



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
August 21, 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 Presentation by John Dorny, Traffic Engineer, regarding traffic study criteria

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 PLAT AMENDMENT - Approving the Plat Amendment of Cascade Estates Plat D located generally at 664 North 960 East in the R8 zone.**
 - 3.2 PLAT AMENDMENT – Amending all of HCA Timpanogos Subdivision, Parcel A and approving HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone.**
 - 3.3 PRELIMINARY PLAT - Approving the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve the meeting minutes from August 7, 2024**
5. ADJOURN

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



FAMILY CITY USA

Administrative

Planning Commission

August 21, 2024

Item 3.1

PLAT AMENDMENT – VACATING LOTS 1 AND 13 OF CASCADE ESTATES PLAT A AND APPROVE CASCADE ESTATES PLAT D LOCATED GENERALLY AT 664 NORTH 960 EAST IN THE R8 ZONE.

Prepared By:
Ailin Leon

Applicant:
Jerel Hill

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
- 141 notices were mailed out to residents within 500 feet of the property

SITE INFORMATION:

- General Plan Designation: Low Density Residential
- Current Zone: **R8**
- Acreage: **1.34**
- Neighborhood:
Orchard

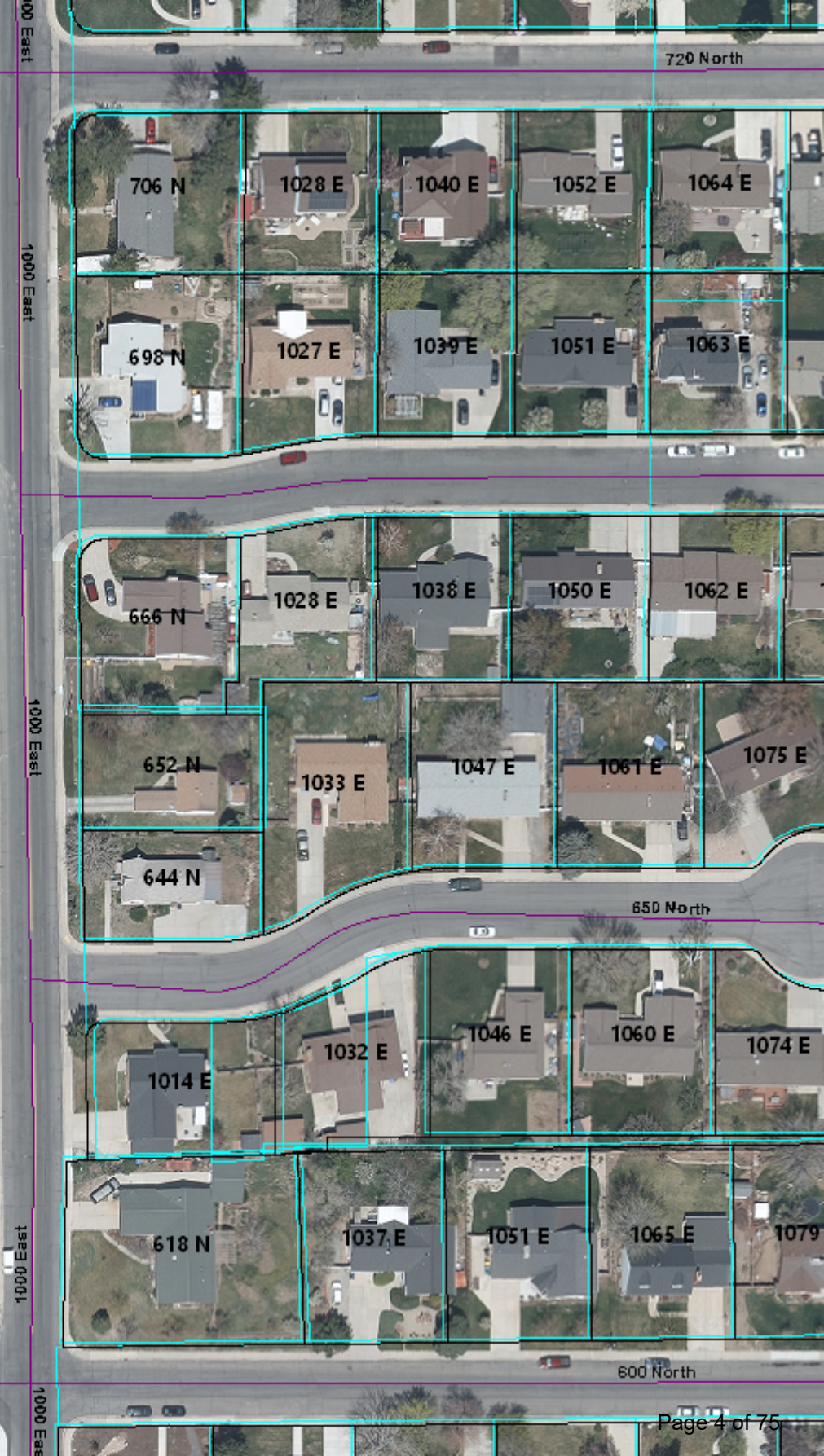
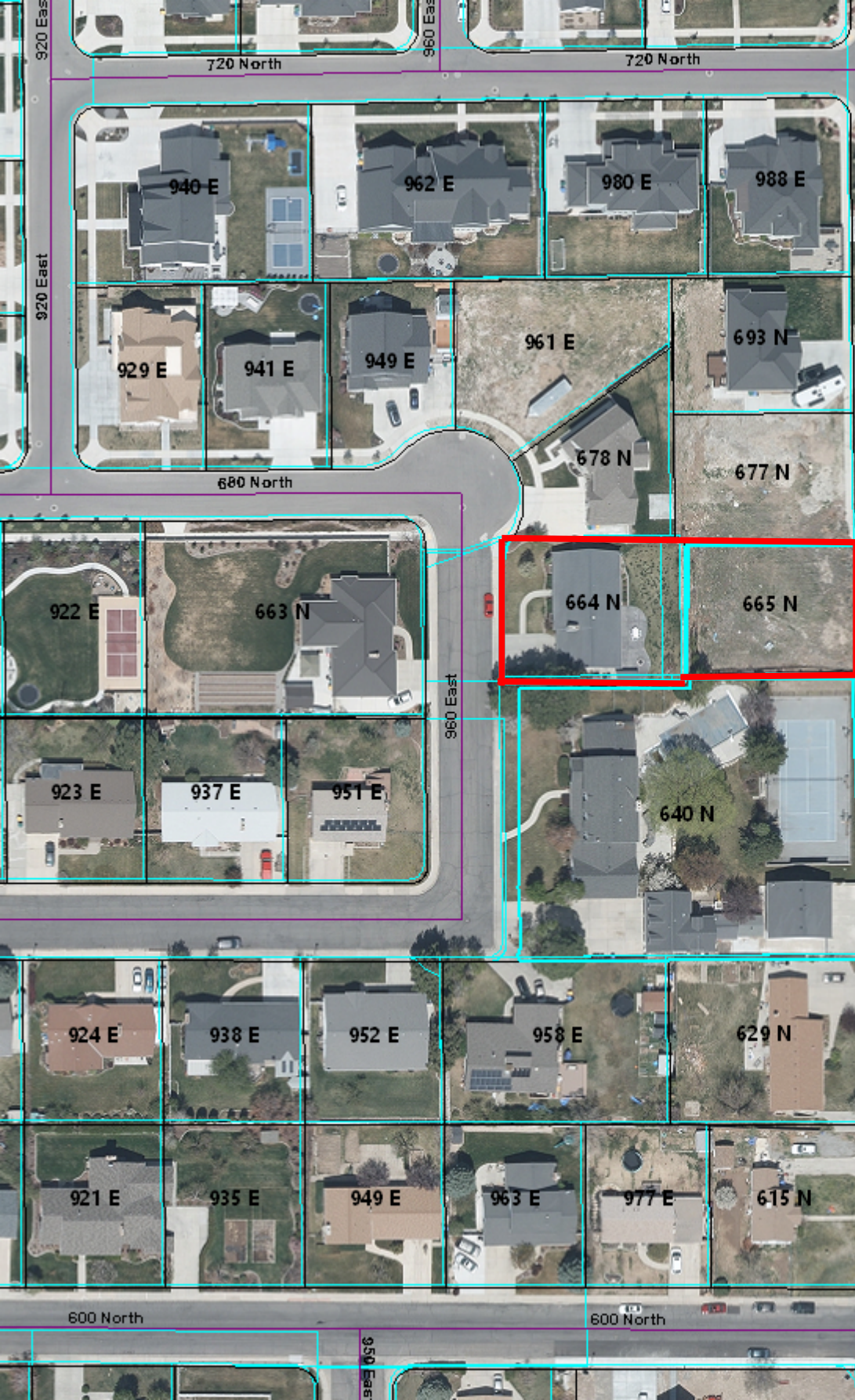
ACTION:

The Planning Commission is

REQUEST: The applicant requests the Planning Commission approve the vacation of lots 1 and 13 of Cascade Estates Plat A and approve Cascades Estates Plat D located generally at 664 North 960 East in the R8 zone.

BACKGROUND: The applicant is requesting to amend the lot line. The two property owners agree to this property line change to maximize the use of their properties.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve vacation of lots 1 and 13 of Cascade Estates Plat A and approve Cascades Estates Plat D in the R8 zone.



Cascade Estates Plat D



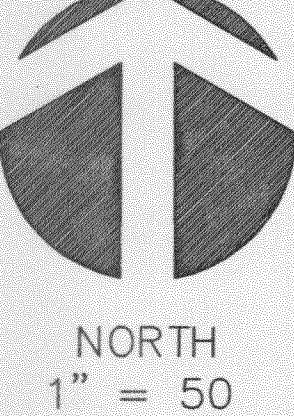
Legend

Plat Amendment
Zone: R8
Acres: 1.34

NEIGHBORHOOD
Orchard

664 North 960 East
 Parcels

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	778.00'	8.46'	8.46'	S 51°05' E	0°37'23"
C2	778.00'	65.99'	65.97'	S 30°51' E	4°51'36"
C3	15.00'	22.86'	20.71'	N 45°32'59" E	87°19'21"
C4	15.00'	23.63'	21.26'	N 45°39'03" W	90°16'34"
C5	30.00'	17.65'	17.39'	S 16°23'54" W	33°42'10"
C6	30.00'	0.66'	0.66'	S 33°52'52" W	1°15'46"
C7	45.00'	53.18'	50.14'	N 0°39'20" E	67°42'51"
C8	45.00'	43.29'	41.64'	N 60°45'37" W	55°07'03"
C9	45.00'	39.57'	38.30'	S 66°29'30" W	50°22'43"
C10	30.00'	25.29'	24.55'	N 65°27'22" E	48°18'29"
C11	15.00'	23.55'	21.20'	N 45°25'17" W	89°56'11"
C12	15.00'	23.60'	21.24'	N 44°32'32" E	90°06'10"
C13	15.00'	23.53'	21.19'	S 45°27'29" E	89°51'47"
C14	15.00'	23.49'	21.16'	S 44°20'32" E	89°44'16"
C15	15.00'	23.63'	21.26'	S 45°39'28" E	90°15'44"
C16	30.00'	24.82'	24.11'	N 24°13'29" W	47°23'46"
C17	48.50'	19.54'	19.41'	S 36°22'52" E	23°05'01"
C18	48.50'	66.35'	61.29'	S 14°20'58" W	78°22'38"
C19	48.50'	61.99'	57.86'	N 89°50'37" W	73°14'11"
C20	48.50'	95.67'	80.90'	N 31°15' E	113°01'34"



Line Table		
Line	Length	Direction
T1	90.00'	N 00°27'11" W
T2	23.95'	S 70°06'17" W
T3	27.42'	N 89°56'59" W
T4	106.00'	S 00°27'12" E

State Plane Coordinates		
	Northing	Easting
A	720730.2000'	1950937.4900'
B	720485.2135'	1951600.7337'
C	720488.3048'	1952240.2807'
D	720479.8811'	1952241.0448'
E	720414.0239'	1952244.5701'
F	720222.4850'	1952246.6802'
G	719956.8853'	1952249.0673'
H	719881.1704'	1952251.2803'
I	719793.6651'	1952251.8927'
J	719791.7673'	1952024.5796'
K	719881.8414'	1952023.8672'
L	719873.6941'	1952001.3546'
M	719873.7182'	1951973.9419'
N	719767.7511'	1951974.7801'
O	719768.2270'	1951434.7985'
P	719885.0110'	1951434.0041'
Q	719930.9197'	1951422.2851'
R	720040.8803'	1951421.5172'
S	720042.1271'	1951604.8067'

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C21	30.00'	17.41'	17.16'	S 43°10'41" W	33°14'45"
C22	30.00'	14.18'	14.05'	S 13°00'50" W	27°04'56"
C23	15.00'	23.49'	21.16'	N 44°20'32" E	89°44'16"
C24	30.00'	11.86'	11.78'	N 11°50'51" W	22°36'30"
C25	48.50'	44.47'	42.93'	S 30°58' W	52°32'08"
C26	48.50'	51.09'	48.76'	S 59°32'43" W	60°21'20"
C27	48.50'	48.54'	46.54'	N 61°36'16" W	57°20'42"
C28	48.50'	91.41'	78.47'	N 21°03'37" E	107°59'04"
C29	30.00'	12.19'	12.10'	S 63°24'54" W	23°16'29"
C30	30.00'	27.39'	26.45'	S 25°37'32" W	52°18'15"
C31	15.00'	23.63'	21.26'	S 45°39'28" E	90°15'44"

Note:

Homeowners are responsible to maintain the planter fronting there Lot.

Setback requirements for Lots 1, 2, 3, 4, 34, 35 & 36 will conform to setback requirements for sub-local streets

Southwest Corner
Section 12 Township 6 South
Range 2 East SLB&M

West Corner
Section 12 Township 6 South
Range 2 East SLB&M

S00°27'08"E 245.00'

East 661.52'

Section Line

The Orchards @ 800 North
Lot 1

The Orchards @ 800 North
Lot 4

Point of Beginning

East 661.52'

Section Line

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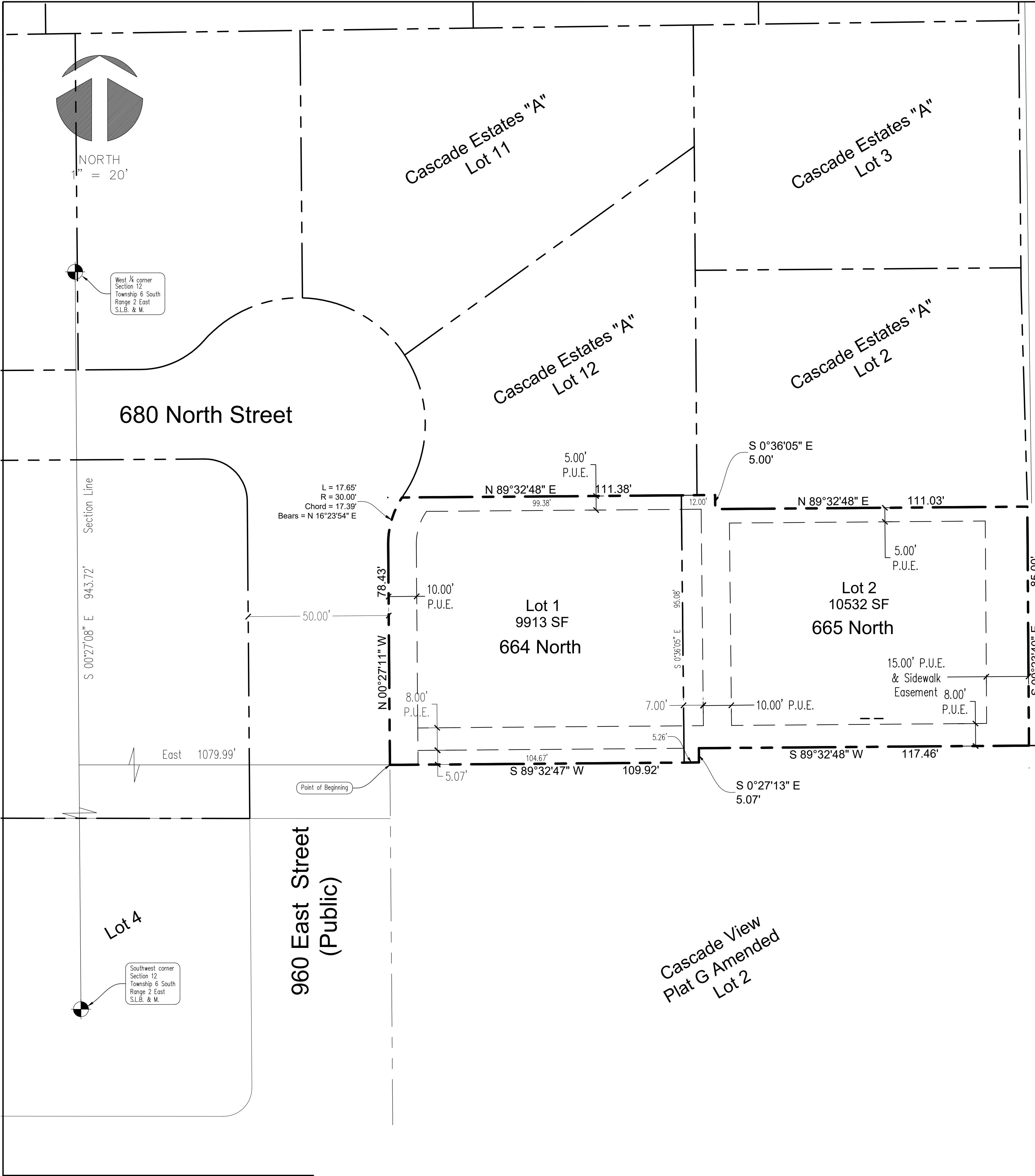
East 661.52'

Section Line

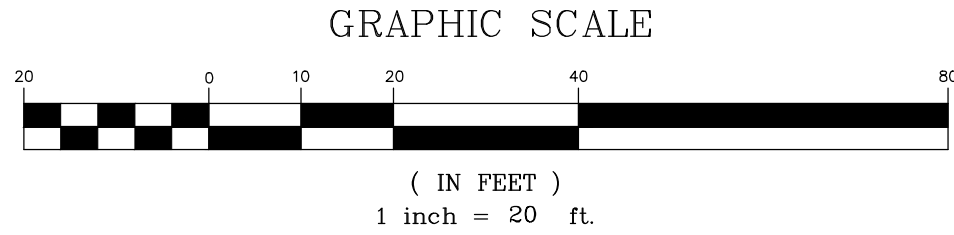
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Lot 1

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Lot 4

Point of Beginning



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



Surveyor's Certificate

I, **ROGER D. DUXLEY**, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 143089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located South 00°27'08" East along the Section line 943.72 feet and East 1079.99 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°27'11" West along 960 East Street 78.43 feet; thence along the arc of a 30.00 foot radius curve to the right 17.65 feet (chord bears North 16°23'54" East 17.39 feet); thence North 89°32'48" East 111.38 feet; thence South 00°36'05" East 5.00 feet; thence North 89°32'48" East 111.03 feet; thence South 00°23'40" East along 1000 East Street 85.00 feet; thence South 89°32'48" West 117.46 feet; thence South 00°27'13" East 5.07 feet; thence South 89°32'47" West 109.92 feet to the point of beginning.

