



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
August 27, 2024

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

3:45 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

- 1 PRESENTATION - New Ambulance Show (15 min)**
Please meet in the library parking lot
- 2 PRESENTATION - 400 E 1600 N Phase 1 Concept and Estimate (30 min)**
Presenter: Taggart Bowen City Engineer and John Dorny, Traffic Engineer
- 3 PRESENTATION - Communication Survey Results (20 min)**
Presenter: Pete Wolfley, Communications Division Manager, PIO
- 4 PRESENTATION - Safe School Route Improvements (20 min)**
Presenter: Chris Tschirki, Public Works Director and John Dorny, Transportation Engineer
- 5 PRESENTATION - Cadet Program Kickoff (10 min)**
Presenter: Derek Spencer, Fire Division Chief
- 6 PRESENTATION - Donor Appreciation Gala (15 min)**
Presenter: Peter Wolfley, Communications Division Manager/PIO and Karina Eckern, City Events Manager

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

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

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

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

3. CALL TO ORDER
4. INVOCATION/INSPIRATIONAL THOUGHT: Theron Murphy
5. PLEDGE OF ALLEGIANCE: Jody Theron
6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL
 - 6.1 SWEARING IN - New Fire Captains**
Mike Hickman, Gordon Livingston, Steve Trejo, and Andrew Butler
 - 6.2 REPORT - Public Works Advisory Commission**

Presenter: Chris Tschirki, Public Works Director and the Public Works Advisory Commission Members

6.3 PROCLAMATION - Constitution Month (September 2024)

Presenter: Peter Wolfley, Communications Division Manager/ PIO

6.4 PRESENTATION - BABO Award Recipients

Presenter: Peter Wolfley, Communications Division Manager/PIO and Karina Eckern, City Events Manager

7. PERSONAL APPEARANCES – 15 MINUTES

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

8. CONSENT ITEMS

8.1 APPROVAL OF MEETING MINUTES

August 13, 2024

9. SCHEDULED ITEMS

9.1 Public Hearing – Ordinance - Enacting Section 22-11-67 PD54 (*Canyon Park Tech Center Redevelopment*) Zone, and Appendix AAA of the Orem City Code, and amending 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.

Presenter: Gary McGinn, Acting Assistant Development Services Director

The City Council moves to approve or deny an ordinance enacting Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amending 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.

9.2 PUBLIC HEARING – Ordinance - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the PD55 zone (approximately 9.43 acres).

Presenter: Gary McGinn, Acting Assistant Development Services Director

The City Council moves to approve or deny an ordinance amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the PD55 zone (approximately 9.43 acres).

9.3 PUBLIC HEARING - Ordinance - Amending the Current Fiscal Year 2024-2025 Budget

Presenter: Brandon C. Nelson, CPA, Finance Director

The City Council moves to approve or deny an ordinance amending the current fiscal

year 2024-2025 budget.

10. CITY MANAGER INFORMATION ITEMS

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

11. ADJOURN

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

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

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



**CITY OF OREM
CITY COUNCIL
MEETING
AUGUST 27, 2024**

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

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
AUGUST 27, 2024**

REQUEST:	Public Hearing – Ordinance - Enacting Section 22-11-67 PD54 (<i>Canyon Park Tech Center Redevelopment</i>) Zone, and Appendix AAA of the Orem City Code, and amending 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.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
AUGUST 27, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM Public Hearing – Enact Section 22-11-67 PD54 (<i>Canyon Park Tech Center Redevelopment</i>) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.
APPLICANT:	Bryon Prince
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Noticed 472 property owners within 1000 feet

SITE INFORMATION:

General Plan Designation:
Professional Services
 Current Zone: PD6
 Acreage: **24.3**
 Neighborhood: **Windsor**

**PLANNING
COMMISSION
RECOMMENDATION**

Negative
Recommendation
7-0 vote

PREPARED BY:

Ailin Leon
Associate Planner

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

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

The homes will all be 1 and 2-story homes with basements. The heights, setbacks, buildable areas, and parking requirements are in accordance with the Orem City Code and the changes made to the ordinance text for this text amendment. The homes range from 2-4 bedrooms and will have a garage along with a covered patio. The open spaces will be maintained by the HOA.

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

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

Traffic from the homes: 2,100 per day 156 AM trips 210 PM trips

Traffic from office space: 3,618 per day 526 AM trips 492 PM trips

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

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

Potential advantages of the development:

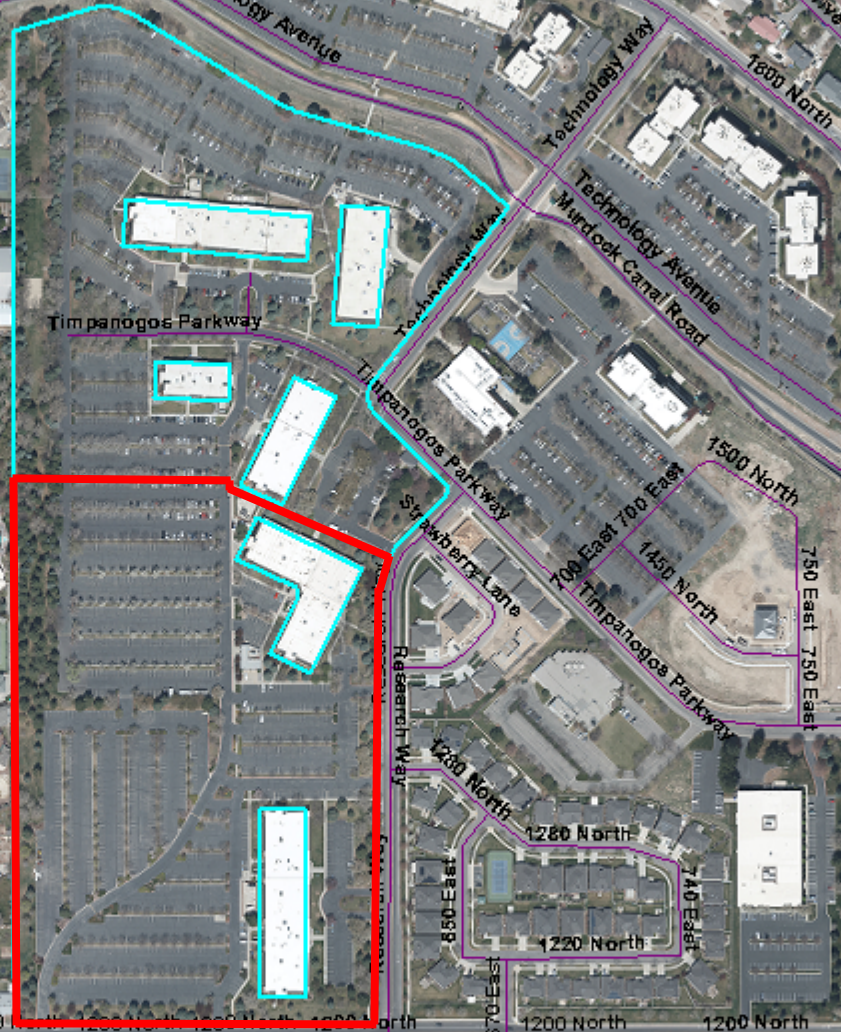
- Increases single family unit housing inventory
- Will attract new families to Orem
- Housing may have less traffic impact than fully occupied office buildings, especially at AM and PM peak times
- Additional housing options for people down-sizing or first-time home owners
- Smaller lots are preferable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

Potential disadvantages of the development:

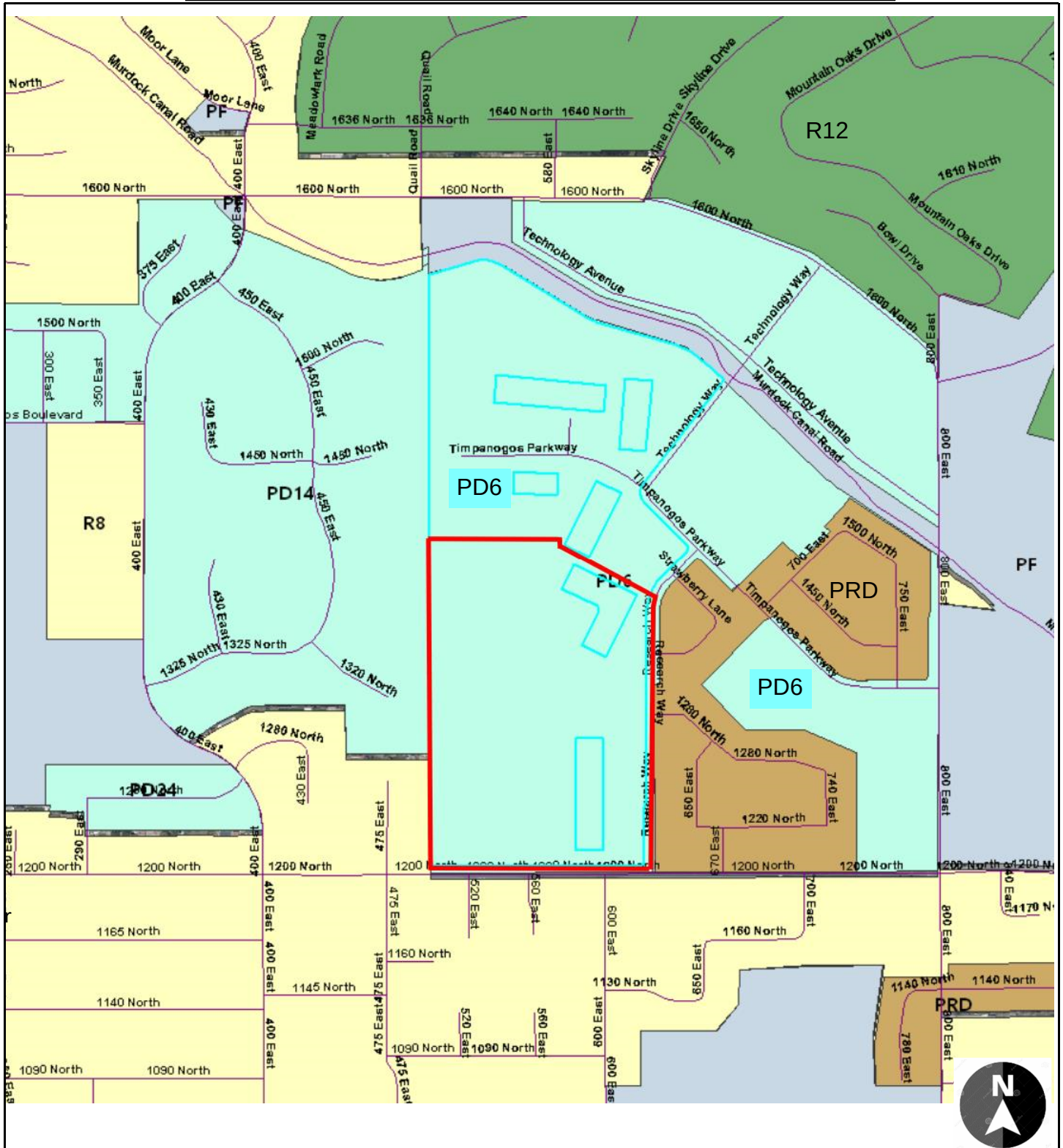
- Eliminates commercial office space and associated future jobs; the market could change in the future
- Removes mature landscaping cooling effect of mature trees is eliminated
- Lots are narrower than the existing DaVinci development (smallest width is 57') to the east
- Lots are smaller than the existing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

- Potential for trail system in mature trees and vegetation eliminated (although this is not identified as a proposed trail in the Orem Parks, Recreation, Trails and Open Space Master Plan)

RECOMMENDATION: The Planning Commission voted 7-0 for a negative recommendation; therefore, this request is forwarded to the City Council with a negative recommendation from the Planning Commission to enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.



Canyon Park Tech Center Redevelopment



Legend

Zoning Map Amendment
Zone: PD6
Acres: 24.3

NEIGHBORHOOD
Windsor

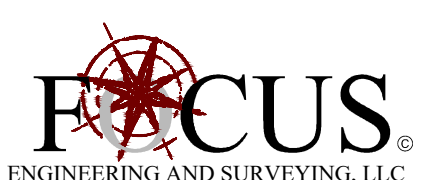
 1203 N 630 East
 Parcels

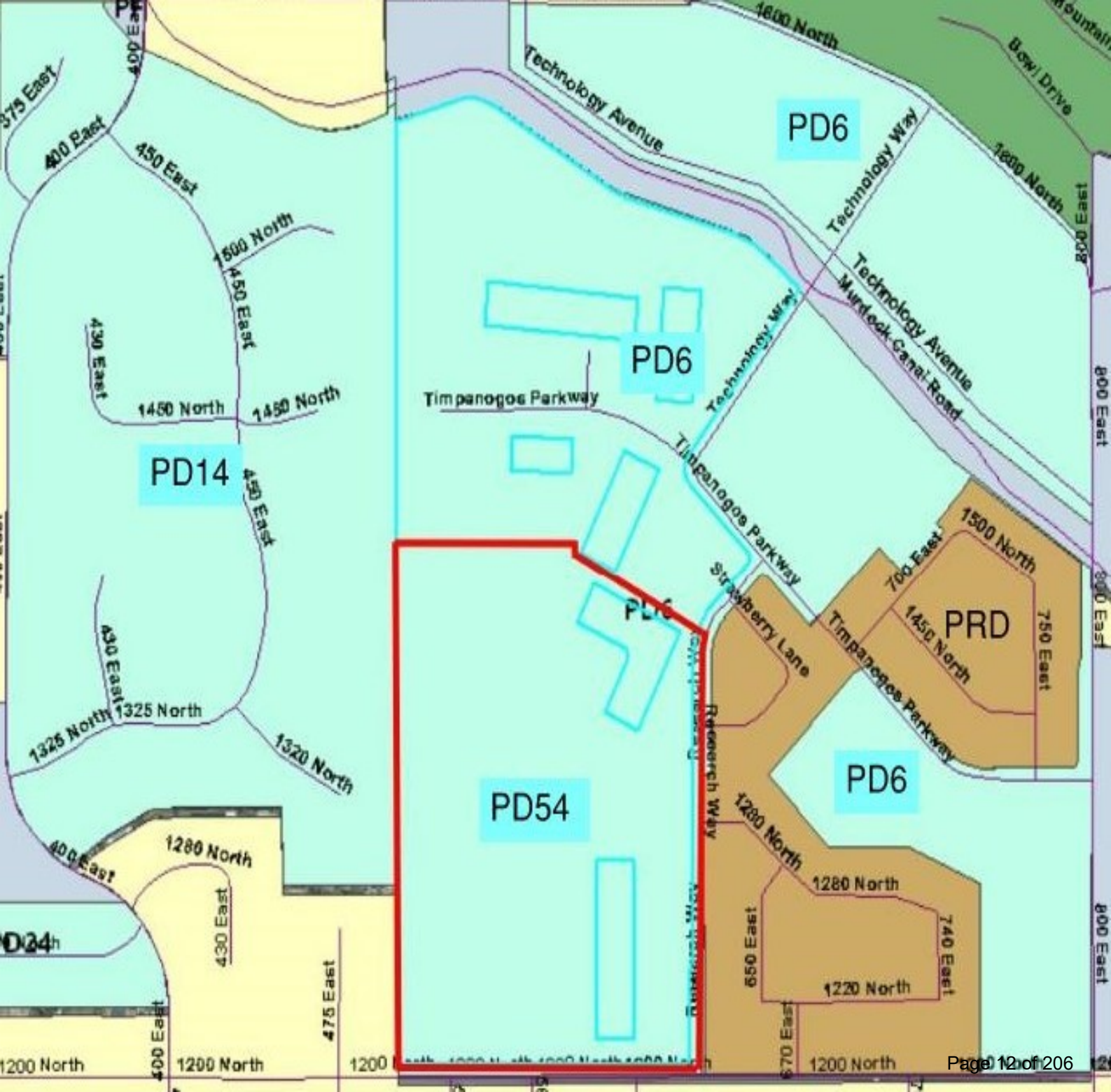
[illegible]

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

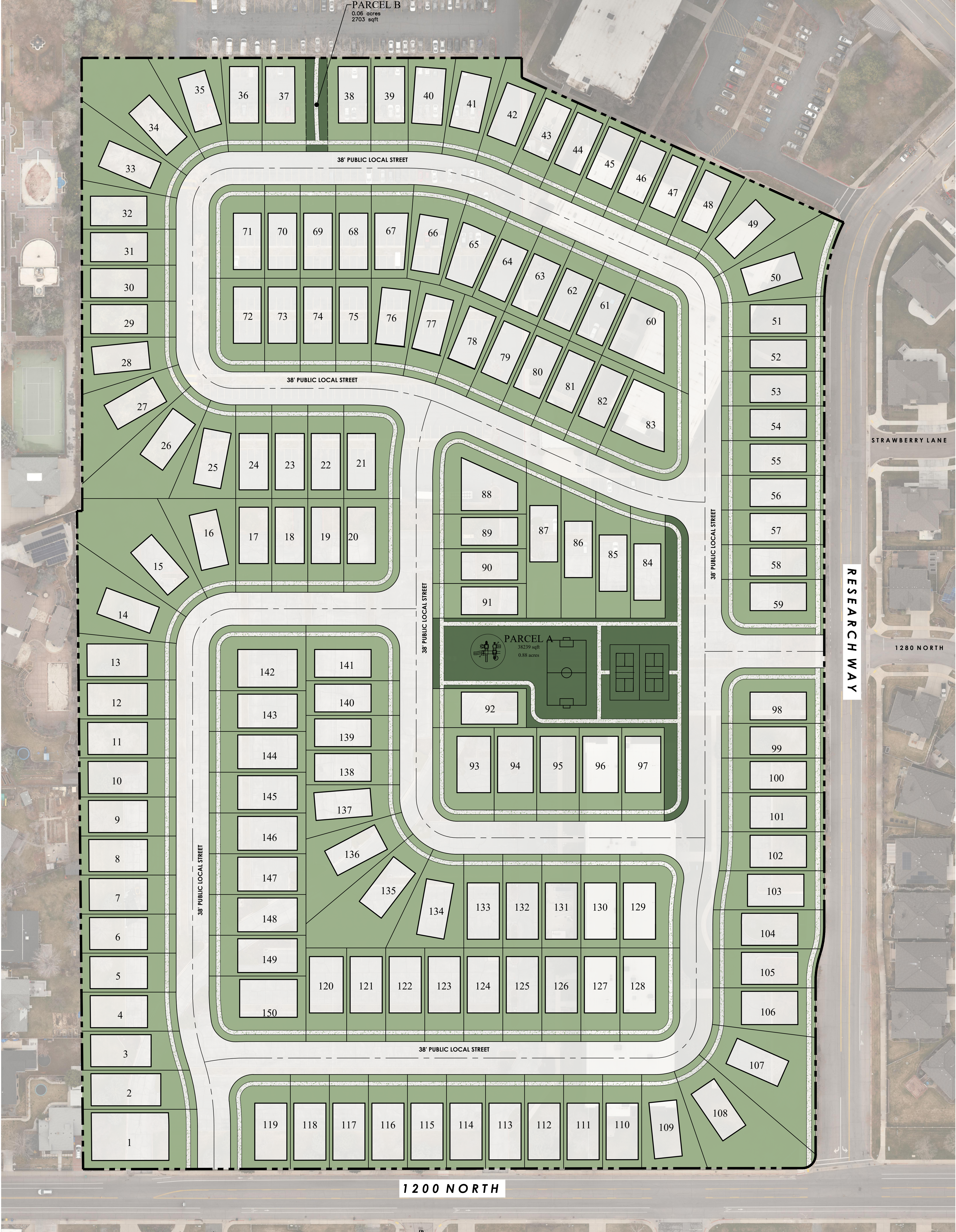
FRONT SETBACK	33' FROM ROW LINE (20' FROM BACK OF SIDEWALK)
SIDE SETBACK	4'
CORNER SIDE SETBACK	28' FROM ROW LINE (15' FROM BACK OF SIDEWALK)
REAR SETBACK	10'

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





Landscape Plan



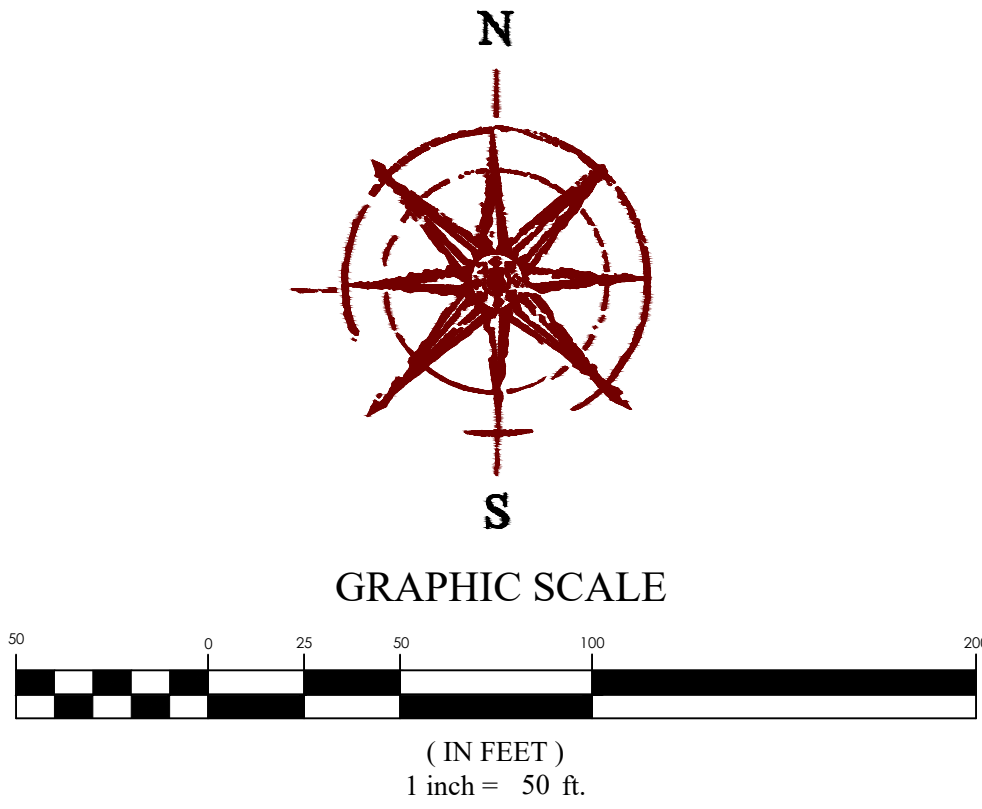
OPEN SPACE TABULATIONS

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

LEGEND

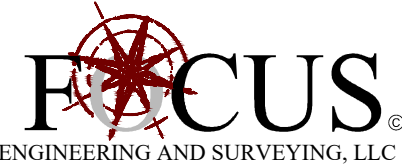
- PRIVATE OPEN SPACE
- CONSOLIDATED OPEN SPACE

NOTE: ALL OPEN SPACE TO BE MAINTAINED BY HOA

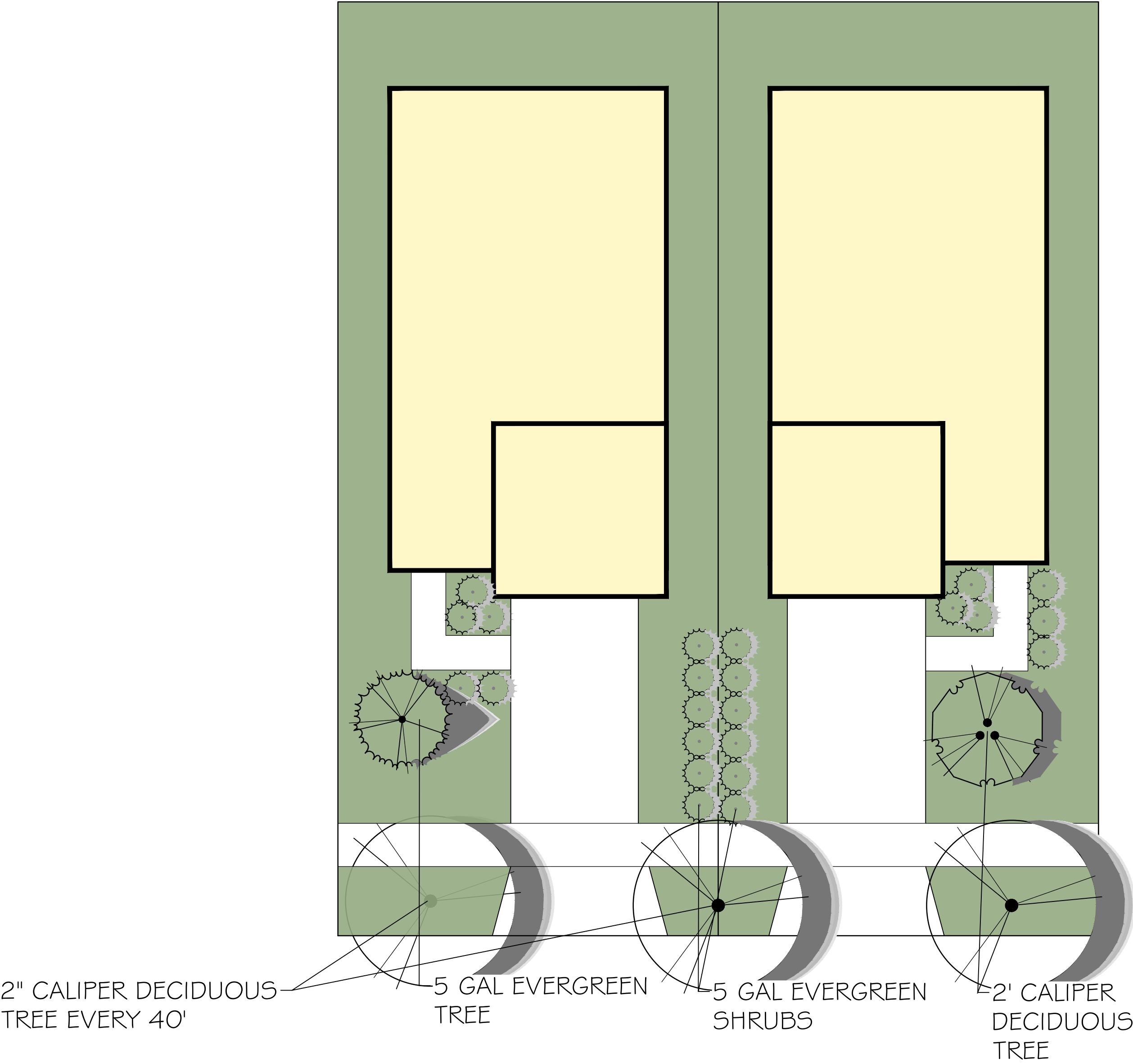


CANYON PARK landscape exhibit

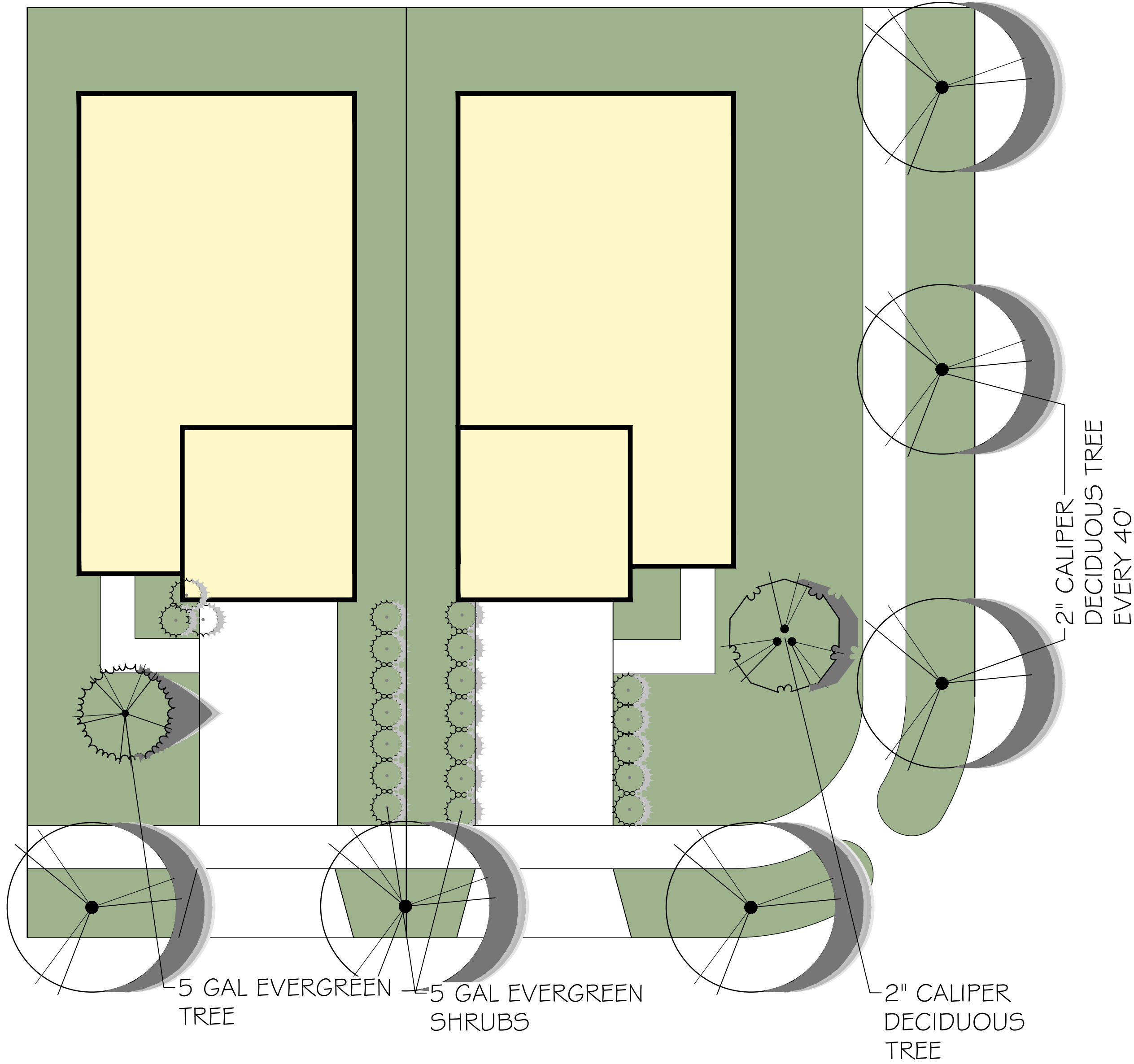
OREM CITY, UTAH COUNTY
7/18/2024
24-0074



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



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



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

CANYON PARK *typical single lot landscaping exhibit*

OREM CITY, UTAH COUNTY
6/26/2024



FARMHOUSE

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

TRANSITIONAL FARMHOUSE

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

MODERN RANCH

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

05.13.2024

CONCEPTUAL STREET SCENE

CANYON PARK | 35' PRODUCT | TRIPOINTE HOMES

OREM CITY, UTAH



FARMHOUSE

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

TRANSITIONAL FARMHOUSE

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

MODERN RANCH

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

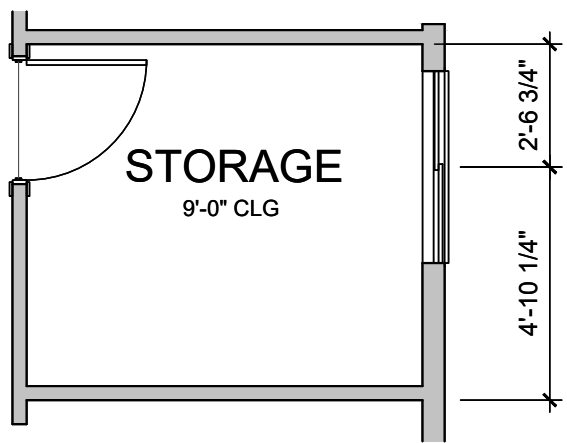
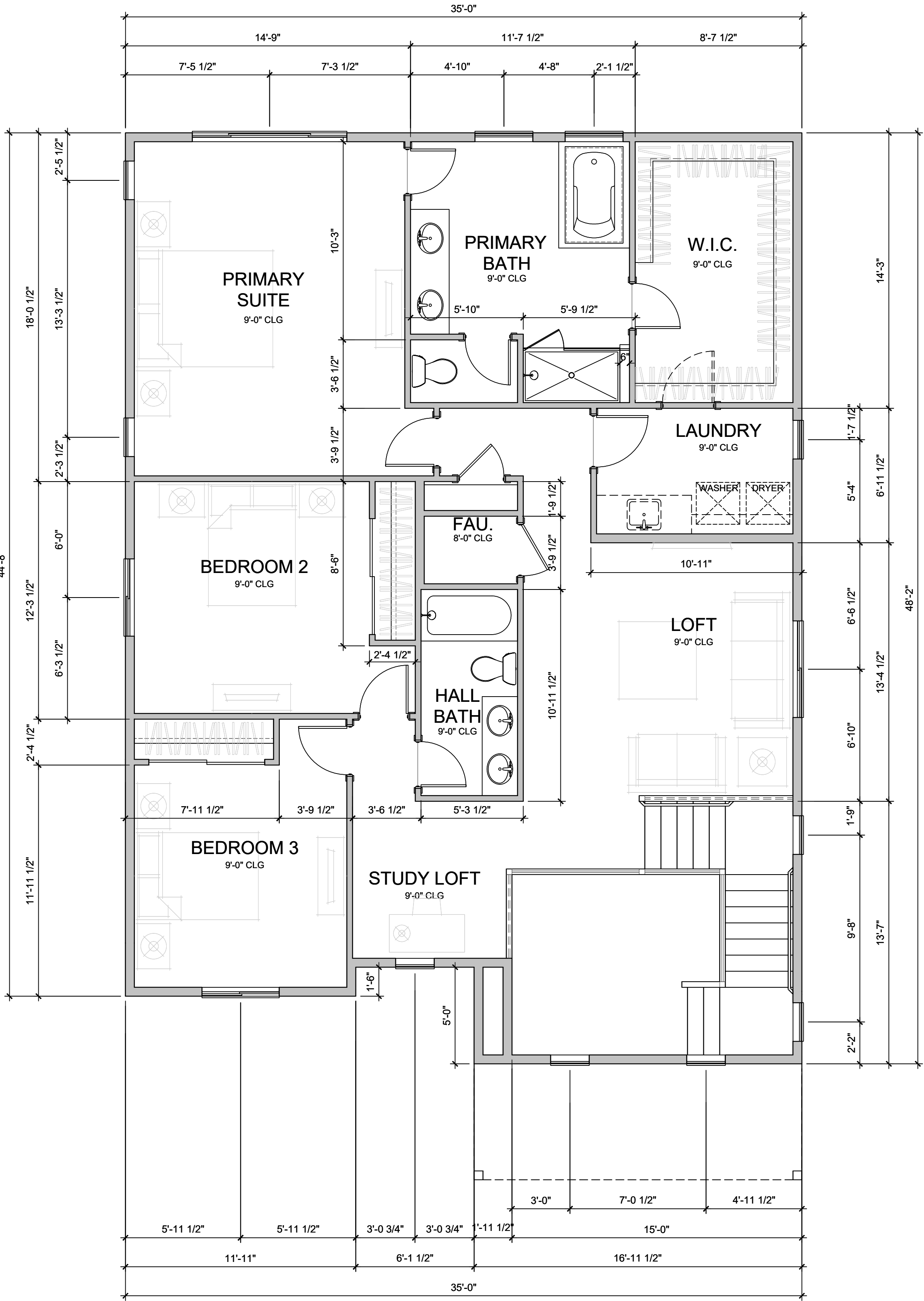
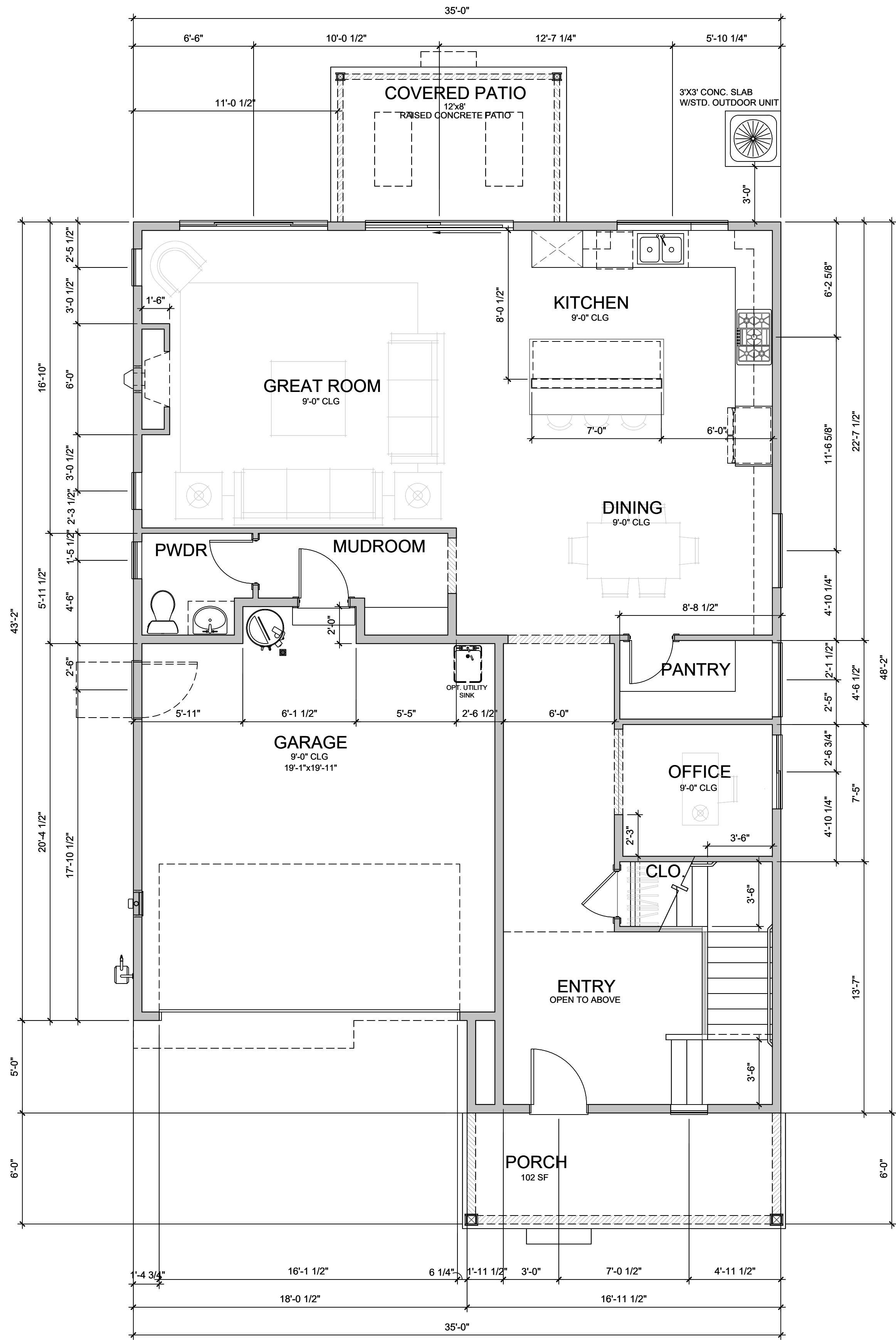
05.13.2024

CONCEPTUAL STREET SCENE

CANYON PARK | 30' PRODUCT | TRIPOINTE HOMES

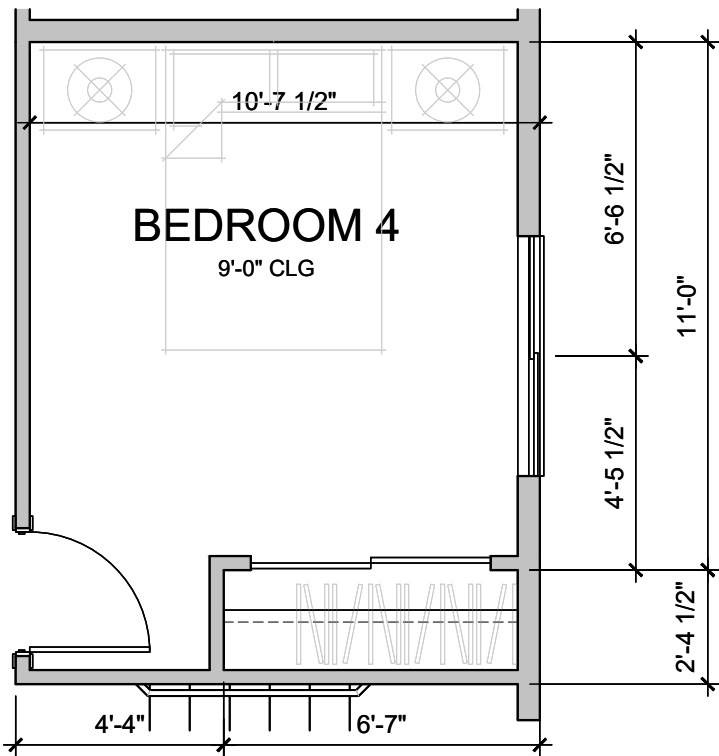
OREM CITY, UTAH

Floor Plan



Optional Storage

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



Optional Bedroom 4

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

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

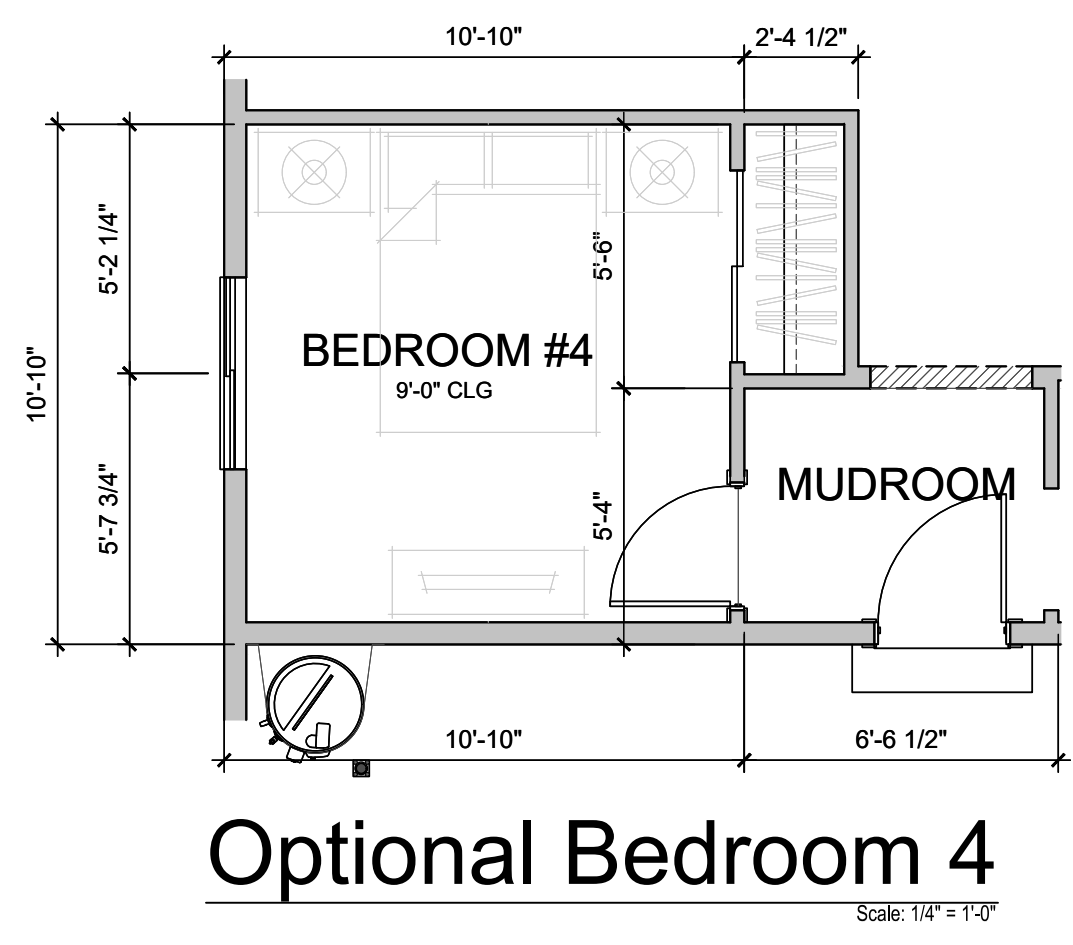
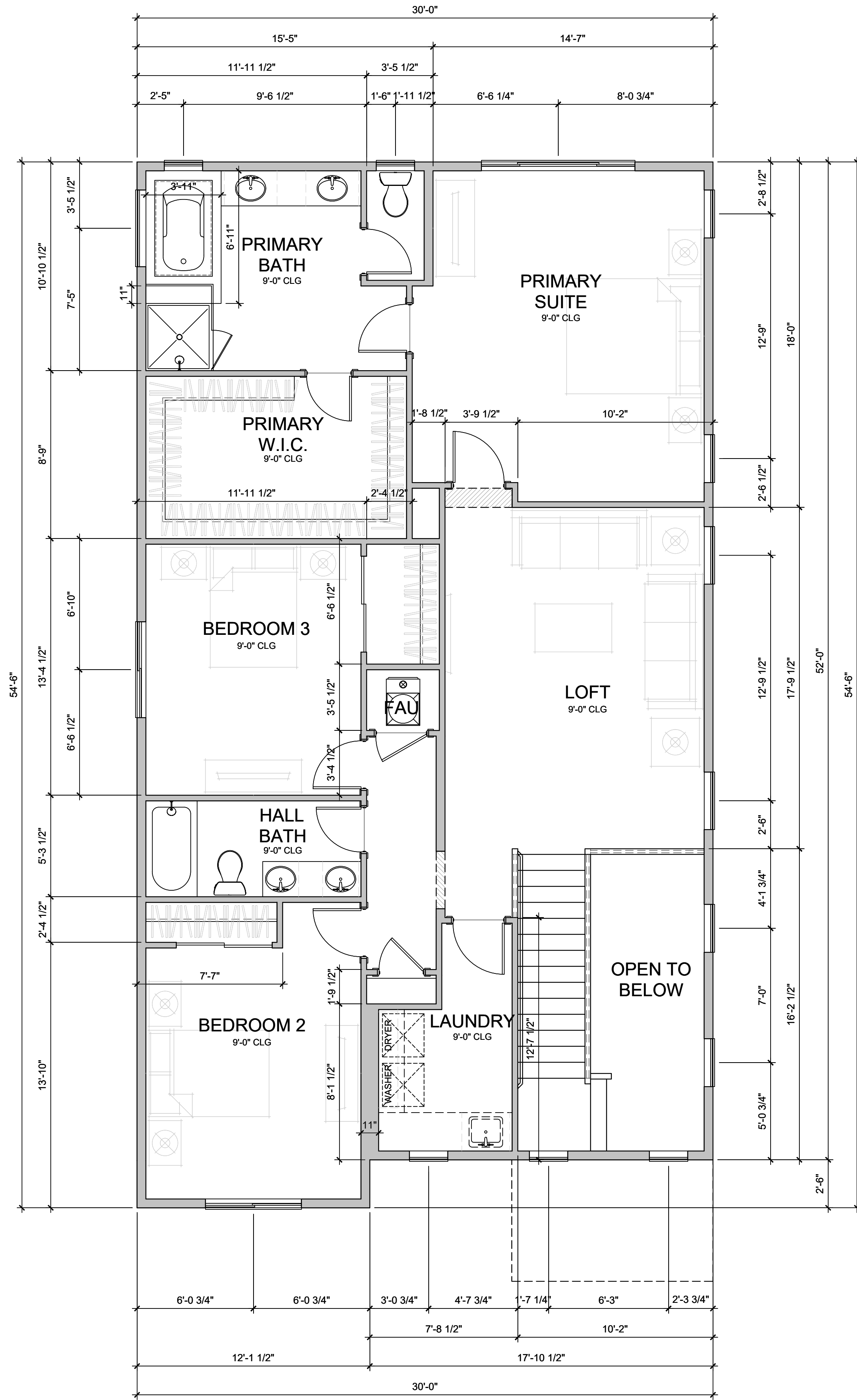
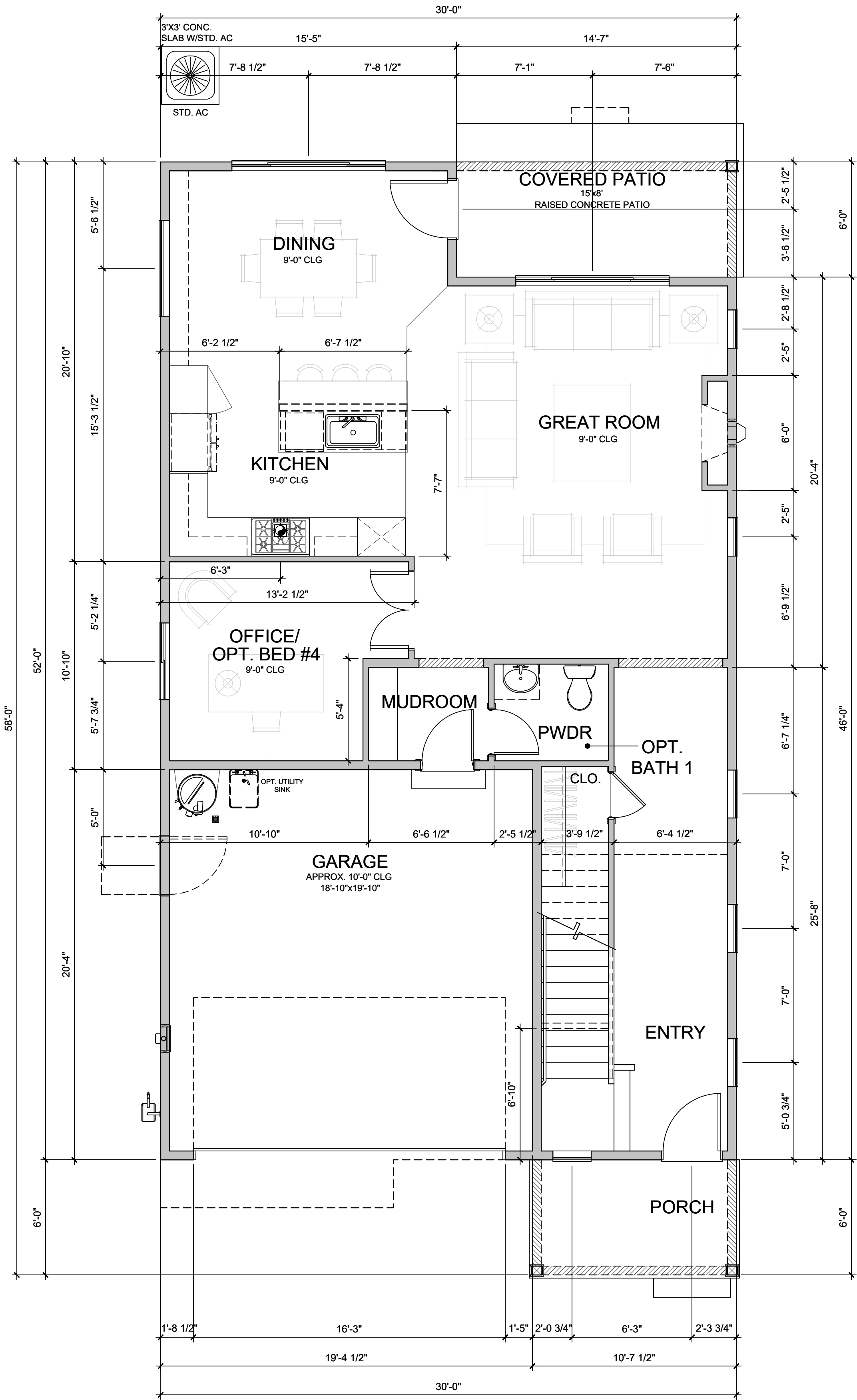
SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

