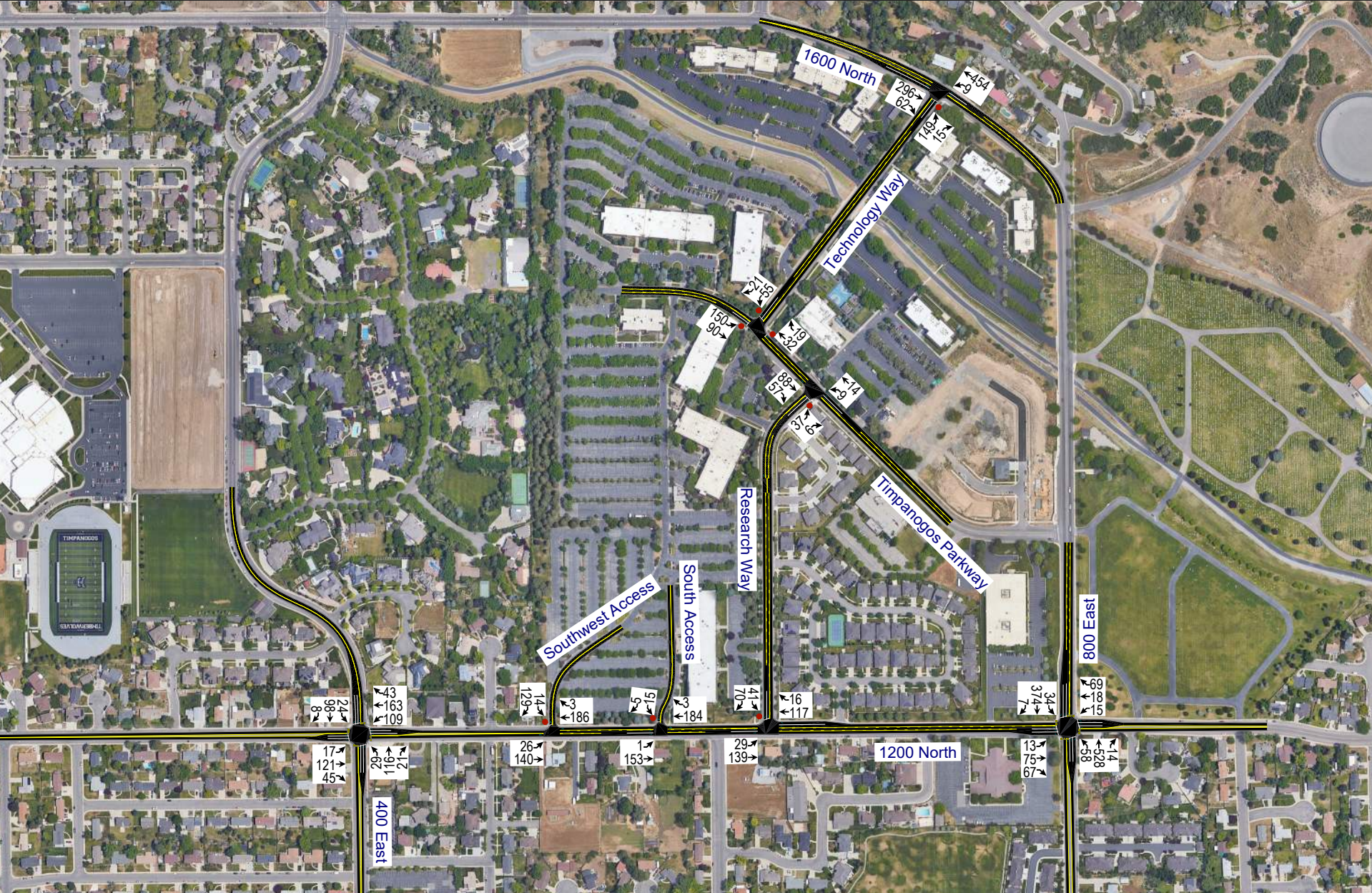


Table 2: Trip Generation (Office)

Trip Generation Orem - Canyon Park TriPointe TIS								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
General Office Building (710)	369	KSF	3,618	50%	50%	1,809	1,809	3,618
AM Peak Hour								
General Office Building (710)	369	KSF	516	88%	12%	454	62	516
PM Peak Hour								
General Office Building (710)	369	KSF	492	17%	83%	84	408	492
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021.								
SOURCE: Hales Engineering, July 2024								

D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 3. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2023) conditions.

Table 3: Existing (2023) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
400 East / 1200 North	Signal	A (7.6)	A (6.8)
Southwest Access / 1200 North	SB Stop	b (13.3) / SBL	a (6.8) / SBL
South Access / 1200 North	SB Stop	b (10.4) / SBL	a (6.1) / SBL
Research Way / 1200 North	SB Stop	a (9.9) / SBL	a (6.4) / SBL
Research Way / Timpanogos Parkway	NEB Stop	a (5.4) / NEL	a (5.3) / NEL
Timpanogos Parkway / Technology Way	AWSC	A (5.3)	A (5.2)
Technology Way / 1600 North	NEB Stop	a (7.8) / NEL	b (12.4) / NEL
800 East / 1200 North	Signal	A (8.0)	A (8.0)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2024

E. Mitigation Measures

No mitigation measures are recommended.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Canyon Park TriPointe development is located on the northwest corner of the 630 East (Research Way) / 1200 North intersection. The development will consist of approximately 150 residential single-family detached housing units and will replace approximately 334,000 square feet of office space. A concept plan for the proposed development is provided in Appendix A.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021 and was supplemented with Orem City traffic impact study guidelines of 14 trips per single-family detached housing unit. A ratio between the ITE rate and the Orem City rate was used to calculate the daily, morning peak, and evening peak hour trips anticipated for the proposed single-family detached housing units. There is also a planned small neighborhood park that will primarily be used by the residential development and was not included when calculating new external trips. Trip generation for the proposed project is included in Table 4. There is also a side-by-side comparison to the fully leased office space shown within Table 4 for easy reference.

The total trip generation for the development is as follows:

- | | |
|----------------------------|-------|
| • Daily Trips: | 2,100 |
| • Morning Peak Hour Trips: | 156 |
| • Evening Peak Hour Trips: | 210 |

This compares to the total trip generation for the fully leased office space, which is as follows:

- | | |
|----------------------------|-------|
| • Daily Trips: | 3,618 |
| • Morning Peak Hour Trips: | 516 |
| • Evening Peak Hour Trips: | 492 |

Table 4: Trip Generation (Residential)

Trip Generation Orem - Canyon Park TriPointe								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Detached Housing (210)	150	DU	2,100	50%	50%	1,050	1,050	2,100
TOTAL			2,100			1,050	1,050	2,100
AM Peak Hour								
Single-Family Detached Housing (210)	150	DU	156	26%	74%	41	115	156
TOTAL			156			41	115	156
PM Peak Hour								
Single-Family Detached Housing (210)	150	DU	210	63%	37%	132	78	210
TOTAL			210			132	78	210
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021.								
SOURCE: Hales Engineering, July 2024								

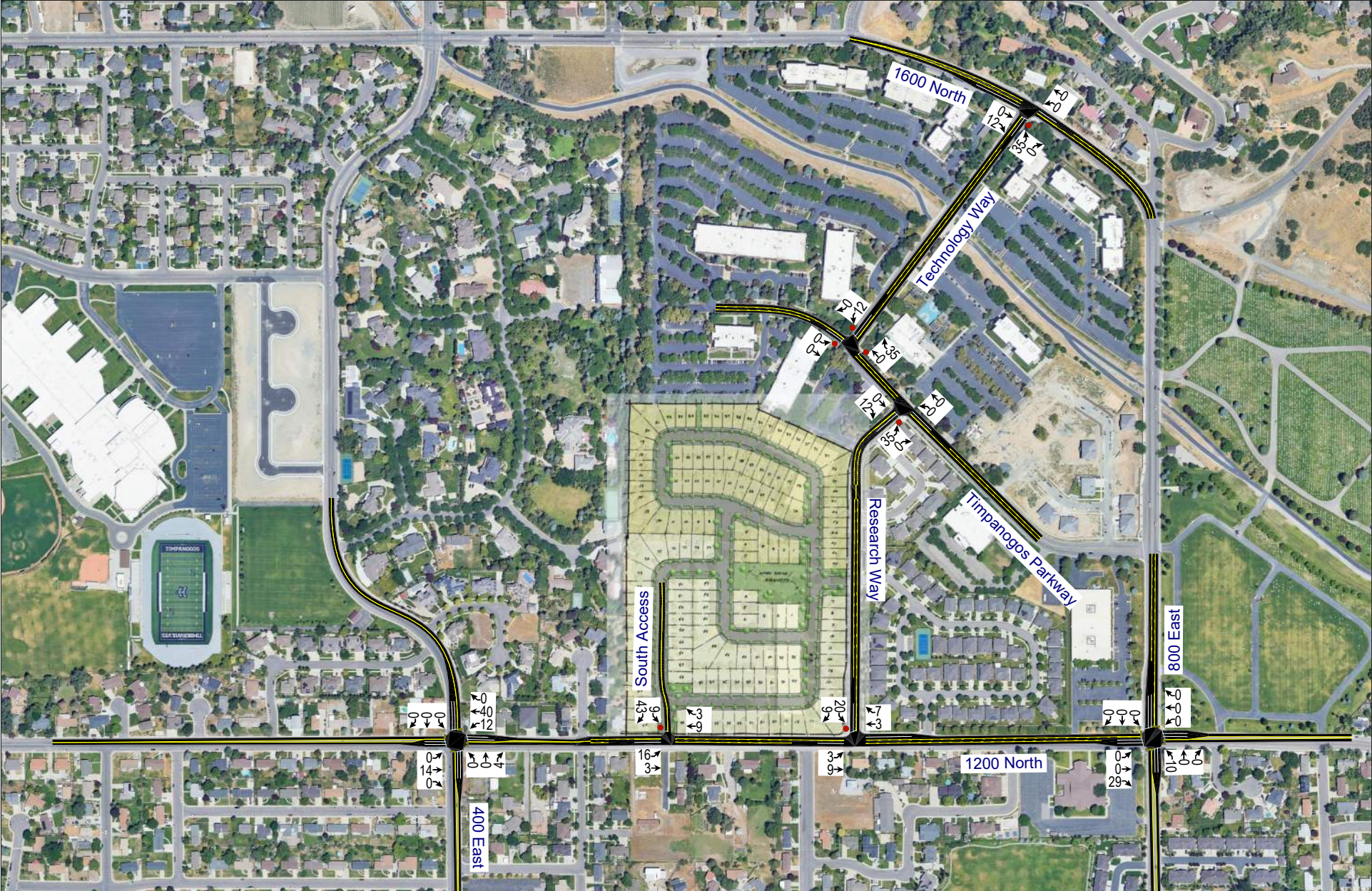
D. Trip Distribution and Assignment

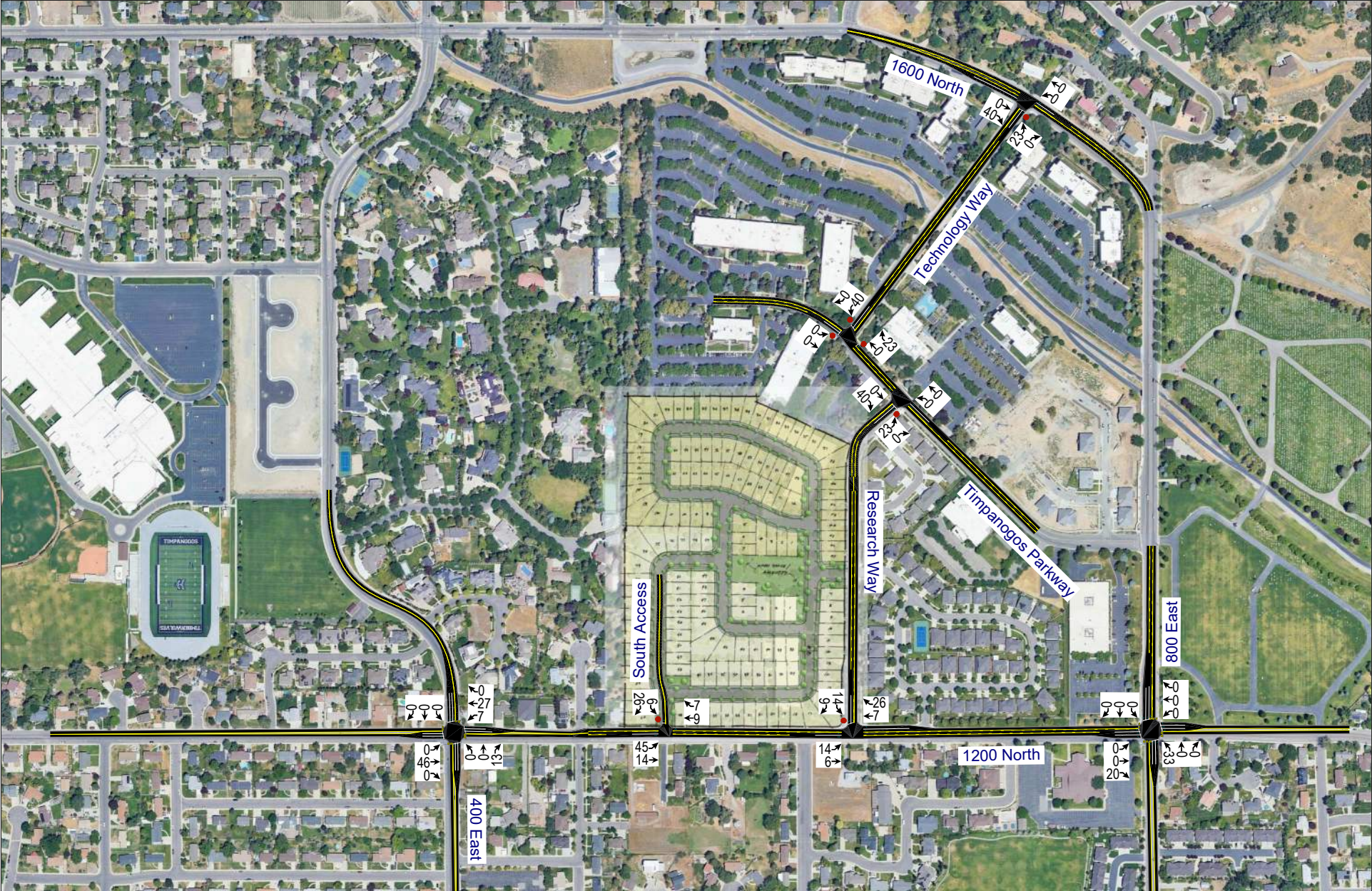
Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the morning and evening peak hour is shown in Table 5.

Table 5: Trip Distribution

Direction	% To/From Project
North	30%
South (400 East)	10%
South (800 East)	25%
West	35%

These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. This trip assignment replaces the trip generation from the fully leased office space found in the background chapters. Trip assignment for the development is shown in Figure 3.





E. Access

The proposed access for the site will be gained at the following locations:

1200 North:

- The South Project Access will be located on north side of 1200 North. The access will be located across from 520 East, approximately 500 feet west of the Falcon Way / 1200 North intersection. The access is anticipated to be stop-controlled.

Research Way:

- The East Project Access will be located approximately 575 feet north of the Research Way / 1200 North intersection. It will access the project on the west side of Research Way, across from 1280 North. It is anticipated that the access will be stop-controlled.

F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended other than those already provided by the center TWLTL.

IV. EXISTING (2023) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2023) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2023) background traffic volumes to predict turning movement volumes for existing (2023) plus project conditions. Existing (2023) plus project morning and evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 6.