AREA=20,445 sq. ft. or 0.469 acre

North 00°27'08" West along the Section line
Basis of Bearing

Date _____ Surveyor _____
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

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

_____ Jerel D. Hill _____ Vickie F. Hill
_____ Thomas Gunn Mason _____ Abigail Mason
_____ _____
_____ Jeremy Hill _____

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that they are the _____ Owners _____ of the _____ Cascade Estates Plat "D" _____ and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)
My Commission Expires _____ Print name of Notary _____

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that they are the _____ Owners _____ of the _____ Cascade Estates Plat "D" _____ and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)
My Commission Expires _____ Print name of Notary _____

Note:

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

Vicinity Map

County Recorder

Plat " D "

Cascade Estates

Including a vacation of Lot 1 & Lot 13, Plat "A" Cascade Estates

Subdivision
Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

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

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1 & Lot 13 Cascade Estates Plat "A". Lot 1 & Lot 13 Cascade Estates Plat "A" are hereby vacated.

Approved as to Form
City Attorney _____ Date _____



City Council Chambers, 56 N State Street

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

CASCADE ESTATES PLAT D- Plat Amendment - Approving the Plat Amendment of Cascade Estates Plat D located generally at 664 North 960 East in the R8 zone. The applicant is proposing to amend lot lines by recording an amended plat.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)".

Preliminary Plat: 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.

MOUNTAIN VISTAS LLC
68 SUMMER LN
ETNA, WY 83118

Planning Commission
Wed, Aug 21, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

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DREIMAL LLC
1264 N 1270 E
AMERICAN FORK, UT 84003

Planning Commission
Wed, Aug 21, 2024
4:30 pm

Surveyor's Certificate

Boundary Description

Owner's Declaration

Adverse Possession

Assent/Consent of the City of Orem

Occupancy/Restriction Notice

Planning Commission Approval

County Recorder

Plat "D"

Cascade Estates

Subdivision: Cascade Estates
Scale: 1" = 30' Feet

City: Orem, Utah
County: Utah

Approved as to Form
City Recorder



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

Surveyor's Certificate

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Adverse Possession

Assent/Consent of the City of Orem

Occupancy/Restriction Notice

Planning Commission Approval

County Recorder

Plat "D"

Cascade Estates

Subdivision: Cascade Estates
Scale: 1" = 30' Feet

City: Orem, Utah
County: Utah

Approved as to Form
City Recorder



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

GREENFIELD PROPERTIES LIMITED
PARTNERSHIP
PO BOX 1239
OREM, UT 84059

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 14842
SALT LAKE CITY, UT 84114

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

HAMBY FAMILY PROPERTIES LLC
%BASTIAN, SUSAN
PO BOX 970310
OREM, UT 84097

MEDINA, YALANDA
12 E 1575 N
OREM, UT 84057

PYNE, BEATRICE F (ET AL)
15 E 1200 S
OREM, UT 84058

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

FALLER, JASON & ELIZABETH
34 E 1430 N
OREM, UT 84057

OUT OF THE GARAGE LLC
42 W 720 S
OREM, UT 84058

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

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

DAVIDSON, KEITH & CHRISTINA
51 W CENTER # 170
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

MOUNTAIN VISTAS LLC
68 SUMMER LN
ETNA, WY 83118

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

PYNE, CHARLES R & CAROL B
131 E 350 N
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

VIERTEL, BRENT G
172 N PALISADE DR
OREM, UT 84097

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

SLOAT, RANDOLPH H
185 S 180 W
OREM, UT 84058

ORCHARDS SHOPPING CENTER LLC
THE
211 GOUGH ST STE 206
SAN FRANCISCO, CA 94102

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

FINCH, LOUIS JAY & EVELYN YORK
315 W 1200 N
OREM, UT 84057

PROVO CANYON HOLDINGS LLC
322 GATEWAY DR STE 202
HEBER CITY, UT 84032

MCCLAREN DEVELOPMENT LLC
323 N 20 W
VINEYARD, UT 84059

DANIELS, PHILLIP R
385 E 1600 S
BOUNTIFUL, UT 84010

TOWNE, ROBERT E
393 W 300 S
PROVO, UT 84601

SMITH, RONALD M & COLLEEN J
394 N 1200 E
OREM, UT 84097

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

LESSER, LARAINÉ
476 W 1300 N
AMERICAN FORK, UT 84003

MICKELSEN, RICHARD & TARA
--OR CURRENT RESIDENT--
477 N 1040 EAST
OREM, UT 84097

LAMOREAUX, DAVID KENT & GAIL
MINEER (ET AL)
478 N 1000 E
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

LESSER, LANA
490 N 450 E
OREM, UT 84097

DEBOER, JOHANNA A
491 N 1000 E
OREM, UT 84097

COOK, DARRELL L & SHAUNA L
492 N 900 E
OREM, UT 84097

WILSON, C THAYNE & LOLA DAWN
(ET AL)
493 N 950 E
OREM, UT 84097

SIMONSEN, REID O & LESLIE R
%SIMONSEN, JOHN
494 N 950 E
OREM, UT 84097

KIDD, TYSON S
494 N 1040 E
OREM, UT 84097

CARTER, MORGAN JAMES
--OR CURRENT RESIDENT--
497 N 1080 EAST
OREM, UT 84097

MORELL, WILLIAM CHRISTIAN &
NTANYA M
501 N 1000 E
OREM, UT 84097

HARDING, DENNIS J & SUSAN
506 N 900 E
OREM, UT 84097

PRATT, MICHAEL & STACIA
507 N 950 E
OREM, UT 84097

CRAVEN, FRANK & ELIZABETH H
510 N 950 E
OREM, UT 84097

SCHIRMER, KATHRYN
511 N 1000 E
OREM, UT 84097

THOMAS, R CRAIG & LINDA M
520 N 900 E
OREM, UT 84097

SYLVANSTOKE, CARLOS (ET AL)
521 N 950 E
OREM, UT 84097

PORTER, CARL LEE & ROSEMARY
(ET AL)
523 N 1000 E
OREM, UT 84097

MOORE, GENE R & CHERYL G
--OR CURRENT RESIDENT--
523 N 1120 EAST
OREM, UT 84097

HAIR, DALE W & MARY M (ET AL)
524 N 950 E
OREM, UT 84097

DAMARJIAN, JENNIFER L
524 N 1000 E
OREM, UT 84097

MORGAN, JEFFREY R & DIANNE R
524 N 1080 E
OREM, UT 84097

MANGUM, KEVIN D & MARY C
525 N 900 E
OREM, UT 84097

ANDERSON, JANICE L (ET AL)
525 N 1080 E
OREM, UT 84097

MORTENSEN, TERRIL DEAN &
KRISTINA
534 N 900 E
OREM, UT 84097

VIERTEL, BRENT G
--OR CURRENT RESIDENT--
535 N 950 EAST
OREM, UT 84097

MOORE, GENE R & CHERYL G
535 N 1120 E
OREM, UT 84097

DREIMAL LLC
--OR CURRENT RESIDENT--
536 N 1000 EAST
OREM, UT 84097

BETANCOURT, LEONEL JR (ET AL)
536 N 1080 E
OREM, UT 84097

ARNOLDSSEN, STEFAN M & SHANNON
--OR CURRENT RESIDENT--
537 N 900 EAST
OREM, UT 84097

GONZALES, JULIO & GUADALUPE
537 N 1080 E
OREM, UT 84097

SHELLEY, JON K & MARTHA M
538 N 950 E
OREM, UT 84097

ARNOLDSSEN, STEFAN M & SHANNON
539 N 900 E
OREM, UT 84097

ARNOLDSSEN, ALLEN & WENDY (ET
AL)
543 N 1000 E
OREM, UT 84097

ERNST, F ALMA & JACQUELINE B (ET
AL)
546 N 1120 E
OREM, UT 84097

BARNES, MELINDA (ET AL)
547 N 950 E
OREM, UT 84097

HENRY, KING LEWIS & GWENDOLYN
FAYE
--OR CURRENT RESIDENT--
547 N 1120 EAST
OREM, UT 84097

YOUNG, WILLIAM J & SHERRY L (ET
AL)
548 N 900 E
OREM, UT 84097

CUEVA, RAFAEL & GABY M
548 N 1080 E
OREM, UT 84097

BENSON, JEFFREY W & TRACY L
549 N 1080 E
OREM, UT 84097

REED, ROBERT LEWIS
551 N 900 E
OREM, UT 84097

EWART, MITCHELL AARON &
DONNA M
555 N 1000 E
OREM, UT 84097

DUNN, JIM J & RUTH R
--OR CURRENT RESIDENT--
557 N 1160 EAST
OREM, UT 84097

COLTON, JESS & SHELLEY
558 N 950 E
OREM, UT 84057

SESSIONS, ROY D & ELAINE
558 N 1120 E
OREM, UT 84097

BHAGAT, DEVENDRA & CONNIE A
559 N 1120 E
OREM, UT 84097

FURR, BRIAN K & KIMBER B
560 N 1080 E
OREM, UT 84097

HYDE, JOHN C & CHERIE
561 N 950 E
OREM, UT 84097

SHELLEY, ELONA K
561 N 1080 E
OREM, UT 84097

YANCHAR, STEPHEN C & SUSANNE
562 N 900 E
OREM, UT 84097

SUMMERS, DAVID EDDY & SHAUNA
LEE (ET AL)
565 N 900 E
OREM, UT 84097

PORTER, RICHARD CLYDE &
MARIANNE B (ET AL)
566 N 1080 E
OREM, UT 84097

HALES, CHRISTOPHER CRAIG &
KRISTY GREEN (ET AL)
567 N 1000 E
OREM, UT 84097

MEDINA, YALANDA
--OR CURRENT RESIDENT--
570 N 1120 EAST
OREM, UT 84097

TABANGO, MARIA CECILIA (ET AL)
571 N 1120 E
OREM, UT 84097

JEWELL, LAWRENCE E & SANDRA L
(ET AL)
572 N 1000 E
OREM, UT 84097

VALENZUELA, LARA & ELIZARDO
575 N 950 E
OREM, UT 84097

CARLSON, LISA PAULINE EDWARDS
& ROBERT EARL
576 N 900 E
OREM, UT 84097

TUNNELL, MICHAEL O & GLENNA M
579 N 900 E
OREM, UT 84097

SWENSEN, KEITH & JED W
579 N 1000 E
OREM, UT 84097

WALLACE, DON SIDNEY & JOAN H
(ET AL)
584 N 950 E
OREM, UT 84097

ROBERTSON, DAVID O & CAROL
589 N 950 E
OREM, UT 84097

WEST, SAMUEL ROSS (ET AL)
590 N 900 E
OREM, UT 84097

MORGAN, MICHAEL A & JOAN E
593 N 900 E
OREM, UT 84097

SCHWARTZ, JAMI
595 E 445 S
OREM, UT 84097

TAYLOR, SCOTT H & ECHO D
612 N 800 E
OREM, UT 84097

LOWRY, BRUCE RAY & PATRICIA
LUANNE
614 N 840 E
OREM, UT 84097

TOWNE, ROBERT E
--OR CURRENT RESIDENT--
615 N 1000 EAST
OREM, UT 84097

FARES, CHARLES A JR & HAZEL M
618 N 1000 E
OREM, UT 84097

ANDERSON, JAMES T & TRACY L
623 N 1170 E
OREM, UT 84097

ANDERSON, JAMES T & TRACY L
--OR CURRENT RESIDENT--
623 N CHERRINGTON CIR
OREM, UT 84097

BRADY, BRYANT LAMAR & GLADYS
BENSON
625 N 840 E
OREM, UT 84097

JOHNSON, DEAN DWANE & BRENDA
BURTON (ET AL)
628 N 840 E
OREM, UT 84097

KEITH, HANNAH J & GAVIN P
629 N 1000 E
OREM, UT 84097

MARTINEZ, SERGIO
632 N 800 E
OREM, UT 84097

OUT OF THE GARAGE LLC
--OR CURRENT RESIDENT--
639 N 840 EAST
OREM, UT 84097

SAVAGE, STEVEN (ET AL)
640 N 960 E
OREM, UT 84097

HULLINGER, ERIC & KAREN
644 N 1000 E
OREM, UT 84097

BUNKER, DONA
646 N 800 E
OREM, UT 84097

PYNE, CHARLES R & CAROL B
--OR CURRENT RESIDENT--
652 N 1000 EAST
OREM, UT 84097

PERRY, ALLEN J & ANN S (ET AL)
653 N 840 E
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

HUNTSMAN, NATHAN & SARAH
654 N 840 E
OREM, UT 84097

HILTON, DAVID B
655 N 1180 E
OREM, UT 84097

STRATTON, D CHAD & J DIANE (ET
AL)
663 N 960 E
OREM, UT 84097

SANDS, TIMOTHY CHARLES (ET AL)
--OR CURRENT RESIDENT--
664 N 800 EAST
OREM, UT 84097

MASON, THOMAS GUNN & ABIGAIL
664 N 960 E
OREM, UT 84097

KELLEMS, RICHARD OWEN &
WENDY CORAL
666 N 1000 E
OREM, UT 84097

SOMMERFELDT, VERN & JUDITH M
667 N 840 E
OREM, UT 84097

PARKER, ROBERT HUGHES III &
COURTNEY
676 N 800 E
OREM, UT 84097

LESSER, LARAINÉ
--OR CURRENT RESIDENT--
677 N 1000 EAST
OREM, UT 84097

GROW, ELLIOT & ALEXIA
678 N 960 E
OREM, UT 84097

MAGLEBY, CHARLES D & SUSAN
685 N 840 E
OREM, UT 84097

BROWN, JOSEPH R & CHARLOTTE
688 N 800 E
OREM, UT 84097

LESSER, LANA
--OR CURRENT RESIDENT--
693 N 1000 EAST
OREM, UT 84097

SCOTT, JESSE RAYMOND &
DOROTHY
698 N 1000 E
OREM, UT 84097

HASKINS, JULIE
--OR CURRENT RESIDENT--
703 N 920 EAST
OREM, UT 84097

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

MARKHAM, BONNIE K (ET AL)
706 N 1000 E
OREM, UT 84097

MAUGHAN, MICHAEL & MEGAN
710 N 920 E
OREM, UT 84097

TERRAN, ANTHONY
713 N FLORENCE ST
BURBANK, CA 91505

LUTZ, CRAIG R
723 N 920 E
OREM, UT 84097

WARD, MATTHEW S & SARA J
727 N 960 E
OREM, UT 84097

GREEN, CASON & MARIE
728 N 960 E
OREM, UT 84097

BRADFORD, LYNN & KAREN (ET AL)
730 N 920 E
OREM, UT 84097

ALLRED, CORBIN & STEPHANIE
735 N 920 E
OREM, UT 84097

BOWDEN, NICHOLAS TURLEY &
ELISABETH ANN
739 N 960 E
OREM, UT 84097

FALLER, JASON & ELIZABETH
--OR CURRENT RESIDENT--
740 N 960 EAST
OREM, UT 84097

LUNDEEN, JENNIFER LYNNE (ET AL)
742 N 920 E
OREM, UT 84097

HILL, JEREMY & JEREL D (ET AL)
744 S SUMMIT CREEK DR
WOODLAND HILLS, UT 84653

RICHARDS, GORDON M & GORDON
(ET AL)
745 N 960 E
OREM, UT 84097

STEELE, LYNN H & CAROLYN S
746 N 1125 E
OREM, UT 84097

HENRY, KING LEWIS & GWENDOLYN
FAYE
748 S 600 W
OREM, UT 84058

CHATWIN, RICHARD T & SUSIE (ET
AL)
--OR CURRENT RESIDENT--
749 N 1000 EAST
OREM, UT 84097

SMITH, THOMAS W & JUANITA
750 N 1000 E
OREM, UT 84097

GREENE, THOMAS J & REBECCA M
(ET AL)
751 N 1125 E
OREM, UT 84097

CHAVEZ, JUAN & STACIA
--OR CURRENT RESIDENT--
752 N 960 EAST
OREM, UT 84097

MECHAM, DANIEL
754 N 920 E
OREM, UT 84097

CHARLTON, CADE & ANDREA
--OR CURRENT RESIDENT--
757 N 1000 EAST
OREM, UT 84097

SALAZAR, SERVIO TULIO (ET AL)
810 N 1000 E
OREM, UT 84097

WILLIAMS, HERBERT BRYAN & KEREN A (ET AL) 811 E 700 N OREM, UT 84097	UTAH DEPARTMENT OF TRANSPORTATION --OR CURRENT RESIDENT-- 813 N 100 EAST OREM, UT 84097	ORCHARDS SHOPPING CENTER LLC THE --OR CURRENT RESIDENT-- 820 E 800 NORTH OREM, UT 84097
DP II LLC 825 E 800 N OREM, UT 84097	ANDERSEN, BENJAMIN B & KRISTY M 827 E 600 N OREM, UT 84097	LOPEZ, JOSE 828 N 1000 E OREM, UT 84097
BRERETON, JANUARI HILL (ET AL) 850 E 680 N OREM, UT 84097	EGGETT, RYAN & ANGELA 851 E 680 N OREM, UT 84097	KENNEDY, PAUL KIRKWOOD & SYLVIA MARIE HIATT 863 E 500 N OREM, UT 84097
EDMUNDS HOMESTEAD LLC 863 E 600 N OREM, UT 84097	DANIELS, PHILLIP R --OR CURRENT RESIDENT-- 863 E 680 NORTH OREM, UT 84097	DAY, BURKE & SHELLEY DIANE 864 E 680 N OREM, UT 84097
SMITH, ERIN K 867 E 640 N OREM, UT 84097	MORGAN, KENNETH C & DEANN T 871 E 500 N OREM, UT 84097	WRIGHT, REBECCA J 874 E 600 N OREM, UT 84097
WILLIAMS, DEANNE R 875 E 600 N OREM, UT 84097	FREESTONE, JARED & MELISSA 877 E 680 N OREM, UT 84097	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS --OR CURRENT RESIDENT-- 880 E 600 NORTH OREM, UT 84097
ORCHARDS SHOPPING CENTER LLC THE --OR CURRENT RESIDENT-- 880 E 800 NORTH OREM, UT 84097	PYNE, JARED R & KRISTI A 881 E 640 N OREM, UT 84097	HERMANSEN, CARL E & JENNIFER L 882 E 640 N OREM, UT 84097
DANIELS, DIANE M (ET AL) %OLIVEROS, CHRISTINE 887 E 500 N OREM, UT 84097	JOHNSON, J MARK & JULIE C 888 E 680 N OREM, UT 84097	ELLINGSON, TEGWYN & ALISA 893 E 600 N OREM, UT 84097
SMITH, BRADLEY D 895 E 640 N OREM, UT 84097	HAMMER, RODERICK M & SHARON E (ET AL) 896 E 640 N OREM, UT 84097	BRIAN & JENNIFER ZIMMERMAN FAMILY LLC 897 E 680 N OREM, UT 84097
DAVID SPENCER 899 NORTH 550 EAST OREM, UT 84097	STOWELL, BLAKE A 905 E 680 N OREM, UT 84097	KITTELSON, STEPHEN & HEIDI 907 E 600 N OREM, UT 84097

CAMERON, ANNIE
909 E 640 N
OREM, UT 84097

MEMMOTT, WILLIAM GRANT &
KELLY LYNN
910 E 640 N
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
919 E 800 NORTH
OREM, UT 84097