35' PLAN

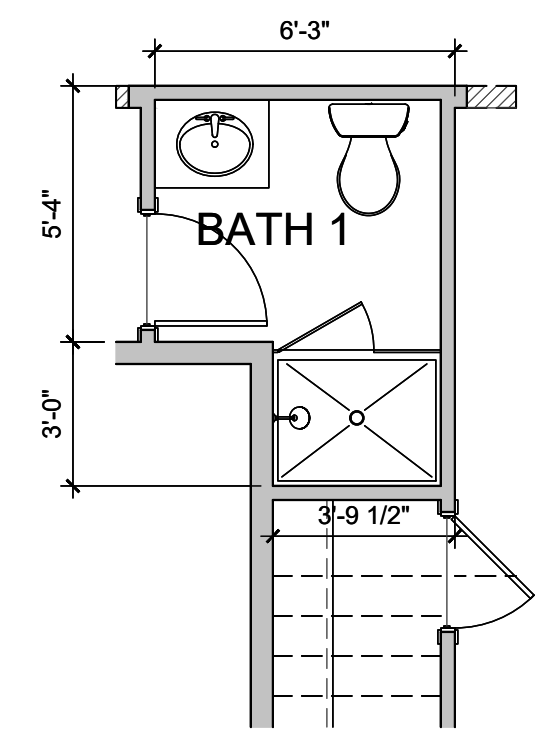
Scale: 1/4" = 1'-0"



Floor Plan (continued)



Optional Bedroom 4



Optional Bath 1

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

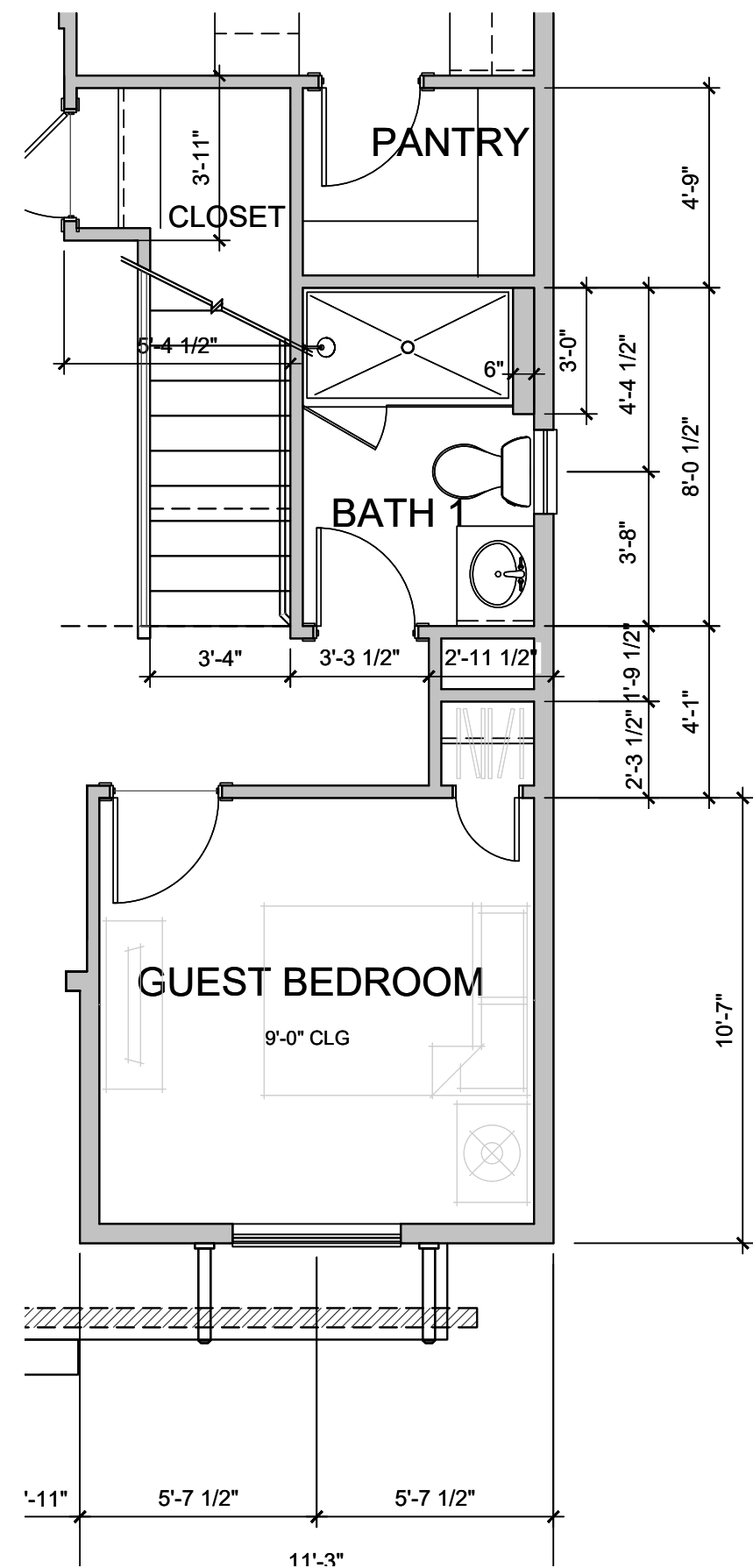
SQUARE FOOTAGE IS MEASURED TO THE OUTSIDE FACE OF WALLS. STAIRS ARE COUNTED ONCE IN CALCULATIONS. OPEN TO BELOW SPACES AND GARAGES ARE NOT INCLUDED IN FLOOR AREA CALCULATIONS.

30' PLAN

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

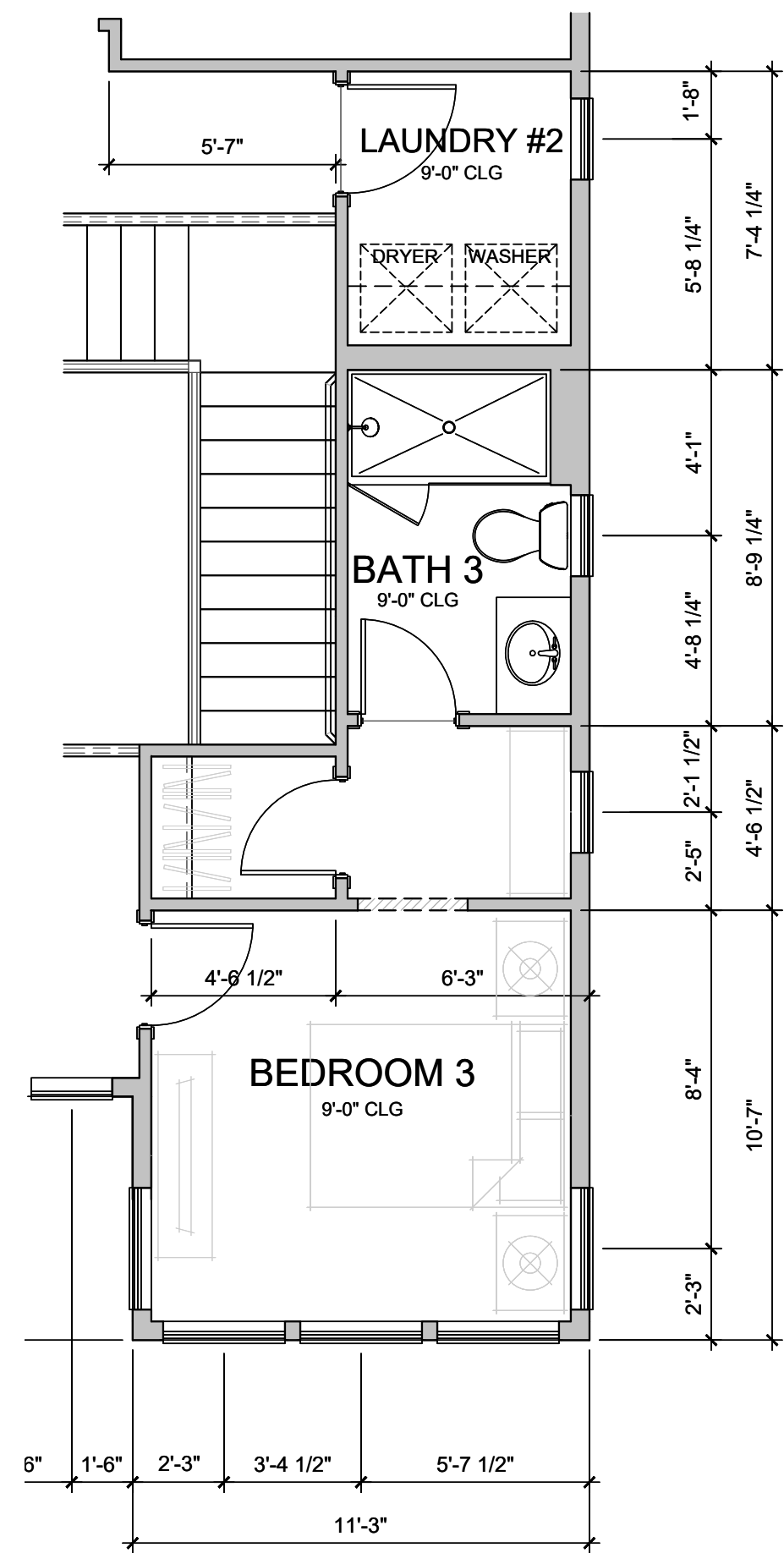
tri pointe
HOMES

Floor Plan (continued)



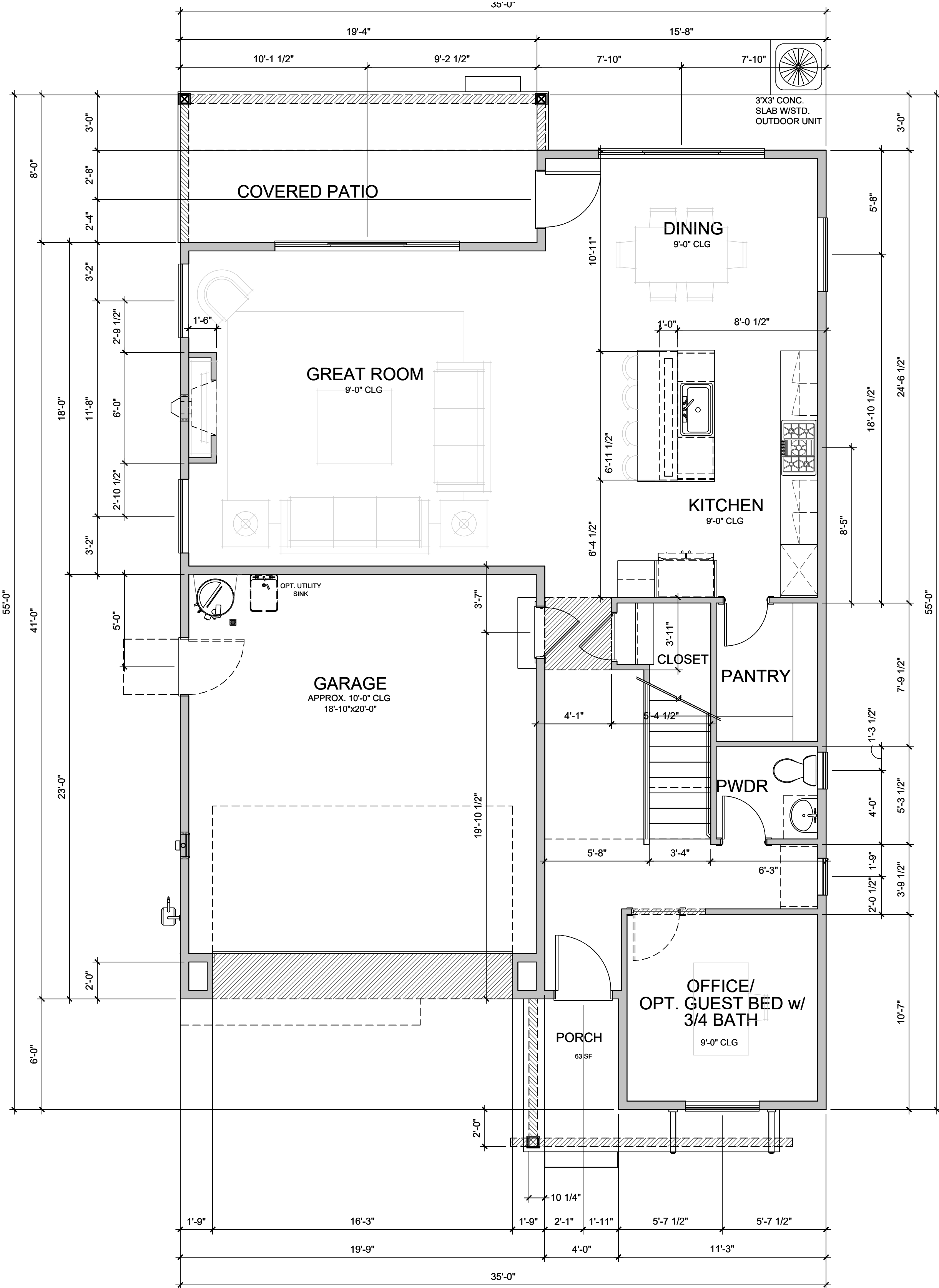
Opt. Guest Bedroom w/ 3/4 Bath

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



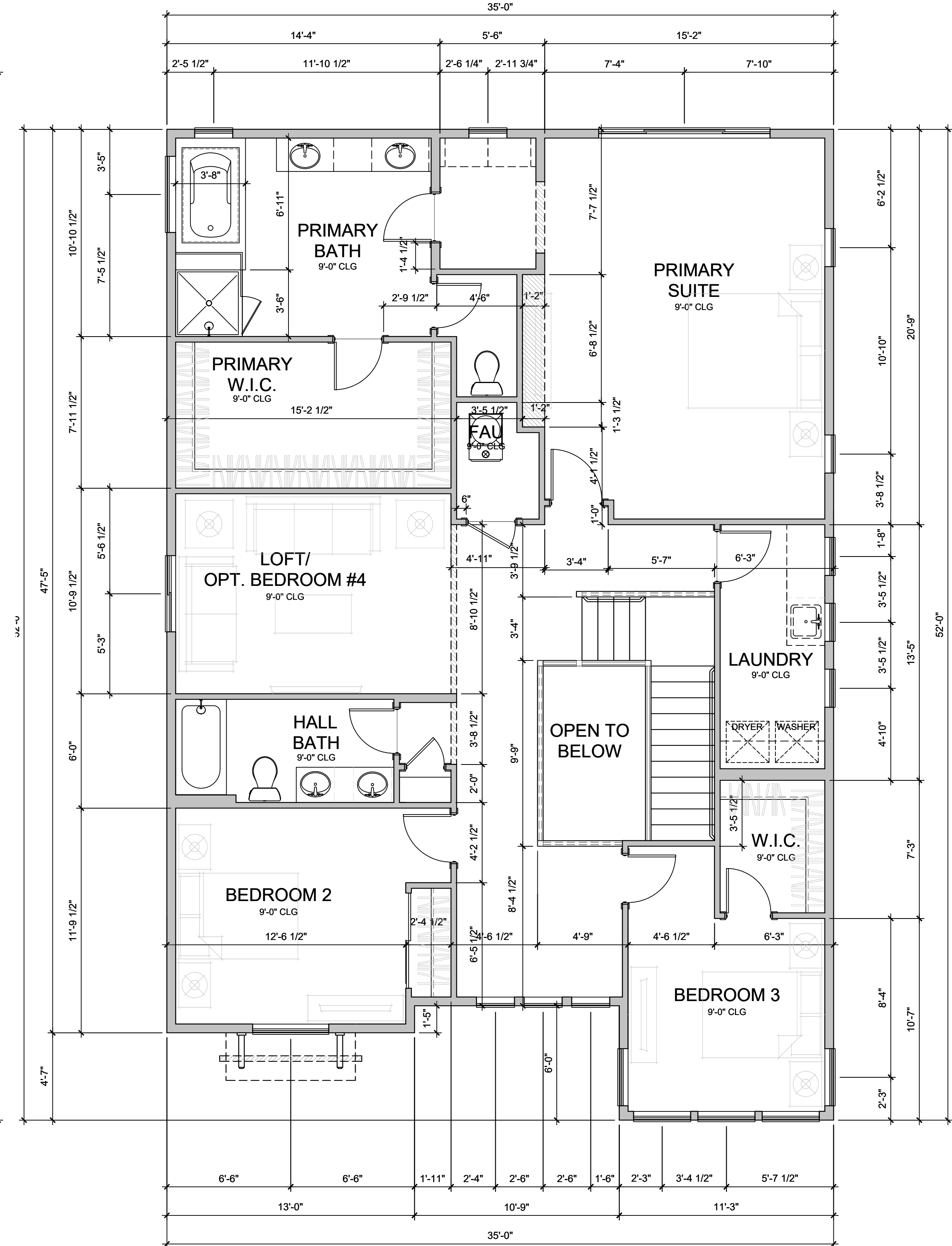
Optional Bedroom 3 Suite

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



Optional Bedroom #4

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



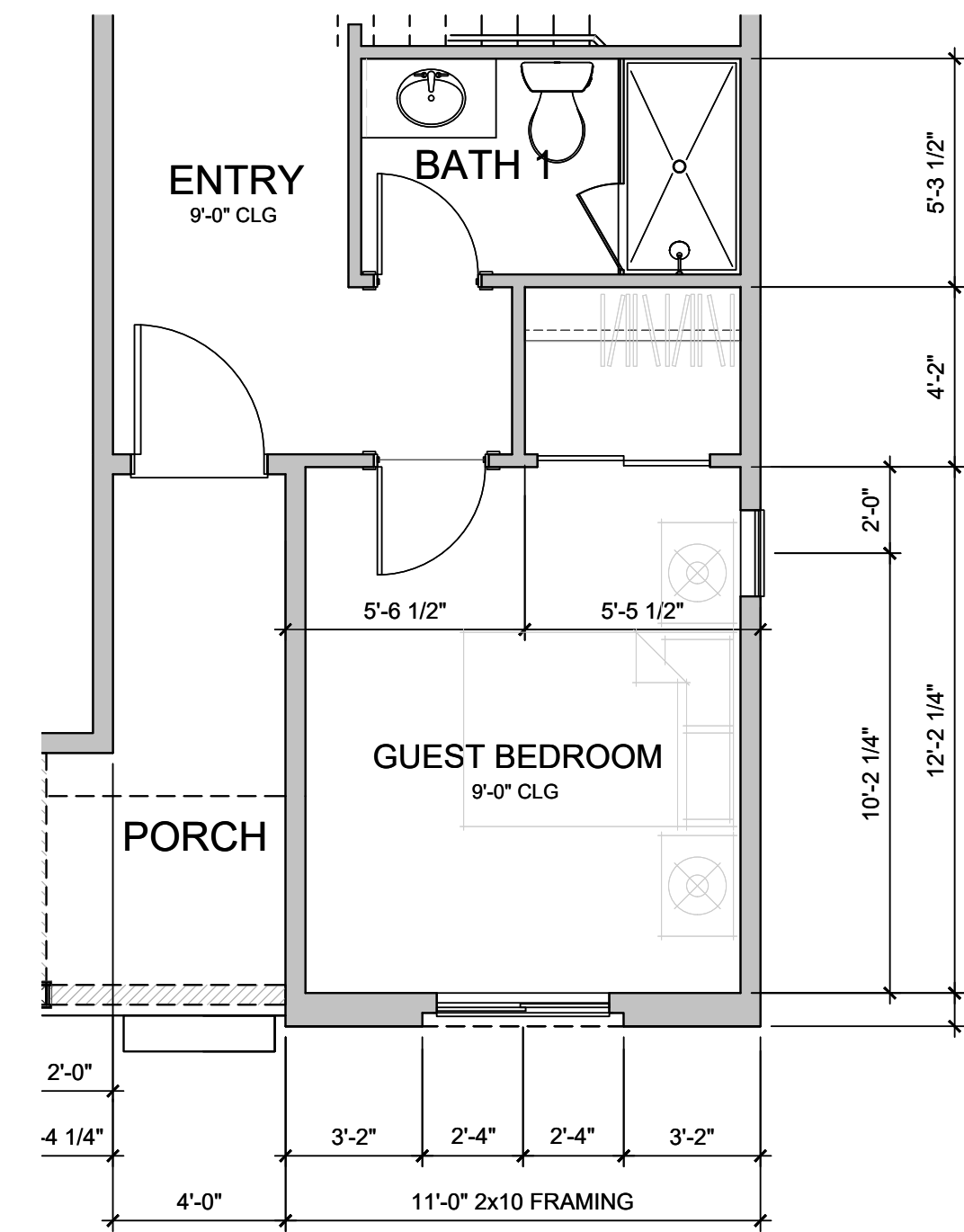
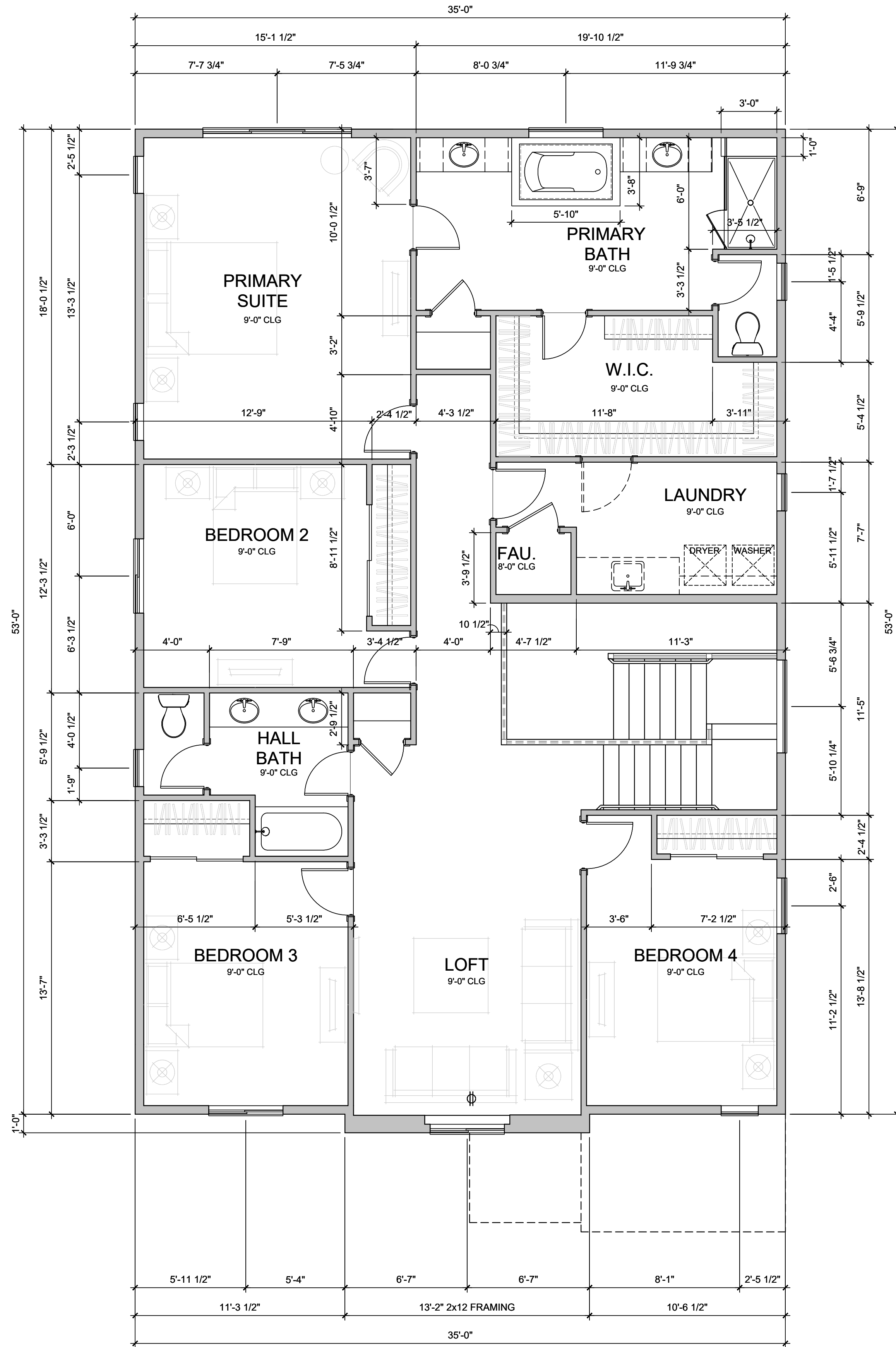
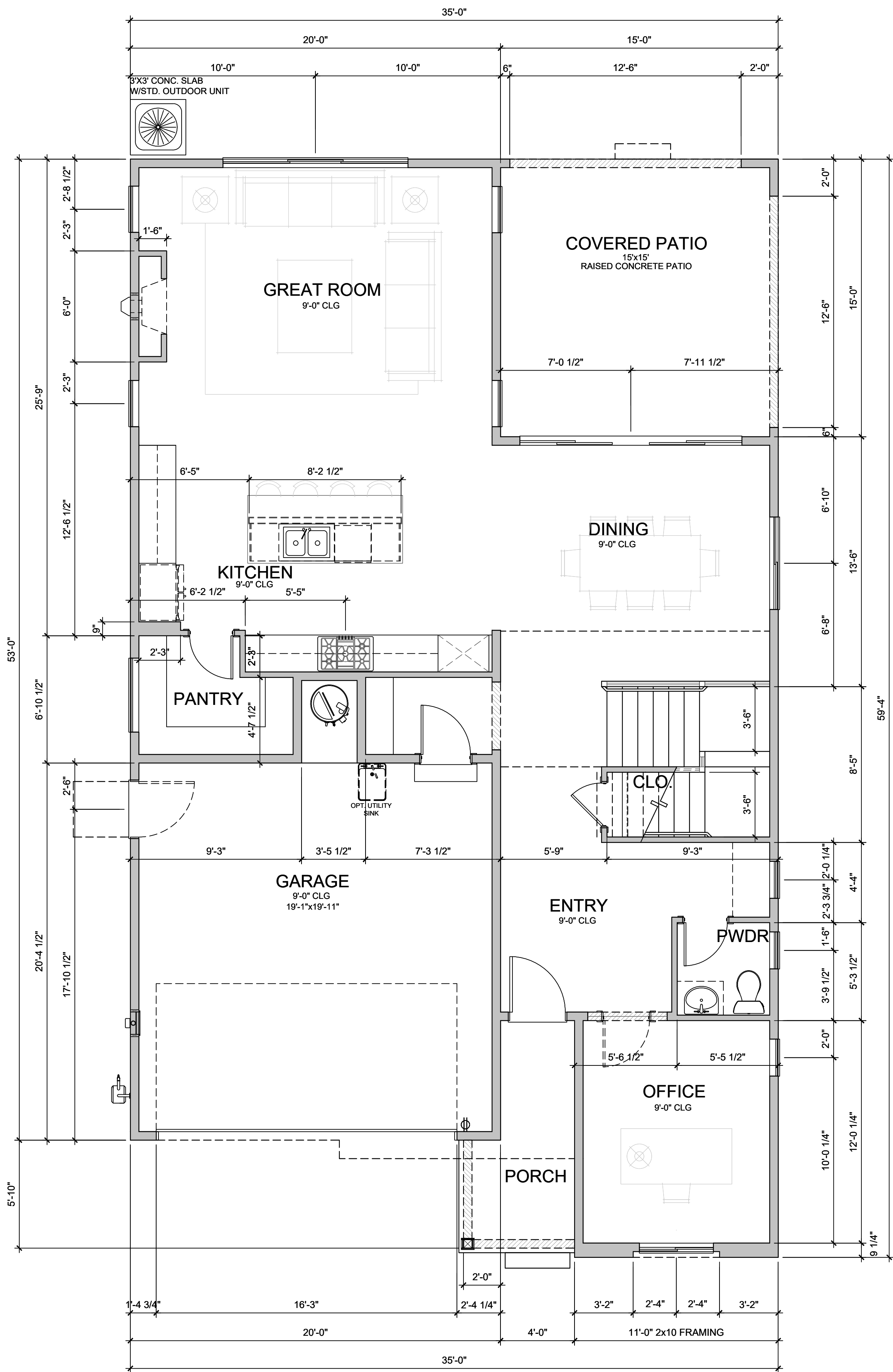
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,137 SF
UPPER FLOOR	1,588 SF
TOTAL FLOOR	2,725 SF
GARAGE	405 SF
COVERED PORCH	29 SF
COVERED PATIO	97 SF

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

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

tri pointe
HOMES

Floor Plan (continued)



Opt. Guest Bedroom w/ 3/4 Bath

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

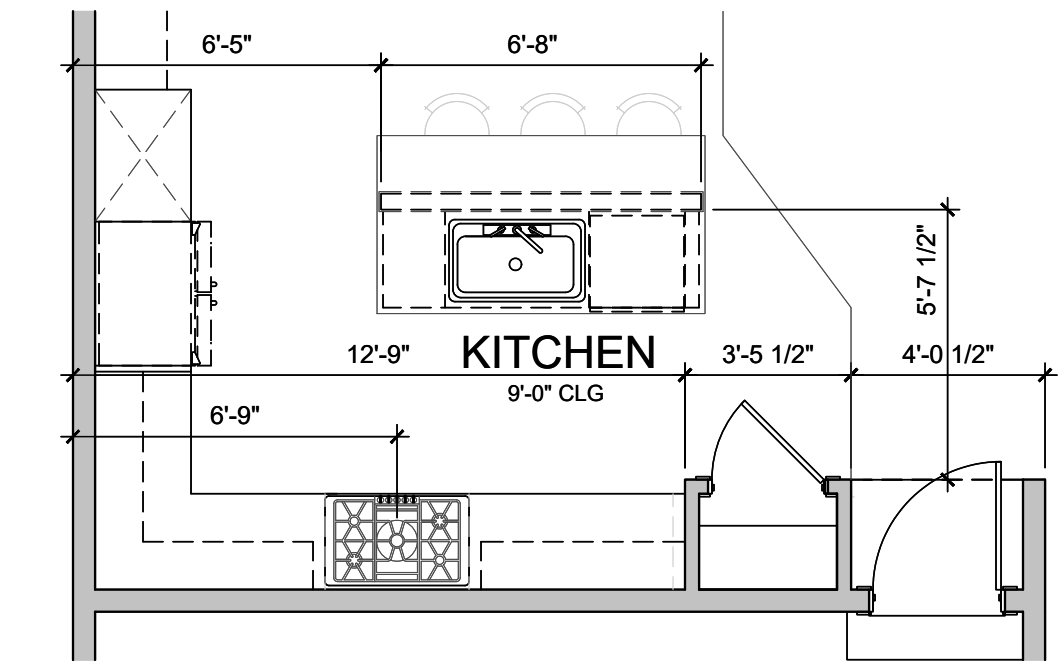
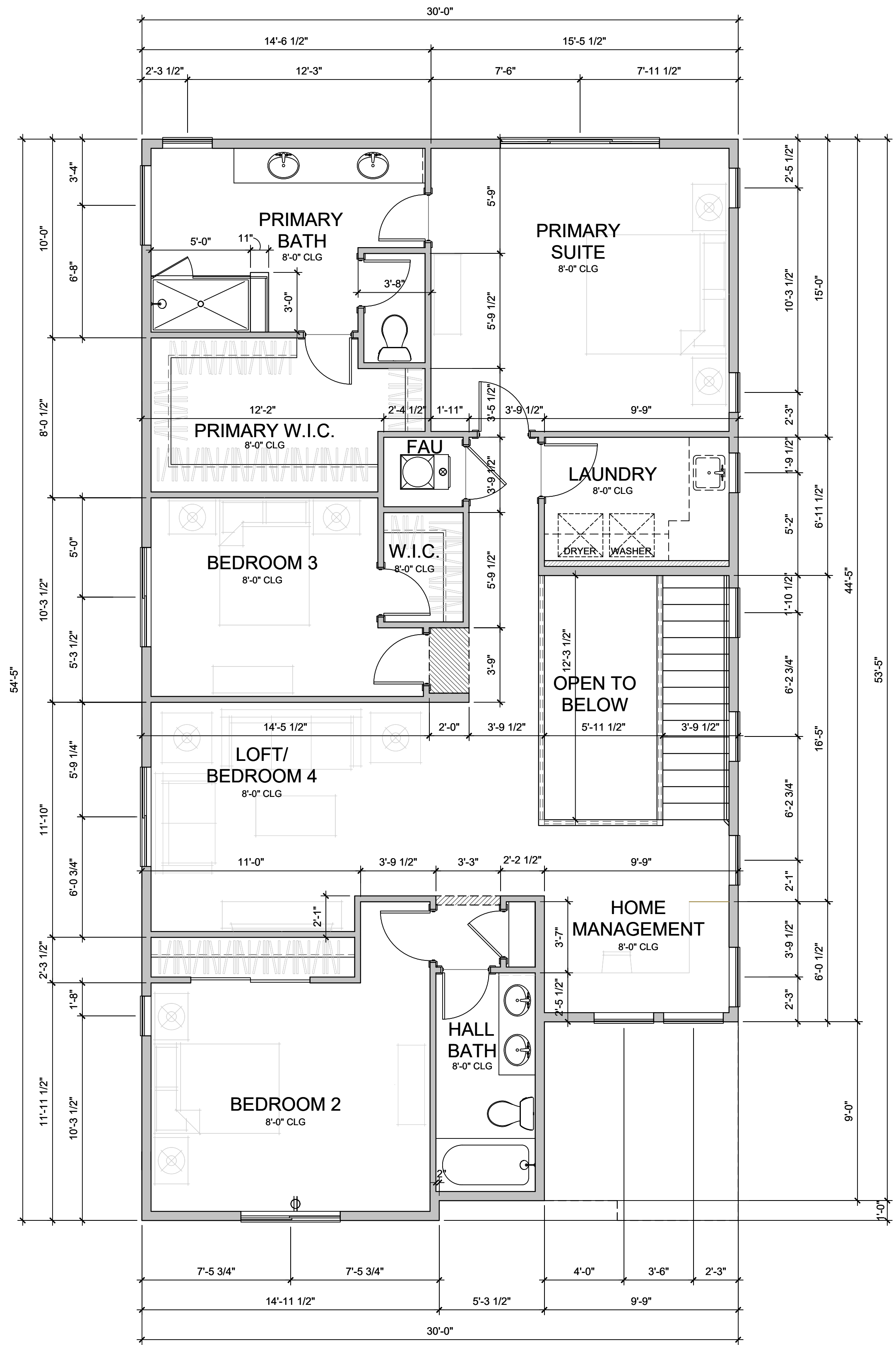
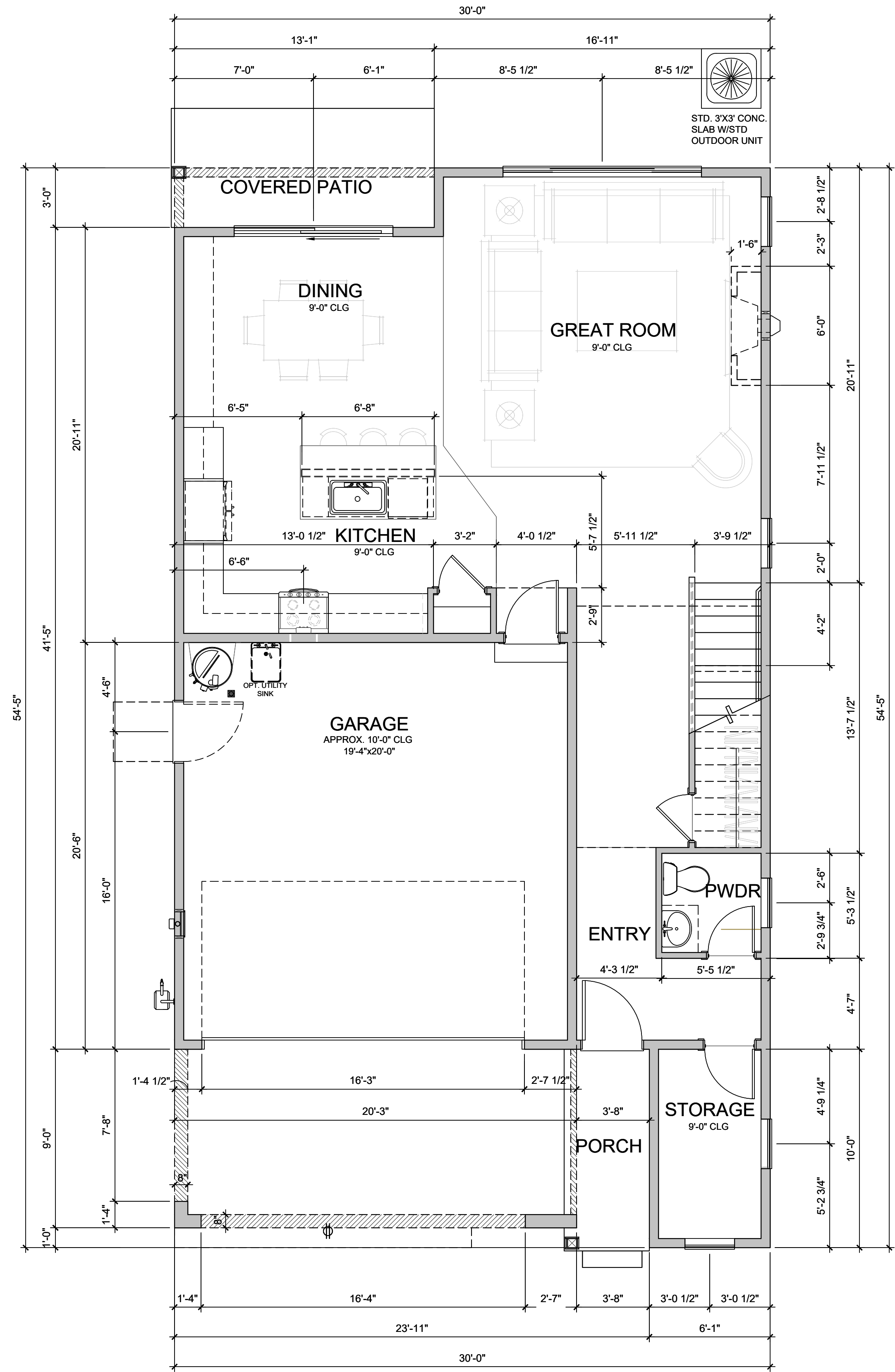
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,256 SF
UPPER FLOOR	1,714 SF
TOTAL FLOOR	2,970 SF
GARAGE	414 SF
COVERED PORCH	61 SF
COVERED PATIO	225 SF

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

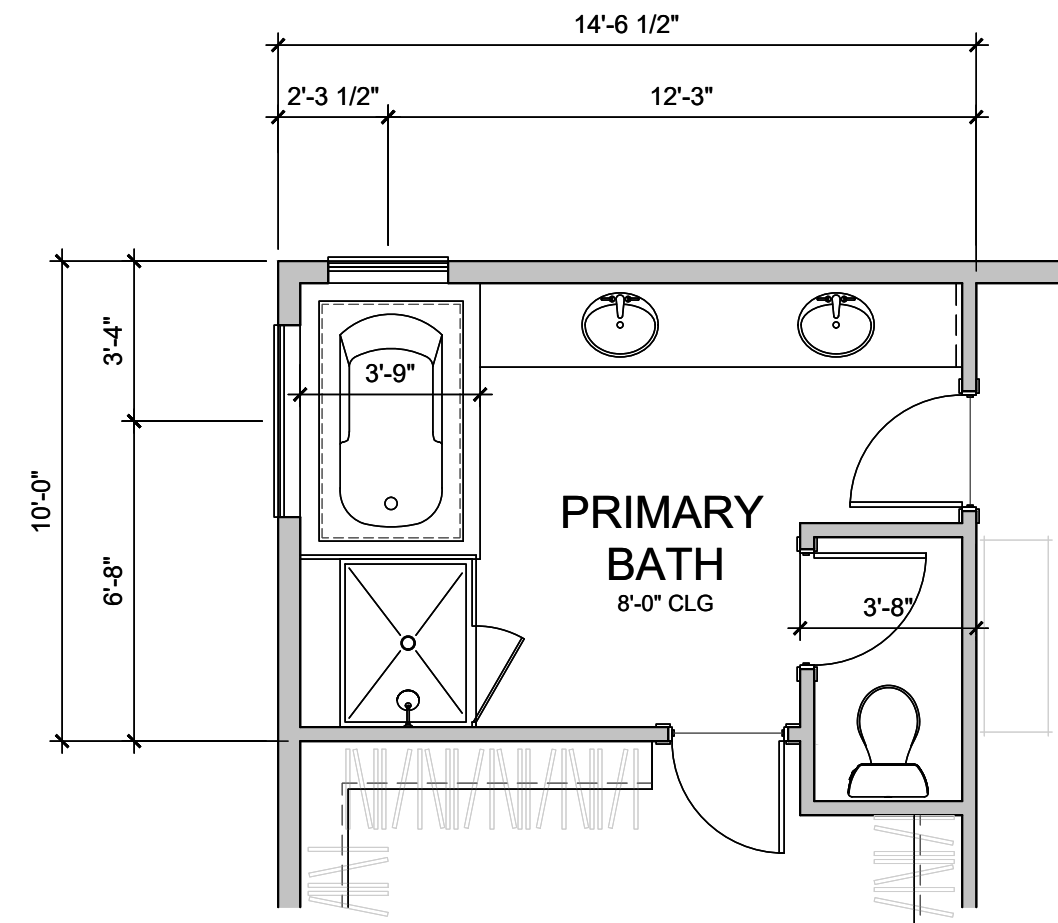
35' PLAN
Scale: 1/4" = 1'-0"

tri pointe
HOMES

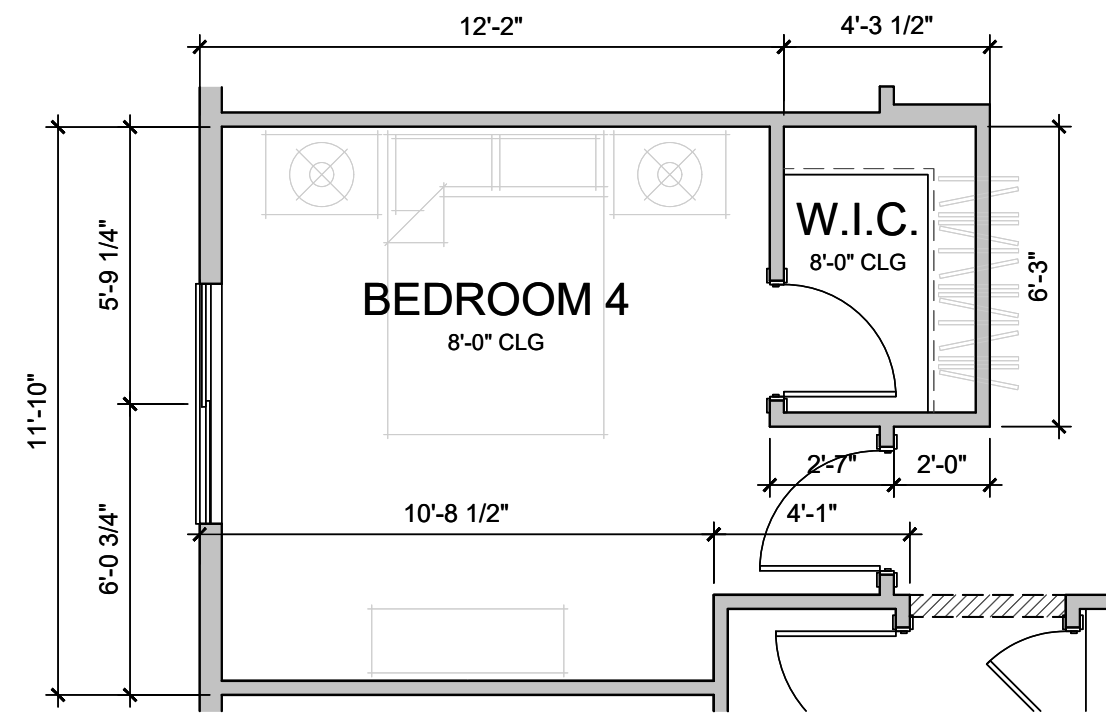
Floor Plan (continued)