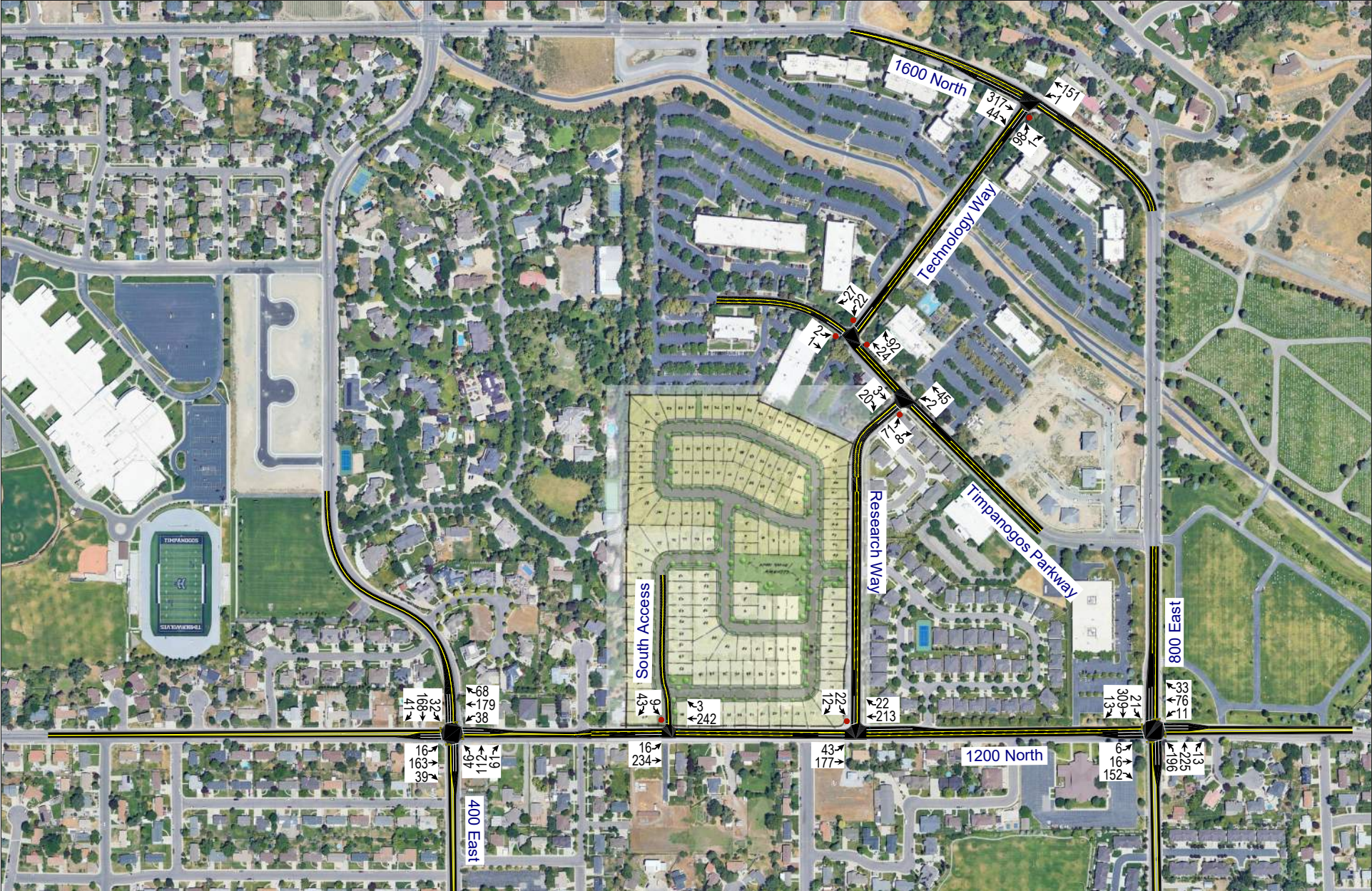
Table 6: Existing (2023) Plus Project Peak Hour LOS

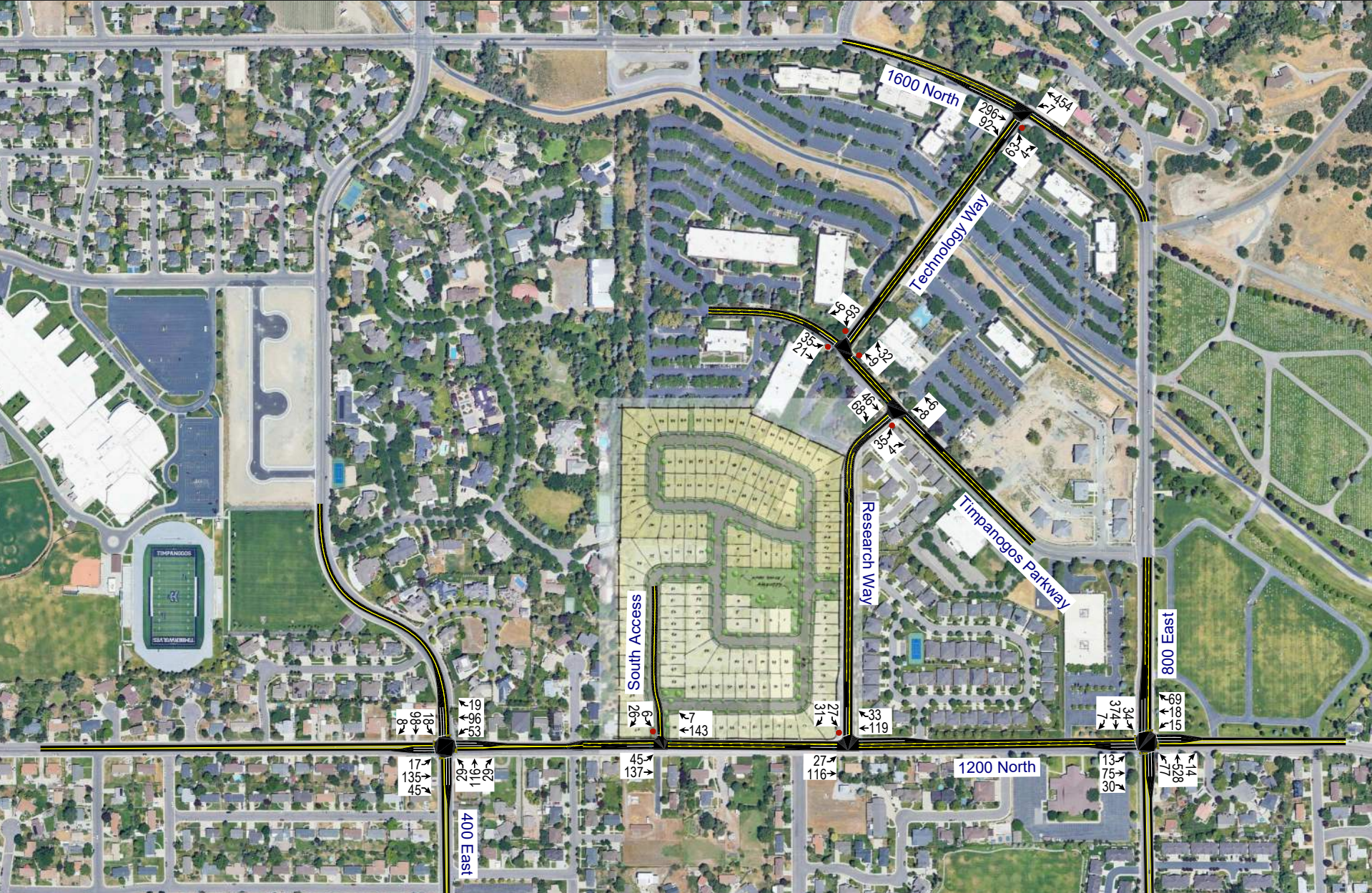
Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
400 East / 1200 North	Signal	A (6.9)	A (6.1)
South Access / 1200 North	SB Stop	a (6.5) / SBL	a (5.5) / SBL
Research Way / 1200 North	SB Stop	a (7.1) / SBL	a (6.2) / SBL
Research Way / Timpanogos Parkway	NEB Stop	a (4.9) / NEL	a (4.9) / NEL
Timpanogos Parkway / Technology Way	AWSC	A (4.8)	A (5.0)
Technology Way / 1600 North	NEB Stop	a (8.3) / NEL	b (10.6) / NEL
800 East / 1200 North	Signal	A (8.8)	A (8.0)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2024





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

E. Mitigation Measures

No mitigation measures are recommended.

V. FUTURE (2028) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2028) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) Regional Transportation Plan, there are no projects planned before 2028 in the study area. Therefore, no changes were made to the roadway network for the future (2028) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2028) forecasted volumes from the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2028) morning and evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

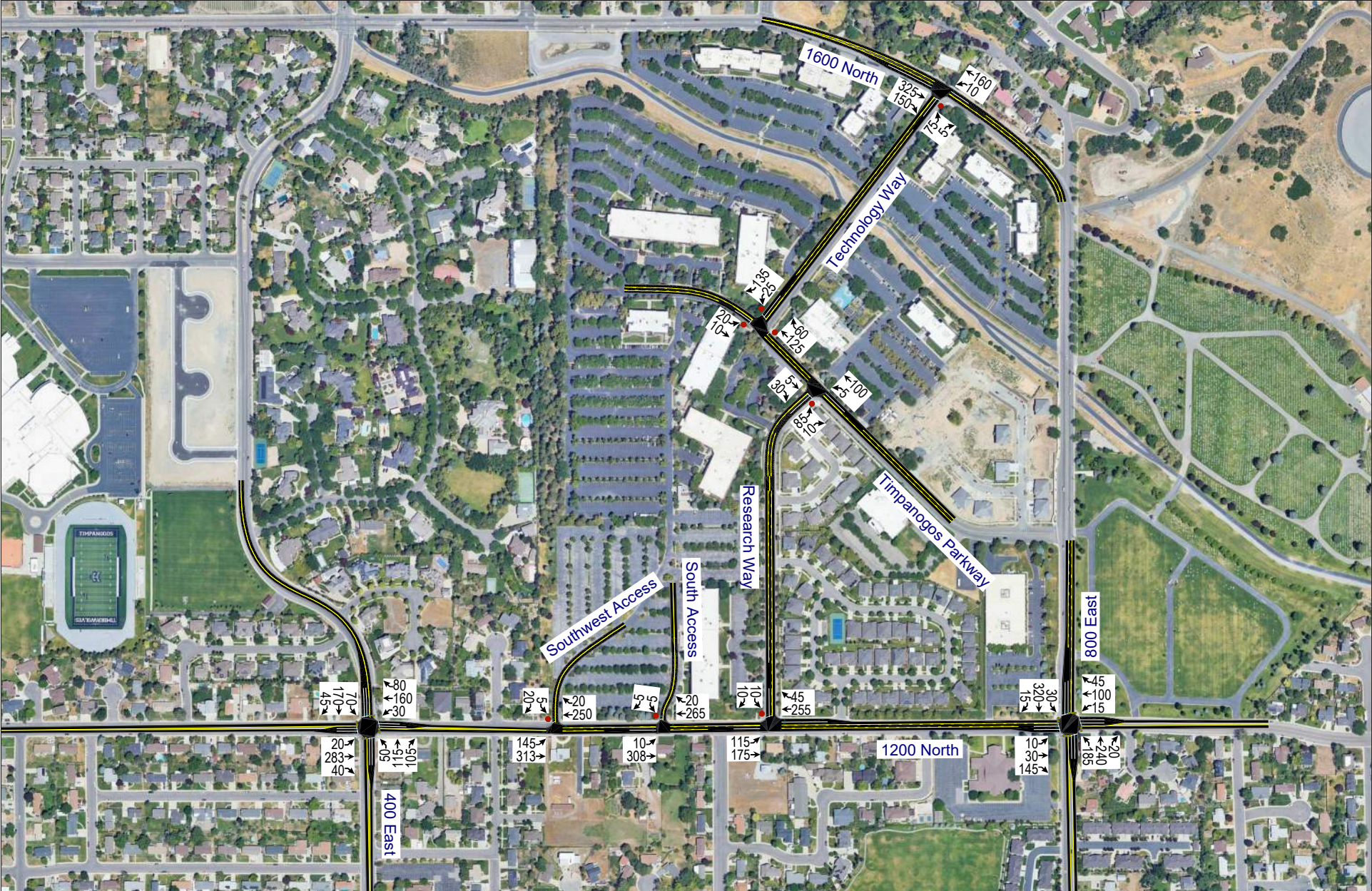
Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2028) background conditions, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2028) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

F. Mitigation Measures

No mitigation measures are recommended.



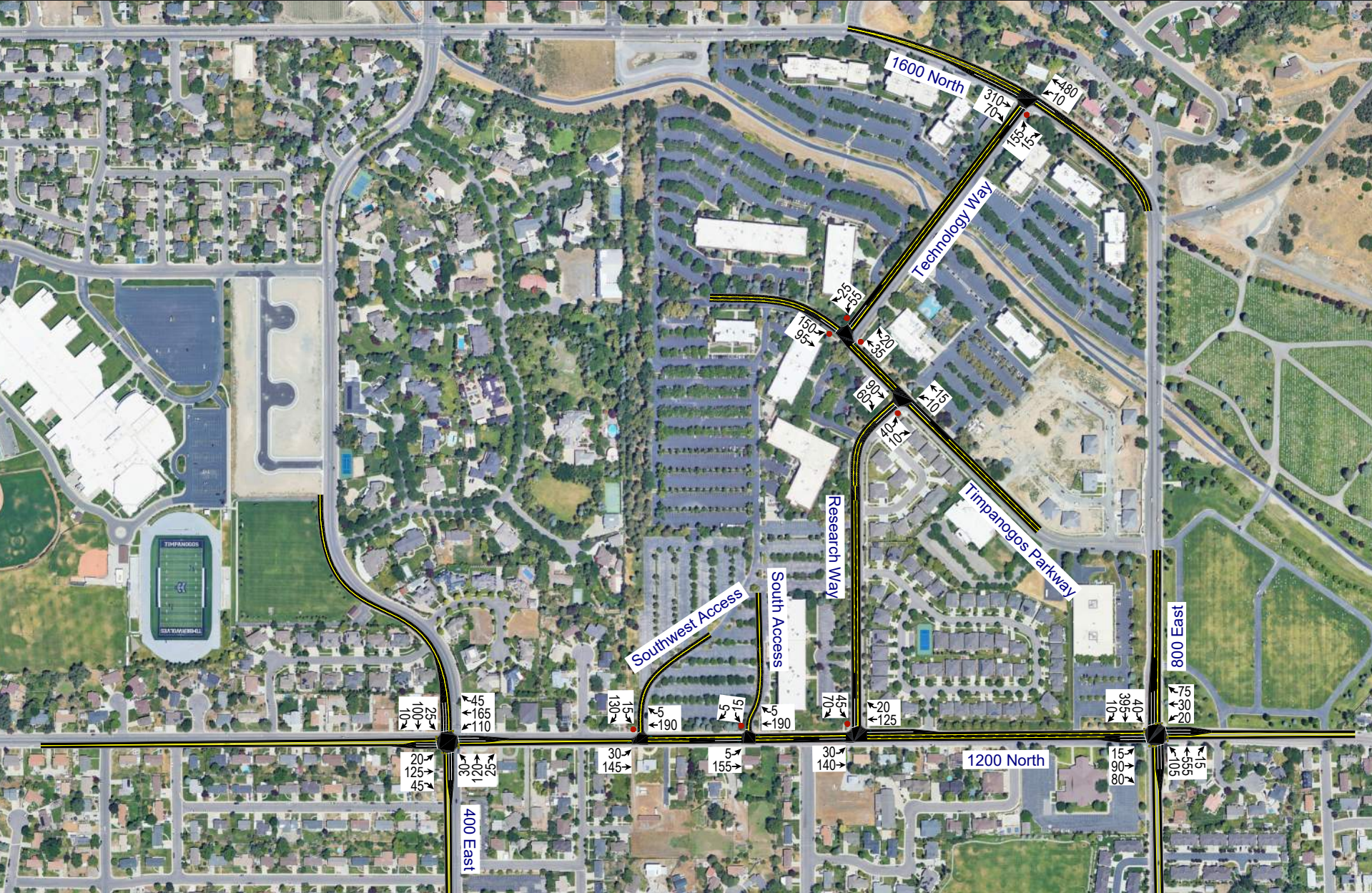


Table 7: Future (2028) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
400 East / 1200 North	Signal	A (7.8)	A (7.0)
Southwest Access / 1200 North	SB Stop	b (13.8) / SBL	a (7.3) / SBL
South Access / 1200 North	SB Stop	a (6.8) / SBL	a (5.4) / SBL
Research Way / 1200 North	SB Stop	a (9.0) / SBL	a (6.6) / SBL
Research Way / Timpanogos Parkway	NEB Stop	a (5.3) / NEL	a (5.2) / NEL
Timpanogos Parkway / Technology Way	AWSC	A (5.3)	A (5.2)
Technology Way / 1600 North	NEB Stop	a (8.2) / NEL	b (13.9) / NEL
800 East / 1200 North	Signal	A (10.0)	A (9.1)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2024

VI. FUTURE (2028) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2028) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2028) background traffic volumes to predict turning movement volumes for future (2028) plus project conditions. Future (2028) plus project morning and evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the peak hours in future (2028) plus project conditions, as shown in Table 8.