ROSE PROPERTIES OREM LLC
920 E 800 N # 101 & 102
OREM, UT 84097

H2 HOMES LLC
920 E 800 N UNIT 103
OREM, UT 84097

HARRIS, KENNETH B & CAROL J
920 E 800 N STE 203
OREM, UT 84097

RANDALL, BOYD C & SUSAN C
921 E 600 N
OREM, UT 84097

LLOYD, CATHERINE ANN & GORDON
SCOTT
923 E 640 N
OREM, UT 84097

GOODRICH, PHILLIP C & MARLENE M
924 E 640 N
OREM, UT 84097

ADAMS, ZACHARY R & ALICIA T
926 E 600 N
OREM, UT 84097

THIOT, STACY & PIERCE
929 E 680 N
OREM, UT 84097

RANDALL, BOYD C & SUSAN C
--OR CURRENT RESIDENT--
935 E 600 NORTH
OREM, UT 84097

ALLEN, JAMES GREGORY & DEBBIE
JEAN
937 E 640 N
OREM, UT 84097

GATEWAY PROPERTY
MANAGEMENT-OREM LLC
--OR CURRENT RESIDENT--
938 E 640 NORTH
OREM, UT 84097

ANDERSON, JONATHAN CLARK &
JENNE (ET AL)
941 E 680 N
OREM, UT 84097

SPEARS, J EDWARD & DONA E
949 E 600 N
OREM, UT 84097

JORDAN, BEN
949 E 680 N
OREM, UT 84097

MORA, BROOKLYN & NEFI JR
951 E 640 N
OREM, UT 84097

HALVERSON, DENISE (ET AL)
952 E 640 N
OREM, UT 84097

HAYES, PATRICK W & BARBARA B
958 E 640 N
OREM, UT 84097

SCHWARTZ, JAMI
--OR CURRENT RESIDENT--
961 E 680 NORTH
OREM, UT 84097

CHRISTENSEN, SUE ANN R
962 E 720 N
OREM, UT 84097

SCHADE, ROBERT & JENNIFER
963 E 600 N
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
969 E 800 NORTH
OREM, UT 84097

WALLACE, JEFFREY DEAN & WENDY
LYNN
976 E 600 N
OREM, UT 84097

RODRIGUEZ, JOSE RAMON
977 E 600 N
OREM, UT 84097

BRADLEY, MATTHEW
980 E 720 N
OREM, UT 84097

JM CONSULTING LLC
980 E 800 NORTH 201
OREM, UT 84097

BHQ 800 LLC
980 E 800 N STE 101
OREM, UT 84097

BHQ 800 LLC
980 E 800 N # 102
OREM, UT 84097

PROVO HEALTH LLC
980 E 800 N # 202
OREM, UT 84057

THIRTY-THREE REAL ESTATE LLC
%NUTTALL, TODD
980 E 800 N STE 203
OREM, UT 84097

MCCORD, KJELL
987 E 720 N
OREM, UT 84097

CONLEY, ANDREW M & LESLIE
988 E 720 N
OREM, UT 84097

SLOAT, RANDOLPH H
--OR CURRENT RESIDENT--
1012 E 500 NORTH
OREM, UT 84097

DAVIS, LYNSEY (ET AL)
--OR CURRENT RESIDENT--
1014 E 650 NORTH
OREM, UT 84097

HOMER, KATHE C
1015 E 500 N
OREM, UT 84097

BERGHOFF, FRANS W A & ALETTA E
(ET AL)
1015 E 760 N
OREM, UT 84097

HILL, DANE ROBERT (ET AL)
1016 E 600 N
OREM, UT 84097

SCHOOLEY, JOLENE (ET AL)
1017 E 720 N
OREM, UT 84097

GOLDENWEST FEDERAL CREDIT
UNION
--OR CURRENT RESIDENT--
1020 E 800 NORTH
OREM, UT 84097

CHATWIN, RICHARD T & SUSIE (ET
AL)
1025 S EDEN PRAIRIE WY
MIDWAY, UT 84049

PEREZ, ARTHUR & MARIA
1026 E 500 N
OREM, UT 84097

MUHLESTEIN, CHERRYL (ET AL)
1026 E 560 N
OREM, UT 84097

WEBB, CARLA J
--OR CURRENT RESIDENT--
1026 E 680 NORTH
OREM, UT 84097

BURG, ALAINA & AARON MATTHEW
1026 E 760 N
OREM, UT 84097

OLSON, MIKE L
1027 E 560 N
OREM, UT 84097

MERRILL, LUCINDA MAURINE (ET
AL)
1027 E 680 N
OREM, UT 84097

FINCH, SHANNON
1027 E 760 N
OREM, UT 84097

SMITH, ROBERT BRANDON &
AMANDA HOPKINS
1028 E 720 N
OREM, UT 84097

EDWARDS, LINDA MARIE
1029 E 500 N
OREM, UT 84097

SUMNER, RONALD A & FRANCINE S
(ET AL)
1029 E 720 N
OREM, UT 84097

MEJE HOLDINGS LLC
%WEBB, MARK
1032 E 600 N
OREM, UT 84097

BAWDEN, STEVEN C & SUSAN C (ET
AL)
1032 E 650 N
OREM, UT 84097

HUNTZINGER, ROBERT PAUL &
ALISSIA DANIELLE AUSTELL
1033 E 650 N
OREM, UT 84097

THOMPSON, CHARLAINE W
1037 E 600 N
OREM, UT 84097

MICHE, STEPHEN T & MARIA D
1038 E 560 N
OREM, UT 84097

SHIELDS, TRAVIS S & AMANDA H
1038 E 680 N
OREM, UT 84097

LOWE, LORIN T & AMBERLEE H
1038 E 760 N
OREM, UT 84097

SPURRIER, BURTON K & ROSE A
1039 E 560 N
OREM, UT 84097

SNOW, SCOTT GLENN & BRITTANY
NOEL
1039 E 680 N
OREM, UT 84097

HAMBY FAMILY PROPERTIES LLC
--OR CURRENT RESIDENT--
1039 E 760 NORTH
OREM, UT 84097

AHLANDER, REBECCA M & MICHAEL
B
--OR CURRENT RESIDENT--
1040 E 720 NORTH
OREM, UT 84097

DESERT PROPERTIES LC
1040 E 800 N
OREM, UT 84097

MOORE, BENJAMIN S & AIMEE L
--OR CURRENT RESIDENT--
1041 E 500 NORTH
OREM, UT 84097

JONES, MARK (ET AL)
1041 E 720 N
OREM, UT 84097

SALAZAR ESTATES LLC
1042 E 560 N
OREM, UT 84097

SOWARDS, MARLA
1046 E 600 N
OREM, UT 84097

PUGMIRE, JON REX & TAMARA J
1046 E 650 N
OREM, UT 84097

HOGUE, RICHARD & KITTY
1047 E 650 N
OREM, UT 84097

GIBSON, MARC & RACHAEL (ET AL)
1050 E 680 N
OREM, UT 84097

SCLAFANI, GREGORY STEPHEN &
SHAUNA WHATCOTT (ET AL)
1050 E 760 N
OREM, UT 84097

FOUTIN, SHELLEY J & RUSSELL D
1051 E 600 N
OREM, UT 84097

NELSON, DAVID W & SALLY S (ET
AL)
1051 E 680 N
OREM, UT 84097

GLOBE TROTTER LC
--OR CURRENT RESIDENT--
1051 E 760 NORTH
OREM, UT 84097

TERRY, THEODORE & MARGIL J (ET
AL)
1052 E 720 N
OREM, UT 84097

MOORE, BENJAMIN S & AIMEE L
1053 E 500 N
OREM, UT 84097

WISE, GARY A & SYLVIA L
1053 E 720 N
OREM, UT 84097

JEPPESSEN, SETH & JENAE
1060 E 600 N
OREM, UT 84097

NIELSON, CLAIRE & MARSHA B (ET
AL)
1060 E 650 N
OREM, UT 84097

CARDON, GROVER L & NOEL N
1061 E 650 N
OREM, UT 84097

GUYMON, KATHLEEN
1062 E 680 N
OREM, UT 84097

ASHBY, KRIS (ET AL)
1062 E 760 N
OREM, UT 84097

COX, MATTHEW
1063 E 680 N
OREM, UT 84097

ELY, GREGORY B
1063 E 760 N
OREM, UT 84097

CARTER, MORGAN JAMES
1064 E 500 N
OREM, UT 84097

CLARK, ROBERT E & LUWANA S
1064 E 720 N
OREM, UT 84097

PRICE, STEPHAN SCOTT
1065 E 500 N
OREM, UT 84097

ROBINSON, NICHOLAS & MEAGAN
1065 E 600 N
OREM, UT 84097

DYMOCK, GARRY EVAN & PATSY
RUTH
1065 E 720 N
OREM, UT 84097

DP II LLC
--OR CURRENT RESIDENT--
1068 E 800 NORTH
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

MEYERS, PAUL S & SHARON A
1074 E 600 N
OREM, UT 84097

REBEIRO, BRADLEY (ET AL)
1074 E 650 N
OREM, UT 84097

CARTER, COREY K & JANETTE
1074 E 760 N
OREM, UT 84097

MCCLELLAN, CORY W & KARA M (ET AL)
1075 E 650 N
OREM, UT 84097

CHANDLER, R SCOTT & CINDY P
1075 E 680 N
OREM, UT 84097

S L B PROPERTIES (ET AL)
--OR CURRENT RESIDENT--
1075 E 760 NORTH
OREM, UT 84097

SUPRISE, KEELEY
1076 E 680 N
OREM, UT 84097

DAHLBERG, KENNETH E
1076 E 720 N
OREM, UT 84097

KAY, JOYCE M
1077 E 720 N
OREM, UT 84097

GARSHIDE, RYAN R & DIANA L
1079 E 600 N
OREM, UT 84097

HOLDSWORTH, WAYNE L & LILIANA
1086 E 600 N
OREM, UT 84097

BYON, CHOON GU & JAMIN (ET AL)
1086 E 760 N
OREM, UT 84097

HATT, JOAN W
1087 E 650 N
OREM, UT 84097

BARKDULL, LARRY & ELIZABETH (ET AL)
1087 E 680 N
OREM, UT 84097

GONZALEZ, HECTOR R & ARCELIA (ET AL)
1087 E 760 N
OREM, UT 84097

MARTIN, DAVID BRUCE
1088 E 650 N
OREM, UT 84097

LEWIS, JON PAUL (ET AL)
1088 E 680 N
OREM, UT 84097

DAHLBERG, LYNN L (ET AL)
1088 E 720 N
OREM, UT 84097

FREEMAN, MARK
1089 E 720 N
OREM, UT 84097

EMBLEY, DAVID W & ANN
1090 E 650 N
OREM, UT 84097

SMITH, RONALD M & COLLEEN J
--OR CURRENT RESIDENT--
1093 E 500 NORTH
OREM, UT 84097

BUCKWALTER, WAYNE H & REBECCA A
1093 E 600 N
OREM, UT 84097

DELANGE, JEFFREY L
1098 E 600 N
OREM, UT 84097

HIRST, KARL R & KATHY L (ET AL)
1103 E 720 N
OREM, UT 84097

ULRICH, DOUGLAS J & MERILYN C
1104 E 720 N
OREM, UT 84097

PLUIM, BRANDON & KATY
--OR CURRENT RESIDENT--
1106 E 600 NORTH
OREM, UT 84097

STEELE, MICHALYN
1107 E 680 N
OREM, UT 84097

FINCH, J ALAN & DIANE BELL
1108 E 680 N
OREM, UT 84097

MEYERS, SARA & KEN (ET AL)
1119 E 720 N
OREM, UT 84097

WHITMORE, ALLISON (ET AL)
1122 E 720 N
OREM, UT 84097

KING, CARSON R & SUSAN R
1124 E 680 N
OREM, UT 84097

DABLING, JANICE & BARTON A
1125 E 680 N
OREM, UT 84097

FINCH, J ALAN & DIANE
--OR CURRENT RESIDENT--
1130 E 800 NORTH
OREM, UT 84097

BEESELEY, ORSON B & GREICE KELLY
1132 E 600 N
OREM, UT 84097

CORP OF PRESIDING BISHOP OF
CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1135 E 600 NORTH
OREM, UT 84097

CARLILE, R NEIL & DEANNE W
1139 E 720 N
OREM, UT 84097

ANDERSON, DAVID K & LORELEA
(ET AL)
1140 E 680 N
OREM, UT 84097

HUBER, J TALMAGE & LARAE
1142 E 720 N
OREM, UT 84097

AZNAR, JOHN G & MICHELLE N
1143 E 680 N
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

GEDDES, JAMES BRADLEY & LIESHA
T
1146 E 600 N
OREM, UT 84097

HAMPTON, MORGAN LEA (ET AL)
1152 E 680 N
OREM, UT 84097

WILSON, KAITLIN MARIE &
BENJAMIN DOW
1153 E 680 N
OREM, UT 84097

CHERRINGTON, JAY OWEN &
KRISTIN B
1155 E 600 N
OREM, UT 84097

MARTINEZ, JULIA
1181 W 1320 N
PLEASANT GROVE, UT 84062

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

DREIMAL LLC
1264 N 1270 E
AMERICAN FORK, UT 84003

PLUIM, BRANDON & KATY
1363 W 2180 N
PLEASANT GROVE, UT 84062

RGD HOLDINGS LLC
1404 SPRING MOUNTAIN DR
SPRINGVILLE, UT 84663

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

HASKINS, JULIE
%HASKINS, BRETT
1564 E 800 N
LEHI, UT 84043

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

GATEWAY PROPERTY
MANAGEMENT-OREM LLC
2147 W SHADOW WOOD DR
LEHI, UT 84043

ORCHARDS AT 800 NORTH LC
2157 S HIGHLAND DR # 200
SALT LAKE CITY, UT 84106

BPT HOLDINGS LLC
2595 E 3300 S
SALT LAKE CITY, UT 84109

MOUNT DALE LLC
3088 N AUTUMN RIDGE DR
LEHI, UT 84043

DAVIS, LYNSEY (ET AL)
3527 BUTLER AV
LOS ANGELES, CA 90066

ORCHARDS SHOPPING CENTER LLC
THE
3540 S 4000 W # 430
SALT LAKE CITY, UT 84120

DUNN, JIM J & RUTH R
3861 MADISON AVE
SANTA CLARA, UT 84765

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

AHLANDER, REBECCA M & MICHAEL
B
%JOHNSTON, ANDREA
4755 N SUNSET WAY
LEHI, UT 84043

GOLDENWEST FEDERAL CREDIT
UNION
5025 S ADAMS AVE
SOUTH OGDEN, UT 84403

MICKELSEN, RICHARD & TARA
13466 ALPINE COVE DR
ALPINE, UT 84004

 OREM Administrative	Planning Commission August 21, 2024	Item 3.2
	PLAT AMENDMENT – Amending all of HCA Timpanogos Subdivision, Parcel A and approving HCA Timpanogos Subdivision, 1 st Amendment located generally at 650 West 800 North in the C3 zone.	Prepared By: Cheryl Vargas Applicant: Kyle Robbins

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 158 property owners with 500 feet

SITE INFORMATION:

- General Plan Designation:

Regional Commercial

- Current Zone: **C3**
- Acreage: **4.20**
- Neighborhood: **Timpview**

ACTION:

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

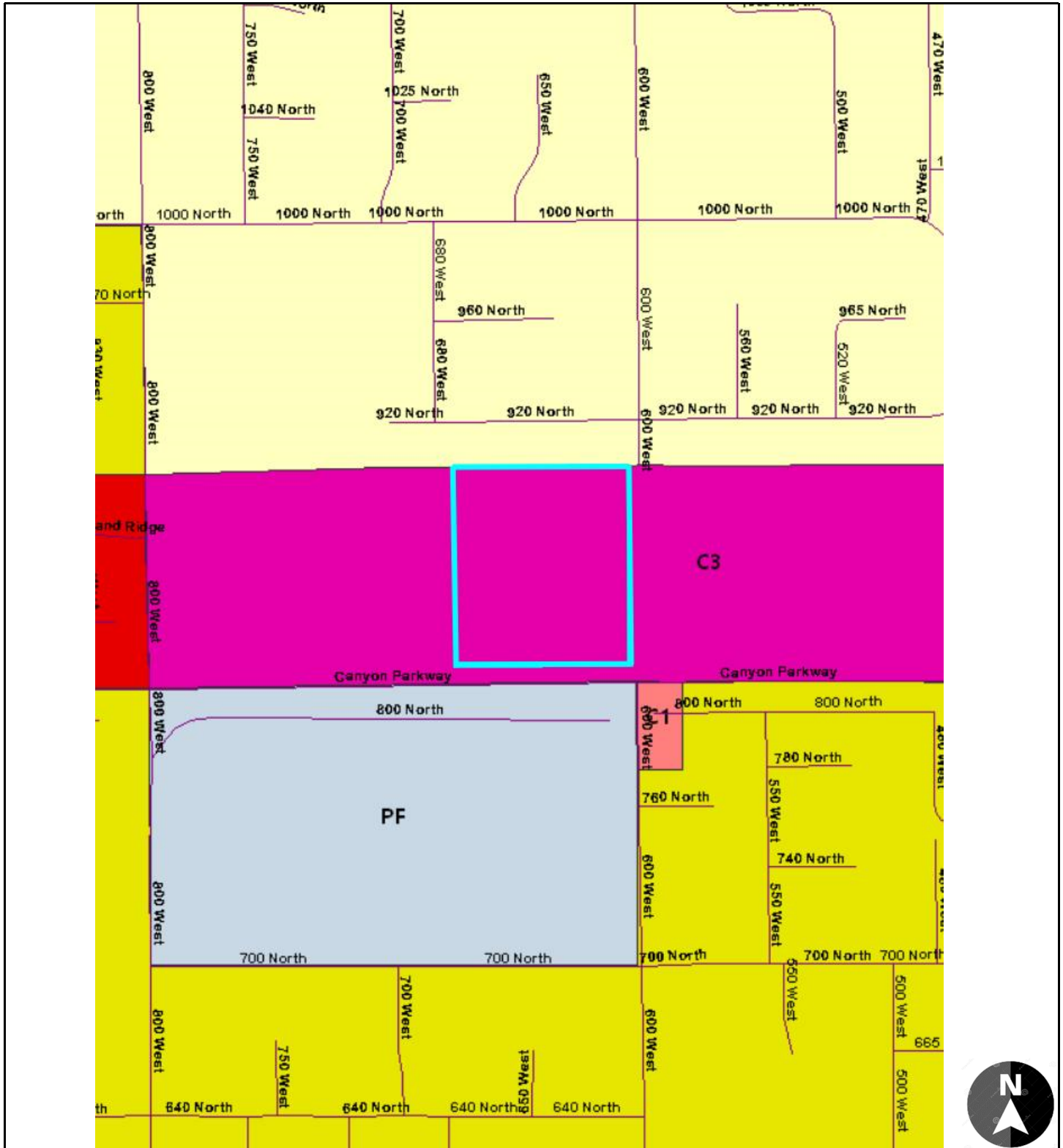
REQUEST: The applicant requests the Planning Commission amend all of HCA Timpanogos Subdivision, Parcel A and approve HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone.

BACKGROUND: The Planning Commission approved the site plan and final plat for this project on December 6, 2023. However, as construction was begun on improving the intersection and adding a traffic signal at the corner of 600 West and 800 North, it was determined that more property for the right of way would be required. UDOT required the dedication of this additional property to place the signal pole on. This plat amendment will provide the extra space needed for the traffic signal and once approved, UDOT will schedule work to continue to complete the project of adding a traffic signal to this intersection.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend all of HCA Timpanogos Subdivision, Parcel A and approve HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone.