Optional Gourmet Kitchen
Scale: 1/4" = 1'-0"



Opt.Spa. Bath
Scale: 1/4" = 1'-0"

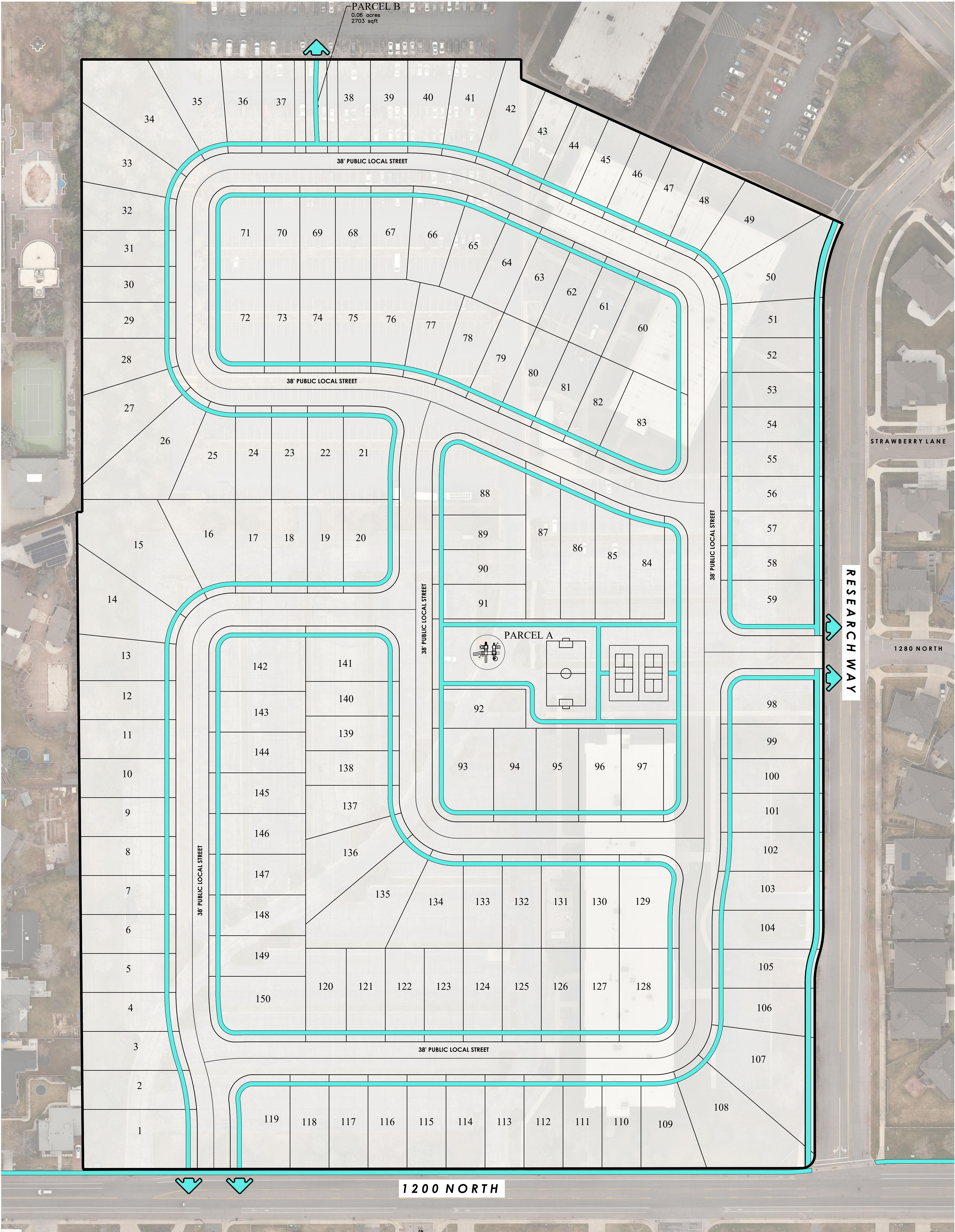


Opt. Bedroom #4
Scale: 1/4" = 1'-0"

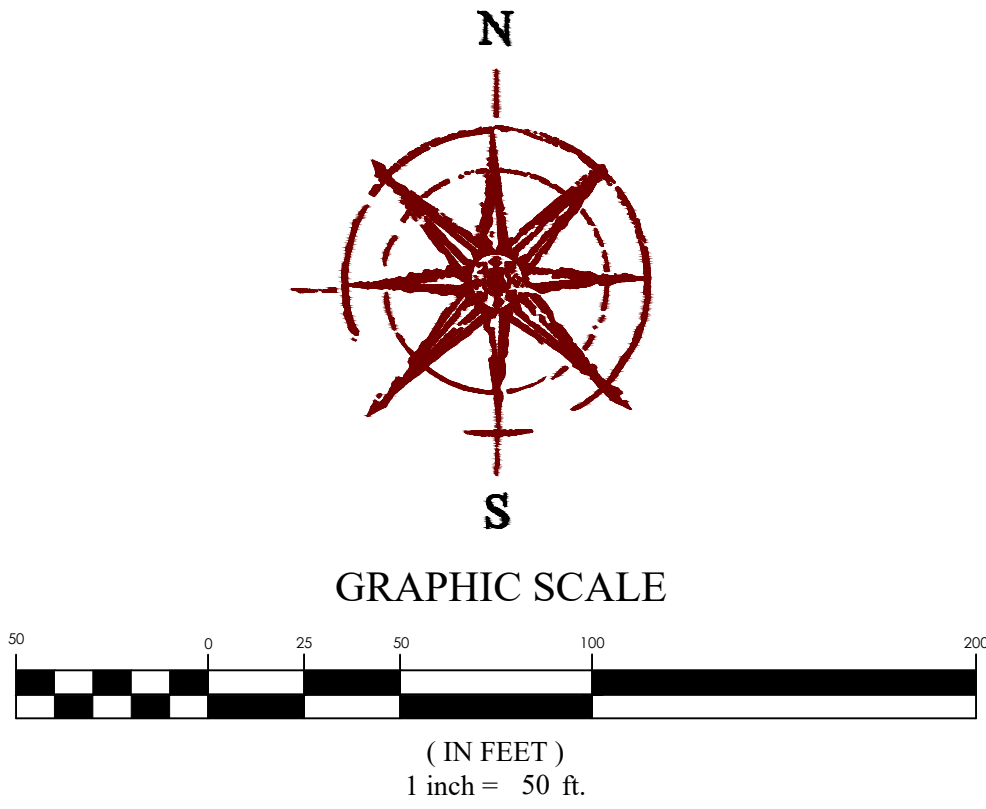
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	948 SF
UPPER FLOOR	1,410 SF
TOTAL FLOOR	2,358 SF
GARAGE	406 SF
COVERED PORCH	41 SF
COVERED PATIO	39 SF

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

Pedestrian Access

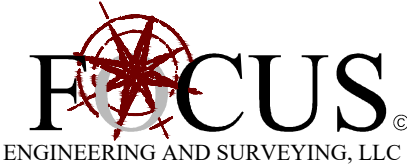


LEGEND
PEDESTRIAN WALKWAY



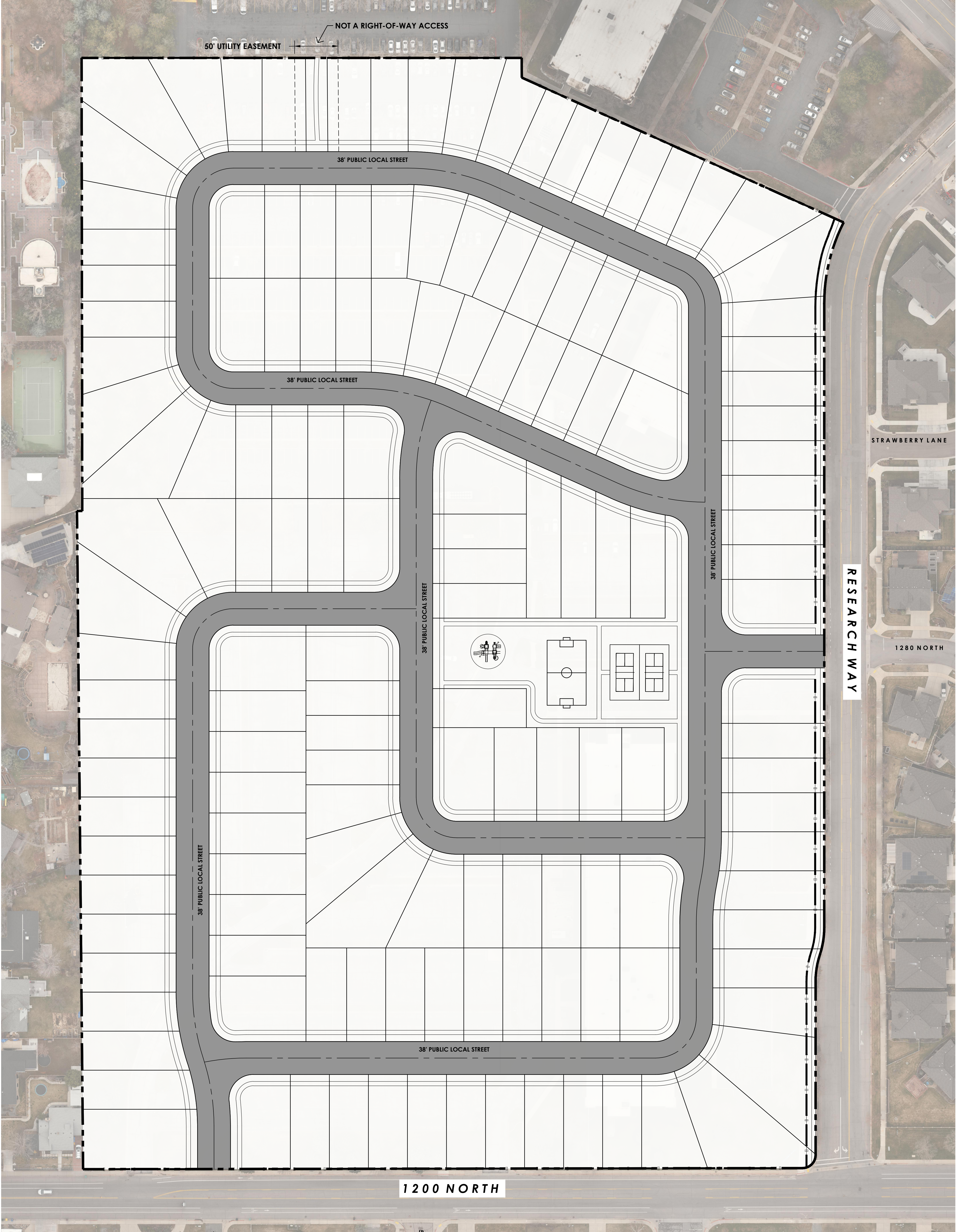
CANYON PARK pedestrian access exhibit

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



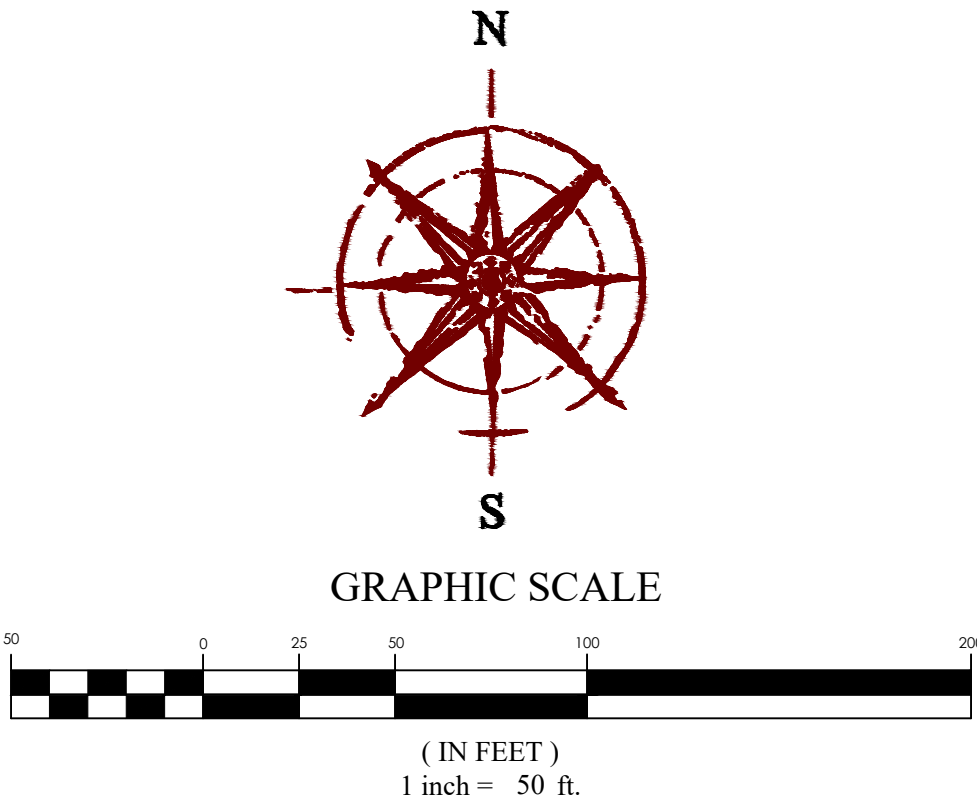
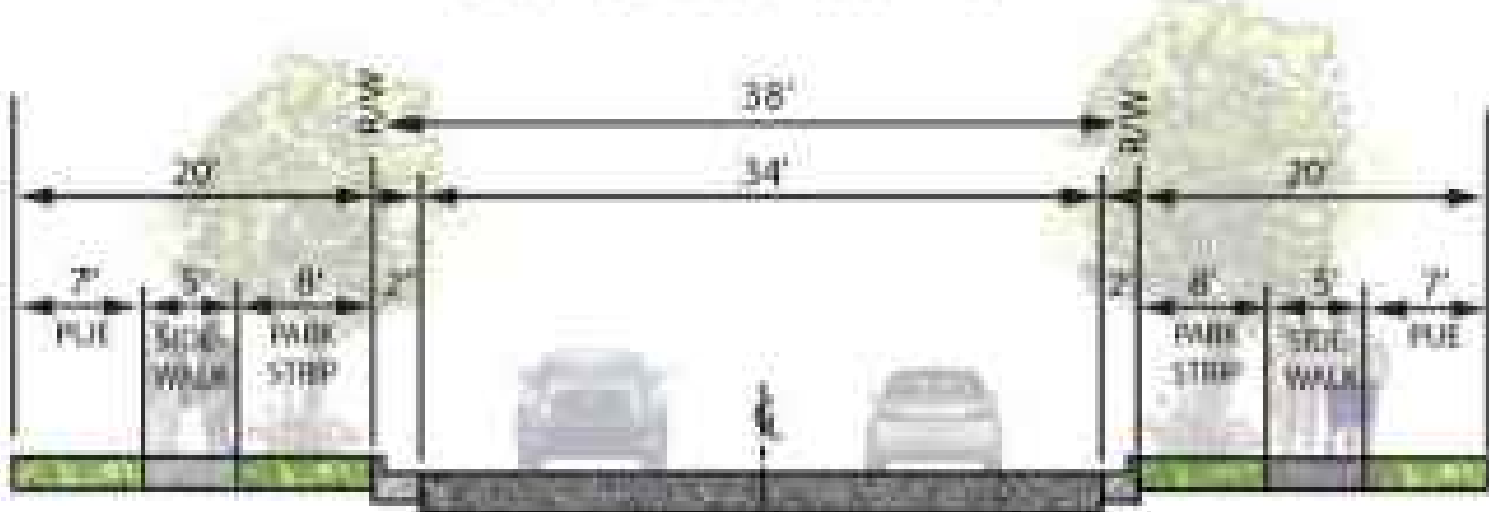
Z:\2024\24-0074 Orem Canyon Park (Tr Pointe Homes)\design\24-0074 A.dwg (exhibit)\24-0074 Pedestrian Access Exhibit.dwg

Vehicular Access



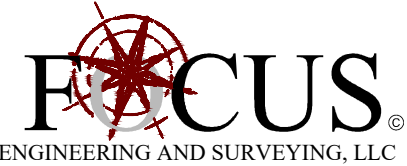
LEGEND
RIGHT-OF-WAY

Local Street – 38' ROW



CANYON PARK *vehicular access exhibit*

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



Z:\2024\24-0074 Orem Canyon Park (Tr Pointe Homes)\design\24-0074.dwg (exhibit)\24-0074 Vehicular Access Exhibit.dwg

Article 22-11. PD Zone

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

- A. **Purpose.** The purpose of the PD-54 zone is to provide traditional two-story single-family homes with fully landscaped and maintained yards and open spaces.
- B. **Development Standards.** The development standards of the PRD zone as set forth in the Orem City Code shall apply to the PD-54 zone, except as expressly modified as follows:
 - 1. **Height.** Structures shall be limited to two stories above grade with basements and shall not exceed a height of thirty-five (35) feet above grade.
 - 2. **Setbacks.** Any residential unit in the PD-54 zone built at a gross density of six (6) units per acre or less shall be set back at least fifteen (15) feet from any other property not a part of the PD-54 zone.
 - 3. **Parking.** There shall be a minimum of two (2) parking spaces provided for each dwelling. There shall also be a minimum of one-half (1/4) parking space for each dwelling for guest parking within the development. Guest parking shall be located within one hundred fifty (150) feet of the dwellings served. All parking spaces shall measure at least nine (9) feet by 18 (18) feet. Developers shall pave with asphalt and/or concrete all parking spaces, parking areas and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walkway. The architecture of all covered parking structures shall be the same as the architecture of the main structures within the PD-54 zone. Single family residential units with a minimum of two-car garage and a full-length driveway shall be considered an approved alternative to all the above listed parking requirements.
 - 4. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.
 - 5. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-54 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.



March 8, 2024

Dear Neighbor:

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

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

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

Best Regards,

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

SUBJECT PROPERTY



Tri Pointe Homes Canyon Park Tech Center Neighborhood Meeting Minutes:

To: Jason Bench & Makayla Wagstaff

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

Date: March 20, 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CANYON PARK TECH CENTER NEIGHBORHOOD MEETING

(MARCH 19, 2024)

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

NO.	NAME	PHONE (CELL)	EMAIL	STREET ADDRESS
16	Cherie Page			
17	Jeff & Karen Carter			
18	Kathi Cavaliere			
19	Bob Barlow			
20	Eleni Wilding			
21	Sharey Baker			
22	Joc Monson			
23	Deane Pugmire			
24	Mark Hansen			
25	Keiko Bickmore			
26	Haysam Sukur			
27	Joan & Nancy Blockendorf			
28	David & Julie Spencer			
29	Jennifer Engenwood			
30	Stephanie Visnaw			
	Vanessa Stantill			

NO. NAME

PHONE (CELL) EMAIL

STREET ADDRESS

31

Retta Hansen

32

Ron Hansen

33

John Bare

34

Kathleen Bare

35

Chris Dowling

36

Don Hawkey

37

Jeff Henderson

38

Jed Morley

39

Eugene Greenwood

40

Jaxen Gardner

41

David Rees

42

Sara & Mike Willis

43

Debbie Winward

44

Lanae Millett

45

REED PAYNE
MEGAN

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

NO. NAME

PHONE (CELL) EMAIL

STREET ADDRESS

61

62

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CANYON PARK
EXISTING CONDITIONS





CANYON PARK

OVERALL MASTER PLAN

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

tri pointe[®]
HOMES



CANYON PARK

NEIGHBORHOOD OPEN SPACE

tri pointe[®]
HOMES

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



CANYON PARK

NEIGHBORHOOD MASTER PLAN



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

MASTER PLAN GOALS

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



CANYON PARK

NEIGHBORHOOD MASTER PLAN

tri pointe[®]
HOMES

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



CANYON PARK

ARCHITECTURAL PRECEDENTS

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

tri pointe[®]
HOMES

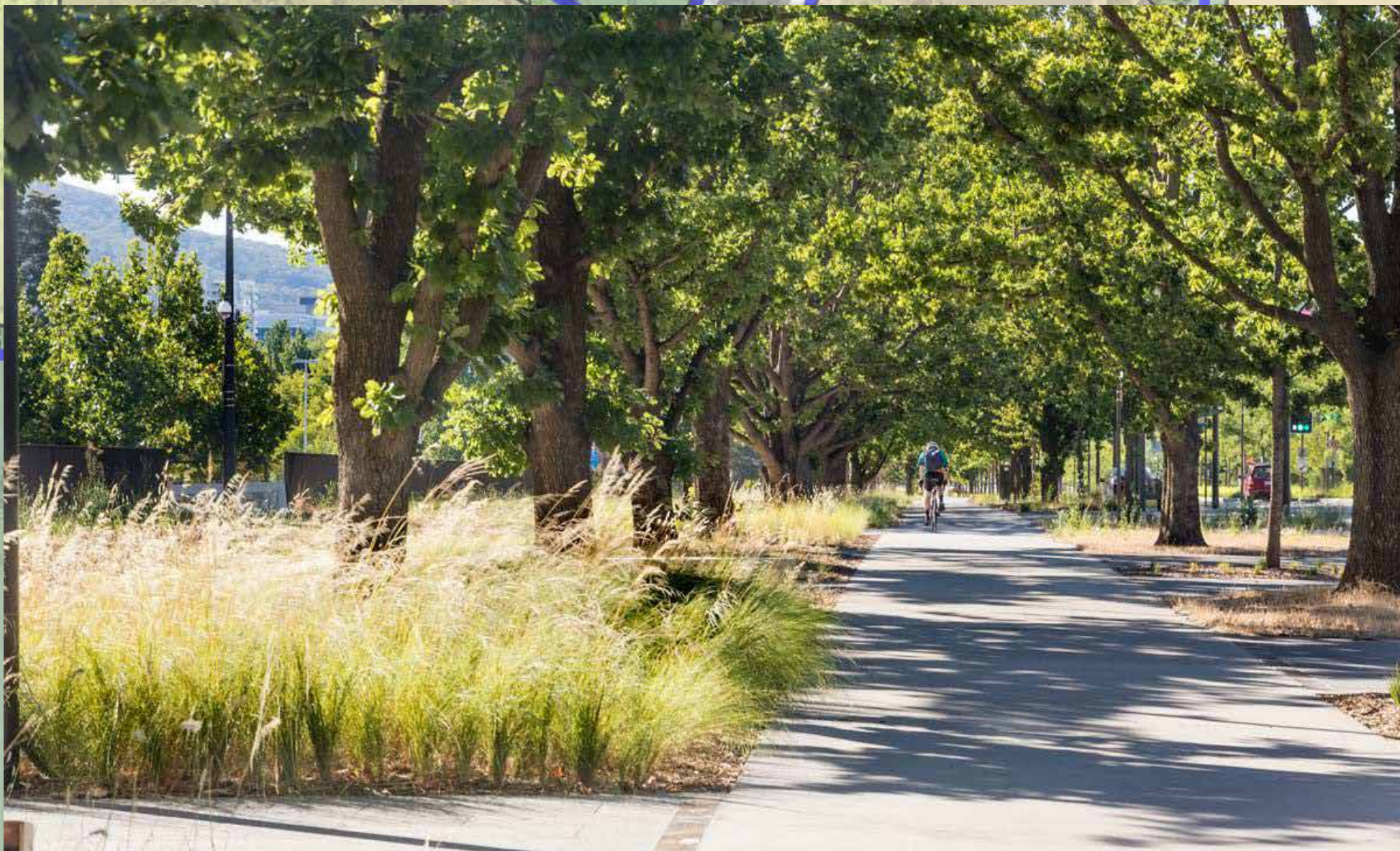


CANYON PARK

ARCHITECTURAL PRECEDENTS

tri pointe[®]
HOMES

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



CANYON PARK

LANDSCAPE PRECEDENTS

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

tri pointe[®]
HOMES



GOALS

HOUSING OPTIONS FOR FAMILIES WITHIN
ESSENTIALS

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

NO MATURE TREES AND LANDSCAPE
SOUTH AND WEST EDGES

COMMUNITY TRAIL CONNECTION LINKING
THE MURDOCK CANAL TRAIL

NEIGHBORHOOD THAT IS INTEGRATED INTO THE
N PARK CAMPUS

TRAIL TRAFFIC WITHIN THE NEIGHBORHOOD
OCCUPIED OFFICE CAMPUS

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

STRUCTURE THAT COMPLEMENTS EXISTING
THE ADJACENT NEIGHBORHOODS

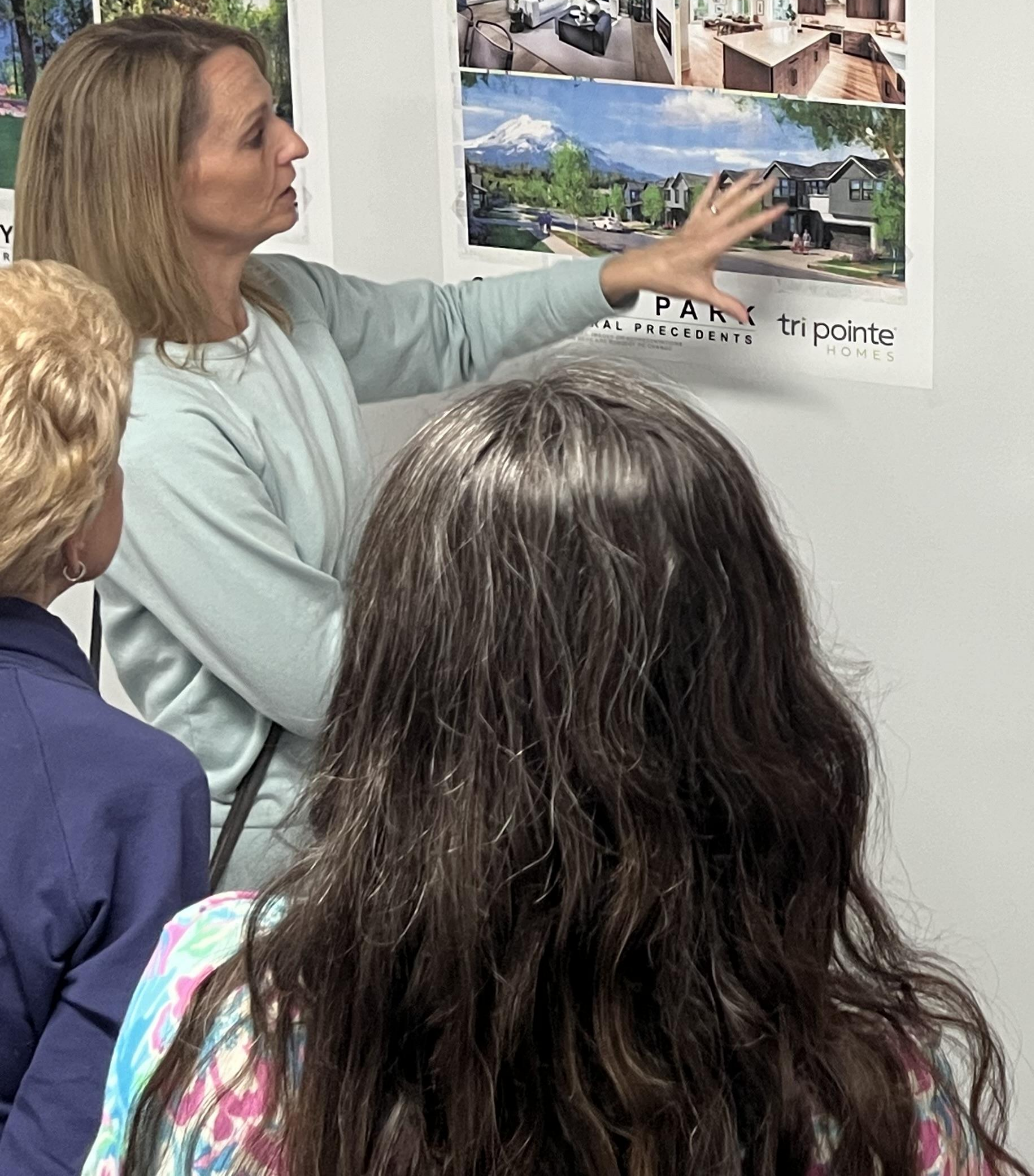
WATER LANDSCAPES



PARK
ARCHITECTURAL PRECEDENTS tri pointe
HOMES



CANYON PARK
ARCHITECTURAL PRECEDENTS tri pointe
HOMES





May 13, 2024

Dear Neighbor:

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

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

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

Best Regards,

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

SUBJECT PROPERTY



CANYON PARK TECH CENTER NEIGHBORHOOD MEETING

(MAY 23, 2024)

NO. NAME

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

NO. NAME

PHONE (CELL)

EMAIL

STREET ADDRESS

16

Bryan R Clark

17

Leesa Layton

18

RON HANSEN

19

Albert Clark

20

ERIK BEZIO

21

Jeff & Karla Bowles

22

Diane Fraser

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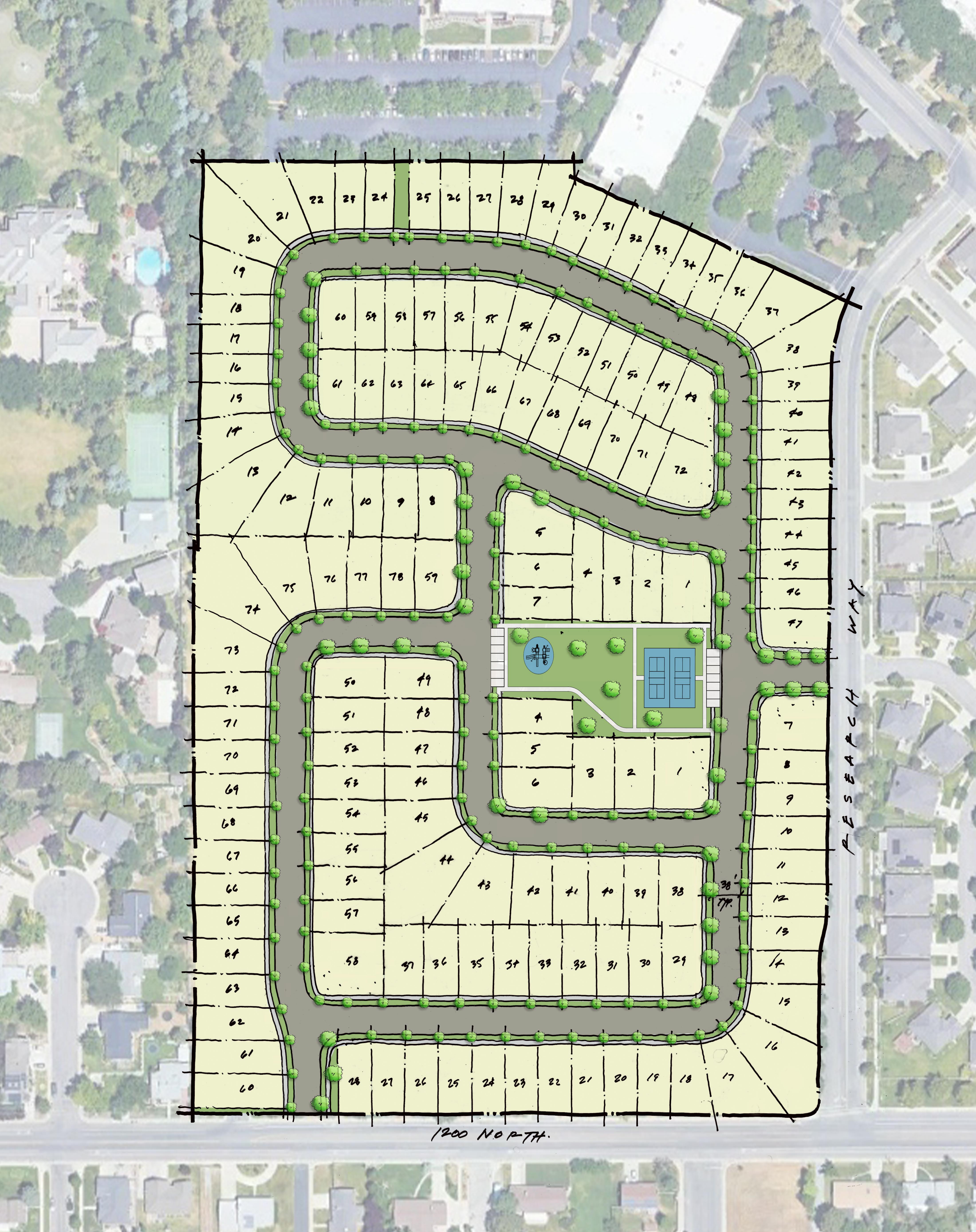
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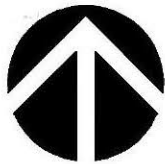
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NO.	NAME	PHONE (CELL)	EMAIL	STREET ADDRESS
31	Marshall Pollard			
32	DARREN SMITH			
33	Alice Harward			
34				
35				
36				
37				
38				
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40				
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42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



TOTAL 150

05.21.2024



SITE PLAN
CANYON PARK | TRIPOINTE UTAH
OREM CITY, UTAH

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

To: Jason Bench, Cheryl Vargas, and Ailin Leon

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

Date: June 7, 2024

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

Meeting Minutes Summary:

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

1. Road Design and Connectivity:

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

2. Architectural Styles and Home Design:

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

3. Community Amenity Design:

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

4. Preservation of trees along 630 East:

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

5. Privacy Fence:

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

Next Steps:

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

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

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



City Council Chambers, 56 N State Street

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

CANYON PARK TECH CENTER -REZONE - PUBLIC HEARING – Enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.

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

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

City Council
Tue, Aug 27, 2024
6:00 pm



City Council Chambers, 56 N State Street

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

CANYON PARK TECH CENTER -REZONE - PUBLIC HEARING – Enact Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.

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

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

City Council
Tue, Aug 27, 2024
6:00 pm

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

TIMP MEMORIAL GARDENS INC
PO BOX 1468
PROVO, UT 84603

BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

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

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

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

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

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

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

JAMANACO LLC
65 DENALI CIR
LINDON, UT 84042

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

COMMON AREA
100 E CENTER
PROVO, UT 84606

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

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

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

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

SKYLINE ESTATES INC
313 E 1200 S
OREM, UT 84058

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

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

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

BLACKBURN, DEBRA
354 E 1250 N
OREM, UT 84057

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

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

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

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

CHASE, TRAVIS
361 E 1200 N
OREM, UT 84057

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MAPP, ANDREW
405 E 1280 N
OREM, UT 84097

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

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

CHAPMAN, CALEB
410 E 1280 N
OREM, UT 84097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOVEREIGN RESIDENCE LLC
431 E 1280 N
OREM, UT 84097

RINDLISBACHER, MICHAEL (ET AL)
--OR CURRENT RESIDENT--
432 E 1200 NORTH
OREM, UT 84097

SIEVERS, A KENT & DEBRA C
432 E 1450 N
OREM, UT 84097

KEELE, M ELLEN
--OR CURRENT RESIDENT--
436 E 1600 NORTH
OREM, UT 84097

LARKIN, BRIGHAM J (ET AL)
437 E 1145 N
OREM, UT 84097

BOYLE, DAVID CHRISTOPHER
437 E 1450 N
OREM, UT 84097

RINDLISBACHER, MICHAEL & MARLAE
440 E 1200 N
OREM, UT 84097

ARNOLD, PAMELA N (ET AL)
442 E 1640 N
OREM, UT 84097

LOSEE, GREG R & BECKY (ET AL)
443 E 1200 N
OREM, UT 84097

PFISTER, THOMAS W & MICHELLE M
444 E 1325 N
OREM, UT 84097

NYMAN, LINDSAY ANN & MICHAEL S
445 E 1450 N
OREM, UT 84097

DAVIS, MICHAEL LAWRENCE & LISA MICHELLE
449 E 1600 N
OREM, UT 84097

DALTON, JOHN PATRICK & WENDY D
450 E 1200 N
OREM, UT 84097

FOWLER, MITCHELL S & HUNTER M
455 E 1145 N
OREM, UT 84097

CHRISTENSEN, KYLE R & TAMMY
456 E 1640 N
OREM, UT 84097

WHITE, JESSE & ELONA
457 E 1000 S
PLEASANT GROVE, UT 84062

START10 LLC
%PAGE, BRANDT
457 E 1500 N
OREM, UT 84097

EVANS, DWIGHT G & IRENE
458 E 1200 N
OREM, UT 84097

THOMAS, SYDNEY W
--OR CURRENT RESIDENT--
461 E 1600 NORTH
OREM, UT 84097

DEERING, LOWELL TAY & JEANETTE L (ET AL)
463 E 1200 N
OREM, UT 84097

HENDERSON, CINDY O & JEFFREY B (ET AL)
463 E 1450 N
OREM, UT 84097

WILSON, CONNIE W
464 E 1320 N
OREM, UT 84097

ARMSTRONG, NEAL ANDREW
464 E 1636 N
OREM, UT 84097

CASTANO, SERGIO ALEJANDRO (ET
AL)
465 E 1145 N
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
465 E 1320 NORTH
OREM, UT 84097

PINCOCK, ANDREW (ET AL)
466 E 1500 N ST
OREM, UT 84097

MCCLANAHAN, MEGAN NICOLE &
TYLER GREG
468 E 1200 N
OREM, UT 84097

HIATT, BETH ANN & DANIEL DUANE
471 E 1636 N
OREM, UT 84097

MALLORY, THOMAS J & PAMELA B
476 E 1320 N
OREM, UT 84097

HENDRICKSON, JORDON H &
AMANDA M
476 E 1636 N
OREM, UT 84097

DICKSON PROPERTIES LLC
--OR CURRENT RESIDENT--
479 E 1450 NORTH
OREM, UT 84097

HANCOCK, DEBORAH
479 E 1636 N
OREM, UT 84097

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
480 E 1450 NORTH
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
481 E 1320 NORTH
OREM, UT 84097

JSH IRREVOCABLE TRUST 11-15-2006
(ET AL)
--OR CURRENT RESIDENT--
482 E 1500 NORTH
OREM, UT 84097

PARTRIDGE, JEAN MARIE
483 E 1600 N
OREM, UT 84097

CHURCH, TRACI LYN (ET AL)
485 E 1500 N
OREM, UT 84097

RODRIGUEZ, JUAN C & MINERVA
CONSUELO
485 E 1600 N
OREM, UT 84097

CLARK, BRYAN RALPH & CARINE
STROM
488 E 1320 N
OREM, UT 84097

DAVIS, PRESTON J & DIXIE L
488 E 1636 N
OREM, UT 84097

BARACZ, DANIEL S (ET AL)
489 E 1050 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WOLSEY, TANNER L & ERIN K
491 E 1090 N
OREM, UT 84097

GOODWIN, BRET D
--OR CURRENT RESIDENT--
492 E 1200 NORTH
OREM, UT 84097

DASTRUP, SCOTT C & HILLARY
495 E 1200 N
OREM, UT 84097

DELANO, MARIA
495 E 1600 N
OREM, UT 84097

BERRIO, ERIK
497 E 1160 N
OREM, UT 84097

TROMBLY, ROBERT M
498 E 1160 N
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
500 E TECHNOLOGY AVE
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
500 E TIMPANOGOS CIR
OREM, UT 84097

CLEMENT, STEVEN H & DEBRA O
501 E 1050 N
OREM, UT 84097

ALLRED, LOGAN & REBECCA R
504 E 1090 N
OREM, UT 84097

RUSSELL LOVELESS I LLC
505 E FOOTHILL DR
PROVO, UT 84604

HARWARD, BRADLEY M & ALICE H
507 E 1090 N
OREM, UT 84097

CHAI, MAUI & KARA
--OR CURRENT RESIDENT--
508 E 1200 NORTH
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 101
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 102
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 201
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 202
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 203
OREM, UT 84097

BACK DEVELOPMENT LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 204
OREM, UT 84097

RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 301
OREM, UT 84097

RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 302
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 303
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 304
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 305
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 306
OREM, UT 84097

DFY OFFICE LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 307
OREM, UT 84097

RED ROCK MANAGEMENT 1 LLC
--OR CURRENT RESIDENT--
510 E TIMPANOGOS PKWY UNIT# 308
OREM, UT 84097

TASHMAN, IBRAHIM S & SHAYLENE
T
513 E 1050 N
OREM, UT 84097

FARRER, ROBERT GRANT & DONNA
LEE
--OR CURRENT RESIDENT--
518 E 1090 NORTH
OREM, UT 84097

GALVEZ, LORRAINE M
525 E 1050 N
OREM, UT 84097

LOTT, TIMOTHY & JALENE
REYNOLDS
526 E QUAIL RD
OREM, UT 84097

ADAMS, PAULENE M & JEFF E (ET
AL)
527 E 1600 N
OREM, UT 84097

DEWITT, JOSHUA L & TIFFANY W
530 E 1090 N
OREM, UT 84097

LOTT, TIMOTHY & JALENE
REYNOLDS
--OR CURRENT RESIDENT--
532 E QUAIL RD
OREM, UT 84097

LEVITRE, JAMES & MINDY
533 E 1090 N
OREM, UT 84097

DAY, RUSSELL & HEATHER
533 E 1640 N
OREM, UT 84097

JOLLEY, JEREMY & HAYLEY
534 E 1640 N
OREM, UT 84097

SILVESTER, ROBERT JEFFREY &
KRISTINE FAYE (ET AL)
539 E 1600 N
OREM, UT 84097

RASBAND, S NEIL & JUDITH A
540 QUAIL RD
OREM, UT 84097

PAYNE, REED W & MEGAN M
541 E 1050 N
OREM, UT 84097

MORLEY, JED GARY & ANGELA
MARIE (ET AL)
542 E 1090 N
OREM, UT 84097

JOLLEY, JEREMY & HAYLEY
--OR CURRENT RESIDENT--
543 E 1640 NORTH
OREM, UT 84097

DYMOCK, PAUL M & SHIRLENE (ET
AL)
547 E 1090 N
OREM, UT 84097

GIBSON, WILLIAM T & KAIL M
--OR CURRENT RESIDENT--
547 E 1640 NORTH
OREM, UT 84097

DAYTON, MARK L & CYNTHIA
548 E 1640 N
OREM, UT 84097

VICK, DAVID & HEIDI JOY
549 E QUAIL RD
OREM, UT 84097

FULLWOOD, DAVID & JOAN
--OR CURRENT RESIDENT--
552 E QUAIL RD
OREM, UT 84097

THOMPSON, AUSTIN & SAVANNAH
553 E 1050 N
OREM, UT 84097

MADSEN, COLETTE L
554 E 1090 N
OREM, UT 84097

WINWARD, RAND J & DEBORAH L
(ET AL)
556 E 1200 N
OREM, UT 84097

WINCHELL, JARED & PAULA
557 E 1600 N
OREM, UT 84097

BOTT, EVAN W
557 E QUAIL RD
OREM, UT 84097

DICKSON, RYAN MICHAEL & LYRAE
BEESLEY (ET AL)
561 E QUAIL RD
OREM, UT 84097

PENROD, JOSHUA R & ADRIENNE B
564 QUAIL RD
OREM, UT 84097

FERNLUND, MARSHA LEE &
MARSHA L
--OR CURRENT RESIDENT--
565 E 1050 NORTH
OREM, UT 84097

WALKER, MICHAEL JAMES &
TAMARA HELEN
565 E 1640 N
OREM, UT 84097

MONSON, SANDRA L & HEATHER B
566 E 1090 N
OREM, UT 84097

GREAVES, JOHN R & COLLEEN
CHRISTENSEN
566 E 1640 N
OREM, UT 84097

JWALKER LLC
566 S 1600 W
PROVO, UT 84601

DRURY, KIPP STEVEN & STEPHANI L
567 E 1600 N
OREM, UT 84097

GARDNER, KAY E & JANEEN R
570 E 1200 N
OREM, UT 84097

BLACKHAM, NILA & GREG (ET AL)
574 E 910 N
OREM, UT 84097

EBCOM INVESTMENT INC
576 E 1840 N
OREM, UT 84097

WEST, STEPHEN MONTROSE &
COSETTE VANCE (ET AL)
576 E QUAIL RD
OREM, UT 84097

BARDIN, SCOTT M (ET AL)
577 E 1050 N
OREM, UT 84097

BOWMAN, R BRUCE & LASTENIA A
--OR CURRENT RESIDENT--
577 E 1090 NORTH
OREM, UT 84097

BOWMAN, R BRUCE & LASTENIA A
578 E 1090 N
OREM, UT 84097

GARDNER, BRUCE BARRUS & DIANE
DOERR (ET AL)
--OR CURRENT RESIDENT--
579 E 1640 NORTH
OREM, UT 84097

KUROTAKA LLC
--OR CURRENT RESIDENT--
585 E 1640 NORTH
OREM, UT 84097

POOLE, BRYCE L & ROSA E
586 E 1640 N
OREM, UT 84097

MORLEY, ERIC B
587 E 1600 N
OREM, UT 84097

TAYLOR, ROBB M (ET AL)
588 QUAIL RD
OREM, UT 84097

TAYLOR, ROBB M (ET AL)
--OR CURRENT RESIDENT--
588 E QUAIL DR
OREM, UT 84097

STICKNEY, ERIC M
589 E 1050 N
OREM, UT 84097

FOUST, EMBER
589 E 1090 N
OREM, UT 84097

SUNSET SCENE LLC
--OR CURRENT RESIDENT--
590 E 1090 NORTH
OREM, UT 84097

FRASER, STEPHEN A & DIANE R
592 E 1200 N
OREM, UT 84097

PEARSON, SARAH UDALL &
BENJAMIN K
597 E 1600 N
OREM, UT 84097

COWLEY, DARON H & SABRINA (ET
AL)
598 E 1640 N
OREM, UT 84097

BLAKELOCK, HAROLD H &
ROSEMOND V
599 E 1640 N
OREM, UT 84097

GOODWIN, BRET D
600 E 4380 N
PROVO, UT 84604

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
600 E TECHNOLOGY AVE
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
600 E TIMPANOGOS CIR
OREM, UT 84097