Table 8: Future (2028) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
400 East / 1200 North	Signal	A (7.0)	A (6.4)
South Access / 1200 North	SB Stop	a (7.1) / SBL	a (5.9) / SBL
Research Way / 1200 North	SB Stop	a (7.3) / SBL	a (6.0) / SBL
Research Way / Timpanogos Parkway	SB Stop	a (4.9) / NEL	a (5.0) / NEL
Timpanogos Parkway / Technology Way	AWSC	A (4.8)	A (4.9)
Technology Way / 1600 North	NEB Stop	a (8.4) / NEL	b (10.5) / NEL
800 East / 1200 North	Signal	A (9.0)	A (9.8)

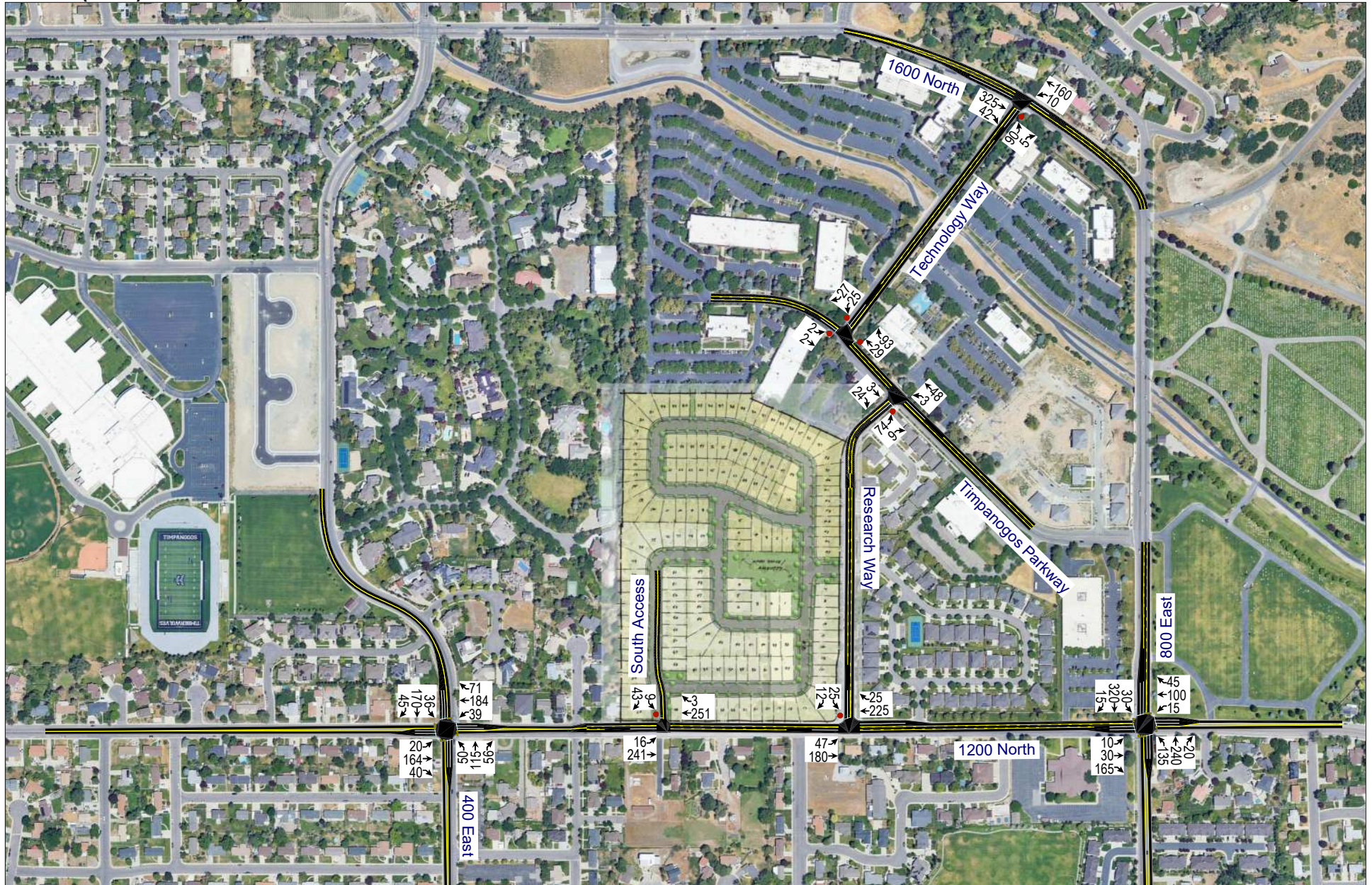
1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2024

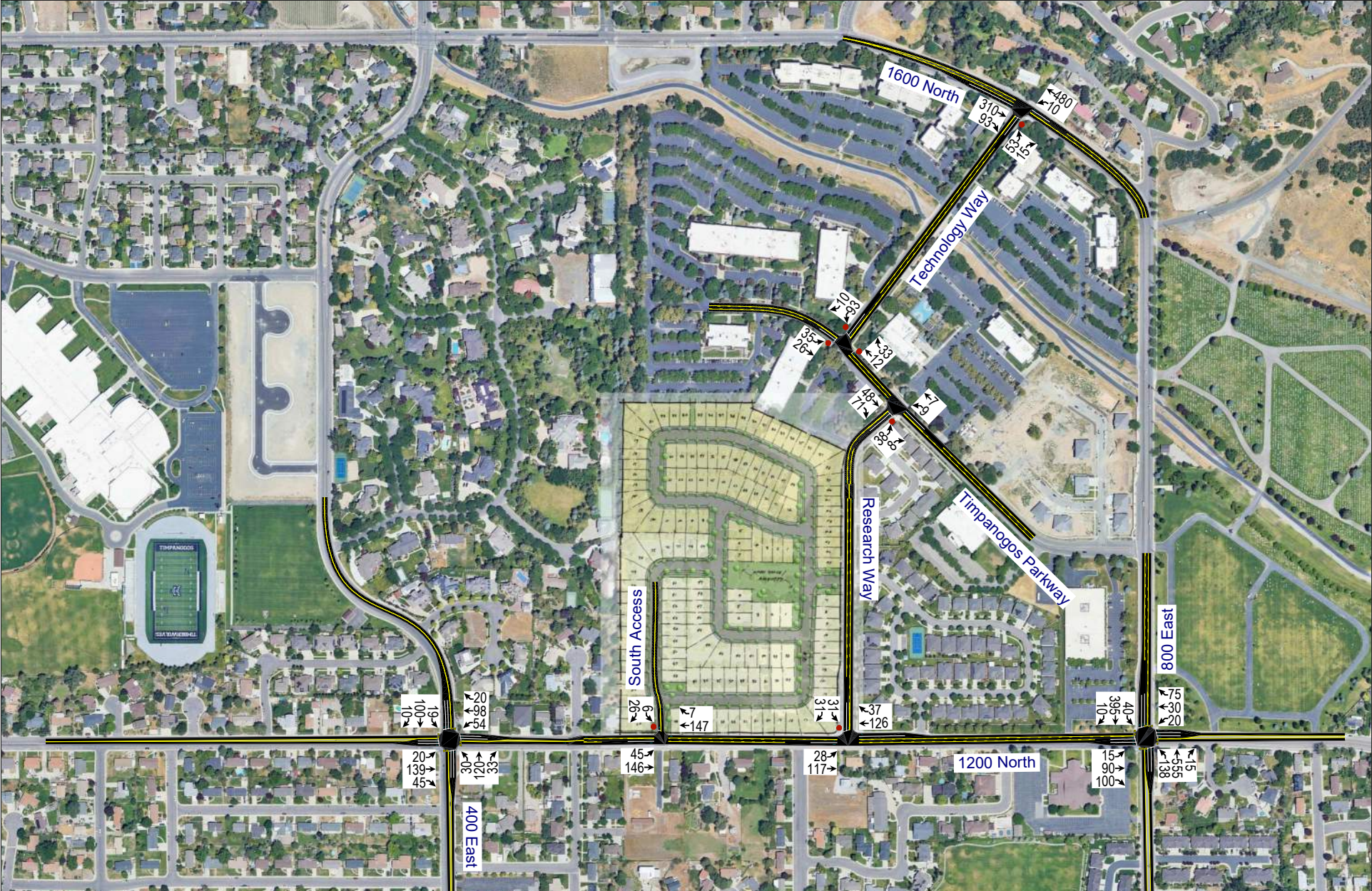
D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queuing is anticipated during the morning and evening peak hours.



Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
07/23/2024

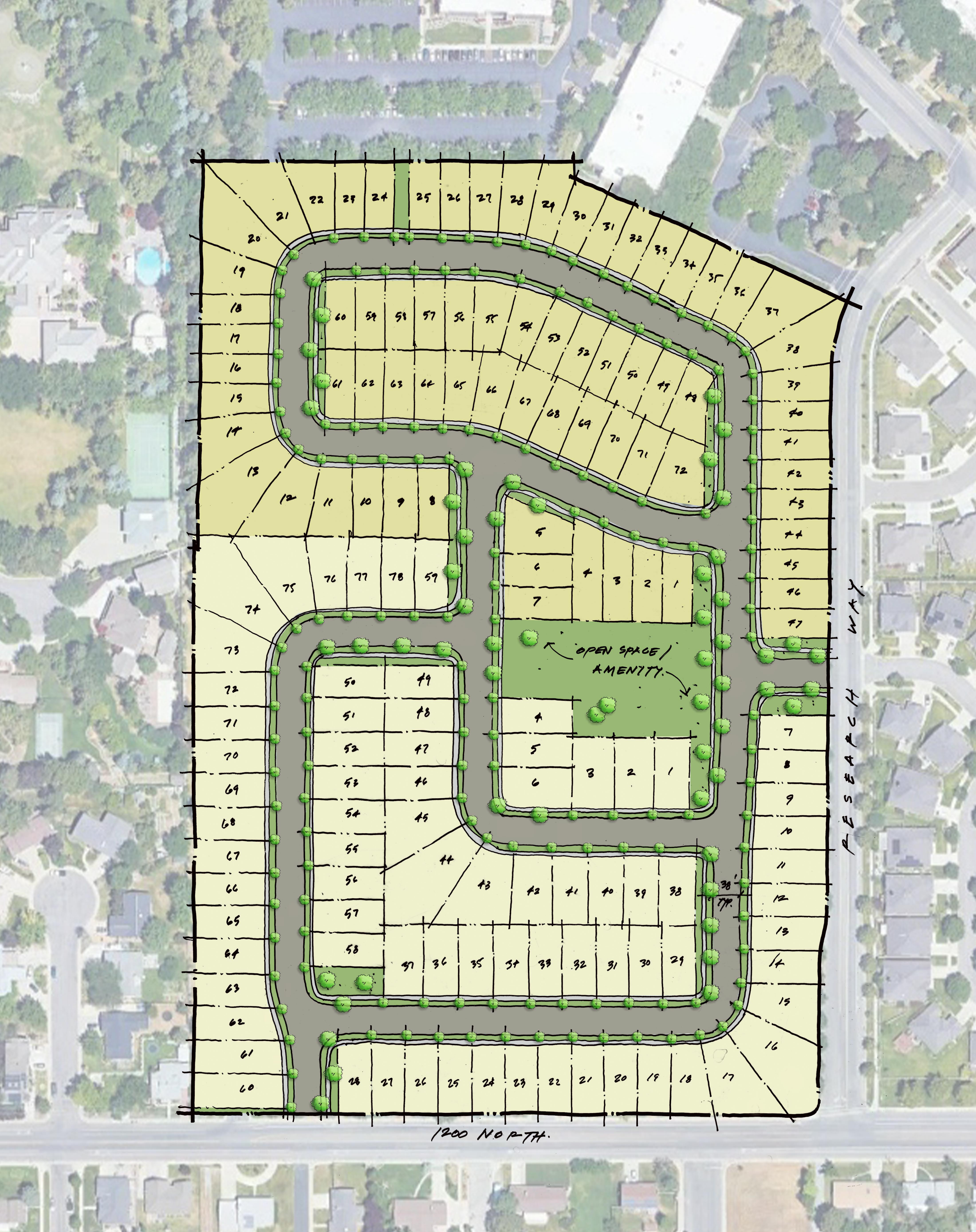


E. Mitigation Measures

No mitigation measures are recommended.

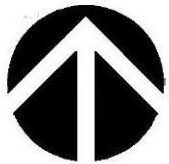
APPENDIX A

Site Plan



40'x108'	72
45'x108'	78
TOTAL	150

05.13.2024



0' 60' 120'
SCALE: 1" = 60'

SITE PLAN
CANYON PARK | TRIPOINTE UTAH
OREM CITY, UTAH

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley
architectural
group, inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919

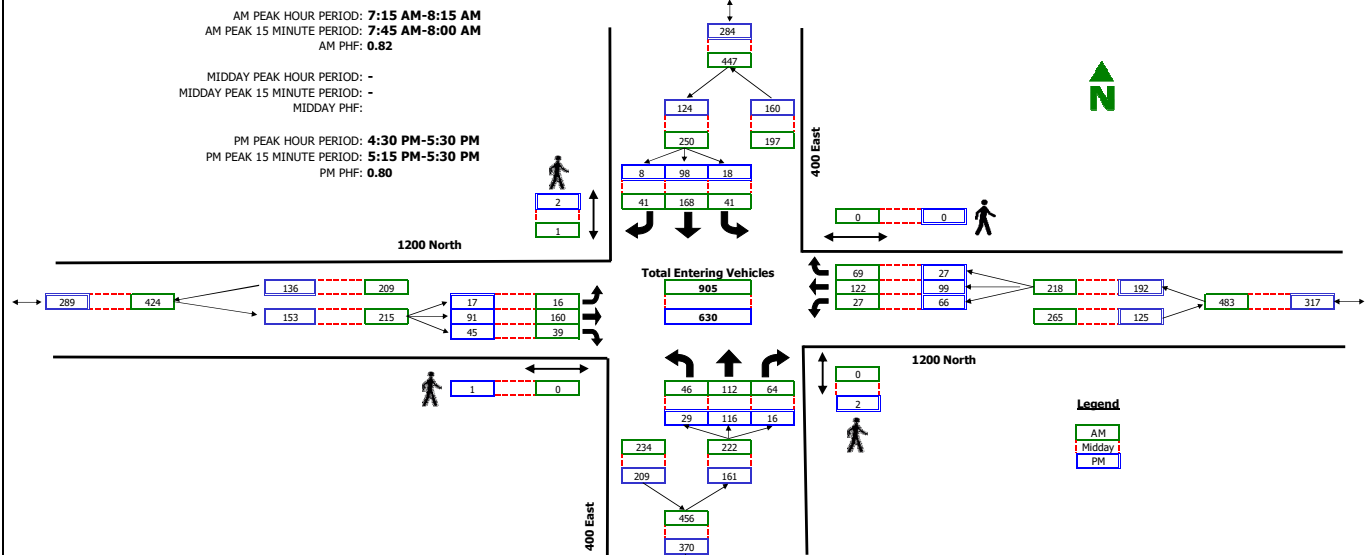
APPENDIX B

Turning Movement Counts

Intersection Turning Movement Summary

Intersection: 400 East / 1200 North
North/South: 400 East
East/West: 1200 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