HCA Timpanogos ASC



Legend

Plat Amendment
Zone: C3
Acres: 5.78

NEIGHBORHOOD
Timpview

 650 W 800 North
 Parcels

HCA Timpanogos Subdivision

A part of the Southwest Quarter of the Northwest Quarter of Section 10,
T6S, R2E, SLB&M, U.S. Survey
Orem City, Utah County, Utah
February 2024

Sunridge
Subdivision
Plat "C"

Lot 13
BECKER, MATTHEW F &
KATHRYN K
Parcel #
52-155-0013

Lot 12
MCCULLAGH, ROBERT
MICHAEL & MERANDA
Parcel #
52-155-0012

Lot 11
PICKETT, LYNN H &
REBECCA S
Parcel #
52-155-0011

Lot 10
KUNDSEN, ANN
Parcel #
52-155-0010

Lot 9
JOHNSON, BRENT & DONNA
Parcel #
52-155-0009

Lot 8
BURTON, GEORGE L &
PATRICIA L
Parcel #
52-155-0008

Orem Health Care Center
Subdivision
Plat "A"

TIMPANOGOS
REGIONAL
MEDICAL
SERVICES INC
Parcel # 48-236-0001

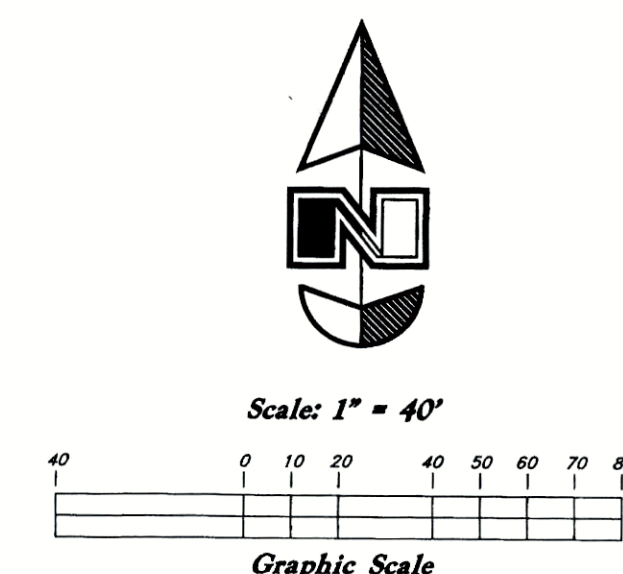
50.00' Sanitary Sewer
Watering Line to Sunridge
Orem Health Care
Center Subdivision
Plat "A"

8.00' Public Utility Per
Orem Health Care
Center Subdivision
Plat "A"

West Quarter Corner
of Section 10, T6S,
R2E, SLB&M (Found
Brass Cap Monument)

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 944-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Owner / Developer
NexCore Group
1550 Market Street Suite 200
Denver, CO 80202
Ph: 303-382-0170



LEGEND

Found Section Monument
Calculated Section Position
Public Utility Easement
Record
Centerline Road
Existing Parcel Line
Survey Monument Line
Easement Line
Lot Line
Boundary Line
Set Back Lines
Set 5/8"x 24" Long
Rebar & Cap w/ Lathe
Street Monument

P.U.E.
(Rec)

PINEHURST AT
800 NORTH LLC
(Common Area)
Parcel # 49-582-0205

Dedicated
Right-of-Way per
Pinehurst Plaza Office
Condominiums Ph. 2

NARRATIVE

This Subdivision Plat was requested by Rob Stieg with NexCore group for the purpose of creating the parcels as shown hereon.

The Basis of Bearings for this survey, is North 0°39'38" West between the Brass Cap Monuments found marking the West Quarter and the Northwest corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey.

See ROS 23-413 in Utah County Surveyors Office for boundary retracement details.
Property corners were set as depicted on this plat.

BOUNDARY DESCRIPTION

A parcel of land being a part of the Northwest Quarter of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey.
Beginning at a point on the Northern line of 800 North Street, said point being 0°39'38" West 530.59 feet to the South boundary line of Sunridge Subdivision Plat C, thence North 89°35'42" East 498.42 feet to the West Boundary of Pinehurst Plaza Office Condominiums Phase 2; thence South 0°40'37" East 525.75 feet to the North Right of Way line of 800 North Street thence South 89°02'19" West 498.57 feet to the point of beginning.
Contains 263,288 sqft or 6.044 Acres

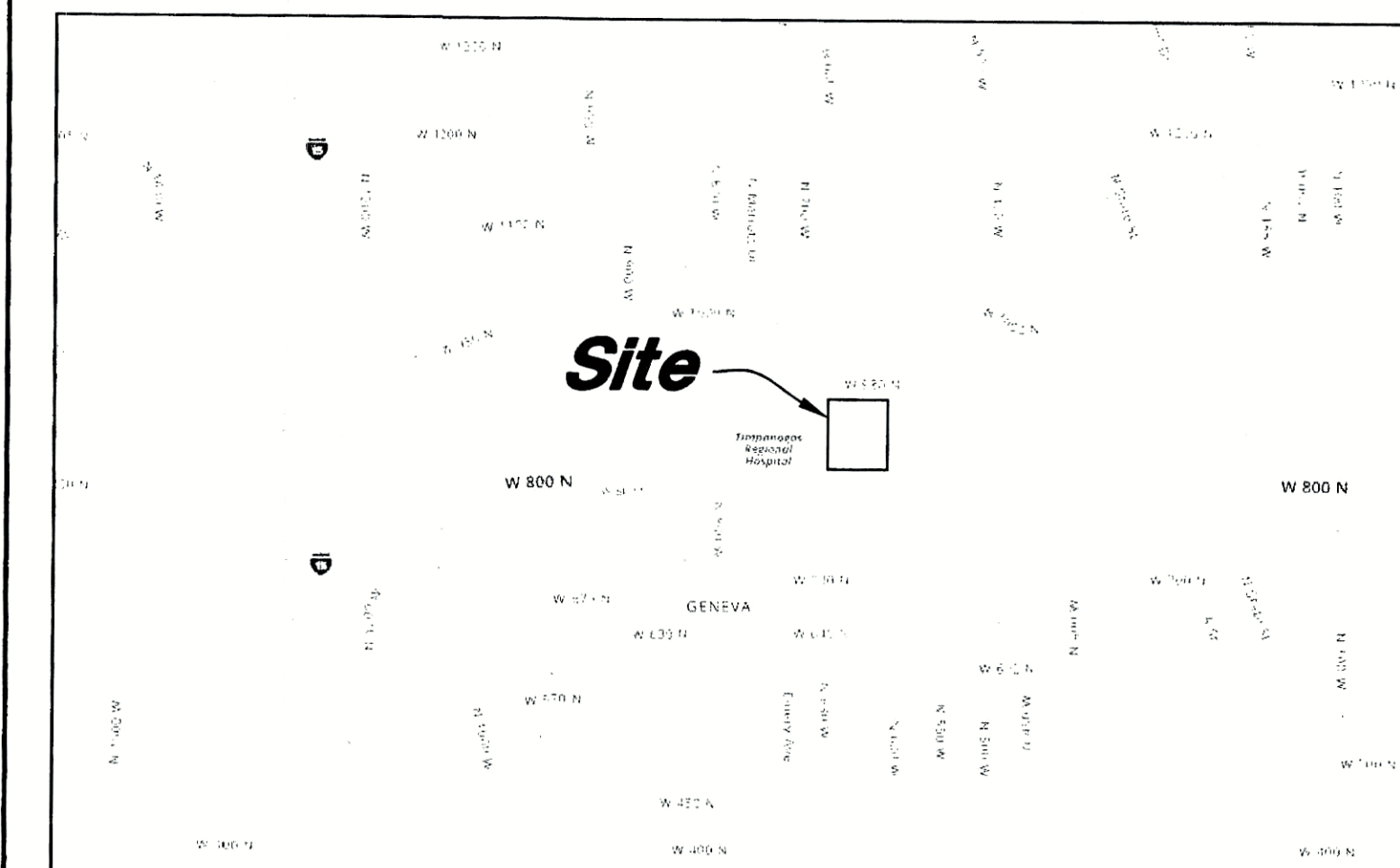
Notes

With the dedication of this plat there shall be an ingress/egress, parking and access easement across all of Parcel A, in favor of Lot 1 and Lot 2.

19173

APPROVED AS TO FORM

City Attorney
19 March 2024
Date



Vicinity Map

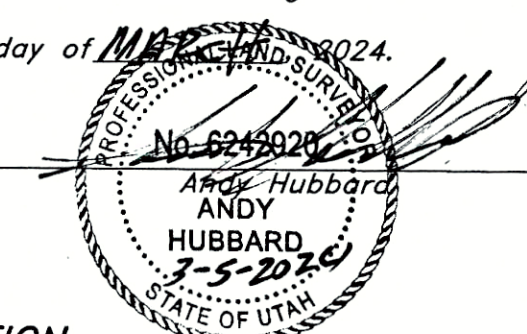
(Not to Scale)

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of HCA Timpanogos Subdivision in Orem City, Utah County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, and have filed a Record of Survey map (ROS 23-413) of the existing property boundaries shown on this plat and verified the locations of the boundary in accordance with Section 17-23-17. Peopwert Corners have been Monumented as depicted on this drawing.

Signed this 5th day of March, 2024.

6242920
License No.



OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract HCA Timpanogos Subdivision, and hereby dedicate to the City of Orem, Utah County, Utah, all those parts or portions of said tract of land designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by the City of Orem. We also hereby dedicate to the City of Orem, Utah County, Utah, all those parts or portions of said tract designated as Public Streets, to be used as public thoroughfares forever as authorized by the City of Orem. We also dedicate an access easement in benefit of Lots 1 and 2 across the necessary portions of Parcel A as needed for vehicular and pedestrian access.

Signed this 12th day of March, 2024.

TIMPANOGOS REGIONAL MEDICAL SERVICES INC

Todd Maxwell - Vice President of Real Estate

State of UTAH
County of DAVIDSON

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 12th day of March, 2024 by Todd Maxwell Vice President of Real Estate.

Residing At: Parsons County

Commission Number: NA

Commission Expires: July 6, 2024

Maureen W. Schuler
A Notary Public Commissioned in

Maureen W. Schuler
Print Name



ACCEPTANCE BY THE CITY OF OREM

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all easements and other parcels of land intended for public purposes for the perpetual use of the public this 20th day of March, 2024.

Approved: [Signature]
City Engineer

Attest: [Signature]
City Recorder

Approved: [Signature]
Development Services Director

ENT 20981:2024 MAP# 19173
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 2 08:55 AM FEE \$6.00 BY TH
RECORDED FOR OREM CITY

CONDITIONS OF APPROVAL

HCA Timpanogos Subdivision

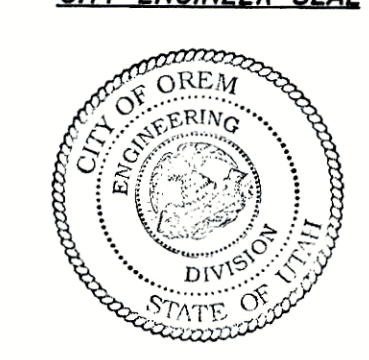
A part of the Southwest Quarter of the Northwest Quarter of Section 10,
T6S, R2E, SLB&M, U.S. Survey, Orem City, Utah County, Utah
February 2024

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL



Sec 10, T6S, R2E, SLB&M T4 090.
DT.

HCA Timpanogos Subdivision - 1st Amendment

Amending all of Parcel A, HCA Timpanogos Subdivision, being a part of the Southwest Quarter of the Northwest Quarter of Section 10,

T6S, R2E, SLB&M, U.S. Survey

Orem City, Utah County, Utah

June 2024

Sunridge
Subdivision
Plat "C"

Lot 13
BECKER, MATTHEW F &
KATHRYN K
Parcel #
52-155-0013

Lot 12
MCCULLAGH, ROBERT
MICHAEL & MIRANDA
Parcel #
52-155-0012

Lot 11
PICKETT, LYNN M &
REBECCA S
Parcel #
52-155-0011

Lot 10
KUNDSEN, ANN
Parcel #
52-155-0010

Lot 9
JOHNSON, BRENT & DONNA
Parcel #
52-155-0009

Lot 8
BURTON, GEORGE L &
PATRICIA L
Parcel #
52-155-0008

Orem Health Care
Center
Subdivision
Plat "A"

TIMPANOGOS
REGIONAL
MEDICAL
SERVICES INC
Parcel # 48-236-0001

Storm Drain Easement
Entry No. 8029-2024

500' Sanitary Sewer,
Water Line & Storm
Drain Right of Way
Center Subdivision
Plat "A"

8.00' Public Utility Per
Orem Health Care
Center Subdivision
Plat "A"

West Quarter Corner of
Section 10, T6S,
R2E, SLB&M (Found
Brass Cap Monument)

Not a Part
2

640 West 800 North

Not a Part
1

650 West 800 North

PARCEL B
18112 sq.ft.

Road Dedication
1831 sq.ft.

800 North Street
(Udot Owned and Maintained)

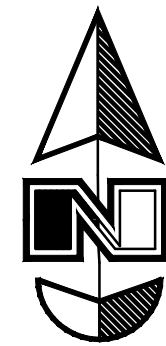
Notes

With the dedication of this plat there shall be an ingress/egress, parking and access easement across all of Parcel B, in favor of Lot 1 and Lot 2.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the proposed vacation of Parcel "A" of the HCA Timpanogos Subdivision, and that there is a good cause for said vacation. Parcel "A" of the HCA Timpanogos Subdivision is Hereby Vacated.

Contains 182,943 sqft or 4.20 Acres



Scale: 1" = 40'

Graphic Scale

LEGEND

Found Section Monument

Calculated Section Position

Public Utility Easement

Record

Centerline Road

Existing Parcel Line

Survey Monument Line

Easement Line

Lot Line

Boundary Line

Set Back Lines

Set 5/8"x 24" Long
Rebar & Cap w/ Lathe

Street Monument

NARRATIVE

This Amended Subdivision Plat was requested by Rob Stieg with NexCore group for the purpose of adjusting the Road Dedication Area of 600 West Street and Modifying Parcel A, to Dedicate additional Road Area.

The Basis of Bearings for this survey, is North 0°39'38" West between the Brass Cap Monuments found marking the West Quarter and the Northwest corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey.

See ROS 23-413 in Utah County Surveyors Office for boundary retracement details.

Property corners were set as depicted on this plat.

PINEHURST AT
800 NORTH LLC
(Common Area)

Parcel # 49-582-0205

Dedicated
Right-of-Way per
Pinehurst Plaza Office
Condominiums Ph. 2

Dedicated
Right-of-Way per
HCA Timpanogos
Subdivision

BOUNDARY DESCRIPTION

All of Parcel A, HCA Timpanogos Subdivision, according to the Official Plat there of on file with the Utah County Recorder's Office (Entry #20981:2024 Map#19173)

A part of the Northwest Quarter of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point on the North Right of Way line of 800 North Street, said point being 149.49 feet North 00°39'38" West and 830.02 feet East from the West Quarter Corner of said Section; and running thence North 00°39'38" West 530.59 feet to the South Boundary line of Sunridge Subdivision Plat C; thence North 89°35'42" East 480.06 feet along said South Boundary Line to the West Right of Way Line of 600 West Street; thence four (4) courses along said West Right of Way Line as follows: (1) South 00°26'33" East 340.54 feet; (2) South 05°44'07" West 65.99 feet; (3) South 00°33'11" East 99.73 feet; and (4) South 20°35'23" West 21.64 feet to the North Right of Way line of 800 North Street; thence South 89°02'19" West 463.38 feet; along said North Right of Way line to the point of beginning.

Less and Excepting All of Lot 1 HCA Timpanogos Subdivision

Beginning at the Northwest corner of Lot 1 HCA Timpanogos Subdivision said point being 149.49 feet North 00°39'38" West; 830.02 feet East to the Southwest corner of said Subdivision; 442.33 feet North 00°39'38" West along the West line of said Subdivision and 65.83 feet North 89°02'19" East from the West Quarter of said Section; and running thence North 89°02'19" East 88.33 feet; thence North 00°57'41" East 18.06 feet; thence North 89°02'19" East 42.00 feet; thence South 00°57'41" East 18.06 feet; thence North 89°02'19" East 59.00 feet; thence South 00°57'41" East 109.33 feet; thence South 89°02'19" West 189.33 feet; thence North 00°57'41" West 109.33 feet to the POINT OF BEGINNING.

Also Less and Excepting All of Lot 2 HCA Timpanogos Subdivision

Beginning at the Northwest corner of Lot 2 HCA Timpanogos Subdivision said point being 149.49 feet North 00°39'38" West; 830.02 feet East to the Southwest corner of said Subdivision; 442.33 feet North 00°39'38" West along the West line of said Subdivision and 65.83 feet North 89°02'19" East from the West Quarter of said Section; and running thence North 89°02'19" East 0.43 feet; thence North 00°57'41" West 29.83 feet; thence North 89°02'19" East 26.50 feet; thence South 00°57'41" East 23.74 feet; thence North 89°02'19" East 33.05 feet; thence North 00°44'10" West 1.91 feet; thence North 89°02'19" East 204.96 feet; thence South 00°57'41" East 8.00 feet; thence North 89°02'19" East 10.00 feet; thence South 00°57'41" East 141.04 feet; thence South 89°02'19" West 96.18 feet; thence South 01°23'23" East 44.59 feet; thence South 89°01'39" West 117.72 feet; thence North 00°57'41" West 16.19 feet; thence South 89°02'19" West 29.81 feet; thence North 00°57'41" West 28.31 feet; thence South 89°02'19" West 31.69 feet; thence North 00°54'41" West 141.16 feet to the POINT OF BEGINNING.

APPROVED AS TO FORM

City Attorney Date



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of HCA Timpanogos Subdivision - 1st Amendment in Orem City, Utah County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, and have filed a Record of Survey map (ROS 23-413) of the existing property boundaries shown on this plat and verified the locations of the boundary in accordance with Section 17-23-17. Peopwrt Corners have been Monumented as depicted on this drawing.

Signed this _____ day of _____, 2024.

6242920
License No.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract HCA Timpanogos Subdivision - 1st Amendment, and hereby dedicate to the City of Orem, Utah County, Utah, all those parts or portions of said tract of land designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by the City of Orem. We also hereby dedicate to the City of Orem, Utah County, Utah, all those parts or portions of said tract designated as Public Streets, to be used as public thoroughfares forever as authorized by the City of Orem. We also dedicate an access easement in benefit of Lots 2 and 3, across the necessary portions of Parcel A as needed for vehicular and pedestrian access.

Signed this _____ day of _____, 2024.

TIMPANOGOS REGIONAL MEDICAL SERVICES INC

Todd Maxwell - Vice President of Real Estate

ACKNOWLEDGMENT

State of _____ } ss
County of _____ }

The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by Todd Maxwell Vice President of Real Estate.

Residing At: _____ A Notary Public commissioned in _____

Commission Number: _____

Commission Expires: _____ Print Name

ACCEPTANCE BY THE CITY OF OREM

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all easements and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 2024

Approved: _____ City Engineer Attest: _____ City Recorder

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2024 by the City of Orem Planning Commission.

Director-Secretary Planning Planning Commission Chairperson

CONDITIONS OF APPROVAL

HCA Timpanogos Subdivision - 1st Amendment

A part of the Southwest Quarter of the Northwest Quarter of Section 10, T6S, R2E, SLB&M, U.S. Survey, Orem City, Utah County, Utah June 2024

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

Street View





City Council Chambers, 56 N State Street

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

HCA TIMPANOGOS ASC - Plat Amendment - Amending HCA Timpanogos Subdivision, Parcel A and approving HCA Timpanogos Subdivision 1st Amendment located generally at 650 West 800 North in the C3 zone. The applicant is modifying the existing plat to accommodate the new traffic light at that intersection.

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.

TIMPANOGOS REGIONAL MEDICAL SERVICES
INC
%DUCHARME MCMILLEN & ASSOCIATES
PO BOX 80610
INDIANAPOLIS, IN 46280

Planning Commission
Wed, Aug 21, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

HCA TIMPANOGOS ASC - Plat Amendment - Amending HCA Timpanogos Subdivision, Parcel A and approving HCA Timpanogos Subdivision 1st Amendment located generally at 650 West 800 North in the C3 zone. The applicant is modifying the existing plat to accommodate the new traffic light at that intersection.

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.