UTAH VALLEY UNIVERSITY
--OR CURRENT RESIDENT--
601 E TIMPANOGOS PKWY
OREM, UT 84097

RICKS, TREVOR S
--OR CURRENT RESIDENT--
611 E 1600 NORTH
OREM, UT 84097

JONES, JULIE
612 E 1640 N
OREM, UT 84097

SHAHABUDDIN, MD (ET AL)
--OR CURRENT RESIDENT--
613 E 1640 NORTH
OREM, UT 84097

NUTTALL, SUSAN K
618 E 1640 N
OREM, UT 84097

STUBBS, MARK & JAN
621 E 1280 N
OREM, UT 84097

PLEWE, DELLA
625 E 1130 N
OREM, UT 84097

LEWIS, STEPHEN C (ET AL)
628 E 1130 N
OREM, UT 84097

DENNETT, SUSAN M & LARRY D
628 E 1280 N
OREM, UT 84097

DOCKENDORF, THOMAS A & NANCY
629 E 1280 N
OREM, UT 84097

PUGMIRE, DONALD & JOLENE
633 E 1280 N
OREM, UT 84097

PAGE, CHERIE M
636 E 1280 N
OREM, UT 84097

ALLMAN, STANLEY R & ANDREA
637 E 1130 N
OREM, UT 84097

GOLDING, MARK WILLIAM &
BARBARA ANN
638 E 1200 N
OREM, UT 84097

WHITAKER, DIXIE
642 E 1130 N
OREM, UT 84097

POMEROY, MARTIN H III & PAMILLA
J (ET AL)
649 E 1280 N
OREM, UT 84097

GRAY, LAWRENCE H & LOIS (ET AL)
650 E 1200 N
OREM, UT 84097

STASTNY, JOHN SHELBY & MARY
ELLEN
652 E 1220 N
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

PACE, H JOHN & MARYANN P
656 E 1130 N
OREM, UT 84097

SMART, THERON DAVID JR &
PAMELA (ET AL)
--OR CURRENT RESIDENT--
657 E 1650 NORTH
OREM, UT 84097

WILCOCK, TODD J & TIFFINI T (ET
AL)
658 E 1650 N
OREM, UT 84097

GRAY, LAWRENCE H & LOIS (ET AL)
--OR CURRENT RESIDENT--
660 E 1200 NORTH
OREM, UT 84097

HAWLEY, DON B
663 E 1280 N
OREM, UT 84097

ANDERSEN, STENNA T (ET AL)
664 E 1220 N
OREM, UT 84097

CANDLAND, CALVIN T & LUANN T
(ET AL)
665 E 1220 N
OREM, UT 84097

MCOMBER, EARL D & BETTY L (ET
AL)
669 E 1160 N
OREM, UT 84097

DORT, MARIE FENISE
672 E 1160 N
OREM, UT 84097

ZHAO, YOU XIANG (ET AL)
672 E 1650 N
OREM, UT 84097

WALKER, JOSEPH A (ET AL)
677 E 1220 N
OREM, UT 84097

QUESADA, MARIO J & LUCIA J
680 E 1200 N
OREM, UT 84097

FORMAN, GLEN L (ET AL)
680 E 1280 N
OREM, UT 84097

SMITH, BYRON L & RHONDA R
--OR CURRENT RESIDENT--
682 E 1160 NORTH
OREM, UT 84097

BOWLES, JEFFREY DEAN & KARLA
JEAN
682 E 1220 N
OREM, UT 84097

NOBLE, DAVID A & JANYCE L
683 E 1220 N
OREM, UT 84097

BREWER, BRUCE N & BARBARA J
683 E 1280 N
OREM, UT 84097

CHATTERLEY, PATRICIA JEAN (ET
AL)
684 E 1200 N
OREM, UT 84097

BARE, JOHN A
684 E 1280 N
OREM, UT 84097

SMITH, BYRON L & RHONDA R
685 E 1160 N
OREM, UT 84097

TITTLE, SHERRY MILLER & DAVID
DUFF
686 E 1160 N
OREM, UT 84097

YOUNGQUIST, KEITH A & ANN C (ET
AL)
686 E 1220 N
OREM, UT 84097

MORRISON, DOUGLAS W & SUSAN B
(ET AL)
687 E 1220 N
OREM, UT 84097

HELZER, MARCIA BURRELL (ET AL)
687 E 1280 N
OREM, UT 84097

FOBERT, NORMAN D & PAMELA H
688 E 1280 N
OREM, UT 84097

ROWLEY, ROBERT LOUIS &
KATHRYNE N (ET AL)
690 E 1200 N
OREM, UT 84097

SMITH, PHILLIP C & RUTH ANN H
692 E 1220 N
OREM, UT 84097

HUNT, SHARON M (ET AL)
693 E 1280 N
OREM, UT 84097

SMITH, SANDRA ELAINE BLISS (ET AL)
694 E 1280 N
OREM, UT 84097

HANSEN, QUADE P & LEARAE
695 E 1220 N
OREM, UT 84097

GILL, COLIN & SAMANTHA
695 E 1600 N
OREM, UT 84097

CLARK, ALBERT B & ELAINE N (ET AL)
696 E 1220 N
OREM, UT 84097

GRENNEY, GUY W & JOHANNA
697 E 1280 N
OREM, UT 84097

CHRISTENSEN, JAMES E & STACI D
699 E 1160 N
OREM, UT 84097

BURMINGHAM, MAVIS L (ET AL)
699 E 1220 N
OREM, UT 84097

NEWSOME, MICHAEL B & LINDA M (ET AL)
700 E 1280 N
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
700 E TECHNOLOGY AVE
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
701 E TIMPANOGOS PKWY
OREM, UT 84097

STRATTON, KEVEN J
702 E 1160 N
OREM, UT 84097

BARLOW FAMILY REVOCABLE TRUST 09-27-2012 (ET AL)
702 E 1220 N
OREM, UT 84097

CAVIERE, KATHI
705 E 1280 N
OREM, UT 84097

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

HAYWARD, LANELL B
707 E 1220 N
OREM, UT 84097

STOCKING, BRIAN & MAJA
707 S 300 W
OREM, UT 84058

SEAMONS, BRETT & TODD (ET AL)
710 E 1280 N
OREM, UT 84097

DA VINCI 18 LLC
712 E 1220 N
OREM, UT 84097

OWEN FAMILY PROPERTIES LLC
713 E 1280 N
OREM, UT 84097

JAMANACO LLC
--OR CURRENT RESIDENT--
720 E TIMPANOGOS PKWY
OREM, UT 84097

ANDERSON, FLORENCE C (ET AL)
724 BOWL DR
OREM, UT 84097

BATES, ANNA M
--OR CURRENT RESIDENT--
724 E 1220 NORTH
OREM, UT 84097

ABBEY ROAD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
726 E 1450 NORTH
OREM, UT 84097

MANNING, JEFFREY & SAMANTHA
--OR CURRENT RESIDENT--
730 E 1450 NORTH
OREM, UT 84097

ABBEY ROAD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
733 E 1450 NORTH
OREM, UT 84097

WILKINSON, RON D
734 BOWL DR
OREM, UT 84097

ABBEY ROAD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
734 E 1450 NORTH
OREM, UT 84097

WILKINSON, RON D
--OR CURRENT RESIDENT--
735 E 1600 NORTH
OREM, UT 84097

HAMMOND, TYLER JAY & COURTNEY LYNN
--OR CURRENT RESIDENT--
736 E 1450 NORTH
OREM, UT 84097

MYERS, SHIRLEY JOAN
737 E 1280 N
OREM, UT 84097

PARK, JERRY (ET AL)
740 E BOWL DR
OREM, UT 84097

BACK DEVELOPMENT LLC
746 WINCHESTER ST STE G-20
MURRAY, UT 84107

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
750 E TECHNOLOGY AVE
OREM, UT 84097

SHURTLIFF, MARK ALAN & TANNA
LARKELL (ET AL)
755 BOWL DR
OREM, UT 84097

SHURTLIFF, MARK ALAN & TANNA
LARKELL (ET AL)
--OR CURRENT RESIDENT--
755 E 1600 NORTH
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
762 E 1200 NORTH
OREM, UT 84097

BECKMAN, LINDA
765 BOWL DR
OREM, UT 84097

BECKMAN, LINDA
--OR CURRENT RESIDENT--
765 E 1600 NORTH
OREM, UT 84097

QUESADA, MARIO J & LUCIA J
781 E BOWL DR
OREM, UT 84097

PARK ESTATE LLC
--OR CURRENT RESIDENT--
797 E BOWL DR
OREM, UT 84097

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PKWY
OREM, UT 84058

CLAYTON, KELVIN C & MARY ANN
853 E 880 N
OREM, UT 84097

SMART, THERON DAVID JR &
PAMELA (ET AL)
889 N 700 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

FARRER, ROBERT GRANT & DONNA
LEE
996 N 1520 E
OREM, UT 84097

TIMP MEMORIAL GARDENS INC
--OR CURRENT RESIDENT--
1000 N 400 EAST
OREM, UT 84097

BOARD OF EDUCATION OF ALPINE
SCHOOL DISTRICT
--OR CURRENT RESIDENT--
1035 N 800 EAST
OREM, UT 84097

ANDRUS, LINDA M
1057 N 475 E
OREM, UT 84097

BROOKS, RACHELLE JANAE & CRAIG
(ET AL)
1069 N 475 E
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

GARDINE, DOUGLAS COURTNEY &
JODEE SUMMERHAYS (ET AL)
1080 N 475 E
OREM, UT 84097

LORIS, ALBERT J & SUSANNE R
1081 N 475 E
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1090 N 400 EAST
OREM, UT 84097

NIELSEN, TYSON G
--OR CURRENT RESIDENT--
1092 N 600 EAST
OREM, UT 84097

HAWKS, RICHARD D & NATALIE J
1093 N 475 E
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1100 N 600 EAST
OREM, UT 84097

JOHNSON, MATT & BRITTANY (ET
AL)
1105 N 475 E
OREM, UT 84097

CARPENTER, DOUGLAS C & KATHIA
MARINHO
1106 N 600 E
OREM, UT 84097

WILLEY, ETHEL L (ET AL)
1107 S OREM BLVD
OREM, UT 84058

KELLER, KENNETH G
1110 N HERITAGE HILLS DR
ALPINE, UT 84004

PETER AND JAYSA STRATTON
FAMILY TRUST 03-13-2023 (ET AL)
--OR CURRENT RESIDENT--
1114 N 475 EAST
OREM, UT 84097

CLAYTON, KELVIN C & MARY ANN
--OR CURRENT RESIDENT--
1117 N 520 EAST
OREM, UT 84097

HAMBLIN, JAMES O & PAULA RAE
1117 N 600 E
OREM, UT 84097

PLATTE, DAVID J & MELANIE
1118 N 520 E
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Street View



Canyon Park TriPointe

Traffic Impact Study



Orem, Utah

July 23, 2024

UT24-2807



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Canyon Park TriPointe development located in Orem, Utah. The development is located on the northwest corner of the 630 East (Research Way) / 1200 North intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023) and future (2028) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection		Level of Service							
		Existing (2023)				Future (2028)			
		Background		Plus Project		Background		Plus Project	
		AM	PM	AM	PM	AM	PM	AM	PM
1	400 East / 1200 North	A	A	A	A	A	A	A	A
2	Southwest Access / 1200 North	b	a	-	-	b	a	-	-
3	South Access / 1200 North	b	a	a	a	a	a	a	a
4	Research Way / 1200 North	a	a	a	a	a	a	a	a
5	Research Way / Timpanogos Parkway	a	a	a	a	a	a	a	a
6	Timpanogos Parkway / Technology Way	A	A	A	A	A	A	A	A
7	Technology Way / 1600 North	a	b	a	b	a	b	a	b
8	800 East / 1200 North	A	A	A	A	A	A	A	A
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)									
Source: Hales Engineering, July 2024									

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of approximately 150 single-family detached housing units to replace approximately 334,000 square feet of office space
- The project is anticipated to generate approximately 2,100 weekday daily trips, including 156 trips in the morning peak hour, and 210 trips in the evening peak hour
 - This compares to the trip generation of the fully leased office space, which is anticipated to generate approximately 3,618 weekday trips, including 516 in the morning peak hour and 492 trips in the evening peak hour

2023	Background	Plus Project
Assumptions	Anticipated trip generation from the existing office space was calculated and applied to background traffic volumes to estimate conditions with offices fully leased	None
Findings	Acceptable LOS	Acceptable LOS
2028	Background	Plus Project
Findings	Acceptable LOS	Acceptable LOS

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Canyon Park TriPointe development located in Orem, Utah. The proposed project is located on the northwest corner of the 630 East (Research Way) / 1200 North intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023) and future (2028) conditions with and without the proposed project and to recommend mitigation measures as needed.

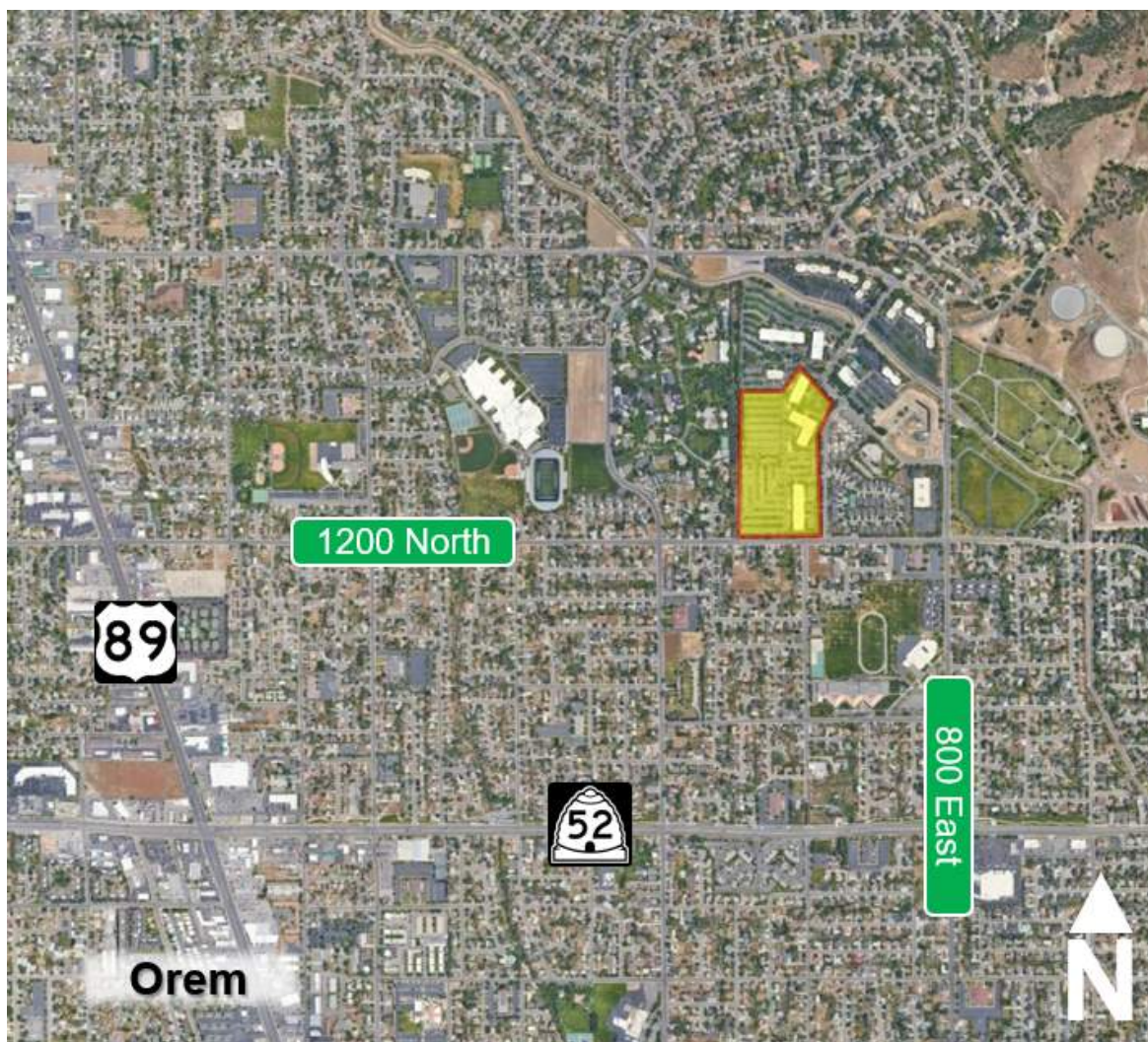


Figure 1: Vicinity map showing the project location in Orem, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- 400 East / 1200 North
- Southwest Access / 1200 North
- South Access / 1200 North
- Research Way / 1200 North
- Research Way / Timpanogos Parkway
- Timpanogos Parkway / Technology Way
- 800 East / 1200 North
- Technology Way / 1600 North

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2023 methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation

and/or mitigation measures will be presented. A LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2023 Methodology (Transportation Research Board)

II. EXISTING (2023) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

1200 North – is a city-maintained roadway which is classified by the Orem City Transportation Master Plan (2015) as an urban collector. The roadway has one travel lane in each direction and a center two-way left-turn lane (TWLTL) along the frontage of the development. The posted speed limit is 25 mph in the study area.

Research Way – is a city-maintained roadway which is classified by the Orem City Transportation Master Plan (2015) as a local/sub-local roadway. The roadway has one travel lane in each direction. The posted speed limit is 25 mph in the study area.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- 400 East / 1200 North
- Southwest Access / 1200 North
- South Access / 1200 North
- Research Way / 1200 North
- 1280 North / Research Way
- Strawberry Lane (South) / Research Way
- Research Way / Timpanogos Parkway
- Timpanogos Parkway / Technology Way
- Canyon Park North Access / Timpanogos Parkway
- West Boundary Road / Timpanogos Parkway
- 800 East / 1200 North
- Technology Way / 1600 North

The counts for most of the intersections were performed on Thursday, February 23, 2023. The morning peak hour was determined to be between 7:15 and 8:15 a.m., and the evening peak hour was determined to be between 4:30 and 5:30 p.m. The morning peak hour volumes were

approximately 50% higher than the evening peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on S.R 189 (ATR #350). In recent years, traffic volumes in February have been equal to approximately 97.7% of average traffic volumes. The observed traffic volumes were adjusted accordingly to determine average turning movement counts at the study intersections.

Additionally, traffic counts were taken on a clear day, but when recent snowfall may have still impacted traffic patterns. Turning movement volumes on Thursdays throughout January/February of 2023 were collected from the Automated Traffic Signal Performance Measures (ATSPM) website at the 800 East / 1200 North intersection. The day the traffic counts were collected were found to be approximately 90.3% of average traffic volumes for a typical Thursday. The observed traffic volumes were further adjusted accordingly.

The counts for 800 East / 1200 North and Technology Way / 1600 North were performed on Tuesday, July 9, 2024. The morning peak hour counts at these locations were adjusted upward to match the previous volumes in the area to reflect school conditions. In addition, it is worth noting that Canyon View Junior High School is being transitioned into a dual immersion school. Although enrollment in the school will remain the same, the school is expected to attract students from other parts of Utah County, increasing the number of students being dropped off by parents in the morning peak hour. Hales Engineering increased the number of vehicles traveling to the school by 20% as a conservative estimate. The new traffic volumes were assigned to 1200 North during the morning peak hour.

Since most of the office space within the existing Canyon Park development is currently unleased at the time of counts, it was determined that traffic volumes may not represent anticipated traffic volumes if the buildings were fully leased. The landowner has stated that if the residential development does not go in, aggressive leasing strategies will be pursued to fill the office space. Therefore, counts were collected at most of the Canyon Park accesses to understand the existing traffic volumes entering and exiting where the proposed development is located. Those existing traffic volumes were then removed from the network and replaced with anticipated trip generation rates assuming full occupancy of all the office space in the area.

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip generation for the proposed project is included in Table 2. Anticipated trips were assigned to each study intersection in the same proportion as was found through the existing traffic counts.

Figure 2 shows the existing morning and evening peak hour volumes with the anticipated full occupancy of the office space, as well as intersection geometry at the study intersections.

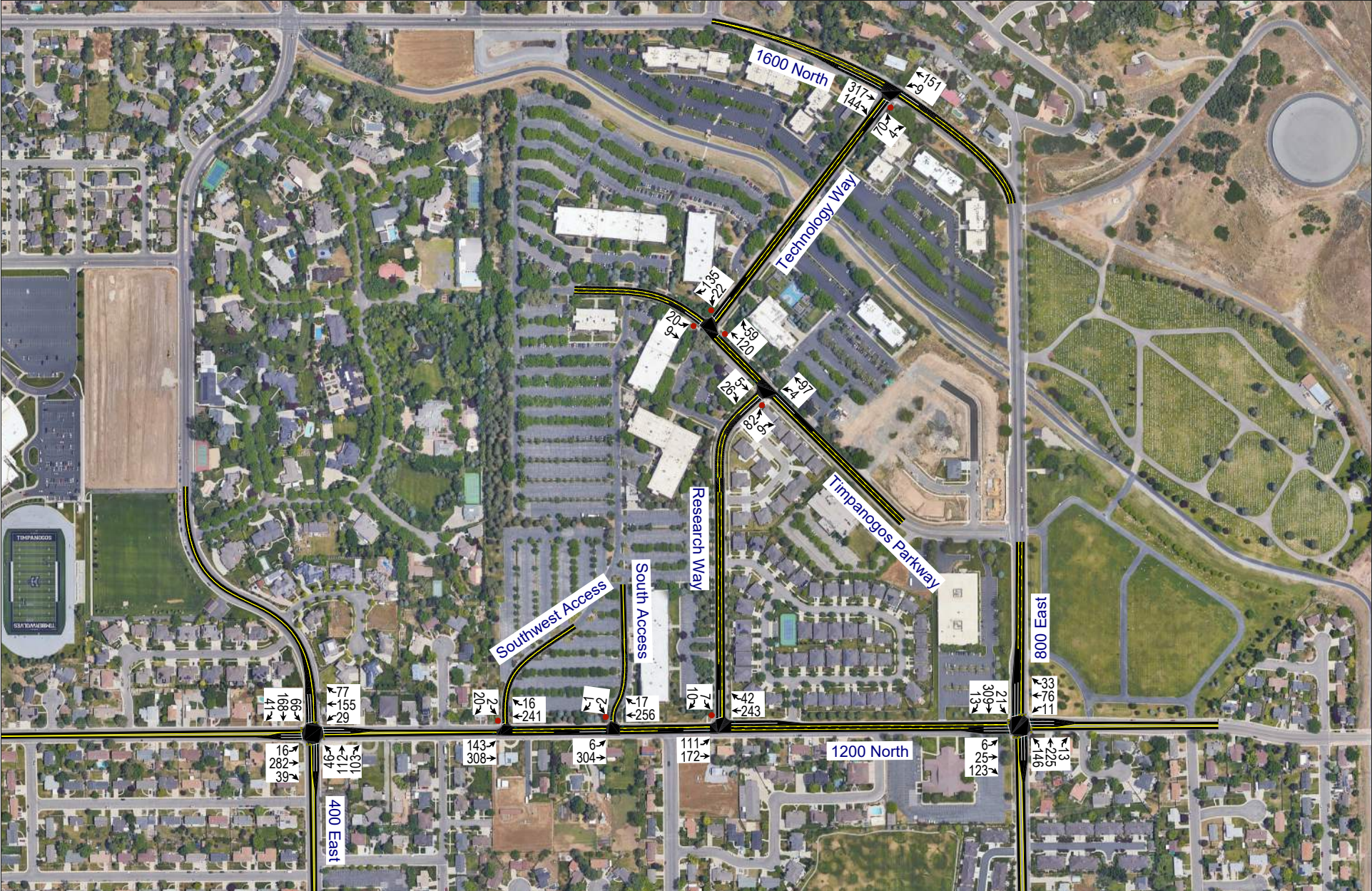




Table 2: Trip Generation (Office)

Trip Generation Orem - Canyon Park TriPointe TIS								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
General Office Building (710)	369	KSF	3,618	50%	50%	1,809	1,809	3,618
AM Peak Hour								
General Office Building (710)	369	KSF	516	88%	12%	454	62	516
PM Peak Hour								
General Office Building (710)	369	KSF	492	17%	83%	84	408	492
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021.								
SOURCE: Hales Engineering, July 2024								

D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 3. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2023) conditions.

Table 3: Existing (2023) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
400 East / 1200 North	Signal	A (7.6)	A (6.8)
Southwest Access / 1200 North	SB Stop	b (13.3) / SBL	a (6.8) / SBL
South Access / 1200 North	SB Stop	b (10.4) / SBL	a (6.1) / SBL
Research Way / 1200 North	SB Stop	a (9.9) / SBL	a (6.4) / SBL
Research Way / Timpanogos Parkway	NEB Stop	a (5.4) / NEL	a (5.3) / NEL
Timpanogos Parkway / Technology Way	AWSC	A (5.3)	A (5.2)
Technology Way / 1600 North	NEB Stop	a (7.8) / NEL	b (12.4) / NEL
800 East / 1200 North	Signal	A (8.0)	A (8.0)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2024

E. Mitigation Measures

No mitigation measures are recommended.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Canyon Park TriPointe development is located on the northwest corner of the 630 East (Research Way) / 1200 North intersection. The development will consist of approximately 150 residential single-family detached housing units and will replace approximately 334,000 square feet of office space. A concept plan for the proposed development is provided in Appendix A.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021 and was supplemented with Orem City traffic impact study guidelines of 14 trips per single-family detached housing unit. A ratio between the ITE rate and the Orem City rate was used to calculate the daily, morning peak, and evening peak hour trips anticipated for the proposed single-family detached housing units. There is also a planned small neighborhood park that will primarily be used by the residential development and was not included when calculating new external trips. Trip generation for the proposed project is included in Table 4. There is also a side-by-side comparison to the fully leased office space shown within Table 4 for easy reference.

The total trip generation for the development is as follows:

- | | |
|----------------------------|-------|
| • Daily Trips: | 2,100 |
| • Morning Peak Hour Trips: | 156 |
| • Evening Peak Hour Trips: | 210 |

This compares to the total trip generation for the fully leased office space, which is as follows:

- | | |
|----------------------------|-------|
| • Daily Trips: | 3,618 |
| • Morning Peak Hour Trips: | 516 |
| • Evening Peak Hour Trips: | 492 |

Table 4: Trip Generation (Residential)

Trip Generation Orem - Canyon Park TriPointe								
Land Use ¹	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Detached Housing (210)	150	DU	2,100	50%	50%	1,050	1,050	2,100
TOTAL			2,100			1,050	1,050	2,100
AM Peak Hour								
Single-Family Detached Housing (210)	150	DU	156	26%	74%	41	115	156
TOTAL			156			41	115	156
PM Peak Hour								
Single-Family Detached Housing (210)	150	DU	210	63%	37%	132	78	210
TOTAL			210			132	78	210
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021. SOURCE: Hales Engineering, July 2024								

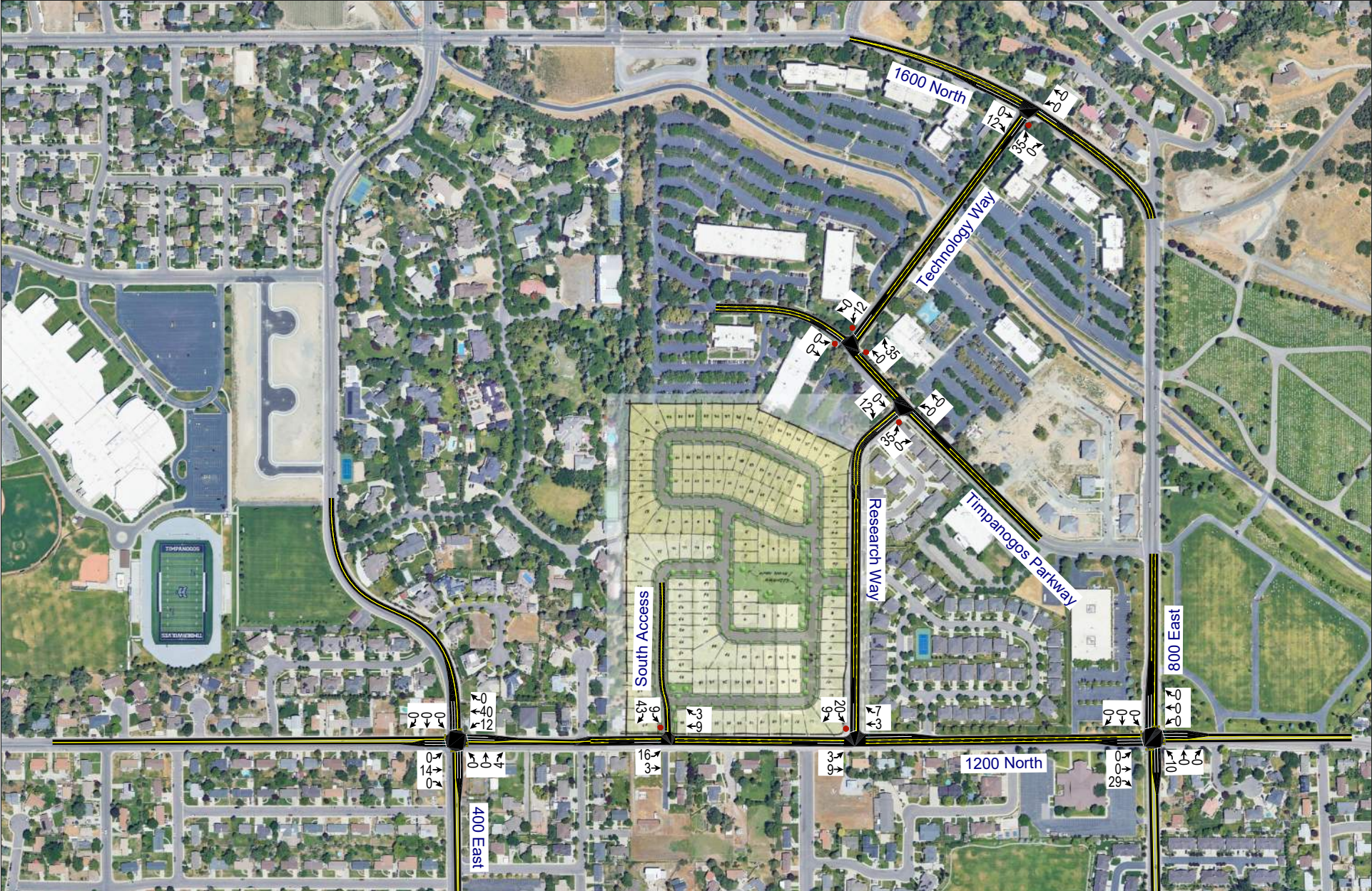
D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the morning and evening peak hour is shown in Table 5.

Table 5: Trip Distribution

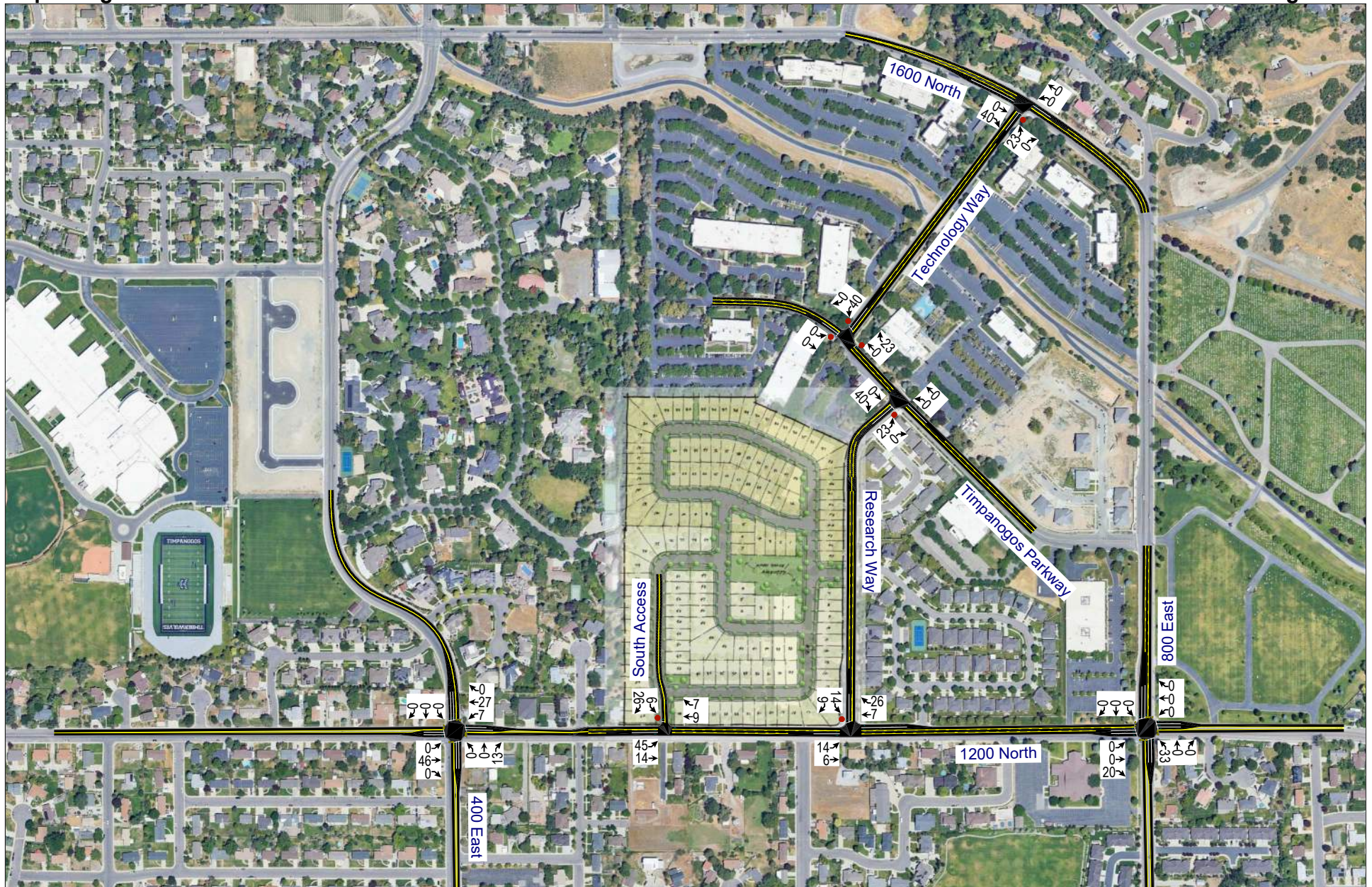
Direction	% To/From Project
North	30%
South (400 East)	10%
South (800 East)	25%
West	35%

These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. This trip assignment replaces the trip generation from the fully leased office space found in the background chapters. Trip assignment for the development is shown in Figure 3.



Orem Canyon Park TriPointe TIS Trip Assignment

Morning Peak Hour
Figure 3b



Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
07/23/2024

E. Access

The proposed access for the site will be gained at the following locations:

1200 North:

- The South Project Access will be located on north side of 1200 North. The access will be located across from 520 East, approximately 500 feet west of the Falcon Way / 1200 North intersection. The access is anticipated to be stop-controlled.

Research Way:

- The East Project Access will be located approximately 575 feet north of the Research Way / 1200 North intersection. It will access the project on the west side of Research Way, across from 1280 North. It is anticipated that the access will be stop-controlled.

F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended other than those already provided by the center TWLTL.

IV. EXISTING (2023) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2023) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2023) background traffic volumes to predict turning movement volumes for existing (2023) plus project conditions. Existing (2023) plus project morning and evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 6.

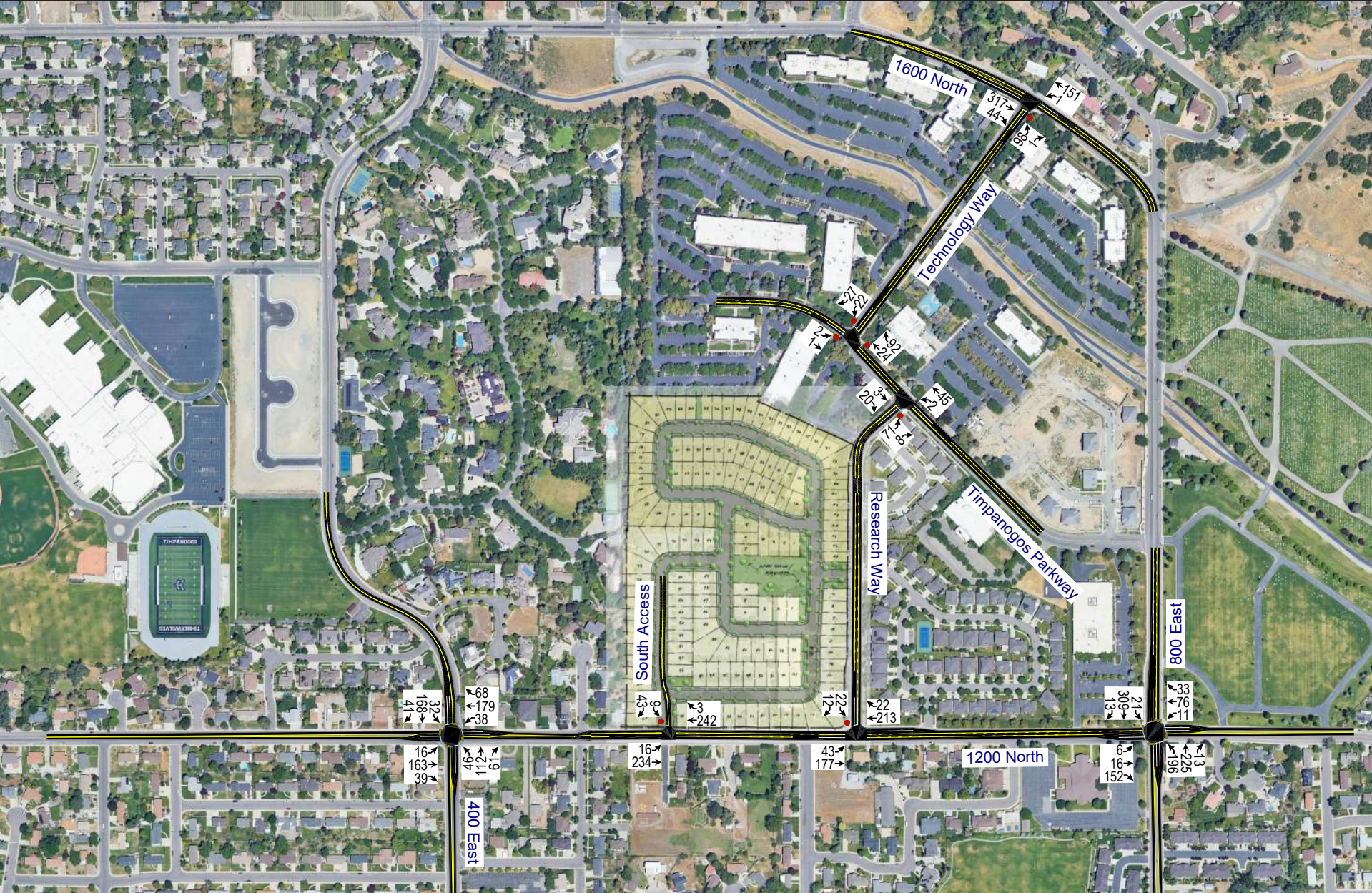
Table 6: Existing (2023) Plus Project Peak Hour LOS

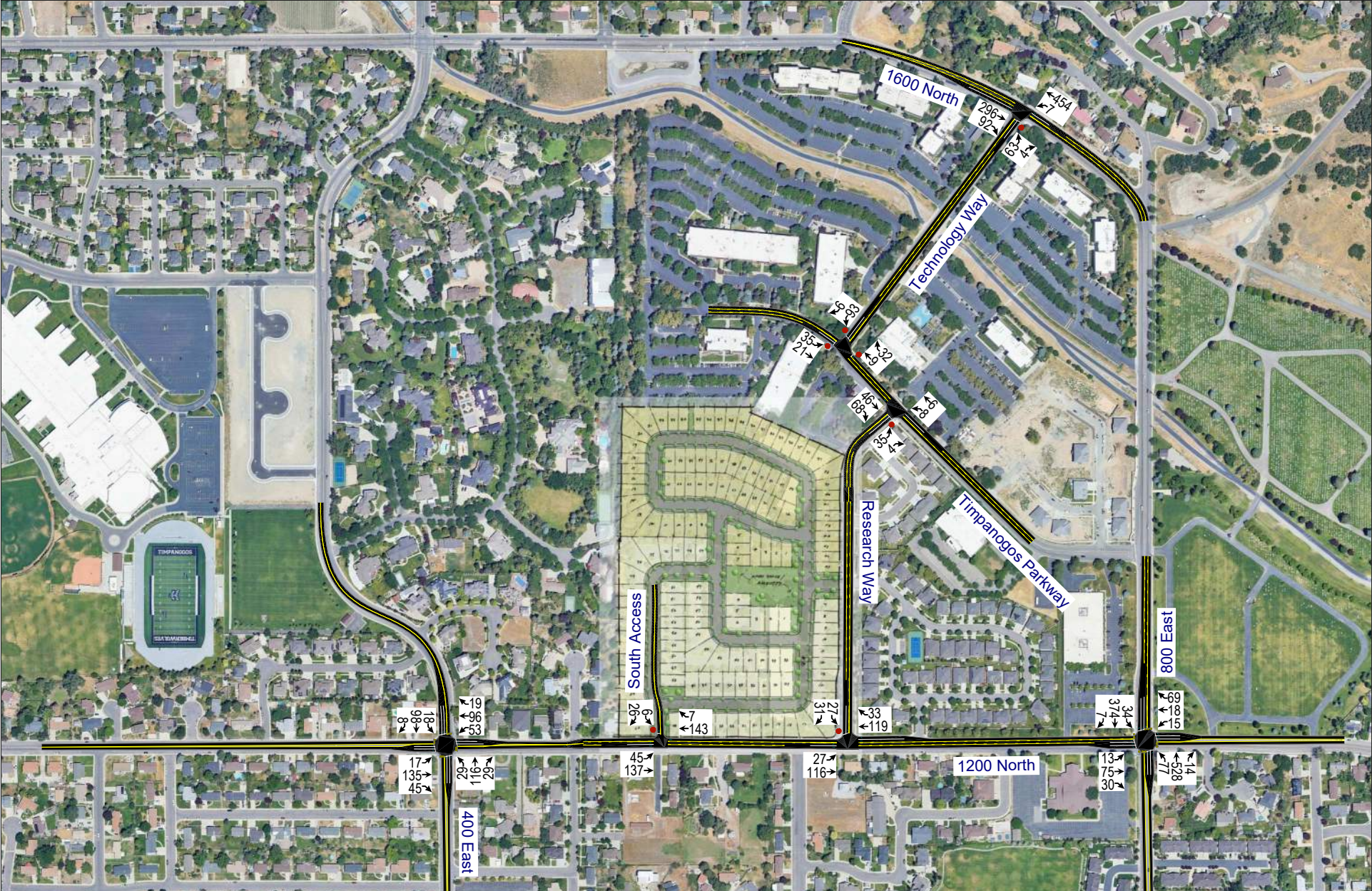
Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
400 East / 1200 North	Signal	A (6.9)	A (6.1)
South Access / 1200 North	SB Stop	a (6.5) / SBL	a (5.5) / SBL
Research Way / 1200 North	SB Stop	a (7.1) / SBL	a (6.2) / SBL
Research Way / Timpanogos Parkway	NEB Stop	a (4.9) / NEL	a (4.9) / NEL
Timpanogos Parkway / Technology Way	AWSC	A (4.8)	A (5.0)
Technology Way / 1600 North	NEB Stop	a (8.3) / NEL	b (10.6) / NEL
800 East / 1200 North	Signal	A (8.8)	A (8.0)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2024





D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

E. Mitigation Measures

No mitigation measures are recommended.

V. FUTURE (2028) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2028) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) Regional Transportation Plan, there are no projects planned before 2028 in the study area. Therefore, no changes were made to the roadway network for the future (2028) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2028) forecasted volumes from the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2028) morning and evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

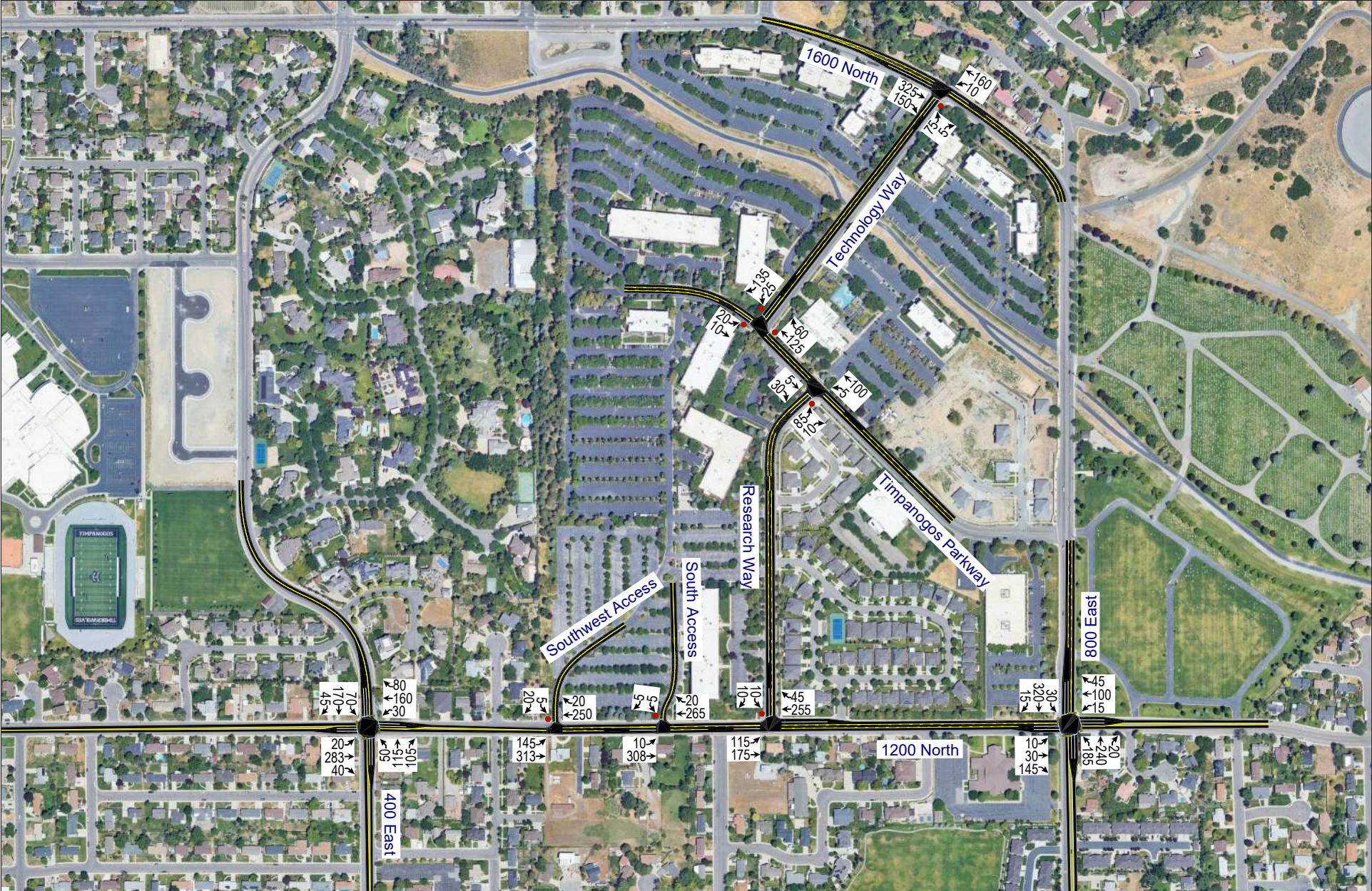
Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2028) background conditions, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2028) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the morning and evening peak hours.