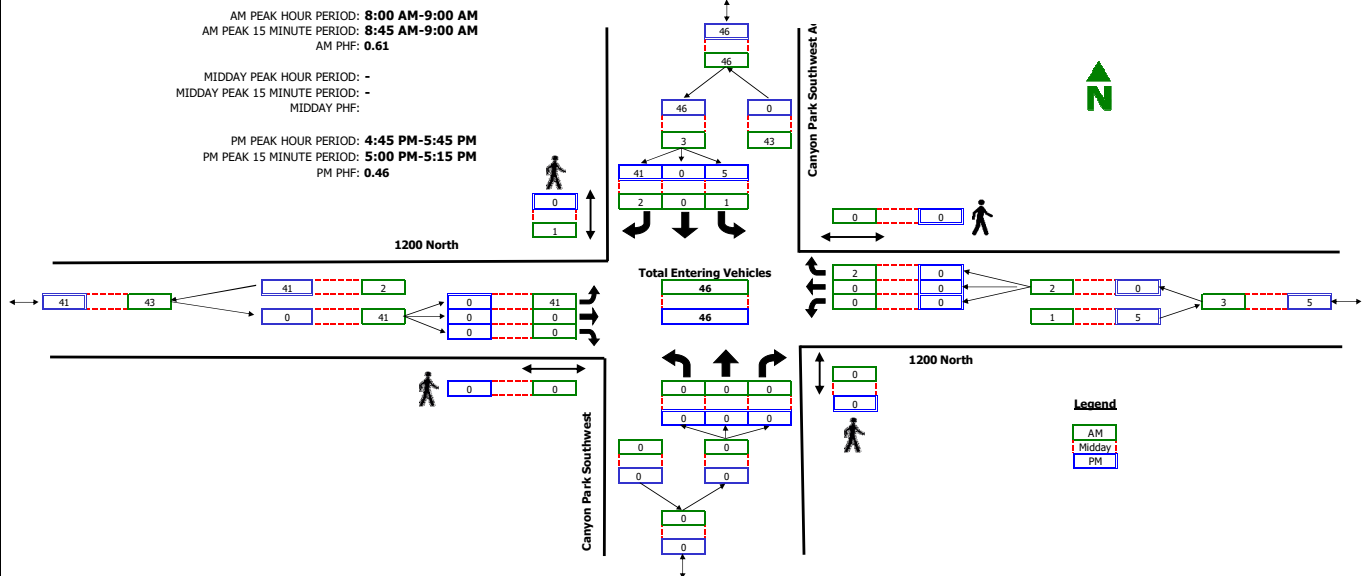


RAW COUNT SUMMARIES	400 East Northbound				400 East Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	1	14	5	0	5	2	0	0	2	8	8	0	1	1	9	1	49
7:15 - 7:30	9	15	3	0	12	19	0	0	2	40	3	0	7	24	9	0	143
7:30 - 7:45	10	19	14	0	11	41	9	0	5	65	18	0	8	50	19	0	269
7:45 - 8:00	16	33	28	0	8	56	15	0	3	43	12	0	11	24	26	0	275
8:00 - 8:15	11	45	19	0	10	52	17	1	6	12	6	0	1	24	15	0	218
8:15 - 8:30	6	25	12	0	3	39	8	0	3	8	5	0	1	3	7	0	120
8:30 - 8:45	3	8	18	1	0	32	0	0	0	14	3	0	5	6	1	0	90
8:45 - 9:00	1	9	36	0	1	17	0	0	1	31	5	0	5	10	3	0	119
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	6	25	7	0	5	24	5	0	2	17	10	0	7	19	7	0	134
16:15 - 16:30	5	31	7	0	7	19	3	0	6	17	7	0	14	8	3	0	127
16:30 - 16:45	5	29	10	0	2	24	0	0	5	25	7	0	6	23	6	0	142
16:45 - 17:00	6	26	3	0	5	17	2	1	5	27	12	1	16	24	6	0	149
17:00 - 17:15	11	22	2	0	2	28	1	1	2	24	15	0	12	19	5	0	143
17:15 - 17:30	7	39	1	2	9	29	5	0	5	15	11	0	32	33	10	0	196
17:30 - 17:45	6	44	2	0	7	34	3	0	0	14	9	0	18	15	3	0	155
17:45 - 18:00	7	26	5	0	2	20	2	0	7	17	14	0	20	24	7	1	151

Intersection Turning Movement Summary

Intersection: Canyon Park Southwest Access / 1200 North
North/South: Canyon Park Southwest Access
East/West: 1200 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

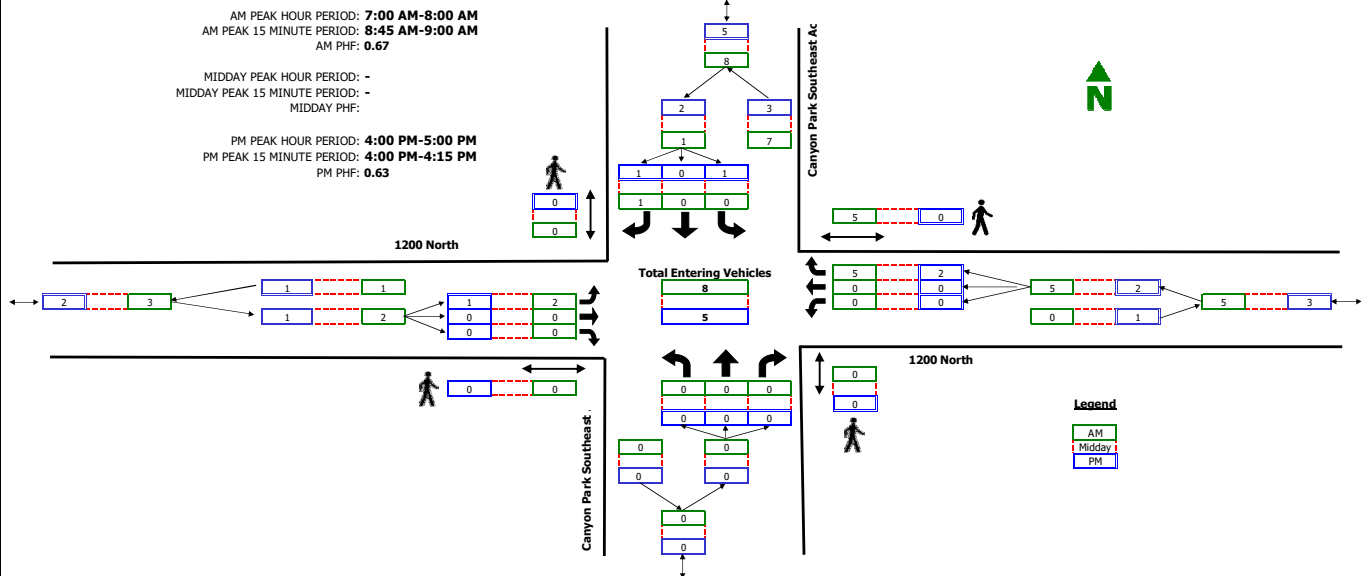


RAW COUNT SUMMARIES	Canyon Park Southwest Access Northbound				Canyon Park Southwest Access Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	1	3
7:15 - 7:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
7:30 - 7:45	0	0	0	0	1	0	0	0	7	0	0	0	0	0	1	0	9
7:45 - 8:00	0	0	0	0	0	0	1	0	3	0	0	0	0	0	2	0	6
8:00 - 8:15	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10
8:15 - 8:30	0	0	0	0	0	0	0	0	3	0	0	0	0	0	2	0	5
8:30 - 8:45	0	0	0	0	1	0	2	1	9	0	0	0	0	0	0	0	12
8:45 - 9:00	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	19
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	2	0	2	0	1	0	0	0	0	0	0	0	5
16:15 - 16:30	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
16:30 - 16:45	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
16:45 - 17:00	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6
17:00 - 17:15	0	0	0	0	5	0	20	0	0	0	0	0	0	0	0	0	25
17:15 - 17:30	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	7
17:30 - 17:45	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	8
17:45 - 18:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1

Intersection Turning Movement Summary

Intersection: Canyon Park Southeast Access / 1200 North
North/South: Canyon Park Southeast Access
East/West: 1200 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

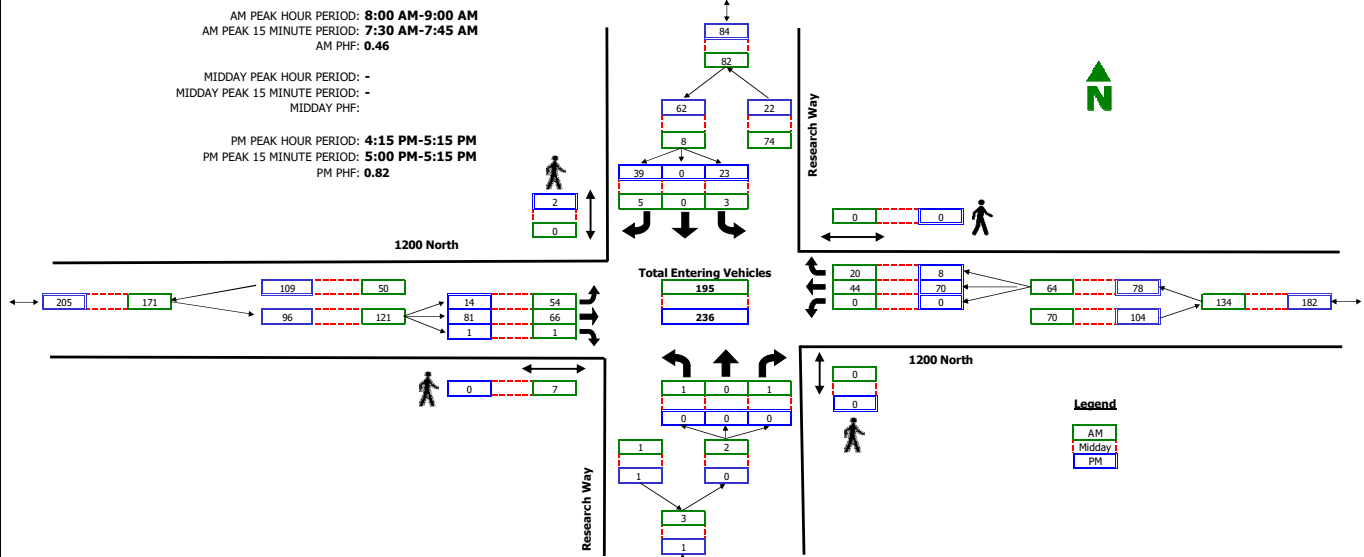


RAW COUNT SUMMARIES	Canyon Park Southeast Access Northbound				Canyon Park Southeast Access Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	5	2
7:15 - 7:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
7:30 - 7:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
8:00 - 8:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
8:30 - 8:45	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	2
8:45 - 9:00	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	3
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
16:15 - 16:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
16:30 - 16:45	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
17:15 - 17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Turning Movement Summary

Intersection: Research Way / 1200 North
North/South: Research Way
East/West: 1200 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

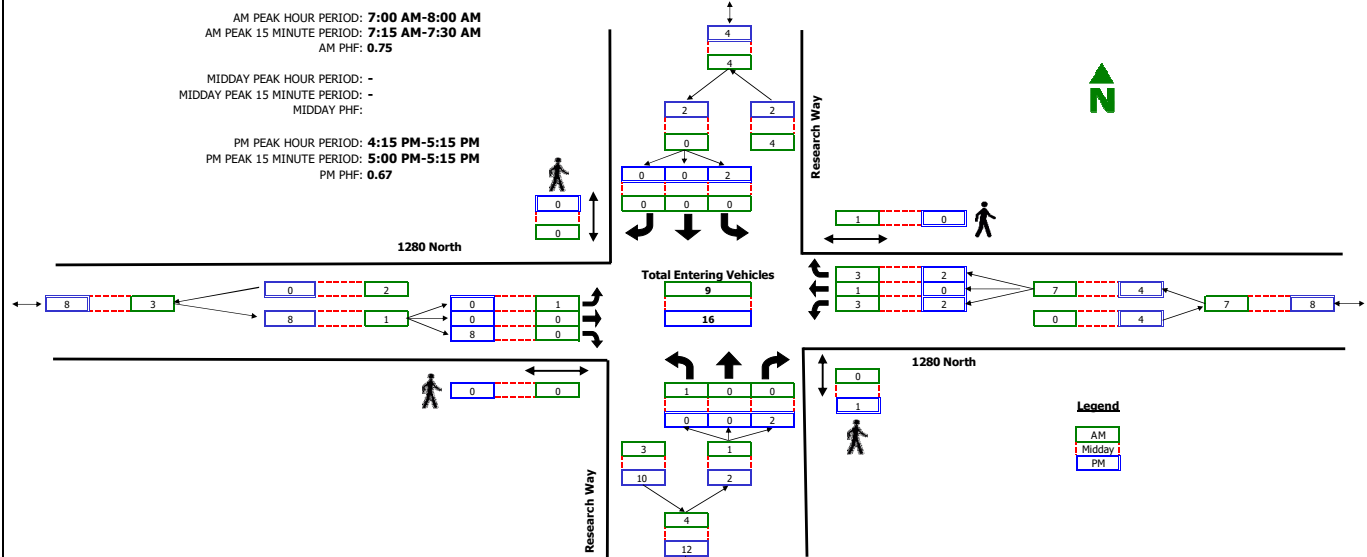


RAW COUNT SUMMARIES	Research Way Northbound				Research Way Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	1	2	0	9	0	0	9	1	0	20
7:15 - 7:30	0	0	0	0	1	0	0	0	1	26	0	0	0	11	1	0	40
7:30 - 7:45	0	0	0	0	2	0	0	0	5	74	0	0	1	22	3	0	107
7:45 - 8:00	0	0	0	0	0	0	1	0	14	63	0	0	0	8	1	0	87
8:00 - 8:15	1	0	0	0	1	0	0	0	10	18	1	0	0	17	3	0	51
8:15 - 8:30	0	0	1	0	0	0	2	0	8	14	0	0	0	7	5	0	37
8:30 - 8:45	0	0	0	0	0	0	2	0	10	11	0	7	0	6	3	0	32
8:45 - 9:00	0	0	0	0	2	0	1	0	26	23	0	0	0	14	9	0	75
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	11	5	24	0	3	24	0	0	0	14	1	0	53
16:15 - 16:30	0	0	0	0	2	0	7	0	6	25	0	0	0	18	2	0	60
16:30 - 16:45	0	0	0	0	5	0	11	0	3	23	0	0	0	18	1	0	61
16:45 - 17:00	0	0	0	0	6	0	3	0	2	14	0	0	0	18	0	0	43
17:00 - 17:15	0	0	0	0	10	0	18	2	3	19	1	0	0	16	5	0	72
17:15 - 17:30	0	0	0	0	5	0	7	0	0	11	0	0	0	10	1	0	34
17:30 - 17:45	0	0	0	0	5	0	12	0	1	15	0	0	0	19	1	0	53
17:45 - 18:00	0	0	0	0	2	0	9	0	1	20	0	0	0	20	0	0	52

Intersection Turning Movement Summary

Intersection: Research Way / 1280 North
North/South: Research Way
East/West: 1280 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

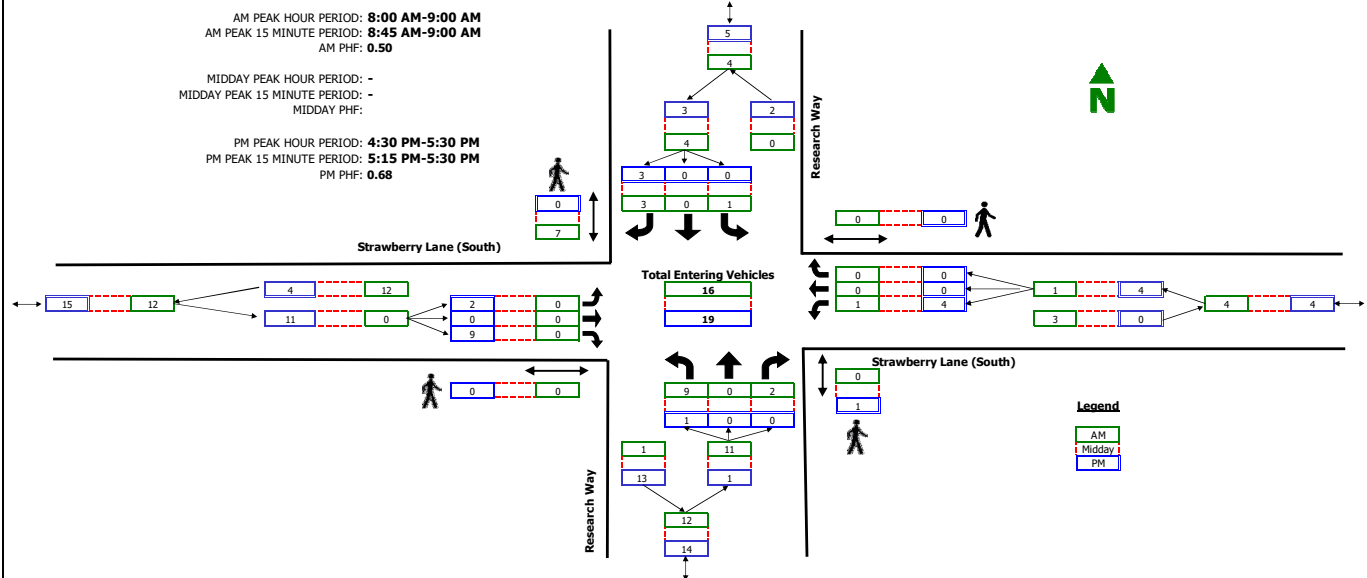


RAW COUNT SUMMARIES	Research Way Northbound				Research Way Southbound				1280 North Eastbound				1280 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	2
7:15 - 7:30	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	3
7:30 - 7:45	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	3
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	3
8:30 - 8:45	0	0	1	1	0	0	0	7	0	0	0	0	0	0	0	0	1
8:45 - 9:00	1	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	3
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3
16:15 - 16:30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2
16:30 - 16:45	0	0	0	0	1	0	0	0	0	0	2	0	2	0	0	0	5
16:45 - 17:00	0	0	0	1	1	0	0	0	0	0	1	0	0	0	1	0	3
17:00 - 17:15	0	0	1	0	0	0	0	0	0	0	5	0	0	0	0	0	6
17:15 - 17:30	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	3
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
17:45 - 18:00	0	0	0	2	1	0	0	1	0	0	2	0	0	0	0	0	3

Intersection Turning Movement Summary

Intersection: Research Way / Strawberry Lane (South)
 North/South: Research Way
 East/West: Strawberry Lane (South)
 Jurisdiction: Orem
 Project Title: Canyon Park Master Plan TIS
 Project No: UT23-2455
 Weather: Clear

Date: 2-23-23, Thu
 Day of Week Adjustment: 90.3%
 Month of Year Adjustment: 97.7%
 Adjustment Station #: 350
 Growth Rate: 0.0%
 Number of Years: 0

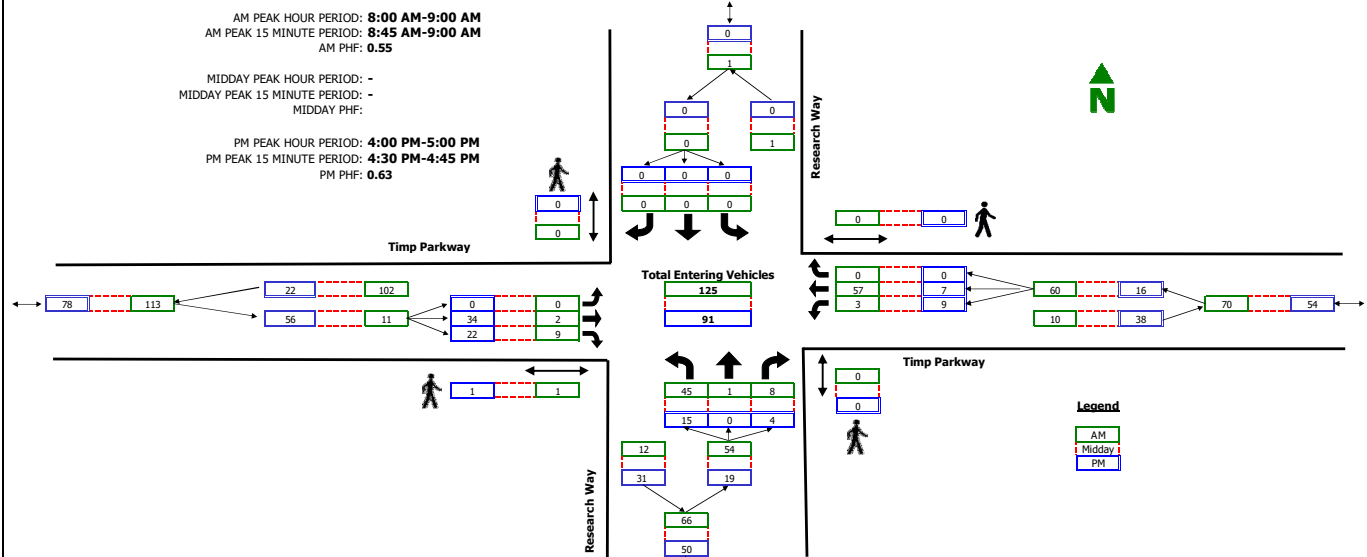


RAW COUNT SUMMARIES	Research Way				Research Way				Strawberry Lane (South)				Strawberry Lane (South)				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
7:15 - 7:30	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	3
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
8:00 - 8:15	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:15 - 8:30	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	3
8:30 - 8:45	1	0	0	0	0	0	0	7	0	0	0	0	1	0	0	0	2
8:45 - 9:00	5	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	8
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	1	0	0	0	1	0	1	0	1	0	0	0	0	0	4
16:30 - 16:45	1	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	3
16:45 - 17:00	0	0	0	1	0	0	1	0	1	0	1	0	1	0	0	0	4
17:00 - 17:15	0	0	0	0	0	0	0	0	1	0	3	0	1	0	0	0	5
17:15 - 17:30	0	0	0	0	0	0	1	0	0	0	5	0	1	0	0	0	7
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:45 - 18:00	0	0	0	2	0	0	0	1	0	0	1	0	0	0	0	0	1

Intersection Turning Movement Summary

Intersection: Research Way / Timp Parkway
North/South: Research Way
East/West: Timp Parkway
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	Research Way Northbound				Research Way Southbound				Timp Parkway Eastbound				Timp Parkway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	1	0	1	0	0	0	0	0	0	1	0	0	1	1	0	1	5
7:15 - 7:30	3	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	8
7:30 - 7:45	3	0	1	0	0	0	0	0	0	1	3	0	1	2	0	0	11
7:45 - 8:00	5	0	7	0	0	0	0	0	0	1	0	0	1	10	0	0	24
8:00 - 8:15	9	0	1	0	0	0	0	0	0	0	2	0	0	10	0	0	22
8:15 - 8:30	7	0	1	0	0	0	0	0	0	0	3	1	0	9	0	0	20
8:30 - 8:45	10	0	1	0	0	0	0	0	0	2	2	0	2	9	0	0	26
8:45 - 9:00	19	1	5	0	0	0	0	0	0	0	2	0	1	29	0	0	57
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	3	0	0	0	0	0	0	0	0	10	2	1	2	1	0	0	18
16:15 - 16:30	5	0	3	0	0	0	0	0	0	5	3	0	0	2	0	0	18
16:30 - 16:45	5	0	0	0	0	0	0	0	0	10	11	0	7	3	0	0	36
16:45 - 17:00	2	0	1	0	0	0	0	0	0	9	6	0	0	1	0	0	19
17:00 - 17:15	0	0	1	0	0	0	0	0	0	6	1	0	1	0	0	0	9
17:15 - 17:30	1	0	0	0	0	0	0	0	0	8	6	0	1	0	0	0	15
17:30 - 17:45	0	0	0	0	0	0	0	0	0	7	12	0	2	2	0	0	23
17:45 - 18:00	2	0	1	0	0	0	0	0	0	5	10	0	1	1	0	2	20

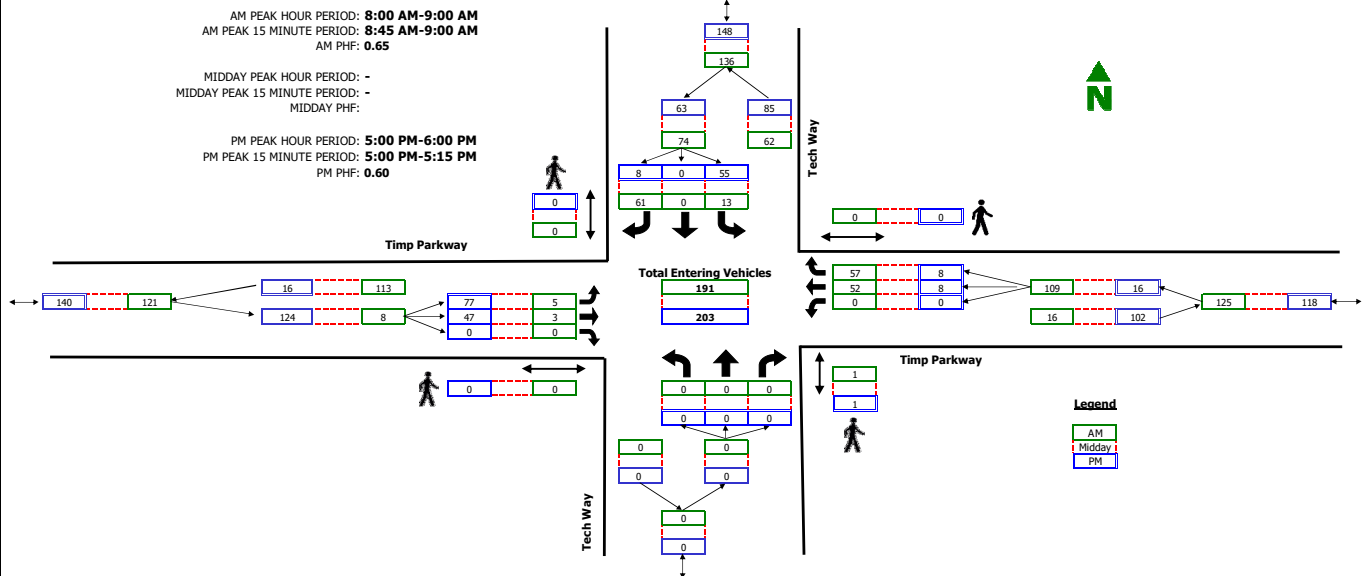
TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

Intersection: Tech Way / Timp Parkway
North/South: Tech Way
East/West: Timp Parkway
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

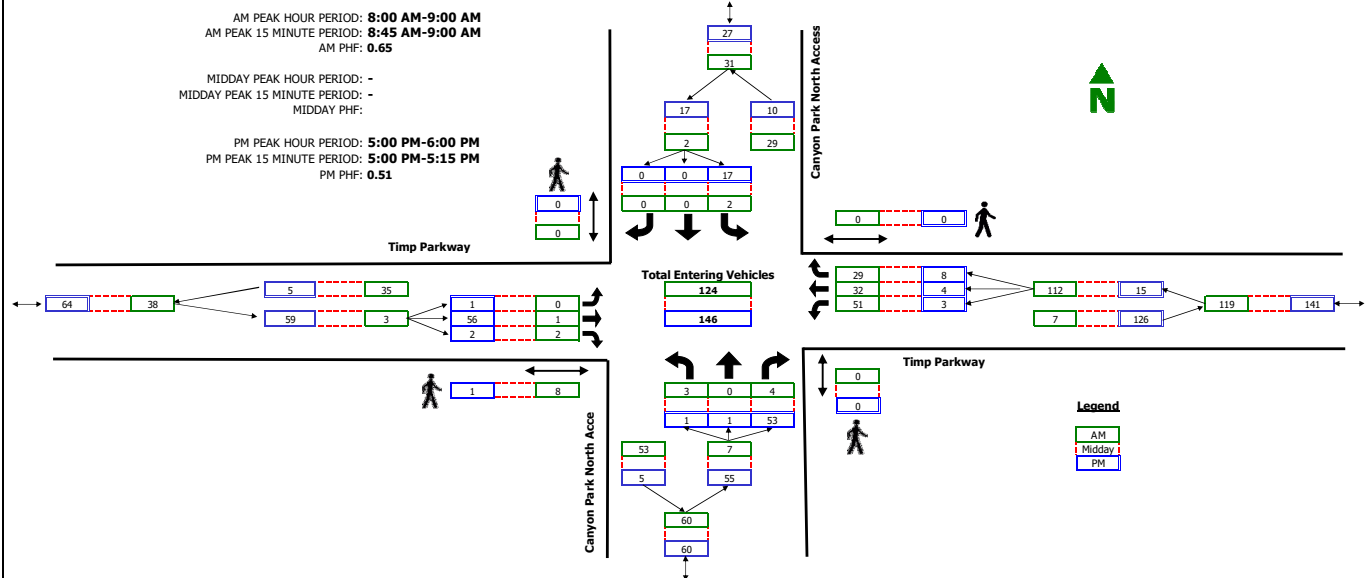


RAW COUNT SUMMARIES	Tech Way Northbound				Tech Way Southbound				Timp Parkway Eastbound				Timp Parkway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	5	0	0	1	0	0	0	3	2	0	11
7:15 - 7:30	0	0	0	0	1	0	3	0	0	1	0	0	0	1	5	0	11
7:30 - 7:45	0	0	0	0	3	0	0	0	0	1	0	0	0	2	2	0	8
7:45 - 8:00	0	0	0	0	2	0	10	0	0	0	0	0	0	10	7	0	29
8:00 - 8:15	0	0	0	0	2	0	6	0	1	0	0	0	0	14	6	0	29
8:15 - 8:30	0	0	0	0	3	0	18	0	2	0	0	0	0	8	14	0	45
8:30 - 8:45	0	0	0	0	5	0	15	0	2	2	0	0	0	8	11	0	43
8:45 - 9:00	0	0	0	1	3	0	22	0	0	1	0	0	0	22	26	0	74
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	5	0	1	0	8	11	0	0	0	2	1	0	28
16:15 - 16:30	0	0	0	0	5	0	0	1	6	5	0	0	0	7	5	1	28
16:30 - 16:45	0	0	0	0	14	0	1	0	7	11	0	0	0	5	6	0	44
16:45 - 17:00	0	0	0	0	8	0	1	0	7	11	0	0	0	1	2	1	30
17:00 - 17:15	0	0	0	0	15	0	3	0	32	28	0	0	0	3	3	0	84
17:15 - 17:30	0	0	0	0	15	0	0	0	20	3	0	0	0	2	1	0	41
17:30 - 17:45	0	0	0	0	9	0	0	0	14	10	0	0	0	3	1	0	37
17:45 - 18:00	0	0	0	0	16	0	5	0	11	6	0	0	0	0	3	0	41

Intersection Turning Movement Summary

Intersection: Canyon Park North Access / Timp Parkway
North/South: Canyon Park North Access
East/West: Timp Parkway
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

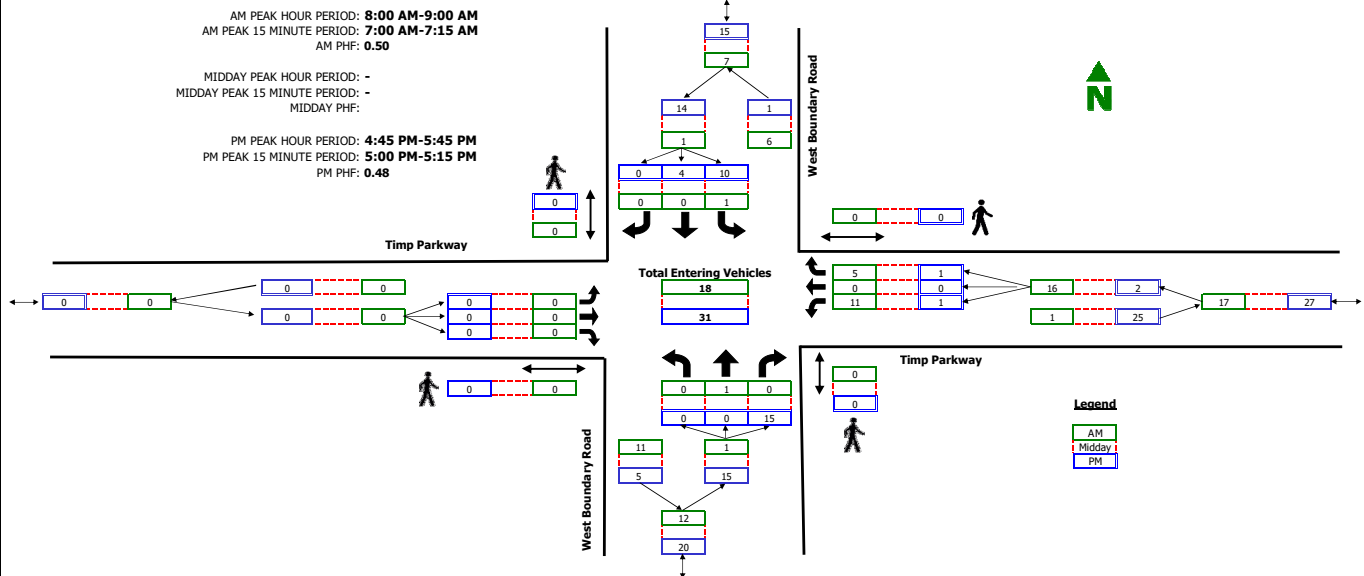


RAW COUNT SUMMARIES	Canyon Park North Access Northbound				Canyon Park North Access Southbound				Timp Parkway Eastbound				Timp Parkway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	1	1	0	1	1	0	0	5	0	0	7
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2
7:30 - 7:45	0	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	4
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	14	3	3	0	20
8:00 - 8:15	0	0	1	0	0	0	0	0	0	0	1	7	10	5	5	0	22
8:15 - 8:30	0	0	2	0	2	0	0	0	0	0	0	0	8	10	9	0	31
8:30 - 8:45	0	0	1	0	0	0	0	0	0	0	0	0	11	3	8	0	23
8:45 - 9:00	3	3	0	0	0	0	0	0	0	1	1	1	22	14	7	0	48
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	12	0	2	0	0	1	1	0	5	0	2	1	0	0	22
16:15 - 16:30	0	0	3	0	3	0	0	0	0	3	0	0	2	2	2	0	15
16:30 - 16:45	0	0	5	0	10	0	0	0	0	5	0	0	0	1	5	0	26
16:45 - 17:00	0	0	9	0	5	0	0	0	0	5	0	0	0	0	2	0	21
17:00 - 17:15	0	1	24	0	6	0	0	0	1	33	0	0	2	2	2	0	71
17:15 - 17:30	1	0	9	0	3	0	0	0	0	10	0	0	0	0	3	0	26
17:30 - 17:45	0	0	11	0	6	0	0	0	0	7	0	1	1	1	0	0	26
17:45 - 18:00	0	0	9	0	2	0	0	0	0	6	2	0	0	1	3	0	23

Intersection Turning Movement Summary

Intersection: West Boundary Road / Timp Parkway
North/South: West Boundary Road
East/West: Timp Parkway
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	West Boundary Road				West Boundary Road				Timp Parkway				Timp Parkway				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	1	0	0	1	0	0	0	0	0	0	7	0	0	0	9
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
8:00 - 8:15	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	6
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
8:45 - 9:00	0	0	0	0	1	0	0	0	0	0	0	0	5	0	2	0	8
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	3	0	1	1	0	0	0	0	0	0	1	1	0	0	5
16:15 - 16:30	0	1	2	0	0	0	0	0	0	0	0	0	1	0	0	0	4
16:30 - 16:45	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:45 - 17:00	0	0	1	0	3	0	0	0	0	0	0	0	1	0	0	0	5
17:00 - 17:15	0	0	7	0	6	3	0	0	0	0	0	0	0	0	0	0	16
17:15 - 17:30	0	0	5	0	0	1	0	0	0	0	0	0	0	1	0	0	6
17:30 - 17:45	0	0	2	0	1	0	0	0	0	0	0	0	0	0	1	0	4
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Turning Movement Summary

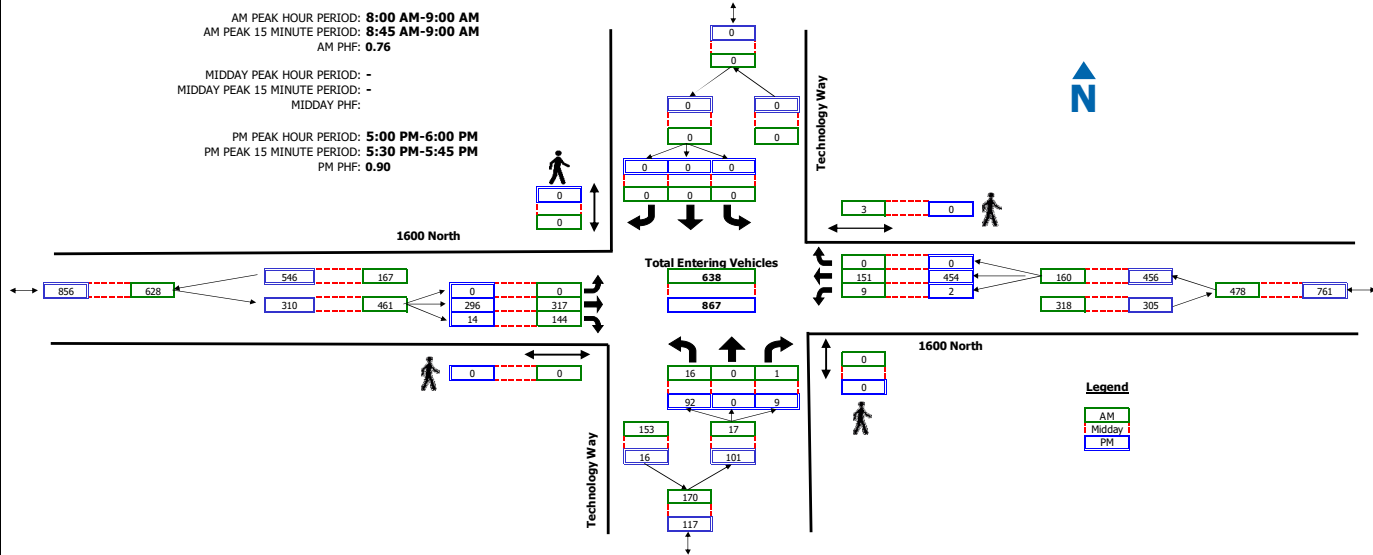
Intersection: Technology Way / 1600 North
North/South Road: Technology Way
East/West Road: 1600 North
Jurisdiction: Orem
Project Title: Orem Canyon Park TriPointe TIS
Project No: UT24-2795
Weather: Clear

Date: 7-9-24, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.76**

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -

PM PEAK HOUR PERIOD: **5:00 PM-6:00 PM**
PM PEAK 15 MINUTE PERIOD: **5:30 PM-5:45 PM**
PM PHF: **0.90**



COUNT SUMMARY	Technology Way Northbound				Technology Way Southbound				1600 North Eastbound				1600 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	1	0	0	0	0	0	47	9	2	2	15	0	2	73
7:15 - 7:30	4	0	0	0	0	0	0	0	0	53	8	0	1	20	0	1	86
7:30 - 7:45	2	0	0	0	0	0	0	0	0	78	12	0	1	39	0	2	132
7:45 - 8:00	3	0	0	0	0	0	0	0	0	81	25	1	5	27	0	3	141
8:00 - 8:15	2	0	0	0	0	0	0	0	0	83	26	0	3	27	0	0	141
8:15 - 8:30	5	0	0	0	0	0	0	0	0	62	23	0	1	34	0	0	125
8:30 - 8:45	6	0	0	0	0	0	0	0	0	78	40	0	3	35	0	1	162
8:45 - 9:00	3	0	1	0	0	0	0	0	0	94	55	0	2	55	0	2	210
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	35	0	3	0	0	0	0	0	0	54	9	0	0	62	0	1	163
16:15 - 16:30	25	0	3	0	0	0	0	0	0	72	7	0	0	94	0	0	198
16:30 - 16:45	17	0	1	0	0	0	0	0	0	62	3	0	0	70	0	0	153
16:45 - 17:00	18	0	5	0	0	0	0	0	0	65	2	0	1	67	0	0	158
17:00 - 17:15	31	0	5	0	0	0	0	0	0	53	5	0	0	94	0	0	188
17:15 - 17:30	22	0	2	0	0	0	0	0	0	76	3	0	0	134	0	0	237
17:30 - 17:45	20	0	0	0	0	0	0	0	0	91	5	0	1	123	0	0	240
17:45 - 18:00	19	0	2	0	0	0	0	0	0	76	1	0	1	103	0	0	202

Intersection Turning Movement Summary

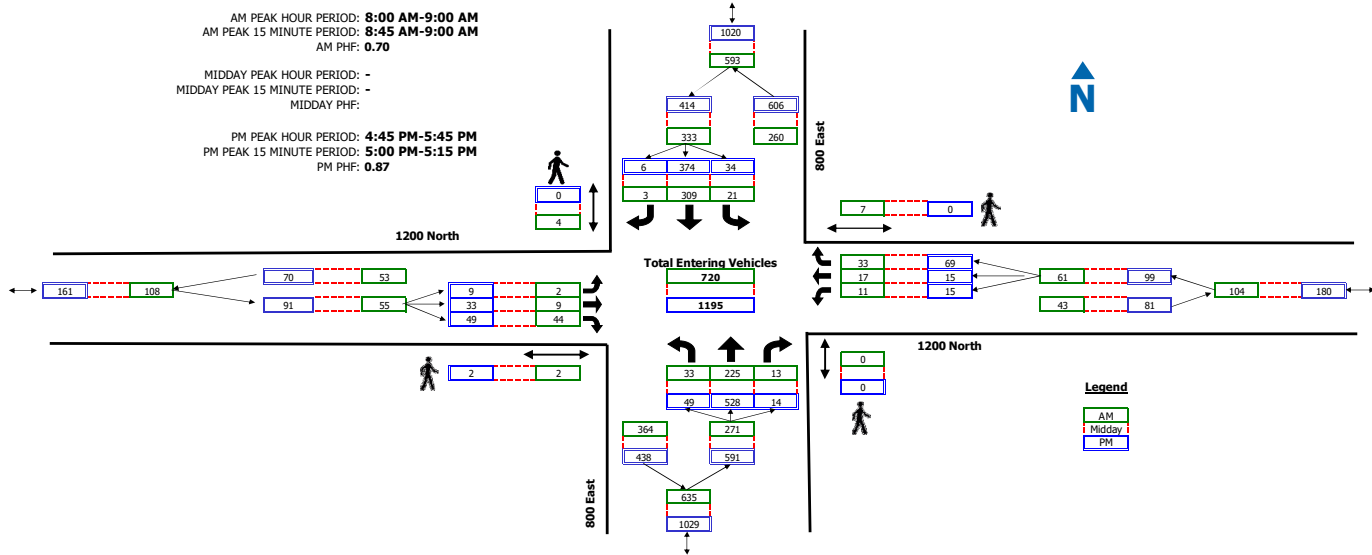
Intersection: 800 East / 1200 North
North/South Road: 800 East
East/West Road: 1200 North
Jurisdiction: Orem
Project Title: Orem Canyon Park TriPointe TIS
Project No: UT24-2795
Weather: Clear

Date: 1-1-24, Mon
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.70**

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -

PM PEAK HOUR PERIOD: **4:45 PM-5:45 PM**
PM PEAK 15 MINUTE PERIOD: **5:00 PM-5:15 PM**
PM PHF: **0.87**



COUNT SUMMARY	800 East Northbound				800 East Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	8	24	4	3	5	47	1	1	1	5	5	3	1	4	1	4	106
7:15 - 7:30	1	25	3	2	6	45	0	0	0	5	12	1	3	4	5	3	109
7:30 - 7:45	5	56	2	0	5	68	0	0	3	9	4	0	2	1	8	0	163
7:45 - 8:00	9	47	1	1	5	85	0	2	0	7	6	2	1	3	8	2	172
8:00 - 8:15	6	40	3	0	6	76	0	0	0	3	11	0	3	6	3	2	157
8:15 - 8:30	7	48	6	0	5	65	0	3	0	0	6	0	1	4	7	3	149
8:30 - 8:45	8	46	2	0	6	69	3	0	1	0	7	1	3	3	8	1	156
8:45 - 9:00	12	91	2	0	4	99	0	1	1	6	20	1	4	4	15	1	258
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	12	96	2	0	10	90	1	0	0	6	11	6	7	3	4	0	242
16:15 - 16:30	9	104	3	0	13	90	0	0	1	4	3	2	6	0	11	0	244
16:30 - 16:45	16	93	3	0	7	93	0	0	1	5	18	0	2	5	7	0	250
16:45 - 17:00	11	124	3	0	8	88	1	0	1	8	4	2	3	3	6	0	260
17:00 - 17:15	14	137	4	0	11	102	2	0	8	8	14	0	5	8	30	0	343
17:15 - 17:30	9	145	3	0	7	94	3	0	0	6	15	0	3	1	16	0	302
17:30 - 17:45	15	122	4	0	8	90	0	0	0	11	16	0	4	3	17	0	290
17:45 - 18:00	16	108	4	0	7	66	5	0	1	2	7	0	6	5	11	0	238

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	46	45	98	11.5	B
	T	112	107	96	7.6	A
	R	103	106	103	4.7	A
	Subtotal	261	258	99	7.1	A
SB	L	66	64	97	11.0	B
	T	168	160	95	7.9	A
	R	41	44	108	3.5	A
	Subtotal	275	268	97	7.9	A
EB	L	16	15	95	11.0	B
	T	282	284	101	9.1	A
	R	39	42	107	3.8	A
	Subtotal	337	341	101	8.5	A
WB	L	29	27	93	13.9	B
	T	156	158	102	7.1	A
	R	77	74	96	3.2	A
	Subtotal	262	259	99	6.7	A
Total		1,134	1,126	99	7.6	A

Intersection: 1200 North & Southwest Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	2	2	100	13.3	B
	R	20	19	96	4.6	A
	Subtotal	22	21	95	5.4	A
EB	L	143	146	102	4.7	A
	T	308	309	100	2.5	A
	Subtotal	451	455	101	3.2	A
WB	T	242	240	99	0.4	A
	R	16	16	102	0.3	A
	Subtotal	258	256	99	0.4	A
Total		731	732	100	2.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	2	1	50	10.4	B
	R	1	2	200	4.3	A
	Subtotal	3	3	100	6.3	A
EB	L	6	5	80	3.2	A
	T	304	306	101	0.5	A
	Subtotal	310	311	100	0.5	A
WB	T	256	253	99	0.4	A
	R	17	16	96	0.3	A
	Subtotal	273	269	99	0.4	A
Total		586	583	99	0.5	A

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	7	7	97	9.9	A
	T	12	14	112	0.0	A
	R	10	10	98	4.6	A
	Subtotal	29	31	107	3.7	A
EB	L	111	112	101	3.5	A
	T	195	196	100	0.4	A
	Subtotal	306	308	101	1.5	A
WB	T	243	241	99	1.6	A
	R	42	45	108	1.5	A
	Subtotal	285	286	100	1.6	A
Total		621	625	101	1.6	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	4	3	75	2.4	A
	T	97	99	102	0.1	A
	Subtotal	101	102	101	0.2	A
SE	T	5	4	76	1.1	A
	R	26	27	104	1.3	A
	Subtotal	31	31	100	1.3	A
NE	L	82	84	102	5.4	A
	T	62	62	101	0.1	A
	R	9	10	108	3.9	A
	Subtotal	153	156	102	3.2	A
Total		285	289	101	1.9	A

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	120	124	103	5.9	A
	R	59	60	101	5.1	A
	Subtotal	179	184	103	5.6	A
SE	L	20	19	96	4.8	A
	T	9	10	108	4.8	A
	Subtotal	29	29	100	4.8	A
SW	L	22	20	92	4.9	A
	R	135	137	101	5.0	A
	Subtotal	157	157	100	5.0	A
Total		365	370	101	5.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	317	306	97	0.5	A
	R	144	145	101	0.4	A
	Subtotal	461	451	98	0.5	A
WB	L	9	10	108	4.2	A
	T	151	154	102	0.3	A
	Subtotal	160	164	103	0.5	A
NE	L	70	69	99	7.8	A
	T	5	6	114	1.2	A
	R	4	3	75	6.3	A
	Subtotal	79	78	99	7.2	A
Total		700	693	99	1.2	A

Intersection: 800 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	146	142	97	11.7	B
	T	225	232	103	5.3	A
	R	13	13	98	2.0	A
	Subtotal	384	387	101	7.5	A
SB	L	21	22	106	9.8	A
	T	309	313	101	8.0	A
	R	13	15	113	3.2	A
	Subtotal	343	350	102	7.9	A
EB	L	6	6	96	30.7	C
	T	50	50	99	5.5	A
	R	123	124	101	7.1	A
	Subtotal	179	180	101	7.4	A
WB	L	11	9	80	22.3	C
	T	76	77	102	12.1	B
	R	33	36	108	5.2	A
	Subtotal	120	122	102	10.8	B
Total		1,028	1,039	101	8.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	29	30	104	8.6	A
	T	116	116	100	7.3	A
	R	21	20	94	3.5	A
	Subtotal	166	166	100	7.1	A
SB	L	24	20	82	11.1	B
	T	98	88	90	7.5	A
	R	8	10	125	3.5	A
	Subtotal	130	118	91	7.8	A
EB	L	17	18	104	10.5	B
	T	121	125	103	6.0	A
	R	45	45	101	2.8	A
	Subtotal	183	188	103	5.7	A
WB	L	109	110	101	9.8	A
	T	164	171	104	6.1	A
	R	43	43	101	2.7	A
	Subtotal	316	324	103	6.9	A
Total		795	796	100	6.8	A

Intersection: 1200 North & Southwest Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	14	13	91	6.8	A
	R	129	138	107	5.3	A
	Subtotal	143	151	106	5.4	A
EB	L	26	25	95	3.5	A
	T	141	140	99	1.3	A
	Subtotal	167	165	99	1.6	A
WB	T	186	185	99	0.2	A
	R	3	3	100	0.1	A
	Subtotal	189	188	99	0.2	A
Total		500	504	101	2.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Existing (2023) Background

Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 1200 North & South Access

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	15	12	79	6.1	A
	R	5	6	120	4.1	A
	Subtotal	20	18	90	5.4	A
EB	L	1	0	0	0.4	A
	T	154	153	99	0.4	A
	Subtotal	155	153	99	0.4	A
WB	T	184	182	99	0.4	A
	R	3	3	100	0.4	A
	Subtotal	187	185	99	0.4	A
Total		363	356	98	0.6	A

Intersection: 1200 North & Research Way

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	41	42	103	6.4	A
	R	70	75	107	4.4	A
	Subtotal	111	117	105	5.1	A
EB	L	29	26	90	2.7	A
	T	139	136	98	0.3	A
	Subtotal	168	162	96	0.7	A
WB	T	117	111	95	0.9	A
	R	16	16	98	0.9	A
	Subtotal	133	127	95	0.9	A
Total		412	406	98	2.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	9	8	89	2.6	A
	T	14	13	91	0.0	A
	Subtotal	23	21	91	1.0	A
SE	T	88	88	100	1.6	A
	R	57	63	111	1.6	A
	Subtotal	145	151	104	1.6	A
NE	L	37	33	90	5.3	A
	T	2	3	133	0.1	A
	R	6	6	100	4.2	A
	Subtotal	45	42	93	4.8	A
Total		213	214	100	2.2	A

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	33	30	92	5.7	A
	R	19	17	88	4.8	A
	Subtotal	52	47	90	5.4	A
SE	L	150	153	102	5.3	A
	T	90	94	105	5.4	A
	Subtotal	240	247	103	5.3	A
SW	L	55	56	102	5.2	A
	R	21	22	104	4.1	A
	Subtotal	76	78	103	4.9	A
Total		368	372	101	5.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	296	295	100	0.5	A
	R	62	63	102	0.2	A
	Subtotal	358	358	100	0.4	A
WB	L	9	9	100	3.8	A
	T	454	458	101	0.6	A
	Subtotal	463	467	101	0.7	A
NE	L	149	146	98	12.4	B
	T	5	6	120	1.4	A
	R	15	16	105	6.2	A
	Subtotal	169	168	99	11.4	B
Total		990	993	100	2.4	A

Intersection: 800 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	58	53	91	12.6	B
	T	528	531	101	7.5	A
	R	14	15	105	2.9	A
	Subtotal	600	599	100	7.8	A
SB	L	34	32	95	14.8	B
	T	374	367	98	6.3	A
	R	7	8	114	2.4	A
	Subtotal	415	407	98	6.9	A
EB	L	13	14	106	25.7	C
	T	100	100	101	9.8	A
	R	67	64	95	6.9	A
	Subtotal	180	178	99	10.0	A
WB	L	15	16	105	24.3	C
	T	18	17	93	11.2	B
	R	69	69	100	7.2	A
	Subtotal	102	102	100	10.5	B
Total		1,298	1,286	99	8.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	46	46	101	11.0	B
	T	112	112	100	7.1	A
	R	61	60	98	3.6	A
	Subtotal	219	218	100	7.0	A
SB	L	32	32	99	10.1	B
	T	168	164	97	7.5	A
	R	41	42	103	3.7	A
	Subtotal	241	238	99	7.2	A
EB	L	16	16	102	10.4	B
	T	163	163	100	7.6	A
	R	39	42	107	3.5	A
	Subtotal	218	221	101	7.0	A
WB	L	38	37	97	9.9	A
	T	179	184	103	7.1	A
	R	68	70	103	3.2	A
	Subtotal	285	291	102	6.5	A
Total		963	968	101	6.9	A

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	9	10	108	6.5	A
	R	43	44	103	4.7	A
	Subtotal	52	54	104	5.0	A
EB	L	16	16	102	2.7	A
	T	241	238	99	0.3	A
	Subtotal	257	254	99	0.5	A
WB	T	242	246	102	0.7	A
	R	3	3	100	0.6	A
	Subtotal	245	249	102	0.7	A
Total		554	557	101	1.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	22	21	97	7.1	A
	R	12	13	106	4.8	A
	Subtotal	34	34	100	6.2	A
EB	L	43	43	101	3.5	A
	T	200	198	99	0.6	A
	Subtotal	243	241	99	1.1	A
WB	T	264	264	100	1.7	A
	R	22	23	106	1.7	A
	Subtotal	286	287	100	1.7	A
Total		562	562	100	1.7	A

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	2	2	100	1.7	A
	T	45	47	105	0.1	A
	Subtotal	47	49	104	0.2	A
SE	T	3	2	67	1.2	A
	R	20	19	96	1.1	A
	Subtotal	23	21	91	1.1	A
NE	L	71	73	103	4.9	A
	R	8	9	109	3.7	A
	Subtotal	79	82	104	4.8	A
Total		148	152	102	2.8	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Existing (2023) Plus Project

Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	24	25	104	5.5	A
	R	92	96	104	4.8	A
	Subtotal	116	121	104	4.9	A
SE	L	2	1	50	5.0	A
	T	1	1	100	6.5	A
	Subtotal	3	2	67	5.8	A
SW	L	22	20	92	4.6	A
	R	27	29	107	4.0	A
	Subtotal	49	49	100	4.2	A
Total		168	172	102	4.8	A

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	317	321	101	0.4	A
	R	44	44	101	0.1	A
	Subtotal	361	365	101	0.4	A
WB	L	1	0	0		
	T	151	154	102	0.3	A
	Subtotal	152	154	101	0.3	A
NE	L	98	101	103	8.3	A
	R	1	1	100	6.1	A
	Subtotal	99	102	103	8.3	A
Total		611	621	102	1.7	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Existing (2023) Plus Project

Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 800 East & 1200 North

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	196	199	101	11.3	B
	T	225	224	99	5.5	A
	R	13	14	106	2.5	A
	Subtotal	434	437	101	8.0	A
SB	L	21	22	106	9.8	A
	T	309	308	100	8.9	A
	R	13	13	98	4.1	A
	Subtotal	343	343	100	8.8	A
EB	L	6	6	96	30.0	C
	T	40	41	101	4.8	A
	R	152	148	98	8.0	A
	Subtotal	198	195	98	8.0	A
WB	L	11	11	98	26.8	C
	T	76	75	99	13.2	B
	R	33	31	93	5.1	A
	Subtotal	120	117	98	12.3	B
Total		1,097	1,092	100	8.8	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	29	31	108	8.8	A
	T	116	114	98	6.4	A
	R	29	31	108	3.6	A
	Subtotal	174	176	101	6.3	A
SB	L	18	18	99	8.6	A
	T	98	98	100	6.5	A
	R	8	7	88	2.8	A
	Subtotal	124	123	99	6.6	A
EB	L	17	16	93	8.8	A
	T	135	136	101	6.1	A
	R	45	41	92	2.7	A
	Subtotal	197	193	98	5.6	A
WB	L	53	54	102	8.9	A
	T	98	100	103	5.1	A
	R	19	18	94	2.5	A
	Subtotal	170	172	101	6.0	A
Total		664	664	100	6.1	A

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	6	4	67	5.5	A
	R	26	28	107	4.4	A
	Subtotal	32	32	100	4.5	A
EB	L	45	45	101	2.5	A
	T	138	141	102	0.2	A
	Subtotal	183	186	102	0.8	A
WB	T	144	144	100	0.4	A
	R	7	7	100	0.5	A
	Subtotal	151	151	100	0.4	A
Total		366	369	101	1.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	27	26	95	6.2	A
	T	18	19	104	0.0	A
	R	31	34	111	4.2	A
	Subtotal	76	79	104	3.8	A
EB	L	27	26	95	2.8	A
	T	116	117	101	0.5	A
	Subtotal	143	143	100	0.9	A
WB	T	119	117	98	1.0	A
	R	33	32	98	0.9	A
	Subtotal	152	149	98	1.0	A
Total		372	371	100	1.6	A

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	8	7	88	2.7	A
	T	6	7	117	0.0	A
	Subtotal	14	14	100	1.4	A
SE	T	47	48	103	1.3	A
	R	68	71	104	1.3	A
	Subtotal	115	119	103	1.3	A
NE	L	35	35	101	4.9	A
	T	21	21	99	0.0	A
	R	4	3	75	3.6	A
	Subtotal	60	59	98	3.1	A
Total		189	192	102	1.9	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour
Project #: UT24-2807

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	9	9	100	5.8	A
	R	32	33	104	4.9	A
	Subtotal	41	42	102	5.1	A
SE	L	35	33	95	4.9	A
	T	21	25	118	4.8	A
	Subtotal	56	58	104	4.9	A
SW	L	93	95	102	5.0	A
	R	6	6	100	3.8	A
	Subtotal	99	101	102	4.9	A
Total		196	201	103	5.0	A

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	296	293	99	0.4	A
	R	92	96	105	0.2	A
	Subtotal	388	389	100	0.4	A
WB	L	7	6	86	4.1	A
	T	454	456	100	0.4	A
	Subtotal	461	462	100	0.4	A
NE	L	63	62	98	10.6	B
	T	0	0	0		
	R	4	4	100	6.4	A
	Subtotal	67	66	99	10.3	B
Total		916	917	100	1.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Existing (2023) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 800 East & 1200 North

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	77	75	97	12.3	B
	T	528	528	100	7.1	A
	R	14	15	105	3.0	A
	Subtotal	619	618	100	7.6	A
SB	L	34	34	101	14.4	B
	T	374	383	102	6.6	A
	R	7	8	114	2.7	A
	Subtotal	415	425	102	7.2	A
EB	L	13	12	91	23.2	C
	T	100	100	100	10.0	A
	R	30	31	104	7.0	A
	Subtotal	143	143	100	10.5	B
WB	L	15	15	98	27.2	C
	T	18	17	93	11.2	B
	R	69	67	97	6.9	A
	Subtotal	102	99	97	10.7	B
Total		1,280	1,285	100	8.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	12.1	B
	T	115	112	97	7.9	A
	R	105	105	100	4.6	A
	Subtotal	270	267	99	7.4	A
SB	L	70	71	101	11.4	B
	T	170	168	99	8.0	A
	R	45	43	96	3.4	A
	Subtotal	285	282	99	8.2	A
EB	L	20	20	99	11.4	B
	T	283	286	101	9.3	A
	R	40	44	111	4.3	A
	Subtotal	343	350	102	8.8	A
WB	L	30	29	97	13.3	B
	T	160	161	100	7.0	A
	R	80	82	102	3.5	A
	Subtotal	270	272	101	6.6	A
Total		1,168	1,171	100	7.8	A

Intersection: 1200 North & Southwest Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	5	4	80	13.8	B
	R	20	24	119	4.8	A
	Subtotal	25	28	112	6.1	A
EB	L	145	138	95	4.7	A
	T	314	324	103	2.4	A
	Subtotal	459	462	101	3.1	A
WB	T	250	248	99	0.5	A
	R	20	20	99	0.3	A
	Subtotal	270	268	99	0.5	A
Total		754	758	100	2.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	5	4	80	6.8	A
	R	5	4	80	5.4	A
	Subtotal	10	8	80	6.1	A
EB	L	10	10	98	3.2	A
	T	308	318	103	0.5	A
	Subtotal	318	328	103	0.6	A
WB	T	265	262	99	0.4	A
	R	20	21	104	0.4	A
	Subtotal	285	283	99	0.4	A
Total		614	619	101	0.6	A

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	10	12	117	9.0	A
	T	14	14	98	0.0	A
	R	10	10	98	5.1	A
	Subtotal	34	36	106	4.4	A
EB	L	115	113	98	3.5	A
	T	198	208	105	0.3	A
	Subtotal	313	321	103	1.4	A
WB	T	260	255	98	1.9	A
	R	45	42	94	1.8	A
	Subtotal	305	297	97	1.9	A
Total		653	654	100	1.8	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	5	5	100	2.0	A
	T	100	96	96	0.1	A
	Subtotal	105	101	96	0.2	A
SE	T	6	6	104	1.3	A
	R	30	30	101	1.3	A
	Subtotal	36	36	100	1.3	A
NE	L	85	85	100	5.3	A
	T	64	61	95	0.1	A
	R	10	11	107	3.9	A
	Subtotal	159	157	99	3.2	A
Total		300	294	98	2.0	A

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	125	122	97	5.9	A
	R	60	59	98	5.1	A
	Subtotal	185	181	98	5.6	A
SE	L	20	17	84	4.9	A
	T	10	12	117	4.7	A
	Subtotal	30	29	97	4.8	A
SW	L	25	24	95	5.3	A
	T	2	3	120	0.2	A
	R	135	139	103	4.9	A
	Subtotal	162	166	102	4.9	A
Total		379	376	99	5.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	325	326	100	0.5	A
	R	150	152	102	0.4	A
	Subtotal	475	478	101	0.5	A
WB	L	10	11	107	4.2	A
	T	160	163	102	0.3	A
	Subtotal	170	174	102	0.5	A
NE	L	75	71	95	8.2	A
	T	2	3	171	1.3	A
	R	5	5	95	6.5	A
	Subtotal	82	79	96	7.8	A
Total		727	731	101	1.3	A

Intersection: 800 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	185	184	99	13.0	B
	T	240	241	100	6.5	A
	R	20	21	106	3.3	A
	Subtotal	445	446	100	9.0	A
SB	L	30	29	97	11.7	B
	T	320	315	98	10.3	B
	R	15	16	108	4.6	A
	Subtotal	365	360	99	10.2	B
EB	L	10	12	117	27.3	C
	T	32	36	112	12.2	B
	R	145	150	103	7.9	A
	Subtotal	187	198	106	9.9	A
WB	L	15	16	108	22.1	C
	T	100	94	94	13.7	B
	R	45	49	109	5.1	A
	Subtotal	160	159	99	11.9	B
Total		1,156	1,163	101	10.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	30	30	100	10.5	B
	T	120	123	102	7.3	A
	R	25	26	104	3.3	A
	Subtotal	175	179	102	7.3	A
SB	L	25	22	88	9.6	A
	T	100	103	103	7.8	A
	R	10	12	117	3.8	A
	Subtotal	135	137	101	7.7	A
EB	L	20	19	96	9.6	A
	T	125	122	98	6.6	A
	R	45	46	103	2.8	A
	Subtotal	190	187	98	6.0	A
WB	L	110	104	95	9.7	A
	T	165	163	99	6.7	A
	R	45	44	98	3.0	A
	Subtotal	320	311	97	7.2	A
Total		820	814	99	7.0	A

Intersection: 1200 North & Southwest Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	15	14	95	7.3	A
	R	130	121	93	5.3	A
	Subtotal	145	135	93	5.5	A
EB	L	30	30	100	3.8	A
	T	146	143	98	1.3	A
	Subtotal	176	173	98	1.7	A
WB	T	190	190	100	0.3	A
	R	5	6	114	0.2	A
	Subtotal	195	196	101	0.3	A
Total		516	504	98	2.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	15	16	108	5.4	A
	R	5	6	114	5.0	A
	Subtotal	20	22	110	5.3	A
EB	L	5	4	76	2.6	A
	T	155	152	98	0.4	A
	Subtotal	160	156	98	0.5	A
WB	T	191	190	100	0.4	A
	R	5	6	114	0.3	A
	Subtotal	196	196	100	0.4	A
Total		376	374	99	0.7	A

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	45	43	96	6.6	A
	R	70	73	105	4.6	A
	Subtotal	115	116	101	5.3	A
EB	L	30	31	103	2.7	A
	T	140	137	98	0.3	A
	Subtotal	170	168	99	0.7	A
WB	T	128	125	98	1.5	A
	R	20	18	91	1.4	A
	Subtotal	148	143	97	1.5	A
Total		432	427	99	2.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	10	9	88	2.6	A
	T	15	14	95	0.0	A
	Subtotal	25	23	92	1.0	A
SE	T	90	90	100	1.6	A
	R	60	64	106	1.6	A
	Subtotal	150	154	103	1.6	A
NE	L	40	39	97	5.2	A
	T	1	2	200	0.0	A
	R	10	11	107	4.3	A
	Subtotal	51	52	102	4.8	A
Total		227	229	101	2.3	A

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	36	34	94	5.6	A
	R	20	19	96	4.8	A
	Subtotal	56	53	95	5.3	A
SE	L	150	152	102	5.4	A
	T	95	101	107	5.3	A
	Subtotal	245	253	103	5.4	A
SW	L	55	54	98	5.0	A
	T	2	2	89	0.1	A
	R	25	26	104	4.2	A
	Subtotal	82	82	100	4.6	A
Total		382	388	101	5.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	310	314	101	0.5	A
	R	70	70	100	0.2	A
	Subtotal	380	384	101	0.4	A
WB	L	10	11	107	3.8	A
	T	480	481	100	0.7	A
	Subtotal	490	492	100	0.8	A
NE	L	155	159	103	13.9	B
	T	2	3	120	1.2	A
	R	15	14	92	5.9	A
	Subtotal	172	176	102	13.0	B
Total		1,044	1,052	101	2.7	A

Intersection: 800 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	105	102	97	13.9	B
	T	555	556	100	7.9	A
	R	15	17	111	3.4	A
	Subtotal	675	675	100	8.7	A
SB	L	40	37	93	15.4	B
	T	395	402	102	7.2	A
	R	10	9	88	2.8	A
	Subtotal	445	448	101	7.8	A
EB	L	15	14	92	28.3	C
	T	92	89	96	13.9	B
	R	80	79	98	7.6	A
	Subtotal	187	182	97	12.3	B
WB	L	20	15	74	23.4	C
	T	30	30	101	12.5	B
	R	75	76	101	8.2	A
	Subtotal	125	121	97	11.2	B
Total		1,433	1,426	99	9.1	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Project AM
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	11.2	B
	T	115	113	98	6.9	A
	R	56	58	104	3.5	A
	Subtotal	221	221	100	7.0	A
SB	L	36	39	108	10.3	B
	T	170	165	97	7.7	A
	R	45	47	105	3.6	A
	Subtotal	251	251	100	7.3	A
EB	L	20	19	96	10.9	B
	T	164	161	98	7.2	A
	R	40	44	109	3.6	A
	Subtotal	224	224	100	6.8	A
WB	L	39	41	104	10.5	B
	T	184	180	98	7.4	A
	R	71	74	105	3.0	A
	Subtotal	294	295	100	6.7	A
Total		990	991	100	7.0	A

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	9	9	97	7.1	A
	R	43	46	108	4.8	A
	Subtotal	52	55	106	5.2	A
EB	L	16	13	83	3.1	A
	T	242	246	102	0.3	A
	Subtotal	258	259	100	0.4	A
WB	T	251	249	99	0.7	A
	R	3	5	167	0.7	A
	Subtotal	254	254	100	0.7	A
Total		564	568	101	1.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Project AM
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	25	23	92	7.3	A
	R	12	12	98	4.7	A
	Subtotal	37	35	95	6.4	A
EB	L	47	45	96	3.4	A
	T	204	208	102	0.6	A
	Subtotal	251	253	101	1.1	A
WB	T	225	225	100	1.9	A
	R	25	26	104	1.7	A
	Subtotal	250	251	100	1.9	A
Total		538	539	100	1.8	A

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	3	3	100	2.1	A
	T	48	48	101	0.1	A
	Subtotal	51	51	100	0.2	A
SE	T	3	3	100	1.1	A
	R	24	23	96	1.1	A
	Subtotal	27	26	96	1.1	A
NE	L	74	74	100	4.9	A
	T	0	0	0		
	R	9	10	108	3.9	A
	Subtotal	83	84	101	4.8	A
Total		161	161	100	2.7	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Future (2028) Project AM

Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	29	29	100	5.6	A
	R	93	94	101	4.8	A
	Subtotal	122	123	101	5.0	A
SE	L	2	1	50	5.9	A
	T	2	3	150	4.1	A
	Subtotal	4	4	100	4.6	A
SW	L	25	23	92	4.7	A
	T	1	1	100	0.1	A
	R	27	29	107	4.2	A
	Subtotal	53	53	100	4.3	A
Total		179	180	100	4.8	A

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	325	323	99	0.4	A
	R	42	42	101	0.1	A
	Subtotal	367	365	99	0.4	A
WB	L	10	10	98	3.7	A
	T	160	155	97	0.3	A
	Subtotal	170	165	97	0.5	A
NE	L	90	90	100	8.4	A
	R	5	6	114	5.0	A
	Subtotal	95	96	101	8.2	A
Total		632	626	99	1.6	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Future (2028) Project AM

Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 800 East & 1200 North

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	135	136	101	12.3	B
	T	240	239	100	6.0	A
	R	20	17	86	2.6	A
	Subtotal	395	392	99	8.0	A
SB	L	30	30	100	11.1	B
	T	320	325	102	8.8	A
	R	15	15	102	4.0	A
	Subtotal	365	370	101	8.8	A
EB	L	10	11	107	25.6	C
	T	30	32	106	12.2	B
	R	165	160	97	7.8	A
	Subtotal	205	203	99	9.5	A
WB	L	15	15	102	21.9	C
	T	100	100	100	12.2	B
	R	45	44	98	5.1	A
	Subtotal	160	159	99	11.2	B
Total		1,124	1,124	100	9.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	30	28	94	9.0	A
	T	120	122	102	7.2	A
	R	33	35	107	3.7	A
	Subtotal	183	185	101	6.8	A
SB	L	19	18	94	8.6	A
	T	100	101	101	6.8	A
	R	10	12	117	2.9	A
	Subtotal	129	131	102	6.7	A
EB	L	20	20	99	8.6	A
	T	139	142	102	6.4	A
	R	45	48	107	3.3	A
	Subtotal	204	210	103	5.9	A
WB	L	54	57	106	9.4	A
	T	100	100	101	5.6	A
	R	20	23	114	2.3	A
	Subtotal	174	180	103	6.4	A
Total		690	706	102	6.4	A

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	6	5	83	5.9	A
	R	26	27	103	4.2	A
	Subtotal	32	32	100	4.5	A
EB	L	45	44	98	2.5	A
	T	146	152	104	0.2	A
	Subtotal	191	196	103	0.7	A
WB	T	150	155	103	0.5	A
	R	7	7	100	0.5	A
	Subtotal	157	162	103	0.5	A
Total		380	390	102	0.9	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	31	33	107	6.0	A
	T	19	19	101	0.1	A
	R	31	33	107	4.2	A
	Subtotal	81	85	105	4.0	A
EB	L	28	27	96	2.7	A
	T	124	129	104	0.5	A
	Subtotal	152	156	103	0.9	A
WB	T	142	142	100	1.6	A
	R	37	37	101	1.6	A
	Subtotal	179	179	100	1.6	A
Total		410	420	102	1.8	A

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	9	10	111	2.2	A
	T	7	9	129	0.0	A
	Subtotal	16	19	119	1.2	A
SE	T	49	48	98	1.4	A
	R	71	76	107	1.2	A
	Subtotal	120	124	103	1.3	A
NE	L	38	36	95	5.0	A
	T	19	21	109	0.1	A
	R	8	7	88	3.7	A
	Subtotal	65	64	98	3.3	A
Total		201	207	103	1.9	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Future (2028) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Timpanogos Parkway & Technology Way

Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	12	12	98	5.9	A
	R	33	33	101	4.9	A
	Subtotal	45	45	100	5.2	A
SE	L	35	34	98	4.8	A
	T	26	29	110	4.8	A
	Subtotal	61	63	103	4.8	A
SW	L	93	96	104	4.9	A
	R	10	9	88	4.2	A
	Subtotal	103	105	102	4.8	A
Total		209	213	102	4.9	A

Intersection: Technology Way & 1600 North

Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	310	322	104	0.4	A
	R	93	96	104	0.2	A
	Subtotal	403	418	104	0.4	A
WB	L	10	10	98	4.0	A
	T	480	482	100	0.5	A
	Subtotal	490	492	100	0.6	A
NE	L	53	52	98	10.5	B
	R	15	16	105	5.9	A
	Subtotal	68	68	100	9.4	A
Total		962	978	102	1.1	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Future (2028) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 800 East & 1200 North

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	138	136	98	14.0	B
	T	555	552	100	8.1	A
	R	15	15	98	3.8	A
	Subtotal	708	703	99	9.1	A
SB	L	40	38	96	16.7	B
	T	395	391	99	8.5	A
	R	10	10	98	3.3	A
	Subtotal	445	439	99	9.1	A
EB	L	15	16	105	22.5	C
	T	90	90	100	14.8	B
	R	100	106	106	7.1	A
	Subtotal	205	212	103	11.5	B
WB	L	20	18	89	29.1	C
	T	30	32	108	14.5	B
	R	75	78	104	8.5	A
	Subtotal	125	128	102	12.9	B
Total		1,483	1,482	100	9.8	A

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Existing (2023) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE			SW		EB				WB			
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	TR	L	R	L	LT	R	T	L	R	T	TR
01: 400 East & 1200 North	75	75	75					75		50	100						50		75	150	50	50	100	
02: 1200 North & Southwest Access								50										100						
03: 1200 North & South Access																	75							
04: 1200 North & Research Way																								
05: Research Way & Timpanogos Parkway				75	50																			
06: Timpanogos Parkway & Technology Way						75						50	50		50	75								
07: Technology Way & 1600 North				75																				
08: 800 East & 1200 North	100		100					50			125								75	50	50	50	75	

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Existing (2023) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE			SW		EB				WB		
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	TR	L	R	L	LT	R	T	L	R	T
01: 400 East & 1200 North	50	50	75					50			75						50		50	75	75	50	100
02: 1200 North & Southwest Access									75									50					
03: 1200 North & South Access									50														
04: 1200 North & Research Way								50		50													
05: Research Way & Timpanogos Parkway				50																			
06: Timpanogos Parkway & Technology Way							50					75	75		50	50							
07: Technology Way & 1600 North				100	50																		
08: 800 East & 1200 North	75		175					50			125						50		50	75	50	50	50

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Existing (2023) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		N W	SB				SE		SW		EB			WB		
	L	R	T	L	R		L	LR	R	T	L	T	L	R	L	R	T	L	R	T
01: 400 East & 1200 North	75	50	75				50		50	100					50	50	100	50	50	100
02: 1200 North & South Access								75												
03: 1200 North & Research Way							50								50					
04: Research Way & Timpanogos Parkway				75	50								50	50						
05: Timpanogos Parkway & Technology Way						75														
06: Technology Way & 1600 North				75																
07: 800 East & 1200 North	100		100				50			125						100	50	50	50	75

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Existing (2023) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE		SW		EB			WB		
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	L	R	L	R	T	L	R	T
01: 400 East & 1200 North	50	50	75					50			75					50	50	75	75	25	75
02: 1200 North & South Access									50							50					
03: 1200 North & Research Way								50		50											
04: Research Way & Timpanogos Parkway				50																	
05: Timpanogos Parkway & Technology Way							50					50	50	75							
06: Technology Way & 1600 North				75																	
07: 800 East & 1200 North	75	50	175					50			125					50	50	75	50	50	50

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Future (2028) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE		SW		EB				WB		
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	L	R	L	LT	R	T	L	R	T
01: 400 East & 1200 North	75	75	75					75		50	100					50		50	125	50	50	100
02: 1200 North & Southwest Access									50								100					
03: 1200 North & South Access									50													
04: 1200 North & Research Way								50								75						
05: Research Way & Timpanogos Parkway				75	50																	
06: Timpanogos Parkway & Technology Way							75					50	50	50	75							
07: Technology Way & 1600 North				75																		
08: 800 East & 1200 North	100		100					50			150					50		75	50	50	50	75

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Future (2028) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE			SW		EB				WB		
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	TR	L	R	L	LT	R	T	L	R	T
01: 400 East & 1200 North	50	50	75					50			75						50		50	75	75	50	100
02: 1200 North & Southwest Access									75									50					
03: 1200 North & South Access									50														
04: 1200 North & Research Way								50		50													
05: Research Way & Timpanogos Parkway				50	50																		
06: Timpanogos Parkway & Technology Way							75					75	75		50	50							
07: Technology Way & 1600 North				100	50																		
08: 800 East & 1200 North	100		175					50			150						50		75	75	50	50	50

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Future (2028) Project AM

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		N W	SB				SE		SW		EB			WB		
	L	R	T	L	R		L	LR	R	T	L	T	L	R	L	R	T	L	R	T
01: 400 East & 1200 North	75	50	75				75		50	100					50	50	100	50	50	100
02: 1200 North & South Access								75												
03: 1200 North & Research Way							50								50					
04: Research Way & Timpanogos Parkway				75	50															
05: Timpanogos Parkway & Technology Way						75							50	50						
06: Technology Way & 1600 North				75																
07: 800 East & 1200 North	100		100				50			125					50	100	50	50	50	75

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Future (2028) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE			SW		EB			WB			
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	TR	L	R	L	R	T	L	R	T	TR
01: 400 East & 1200 North	50	50	75					50			75						50	50	75	75	50	75	
02: 1200 North & South Access									50								50						
03: 1200 North & Research Way								50		50													
04: Research Way & Timpanogos Parkway				50																			
05: Timpanogos Parkway & Technology Way							50					50	50		50	50							
06: Technology Way & 1600 North				50	50																		
07: 800 East & 1200 North	100		175					50		50	150						50	75	75	50	75	50	

**DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
07.17.24**

The following items are discussed in these minutes:

- **PLAT AMENDMENT** – Approving the Plat Amendment of Hidden Meadows Planned Dwelling Group located generally at 103 East 800 South in the R6.5 zone - Approved
- **SITE PLAN** – Approving the site plan for Orem Art Lofts Located generally at 841 South State Street in the C2 zone – Continued to the August 7, 2024 meeting

STUDY SESSION

Place: City Council Conference Room

At 3:36 p.m.

Those present: Mike Carpenter, Gerald Crismon, Madeline Komen, Haysam Sakar and Britton Runolfson Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas, Planner, Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners Gary McGinn, Legal Counsel; David Spencer, City Council Liaison

Those excused: James Hawkes, Rod Erickson, Planning Commission members

1. Matt Taylor - Outdoor lighting regulations discussion
2. John Dorny – Traffic study criteria

REGULAR MEETING

Place: Orem City Council Chambers

At 4:33 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Crismon, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Madeline Komen, Haysam Sakar and Britton Runolfson Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas, Planner, Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners Gary McGinn, Legal Counsel; David Spencer, City Council Liaison

Those excused: James Hawkes, Rod Erickson, Planning Commission members

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.1.**

Agenda Item 3.1 is a request by Tayler Hendricks for the Planning Commission to approve the plat amendment of Hidden Meadows Planned Dwelling Group located generally at 103 East 800 South in the R6.5 zone.



Staff Presentation: The applicant is proposing to amend the plat located generally at 103 East 800 South. The building is a legal non-conforming duplex, and the lot line is currently located through the middle of the garage. The applicant is proposing to adjust the lot line to be located directly between the duplex. An agreement will be recorded against record that states if either duplex were to be sold, both properties would be responsible for dividing the cost of utilities. ([Click here for recording](#))

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

DRAFT Planning Commission minutes for July 17, 2024

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff Recommends the Planning Commission approve the Plat Amendment of Hidden Meadows Planned Dwelling Group located generally at 103 East 800 South in the R6.5 zone.

Chair Komen asked if the Planning Commission had any questions for Mrs. Vargas. Mr. Carpenter asked if the lot was being made into a flag lot. Chair Komen clarified that it was already a flag lot and the line was being adjusted.

Chair Komen invited the applicant to come forward Mr. Hendricks came forward and explained to the commission that the plat amendment is being proposed in order to have the lot line go directly in between the building. He stated that there has been renovations made on the duplex. ([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. Sakar moved to approve the plat amendment of Hidden Meadows Planned Dwelling Group located generally at 103 East 800 South in the R6.5 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Britton Runolfson, Madeline Komen and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Logan Johnson for the Planning Commission to approve the site plan for Orem Art Lofts Located generally at 841 South State Street in the C2 zone. Mr. Crimson recused himself from the agenda item.



Staff Presentation: The applicant is proposing the site plan of the Orem Art Lofts. There were two homes on the southeast corner of the property and have demolition plans in place or may have already been demolished.

The residential units are comprised of a combination of Studio, One Bedroom, Two Bedroom and Three-bedroom apartments. There is a total of 656 Parking stalls that will be in a 4 story Parking Structure, there is 2.09 stalls per unit. There will be a variety of amenities on the roof of the property that include yoga lawns, pickleball courts, dog park among other things.

The site plan is in accordance with the settlement agreement. The requirements were placed according to the settlement agreement between the City of Orem and the Applicant.

([Click here for recording](#))

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff Recommends the Planning Commission approve the site plan for Orem Art Lofts Located generally at 841 South State Street in the C2 zone. Mr. Crimson recused himself from the agenda item.

Chair Komen asked if the applicant was present, Logan Johnson was present to answer questions. A variety of questions were presented to the applicant. There was a discussion regarding setbacks and other requirements. ([Click here for recording](#))

Planning Commission members had questions for Mr. Dorny, Orem City traffic Engineer regarding the traffic impact study presented by the applicant. There was a discussion regarding the possible options for 900 South and the concerns of the surrounding neighbors, and other questions regarding the traffic that might present itself due to the increase of density in the area. ([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.

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1 **Planning Commission Action:** Chair Komen moved to continue the item to the August 7, 2024 meeting. Mr.
2 Runolfson seconded the motion. Those voting aye: Mike Carpenter, Britton Runolfson, Madeline Komen and Haysam
3 Sakar. The motion passed unanimously.
4

5 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for
6 a motion to approve the minutes of July 3, 2024. Mr. Sakar moved to approve the meeting minutes for July 3, 2024.
7 Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Madeline Komen, Britton
8 Runolfson and Haysam Sakar. The motion passed unanimously.
9

10 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Sakar moved to adjourn. Mr. Carpenter seconded the
11 motion. Those voting aye: Mike Carpenter, Gerald Crismon, Madeline Komen, Britton Runolfson and Haysam
12 Sakar. The motion passed unanimously.
13

14 **Adjourn:** 6:03 p.m.
15
16
17

18 Ryan L. Clark
19 Planning Commission Secretary
20

21 Approved:
22