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

Planning Commission
Wed, Aug 21, 2024
4:30 pm

EQUINOX VENTURES LLC PO BOX 740 OREM, UT 84059	TIMPANOGOS REGIONAL MEDICAL SERVICES INC %DUCHARME MCMILLEN & ASSOCIATES PO BOX 80610 INDIANAPOLIS, IN 46280	PINEHURST AT 800 NORTH LLC 10 E SOUTH TEMPLE # 900 SALT LAKE CITY, UT 84133
CHRIS KILLPACK 15 N 920 E OREM, UT 84097	BOARD OF EDUCATION ALPINE SCHOOL DISTRICT 50 N CENTER AMERICAN FORK, UT 84003	JAMES HAWKES 55 WEST 500 SOUTH OREM, UT 84058
COMMON AREA 100 E CENTER ST PROVO, UT 84606	JEFF LAMBSON 156 E 1060 N OREM, UT 84057	DAVE YOUNG 173 S COUNTRYSIDE LANE OREM, UT 84058
WILLIAMS, RUSSELL W (ET AL) 238 E 1620 N OREM, UT 84057	LANAE MILLETT 288 W 1500 N OREM, UT 84057	NEW DAY INVESTMENT LLC 327 W 2800 N LEHI, UT 84043
PB CREER PROPERTIES LLC 357 S 2080 E SPRINGVILLE, UT 84663	LAMBERT & SUMSION ASSOCIATES LC 380 E 400 S SPRINGVILLE, UT 84663	GREEN, ALAN J 396 E 1130 S PROVO, UT 84606
BRITTON RUNOLFSON 426 EAST 1730 NORTH OREM, UT 84097	FWS2 LLC --OR CURRENT RESIDENT-- 472 W 800 NORTH OREM, UT 84057	NEW DAY INVESTMENT LLC --OR CURRENT RESIDENT-- 474 W 800 NORTH OREM, UT 84057
CAC DENTAL PROPERTIES LLC --OR CURRENT RESIDENT-- 476 W 800 NORTH OREM, UT 84057	PB CREER PROPERTIES LLC --OR CURRENT RESIDENT-- 478 W 800 NORTH OREM, UT 84057	BURTON HOLDINGS LLC --OR CURRENT RESIDENT-- 480 W 800 NORTH OREM, UT 84057
JESSUP, HOLDEN D & ADELE K (ET AL) --OR CURRENT RESIDENT-- 482 W 800 NORTH OREM, UT 84057	PINEHURST 202 LLC --OR CURRENT RESIDENT-- 484 W 800 NORTH OREM, UT 84057	JERSEY LAKE INVESTMENTS LLC --OR CURRENT RESIDENT-- 486 W 800 NORTH OREM, UT 84057
JERSEY LAKE INVESTMENTS LLC 486 W 800 N STE 201 OREM, UT 84057	JESSUP, HOLDEN D & ADELE K (ET AL) --OR CURRENT RESIDENT-- 488 W 800 NORTH OREM, UT 84057	THOMAS MACDONALD 489 NORTH PALISADES DR OREM, UT 84097
PINEHURST 504 LLC --OR CURRENT RESIDENT-- 502 W 800 NORTH OREM, UT 84057	PINEHURST 504 LLC --OR CURRENT RESIDENT-- 504 W 800 NORTH OREM, UT 84057	PINEHURST 504 LLC 504 W 800 N STE 102 OREM, UT 84057

SACO PROPERTIES LC
--OR CURRENT RESIDENT--
506 W 800 NORTH
OREM, UT 84057

SACO PROPERTIES LC
508 W 800 N
OREM, UT 84057

HOLLAND, BRYAN J & TERESA K
--OR CURRENT RESIDENT--
512 W 800 NORTH
OREM, UT 84057

HOLLAND, BRYAN J & TERESA K
--OR CURRENT RESIDENT--
514 W 800 NORTH
OREM, UT 84057

FERRON, DANIEL E
516 W 780 N
OREM, UT 84057

WMS PROPERTIES LLC
--OR CURRENT RESIDENT--
516 W 800 NORTH
OREM, UT 84057

WMS PROPERTIES LLC
518 W 800 N
OREM, UT 84057

SKOUSEN, JAMES A & KALIN G (ET
AL)
519 W 920 N
OREM, UT 84057

COMMON AREA
--OR CURRENT RESIDENT--
520 W 800 NORTH
OREM, UT 84057

WOLFF, LARRY LEE (ET AL)
522 N 80 W
LINDON, UT 84042

LITCHFIELD, ALLEN WAYNE &
GLADYS ANN
531 W 920 N
OREM, UT 84057

FERRON, DANIEL E
--OR CURRENT RESIDENT--
532 W 780 NORTH
OREM, UT 84057

RANSOM, KENNETH W & JULIE
TAYLOR
534 W 920 N
OREM, UT 84057

BECKSTRAND, ELOAH DAWN
543 W 920 N
OREM, UT 84057

BILLS, VICKI
548 W 920 N
OREM, UT 84057

OUR OFFICES LLC
--OR CURRENT RESIDENT--
552 W 800 NORTH
OREM, UT 84057

OUR OFFICES LLC
--OR CURRENT RESIDENT--
554 W 800 NORTH
OREM, UT 84057

WILSON, WILLIAM & HALLIE
555 W 920 N
OREM, UT 84057

INDIE OREM LLC
--OR CURRENT RESIDENT--
556 W 800 NORTH
OREM, UT 84057

INDIE OREM LLC
--OR CURRENT RESIDENT--
558 W 800 NORTH
OREM, UT 84057

INDIE OREM LLC
--OR CURRENT RESIDENT--
560 W 800 NORTH
OREM, UT 84057

EQUINOX VENTURES LLC
--OR CURRENT RESIDENT--
562 W 800 NORTH
OREM, UT 84057

EQUINOX VENTURES LLC
--OR CURRENT RESIDENT--
564 W 800 NORTH
OREM, UT 84057

WTM HOLDINGS LLC
--OR CURRENT RESIDENT--
566 W 800 NORTH
OREM, UT 84057

WTM HOLDINGS LLC
566 W 800 N STE 203
OREM, UT 84057

PHAM, THE & BAYLEE
567 W 920 N
OREM, UT 84057

MOORE, VICTORIA PIATTI (ET AL)
--OR CURRENT RESIDENT--
568 W 800 NORTH
OREM, UT 84057

WOLFF, LARRY LEE (ET AL)
--OR CURRENT RESIDENT--
574 W 760 NORTH
OREM, UT 84057

BUXTON, DAVID R & BECKY B
574 W 920 N
OREM, UT 84057

JOHNSON, CELESTE & GABRIEL
575 W 760 N
OREM, UT 84057

DOWLING, KEVIN C
575 W 800 N
OREM, UT 84057

MORGAN, KYLE & REBECCA
579 W 920 N
OREM, UT 84057

ACOSTA, MANUEL & ISABEL
580 W 760 N
OREM, UT 84057

YOUNG, PHILLIP H & KATHLEEN W
(ET AL)
581 W 760 N
OREM, UT 84057

REYES, JOSE A (ET AL)
--OR CURRENT RESIDENT--
584 W 760 NORTH
OREM, UT 84057

BELEM VENTURES LLC
--OR CURRENT RESIDENT--
585 W 760 NORTH
OREM, UT 84057

MCGINNIS, BRYAN
590 W 760 N
OREM, UT 84057

WOLFF, LARRY LEE (ET AL)
--OR CURRENT RESIDENT--
591 W 760 NORTH
OREM, UT 84057

BEKEARIAN, HAROUT & GADARINE
(ET AL)
610 W 920 N
OREM, UT 84057

JOHNSON, BRENT & DONNA
621 W 920 N
OREM, UT 84057

STEWART, MICHAEL K & YOLANDA
622 W 920 N
OREM, UT 84057

SHURLIFF, JEFFREY L & WHITNEY
D
629 W 960 N
OREM, UT 84057

REITZ, ROBERT M & STACI L
630 W 960 N
OREM, UT 84057

KUNDSEN, ANN
633 W 920 N
OREM, UT 84057

RAYBURN, KENNETH DEAN &
KAREN (ET AL)
634 W 920 N
OREM, UT 84057

TAYLOR, ERIC MICHAEL (ET AL)
635 W 960 N
OREM, UT 84057

QUINTERO, CAMILLE KLEMETSON
636 W 960 N
OREM, UT 84057

PICKETT, LYNN M & REBECCA S
645 W 920 N
OREM, UT 84057

GILES, STEVEN & CHERENE (ET AL)
645 W 960 N
OREM, UT 84057

SEAMAN, SHEDLY CLARK &
DAYLYN T (ET AL)
646 W 920 N
OREM, UT 84057

ANDERSON, STEVEN R & DIANA
JUNE (ET AL)
646 W 960 N
OREM, UT 84057

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

MCCULLAGH, ROBERT MICHAEL &
MERANDA
657 W 920 N
OREM, UT 84057

NORD, L DEE & WENDY A
--OR CURRENT RESIDENT--
657 W 960 NORTH
OREM, UT 84057

BULLOCK, GREGORY SCOTT &
JONYCE JOHNSON (ET AL)
658 W 920 N
OREM, UT 84057

CARTER, ANDREW J & AMY L (ET AL)
658 W 960 N
OREM, UT 84057

BEKKER, MATTHEW F & KATHRYN K
669 W 920 N
OREM, UT 84057

ORTHOPEDIC SUBSPECIALTY
INVESTMENTS LLC
--OR CURRENT RESIDENT--
674 W 800 NORTH
OREM, UT 84057

ORTHOPEDIC SUBSPECIALTY
INVESTMENTS LLC
674 W 820 N
OREM, UT 84057

HCPI/UTAH LLC
--OR CURRENT RESIDENT--
678 W 800 NORTH
OREM, UT 84057

BELEM VENTURES LLC 679 N 500 E CENTERVILLE, UT 84014	ORTHOPEDIC SUBSPECIALTY INVESTMENTS LLC --OR CURRENT RESIDENT-- 680 W 800 NORTH OREM, UT 84057	BERLIN, JOHN W & DIANE G --OR CURRENT RESIDENT-- 681 W 920 NORTH OREM, UT 84057
LAMBERT & SUMSION ASSOCIATES LC --OR CURRENT RESIDENT-- 684 W 800 NORTH OREM, UT 84057	HCPI/UTAH LLC --OR CURRENT RESIDENT-- 686 W 800 NORTH OREM, UT 84057	LARSEN, SHANE & MELISSA 693 W 920 N OREM, UT 84057
HCPI/UTAH LLC --OR CURRENT RESIDENT-- 694 W 800 NORTH OREM, UT 84057	JORGENSEN, LYDIA & COLBY 694 W 920 N OREM, UT 84057	HCPI/UTAH LLC --OR CURRENT RESIDENT-- 696 W 800 NORTH OREM, UT 84057
HCPI/UTAH LLC --OR CURRENT RESIDENT-- 700 W 800 NORTH OREM, UT 84057	ROD ERICKSON 706 EAST 150 NORTH OREM, UT 84097	UVP-TIMP LC --OR CURRENT RESIDENT-- 720 W 800 NORTH OREM, UT 84057
CAC DENTAL PROPERTIES LLC 726 E 175 N LINDON, UT 84042	JESSUP, HOLDEN D & ADELE K (ET AL) 733 NORTHAMPTON DR PALO ALTO, CA 94303	HCPI/UTAH LLC --OR CURRENT RESIDENT-- 734 W 800 NORTH OREM, UT 84057
TIMPANOGOS REGIONAL MEDICAL SERVICES INC --OR CURRENT RESIDENT-- 750 W 800 NORTH OREM, UT 84057	LAIRD, KEVIN J 759 N 550 W OREM, UT 84057	DURAND, LUIS (ET AL) 760 N 600 W OREM, UT 84057
BOARD OF EDUCATION ALPINE SCHOOL DISTRICT --OR CURRENT RESIDENT-- 765 N 600 WEST OREM, UT 84057	LUNDBERG, AMY ROWBURY 771 N 550 W OREM, UT 84057	LONG, DEBRA A 783 N 550 W OREM, UT 84057
PACHER, KEVIN ANDRES 792 N 550 W OREM, UT 84057	LONG, DANIEL C & AJA N 795 N 550 W OREM, UT 84057	FWS2 LLC 898 N 1200 W OREM, UT 84057
DAVID SPENCER 899 NORTH 550 EAST OREM, UT 84097	BURTON, GEORGE L & PATRICIA L 911 N 600 W OREM, UT 84057	RAYMOND, ROBERT SCOTT & LORI BUDGE 912 N 600 W OREM, UT 84057
WIERSEMA, SCOTT A & MELANIE 928 N 600 W OREM, UT 84057	HEAPS, TERI LYNN 938 N 680 W OREM, UT 84057	SKOUSEN, JAMES A & KALIN G (ET AL) --OR CURRENT RESIDENT-- 939 N 520 WEST OREM, UT 84057

JEPSON, LONNY L & ZOIE
940 N 600 W
OREM, UT 84057

BEKEARIAN, NISHAN
941 N 600 W
OREM, UT 84057

SANDGREN, CHARLES T & MIGNON
H
942 N 560 W
OREM, UT 84057

MEANS, BRADLEY L & DEBORAH K
943 N 560 W
OREM, UT 84057

WHITELEY, STEVEN J & ANN L
943 N 680 W
OREM, UT 84057

WILLIAM, CLIFTON W II (ET AL)
950 N 680 W
OREM, UT 84057

MALZER, RONALD R & LINDA D
952 N 600 W
OREM, UT 84057

ARNOLDSSEN, JOHN & SARAH
953 N 600 W
OREM, UT 84057

NIUMEITOLU, LITIA M
--OR CURRENT RESIDENT--
954 N 560 WEST
OREM, UT 84057

ANDERSON, LEE W & CHRISTINE H
955 N 560 W
OREM, UT 84057

GAUNT, JARED R & LORI J
955 N 680 W
OREM, UT 84057

THORNE, DAVID GARY & SHANNON
JEAN
963 N 560 W
OREM, UT 84057

BULLOCK, C SCOTT & KAREN W
964 N 600 W
OREM, UT 84057

PIEROTTI, KAREN EDWARDS
965 N 600 W
OREM, UT 84057

WANG, CHUAN
967 N 680 W
OREM, UT 84057

WILLIAMS, RUSSELL W (ET AL)
--OR CURRENT RESIDENT--
970 N 680 WEST
OREM, UT 84057

LEE, LEO G & D'ON W
976 N 600 W
OREM, UT 84057

GREEN, ALAN J
--OR CURRENT RESIDENT--
977 N 600 WEST
OREM, UT 84057

BRADFORD, DANIEL S & KERRI M
979 N 680 W
OREM, UT 84057

BERLIN, JOHN W & DIANE G
1067 N 440 W
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

OUR OFFICES LLC
1125 N 1575 W
PROVO, UT 84604

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

NORD, L DEE & WENDY A
1275 N 1270 W
PROVO, UT 84604

ASH, RON G & PEGGY E
1298 S 1950 W
SANTAQUIN, UT 84655

UVP-TIMP LC
1355 N UNIVERSITY AV # 220
PROVO, UT 84604

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

HCPI/UTAH LLC
%PROPERTY TAX DEPT
1920 MAIN ST STE 1200
IRVINE, CA 92614

INDIE OREM LLC
%GREGORY, VAL
4577 NORTHGATE DR
PROVO, UT 84604

MOORE, VICTORIA PIATTI (ET AL)
%MACIEL, MARY C
5284 HIDDENCREST CT
CONCORD, CA 94521

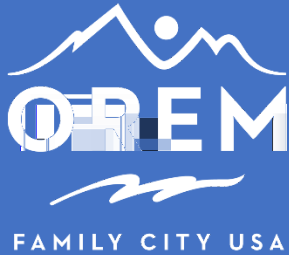
BURTON HOLDINGS LLC
6268 W ADONIS DR
HIGHLAND, UT 84003

NIUMEITOLU, LITIA M
9633 S GARNET DR
SANDY, UT 84094

HOLLAND, BRYAN J & TERESA K
12276 MANNIX RD
SAN DIEGO, CA 92129

PINEHURST 202 LLC
14773 S SUMMIT RIDGE DR
HERRIMAN, UT 84096

REYES, JOSE A (ET AL)
27987 LOST SPRINGS RD
CANYON COUNTRY, CA 91387



Administrative

Planning Commission

August 21, 2024

Item 3.3

Prepared By:
Ailin Leon

Applicant:
Tamarak Design
Build

PRELIMINARY PLAT – APPROVING THE PRELIMINARY PLAT OF ACADIA HEIGHTS PLAT A AND B LOCATED GENERALLY AT 1430 SOUTH 400 WEST IN THE R12 AND R8 ZONE.

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at Utah.gov/pmn
- 437 notices were mailed out to residents within 500 feet of the property

SITE INFORMATION:

- General Plan Designation: Low Density Residential
- Current Zone: **R8, R12**
- Acreage: **13.40**
- Neighborhood:

Lakeview

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone.

BACKGROUND: The applicant is Proposing to subdivide one large lot into 24 buildable lots with room for development in the future. Some lots are in the R12 zone with the minimum lot size requirement of 12,000 Sqft and some are in the R8 zone with the minimum lot size of 8,000 Sqft. All the lots comply with the Orem City code requirements.

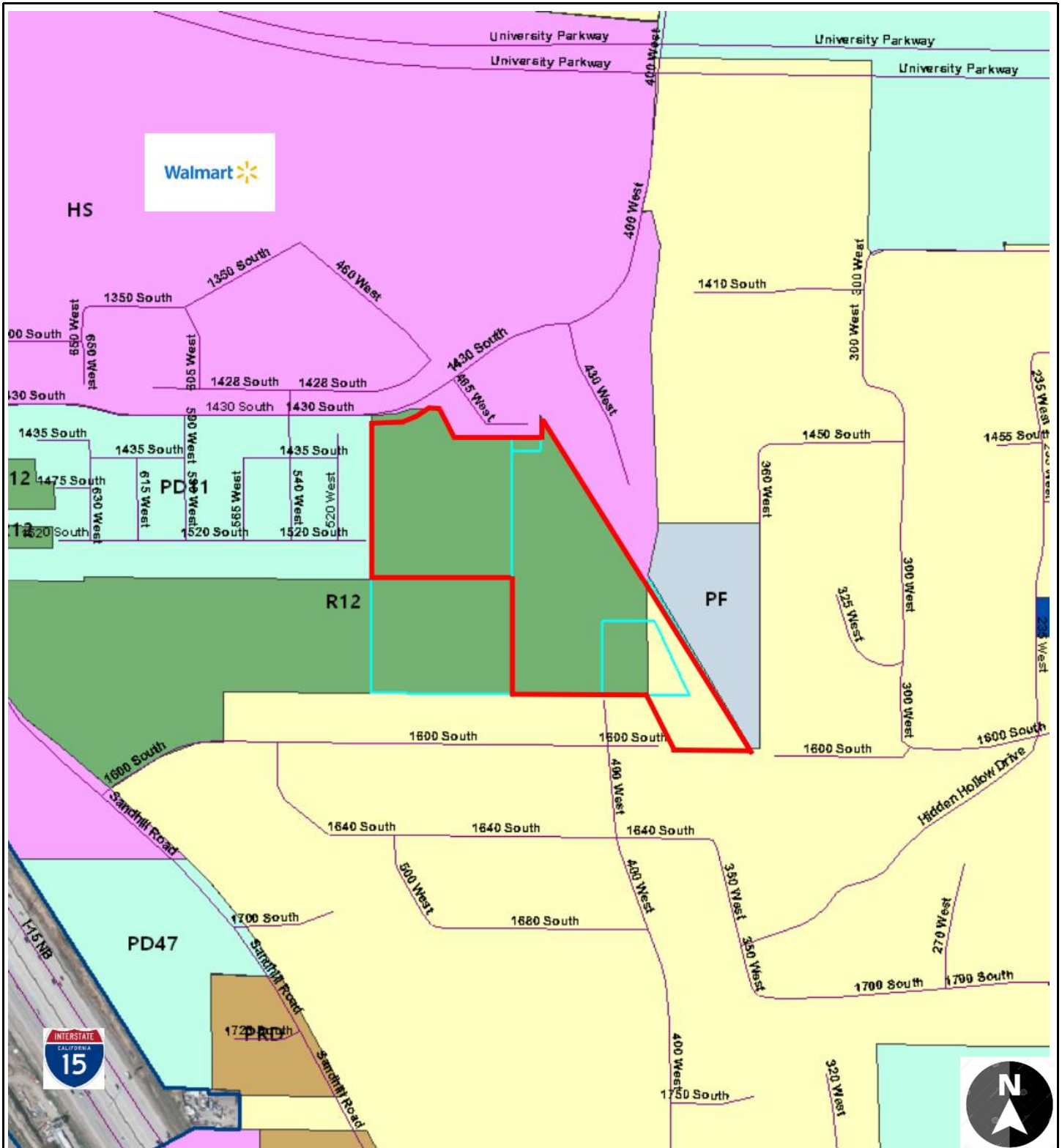
RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone.