F. Mitigation Measures

No mitigation measures are recommended.



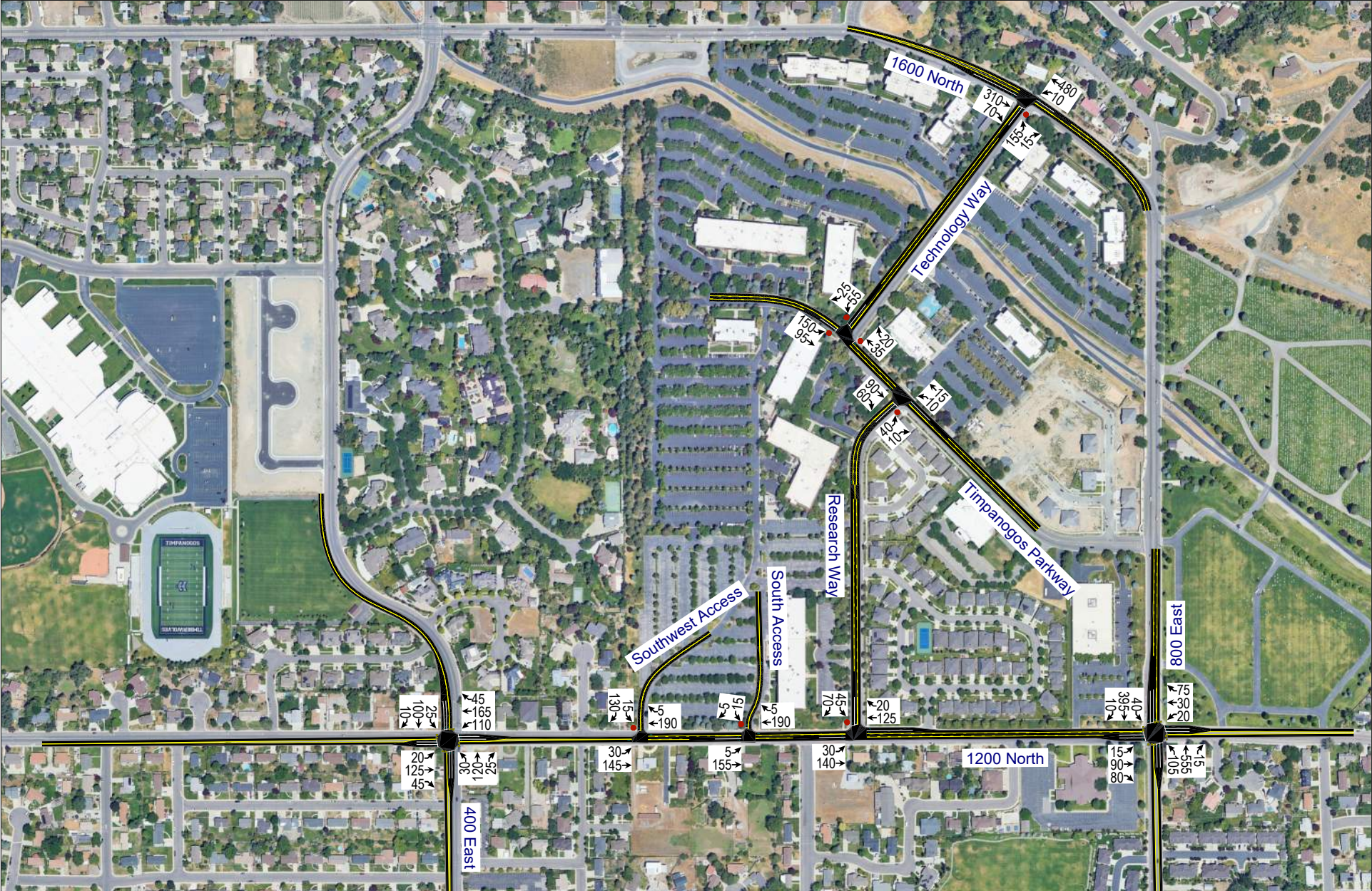


Table 7: Future (2028) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
400 East / 1200 North	Signal	A (7.8)	A (7.0)
Southwest Access / 1200 North	SB Stop	b (13.8) / SBL	a (7.3) / SBL
South Access / 1200 North	SB Stop	a (6.8) / SBL	a (5.4) / SBL
Research Way / 1200 North	SB Stop	a (9.0) / SBL	a (6.6) / SBL
Research Way / Timpanogos Parkway	NEB Stop	a (5.3) / NEL	a (5.2) / NEL
Timpanogos Parkway / Technology Way	AWSC	A (5.3)	A (5.2)
Technology Way / 1600 North	NEB Stop	a (8.2) / NEL	b (13.9) / NEL
800 East / 1200 North	Signal	A (10.0)	A (9.1)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2024

VI. FUTURE (2028) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2028) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2028) background traffic volumes to predict turning movement volumes for future (2028) plus project conditions. Future (2028) plus project morning and evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the peak hours in future (2028) plus project conditions, as shown in Table 8.

Table 8: Future (2028) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement ¹	
Description	Control	Morning Peak	Evening Peak
400 East / 1200 North	Signal	A (7.0)	A (6.4)
South Access / 1200 North	SB Stop	a (7.1) / SBL	a (5.9) / SBL
Research Way / 1200 North	SB Stop	a (7.3) / SBL	a (6.0) / SBL
Research Way / Timpanogos Parkway	SB Stop	a (4.9) / NEL	a (5.0) / NEL
Timpanogos Parkway / Technology Way	AWSC	A (4.8)	A (4.9)
Technology Way / 1600 North	NEB Stop	a (8.4) / NEL	b (10.5) / NEL
800 East / 1200 North	Signal	A (9.0)	A (9.8)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.

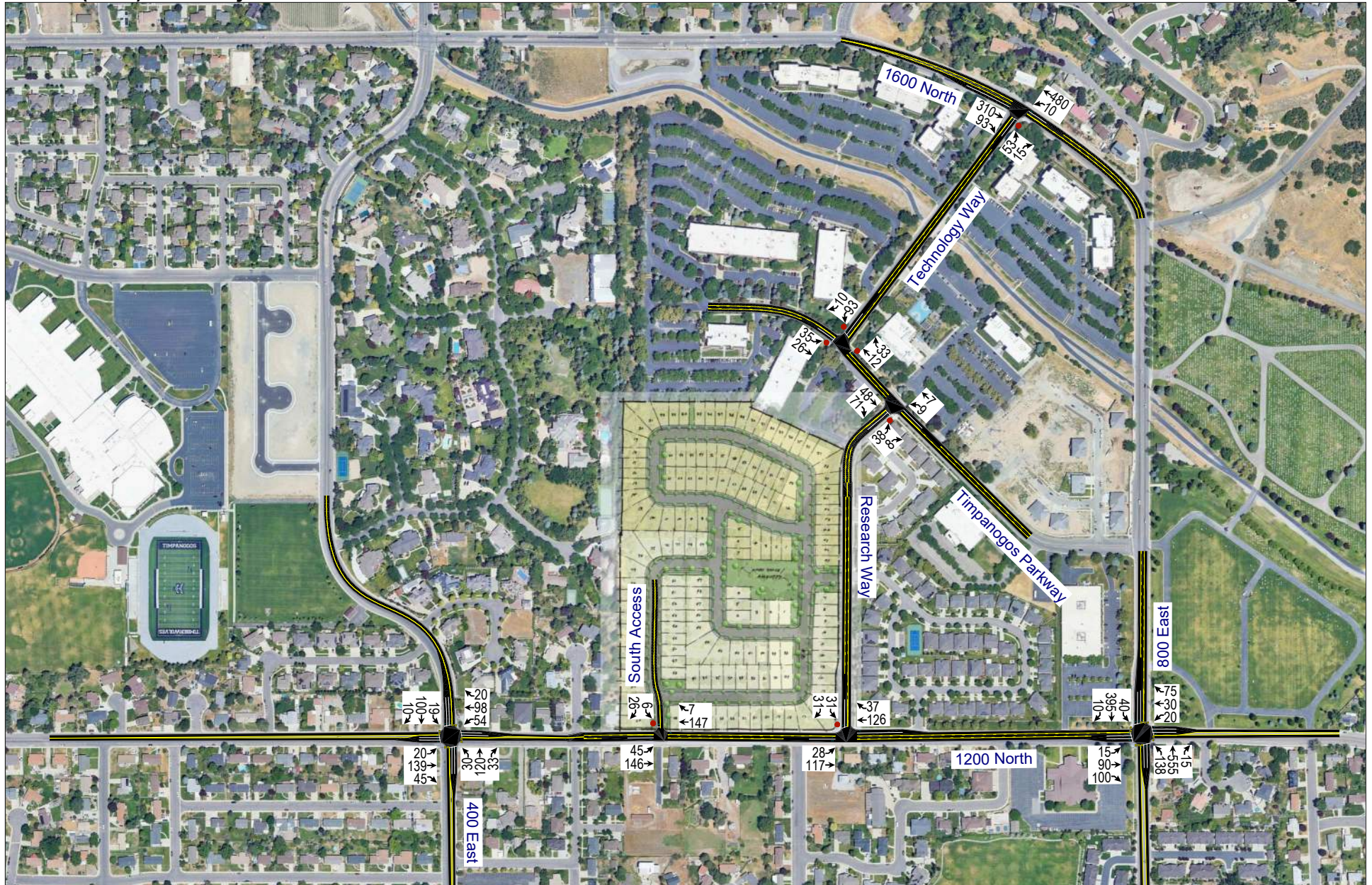
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, July 2024

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queuing is anticipated during the morning and evening peak hours.



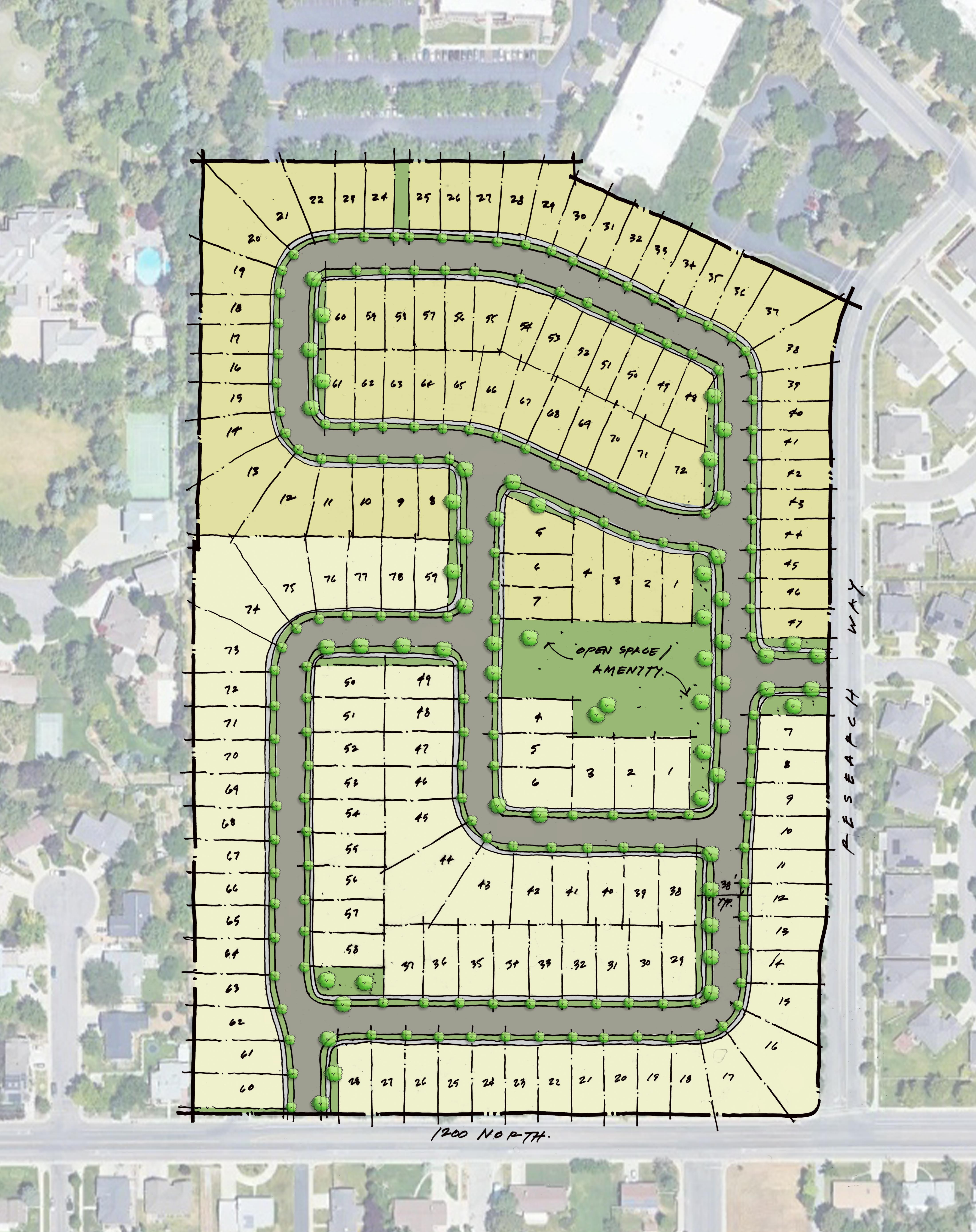


E. Mitigation Measures

No mitigation measures are recommended.

APPENDIX A

Site Plan

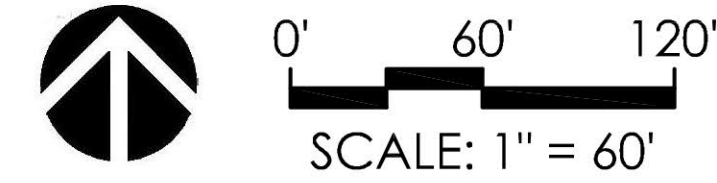


40'x108'	72
45'x108'	78
TOTAL	150

05.13.2024

SITE PLAN

CANYON PARK | TRIPOINTE UTAH
OREM CITY, UTAH



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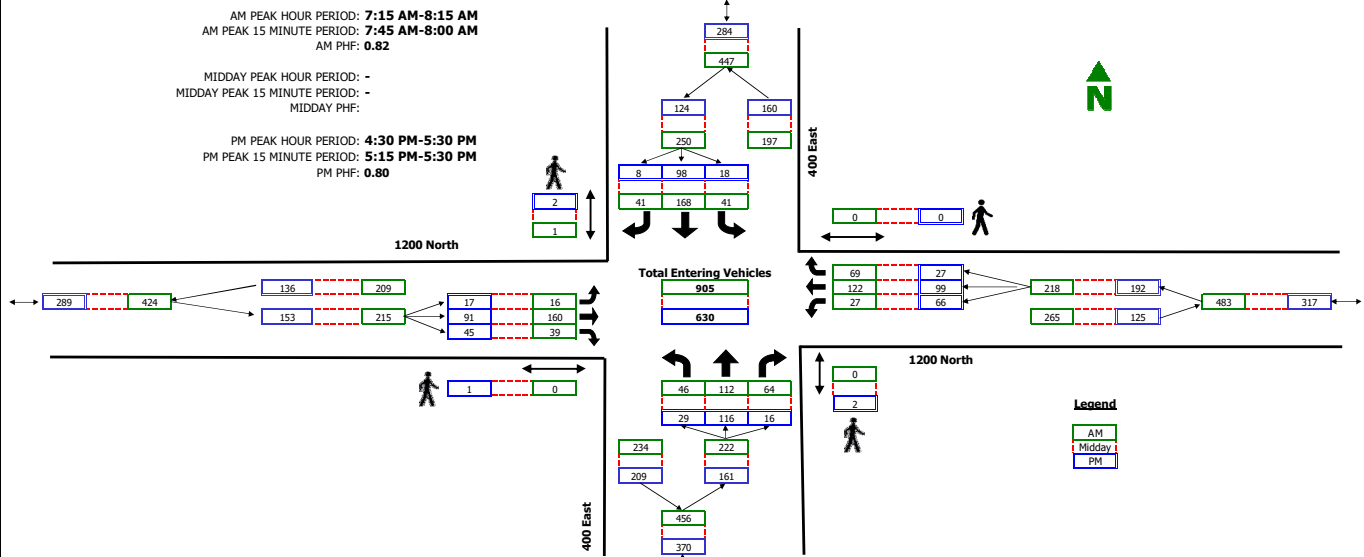
APPENDIX B

Turning Movement Counts

Intersection Turning Movement Summary

Intersection: 400 East / 1200 North
North/South: 400 East
East/West: 1200 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

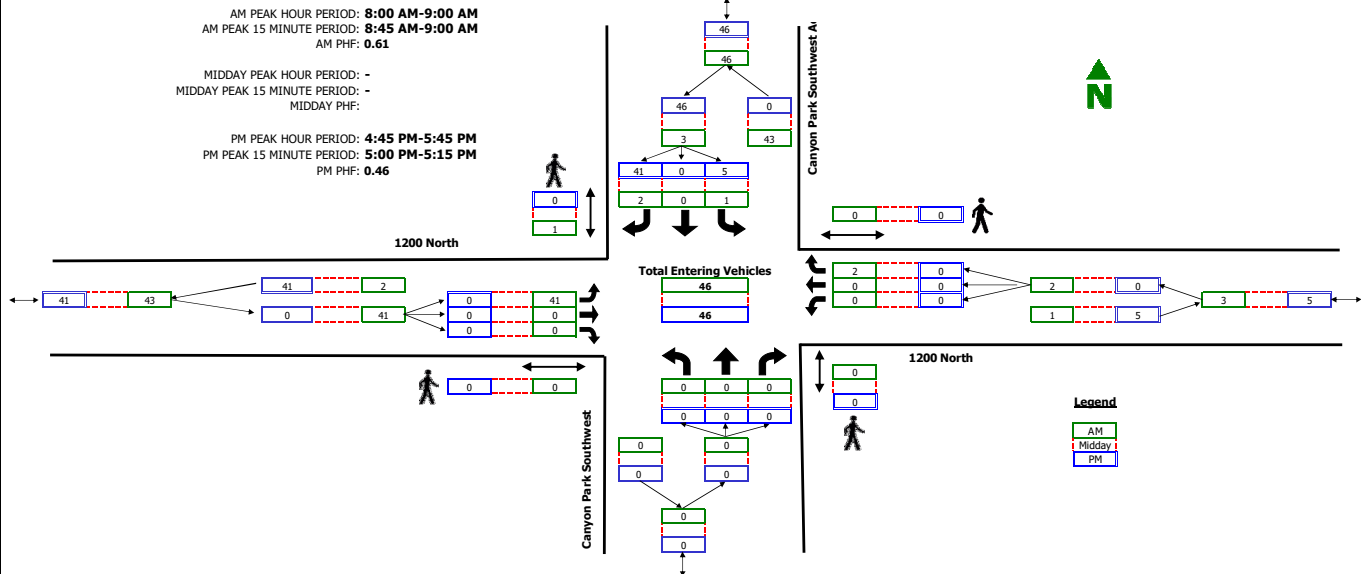


RAW COUNT SUMMARIES	400 East Northbound				400 East Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	1	14	5	0	5	2	0	0	2	8	8	0	1	9	1	0	49
7:15 - 7:30	9	15	3	0	12	19	0	0	2	40	3	0	7	24	9	0	143
7:30 - 7:45	10	19	14	0	11	41	9	0	5	65	18	0	8	50	19	0	269
7:45 - 8:00	16	33	28	0	8	56	15	0	3	43	12	0	11	24	26	0	275
8:00 - 8:15	11	45	19	0	10	52	17	1	6	12	6	0	1	24	15	0	218
8:15 - 8:30	6	25	12	0	3	39	8	0	3	8	5	0	1	3	7	0	120
8:30 - 8:45	3	8	18	1	0	32	0	0	0	14	3	0	5	6	1	0	90
8:45 - 9:00	1	9	36	0	1	17	0	0	1	31	5	0	5	10	3	0	119
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	6	25	7	0	5	24	5	0	2	17	10	0	7	19	7	0	134
16:15 - 16:30	5	31	7	0	7	19	3	0	6	17	7	0	14	8	3	0	127
16:30 - 16:45	5	29	10	0	2	24	0	0	5	25	7	0	6	23	6	0	142
16:45 - 17:00	6	26	3	0	5	17	2	1	5	27	12	1	16	24	6	0	149
17:00 - 17:15	11	22	2	0	2	28	1	1	2	24	15	0	12	19	5	0	143
17:15 - 17:30	7	39	1	2	9	29	5	0	5	15	11	0	32	33	10	0	196
17:30 - 17:45	6	44	2	0	7	34	3	0	0	14	9	0	18	15	3	0	155
17:45 - 18:00	7	26	5	0	2	20	2	0	7	17	14	0	20	24	7	1	151

Intersection Turning Movement Summary

Intersection: Canyon Park Southwest Access / 1200 North
North/South: Canyon Park Southwest Access
East/West: 1200 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

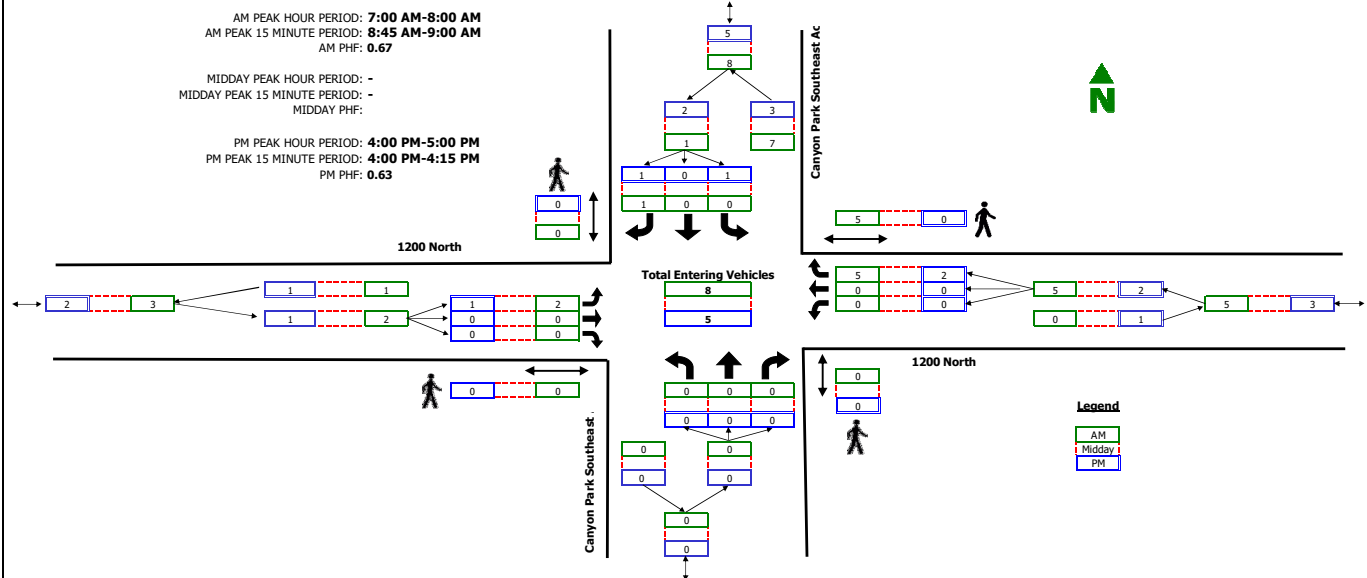


RAW COUNT SUMMARIES	Canyon Park Southwest Access Northbound				Canyon Park Southwest Access Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	1	3
7:15 - 7:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
7:30 - 7:45	0	0	0	0	1	0	0	0	7	0	0	0	0	0	1	0	9
7:45 - 8:00	0	0	0	0	0	0	1	0	3	0	0	0	0	0	2	0	6
8:00 - 8:15	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10
8:15 - 8:30	0	0	0	0	0	0	0	0	3	0	0	0	0	0	2	0	5
8:30 - 8:45	0	0	0	0	1	0	2	1	9	0	0	0	0	0	0	0	12
8:45 - 9:00	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	19
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	2	0	2	0	1	0	0	0	0	0	0	0	5
16:15 - 16:30	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
16:30 - 16:45	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
16:45 - 17:00	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6
17:00 - 17:15	0	0	0	0	5	0	20	0	0	0	0	0	0	0	0	0	25
17:15 - 17:30	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	7
17:30 - 17:45	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	8
17:45 - 18:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1

Intersection Turning Movement Summary

Intersection: Canyon Park Southeast Access / 1200 North
North/South: Canyon Park Southeast Access
East/West: 1200 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

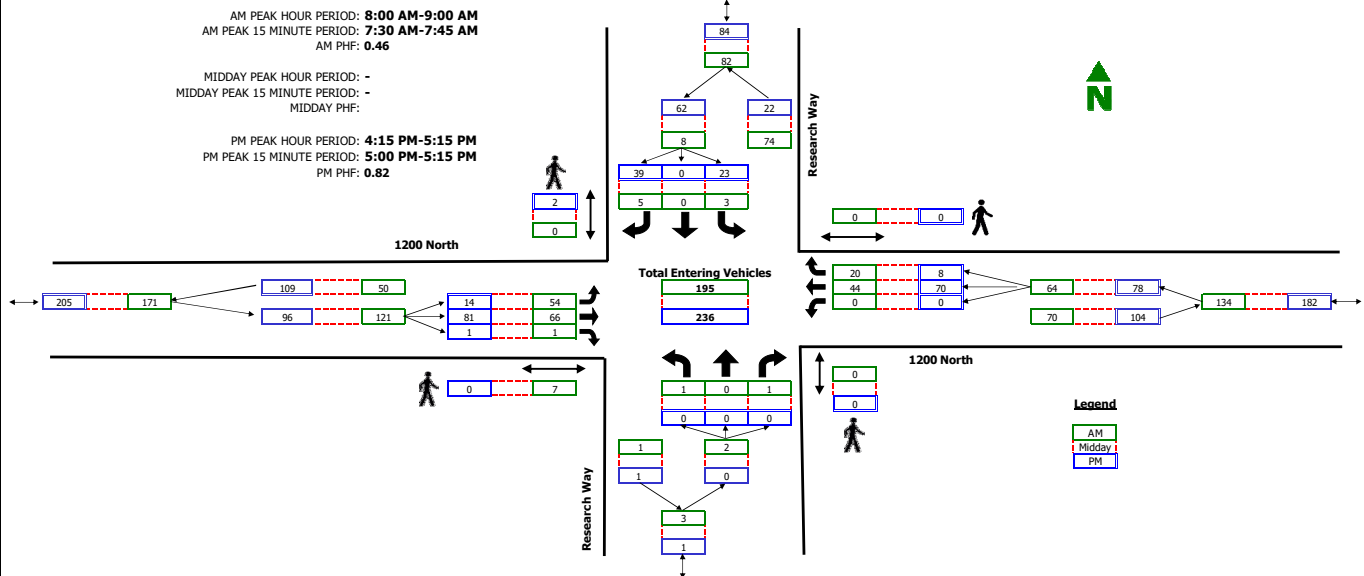


RAW COUNT SUMMARIES	Canyon Park Southeast Access Northbound				Canyon Park Southeast Access Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	5	2
7:15 - 7:30	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
7:30 - 7:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
8:00 - 8:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
8:30 - 8:45	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	2
8:45 - 9:00	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	3
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
16:15 - 16:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
16:30 - 16:45	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
17:15 - 17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Turning Movement Summary

Intersection: Research Way / 1200 North
North/South: Research Way
East/West: 1200 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

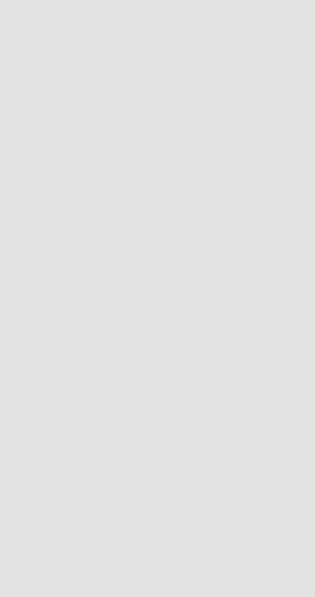
Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	Research Way Northbound				Research Way Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	1	2	0	9	9	0	0	9	1	0	20
7:15 - 7:30	0	0	0	0	1	0	0	0	1	26	0	0	0	11	1	0	40
7:30 - 7:45	0	0	0	0	2	0	0	0	5	74	0	0	1	22	3	0	107
7:45 - 8:00	0	0	0	0	0	0	1	0	14	63	0	0	0	8	1	0	87
8:00 - 8:15	1	0	0	0	1	0	0	0	10	18	1	0	0	17	3	0	51
8:15 - 8:30	0	0	1	0	0	0	2	0	8	14	0	0	0	7	5	0	37
8:30 - 8:45	0	0	0	0	0	0	2	0	10	11	0	7	0	6	3	0	32
8:45 - 9:00	0	0	0	0	2	0	1	0	26	23	0	0	0	14	9	0	75
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	1	3	0	11	0	2	24	0	0	14	1	0	55
16:15 - 16:30	0	0	0	0	2	0	7	0	6	25	0	0	0	18	2	0	60
16:30 - 16:45	0	0	0	0	5	0	11	0	3	23	0	0	0	18	1	0	61
16:45 - 17:00	0	0	0	0	6	0	3	0	2	14	0	0	0	18	0	0	43
17:00 - 17:15	0	0	0	0	10	0	18	2	3	19	1	0	0	16	5	0	72
17:15 - 17:30	0	0	0	0	5	0	7	0	0	11	0	0	0	10	1	0	34
17:30 - 17:45	0	0	0	0	5	0	12	0	1	15	0	0	0	19	1	0	53
17:45 - 18:00	0	0	0	0	2	0	9	0	1	20	0	0	0	20	0	0	52

Intersection: Research Way / 1280 North
North/South: Research Way
East/West: 1280 North
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

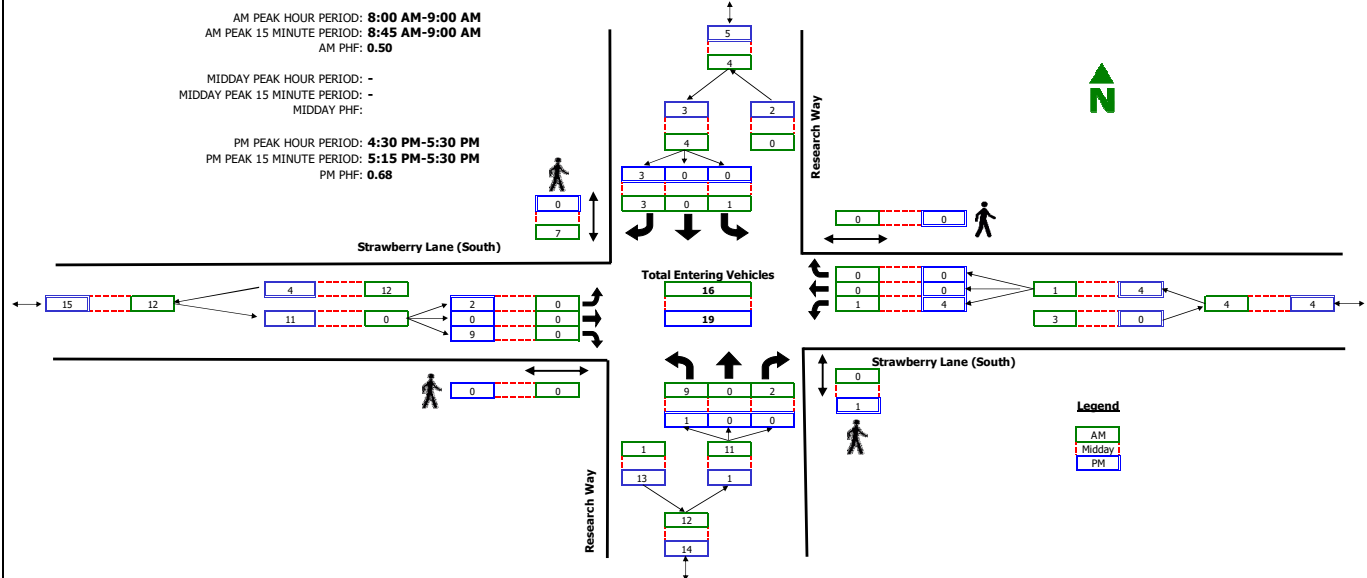
Date:	2-23-23, Thursday
Day of Week Adjustment:	90.3%
Month of Year Adjustment:	97.7%
Adjustment Station #:	350
Growth Rate:	0.0%
Number of Years:	0



Intersection Turning Movement Summary

Intersection: Research Way / Strawberry Lane (South)
 North/South: Research Way
 East/West: Strawberry Lane (South)
 Jurisdiction: Orem
 Project Title: Canyon Park Master Plan TIS
 Project No: UT23-2455
 Weather: Clear

Date: 2-23-23, Thu
 Day of Week Adjustment: 90.3%
 Month of Year Adjustment: 97.7%
 Adjustment Station #: 350
 Growth Rate: 0.0%
 Number of Years: 0

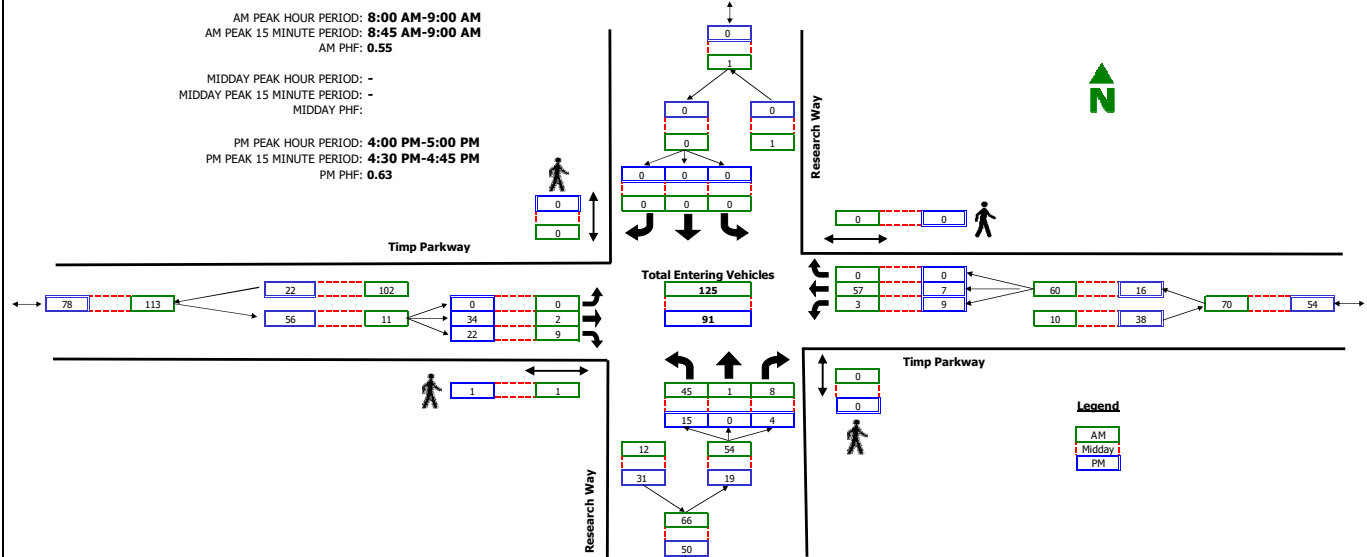


RAW COUNT SUMMARIES	Research Way				Research Way				Strawberry Lane (South)				Strawberry Lane (South)				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
7:15 - 7:30	0	0	0	0	0	0	2	0	0	0	0	0	1	0	0	0	3
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
8:00 - 8:15	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3
8:15 - 8:30	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	3
8:30 - 8:45	1	0	0	0	0	0	0	7	0	0	0	0	1	0	0	0	2
8:45 - 9:00	5	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	8
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	1	0	0	0	1	0	1	0	1	0	0	0	0	0	4
16:30 - 16:45	1	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	3
16:45 - 17:00	0	0	0	1	0	0	1	0	1	0	1	0	1	0	0	0	4
17:00 - 17:15	0	0	0	0	0	0	0	0	1	0	3	0	1	0	0	0	5
17:15 - 17:30	0	0	0	0	0	0	1	0	0	0	5	0	1	0	0	0	7
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
17:45 - 18:00	0	0	0	2	0	0	0	1	0	0	1	0	0	0	0	0	1

Intersection Turning Movement Summary

Intersection: Research Way / Timp Parkway
North/South: Research Way
East/West: Timp Parkway
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	Research Way Northbound				Research Way Southbound				Timp Parkway Eastbound				Timp Parkway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	1	0	1	0	0	0	0	0	0	1	0	0	1	1	0	1	5
7:15 - 7:30	3	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	8
7:30 - 7:45	3	0	1	0	0	0	0	0	0	1	3	0	1	2	0	0	11
7:45 - 8:00	5	0	7	0	0	0	0	0	0	1	0	0	1	10	0	0	24
8:00 - 8:15	9	0	1	0	0	0	0	0	0	0	2	0	0	10	0	0	22
8:15 - 8:30	7	0	1	0	0	0	0	0	0	0	3	1	0	9	0	0	20
8:30 - 8:45	10	0	1	0	0	0	0	0	0	2	2	0	2	9	0	0	26
8:45 - 9:00	19	1	5	0	0	0	0	0	0	0	2	0	1	29	0	0	57
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	3	0	0	0	0	0	0	0	0	10	2	1	2	1	0	0	18
16:15 - 16:30	5	0	3	0	0	0	0	0	0	5	3	0	0	2	0	0	18
16:30 - 16:45	5	0	0	0	0	0	0	0	0	10	11	0	7	3	0	0	36
16:45 - 17:00	2	0	1	0	0	0	0	0	0	9	6	0	0	1	0	0	19
17:00 - 17:15	0	0	1	0	0	0	0	0	0	6	1	0	1	0	0	0	9
17:15 - 17:30	1	0	0	0	0	0	0	0	0	8	6	0	1	0	0	0	15
17:30 - 17:45	0	0	0	0	0	0	0	0	0	7	12	0	2	2	0	0	23
17:45 - 18:00	2	0	1	0	0	0	0	0	0	5	10	0	1	1	0	2	20

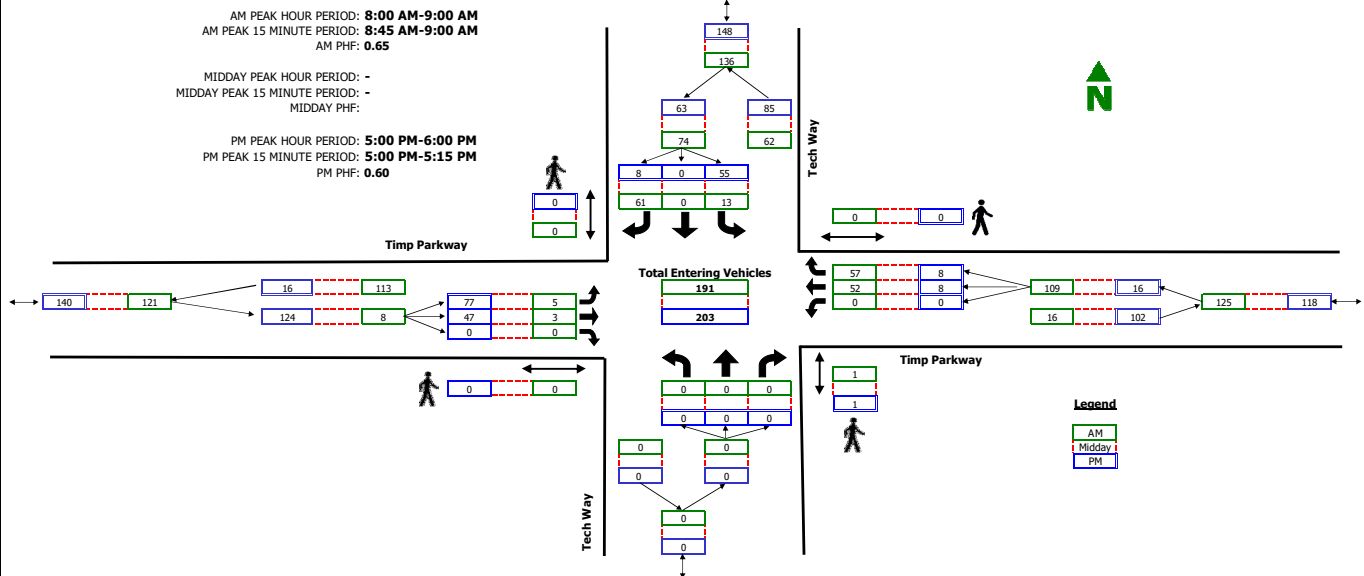
TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

Intersection: Tech Way / Timp Parkway
North/South: Tech Way
East/West: Timp Parkway
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

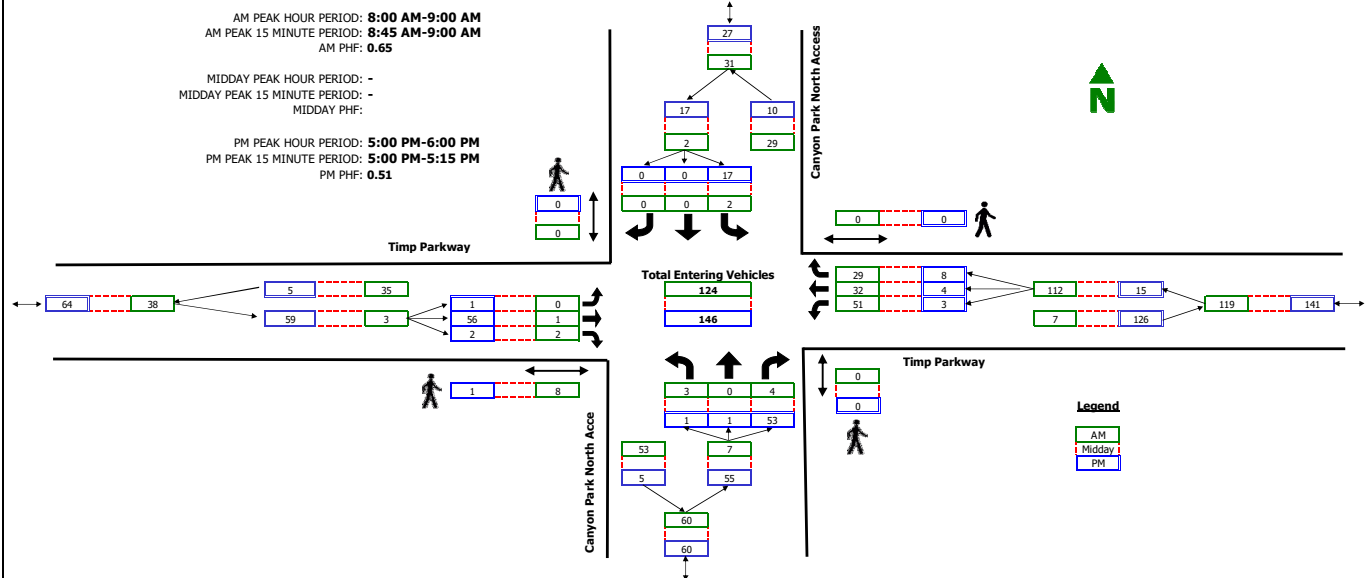


RAW COUNT SUMMARIES	Tech Way Northbound				Tech Way Southbound				Timp Parkway Eastbound				Timp Parkway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	5	0	0	1	0	0	0	3	2	0	11
7:15 - 7:30	0	0	0	0	1	0	3	0	0	1	0	0	0	1	5	0	11
7:30 - 7:45	0	0	0	0	3	0	0	0	0	1	0	0	0	2	2	0	8
7:45 - 8:00	0	0	0	0	2	0	10	0	0	0	0	0	0	10	7	0	29
8:00 - 8:15	0	0	0	0	2	0	6	0	1	0	0	0	0	14	6	0	29
8:15 - 8:30	0	0	0	0	3	0	18	0	2	0	0	0	0	8	14	0	45
8:30 - 8:45	0	0	0	0	5	0	15	0	2	2	0	0	0	8	11	0	43
8:45 - 9:00	0	0	0	1	3	0	22	0	0	1	0	0	0	22	26	0	74
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	5	0	1	0	8	11	0	0	0	2	1	0	28
16:15 - 16:30	0	0	0	0	5	0	0	1	6	5	0	0	0	7	5	1	28
16:30 - 16:45	0	0	0	0	14	0	1	0	7	11	0	0	0	5	6	0	44
16:45 - 17:00	0	0	0	0	8	0	1	0	7	11	0	0	0	1	2	1	30
17:00 - 17:15	0	0	0	0	15	0	3	0	32	28	0	0	0	3	3	0	84
17:15 - 17:30	0	0	0	0	15	0	0	0	20	3	0	0	0	2	1	0	41
17:30 - 17:45	0	0	0	0	9	0	0	0	14	10	0	0	0	3	1	0	37
17:45 - 18:00	0	0	0	0	16	0	5	0	11	6	0	0	0	0	3	0	41

Intersection Turning Movement Summary

Intersection: Canyon Park North Access / Timp Parkway
North/South: Canyon Park North Access
East/West: Timp Parkway
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0