Walmart



Acadia Heights Plat A



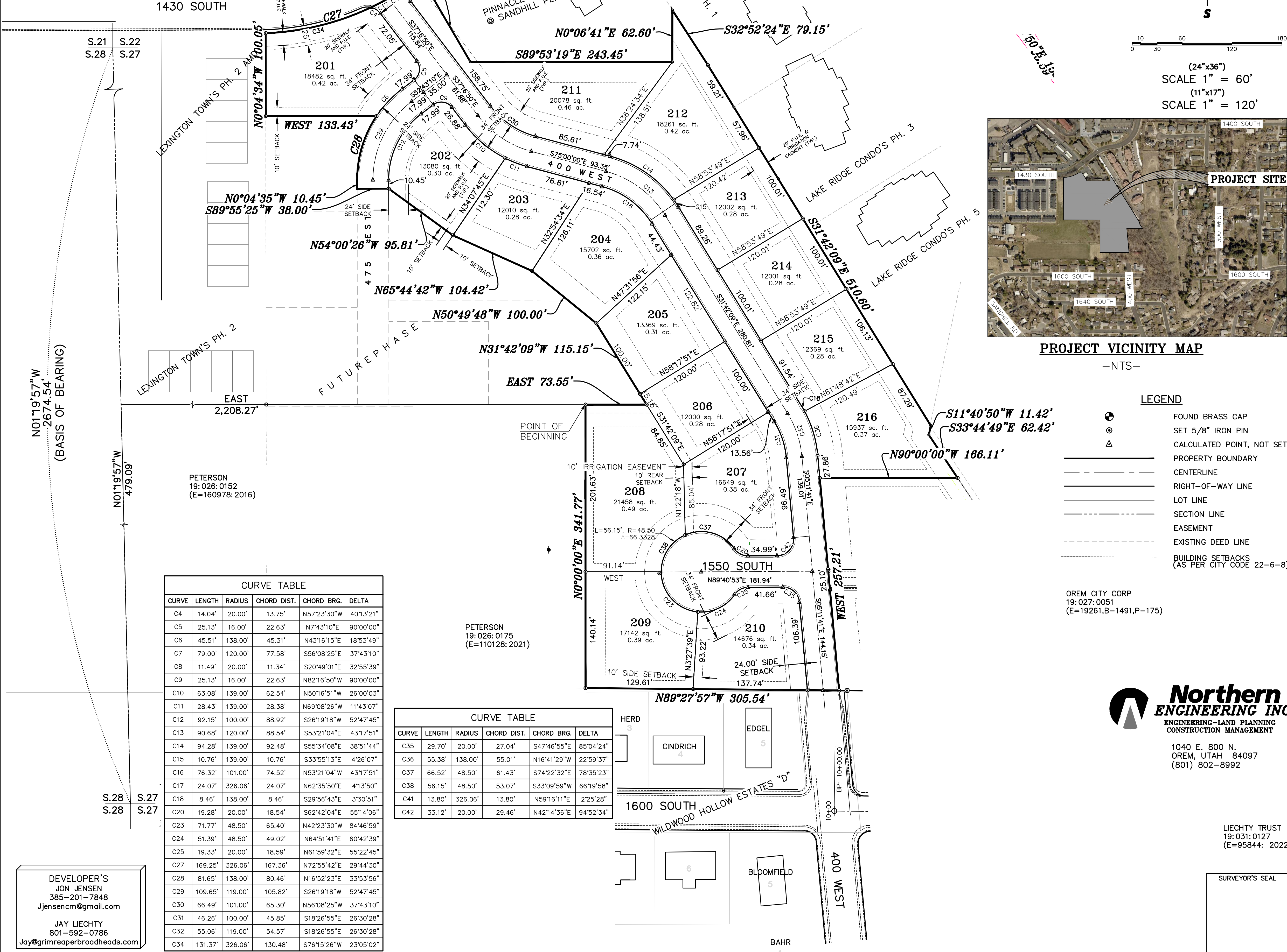
Legend

Preliminary Plat
Zone: R12
Acres: 6.92

NEIGHBORHOOD
Lakeview

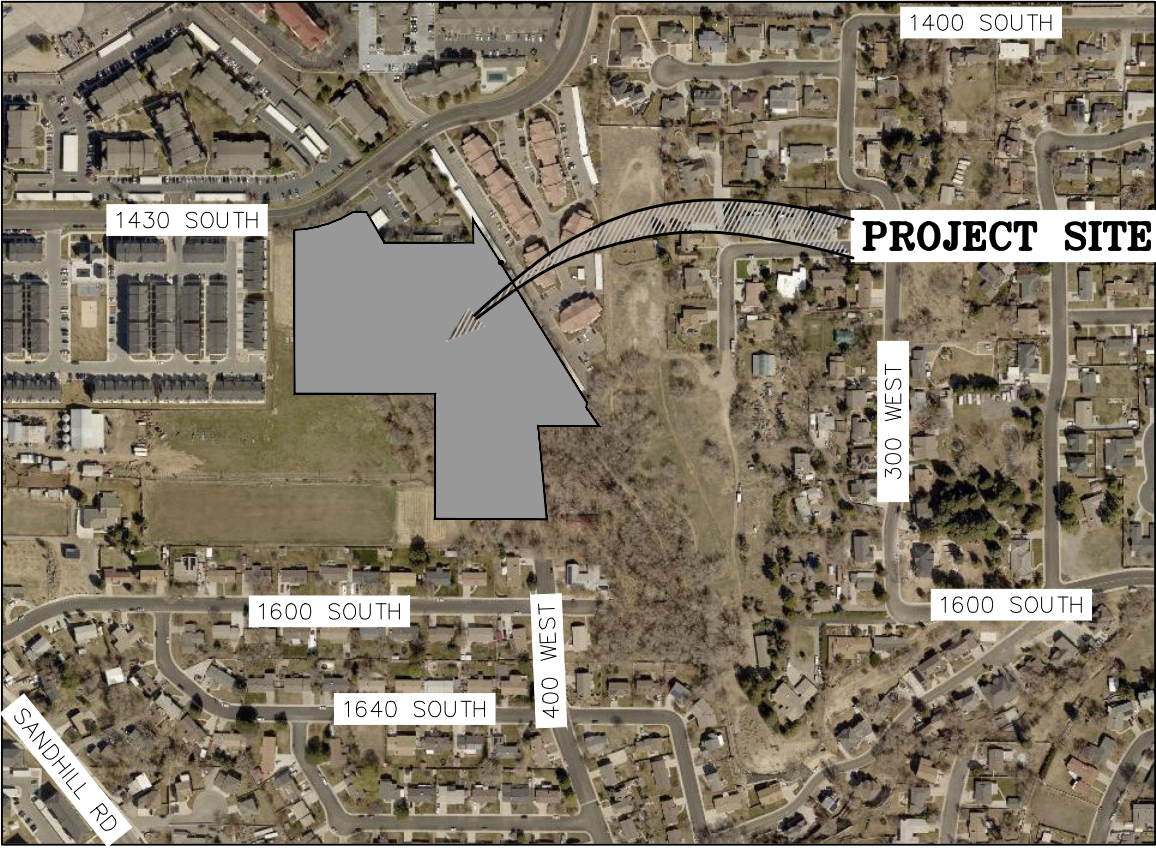
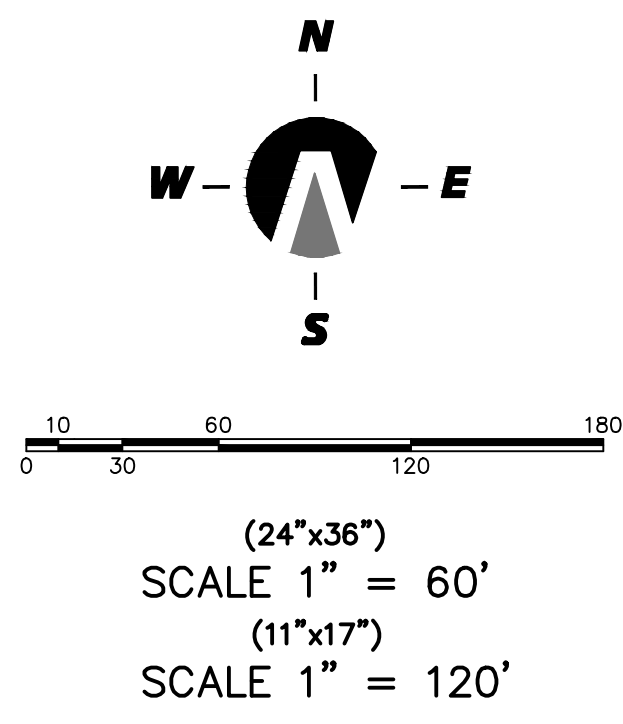
 1430 S 400 West
 Parcels

AREA TABLE				
AREAS	SQ.FT.	ACRES	%	UNIT
LOT	245224	5.63	61.53	16
HARDSCAPE ROW	56434	1.29	14.10	0
FUTURE AREA	97048	2.23	24.37	---
TOTAL	398706	9.15	100.00	16



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C4	14.04'	20.00'	13.75'	N57°23'30"W	40°13'21"
C5	25.13'	16.00'	22.63'	N7°43'10"E	90°00'00"
C6	45.51'	138.00'	45.31'	N43°16'15"E	18°53'49"
C7	79.00'	120.00'	77.58'	S56°08'25"E	37°43'10"
C8	11.49'	20.00'	11.34'	S20°49'01"E	32°55'39"
C9	25.13'	16.00'	22.63'	N82°16'50"W	90°00'00"
C10	63.08'	139.00'	62.54'	N50°16'51"W	26°00'03"
C11	28.43'	139.00'	28.38'	N69°08'26"W	11°43'07"
C12	92.15'	100.00'	88.92'	S26°19'18"W	52°47'45"
C13	90.68'	120.00'	88.54'	S53°21'04"E	43°17'51"
C14	94.28'	139.00'	92.48'	S55°34'08"E	38°51'44"
C15	10.76'	139.00'	10.76'	S33°55'13"E	4°26'07"
C16	76.32'	101.00'	74.52'	N53°21'04"W	43°17'51"
C17	24.07'	326.06'	24.07'	N62°35'50"E	41°3'50"
C18	8.46'	138.00'	8.46'	S29°56'43"E	3°30'51"
C20	19.28'	20.00'	18.54'	S62°42'04"E	55°14'06"
C23	71.77'	48.50'	65.40'	N42°23'30"W	84°46'59"
C24	51.39'	48.50'	49.02'	N64°51'41"E	60°42'39"
C25	19.33'	20.00'	18.59'	N61°59'32"E	55°22'45"
C27	169.25'	326.06'	167.36'	N72°55'42"E	29°44'30"
C28	81.65'	138.00'	80.46'	N16°52'23"E	33°53'56"
C29	109.65'	119.00'	105.82'	S26°19'18"W	52°47'45"
C30	66.49'	101.00'	65.30'	N56°08'25"W	37°43'10"
C31	46.26'	100.00'	45.85'	S18°26'55"E	26°30'28"
C32	55.06'	119.00'	54.57'	S18°26'55"E	26°30'28"
C34	131.37'	326.06'	130.48'	S76°15'26"W	23°05'02"

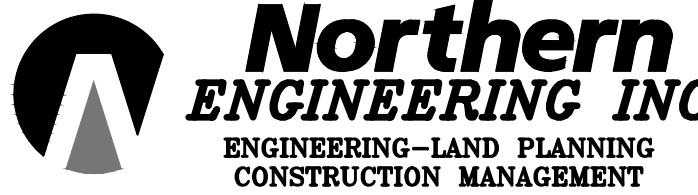
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C35	29.70'	20.00'	27.04'	S47°46'55"E	85°04'24"
C36	55.38'	138.00'	55.01'	N16°41'29"W	22°59'37"
C37	66.52'	48.50'	61.43'	S74°22'32"E	78°35'23"
C38	56.15'	48.50'	53.07'	S33°09'59"W	66°19'58"
C41	13.80'	326.06'	13.80'	N59°16'11"E	2°25'28"
C42	33.12'	20.00'	29.46'	N42°14'36"E	94°52'34"



PROJECT VICINITY MAP
-NTS-

LEGEND	
	FOUND BRASS CAP
	SET 5/8" IRON PIN
	CALCULATED POINT, NOT SET
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	BUILDING SETBACKS (AS PER CITY CODE 22-6-8)

OREM CITY CORP
19:027:0051
(E=19261,B=1491,P=175)



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

LIECHTY TRUST
19:031:0127
(E=95844: 2022)

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

Beginning at a point North 1°19'57" West along the section line 479.09 and East 2,208.27 feet from the West Quarter Corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East 73.55 feet; thence North 31°42'09" West 15.15 feet; thence North 31°42'09" West 115.15 feet; thence North 50°49'48" West 100.00 feet; thence North 65°44'42" West 104.42 feet; thence North 54°00'26" West 95.81 feet; thence South 89°55'25" West 38.00 feet; thence North 00°04'35" West 10.45 feet; thence along an arc of a 138.00 foot radius curve to the right 81.65 feet (Chord bears North 16°52'23" East 80.96 feet;) West 133.43 feet; thence North 00°04'34" West 100.05 feet; thence along the south boundary of 1430 South Street along the arc of a 326.06 foot radius curve to the left 169.25 feet (chord bears North 72°55'42" East 167.36 feet); thence along Plat "A", Pinnacle Apartments at Sandhill Subdivision the following 4 courses and distances: thence South 89°49'57" East 37.91 feet; thence South 30°15'50" East 96.59 feet; thence South 89°53'19" East 243.45 feet; thence North 0°06'41" East 62.60 feet; thence South 32°52'24" East 79.15 feet; thence South 31°42'09" East 59.21 feet; thence South 31°42'09" East 451.39 feet; thence South 11°40'50" West 11.42 feet; thence South 33°44'49" East 62.42 feet; thence WEST 166.11 feet; thence South 5°11'41" East 257.21 feet; thence North 89° 27' 57" West 305.54 feet; thence North 341.77 feet to the point of beginning.

Containing 301,657 sq. ft. or 6.92 acres

OWNER'S DEDICATION

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

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

BY: _____ BY: _____

BY: _____ BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____, PERSONALLY APPEARED _____,
WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____ [MEMBER
WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____ A UTAH
LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING
AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

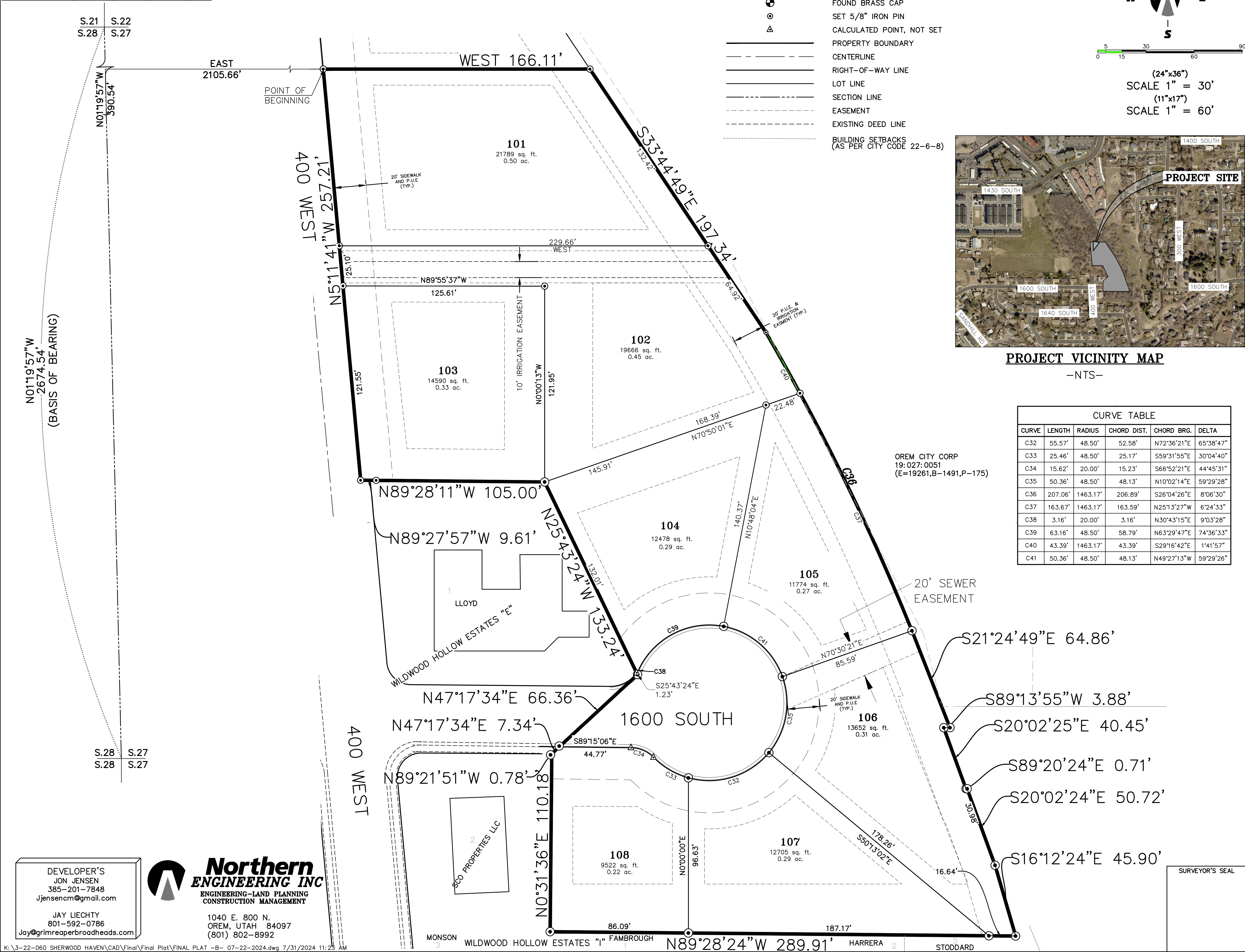
ACADIA HEIGHTS
FINAL PLAT "A"

LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE & MERIDIAN

OREM
SCALE: 1" = 60' FEET
UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP

AREA TABLE				
AREAS	SQ. FT.	ACRES	%	UNIT
LOT	116174	2.67	93.36	8
HARDSCAPE ROW	8434.67	0.19	6.64	0
TOTAL	124609	2.86	100.00	8



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

Beginning at a point North 1°19'57" West along the section line 390.54 and East 2105.66 feet from the West Quarter Corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East 166.11 feet; thence along the West Union Canal the following courses and distances: South 33°44'49" East 197.34 feet; along the arc of a 1463.17 foot radius curve to the right 207.06 feet (chord bears South 26°04'26" East 206.89 feet); thence South 21° 24' 49" East 64.86 feet; thence South 89° 13' 55" West 3.88 feet; thence South 20° 02' 25" East 40.45 feet; thence South 89° 20' 24" East 0.71 feet; thence South 20° 02' 24" East 50.72 feet; thence South 16° 12' 24" East 45.90 feet; thence North 89° 28' 24" West 289.91 feet; thence North 0° 31' 36" East 110.18 feet; thence North 89° 21' 51" West 0.78 feet; thence North 47° 17' 34" East 7.34 feet; thence North 47° 17' 34" East 66.36 feet; thence along Lot 1, Plat "E", Wildwood Hollow Estates Subdivision the following 2 courses and distances: North 25° 43' 24" West 133.24 feet; North 89° 28' 11" West 105.00 feet; thence North 89° 27' 57" West 9.61 feet; thence North 5° 11' 41" West 257.21 feet to the point of beginning.

Containing 124609 sq. ft. or 2.86 acres

OWNER'S DEDICATION

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

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

BY: _____ BY: _____

BY: _____ BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

**ACADIA HEIGHTS
FINAL PLAT "B"**

LOCATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE & MERIDIAN

OREM _____ UTAH COUNTY, UTAH

SCALE: 1" = 30' FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	UTAH COUNTY RECORDER STAMP

DEVELOPER'S
JON JENSEN
385-201-7848
Jjensencm@gmail.com

JAY LIECHTY
801-592-0786
Jay@grimreaperbroadheads.com

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

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

City of Orem Agreement No. _____

AGREEMENT

This Agreement is executed in duplicate this _____ day of _____ by and between the City of Orem, a municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057 (hereinafter referred to as the "City"), and Sandhill OP1, LLC, a Utah company with its offices located at PO BOX 970271, OREM, UT 84097. (Hereinafter referred to as "Sandhill OP1").

RECITALS

WHEREAS Sandhill OP1 will install improvements for the Acadia Heights Subdivision; and

WHEREAS a new 8" sewer line will be installed to the East of the soon to be constructed 1600 South roadway/cul-de-sac which is east of 400 West and is owned by the City, and connects to the Acadia Heights Subdivision improvements; and

WHEREAS the City desires to perform construction work to complete an 8" sewer line extension from the new cul-de-sac east of 1600 South and 400 West intersection to the property line east of the stated cul-de-sac to provide sewer services to properties to the east of Acadia Heights Subdivision (hereinafter referred to as the "Project"); and

WHEREAS the Project includes the construction of 128 feet of 8" sewer line and a 5-foot diameter sewer manhole; and

WHEREAS Sandhill OP1 is constructing the sewer line in 1600 South as part of the Acadia Heights Subdivision; and

WHEREAS the City can save on mobilization costs by hiring Sandhill OP1 who will already be doing construction of a new 8" sewer line in 1600 South; and

WHEREAS Sandhill OP1 has provided the City with a bid for the Project; and

WHEREAS the City has determined that the proposal submitted by Sandhill OP1 is advantageous to the City; and

WHEREAS the City desires to accept the proposal of Sandhill OP1; and

WHEREAS Sandhill OP1 is willing and able to begin work on the Project immediately and to complete the Project in an expeditious manner; and

WHEREAS the City and Sandhill OP1 desire to set forth their respective rights and responsibilities in this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the mutual covenants of the parties as hereinafter set forth, the City and Sandhill OP1 mutually agree as follows:

1. Construction of 8" Sewer Line Extension Project. Sandhill OP1 shall install 128 feet of 8" Sewer Line and 5-foot diameter manhole improvements as shown in the following documents which are incorporated herein by reference. "Item 1" showing the project location as Exhibit "A", and "Item 2" showing the contractor bid is attached hereto as Exhibit "B".

2. Compensation.

2.1 Payment. Upon completion of the Project, the City shall pay compensation to Sandhill OP1 in the amount of TWENTY-TWO THOUSAND SEVEN HUNDRED AND SEVENTY-SEVEN DOLLARS 44/100 (\$22,777.44). This amount shall be the total compensation due to Sandhill OP1. Payment shall be made within fifteen (15) days of the City's receipt of Sandhill OP1's invoice.

2.2 ACH Payment Only. All payments owed by the City under this agreement shall be made using automated clearinghouse ("ACH") bank transfers. The City will not make payments using checks, credit cards, or other means beyond an ACH transfer. Contractor agrees to provide the City with the information necessary for an ACH transfer and authorizes the City to make payments to Contractor through ACH transfers.

3. Time for Construction and Completion. The work of the 8" Sewer Line and 5-foot diameter manhole shall be completed by October 15, 2025.

4. Warranty. Sandhill OP1 warrants to the City that all parts and materials used will be of good quality and new unless otherwise required or permitted by the City and that all labor will be performed in a workmanlike manner and will be free from faults and defects. Sandhill OP1 shall replace or repair any faults or defects that are due to a defect in materials or workmanship and which are discovered within two years after completion of the Project.

5. Building Permits. Sandhill OP1 shall be responsible for obtaining any required building permits and all required building inspections necessary for the performance of the Project as may be required by the City Building Department. All work shall comply with the current building code and City of Orem Construction Standards and Specifications. Sandhill OP1 shall be responsible to coordinate all inspections and submittals.

6. Insurance Requirements.

7.1. Types. Sandhill OP1 shall procure and maintain the following types of insurance for the duration of this Project. Any subcontractor hired by Sandhill OP1 to perform the Project shall also meet these insurance requirements.

7.1.1 . **Commercial General Liability.** Commercial General Liability (CGL) insurance with coverage that is at least as broad as the Insurance Services Office Commercial General Liability coverage (occurrence form).

7.1.2. Business Auto. Business Auto insurance with coverage that is at least as broad as the Insurance Services Office Business Auto Coverage form.

7.1.3. Workers' Compensation and **Employer's Liability.** Workers' Compensation insurance as required by the State of Utah and Employer's Liability Insurance.

7.2. Coverage Limits. Sandhill OP1's required insurance shall have the following minimum coverage limits:

- 7.2.1. **Commercial General Liability.** \$2,000,000.00 combined single limit per occurrence for bodily injury, personal injury and property damage. If the policy contains a general aggregate limit, the general aggregate limit must apply separately to this Agreement or the general aggregate limit shall be \$3,000,000.00.
- 7.2.2. Business Auto. \$2,000,000.00 combined single limit per accident for bodily injury and property damage. "Any auto" coverage is required.
- 7.2.3. **Workers' Compensation and Employer's Liability.** Workers' Compensation as required by the State of Utah and \$1,000,000.00 per accident for Employer's Liability.
- 7.3. Deductibles. Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, the City may require that:
- 7.3.1. The insurer reduce or eliminate the deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or
- 7.3.2. Sandhill OP1 shall procure a bond or letter of credit guaranteeing payment of any deductibles or self-insured retentions.
- 7.4. **Policy Provisions.** The policies shall contain, or be endorsed to contain, the following provisions:
- 7.4.1. Additional Insured. The City and its officers, officials, elected representatives, employees and volunteers shall be listed as additional insureds under the CGL and Automobile Liability policies. The coverage shall contain no special limitations on the scope of protection afforded to the City, Sandhill OP1 and their respective officers, officials, elected representatives, employees, or volunteers.
- 7.4.2. **Primary Insurance.** Sandhill OP1's insurance coverage shall be primary insurance. Any insurance or self-insurance maintained by the City shall be excess of Sandhill OP1's insurance and shall not contribute with it.
- 7.4.3. **Reporting.** Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, elected representatives, employees or volunteers.
- 7.4.4. Separate Application. Sandhill OP1's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- 7.4.5. Waiver of Subrogation. The insurers shall waive, in writing, all rights of subrogation against the City, its officers, officials, elected representatives, employees and volunteers for losses arising from Sandhill OP1's actions in performing (or failing to perform) this Agreement.
- 7.4.6. Cancellation. Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail has been given to the City. If required insurance lapses, the City shall have the option of:
- 7.4.6.1. Purchasing the insurance on behalf of Sandhill OP1 and deducting the insurance costs from the amount owed to Sandhill OP1; or
- 7.4.6.2. Terminating this Agreement.
- 7.5. Best's Rating. Each insurer shall have a Best's rating of A-: VII or better. Insurers must maintain the A-: VII or better rating for the entire term of this Agreement.
- 7.6. Certificates of Insurance. Sandhill OP1 shall provide the City with certificates of insurance and with original endorsements effecting coverage required. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements shall be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time. Sandhill OP1 shall obtain certificates of insurance from its subcontractors and provide copies of such to the City upon the City's request.
- 7.7. Subcontractors. Sandhill OP1 shall include any subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for

subcontractors shall be subject to all of the requirements stated herein.

7.8. Insurance Coverage. The City does not represent that the insurance coverage specified herein (whether in scope or amounts of coverage) is adequate to protect the obligations of Sandhill OP1 or its subcontractors, and Sandhill OP1 and its subcontractors shall be solely responsible for any deductibles and deficiencies thereof.

7. Indemnification. Sandhill OP1 shall indemnify and hold the City and its officers, officials, elected representatives, employees, agents and volunteers harmless from and against all claims, damages, losses and expenses, and costs arising out of or resulting from Sandhill OP1's acts or failures to act in performing this Agreement and completing the Project. Sandhill OP1 shall not be liable for the City's own negligent acts.

8. Lawful Agreement. The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their respective operations.

9. Utah Law. This Agreement shall be interpreted pursuant to the laws of the State of Utah.

10. Time of the Essence. Time shall be of the essence of this Agreement.

11. Interpretation. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other genders. Any paragraph or section headings in this Agreement are for convenience only, and do not constitute a part of the provisions hereof.

12. Amendments. No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement.

13. No Presumption. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents, prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

14. Binding Effect. This Agreement shall be binding upon the heirs, executors, administrators, successors, and assigns of each of the parties hereto.

15. Limitation of Liability. Neither party shall be liable to the other for any special, indirect, incidental, consequential, punitive or exemplary damages, including, but not limited to, lost profits, even if such party has knowledge of the possibility of such damages.

16. Electronic Transaction and Signature. Each party agrees that this transaction may be conducted by electronic means. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such a record, including facsimile or email electronic signatures.

SIGNED AND ENTERED INTO THIS _____ day _____ 2024.

City of
Orem
By:

Brenn D. Bybee, Acting City Manager

ATTEST:

Teresa McKittrick, City Recorder

Sandhill OP1 By:

Name and Title

STATE OF UTAH) COUNTY OF
UTAH) ¹ SS.

The foregoing was acknowledged before me
this _____ day of _____, 2024, as
the _____

of Sandhill OP1 who acknowledged that he/she executed this agreement on behalf of Sandhill OP1

Notary Public
(Seal)

My Commission Expires:

Residing at:

EXHIBIT “A”

The site plan for Wildwood Hollow Estates "D" shows a residential development with lots numbered 2 through 108. The plan includes several streets: 1600 SOUTH, 400 WEST, and WILDWOOD. Key features include:

- Lot 103:** 14590 sq. ft. (0.33 ac.).
- Lot 104:** 12479 sq. ft. (0.28 ac.).
- Lot 105:** 31760 sq. ft. (0.73 ac.).
- Lot 106:** 13666 sq. ft. (0.31 ac.).
- Lot 107:** 12705 sq. ft. (0.29 ac.).
- Lot 108:** 9525 sq. ft. (0.22 ac.).
- Lot 109:** 17142 sq. ft. (0.39 ac.).
- Lot 110:** 12478 sq. ft. (0.29 ac.).
- Lot 111:** 19666 sq. ft. (0.45 ac.).
- Lot 112:** 13666 sq. ft. (0.31 ac.).
- Lot 113:** 12705 sq. ft. (0.29 ac.).
- Lot 114:** 12479 sq. ft. (0.28 ac.).
- Lot 115:** 12478 sq. ft. (0.29 ac.).
- Lot 116:** 12478 sq. ft. (0.29 ac.).
- Lot 117:** 12478 sq. ft. (0.29 ac.).
- Lot 118:** 12478 sq. ft. (0.29 ac.).
- Lot 119:** 12478 sq. ft. (0.29 ac.).
- Lot 120:** 12478 sq. ft. (0.29 ac.).
- Lot 121:** 12478 sq. ft. (0.29 ac.).
- Lot 122:** 12478 sq. ft. (0.29 ac.).
- Lot 123:** 12478 sq. ft. (0.29 ac.).
- Lot 124:** 12478 sq. ft. (0.29 ac.).
- Lot 125:** 12478 sq. ft. (0.29 ac.).
- Lot 126:** 12478 sq. ft. (0.29 ac.).
- Lot 127:** 12478 sq. ft. (0.29 ac.).
- Lot 128:** 12478 sq. ft. (0.29 ac.).
- Lot 129:** 12478 sq. ft. (0.29 ac.).
- Lot 130:** 12478 sq. ft. (0.29 ac.).
- Lot 131:** 12478 sq. ft. (0.29 ac.).
- Lot 132:** 12478 sq. ft. (0.29 ac.).
- Lot 133:** 12478 sq. ft. (0.29 ac.).
- Lot 134:** 12478 sq. ft. (0.29 ac.).
- Lot 135:** 12478 sq. ft. (0.29 ac.).
- Lot 136:** 12478 sq. ft. (0.29 ac.).
- Lot 137:** 12478 sq. ft. (0.29 ac.).
- Lot 138:** 12478 sq. ft. (0.29 ac.).
- Lot 139:** 12478 sq. ft. (0.29 ac.).
- Lot 140:** 12478 sq. ft. (0.29 ac.).
- Lot 141:** 12478 sq. ft. (0.29 ac.).
- Lot 142:** 12478 sq. ft. (0.29 ac.).
- Lot 143:** 12478 sq. ft. (0.29 ac.).
- Lot 144:** 12478 sq. ft. (0.29 ac.).
- Lot 145:** 12478 sq. ft. (0.29 ac.).
- Lot 146:** 12478 sq. ft. (0.29 ac.).
- Lot 147:** 12478 sq. ft. (0.29 ac.).
- Lot 148:** 12478 sq. ft. (0.29 ac.).
- Lot 149:** 12478 sq. ft. (0.29 ac.).
- Lot 150:** 12478 sq. ft. (0.29 ac.).
- Lot 151:** 12478 sq. ft. (0.29 ac.).
- Lot 152:** 12478 sq. ft. (0.29 ac.).
- Lot 153:** 12478 sq. ft. (0.29 ac.).
- Lot 154:** 12478 sq. ft. (0.29 ac.).
- Lot 155:** 12478 sq. ft. (0.29 ac.).
- Lot 156:** 12478 sq. ft. (0.29 ac.).
- Lot 157:** 12478 sq. ft. (0.29 ac.).
- Lot 158:** 12478 sq. ft. (0.29 ac.).
- Lot 159:** 12478 sq. ft. (0.29 ac.).
- Lot 160:** 12478 sq. ft. (0.29 ac.).
- Lot 161:** 12478 sq. ft. (0.29 ac.).
- Lot 162:** 12478 sq. ft. (0.29 ac.).
- Lot 163:** 12478 sq. ft. (0.29 ac.).
- Lot 164:** 12478 sq. ft. (0.29 ac.).
- Lot 165:** 12478 sq. ft. (0.29 ac.).
- Lot 166:** 12478 sq. ft. (0.29 ac.).
- Lot 167:** 12478 sq. ft. (0.29 ac.).
- Lot 168:** 12478 sq. ft. (0.29 ac.).
- Lot 169:** 12478 sq. ft. (0.29 ac.).
- Lot 170:** 12478 sq. ft. (0.29 ac.).
- Lot 171:** 12478 sq. ft. (0.29 ac.).
- Lot 172:** 12478 sq. ft. (0.29 ac.).
- Lot 173:** 12478 sq. ft. (0.29 ac.).
- Lot 174:** 12478 sq. ft. (0.29 ac.).
- Lot 175:** 12478 sq. ft. (0.29 ac.).
- Lot 176:** 12478 sq. ft. (0.29 ac.).
- Lot 177:** 12478 sq. ft. (0.29 ac.).
- Lot 178:** 12478 sq. ft. (0.29 ac.).
- Lot 179:** 12478 sq. ft. (0.29 ac.).
- Lot 180:** 12478 sq. ft. (0.29 ac.).
- Lot 181:** 12478 sq. ft. (0.29 ac.).
- Lot 182:** 12478 sq. ft. (0.29 ac.).
- Lot 183:** 12478 sq. ft. (0.29 ac.).
- Lot 184:** 12478 sq. ft. (0.29 ac.).
- Lot 185:** 12478 sq. ft. (0.29 ac.).
- Lot 186:** 12478 sq. ft. (0.29 ac.).
- Lot 187:** 12478 sq. ft. (0.29 ac.).
- Lot 188:** 12478 sq. ft. (0.29 ac.).
- Lot 189:** 12478 sq. ft. (0.29 ac.).
- Lot 190:** 12478 sq. ft. (0.29 ac.).
- Lot 191:** 12478 sq. ft. (0.29 ac.).
- Lot 192:** 12478 sq. ft. (0.29 ac.).
- Lot 193:** 12478 sq. ft. (0.29 ac.).
- Lot 194:** 12478 sq. ft. (0.29 ac.).
- Lot 195:** 12478 sq. ft. (0.29 ac.).
- Lot 196:** 12478 sq. ft. (0.29 ac.).
- Lot 197:** 12478 sq. ft. (0.29 ac.).
- Lot 198:** 12478 sq. ft. (0.29 ac.).
- Lot 199:** 12478 sq. ft. (0.29 ac.).
- Lot 200:** 12478 sq. ft. (0.29 ac.).

Other features include:

- Streets:** 1600 SOUTH, 400 WEST, WILDWOOD, WILDWOOD HOLLOW ESTATES "D".
- Utility Connections:** CONNECT TO EXIST WATER MAIN, EX. RIM= 4610.91, EX. INV. OUT= 4601.00, INV. IN (N.E.)= 4601.20.
- Structures:** VIERTEL, HERD, CINDRICH, LLOYD, BLOOMFIELD, WILDWOOD.
- Other:** 1600 SOUTH, 400 WEST, WILDWOOD, WILDWOOD HOLLOW ESTATES "D".

EXHIBIT “B”

Item	Description	QTY	UNITS	\$/LF	Total
172	8" PVC SDR 35 Sewer Main	128	LF	\$75.00	\$9,600.00
175	60" Sanitary Sewer	1	EA CH	\$7,068	\$7,068.15

	Manhole				
177	Import Trench Backfill	30 0	TO N	\$2 0.3 6	\$6,1 09.2 9
				Su bto tal	\$22, 777. 44



City Council Chambers, 56 N State Street

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

ACADIA HEIGHTS - Preliminary Plat - Approving the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone. The applicant is proposing to add 24 single family homes meeting the R12 and R8 zone requirements.

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

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

EVENSON, SPENCER M
9 TERRILL DR
CALIFON, NJ 07830

Planning Commission
Wed, Aug 21, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

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Preliminary Plats: 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.