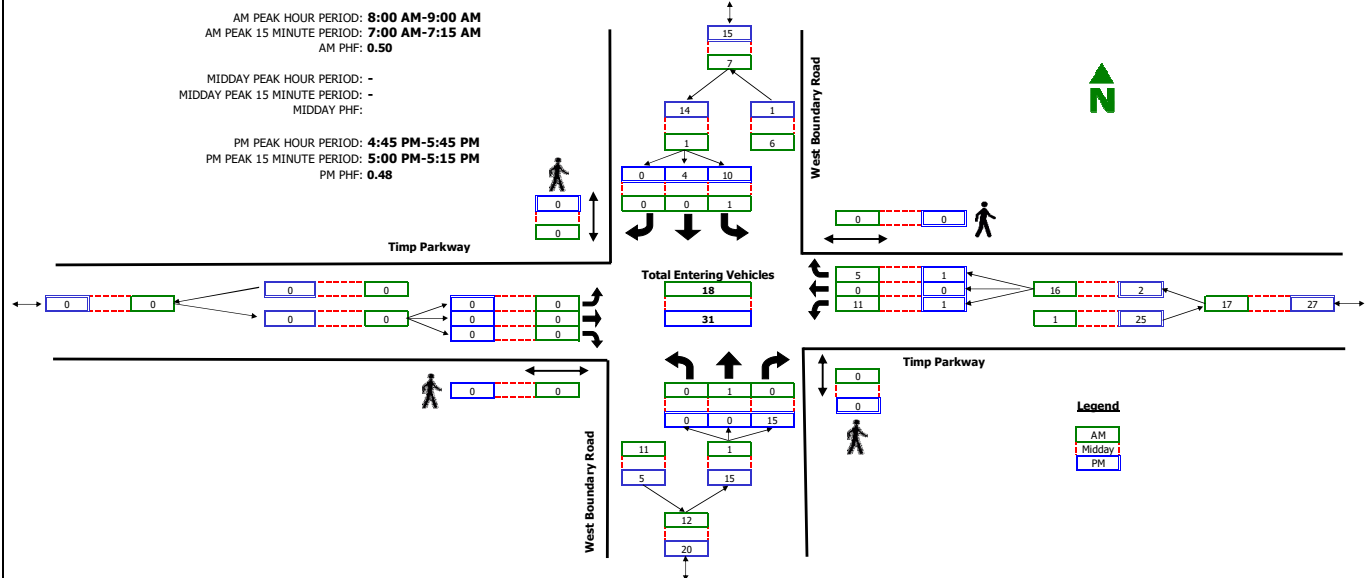


RAW COUNT SUMMARIES	Canyon Park North Access Northbound				Canyon Park North Access Southbound				Timp Parkway Eastbound				Timp Parkway Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	1	1	0	1	1	0	0	5	0	0	7
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2
7:30 - 7:45	0	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	4
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	14	3	3	0	20
8:00 - 8:15	0	0	1	0	0	0	0	0	0	0	1	7	10	5	5	0	22
8:15 - 8:30	0	0	2	0	2	0	0	0	0	0	0	0	8	10	9	0	31
8:30 - 8:45	0	0	1	0	0	0	0	0	0	0	0	0	11	3	8	0	23
8:45 - 9:00	3	3	0	0	0	0	0	0	0	1	1	1	22	14	7	0	48
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	12	0	2	0	0	1	1	0	5	0	2	1	0	0	22
16:15 - 16:30	0	0	3	0	3	0	0	0	0	3	0	0	2	2	2	0	15
16:30 - 16:45	0	0	5	0	10	0	0	0	0	5	0	0	0	1	5	0	26
16:45 - 17:00	0	0	9	0	5	0	0	0	0	5	0	0	0	0	2	0	21
17:00 - 17:15	0	1	24	0	6	0	0	0	1	33	0	0	2	2	2	0	71
17:15 - 17:30	1	0	9	0	3	0	0	0	0	10	0	0	0	0	3	0	26
17:30 - 17:45	0	0	11	0	6	0	0	0	0	7	0	1	1	1	0	0	26
17:45 - 18:00	0	0	9	0	2	0	0	0	0	6	2	0	0	1	3	0	23

Intersection Turning Movement Summary

Intersection: West Boundary Road / Timp Parkway
North/South: West Boundary Road
East/West: Timp Parkway
Jurisdiction: Orem
Project Title: Canyon Park Master Plan TIS
Project No: UT23-2455
Weather: Clear

Date: 2-23-23, Thu
Day of Week Adjustment: 90.3%
Month of Year Adjustment: 97.7%
Adjustment Station #: 350
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	West Boundary Road				West Boundary Road				Timp Parkway				Timp Parkway				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	1	0	0	1	0	0	0	0	0	0	7	0	0	0	9
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
8:00 - 8:15	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	6
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
8:45 - 9:00	0	0	0	0	1	0	0	0	0	0	0	0	5	0	2	0	8
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	3	0	1	1	0	0	0	0	0	0	1	1	0	0	5
16:15 - 16:30	0	1	2	0	0	0	0	0	0	0	0	0	1	0	0	0	4
16:30 - 16:45	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:45 - 17:00	0	0	1	0	3	0	0	0	0	0	0	0	1	0	0	0	5
17:00 - 17:15	0	0	7	0	6	3	0	0	0	0	0	0	0	0	0	0	16
17:15 - 17:30	0	0	5	0	0	1	0	0	0	0	0	0	0	1	0	0	6
17:30 - 17:45	0	0	2	0	1	0	0	0	0	0	0	0	0	0	1	0	4
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Turning Movement Summary

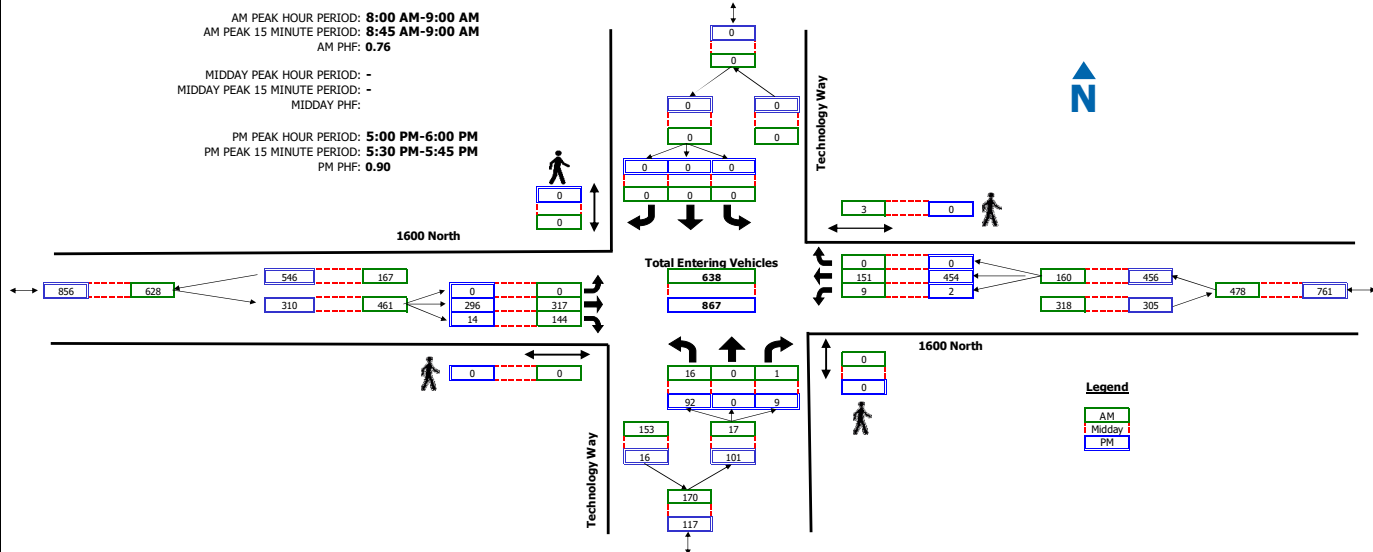
Intersection: Technology Way / 1600 North
North/South Road: Technology Way
East/West Road: 1600 North
Jurisdiction: Orem
Project Title: Orem Canyon Park TriPointe TIS
Project No: UT24-2795
Weather: Clear

Date: 7-9-24, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.76**

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -

PM PEAK HOUR PERIOD: **5:00 PM-6:00 PM**
PM PEAK 15 MINUTE PERIOD: **5:30 PM-5:45 PM**
PM PHF: **0.90**



COUNT SUMMARY	Technology Way Northbound				Technology Way Southbound				1600 North Eastbound				1600 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	1	0	0	0	0	0	47	9	2	2	15	0	2	73
7:15 - 7:30	4	0	0	0	0	0	0	0	0	53	8	0	1	20	0	1	86
7:30 - 7:45	2	0	0	0	0	0	0	0	0	78	12	0	1	39	0	2	132
7:45 - 8:00	3	0	0	0	0	0	0	0	0	81	25	1	5	27	0	3	141
8:00 - 8:15	2	0	0	0	0	0	0	0	0	83	26	0	3	27	0	0	141
8:15 - 8:30	5	0	0	0	0	0	0	0	0	62	23	0	1	34	0	0	125
8:30 - 8:45	6	0	0	0	0	0	0	0	0	78	40	0	3	35	0	1	162
8:45 - 9:00	3	0	1	0	0	0	0	0	0	94	55	0	2	55	0	2	210
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	35	0	3	0	0	0	0	0	0	54	9	0	0	62	0	1	163
16:15 - 16:30	25	0	3	0	0	0	0	0	0	72	4	0	0	94	0	0	198
16:30 - 16:45	17	0	1	0	0	0	0	0	0	62	3	0	0	70	0	0	153
16:45 - 17:00	18	0	5	0	0	0	0	0	0	65	2	0	1	67	0	0	158
17:00 - 17:15	31	0	5	0	0	0	0	0	0	53	5	0	0	94	0	0	188
17:15 - 17:30	22	0	2	0	0	0	0	0	0	76	3	0	0	134	0	0	237
17:30 - 17:45	20	0	0	0	0	0	0	0	0	91	5	0	1	123	0	0	240
17:45 - 18:00	19	0	2	0	0	0	0	0	0	76	1	0	1	103	0	0	202

Intersection Turning Movement Summary

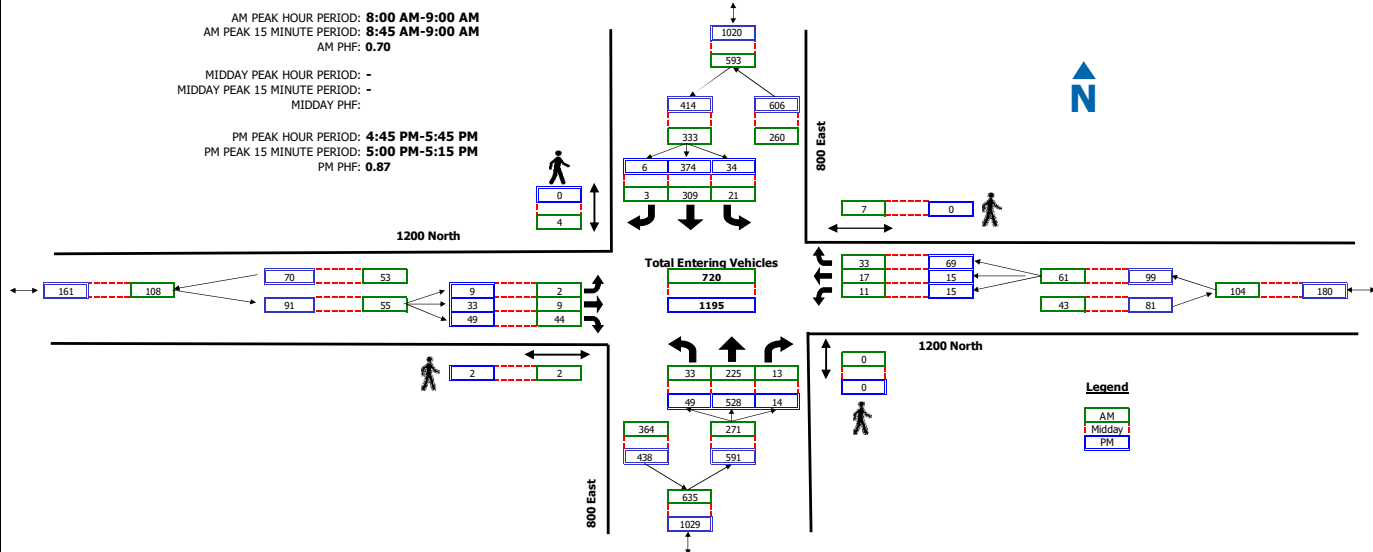
Intersection: 800 East / 1200 North
North/South Road: 800 East
East/West Road: 1200 North
Jurisdiction: Orem
Project Title: Orem Canyon Park TriPointe TIS
Project No: UT24-2795
Weather: Clear

Date: 1-1-24, Mon
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.70**

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF: -

PM PEAK HOUR PERIOD: **4:45 PM-5:45 PM**
PM PEAK 15 MINUTE PERIOD: **5:00 PM-5:15 PM**
PM PHF: **0.87**



COUNT SUMMARY	800 East Northbound				800 East Southbound				1200 North Eastbound				1200 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	8	24	4	3	5	47	1	1	1	5	5	3	1	4	1	4	106
7:15 - 7:30	1	25	3	2	6	45	0	0	0	5	12	1	3	4	5	3	109
7:30 - 7:45	5	56	2	0	5	68	0	0	3	9	4	0	2	1	8	0	163
7:45 - 8:00	9	47	1	1	5	85	0	2	0	7	6	2	1	3	8	2	172
8:00 - 8:15	6	40	0	0	6	76	0	0	10	3	11	0	3	6	3	2	157
8:15 - 8:30	7	48	6	0	5	65	0	3	0	0	6	0	1	4	7	3	149
8:30 - 8:45	8	46	2	0	6	69	3	0	1	0	7	1	3	3	8	1	156
8:45 - 9:00	12	91	2	0	4	99	0	1	1	6	20	1	4	4	15	1	258
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	12	96	2	0	10	90	1	0	0	6	11	6	7	3	4	0	242
16:15 - 16:30	9	104	3	0	13	90	0	0	1	4	3	2	6	0	11	0	244
16:30 - 16:45	16	93	3	0	7	93	0	0	1	5	18	0	2	5	7	0	250
16:45 - 17:00	11	124	3	0	8	88	1	0	1	8	4	2	3	3	6	0	260
17:00 - 17:15	14	137	4	0	11	102	2	0	8	8	14	0	5	8	30	0	343
17:15 - 17:30	9	145	3	0	7	94	3	0	0	6	15	0	3	1	16	0	302
17:30 - 17:45	15	122	4	0	8	90	0	0	0	11	16	0	4	3	17	0	290
17:45 - 18:00	16	108	4	0	7	66	5	0	1	2	7	0	6	5	11	0	238

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	46	45	98	11.5	B
	T	112	107	96	7.6	A
	R	103	106	103	4.7	A
	Subtotal	261	258	99	7.1	A
SB	L	66	64	97	11.0	B
	T	168	160	95	7.9	A
	R	41	44	108	3.5	A
	Subtotal	275	268	97	7.9	A
EB	L	16	15	95	11.0	B
	T	282	284	101	9.1	A
	R	39	42	107	3.8	A
	Subtotal	337	341	101	8.5	A
WB	L	29	27	93	13.9	B
	T	156	158	102	7.1	A
	R	77	74	96	3.2	A
	Subtotal	262	259	99	6.7	A
Total		1,134	1,126	99	7.6	A

Intersection: 1200 North & Southwest Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	2	2	100	13.3	B
	R	20	19	96	4.6	A
	Subtotal	22	21	95	5.4	A
EB	L	143	146	102	4.7	A
	T	308	309	100	2.5	A
	Subtotal	451	455	101	3.2	A
WB	T	242	240	99	0.4	A
	R	16	16	102	0.3	A
	Subtotal	258	256	99	0.4	A
Total		731	732	100	2.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	2	1	50	10.4	B
	R	1	2	200	4.3	A
	Subtotal	3	3	100	6.3	A
EB	L	6	5	80	3.2	A
	T	304	306	101	0.5	A
	Subtotal	310	311	100	0.5	A
WB	T	256	253	99	0.4	A
	R	17	16	96	0.3	A
	Subtotal	273	269	99	0.4	A
Total		586	583	99	0.5	A

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	7	7	97	9.9	A
	T	12	14	112	0.0	A
	R	10	10	98	4.6	A
	Subtotal	29	31	107	3.7	A
EB	L	111	112	101	3.5	A
	T	195	196	100	0.4	A
	Subtotal	306	308	101	1.5	A
WB	T	243	241	99	1.6	A
	R	42	45	108	1.5	A
	Subtotal	285	286	100	1.6	A
Total		621	625	101	1.6	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	4	3	75	2.4	A
	T	97	99	102	0.1	A
	Subtotal	101	102	101	0.2	A
SE	T	5	4	76	1.1	A
	R	26	27	104	1.3	A
	Subtotal	31	31	100	1.3	A
NE	L	82	84	102	5.4	A
	T	62	62	101	0.1	A
	R	9	10	108	3.9	A
	Subtotal	153	156	102	3.2	A
Total		285	289	101	1.9	A

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	120	124	103	5.9	A
	R	59	60	101	5.1	A
	Subtotal	179	184	103	5.6	A
SE	L	20	19	96	4.8	A
	T	9	10	108	4.8	A
	Subtotal	29	29	100	4.8	A
SW	L	22	20	92	4.9	A
	R	135	137	101	5.0	A
	Subtotal	157	157	100	5.0	A
Total		365	370	101	5.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	317	306	97	0.5	A
	R	144	145	101	0.4	A
	Subtotal	461	451	98	0.5	A
WB	L	9	10	108	4.2	A
	T	151	154	102	0.3	A
	Subtotal	160	164	103	0.5	A
NE	L	70	69	99	7.8	A
	T	5	6	114	1.2	A
	R	4	3	75	6.3	A
	Subtotal	79	78	99	7.2	A
Total		700	693	99	1.2	A

Intersection: 800 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	146	142	97	11.7	B
	T	225	232	103	5.3	A
	R	13	13	98	2.0	A
	Subtotal	384	387	101	7.5	A
SB	L	21	22	106	9.8	A
	T	309	313	101	8.0	A
	R	13	15	113	3.2	A
	Subtotal	343	350	102	7.9	A
EB	L	6	6	96	30.7	C
	T	50	50	99	5.5	A
	R	123	124	101	7.1	A
	Subtotal	179	180	101	7.4	A
WB	L	11	9	80	22.3	C
	T	76	77	102	12.1	B
	R	33	36	108	5.2	A
	Subtotal	120	122	102	10.8	B
Total		1,028	1,039	101	8.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	29	30	104	8.6	A
	T	116	116	100	7.3	A
	R	21	20	94	3.5	A
	Subtotal	166	166	100	7.1	A
SB	L	24	20	82	11.1	B
	T	98	88	90	7.5	A
	R	8	10	125	3.5	A
	Subtotal	130	118	91	7.8	A
EB	L	17	18	104	10.5	B
	T	121	125	103	6.0	A
	R	45	45	101	2.8	A
	Subtotal	183	188	103	5.7	A
WB	L	109	110	101	9.8	A
	T	164	171	104	6.1	A
	R	43	43	101	2.7	A
	Subtotal	316	324	103	6.9	A
Total		795	796	100	6.8	A

Intersection: 1200 North & Southwest Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	14	13	91	6.8	A
	R	129	138	107	5.3	A
	Subtotal	143	151	106	5.4	A
EB	L	26	25	95	3.5	A
	T	141	140	99	1.3	A
	Subtotal	167	165	99	1.6	A
WB	T	186	185	99	0.2	A
	R	3	3	100	0.1	A
	Subtotal	189	188	99	0.2	A
Total		500	504	101	2.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	15	12	79	6.1	A
	R	5	6	120	4.1	A
	Subtotal	20	18	90	5.4	A
EB	L	1	0	0	0.4	A
	T	154	153	99	0.4	A
	Subtotal	155	153	99	0.4	A
WB	T	184	182	99	0.4	A
	R	3	3	100	0.4	A
	Subtotal	187	185	99	0.4	A
Total		363	356	98	0.6	A

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	41	42	103	6.4	A
	R	70	75	107	4.4	A
	Subtotal	111	117	105	5.1	A
EB	L	29	26	90	2.7	A
	T	139	136	98	0.3	A
	Subtotal	168	162	96	0.7	A
WB	T	117	111	95	0.9	A
	R	16	16	98	0.9	A
	Subtotal	133	127	95	0.9	A
Total		412	406	98	2.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	9	8	89	2.6	A
	T	14	13	91	0.0	A
	Subtotal	23	21	91	1.0	A
SE	T	88	88	100	1.6	A
	R	57	63	111	1.6	A
	Subtotal	145	151	104	1.6	A
NE	L	37	33	90	5.3	A
	T	2	3	133	0.1	A
	R	6	6	100	4.2	A
	Subtotal	45	42	93	4.8	A
Total		213	214	100	2.2	A

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	33	30	92	5.7	A
	R	19	17	88	4.8	A
	Subtotal	52	47	90	5.4	A
SE	L	150	153	102	5.3	A
	T	90	94	105	5.4	A
	Subtotal	240	247	103	5.3	A
SW	L	55	56	102	5.2	A
	R	21	22	104	4.1	A
	Subtotal	76	78	103	4.9	A
Total		368	372	101	5.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	296	295	100	0.5	A
	R	62	63	102	0.2	A
	Subtotal	358	358	100	0.4	A
WB	L	9	9	100	3.8	A
	T	454	458	101	0.6	A
	Subtotal	463	467	101	0.7	A
NE	L	149	146	98	12.4	B
	T	5	6	120	1.4	A
	R	15	16	105	6.2	A
	Subtotal	169	168	99	11.4	B
Total		990	993	100	2.4	A

Intersection: 800 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	58	53	91	12.6	B
	T	528	531	101	7.5	A
	R	14	15	105	2.9	A
	Subtotal	600	599	100	7.8	A
SB	L	34	32	95	14.8	B
	T	374	367	98	6.3	A
	R	7	8	114	2.4	A
	Subtotal	415	407	98	6.9	A
EB	L	13	14	106	25.7	C
	T	100	100	101	9.8	A
	R	67	64	95	6.9	A
	Subtotal	180	178	99	10.0	A
WB	L	15	16	105	24.3	C
	T	18	17	93	11.2	B
	R	69	69	100	7.2	A
	Subtotal	102	102	100	10.5	B
Total		1,298	1,286	99	8.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	46	46	101	11.0	B
	T	112	112	100	7.1	A
	R	61	60	98	3.6	A
	Subtotal	219	218	100	7.0	A
SB	L	32	32	99	10.1	B
	T	168	164	97	7.5	A
	R	41	42	103	3.7	A
	Subtotal	241	238	99	7.2	A
EB	L	16	16	102	10.4	B
	T	163	163	100	7.6	A
	R	39	42	107	3.5	A
	Subtotal	218	221	101	7.0	A
WB	L	38	37	97	9.9	A
	T	179	184	103	7.1	A
	R	68	70	103	3.2	A
	Subtotal	285	291	102	6.5	A
Total		963	968	101	6.9	A

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	9	10	108	6.5	A
	R	43	44	103	4.7	A
	Subtotal	52	54	104	5.0	A
EB	L	16	16	102	2.7	A
	T	241	238	99	0.3	A
	Subtotal	257	254	99	0.5	A
WB	T	242	246	102	0.7	A
	R	3	3	100	0.6	A
	Subtotal	245	249	102	0.7	A
Total		554	557	101	1.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	22	21	97	7.1	A
	R	12	13	106	4.8	A
	Subtotal	34	34	100	6.2	A
EB	L	43	43	101	3.5	A
	T	200	198	99	0.6	A
	Subtotal	243	241	99	1.1	A
WB	T	264	264	100	1.7	A
	R	22	23	106	1.7	A
	Subtotal	286	287	100	1.7	A
Total		562	562	100	1.7	A

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	2	2	100	1.7	A
	T	45	47	105	0.1	A
	Subtotal	47	49	104	0.2	A
SE	T	3	2	67	1.2	A
	R	20	19	96	1.1	A
	Subtotal	23	21	91	1.1	A
NE	L	71	73	103	4.9	A
	R	8	9	109	3.7	A
	Subtotal	79	82	104	4.8	A
Total		148	152	102	2.8	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	24	25	104	5.5	A
	R	92	96	104	4.8	A
	Subtotal	116	121	104	4.9	A
SE	L	2	1	50	5.0	A
	T	1	1	100	6.5	A
	Subtotal	3	2	67	5.8	A
SW	L	22	20	92	4.6	A
	R	27	29	107	4.0	A
	Subtotal	49	49	100	4.2	A
Total		168	172	102	4.8	A

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	317	321	101	0.4	A
	R	44	44	101	0.1	A
	Subtotal	361	365	101	0.4	A
WB	L	1	0	0		
	T	151	154	102	0.3	A
	Subtotal	152	154	101	0.3	A
NE	L	98	101	103	8.3	A
	R	1	1	100	6.1	A
	Subtotal	99	102	103	8.3	A
Total		611	621	102	1.7	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Existing (2023) Plus Project

Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 800 East & 1200 North

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	196	199	101	11.3	B
	T	225	224	99	5.5	A
	R	13	14	106	2.5	A
	Subtotal	434	437	101	8.0	A
SB	L	21	22	106	9.8	A
	T	309	308	100	8.9	A
	R	13	13	98	4.1	A
	Subtotal	343	343	100	8.8	A
EB	L	6	6	96	30.0	C
	T	40	41	101	4.8	A
	R	152	148	98	8.0	A
	Subtotal	198	195	98	8.0	A
WB	L	11	11	98	26.8	C
	T	76	75	99	13.2	B
	R	33	31	93	5.1	A
	Subtotal	120	117	98	12.3	B
Total		1,097	1,092	100	8.8	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	29	31	108	8.8	A
	T	116	114	98	6.4	A
	R	29	31	108	3.6	A
	Subtotal	174	176	101	6.3	A
SB	L	18	18	99	8.6	A
	T	98	98	100	6.5	A
	R	8	7	88	2.8	A
	Subtotal	124	123	99	6.6	A
EB	L	17	16	93	8.8	A
	T	135	136	101	6.1	A
	R	45	41	92	2.7	A
	Subtotal	197	193	98	5.6	A
WB	L	53	54	102	8.9	A
	T	98	100	103	5.1	A
	R	19	18	94	2.5	A
	Subtotal	170	172	101	6.0	A
Total		664	664	100	6.1	A

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	6	4	67	5.5	A
	R	26	28	107	4.4	A
	Subtotal	32	32	100	4.5	A
EB	L	45	45	101	2.5	A
	T	138	141	102	0.2	A
	Subtotal	183	186	102	0.8	A
WB	T	144	144	100	0.4	A
	R	7	7	100	0.5	A
	Subtotal	151	151	100	0.4	A
Total		366	369	101	1.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Existing (2023) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	27	26	95	6.2	A
	T	18	19	104	0.0	A
	R	31	34	111	4.2	A
	Subtotal	76	79	104	3.8	A
EB	L	27	26	95	2.8	A
	T	116	117	101	0.5	A
	Subtotal	143	143	100	0.9	A
WB	T	119	117	98	1.0	A
	R	33	32	98	0.9	A
	Subtotal	152	149	98	1.0	A
Total		372	371	100	1.6	A

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	8	7	88	2.7	A
	T	6	7	117	0.0	A
	Subtotal	14	14	100	1.4	A
SE	T	47	48	103	1.3	A
	R	68	71	104	1.3	A
	Subtotal	115	119	103	1.3	A
NE	L	35	35	101	4.9	A
	T	21	21	99	0.0	A
	R	4	3	75	3.6	A
	Subtotal	60	59	98	3.1	A
Total		189	192	102	1.9	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Existing (2023) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	9	9	100	5.8	A
	R	32	33	104	4.9	A
	Subtotal	41	42	102	5.1	A
SE	L	35	33	95	4.9	A
	T	21	25	118	4.8	A
	Subtotal	56	58	104	4.9	A
SW	L	93	95	102	5.0	A
	R	6	6	100	3.8	A
	Subtotal	99	101	102	4.9	A
Total		196	201	103	5.0	A

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	296	293	99	0.4	A
	R	92	96	105	0.2	A
	Subtotal	388	389	100	0.4	A
WB	L	7	6	86	4.1	A
	T	454	456	100	0.4	A
	Subtotal	461	462	100	0.4	A
NE	L	63	62	98	10.6	B
	T	0	0	0		
	R	4	4	100	6.4	A
	Subtotal	67	66	99	10.3	B
Total		916	917	100	1.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Existing (2023) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 800 East & 1200 North

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	77	75	97	12.3	B
	T	528	528	100	7.1	A
	R	14	15	105	3.0	A
	Subtotal	619	618	100	7.6	A
SB	L	34	34	101	14.4	B
	T	374	383	102	6.6	A
	R	7	8	114	2.7	A
	Subtotal	415	425	102	7.2	A
EB	L	13	12	91	23.2	C
	T	100	100	100	10.0	A
	R	30	31	104	7.0	A
	Subtotal	143	143	100	10.5	B
WB	L	15	15	98	27.2	C
	T	18	17	93	11.2	B
	R	69	67	97	6.9	A
	Subtotal	102	99	97	10.7	B
Total		1,280	1,285	100	8.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	12.1	B
	T	115	112	97	7.9	A
	R	105	105	100	4.6	A
	Subtotal	270	267	99	7.4	A
SB	L	70	71	101	11.4	B
	T	170	168	99	8.0	A
	R	45	43	96	3.4	A
	Subtotal	285	282	99	8.2	A
EB	L	20	20	99	11.4	B
	T	283	286	101	9.3	A
	R	40	44	111	4.3	A
	Subtotal	343	350	102	8.8	A
WB	L	30	29	97	13.3	B
	T	160	161	100	7.0	A
	R	80	82	102	3.5	A
	Subtotal	270	272	101	6.6	A
Total		1,168	1,171	100	7.8	A

Intersection: 1200 North & Southwest Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	5	4	80	13.8	B
	R	20	24	119	4.8	A
	Subtotal	25	28	112	6.1	A
EB	L	145	138	95	4.7	A
	T	314	324	103	2.4	A
	Subtotal	459	462	101	3.1	A
WB	T	250	248	99	0.5	A
	R	20	20	99	0.3	A
	Subtotal	270	268	99	0.5	A
Total		754	758	100	2.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	5	4	80	6.8	A
	R	5	4	80	5.4	A
	Subtotal	10	8	80	6.1	A
EB	L	10	10	98	3.2	A
	T	308	318	103	0.5	A
	Subtotal	318	328	103	0.6	A
WB	T	265	262	99	0.4	A
	R	20	21	104	0.4	A
	Subtotal	285	283	99	0.4	A
Total		614	619	101	0.6	A

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	10	12	117	9.0	A
	T	14	14	98	0.0	A
	R	10	10	98	5.1	A
	Subtotal	34	36	106	4.4	A
EB	L	115	113	98	3.5	A
	T	198	208	105	0.3	A
	Subtotal	313	321	103	1.4	A
WB	T	260	255	98	1.9	A
	R	45	42	94	1.8	A
	Subtotal	305	297	97	1.9	A
Total		653	654	100	1.8	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	5	5	100	2.0	A
	T	100	96	96	0.1	A
	Subtotal	105	101	96	0.2	A
SE	T	6	6	104	1.3	A
	R	30	30	101	1.3	A
	Subtotal	36	36	100	1.3	A
NE	L	85	85	100	5.3	A
	T	64	61	95	0.1	A
	R	10	11	107	3.9	A
	Subtotal	159	157	99	3.2	A
Total		300	294	98	2.0	A

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	125	122	97	5.9	A
	R	60	59	98	5.1	A
	Subtotal	185	181	98	5.6	A
SE	L	20	17	84	4.9	A
	T	10	12	117	4.7	A
	Subtotal	30	29	97	4.8	A
SW	L	25	24	95	5.3	A
	T	2	3	120	0.2	A
	R	135	139	103	4.9	A
	Subtotal	162	166	102	4.9	A
Total		379	376	99	5.3	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	325	326	100	0.5	A
	R	150	152	102	0.4	A
	Subtotal	475	478	101	0.5	A
WB	L	10	11	107	4.2	A
	T	160	163	102	0.3	A
	Subtotal	170	174	102	0.5	A
NE	L	75	71	95	8.2	A
	T	2	3	171	1.3	A
	R	5	5	95	6.5	A
	Subtotal	82	79	96	7.8	A
Total		727	731	101	1.3	A

Intersection: 800 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	185	184	99	13.0	B
	T	240	241	100	6.5	A
	R	20	21	106	3.3	A
	Subtotal	445	446	100	9.0	A
SB	L	30	29	97	11.7	B
	T	320	315	98	10.3	B
	R	15	16	108	4.6	A
	Subtotal	365	360	99	10.2	B
EB	L	10	12	117	27.3	C
	T	32	36	112	12.2	B
	R	145	150	103	7.9	A
	Subtotal	187	198	106	9.9	A
WB	L	15	16	108	22.1	C
	T	100	94	94	13.7	B
	R	45	49	109	5.1	A
	Subtotal	160	159	99	11.9	B
Total		1,156	1,163	101	10.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	30	30	100	10.5	B
	T	120	123	102	7.3	A
	R	25	26	104	3.3	A
	Subtotal	175	179	102	7.3	A
SB	L	25	22	88	9.6	A
	T	100	103	103	7.8	A
	R	10	12	117	3.8	A
	Subtotal	135	137	101	7.7	A
EB	L	20	19	96	9.6	A
	T	125	122	98	6.6	A
	R	45	46	103	2.8	A
	Subtotal	190	187	98	6.0	A
WB	L	110	104	95	9.7	A
	T	165	163	99	6.7	A
	R	45	44	98	3.0	A
	Subtotal	320	311	97	7.2	A
Total		820	814	99	7.0	A

Intersection: 1200 North & Southwest Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	15	14	95	7.3	A
	R	130	121	93	5.3	A
	Subtotal	145	135	93	5.5	A
EB	L	30	30	100	3.8	A
	T	146	143	98	1.3	A
	Subtotal	176	173	98	1.7	A
WB	T	190	190	100	0.3	A
	R	5	6	114	0.2	A
	Subtotal	195	196	101	0.3	A
Total		516	504	98	2.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	15	16	108	5.4	A
	R	5	6	114	5.0	A
	Subtotal	20	22	110	5.3	A
EB	L	5	4	76	2.6	A
	T	155	152	98	0.4	A
	Subtotal	160	156	98	0.5	A
WB	T	191	190	100	0.4	A
	R	5	6	114	0.3	A
	Subtotal	196	196	100	0.4	A
Total		376	374	99	0.7	A

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	45	43	96	6.6	A
	R	70	73	105	4.6	A
	Subtotal	115	116	101	5.3	A
EB	L	30	31	103	2.7	A
	T	140	137	98	0.3	A
	Subtotal	170	168	99	0.7	A
WB	T	128	125	98	1.5	A
	R	20	18	91	1.4	A
	Subtotal	148	143	97	1.5	A
Total		432	427	99	2.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	10	9	88	2.6	A
	T	15	14	95	0.0	A
	Subtotal	25	23	92	1.0	A
SE	T	90	90	100	1.6	A
	R	60	64	106	1.6	A
	Subtotal	150	154	103	1.6	A
NE	L	40	39	97	5.2	A
	T	1	2	200	0.0	A
	R	10	11	107	4.3	A
	Subtotal	51	52	102	4.8	A
Total		227	229	101	2.3	A

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	36	34	94	5.6	A
	R	20	19	96	4.8	A
	Subtotal	56	53	95	5.3	A
SE	L	150	152	102	5.4	A
	T	95	101	107	5.3	A
	Subtotal	245	253	103	5.4	A
SW	L	55	54	98	5.0	A
	T	2	2	89	0.1	A
	R	25	26	104	4.2	A
	Subtotal	82	82	100	4.6	A
Total		382	388	101	5.2	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Background
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	310	314	101	0.5	A
	R	70	70	100	0.2	A
	Subtotal	380	384	101	0.4	A
WB	L	10	11	107	3.8	A
	T	480	481	100	0.7	A
	Subtotal	490	492	100	0.8	A
NE	L	155	159	103	13.9	B
	T	2	3	120	1.2	A
	R	15	14	92	5.9	A
	Subtotal	172	176	102	13.0	B
Total		1,044	1,052	101	2.7	A

Intersection: 800 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	105	102	97	13.9	B
	T	555	556	100	7.9	A
	R	15	17	111	3.4	A
	Subtotal	675	675	100	8.7	A
SB	L	40	37	93	15.4	B
	T	395	402	102	7.2	A
	R	10	9	88	2.8	A
	Subtotal	445	448	101	7.8	A
EB	L	15	14	92	28.3	C
	T	92	89	96	13.9	B
	R	80	79	98	7.6	A
	Subtotal	187	182	97	12.3	B
WB	L	20	15	74	23.4	C
	T	30	30	101	12.5	B
	R	75	76	101	8.2	A
	Subtotal	125	121	97	11.2	B
Total		1,433	1,426	99	9.1	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Project AM
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	11.2	B
	T	115	113	98	6.9	A
	R	56	58	104	3.5	A
	Subtotal	221	221	100	7.0	A
SB	L	36	39	108	10.3	B
	T	170	165	97	7.7	A
	R	45	47	105	3.6	A
	Subtotal	251	251	100	7.3	A
EB	L	20	19	96	10.9	B
	T	164	161	98	7.2	A
	R	40	44	109	3.6	A
	Subtotal	224	224	100	6.8	A
WB	L	39	41	104	10.5	B
	T	184	180	98	7.4	A
	R	71	74	105	3.0	A
	Subtotal	294	295	100	6.7	A
Total		990	991	100	7.0	A

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	9	9	97	7.1	A
	R	43	46	108	4.8	A
	Subtotal	52	55	106	5.2	A
EB	L	16	13	83	3.1	A
	T	242	246	102	0.3	A
	Subtotal	258	259	100	0.4	A
WB	T	251	249	99	0.7	A
	R	3	5	167	0.7	A
	Subtotal	254	254	100	0.7	A
Total		564	568	101	1.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Project AM
Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	25	23	92	7.3	A
	R	12	12	98	4.7	A
	Subtotal	37	35	95	6.4	A
EB	L	47	45	96	3.4	A
	T	204	208	102	0.6	A
	Subtotal	251	253	101	1.1	A
WB	T	225	225	100	1.9	A
	R	25	26	104	1.7	A
	Subtotal	250	251	100	1.9	A
Total		538	539	100	1.8	A

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	3	3	100	2.1	A
	T	48	48	101	0.1	A
	Subtotal	51	51	100	0.2	A
SE	T	3	3	100	1.1	A
	R	24	23	96	1.1	A
	Subtotal	27	26	96	1.1	A
NE	L	74	74	100	4.9	A
	T	0	0	0		
	R	9	10	108	3.9	A
	Subtotal	83	84	101	4.8	A
Total		161	161	100	2.7	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Future (2028) Project AM

Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	29	29	100	5.6	A
	R	93	94	101	4.8	A
	Subtotal	122	123	101	5.0	A
SE	L	2	1	50	5.9	A
	T	2	3	150	4.1	A
	Subtotal	4	4	100	4.6	A
SW	L	25	23	92	4.7	A
	T	1	1	100	0.1	A
	R	27	29	107	4.2	A
	Subtotal	53	53	100	4.3	A
Total		179	180	100	4.8	A

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	325	323	99	0.4	A
	R	42	42	101	0.1	A
	Subtotal	367	365	99	0.4	A
WB	L	10	10	98	3.7	A
	T	160	155	97	0.3	A
	Subtotal	170	165	97	0.5	A
NE	L	90	90	100	8.4	A
	R	5	6	114	5.0	A
	Subtotal	95	96	101	8.2	A
Total		632	626	99	1.6	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Future (2028) Project AM

Time Period: Morning Peak Hour

Project #: UT24-2807

Intersection: 800 East & 1200 North

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	135	136	101	12.3	B
	T	240	239	100	6.0	A
	R	20	17	86	2.6	A
	Subtotal	395	392	99	8.0	A
SB	L	30	30	100	11.1	B
	T	320	325	102	8.8	A
	R	15	15	102	4.0	A
	Subtotal	365	370	101	8.8	A
EB	L	10	11	107	25.6	C
	T	30	32	106	12.2	B
	R	165	160	97	7.8	A
	Subtotal	205	203	99	9.5	A
WB	L	15	15	102	21.9	C
	T	100	100	100	12.2	B
	R	45	44	98	5.1	A
	Subtotal	160	159	99	11.2	B
Total		1,124	1,124	100	9.0	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 400 East & 1200 North
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	30	28	94	9.0	A
	T	120	122	102	7.2	A
	R	33	35	107	3.7	A
	Subtotal	183	185	101	6.8	A
SB	L	19	18	94	8.6	A
	T	100	101	101	6.8	A
	R	10	12	117	2.9	A
	Subtotal	129	131	102	6.7	A
EB	L	20	20	99	8.6	A
	T	139	142	102	6.4	A
	R	45	48	107	3.3	A
	Subtotal	204	210	103	5.9	A
WB	L	54	57	106	9.4	A
	T	100	100	101	5.6	A
	R	20	23	114	2.3	A
	Subtotal	174	180	103	6.4	A
Total		690	706	102	6.4	A

Intersection: 1200 North & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	6	5	83	5.9	A
	R	26	27	103	4.2	A
	Subtotal	32	32	100	4.5	A
EB	L	45	44	98	2.5	A
	T	146	152	104	0.2	A
	Subtotal	191	196	103	0.7	A
WB	T	150	155	103	0.5	A
	R	7	7	100	0.5	A
	Subtotal	157	162	103	0.5	A
Total		380	390	102	0.9	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS
Analysis Period: Future (2028) Plus Project
Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 1200 North & Research Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	31	33	107	6.0	A
	T	19	19	101	0.1	A
	R	31	33	107	4.2	A
	Subtotal	81	85	105	4.0	A
EB	L	28	27	96	2.7	A
	T	124	129	104	0.5	A
	Subtotal	152	156	103	0.9	A
WB	T	142	142	100	1.6	A
	R	37	37	101	1.6	A
	Subtotal	179	179	100	1.6	A
Total		410	420	102	1.8	A

Intersection: Research Way & Timpanogos Parkway
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	9	10	111	2.2	A
	T	7	9	129	0.0	A
	Subtotal	16	19	119	1.2	A
SE	T	49	48	98	1.4	A
	R	71	76	107	1.2	A
	Subtotal	120	124	103	1.3	A
NE	L	38	36	95	5.0	A
	T	19	21	109	0.1	A
	R	8	7	88	3.7	A
	Subtotal	65	64	98	3.3	A
Total		201	207	103	1.9	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Future (2028) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: Timpanogos Parkway & Technology Way
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	12	12	98	5.9	A
	R	33	33	101	4.9	A
	Subtotal	45	45	100	5.2	A
SE	L	35	34	98	4.8	A
	T	26	29	110	4.8	A
	Subtotal	61	63	103	4.8	A
SW	L	93	96	104	4.9	A
	R	10	9	88	4.2	A
	Subtotal	103	105	102	4.8	A
Total		209	213	102	4.9	A

Intersection: Technology Way & 1600 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
EB	T	310	322	104	0.4	A
	R	93	96	104	0.2	A
	Subtotal	403	418	104	0.4	A
WB	L	10	10	98	4.0	A
	T	480	482	100	0.5	A
	Subtotal	490	492	100	0.6	A
NE	L	53	52	98	10.5	B
	R	15	16	105	5.9	A
	Subtotal	68	68	100	9.4	A
Total		962	978	102	1.1	A

SimTraffic LOS Report

Project: Orem Canyon Park TriPointe TIS

Analysis Period: Future (2028) Plus Project

Time Period: Evening Peak Hour

Project #: UT24-2807

Intersection: 800 East & 1200 North

Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	138	136	98	14.0	B
	T	555	552	100	8.1	A
	R	15	15	98	3.8	A
	Subtotal	708	703	99	9.1	A
SB	L	40	38	96	16.7	B
	T	395	391	99	8.5	A
	R	10	10	98	3.3	A
	Subtotal	445	439	99	9.1	A
EB	L	15	16	105	22.5	C
	T	90	90	100	14.8	B
	R	100	106	106	7.1	A
	Subtotal	205	212	103	11.5	B
WB	L	20	18	89	29.1	C
	T	30	32	108	14.5	B
	R	75	78	104	8.5	A
	Subtotal	125	128	102	12.9	B
Total		1,483	1,482	100	9.8	A

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Existing (2023) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE			SW		EB				WB			
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	TR	L	R	L	LT	R	T	L	R	T	TR
01: 400 East & 1200 North	75	75	75					75		50	100						50		75	150	50	50	100	
02: 1200 North & Southwest Access								50										100						
03: 1200 North & South Access																	75							
04: 1200 North & Research Way																								
05: Research Way & Timpanogos Parkway				75	50																			
06: Timpanogos Parkway & Technology Way						75						50	50		50	75								
07: Technology Way & 1600 North				75																				
08: 800 East & 1200 North	100		100					50			125								75	50	50	50	75	

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Existing (2023) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE			SW		EB				WB		
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	TR	L	R	L	LT	R	T	L	R	T
01: 400 East & 1200 North	50	50	75					50			75						50		50	75	75	50	100
02: 1200 North & Southwest Access									75									50					
03: 1200 North & South Access									50														
04: 1200 North & Research Way								50		50													
05: Research Way & Timpanogos Parkway				50																			
06: Timpanogos Parkway & Technology Way							50					75	75		50	50							
07: Technology Way & 1600 North				100	50																		
08: 800 East & 1200 North	75		175					50			125						50		50	75	50	50	50

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Existing (2023) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		N W	SB				SE		SW		EB			WB		
	L	R	T	L	R		L	LR	R	T	L	T	L	R	L	R	T	L	R	T
01: 400 East & 1200 North	75	50	75				50		50	100					50	50	100	50	50	100
02: 1200 North & South Access								75												
03: 1200 North & Research Way							50								50					
04: Research Way & Timpanogos Parkway				75	50								50	50						
05: Timpanogos Parkway & Technology Way						75														
06: Technology Way & 1600 North				75																
07: 800 East & 1200 North	100		100				50			125						100	50	50	50	75

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Existing (2023) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE		SW		EB			WB		
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	L	R	L	R	T	L	R	T
01: 400 East & 1200 North	50	50	75					50			75					50	50	75	75	25	75
02: 1200 North & South Access									50							50					
03: 1200 North & Research Way								50		50											
04: Research Way & Timpanogos Parkway				50																	
05: Timpanogos Parkway & Technology Way						50						50	50	75							
06: Technology Way & 1600 North				75																	
07: 800 East & 1200 North	75	50	175					50			125					50	50	75	50	50	50

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Future (2028) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE		SW		EB				WB		
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	L	R	L	LT	R	T	L	R	T
01: 400 East & 1200 North	75	75	75					75		50	100					50		50	125	50	50	100
02: 1200 North & Southwest Access									50								100					
03: 1200 North & South Access									50													
04: 1200 North & Research Way								50														
05: Research Way & Timpanogos Parkway				75	50																	
06: Timpanogos Parkway & Technology Way							75					50	50	50	75							
07: Technology Way & 1600 North				75																		
08: 800 East & 1200 North	100		100					50			150					50		75	50	50	50	75

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Future (2028) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE			SW		EB				WB		
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	TR	L	R	L	LT	R	T	L	R	T
01: 400 East & 1200 North	50	50	75					50			75						50		50	75	75	50	100
02: 1200 North & Southwest Access									75									50					
03: 1200 North & South Access									50														
04: 1200 North & Research Way								50		50													
05: Research Way & Timpanogos Parkway				50	50																		
06: Timpanogos Parkway & Technology Way							75					75	75		50	50							
07: Technology Way & 1600 North				100	50																		
08: 800 East & 1200 North	100		175					50			150						50		75	75	50	50	50

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Future (2028) Project AM

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		N W	SB				SE		SW		EB			WB		
	L	R	T	L	R		L	LR	R	T	L	T	L	R	L	R	T	L	R	T
01: 400 East & 1200 North	75	50	75				75		50	100					50	50	100	50	50	100
02: 1200 North & South Access								75												
03: 1200 North & Research Way							50								50					
04: Research Way & Timpanogos Parkway				75	50															
05: Timpanogos Parkway & Technology Way						75							50	50						
06: Technology Way & 1600 North				75																
07: 800 East & 1200 North	100		100				50			125					50	100	50	50	50	75

SimTraffic Queueing Report

Project: Orem Canyon Park TriPointe TIS

Analysis: Future (2028) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT24-2807

Intersection	NB			NE		NW		SB				SE			SW		EB			WB			
	L	R	T	L	R	L	TR	L	LR	R	T	L	T	TR	L	R	L	R	T	L	R	T	TR
01: 400 East & 1200 North	50	50	75					50			75						50	50	75	75	50	75	
02: 1200 North & South Access									50								50						
03: 1200 North & Research Way								50		50													
04: Research Way & Timpanogos Parkway				50																			
05: Timpanogos Parkway & Technology Way							50					50	50		50	50							
06: Technology Way & 1600 North				50	50																		
07: 800 East & 1200 North	100		175					50		50	150						50	75	75	50	75	50	

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM 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.

WHEREAS on May 28, 2024, Bryon Prince filed an application with the City of Orem to request approval 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: and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2024, and the Planning Commission had a negative recommendation to the City Council; and

WHEREAS a public meeting considering the subject application was held by the City Council on August 27, 2024; and

WHEREAS notices were mailed to 472 property owners within a 1000 square foot radius of the property; and

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

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

1. The Planning Commission had a negative recommendation 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, as shown in Exhibit “A”, which If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

DRAFT

2. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED, APPROVED and ORDERED PUBLISHED this 27th day of **August 2024**.

David A. Young, Mayor

ATTEST:

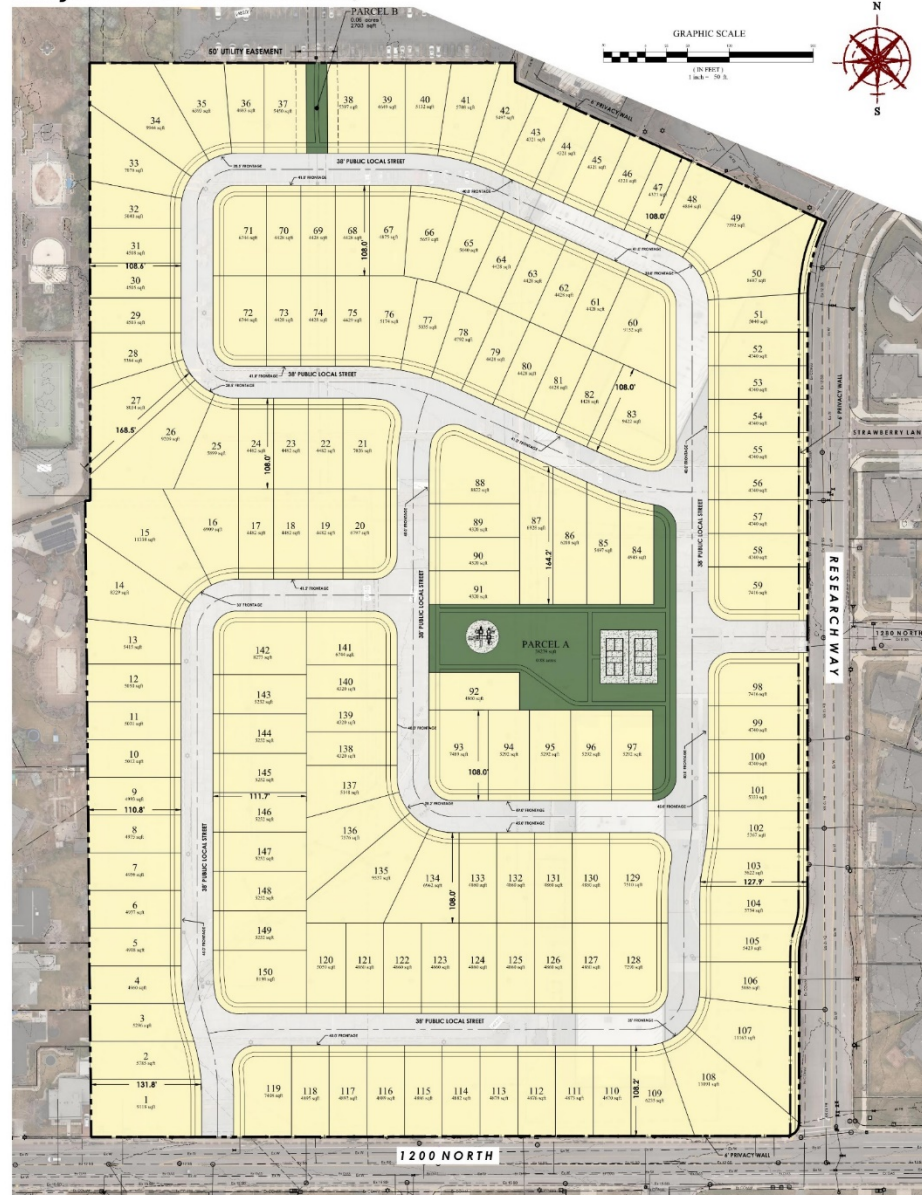
Teresa McKittrick, City Recorder

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

EXHIBIT A

Concept Plan

Canyon Park - an HOA Community



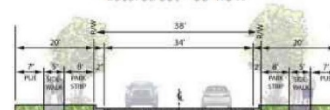
CONCEPT TABULATIONS

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

TYPICAL LOT SETBACKS

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

Local Street – 38' ROW



CANYON PARK *concept plan*

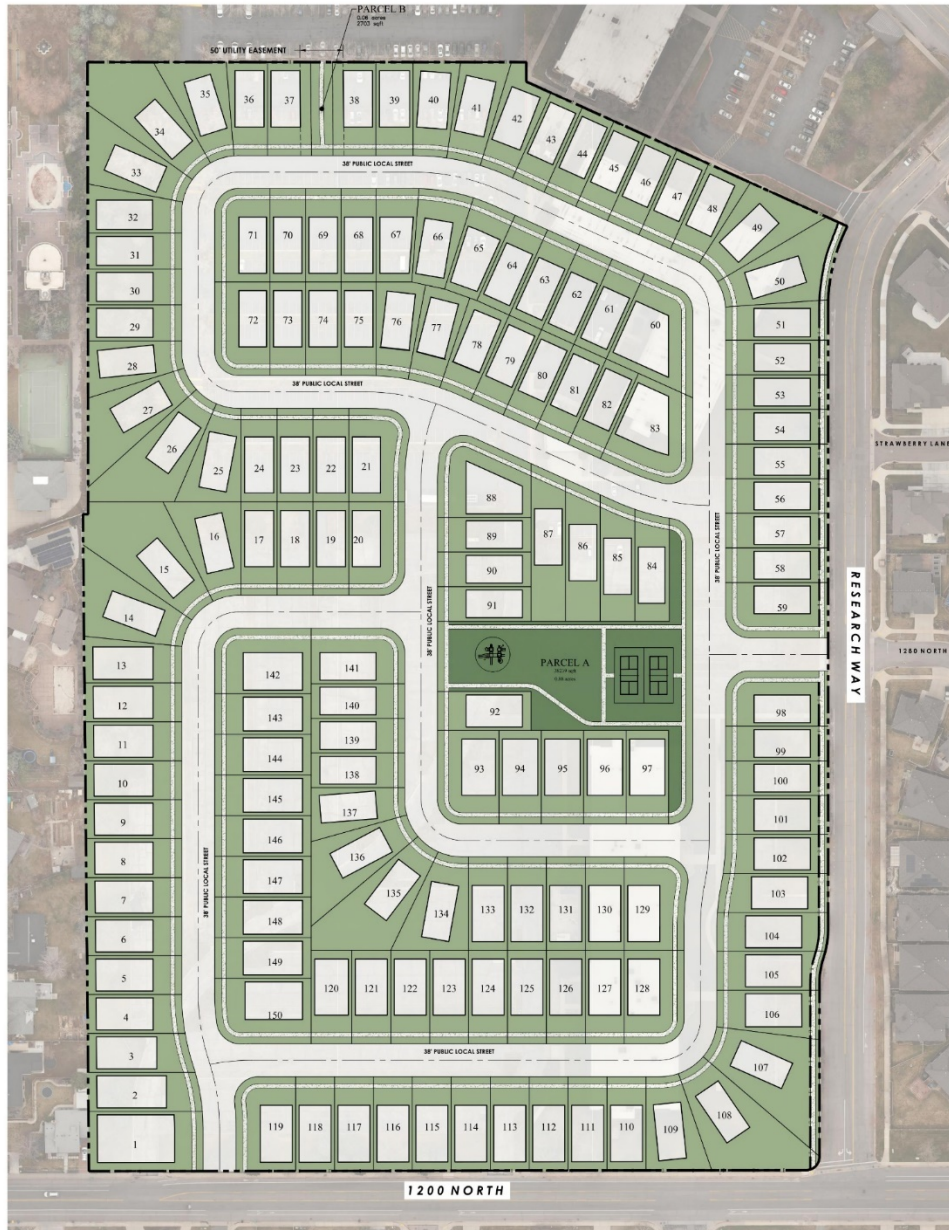
OREM CITY, UTAH COUNTY
6/25/2024
24-0074

Received
Date: 06/27/2009
Name: [Signature]



DRAFT

Landscape Plan



OPEN SPACE TABULATIONS

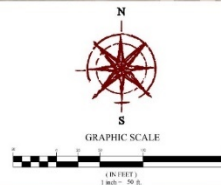
NET BUILDABLE AREA
TOTAL LANDSCAPE/OPEN SPACE AREAS

YARD (PRIVATE OPEN SPACE)
PARK STRIP (PRIVATE OPEN SPACE)
PARCEL A (CONSOLIDATED OPEN SPACE)
PARCEL B (CONSOLIDATED OPEN SPACE)

20.3 ACRES
11.5 ACRES (56.7%)
8.6 ACRES (42.4%)
1.7 ACRES (8.3%)
0.9 ACRES (4.4%)
0.1 ACRES (0.4%)

LEGEND

PRIVATE OPEN SPACE
CONSOLIDATED OPEN SPACE
NOTE: OPEN SPACE TO BE MAINTAINED BY HOA



CANYON PARK landscape exhibit

OREM CITY, UTAH COUNTY
6/25/2024
24-0074

FOCUS
ENGINEERING AND SURVEYING, LLC

DRAFT

Elevations



DRAFT

Elevations



FARMHOUSE

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

TRANSITIONAL FARMHOUSE

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

MODERN RANCH

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

CONCEPTUAL STREET SCENE

CANYON PARK | 30' PRODUCT | TRIPOINTE HOMES
OREM CITY, UTAH



FARMHOUSE

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

TRANSITIONAL FARMHOUSE

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

MODERN RANCH

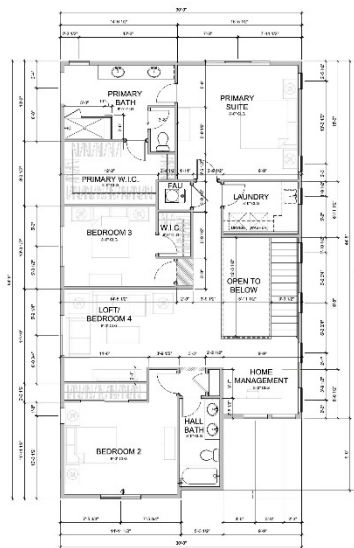
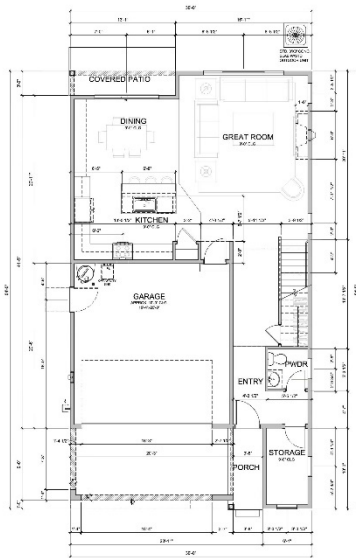
1. COMPOSITION: ROOF
2. 8" LAP SIDING
3. 8" VERTICAL SIDING
4. DECORATIVE PANELED TRIM BOARD
5. PANELED ENTRY DOOR
6. PANELED GARAGE DOOR
7. WOOD POST

CONCEPTUAL STREET SCENE

CANYON PARK | 35' PRODUCT | TRIPOINTE HOMES
OREM CITY, UTAH



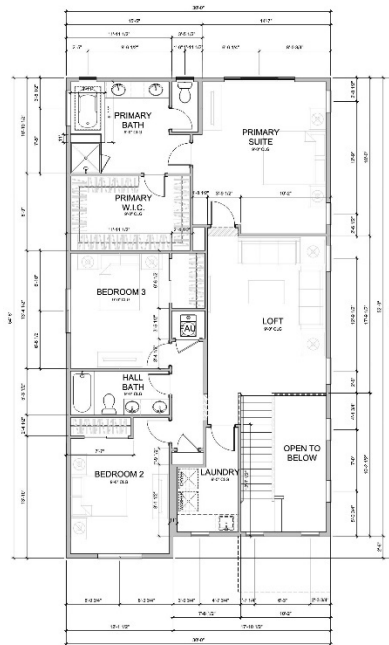
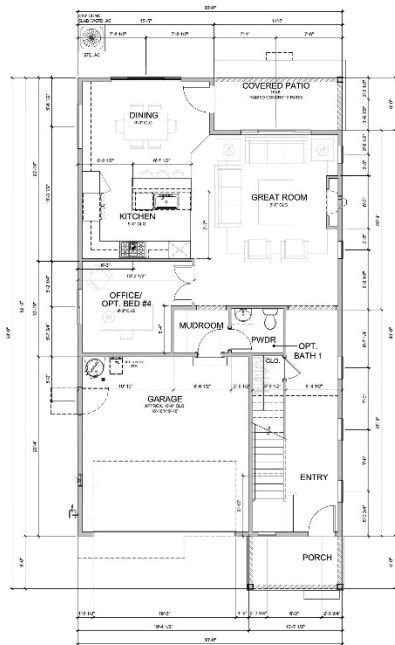
DRAFT



SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	3,913 SF
UPPER FLOOR	3,996 SF
TOTAL FLOOR	7,909 SF
COVERED PATIO	1,000 SF
SCREENED PORCH	1,000 SF
SCREENED PATIO	1,000 SF

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

tri pointe
HOMES



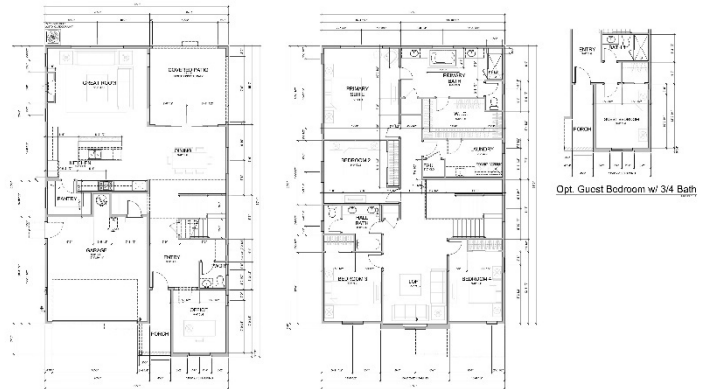
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	3,913 SF
UPPER FLOOR	3,996 SF
TOTAL FLOOR	7,909 SF
COVERED PATIO	1,000 SF
SCREENED PORCH	1,000 SF
SCREENED PATIO	1,000 SF

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

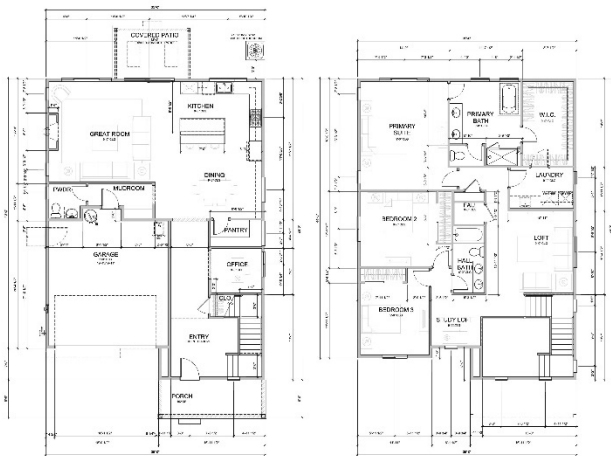
tri pointe
HOMES

DRAFT

Concept Floor Plans (35')

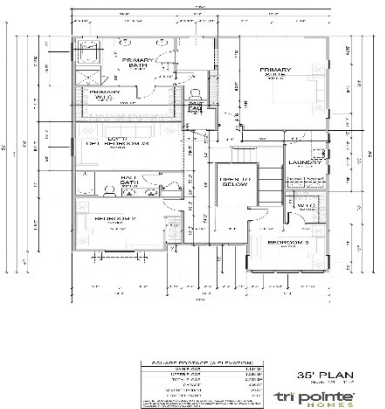
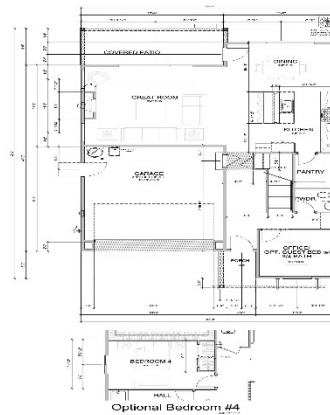


35' PLAN	
Overall Width	35'-0"
Overall Depth	30'-0"
Overall Area	1,050 sq. ft.
Overall Volume	36,750 cu. ft.
Overall Weight	1,050 lbs.
Overall Cost	\$105,000
Overall Profit	\$10,500
Overall Margin	10.0%



35' PLAN	
Overall Width	35'-0"
Overall Depth	30'-0"
Overall Area	1,050 sq. ft.
Overall Volume	36,750 cu. ft.
Overall Weight	1,050 lbs.
Overall Cost	\$105,000
Overall Profit	\$10,500
Overall Margin	10.0%

tri pointe
HOMES



36' PLAN	
Overall Width	36'-0"
Overall Depth	30'-0"
Overall Area	1,080 sq. ft.
Overall Volume	38,880 cu. ft.
Overall Weight	1,080 lbs.
Overall Cost	\$108,000
Overall Profit	\$10,800
Overall Margin	10.0%

tri pointe
HOMES



**CITY OF OREM
CITY COUNCIL
MEETING
AUGUST 27, 2024**

REQUEST:	PUBLIC HEARING – Ordinance - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the PD55 zone (approximately 9.43 acres).
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
AUGUST 27, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM Public Hearing – Rezone - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the PD55 zone (approximately 9.43 acres).
APPLICANT:	Skip Dunn
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Noticed 293 property owners within 1000 feet

SITE INFORMATION:

General Plan Designation:
Community Commercial
 Current Zone: OS5
 Acreage: **9.43**
 Neighborhood: **Lakeview**

**PLANNING
COMMISSION
RECOMMENDATION**

Negative
Recommendation
7-0 vote

PREPARED BY:

Ailin Leon
Associate Planner

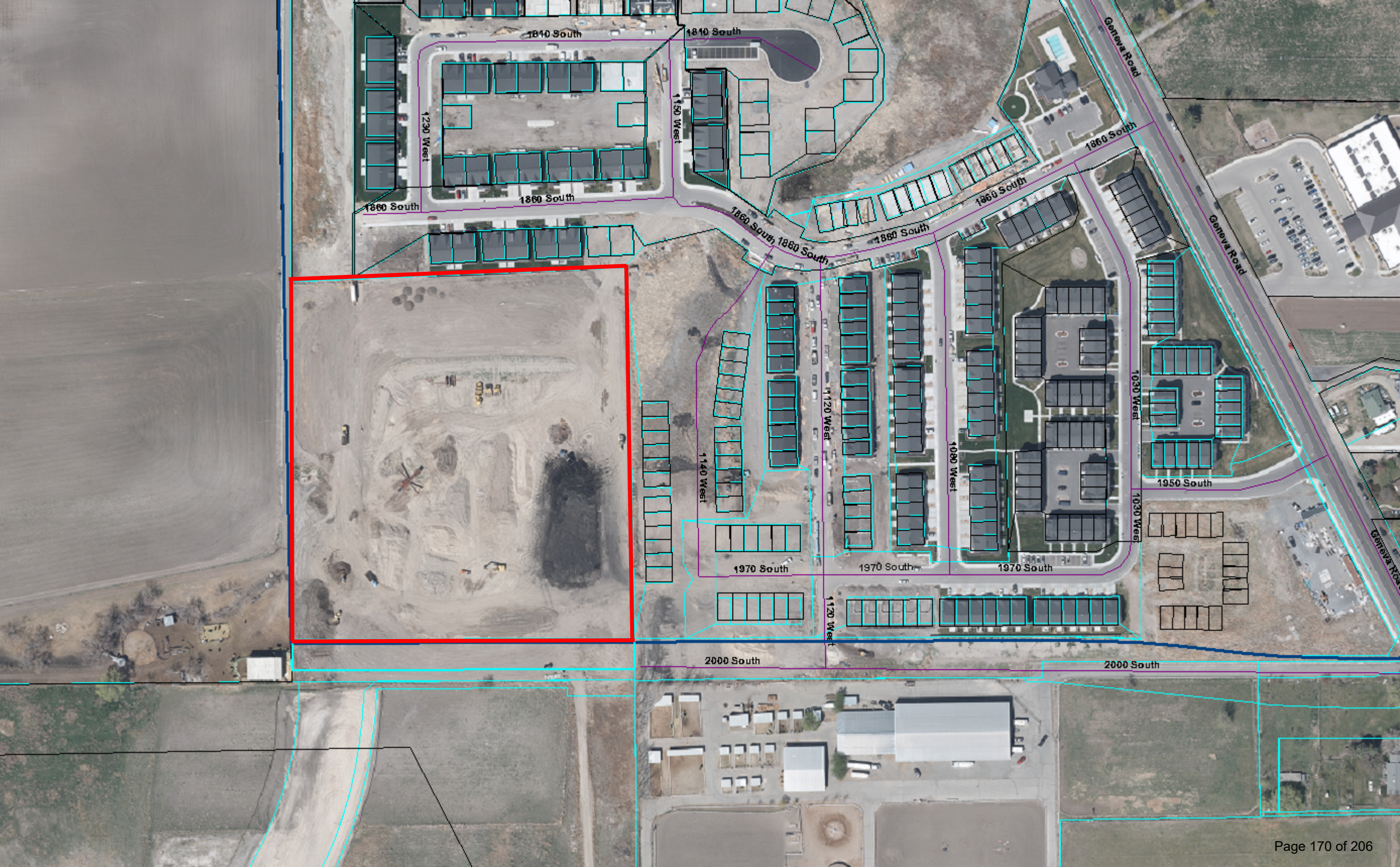
REQUEST: The applicant requests the Planning Commission forward a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).

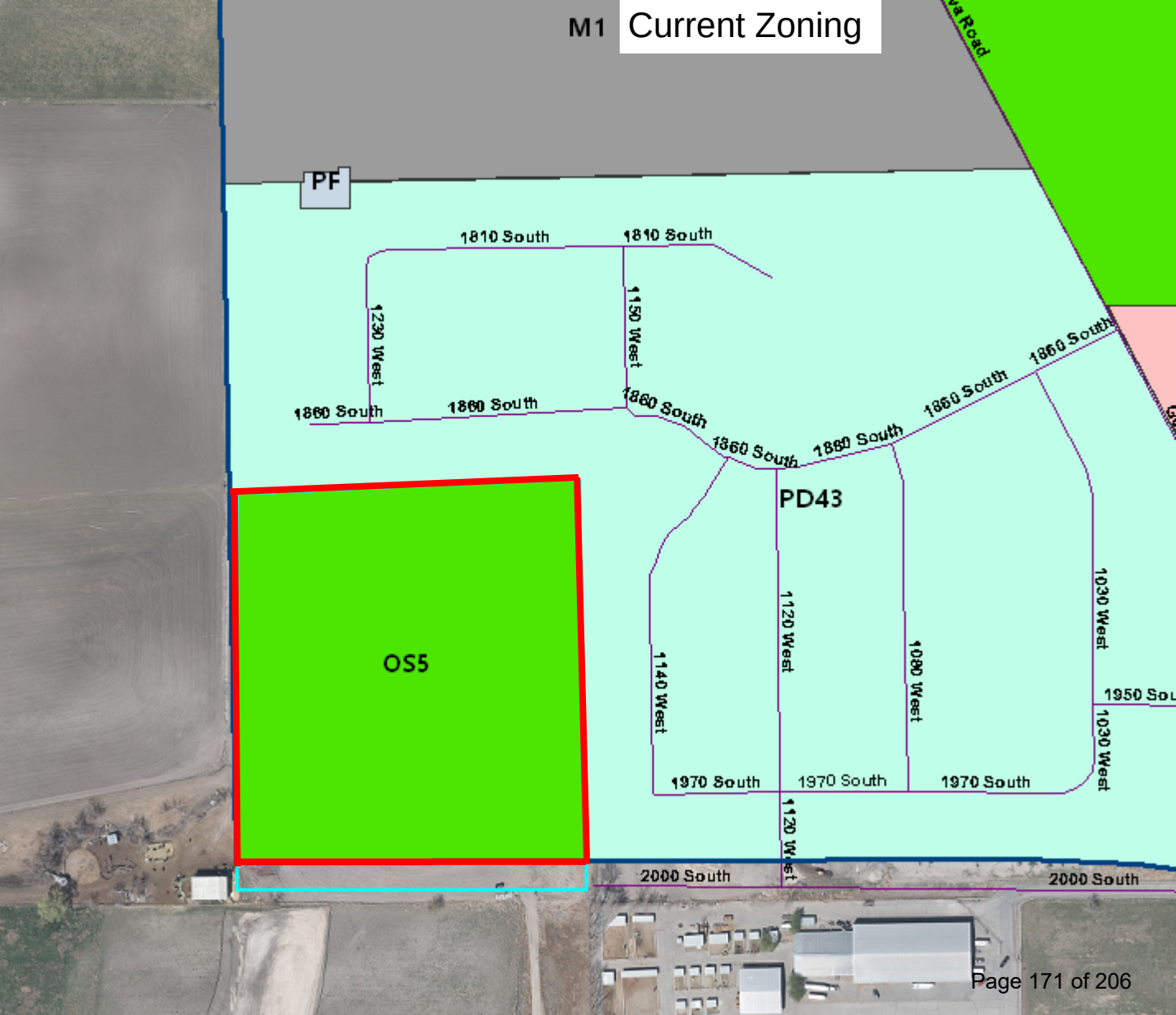
BACKGROUND: The applicant is requesting approval to build a commercial development at what will be the corner of Lakeview Parkway and 2000 South in the southwest corner of Orem.

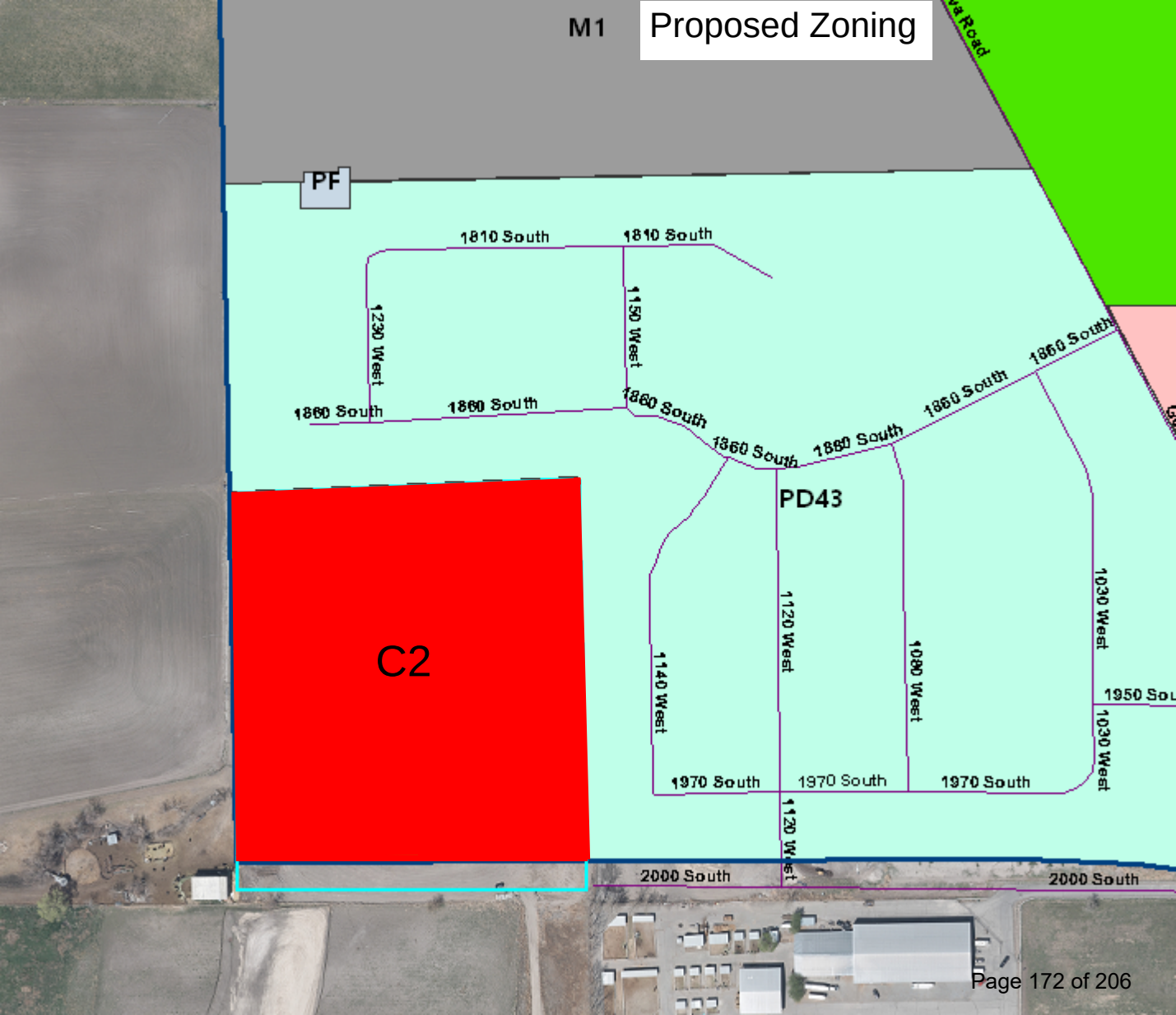
The applicant submitted his initial application for the rezone in February of 2022. He was asked to wait until the details of Lakeview Parkway and 2000 South were further along in the design stages. Those plans have now been established and he is moving forward with the rezone request.

The initial request was reviewed on June 19, 2024 by the Planning Commission and was continued to the August 7, 2024 Meeting

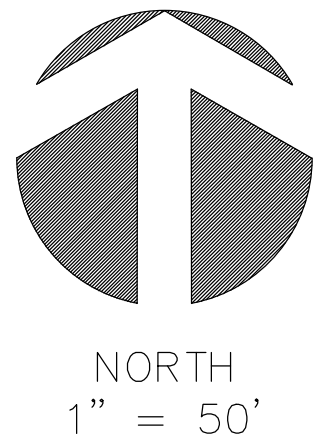
RECOMMENDATION: The Planning Commission voted 7-0 for a negative recommendation, the Planning Commission recommends the City Council rezone the property to the C3 zone; therefore, this request is forwarded to the City Council with a negative recommendation from the Planning Commission to amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the C2 zone (approximately 9.43 acres).







Concept Plan



Lakeview Parkway Cross
Section per Orem
Transportation Master Plan

CHERRY HILL DAIRY
FARM LLC
19:033:0008

IVORY LAND
CORPORATION
19:042:0031

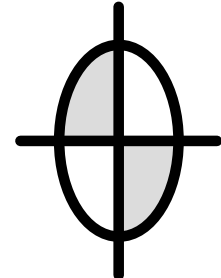
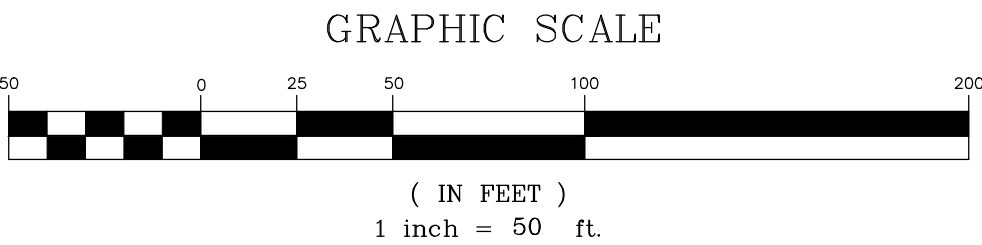
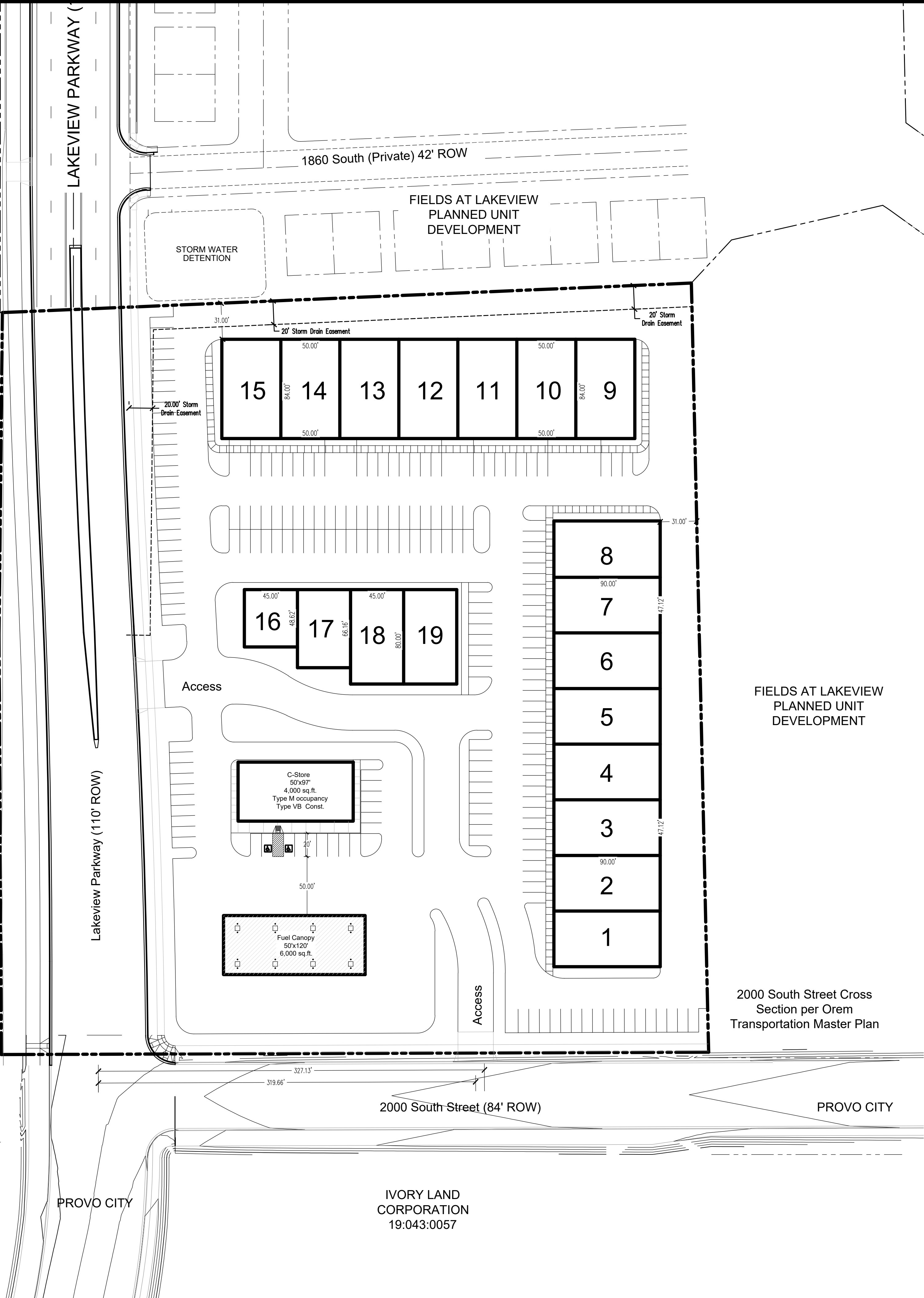
PROVO CITY

IVORY LAND
CORPORATION
19:043:0057

PROVO CITY

CAUTION!!! Notice to contractors

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



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

Skip Dunn Properties

Re-Zone Concept Plan

Utah

Orem,

Revisions

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

Sheet No.
C -

Know what's below. **811**

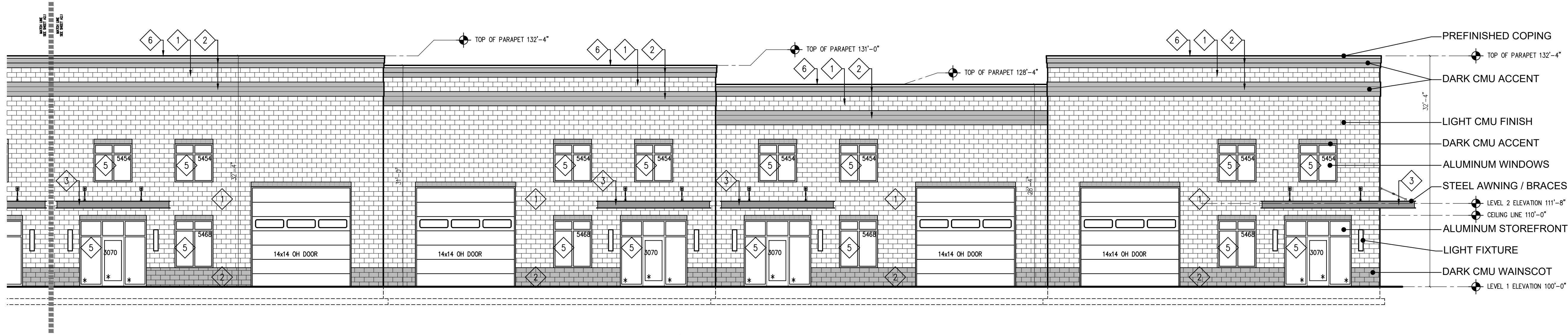
Call 811 before you dig.

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

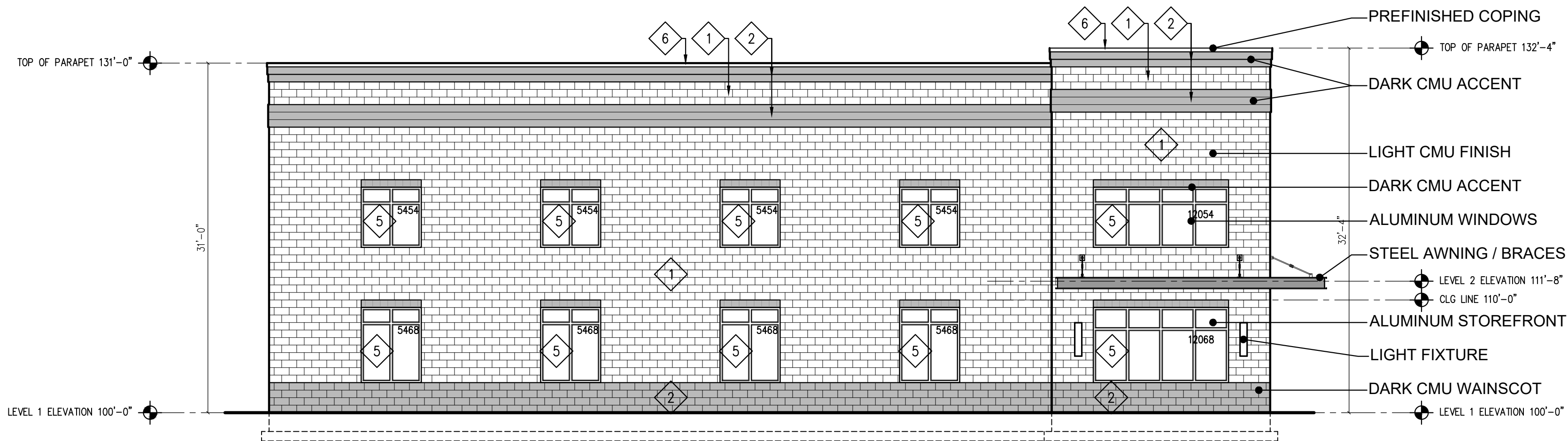
Elevations



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



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



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

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

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY

HARRIS ARCHITECTURE

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

A NEW WAREHOUSE FOR

DUDLEY AND ASSOCIATES

REVISIONS

FEB 2024

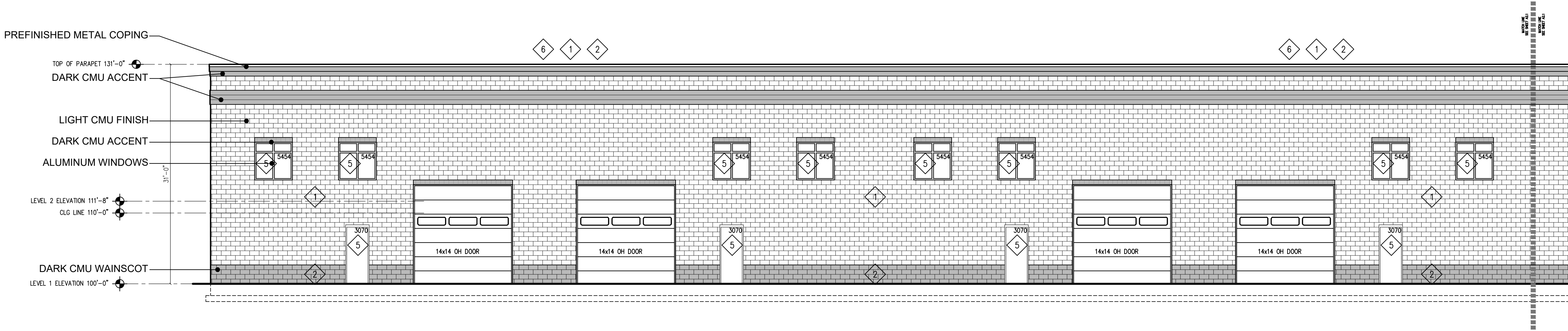
A2.1

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT. PLOT DATE: 5/28/2024 Harris_Synology/Data/ACAD/Field/Dudley and Associates Re-Zone 2024/RZ-A02-1-ELEV - for rendering.dwg Page 174 of 206

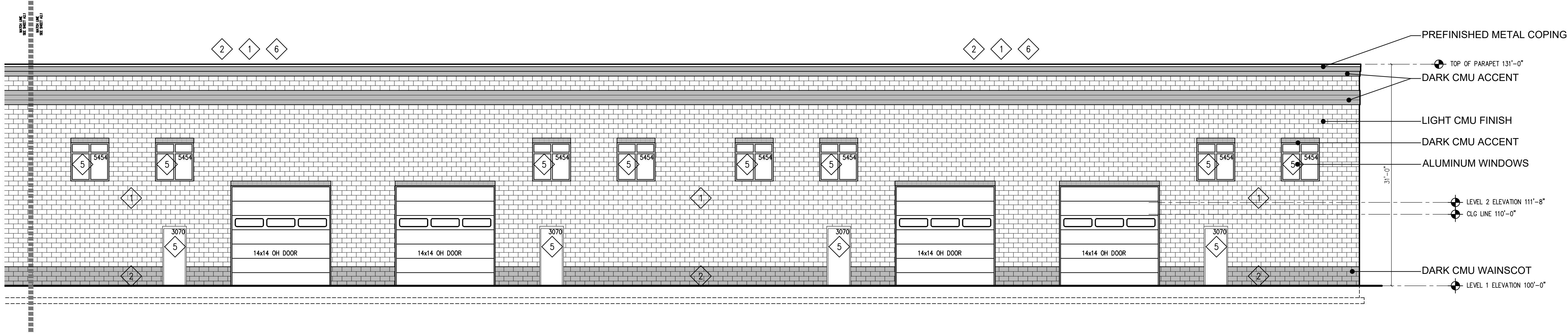
THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

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

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



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



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

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY

HARRIS ARCHITECTURE
920 EAST 800 NORTH, SUITE #201, OREM UT 84097 | 801-377-6303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW WAREHOUSE FOR
DUDLEY AND ASSOCIATES
REVISIONS
FEB 2024
A2.2

General Plan Designations

LI
Light Industrial

RDR
Rural Density Residential

PS
Professional Services

LDR
Low Density Residential

CC
Community Commercial

MDR
Medium Density Residential

CC
Community Commercial



PD-55 Zone, 2000 South & Lakeview Parkway

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

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

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

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

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

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

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

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

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

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

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

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



City Council Chambers, 56 N State Street

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

DUNN REZONE - REZONE - PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the PD55 zone (approximately 9.43 acres).

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

ROGERS, DALE COLE (ET AL)
PO BOX 1210
MIDLOTHIAN, VA 23113

City Council
Tue, Aug 27, 2024
6:00 pm



City Council Chambers, 56 N State Street

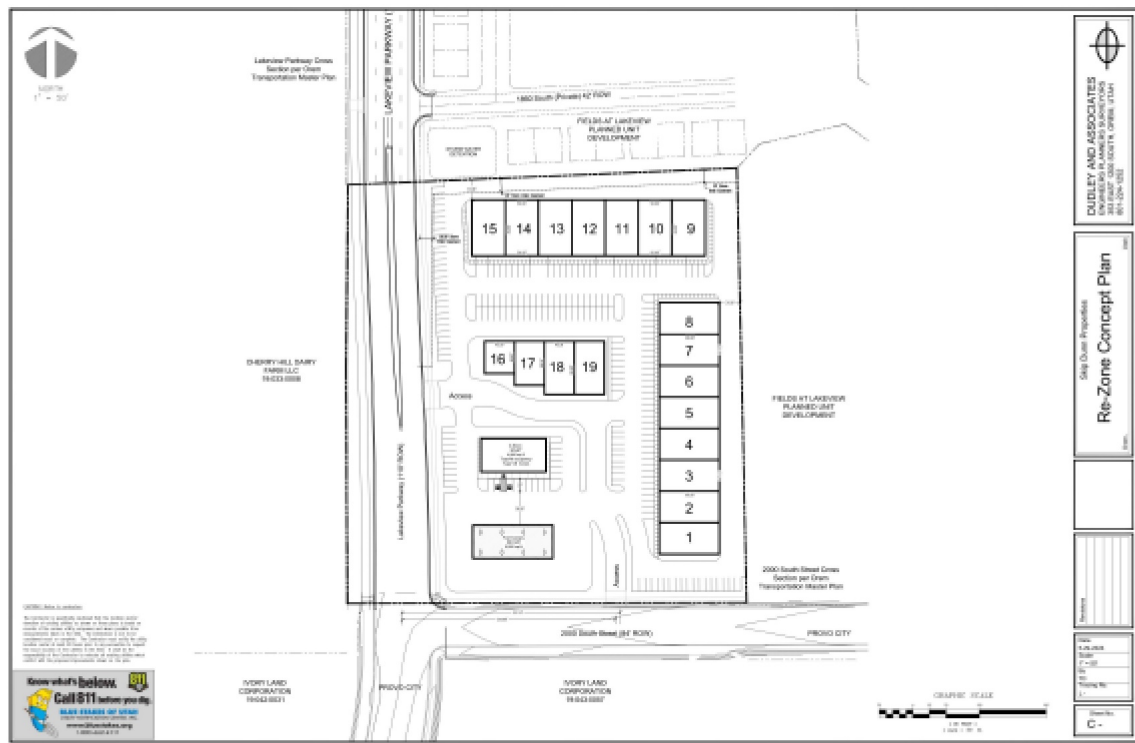
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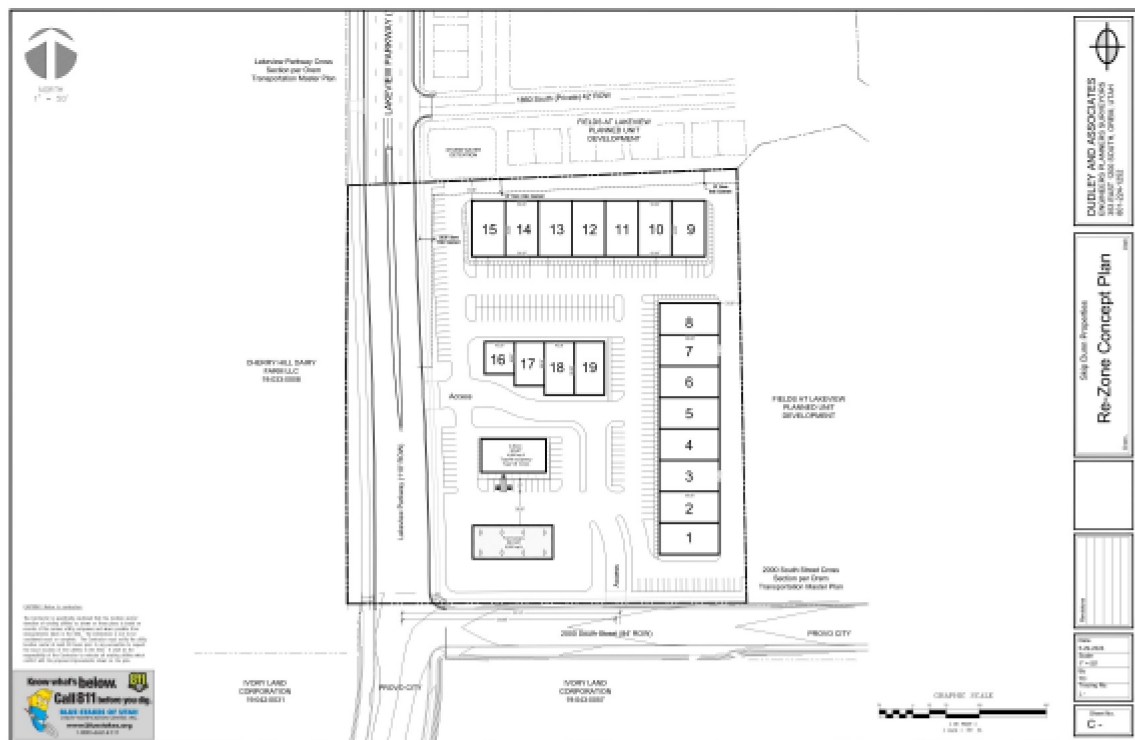
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices) tab.

ARNER, LISA
113 PETER LYALL
WILLIAMSBURG, VA 23185

City Council
Tue, Aug 27, 2024
6:00 pm



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



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

ROGERS, DALE COLE (ET AL)
PO BOX 1210
MIDLOTHIAN, VA 23113

JS SERVICE GROUP LLC
PO BOX 1283
OREM, UT 84057

PROVO CITY CORPORATION
PO BOX 1859
PROVO, UT 84603

OREM MODEL HOME LLC
PO BOX 3298
LA GRANDE, OR 97850

BALY MANAGEMENT LLC
%BOWEN, BLAKE
PO BOX 407
SALEM, UT 84653

KEEPIN IT REAL ESTATE LLC
PO BOX 681875
PARK CITY, UT 84068

JTLP INVESTMENTS LLC
PO BOX 971165
OREM, UT 84097

MAXFIELD, MICHAEL & TIFFANY
3 SNOWSTAR LN
SANDY, UT 84092

OSBORNE PROPERTIES 26 LLC
6 FAWN GROVE LN
SANDY, UT 84092

SADDLE CREEK 201 LLC
12 BENTBROOK LN
SANDY, UT 84092

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

B4 REAL ESTATE LLC
47 E SOUTH TEMPLE
SALT LAKE CITY, UT 84150

D2 LAND DEVELOPMENT LLC
51 W CENTER ST # 170
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HALE, JUSTIN & CHRISTINA
68 N EDEN WAY
VINEYARD, UT 84059

BOARDWALK INDUSTRIES LLC
69 UNION PARK CTR # 160
MIDVALE, UT 84047

BRINKERHOFF, WALTER A & CONI JO
(ET AL)
70 BIG MEADOW LN
LOVELOCK, NV 89419

DZJ HOLDINGS LC
90 N 100 E
PROVO, UT 84606

KAIWI, CLINT (ET AL)
96 PUEO DR
KULA, HI 96790

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

ARNER, LISA
113 PETER LYALL
WILLIAMSBURG, VA 23185

AMPP 2 LLC
151 W 4500 N
PROVO, UT 84604

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

BURRILL, JEFFREY P & HOLLY K (ET AL)
164 GREENBROOK DR
DANVILLE, CA 94526

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

PALATIAL LIVING LLC
241 N VINE STREET 1004 W
SALT LAKE CITY, UT 84103

BORIS AND JEANNINE FRITZ FAMILY
TRUST 03-12-2020 (ET AL)
252 VIA LOS MIRADORES
REDONDO BEACH, CA 90277

LAKEVIEW PLACE IP LLC
259 RIVER BEND WAY # 102
NORTH SALT LAKE, UT 84054

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

LI, DONGYANG (ET AL)
292 SILVERLAKE CT
MILPITAS, CA 95035

PROVO CITY CORPORATION
351 W CENTER
PROVO, UT 84601

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

ZHOU, WENJING
418 CRANBROOK LN
LEAGUE CITY, TX 77573

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

NELSON, TIFFANY & BRANDON (ET AL)
472 E 960 S
SALEM, UT 84653

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

HEATON, GERRY L & KAYE B
501 W MAIN CANYON RD
WALLSBURG, UT 84082

PENROD, DAVID & STEPHANIE
540 MARTHA ST
CHUBBUCK, ID 83202

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

PAULSON, JORDAN MARTELL &
BAILEY LYNN
670 W 1000 N
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

GREEN, DARREN EDWARD
812 E PENNI LN
OREM, UT 84058

KARWANDE, SARINA
887 MOUNTAIN PL
PASADENA, CA 91104

D2 LAND DEVELOPMENT LLC
898 E 670 N
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MATIS, GREG & KELLIE
917 E 13400 S
DRAPER, UT 84020

IVORY LAND CORPORATION
978 WOODOAK LN
SALT LAKE CITY, UT 84117

VINCENT, LINDA A (ET AL)
992 E 1300 N
AMERICAN FORK, UT 84003

WHITE CLOUD INVESTING LLC
1001 E HARMONY RD UNIT A # 34
FORT COLLINS, CO 80525

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1006 W 1950 SOUTH
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1008 W 1950 SOUTH
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1014 W 1950 DS
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1018 W 1950 SOUTH
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1022 W 1950 SOUTH
OREM, UT 84058

CHOWDHARY, PRATAPRAI R &
KIRAN B
--OR CURRENT RESIDENT--
1033 W 1970 SOUTH
OREM, UT 84058

THOMPSON, BEAU
1036 W 1970 S
OREM, UT 84057

FQU HOLDINGS LLC
--OR CURRENT RESIDENT--
1037 W 1970 SOUTH
OREM, UT 84058

VINDEL, JOSUE MORENO & KELLY
MORENO
1038 W 1970 S
OREM, UT 84058

SADDLE CREEK 101 LLC
--OR CURRENT RESIDENT--
1039 W 1860 SOUTH
OREM, UT 84058

WIGHT, DARREN
--OR CURRENT RESIDENT--
1041 W 1970 SOUTH
OREM, UT 84058

KARWANDE, SARINA
--OR CURRENT RESIDENT--
1043 W 1860 SOUTH
OREM, UT 84058

MISBACH, GRANT H
1044 W 1970 S
OREM, UT 84058

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

ADVANTA IRA ADMINISTRATION
LLC (ET AL)
--OR CURRENT RESIDENT--
1047 W 1860 SOUTH
OREM, UT 84058

PALATIAL LIVING LLC
--OR CURRENT RESIDENT--
1047 W 1970 SOUTH
OREM, UT 84058

KUSUMA, ANUSHA
1048 W 1860 S
OREM, UT 84058

YANG, SERENE
1048 W 1970 S
OREM, UT 84058

WEST, JESSICA
1049 W 1970 S
OREM, UT 84058

HALL, BREK
1051 W 1860 S
OREM, UT 84058

JENSEN, JARED Z & BLAIR (ET AL)
1052 W 1970 S
OREM, UT 84057

PALATIAL LIVING LLC
--OR CURRENT RESIDENT--
1053 W 1970 SOUTH
OREM, UT 84058

OREM MODEL HOME LLC
--OR CURRENT RESIDENT--
1057 W 1860 SOUTH
OREM, UT 84058

BRETEY, DAVID & ELIZABETH ILENE
1067 W 1970 S
OREM, UT 84058

HARDIN, TRAVIS JEFFREY
1068 W 1860 S
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

ZEYER, RODNEY
1071 W 1970 S
OREM, UT 84058

WHIPPY, MOANA & JOSHUA
1077 W 1970 S
OREM, UT 84058

HANESANA, KITTY (ET AL)
1078 W 1860 N
OREM, UT 84058

BUSSEY, BRYCE
--OR CURRENT RESIDENT--
1079 W 1970 SOUTH
OREM, UT 84058

G&H PROPERTIES LLC
--OR CURRENT RESIDENT--
1083 W 1970 SOUTH
OREM, UT 84058

HERLIN, CLARK LERAY & ALICIA W
1084 W 1860 S
OREM, UT 84058

INGRAM, PHYLLIS (ET AL)
1089 W 1810 S
OREM, UT 84058

TIALAVEA, TULIFAGA R & KIRA
LORRINE
--OR CURRENT RESIDENT--
1089 W 1970 SOUTH
OREM, UT 84058

CHOWDHRY, SUSAN & DANIEL
1092 W 1810 S
OREM, UT 84058

CROMWELL, NOLAN M & MARY L
(ET AL)
1093 W 1810 S
OREM, UT 84058

SEAL, RYAN & GAVIN
1093 W 1970 S
OREM, UT 84058

MATIS, GREG & KELLIE
--OR CURRENT RESIDENT--
1097 W 1970 SOUTH
OREM, UT 84058

OUZOUNIAN, SPENCER
1098 W 1860 S
OREM, UT 84058

CECELIA CHUN REVOCABLE TRUST
02-18-2022 THE (ET AL)
1101 W 1810 S
OREM, UT 84058

GRIFFITH, ROLAND DOWELL SR &
CATHY LONG
1102 W 1810 S
OREM, UT 84058

WADDELL, JONATHON & W
CHRISTOPHER
1103 W 1970 S
OREM, UT 84058

WILLIAMS, MORGAN & MCKENNA
1104 W 1860 S
OREM, UT 84058

CLARK, PEGGY J (ET AL)
1107 W 1810 S
OREM, UT 84058

ANDERSON, HUNTER & DARIAN
1107 W 1970 S
OREM, UT 84058

EMBLETON, LINDA
1108 W 1810 S
OREM, UT 84058

MELANDER, JULIE LYNN
1111 W 1810 S
OREM, UT 84058

ELEVATE INVESTMENT GROUP LLC
--OR CURRENT RESIDENT--
1111 W 1970 SOUTH
OREM, UT 84058

MCKINLAY, DANIEL & MELANIE
1113 W 1810 S
OREM, UT 84058

BALL, MARIA DEL CARMEN &
EDWARD DANIEL
1118 W 1810 S
OREM, UT 84058

THOMAS, CHLOEANN (ET AL)
1119 W 1810 S
OREM, UT 84058

WOOD, BRANDI (ET AL)
1122 W 1970 S
OREM, UT 84058

BARROW, MARK O & LISA J (ET AL)
--OR CURRENT RESIDENT--
1123 W 1810 SOUTH
OREM, UT 84058

BARROW, MARK O & LISA J (ET AL)
1123 W 1810 S UNIT 612
OREM, UT 84058

HOLMES, ANDREW L
1126 W 1810 S
OREM, UT 84058

BULLOCK, BRENT & SANDRA
1128 W 1970 S
OREM, UT 84058

ORCHARD, LINDA
1131 W 1970 S
OREM, UT 84058

CANNON, MARK
--OR CURRENT RESIDENT--
1136 W 1810 SOUTH
OREM, UT 84058

REYNOLDS, PARKER R & JEFF M (ET
AL)
1137 W 1970 S
OREM, UT 84058

HAWS, WENDY
1142 W 1810 S
OREM, UT 84058

JENN GALE
1144 E 920 N
OREM, UT 84097

GROSS, BRUCE L & CAROLYN
1152 W 1810 S
OREM, UT 84058

MCKINLAY, ROBIN (ET AL)
1158 W 1810 S # 323
OREM, UT 84058

BYRUM, ANDREA & GREGG D
1161 W 1810 S
OREM, UT 84058

PUTUTAU, ROCHELLE (ET AL)
1168 W 1860 S
OREM, UT 84058

LETH, DIAN N (ET AL)
1169 W 1810 S
OREM, UT 84058

DURRANT, WARREN HAL & JODI
LYNN
1170 W 1810 S
OREM, UT 84058

HASENJAEGER, CAROLYN F
1174 W 1810 S
OREM, UT 84058

MEYER, TIMOTHY K
1177 W 1810 S
OREM, UT 84058

JOHNSON, RANDY LEE & JAMIE
LYNN
1178 W 1860 S
OREM, UT 84058

LEUNG, ERIC (ET AL)
1183 W 1860 S
OREM, UT 84058

ALEXANDER, BROOKE ANN &
THOMAS GLEN
1184 W 1860 S
OREM, UT 84058

DAY, NORMAN R & HOPE
1186 W 1810 S
OREM, UT 84058

FURNER, LUANN (ET AL)
1193 W 1810 S
OREM, UT 84058

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

COOK, SHIRLENE P (ET AL)
1197 W 1810 S
OREM, UT 84058

STREET, DAVID (ET AL)
1199 W 1860 S
OREM, UT 84058

ROBINSON FAMILY TRUST 05-20-1996
THE (ET AL)
1202 W 1810 S
OREM, UT 84058

JAMBO CAPITAL INC
1208 W 1810 S
OREM, UT 84058

CLARK, LISA
1212 W 1860 S
OREM, UT 84058

FIELDS AT LAKEVIEW HOA INC
1216 W 1295 S
OREM, UT 84058

COCO COOL PROPERTIES LLC
1218 E 780 S STE 150
SANDY, UT 84094

ASHBY, ROY C & MARTHA S
1218 W 1810 S
OREM, UT 84058

HARRISON, MARTHA & DENNIS
1218 W 1860 S
OREM, UT 84058

ATCHISON, JOHN
1219 W 1810 S
OREM, UT 84058

MOE, SARAH & AUOMANU JR
1223 W 1860 S
OREM, UT 84058

FOX, ROBIN (ET AL)
1224 W 1810 S
OREM, UT 84058

DAHLBERG GROUP LLC
1225 S HIGHLINE DR
IDAHO FALLS, ID 83401

L&TC VENTURES LLC
1235 E 1750 S
SPANISH FORK, UT 84660

BUSSEY, BRYCE
1277 S 1050 W
PAYSON, UT 84651

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

AMPUERO, SAVANNAH & GABRIELA
1469 N 3830 W
LEHI, UT 84043

HANSON, LORALEE S
1473 EASTPOINT CIR
SANDY, UT 84092

MORGAN, SANDRA C (ET AL)
1476 N LAKE SHORE DR
PROVO, UT 84604

CLINGER FAMILY PARTNERSHIP
1511 S GENEVA RD
OREM, UT 84058

G&H PROPERTIES LLC
1518 E CHAPEL OAKS CIR
SANDY, UT 84093

TIALAVEA, TULIFAGA R & KIRA
LORRINE
1663 W 1460 N
PROVO, UT 84604

ROBERTS, STANLEY H JR
1675 CLARK CIR
OREM, UT 84058

OVERMAN RENTALS LLC
1675 N 1820 W
PROVO, UT 84604

PETTINGILL HOLDINGS LLC
1697 TUSCANY CV
FARMINGTON, UT 84025

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

LAKEVIEW PLACE IP LLC
--OR CURRENT RESIDENT--
1782 S GENEVA RD
OREM, UT 84058

CHERRY HILL DAIRY FARM LLC
%TAYLOR, BYRON
1785 S GENEVA RD
OREM, UT 84058

DA SILVA, NELSON M & CASSIA (ET AL)
1812 S 1230 W
OREM, UT 84058

CHERRY HILL DAIRY FARM
--OR CURRENT RESIDENT--
1815 S GENEVA RD
OREM, UT 84058

ARMSTRONG, ROBERT C & CATHY B
1823 S 1150 W
OREM, UT 84058

HOLMES, CURTIS & THEONI
1827 W WEBSTER CT
ANTHEM, AZ 85086

OTTO, SHERRY LAVON (ET AL)
1828 S 1230 W
OREM, UT 84058

DEPUTY, PENNY
1829 S 1150 W
OREM, UT 84058

PHILLIPS, TAVONNY JO &
JONATHAN PAUL (ET AL)
1832 S 1150 W
OREM, UT 84058

MIDDLETON, IAN JAMES & CAROL
LYNNE
1833 S 1230 W
OREM, UT 84058

PACADA, MAXIMINIANO PAET JR &
LESLIE J
1834 S 1230 W
OREM, UT 84058

LEVINGSTON, CONNIE RAE (ET AL)
1841 S 1150 W
OREM, UT 84058

ELDER, JON DON & JOE DON (JD) (ET AL)
1844 S 1230 W
OREM, UT 84058

SUZANNE H CAMPBELL LIVING
TRUST 09-26-2005 (ET AL)
1847 S 1150 W
OREM, UT 84058

LIECHTY, JAMES K & CHRISTENA H
1852 S 1230 W
OREM, UT 84058

FICKLIN, KAYLOR
1867 S 1030 W
OREM, UT 84058

TAYLOR, CADEN & ERIKA
1869 S 1080 W
OREM, UT 84058

HOGAN, WILLIAM (ET AL)
1871 S 1120 W
OREM, UT 84058

WILKINS, COURT & VICKI
1873 S 1030 W
OREM, UT 84058

BELL, MASON & SYDNIE
1873 S 1080 W
OREM, UT 84058

UTAH AUTISM ACADEMY
1875 S GENEVA RD
OREM, UT 84058

VORWALLER, CHASE
1877 S 1080 W
OREM, UT 84058

MATHEWS, JUSTIN (ET AL)
1877 S 1120 W
OREM, UT 84058

MABBUTT, HAYDEN & JEFFREY
1877 S 1030 W # 405
OREM, UT 84057

STOWELL, MATTHEW & EMILY
1878 S 1080 W
OREM, UT 84058

MILLER MAKAY
1879 S 1030 W
OREM, UT 84057

FERGUSON, RICHARD C
1879 S 1120 W
OREM, UT 84058

CORDON, SAIDI M & VALERI V
1881 S 1080 W
OREM, UT 84058

BOSEN, TRENT J & HANNAH R
1882 S 1080 W
OREM, UT 84058

OSMOND, JOSHUA D & SUMMER
1882 S 1120 W
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1883 S 1030 WEST
OREM, UT 84058

GUERRA, HALEY & DAVID (ET AL)
1883 S 1120 W
OREM, UT 84058

FINLAYSON, KRISTOPHER DAVID &
ELISHA R
1884 S 1030 W
OREM, UT 84058

STROBEHN, RYAN & HAYLEY
1886 S 1080 W
OREM, UT 84058

SAVAGE, TALON
1886 S 1120 W
OREM, UT 84058

DEARING, ZACK
1886 S 1030 W # 408
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1887 S 1030 WEST
OREM, UT 84058

D2 LAND DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1887 S 1080 WEST
OREM, UT 84058

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

PAGE, VIVIAN
1888 S 1030 W # 409
OREM, UT 84057

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1889 S 1030 WEST
OREM, UT 84058

KEEPIN IT REAL ESTATE LLC
--OR CURRENT RESIDENT--
1889 S 1080 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1891 S 1030 WEST
OREM, UT 84058

DICKERSON, KRISTIN
1891 S 1120 W
OREM, UT 84058

LUNDQUIST, MARCIA
1892 S 1030 W
OREM, UT 84058

FORBUSH, SKYLAR TALON
1892 S 1080 W
OREM, UT 84058

SUNG, CHULKEE & YOUNGSEON
1892 S 1120 W
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1893 S 1030 WEST
OREM, UT 84058

DAHLBERG GROUP LLC
--OR CURRENT RESIDENT--
1893 S 1080 WEST
OREM, UT 84058

FARABEE, BRYCE
1894 S 1030 W
OREM, UT 84058

GARCIA, HECTOR VEGA (ET AL)
1894 S 1080 W
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1897 S 1030 WEST
OREM, UT 84058

STANGER, SYDNEY
1897 S 1080 W
OREM, UT 84058

PGW HOLDINGS LLC
1898 S 1080 W
OREM, UT 84058

RILEY, STEVEN & SALLY
1898 S 1030 W # 413
OREM, UT 84057

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1899 S 1030 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1901 S 1030 WEST
OREM, UT 84058

FREEMAN, MATT
1902 S 1030 W
OREM, UT 84058

BOWMAN, ANDREW & TERAN
--OR CURRENT RESIDENT--
1902 S 1080 WEST
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1903 S 1030 WEST
OREM, UT 84058

SIEBERT, MARK JIALI (ET AL)
1904 S 1030 W # 415
OREM, UT 84058

MEDEIROS, HENRIQUE O & CATRINA
LYNN
1906 S 1030 W
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1907 S 1030 WEST
OREM, UT 84058

DINO ESTATE LLC
--OR CURRENT RESIDENT--
1908 S 1080 WEST
OREM, UT 84058

BAKER, KRISTINA KAYE
1908 S 1120 W
OREM, UT 84058

FERNANDEZ, LEOPOLDO APUMAYTA
(ET AL)
1909 S 1080 W
OREM, UT 84058

WONG, CURTIS
1913 S 1080 W
OREM, UT 84058

BAXTER, LYNZEE
1913 S 1120 W
OREM, UT 84058

MOE, TYUS & SARAH K
1914 S 1080 W
OREM, UT 84058

BENDEZU, JEANPIERRE
1914 S 1140 W
OREM, UT 84058

TERRY, NICHOLE A
1916 S 1030 W
OREM, UT 84058

STICKS & DUCK INVESTMENT LLC
--OR CURRENT RESIDENT--
1918 S 1080 WEST
OREM, UT 84058

DE PEREZ, LOURDES CARMEN
CENTENO RAMOS (ET AL)
1918 S 1120 W # 135
OREM, UT 84058

ARNER, LISA
--OR CURRENT RESIDENT--
1919 S 1080 WEST
OREM, UT 84058

JEX, BRODERICK RYAN & SAIGE
1919 S 1120 W
OREM, UT 84058

HEATON, GERRY L & KAYE B
--OR CURRENT RESIDENT--
1921 N GENEVA RD
PROVO, UT 84601

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1923 S 1030 WEST
OREM, UT 84058

3 PLUS 1 REAL ESTATE LLC
--OR CURRENT RESIDENT--
1923 S 1080 WEST
OREM, UT 84058

SHULER, KYLE & KAYLA
1923 S 1120 W
OREM, UT 84058

MONSIA, YVES CEDRICK & ASHLEY
BECK
1924 S 1030 W
OREM, UT 84058

ZHOU, WENJING
--OR CURRENT RESIDENT--
1924 S 1080 WEST
OREM, UT 84058

CLUFF, RONKE FLORENCE &
CHARLES ALAN
1924 S 1120 W
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1927 S 1030 WEST
OREM, UT 84058

MAUGHAN, KAYLEE & TAYLOR
1927 S 1120 W
OREM, UT 84058

2656 TEAL LLC
--OR CURRENT RESIDENT--
1928 S 1080 WEST
OREM, UT 84058

KENISON, MATTHEW
1928 S 1120 W
OREM, UT 84058

VILLAGE OF LAKEVIEW FIELDS LLC
THE
--OR CURRENT RESIDENT--
1929 S 1030 WEST
OREM, UT 84058

NELSON, KYLIE MARIE
1932 S 1030 W
OREM, UT 84058

OSGUTHORPE, BEN JAMES &
TAYLOR
1932 S 1140 W
OREM, UT 84058

KIMBALL, CASEY & EMILY CLEGG
1936 S 1080 W
OREM, UT 84058

B4 REAL ESTATE LLC
--OR CURRENT RESIDENT--
1937 S 1080 WEST
OREM, UT 84058

SCHAAP, HAYDEN
--OR CURRENT RESIDENT--
1941 S 1080 WEST
OREM, UT 84058

SCHAAP, HAYDEN
1941 S 1080 W # 242
OREM, UT 84058

PAJIMOLA, TANYA
1942 S 1030 W
OREM, UT 84057

LI, DONGYANG (ET AL)
--OR CURRENT RESIDENT--
1942 S 1080 WEST
OREM, UT 84058

AMPUERO, SAVANNAH & GABRIELA
--OR CURRENT RESIDENT--
1943 S 1080 WEST
OREM, UT 84058

ENCINAS, MARITZA
1944 S 1030 W
OREM, UT 84058

FQU HOLDINGS LLC
1945 N 1120 W
PROVO, UT 84604

JTLP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1948 S 1080 WEST
OREM, UT 84058

BARNEY, THOMAS & APRIL (ET AL)
1948 S 1030 W # 431
OREM, UT 84058

SPINDLER, JACQUELINE RACHEL
1949 S 1080 W
OREM, UT 84058

D2 LAND DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1953 S 1080 WEST
OREM, UT 84058

CHRISTENSEN, COLTER J & PENNY
1954 S 1030 W
OREM, UT 84058

JTLP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1954 S 1080 WEST
OREM, UT 84058

AVERY, SHANNON
1956 S 1030 W # 436
OREM, UT 84058

MAXFIELD, MICHAEL & TIFFANY
--OR CURRENT RESIDENT--
1958 S 1080 WEST
OREM, UT 84058

LANCASTER, NARA MAGALI
PORPINO
1958 S 1140 W
OREM, UT 84058

CUMMINGS, KELSIE
1959 S 1080 W
OREM, UT 84058

CARTER, TERESA DIANE (ET AL)
1964 S 1140 W
OREM, UT 84058

KARAVAN LLC
1964 W 700 S
OREM, UT 84059

PATTARAIVAKKAM, MURUGAN (ET AL)
1967 W KAMARI DR
SOUTH JORDAN, UT 84095

PATTARAIVAKKAM, MURUGAN (ET AL)
1967 W KARMARI DR
SOUTH JORDAN, UT 84095

FANKHAUSER, ZAK & MATTHEW
THOMAS
1968 S 1140 W
OREM, UT 84058

ADVANTA IRA ADMINISTRATION
LLC (ET AL)
%KHANDKAR, UMS
2116 S LAKELINE DR
SALT LAKE CITY, UT 84109

SSJB PRICE FAMILY LIMITED
PARTNERSHIP
2299 E 3480 S
SAINT GEORGE, UT 84790

CHORNIAC, KENNETH J & HAZEL A
(ET AL)
2310 SKYLINE MTN RESORT
FAIRVIEW, UT 84629

2656 TEAL LLC
2311 E CREEK RD
SANDY, UT 84093

1878 S 1120 WEST LLC
2321 N SUNMORE WAY
LEHI, UT 84043

FELL, BARRY J & BRITTANY
2623 W 1210 N
PROVO, UT 84601

DINO ESTATE LLC
2733 CALLE DE LA LOMA
PLEASANTON, CA 94566

VILLAGE OF LAKEVIEW FIELDS LLC
THE
2825 E COTTONWOOD PKWY # 500
SALT LAKE CITY, UT 84121

WIGHT, DARREN
3000 E COMSTOCK DR
GILBERT, AZ 85296

COLE, DARIN FUHRIMAN
3012 NW TAYLOR AVE
CORVALLIS, OR 97330

KING, CARLANNE P
3074 W 2400 N
LEHI, UT 84043

CHOWDHARY, PRATAPRAI R &
KIRAN B
3465 W 111TH LOOP
WESTMINSTER, CO 80031

TAYLOR, F WILLIS
%BREWSTER, LAURIE T
3556 CANYON ESTATES DR
BOUNTIFUL, UT 84010

STICKS & DUCK INVESTMENT LLC
3899 E CLUBHOUSE LN
EAGLE MOUNTAIN, UT 84005

PALATIAL LIVING LLC
3946 W FARMINGDALE CT
SOUTH JORDAN, UT 84009

ASHTON FAMILY TRUST 06-30-1989
AMENDED AND RESTATED 03-17-
2016 THE (ET AL)
4335 CHURCHILL DR
PROVO, UT 84604

CANNON, MARK
%OWNBY, ANNE
4408 GLADWOOD PL
LYNCHBURG, VA 24503

ELEVATE INVESTMENT GROUP LLC
5447 W SAFARI CLUB CT
HERRIMAN, UT 84096

CHURCH, MATTHEW J & MELISSA K
(ET AL)
5501 W 10600 N
HIGHLAND, UT 84003

CASHIONS UNCLE LLC
6073 S 2300 E
HOLLADAY, UT 84121

LANDD SEGO LLC
6472 W SCARLET OAK DR
WEST JORDAN, UT 84081

BOWMAN, ANDREW & TERAN
6767 W 10125 N
HIGHLAND, UT 84003

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
PROVO, UT 84606

HOLLAND, CINDY B (ET AL)
7107 DREAM INN LN
ROSEVILLE, CA 95747

HARKNESS DRIVE LLC
7525 UNION PARK AVE
MIDVALE, UT 84047

2819 CHADWICK LLC
9161 S BARONAY CIR
SANDY, UT 84093

MEYER, JAMES ALAN & STACEY
ELIZABETH (ET AL)
10331 TRACERY CT
PARKER, CO 80134

OLSEN, BRENT HOWARD (ET AL)
10410 BERGAN PEAK CT
COLORADO SPRINGS, CO 80924

OREM CANYON IAH LLC
12637 S 265 W # 100
DRAPER, UT 84020

KEENEY, TODD & MELANIE
34529 5TH PL SW
FEDERAL WAY, WA 98023

Street View





Washburn and Associates
825 North 900 West
Orem, Utah
84057

washburnsmith@gmail.com

Dear Neighbor,

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

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

"Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

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

Paul Washburn

Neighborhood Meeting,

May 16th 2024

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

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

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

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

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

Roll

Neighborhood Mtg 5/16/24

A. Buxton

Penny Deputis

Quinn W. Harrison

Randy L. Johnson

Craig Armstrong

Peggy Clark

Cecilia Chun

Robin McKinlay

Tosli Toca

Jim Liechty

Chris Liechty

Robin Fox

Phillip Johnson

Mike Carpenter

Gregg Byrum

Andrea Byrum

Helena Kleinlein

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM 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).

WHEREAS on February 3, 2022, Skip Dunn filed an application with the City of Orem to request approval 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): and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2024, and the Planning Commission had a negative recommendation to the City Council, the Planning Commission recommends the City Council rezone the property to a C3 zone.; and

WHEREAS a public meeting considering the subject application was held by the City Council on August 27, 2024; and

WHEREAS notices were mailed to 293 property owners within a 1000 square foot radius of the property; and

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

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

1. The Planning Commission had a negative recommendation 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), as shown in Exhibit “A”, the Planning Commission recommends the City Council rezone the property to a C3 zone.

DRAFT

which If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

2. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED, APPROVED and ORDERED PUBLISHED this 27th day of **August 2024**.

David A. Young, Mayor

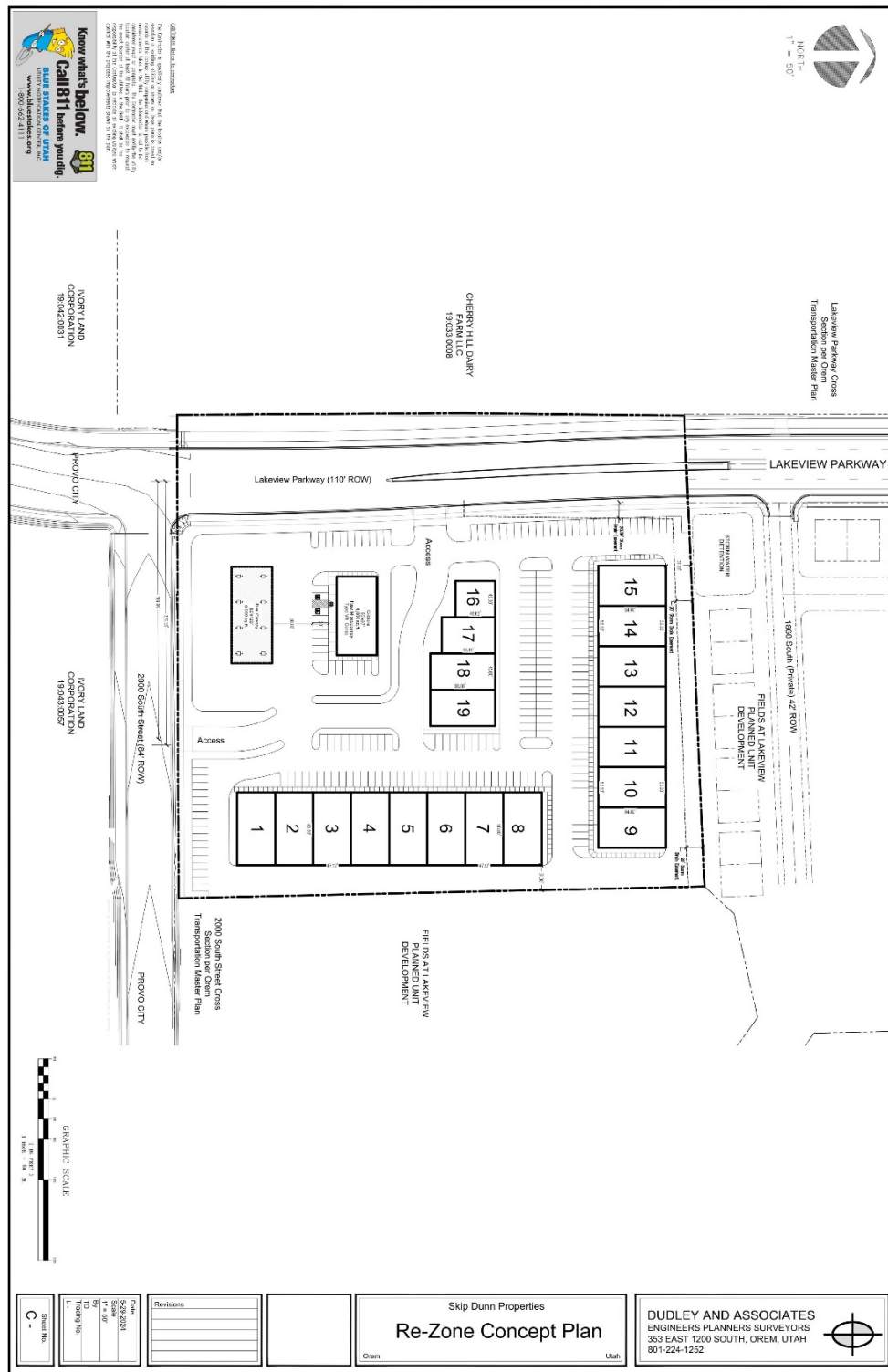
ATTEST:

Teresa McKittrick, City Recorder

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

EXHIBIT A

Concept Plan





**CITY OF OREM
CITY COUNCIL
MEETING
AUGUST 27, 2024**

REQUEST:	PUBLIC HEARING - Ordinance - Amending the Current Fiscal Year 2024-2025 Budget
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

WHEREAS the City Council held a public hearing on August 27, 2024, to receive input from the public regarding proposed amendments to the Fiscal Year 2024-2025 budget and deem it appropriate to accommodate new revenues and expenses as proposed, the City Council amends, by ordinance, the Fiscal Year 2024-2025 Budget as shown in Exhibit "A" and directs the City Manager to implement these budget amendments in accordance with State laws and appropriate City procedures.

BACKGROUND:

The Fiscal Year 2024-2025 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, and other governmental or private entities or organizations; appropriating funds for CARE grant awards; adjusting MCTF operating budget to final budget; adjusting police street race events fee for personnel; and recognizing funds received and adding them to the City's park projects account.

RECOMMENDATION:

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2024-2025 Budget and, by ordinance, amend the Fiscal Year 2024-2025 Budget.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE
CITY OF OREM, UTAH, AMENDING THE
FISCAL YEAR 2024-2025 BUDGET

WHEREAS On June 18, 2024, the City Council adopted a final budget following State law; and

WHEREAS the City Council held a public hearing on August 27, 2024, to receive input from the public regarding proposed amendments to the Fiscal Year 2024-2025 budget; and

WHEREAS the budget has been revised as deemed appropriate to accommodate new revenues and expenses.

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

1. The Council hereby amends the Fiscal Year 2024-2025 Budget as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.
2. The City Manager is directed to implement these budget amendments in accordance with State laws and appropriate City procedures.
3. This ordinance shall take effect immediately upon publication.

PASSED AND APPROVED this 27th day of August 2024.

CITY OF OREM, by
David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

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

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2024-2025

REVENUES

<u>Account Number</u>	<u>Note</u>	<u>Description</u>	<u>Previous Budget</u>	<u>Current Budget</u>
GENERAL FUND				
10-3316-006	1	Library - Book Festival Partner Grant - UHC	\$ -	\$ 1,600.00
10-3318-030	1	Grant - DOJ - COPS Hiring Program - Mental Health	-	17,296.00
10-3995-013	1	Cont. From - Fund 73 - Orem Foundation	-	2,341.00
10-3995-031	6	Cont From - Fund 63 - Wrecked Vehicles	-	38,000.00
Total			<u>\$ -</u>	<u>\$ 59,237.00</u>
Net Fund Increase				<u>\$ 59,237.00</u>
CARE TAX SPECIAL REVENUE FUND				
21-3997-001	2	App. Surp - CARE Tax Grants	\$ -	\$ 172,550.00
Total			<u>\$ -</u>	<u>\$ 172,550.00</u>
Net Fund Increase				<u>\$ 172,550.00</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-3424	3	MCTF - Participation Funds	\$ -	\$ 97,811.00
25-3424-004-001	1	MCTF - Forfeitures Revenues - Federal (Justice)	-	17,923.73
25-3424-004-003	1	MCTF - Forfeitures Revenues - Federal (Justice-Safe St)	-	10,743.65
Total			<u>\$ -</u>	<u>\$ 126,478.38</u>
Net Fund Increase				<u>\$ 126,478.38</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-3321-001	1	Grant - NPS/DNR - LWCF - Windsor Park	\$ -	\$ 411,928.50
45-3322	1	Grant - Utah Outdoor Recreation - Bike Skills Park	-	71,666.00
45-3690	4	Miscellaneous Revenues	-	40,450.00
Total			<u>\$ -</u>	<u>\$ 524,044.50</u>
Net Fund Increase				<u>\$ 524,044.50</u>
RECREATION FUND				
56-3995-005	1	Cont From - Fund 73 - Donations	\$ -	\$ 67,000.00
Total			<u>\$ -</u>	<u>\$ 67,000.00</u>
Net Fund Increase				<u>\$ 67,000.00</u>
OREM COMMUNITY FOUNDATION FUND				
73-3910-004	1	Donations - Orem City	\$ -	\$ 2,000.00
73-3910-006-001	1	Donations - Fitness Center - Woodbury	-	67,000.00
73-3997-002	1	App Surplus - Donations	-	341.00
Total			<u>\$ -</u>	<u>\$ 69,341.00</u>
Net Fund Increase				<u>\$ 69,341.00</u>
Total City Funds			<u>\$ -</u>	<u>\$ 1,018,650.88</u>
Net City Funds Increase				<u>\$ 1,018,650.88</u>

Street Race Events 5

On-site Orem Personnel (if needed) in addition to application fee:

Police (cost per employee per hour)	\$ 95.00	\$ 105.00
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EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2024-2025

EXPENDITURES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
Capital Projects Management				
10-6060-792-001	6	Vehicle #4513 - Replace Vehicle #4512	\$ -	\$ 38,000.00
Public Safety Administration				
10-6510-230-010	1	Employee Development - Fundraising	-	341.00
Investigation Services				
10-6530-450-004	1	Public Safety Supplies	-	2,000.00
Support Services				
10-6550-110	1	Salaries & Wages - Permanent	1,375,774.00	1,383,774.00
10-6550-150	1	Fringe Benefits	782,206.00	786,547.00
10-6550-230-036	1	Emp Dev - COPS Grant - Mental Health Advocate	2,685.00	5,370.00
10-6550-245-036	1	Uniforms - COPS Grant - Mental Health Advocate	2,270.00	4,540.00
Patron Services				
10-8530-480-006	1	Special Dept. Supplies - UHC - Book Festival Grant	-	1,600.00
Total			<u>\$ 2,162,935.00</u>	<u>\$ 2,222,172.00</u>
Net Fund Increase				<u>\$ 59,237.00</u>
CARE TAX SPECIAL REVENUE FUND				
21-8014-310	2	Professional & Technical Services - Recreation	\$ -	\$ 86,275.00
21-8514-310	2	Professional & Technical Services - Arts	-	86,275.00
Total			<u>\$ -</u>	<u>\$ 172,550.00</u>
Net Fund Increase				<u>\$ 172,550.00</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-6531-140	3	Overtime	\$ 10,000.00	\$ 55,000.00
25-6531-230	3	Employee Development	41,000.00	48,811.00
25-6531-250	3	Equipment	10,000.00	50,000.00
25-6531-250-003	1	Equipment - HIDTA Jan-June	-	10,743.65
25-6531-250-004	1	Equipment - Forfeitures (Justice)	-	17,923.73
25-6531-270	3	Utilities	10,000.00	15,000.00
			<u>\$ 71,000.00</u>	<u>\$ 197,478.38</u>
Net Fund Increase				<u>\$ 126,478.38</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-6034-720-321	1	Windsor Park - LWCF Grant	\$ 188,071.50	\$ 600,000.00
45-6034-732-879	1	Bike-Skills Trails Park - UOR Grant	-	71,666.00
45-6034-732-881	4	Special Park Projects	-	40,450.00
Total			<u>\$ 188,071.50</u>	<u>\$ 712,116.00</u>
Net Fund Increase				<u>\$ 524,044.50</u>
RECREATION FUND				
56-8021-999-003	1	Contingency - Budget Shortfall	\$ -	\$ 67,000.00
Total			<u>\$ -</u>	<u>\$ 67,000.00</u>
Net Fund Increase				<u>\$ 67,000.00</u>
OREM COMMUNITY FOUNDATION FUND				
73-8591-920-004	1	Cont. To - Fund 10 - Orem City	\$ -	\$ 2,341.00
73-8591-920-005	1	Cont To - Fund 56 - Orem City Recreation	67,000.00	134,000.00
Total			<u>\$ 67,000.00</u>	<u>\$ 136,341.00</u>
Net Fund Increase				<u>\$ 69,341.00</u>
Total City Funds			<u>\$ 2,489,006.50</u>	<u>\$ 3,507,657.38</u>
Net City Funds Increase				<u>\$ 1,018,650.88</u>

**BUDGET AMENDMENTS
FISCAL YEAR 2024-2025**

NOTES

These notes are attached to the budget amendments summary to describe the more unusual or extraordinary amendments to the Fiscal Year 2024-2025 City of Orem Budget that have been necessitated to this point in the fiscal year. Many of the amendments listed in the summary are immaterial and/or are technical corrections that any organization of this size would expect to encounter during an operating year and therefore, no specific note has been given for these items. Please contact Brandon C. Nelson, CPA, Finance Director, at 801-229-7010, if you have any questions or concerns.

- 1) The City receives grant or donation funds during the year to aid many different operations such as the Police Department (Major Crimes Task Force Grants and Hiring Program), Public Works (LWCF and Utah Outdoor Recreation), Recreation (Woodbury), and the Library (UHC). The funds are received from Federal, State, and other governmental (or private) entities. These entries represent the adjustments necessary to adjust the appropriate budgets.
- 2) This amendment appropriates CARE Fund surplus revenues to match the amounts awarded.
- 3) The Task Force finalized their operating budget for participating funds and this amendment adjusts the specific accounts and amounts in the City's budget so they match.
- 4) The City received funds from Rocky Mountain Power for an easement through the Nielsen's Grove park property. This amendment adds these funds to its budgeted revenue as well as adding funds to the City's parks projects account.
- 5) The City's adopted fees showed two different amounts for police services. The fee within the Street Race Events section is \$95 while the fee within the Special Police Assignment section is \$105. This budget amendment proposes to make the two fees the same by increasing the Street Race Events fee from the current \$95 to a new rate of \$105.
- 6) The City had a parked vehicle struck and totaled while parked in the east parking lot. The driver was uninsured. This amendment provides funding to replace this vehicle from emergency funds from the Self-Insurance Fund.