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

Planning Commission
Wed, Aug 21, 2024
4:30 pm



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



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

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

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

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

SMITH, STAFFORD
PO BOX 1896
IDAHO FALLS, ID 83403

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

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

SHERWOOD HAVEN LLC
PO BOX 51155
PROVO, UT 84605

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

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

EVENSON, SPENCER M
9 TERRILL DR
CALIFON, NJ 07830

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

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

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

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

COMMON AREA
100 E CENTER
PROVO, UT 84601

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

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

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

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

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

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

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

MCCOARD, PAUL
173 S LAKESHORE DR
PROVO, UT 84601

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

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

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

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

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ANDERSON, LINDSEY
412 W 1680 S
OREM, UT 84058

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

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

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

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

LYNN, JUSTIN
424 W 1680 S
OREM, UT 84058

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#314
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#315
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUSBY, SUE E (ET AL)
--OR CURRENT RESIDENT--
442 W 1430 SOUTH UNIT#119
OREM, UT 84058

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

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

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

BUSBY, SUE E (ET AL)
--OR CURRENT RESIDENT--
442 W 1430 SOUTH UNIT#219
OREM, UT 84058

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

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

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

BUSBY, SUE E (ET AL)
--OR CURRENT RESIDENT--
442 W 1430 SOUTH UNIT#319
OREM, UT 84058

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

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

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

BUSBY, SUE E (ET AL)
--OR CURRENT RESIDENT--
442 W 1430 SOUTH UNIT#419
OREM, UT 84058

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

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

CHIEF HOLDINGS LLC
445 S 360 W
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

TROUT, THOMAS
500 W 1640 S
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FOLLOW SPOT PROPERTIES LLC
530 W 300 S
OREM, UT 84058

WOOD, GABE
530 W 1600 S
OREM, UT 84058

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

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

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

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

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

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

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

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

CHALK CREEK RENTALS LLC
545 W 1430 S
OREM, UT 84058

RICHARDS, GARY & CIDNE
--OR CURRENT RESIDENT--
547 W 1520 SOUTH
OREM, UT 84058

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

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

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

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

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

WADE, MICHAEL
557 W 1520 S
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

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

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

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

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

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

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

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

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

1440 SOUTH LLC
965 N 790 E
LEHI, UT 84043

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

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

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

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

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

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

CORLESS DIVERSIFIED
CORPORATION
1118 N STATE RD 198
SALEM, UT 84653

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

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

JENN GALE
1144 E 920 N
OREM, UT 84097

JOHNSON, RAND LEE & EVELYN (ET
AL)
1146 E 965 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

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

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

AJAC-3 LLC
1236 GOLDSMITH DR
LITTLETON, CO 80126

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

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

MANNA INVESTMENT LLC
1340 N 239 W
OREM, UT 84057

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHRISTENSEN, H JARED & KAMI B
(ET AL)
1424 S 590 E
SALEM, UT 84653

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

POLGAR, EDGAR
1433 S 430 W
OREM, UT 84058

JOHNSON, RAND LEE & EVELYN (ET
AL)
--OR CURRENT RESIDENT--
1434 S 430 WEST
OREM, UT 84058

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

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

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

NEVES, CHAD
1437 S 520 W
OREM, UT 84058

CHRISTENSEN, H JARED & KAMI B
(ET AL)
--OR CURRENT RESIDENT--
1438 S 430 WEST
OREM, UT 84058

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

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

1440 SOUTH LLC
--OR CURRENT RESIDENT--
1440 S 430 WEST
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

ALLEN, TATE
1445 S 520 W
OREM, UT 84058

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

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

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

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

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

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

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

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

LAI ENTERPRISES LLC
1449 S 565 W
OREM, UT 84058

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

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

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

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

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

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

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

GAO, SIQI (ET AL)
--OR CURRENT RESIDENT--
1455 S 430 WEST
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

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

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

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

JOHNSON, EVELYN & RAND LEE (ET AL)
1463 S 430 W
OREM, UT 84058

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

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

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

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

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

JOHNSON, RAND LEE & EVELYN (ET AL)
--OR CURRENT RESIDENT--
1467 S 430 WEST
OREM, UT 84058

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

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

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

MORGAN, SUJITRA
1469 S 430 W
OREM, UT 84058

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

WHIMPLE, GARETT P (ET AL)
1470 S 430 W
OREM, UT 84058

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

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

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

SECRIST, BAILEY
1472 S 520 W
OREM, UT 84058

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

ANDERSON, RANDALL R & TRACI H
1473 S 520 W
OREM, UT 84058

LUCAS, BLAIR K & DENA L (ET AL)
--OR CURRENT RESIDENT--
1474 S 430 WEST
OREM, UT 84058

ATWOOD, MICHAEL R & MARILYN M
(ET AL)
--OR CURRENT RESIDENT--
1475 S 430 WEST
OREM, UT 84058

LEE, EUN SOOK
1475 S 540 W
OREM, UT 84058

CAZANAVE, REBECCA E & MICHAEL
A
--OR CURRENT RESIDENT--
1476 S 430 WEST
OREM, UT 84058

HERNANDEZ, PEDRO CRESPIN (ET AL)
1476 S 540 W
OREM, UT 84058

BARROW, TRISTAN M
1477 S 430 W
OREM, UT 84058

PARRISH, JOANNE (ET AL)
1478 S 360 W
OREM, UT 84058

EVENSON, SPENCER M
--OR CURRENT RESIDENT--
1478 S 430 WEST
OREM, UT 84058

MAC ENTERPRISES III LLC
--OR CURRENT RESIDENT--
1478 S 520 WEST
OREM, UT 84058

SALMON, STEVE & STEPHANIE
1479 S 360 W
OREM, UT 84058

ATWOOD, MICHAEL R & MARILYN M
(ET AL)
--OR CURRENT RESIDENT--
1479 S 430 WEST
OREM, UT 84058

JEWEL HOLDINGS LLC
--OR CURRENT RESIDENT--
1479 S 520 WEST
OREM, UT 84058

ROSAS, PEDRO RODRIGUEZ (ET AL)
1480 S 430 W
OREM, UT 84058

KJO RESIDENTIAL PROPERTIES LLC
--OR CURRENT RESIDENT--
1480 S 540 WEST
OREM, UT 84058

ROTHER, DAVID D & JANET I
1481 S 185 W
OREM, UT 84058

FERRIN, TRUDIE
1481 S 540 W
OREM, UT 84058

ROTHER, DAVID D & JANET I
--OR CURRENT RESIDENT--
1482 S 430 WEST
OREM, UT 84058

YANG, RUI (ET AL)
--OR CURRENT RESIDENT--
1482 S 520 WEST
OREM, UT 84058

MCCOARD, PAUL
--OR CURRENT RESIDENT--
1483 S 540 WEST
OREM, UT 84058

GRIFFITH, KENT G
--OR CURRENT RESIDENT--
1484 S 430 WEST
OREM, UT 84058

BLACKWOOD PROPERTIES LLC (ET
AL)
--OR CURRENT RESIDENT--
1484 S 540 WEST
OREM, UT 84058

WFH OREM LEXINGTON LLC
--OR CURRENT RESIDENT--
1485 S 520 WEST
OREM, UT 84058

MANGUM, WILLIAM ANTHONY &
CAROLYN ANN (ET AL)
--OR CURRENT RESIDENT--
1486 S 430 WEST
OREM, UT 84058

WANG, PING
1487 S 540 W
OREM, UT 84058

AJAC-3 LLC
--OR CURRENT RESIDENT--
1488 S 430 WEST
OREM, UT 84058

GORDON, KENNETH
1488 S 540 W
OREM, UT 84058

LAKE RIDGE 1490 A SERIES OF
CYESCOO LLC
--OR CURRENT RESIDENT--
1490 S 430 WEST
OREM, UT 84058

DE LA ROSA, LUIS A
1490 S 520 W
OREM, UT 84058

MDG HOLDINGS LLC
--OR CURRENT RESIDENT--
1491 S 565 WEST
OREM, UT 84058

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

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

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

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

HALL, JAZMYN
1497 S 565 W
OREM, UT 84058

CARDWELL, JACQUELINE
1498 S 430 W
OREM, UT 84058

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

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

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

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

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

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

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

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

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

FOLLOW SPOT PROPERTIES LLC
--OR CURRENT RESIDENT--
1510 S 430 WEST
OREM, UT 84058

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

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

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

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

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

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

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

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

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

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

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

QUINONES, EMMANUEL CANDIANI
1520 S 430 W
OREM, UT 84058

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

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

JI, YANHUI
1523 S 430 W
OREM, UT 84058

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

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

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

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

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

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

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

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

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

LESA, ISABELLA
1534 S 430 W
OREM, UT 84058

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

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

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

KUCHAREK, PETER
1540 S 430 W
OREM, UT 84058

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

SKOUSEN, DANIEL
1544 S 325 W
OREM, UT 84058

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

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

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

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

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

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

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

BALLARD, MARK
1564 S 300 W
OREM, UT 84058

DLS #296 LLC
1565 S 300 W
OREM, UT 84058

ABEGG, RAINBOW
1574 S 300 W
OREM, UT 84058

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

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

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

SCO PROPERTIES LLC
1615 S 400 W
OREM, UT 84058

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

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

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

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

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

BAHR, HOWARD M & KATHLEEN S --OR CURRENT RESIDENT-- 1628 S 400 WEST OREM, UT 84058	ANDERSON, GRANT & BARBARA 1636 E ROLLING GREEN DR DRAPER, UT 84020	PINO, DEREK J & DEREK J (ET AL) 1640 WILDWOOD HOLLOW DR OREM, UT 84058
MASOUD, BAH A 1641 S 350 W OREM, UT 84058	DUDOVICH, TIMOTHY J 1647 S WILDWOOD HOLLOW OREM, UT 84058	FOGT, CHRIS & WILLIAM --OR CURRENT RESIDENT-- 1649 S 400 WEST OREM, UT 84058
CLUFF, ERIC R & JOAN M 1652 S 400 W OREM, UT 84058	DARIAS, DANIEL A (ET AL) 1652 S WILDWOOD HOLLOW DR OREM, UT 84058	SEIPEL, MICHAEL M & VERLA P 1653 S 350 W OREM, UT 84058
HILL, BRANDON T & JENAE A (ET AL) 1655 S 500 W OREM, UT 84058	CANEDO, EDUARDO J & SILVIA 1656 S 500 W OREM, UT 84058	BROWN, ADAM R & JANELLE K 1661 S 400 W OREM, UT 84058
COX, DAVID O & JUDY L 1662 S 350 W OREM, UT 84058	OCHOA, RAFAEL (ET AL) 1664 S WILDWOOD DR OREM, UT 84058	OCHOA, RAFAEL (ET AL) --OR CURRENT RESIDENT-- 1664 S WILDWOOD HOLLOW DR OREM, UT 84058
KONISHI, HARUHISA & PRISCILA 1665 S 350 W OREM, UT 84058	MAUGHAN, PETER JEFFERY 1675 S 400 W OREM, UT 84058	OLSON, BRANDON & JOLYNN 1676 S 350 W OREM, UT 84058
VELASQUEZ, MAXIMO A (ET AL) 1677 S 350 W OREM, UT 84058	LUKOWSKI, STEFAN & MIROSLAWA 1693 S 400 W OREM, UT 84058	MIKE CARPENTER 1734 NORTH 350 WEST OREM, UT 84057
LYNN, JUSTIN 1804 S COLUMBIA LN OREM, UT 84097	Y&H GROUPS LLC 1867 E 1050 S SPANISH FORK, UT 84660	GARY MCGINN 1888 NORTH 1350 WEST PROVO, UT 84604
LAKE RIDGE 1490 A SERIES OF CYESCOO LLC 1893 TUSCANY WY PLEASANT GROVE, UT 84062	GBT HOLDINGS LLC 1918 N 1350 W PROVO, UT 84604	1472 S LLC %NIELSON, MARGO & ROBERT 1963 S TERRACE DR OREM, UT 84097
RDLO STAS LLC 2038 E 9060 S SANDY, UT 84093	KOPLIN, MICHAEL DEE & MARY SUSAN 2451 STONE HAVEN LOOP LEHI, UT 84043	GRAVES, MARSHALL & JORDAN N 2501 W 300 N PROVO, UT 84601

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

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

CONTRUCTION MANAGEMENT AND
DEVELOPMENT
3115 E LION LN # 160
SALT LAKE CITY, UT 84106

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

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

BUSBY, SUE E (ET AL)
%BUSBY, SUE
6361 RANCHO PARK DR
SAN DIEGO, CA 92120

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

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

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

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

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

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

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

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

KA OREM HOTEL LLC
14232 S JEMMA DR
RIVERTON, UT 84065

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

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

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
August 7, 2024

The following items are discussed in these minutes:

- **Preliminary plat** - Approval of the Preliminary Plat for Phillips Orem, Plat A located generally at 477 North 1000 East in the R8 zone - Approved
- **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 - Approved
- **Site Plan** - approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone - Approved
- **Site Plan** - Approval of the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone - Approved
- **Site Plan** – Approving the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone - Approved
- **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) – Negative recommendation to City Council
- **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 - Negative recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

At 3:32 p.m. Chair Komen called the Study Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom), Planning Commission members; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Associate Planner; Cheryl Vargas, Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; Gary McGinn, Legal Counsel; Emma Tenney, Planning Intern and David Spencer, City Council Liaison

Those excused: Ryan L. Clark, Assistant City Manager/ Development Services Director; John Dorny, Transportation Engineer;

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

The Commission and staff briefly reviewed agenda items and minutes from the July 17, 2024 meeting and adjourned at 4:22 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via zoom), Planning Commission members; Jason W. Bench, Assistant Development Services Director; Ailin Leon, Associate Planner; Cheryl Vargas, Planner;

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

DRAFT Planning Commission minutes for August 7, 2024

Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: Ryan L. Clark, Assistant City Manager/ Development Services Director; John Dorny, Transportation Engineer;

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



Agenda Item 3.1 is a request by Troy Andrus, for the Planning Commission to approve the Preliminary Plat for Phillips Orem, Plat A located generally at 477 North 1000 East in the R8 zone.

Staff Presentation: 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.

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

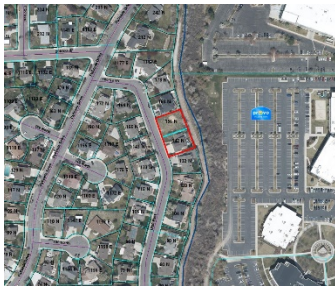
Chair Komen invited the applicant to come forward. Troy Andrus had nothing to add to the presentation.

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

Planning Commission Action: Mr. Hawkes moved to approve the Preliminary Plat of Phillips Orem, Plat “A” located generally at 477 North 1000 East in the R8 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.

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

Agenda Item 3.2 is a request by Michelle Cope for the Planning Commission to vacate Lots 5 and 6 of Breton Woods, Plat B and approve Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone.



Staff Presentation: 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 to vacate Lots 5 and 6 of Breton Woods, Plat B and approve Breton Woods, Plat G located generally at 142 North 1200 East in the R8 zone.

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

Chair Komen invited the applicant to come forward. Michelle Cope had nothing to add to the presentation.

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.

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

DRAFT Planning Commission minutes for August 7, 2024

Planning Commission Action: Mr. Carpenter moved to 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. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.

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

Agenda Item 3.3 is a request by Erica Zaugg, Development Services, for the Planning Commission to approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone.



Staff Presentation: 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.

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

Chair Komen invited the applicant to come forward. Erica Zaugg, Orem City Engineer, introduced herself and responded to a few questions the Planning Commission members had about the project.

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

Planning Commission Action: Mr. Erickson moved to approve the site plan for the 2024 Fire Training Facilities located generally at 1350 South 1600 West in the Public Facilities (PF) zone. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.

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

Agenda Item 3.4 is a request by Skip Dunn for the Planning Commission to approve the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone.

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Staff Presentation: 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.

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

Chair Komen invited the applicant to come forward. Skip Dunn introduced himself. He is doing a remodel and adding a building with additional square footage to the property.

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

Planning Commission Action: Mr. Hawkes moved to approve the site plan of Skip Dunn Investments located generally at 482 South Commerce Drive in the M2 zone. Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.5:** [\(click here for recording\)](#)

Agenda Item 3.5 is a request by Logan Johnson, Wright Development Group, for the Planning Commission approve the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone.

Mr. Crismon recused himself from participating in this item.



Staff Presentation: 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.

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

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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.

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

Ms. Komen asked a question regarding the entrance requirement. There was a discussion regarding the history of this project including the settlement agreement that was crafted between the City Council and Wright Development Group. Also the use of apartments vs condominiums was discussed.

Chair Komen invited the applicant to come forward. Logan Johnson, Wright Development Group introduced himself.

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. Erickson moved to approve the site plan for Orem Art Lofts located generally at 841 South State Street in the C2 zone. Mr. Runolfson seconded the motion. Those voting aye: Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via zoom). Mr. Carpenter abstained. The motion passed.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.6:** [\(click here for recording\)](#)

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Agenda Item 3.6 is a request by Skip Dunn for the Planning Commission to forward a recommendation to the City Council to 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).



Staff Presentation: 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.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a recommendation to the City Council to 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).

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

This project is being rezoned to a PD zone which will limit the uses that will be allowed in the zone. Heights and setbacks are listed with the text of the ordinance.

Chair Komen invited the applicant to come forward. Paul Washburn introduced himself. At the last meeting the C2 zone with too many uses was discussed. They were asked to limit those by using the PD zone. It was modeled after the Harmon's on 800 North development and this allows about 40% of the C2 zone uses. A masonry fence will be required between the commercial and residential properties.

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

Dennis Harrison
Roland Griffith
Chris Liechty
LuAnn Furner
Skip Dunn
Peggy Clark

Chair Komen closed the public hearing and 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.

Mr. Washburn responded to the questions that were raised in the Public Hearing.

Planning Commission Action: Mr. Crismon made a motion to continue this item to the August 21, 2024 meeting so the developer could meet with the residents of the area and work something out that they would all be happy with. Mr. Runolfson seconded the motion. Those voting aye: Jerry Crismon. Those voting nay: Mike Carpenter, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via zoom). The motion failed.

Planning Commission Action: Mr. Carpenter moved to forward a negative recommendation to the City Council to 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

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

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zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres. Mr. Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously. The Planning Commission recommends the City Council consider rezoning the property to the C3 zone.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.7**: ([click here for recording](#))

Agenda Item 3.7 is a request by Bryon Prince, Tri-Pointe Homes, for the Planning Commission to 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.



Staff Presentation: 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:

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

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

Chair Komen invited the applicant to come forward. Bryon Prince, Tri-Pointe Homes introduced himself. Mr. Prince explained the history of this development concept. He also discussed the input from the residents around the site and what they would like to see which is a single family home development. This is not an affordable housing development. Hales Engineering was hired to conduct a traffic impact study for this particular development. Lot sizes range from 4,400 square feet to about 12,000 square feet size.

There was a discussion about the size of lots, frontage and parking. Mr. Prince also had a slide presentation to illustrate and answer some of the questions asked. Ryan Hales, Hales Engineering, presented the findings from the traffic impact study.

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

Tyler Hammond
Dave Noble
Susan Hidley
Jonathan Anderson
Keith Youngquist
Dennis Clark
Jenne Anderson
Michael Nyman
Albert Clark
Zach Hartman
Brian Clark
Phillip Smith
Jan Eversole
Allen Kruetzkamp
Elaine Wilding
Steve
David Phillips
Jay Dearing

Chair Komen closed the public hearing and asked Mr. Prince to respond to the public comments made, and he did so.

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

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1 There was a discussion about the maximizing of the number of lots on this property and homes that fit more in the
2 neighborhood with less density. No accessory dwelling units would be allowed in this zone,
3

4 Chair Komen called for a motion on this item.
5

6 **Planning Commission Action:** Mr. Erickson moved to forward a negative recommendation to the City Council to
7 enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem
8 City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on
9 approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East. Mr.
10 Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes,
11 Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.
12

13 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for
14 a motion to approve the minutes of July 17, 2024. Mr. Hawkes moved to approve the meeting minutes for July 17,
15 2024. Mr. Runolfson seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson,
16 James Hawkes, Madeline Komen, Britton Runolfson and Haysam Sakar (via Zoom). The motion passed
17 unanimously.
18

19 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Carpenter moved to adjourn. Mr. Hawkes seconded the
20 motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen,
21 Britton Runolfson and Haysam Sakar (via Zoom). The motion passed unanimously.
22

23 **Adjourn:** 8:04 p.m.
24
25
26

27 Ryan L. Clark
28 Planning Commission Secretary
29
30

Approved: