



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 6, 2024

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

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 **Planning Commission minutes for October 16, 2024**
4. ACTION ITEMS
 - 4.1 **Public Hearing – Canyon Park Tech Center Redevelopment - Enact Section 22-11-67 PD54 (*Canyon Park Tech Center Redevelopment*) Zone, and Appendix AAA of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.**
 - 4.2 **Public Hearing - Whitestone Estates - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City code.**
5. ADJOURN

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

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

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
October 16, 2024

The following items are discussed in these minutes:

- **SITE PLAN – Approving the site plan of Tractor Supply Co., located generally at 124 South State Street in the C3 Zone.**
- **PLAT AMENDMENT – Approving the plat amendment of Cove Estates Phase II Plat B, located generally at 978 North 1560 East in the R12 zone.**

STUDY SESSION

Place: Orem City Council Chambers

At 4:39 p.m. Vice Chair Carpenter called the Work Meeting to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Britton Runolfson and Haysam Sakar (Via Zoom), Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Emma Tenney, Planning Intern; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; David Spencer, City Council Liaison, and Lanae Millet, City Council Members

Those excused: Madeline Komen

The Commission and staff briefly reviewed consent agenda items, bylaws and planning commission priorities and minutes from the September 18, 2024 meeting and adjourned at 5:15 p.m. for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:32 p.m. Vice Chair Carpenter called the Planning Commission meeting to order and asked Britton Runolfson, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Britton Runolfson and, Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; David Spencer, City Council Liaison

Those excused: Madeline Komen, Haysam Sakar

Vice Chair Carpenter reviewed the **Consent Agenda Items:**

Consent Item 3.1 is a request by Tractor Supply Co. for the Planning Commission to approve their Site Plan located generally at 124 South State Street in the C3 Zone.

Consent Item 3.2 is a request by Nathan Davenport approving the plat amendment of Cove Estates Phase II Plat B, located generally at 978 North 1560 East in the R12 Zone.

Vice Chair Carpenter asked if any member would like to remove any items from the Consent Agenda. When no one from Commission raised any questions, Vice Chair Carpenter called for a motion on the Consent Items.

Planning Commission Action: Rod Erickson moved to approve all items on the consent agenda. James Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Britton Runolfson.

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

Planning Commission minutes for October 16, 2024

Vice Chair Carpenter asked Mrs. Gourley to introduce Action Item 5.1:

Agenda Item 5.1 CONTINUANCE Site Plan – is a staff request for the continuance of approving the Site Plan of Shelly Lane PRD located generally at 750 North 100 West in the R6 Zone.

Staff Presentation: The applicant is proposing to build a 24-unit townhome project. This application was initially approved, but during the final Planning Commission preparations staff determined information regarding the elevations of the project were missing. Staff requested the Commission continue the approval until all items have been received and re-reviewed.

Vice Chair Carpenter asked if we need to open the item up for discussion. Staff Gary McGinn outlined no Public Hearing was required, but that item could be opened for questions from the Commission or Staff. No questions were presented.

Recommendation: Staff recommended the Planning Commission approve the request for a continuance of approving the Site Plan of Shelly Lane PRD located generally at 750 North 100 West in the R6 Zone.

Planning Commission Action: Jim Hawkes moved to approve. Gerald Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, and Britton Runolfson. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Vice Chair Carpenter then called for a motion to approve the minutes of September 19, 2024. Britton Runolfson moved to approve the meeting minutes for September 19, 2024. Gerald Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, and Britton Runolfson. The motion passed unanimously.

Adjourn: James Hawkes moved to adjourn. Britton Runolfson seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, and Britton Runolfson. The motion passed unanimously.

Adjourn: 5:36 p.m.

Gary A. McGinn
Planning Commission Secretary

Approved:

	Planning Commission November 6, 2024	Item 4.1
	PUBLIC HEARING – Canyon Park Tech Center Redevelopment: Request to enact Section 22-11-67 PD54 Zone, and Appendix AAA of the Orem City Code, amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone from PD6 zone to the PD54 on approximately 23.3 acres of the property located generally at 1203 North 630 East.	<u>Prepared By:</u> Jared Hall <u>Applicant:</u> Bryon Prince

NOTICES:

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

SITE INFORMATION:

General Plan Designation:

Professional Services

Current Zone: PD6

Acres: 23.3

Neighborhood: Windsor

ACTION:

The Planning Commission may:

Recommend approval of the proposed land use amendment to the Orem City Council.

Recommend denial of the proposed land use amendment to the Orem City Council.

Continue the request for a future date, for further review, additional information, or public comment as needed to make a recommendation.

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, amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 23.3 acres of the property located at approximately 1203 North 630 East from the PD6 zone to the PD54 zone located at approximately 1203 North 630 East, and amending Appendix AAA of the Orem City Code.

BACKGROUND:

The Planning Commission heard this request previously, on August 7, 2024. As a result of that meeting the Planning Commission voted to forward a negative recommendation to the City Council. The City Council heard this request at their meeting on August 27, 2024. At that time, rather than denying, the City Council voted to continue the application and refer it back to the Planning Commission, advising the applicant to reconsider the density and lot sizes of the concept plan and make significant adjustments.

The applicant's re-designed concept plan is attached for your review. The re-designed concept plan includes 108 single-family lots with an overall density of 4.6 units per acre. The previous concept plan included 150 lots with an overall density of 6.17 units per acre.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

The "planning commission shall... review and recommend to the [Orem City Council ("Council")] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council "may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation." See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS

After review and consideration of the application, the Planning Commission may:

Recommend approval of the proposed land use amendment to the Orem City Council.

Recommend denial of the proposed land use amendment to the Orem City Council.

Continue the request for a future date for further review, additional information, or public comment as needed to make a recommendation.

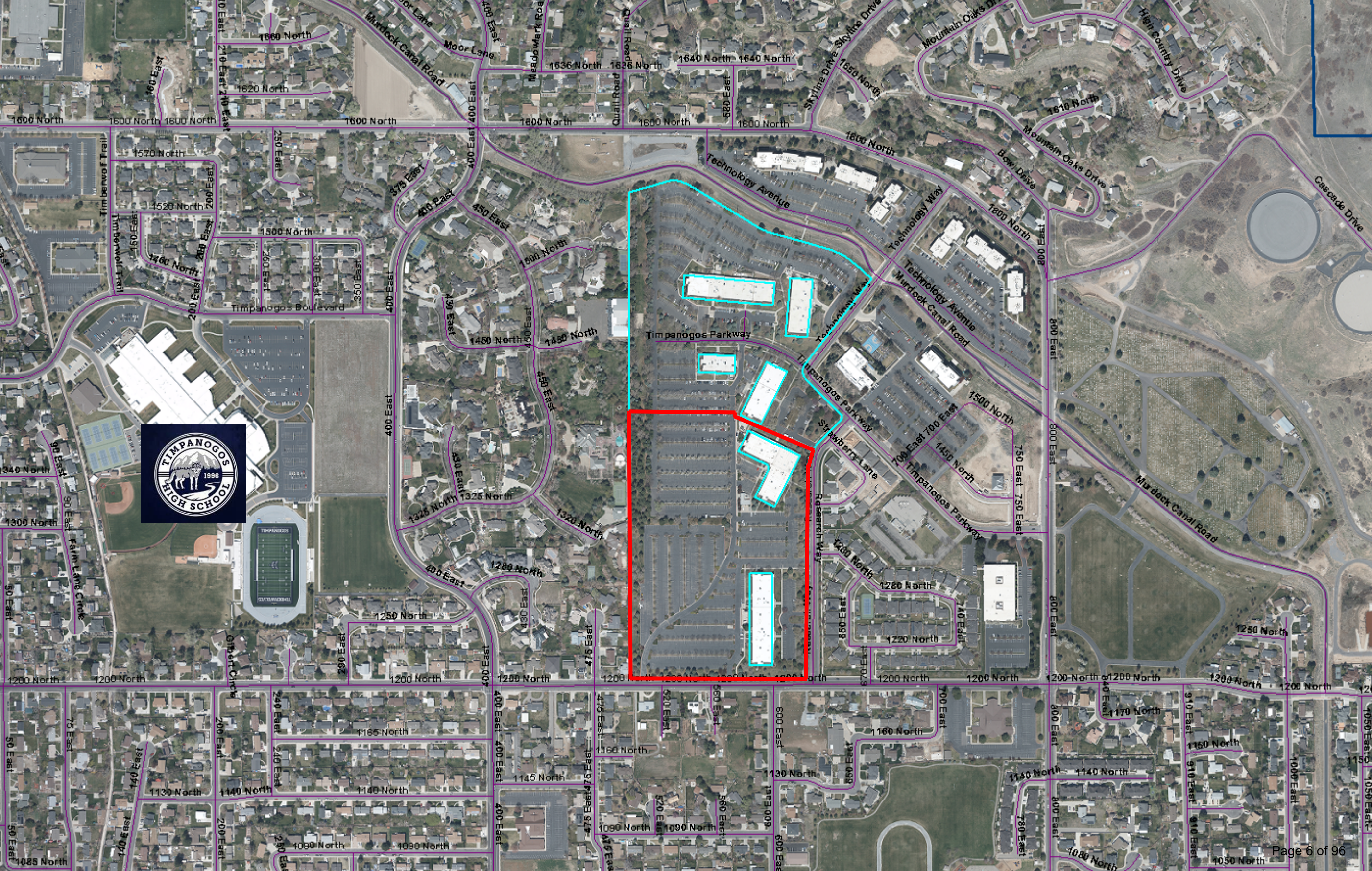
ALTERNATIVE MOTIONS:

Motion to Recommend Approval or Denial

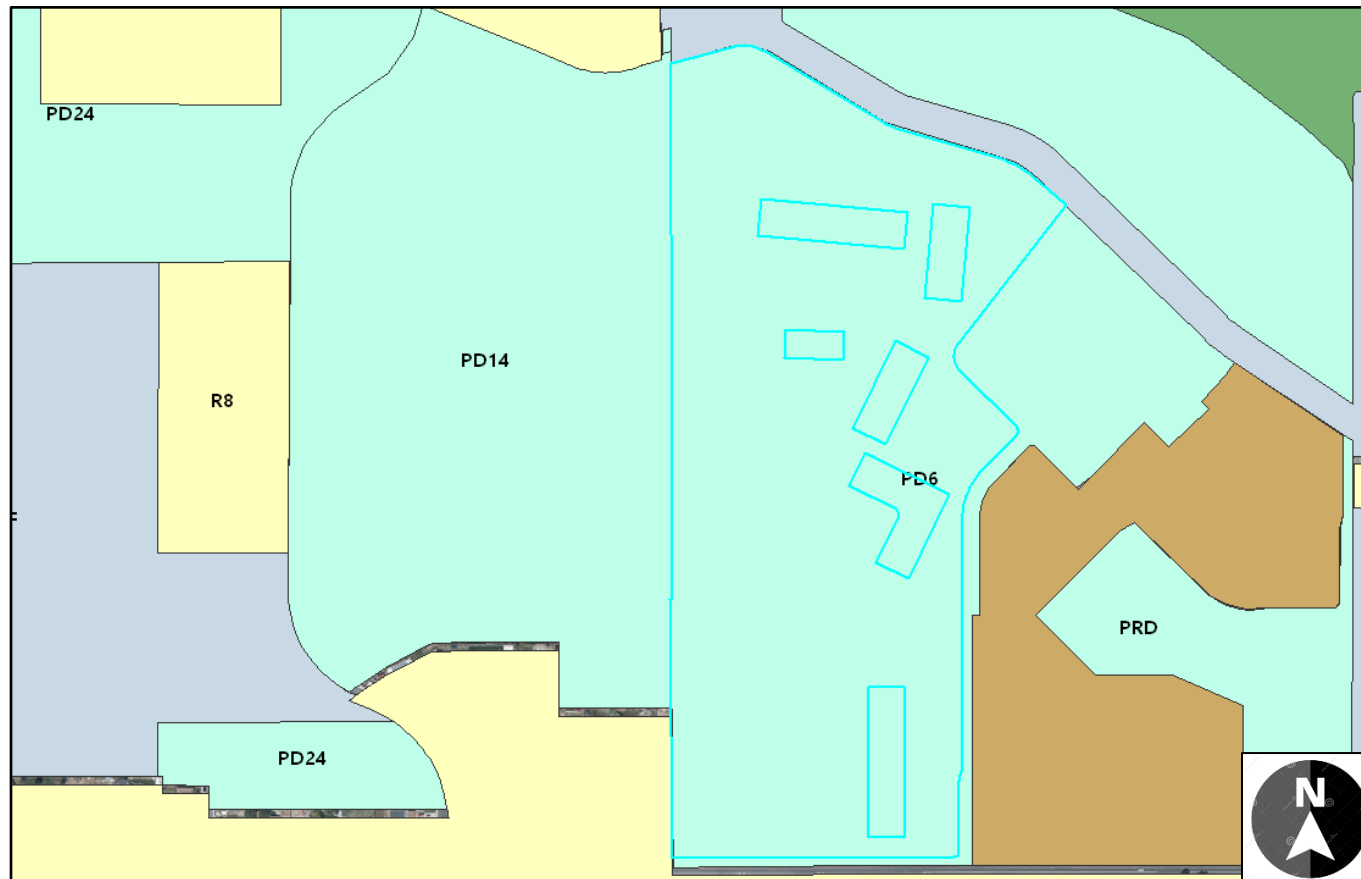
"I move that the Orem City Planning Commission forward a recommendation of **[choose: approval or denial]** to the City Council to enact Section 22-11-67PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code and amend Article 22-5-3(a) and the zoning map of the City of Orem by changing the zone on approximately 23.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East. "

Motion to Continue the Request

"I move that the Orem City Planning Commission continue this request for further consideration to November 20, 2024 (or other date as appropriate)"



Canyon Park – 1203 North 630 East



Legend

PD/PRD	PRD
PF	R12
R8	

Rezone Area

Current Zone: PD6
Acres: 24.3

Neighborhood

Windsor

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PARCEL B
0.06 acres
2700 sqft

50' UTILITY EASEMENT

6' PRIVACY WALL

38' PUBLIC LOCAL STREET

6' UTILITY EASEMENT

1200 NORTH

RESEARCH WAY

1280 NORTH

PARCEL A
23050 sqft
0.53 acres

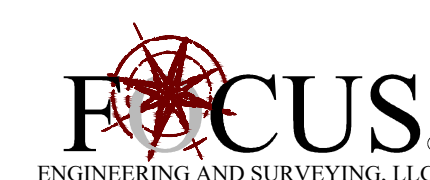
LOT AREAS (sqft):

- 1: 10232
- 2: 10113
- 3: 10103
- 4: 10044
- 5: 10044
- 6: 10044
- 7: 10044
- 8: 10030
- 9: 10011
- 10: 10074
- 11: 10086
- 12: 15434
- 13: 10381
- 14: 7009
- 15: 6784 (Parcel B)
- 16: 6784
- 17: 6048
- 18: 6048
- 19: 7649
- 20: 7638
- 21: 6456
- 22: 6064
- 23: 9589
- 24: 12263
- 25: 6636
- 26: 6636
- 27: 6636
- 28: 6636
- 29: 6636
- 30: 6636
- 31: 6636
- 32: 6636
- 33: 6636
- 34: 9075
- 35: 9554
- 36: 6907
- 37: 6524
- 38: 10677
- 39: 13248
- 40: 7107
- 41: 6061
- 42: 6066
- 43: 6071
- 44: 6076
- 45: 6081
- 46: 6085
- 47: 6090
- 48: 8387
- 49: 8471
- 50: 6006
- 51: 6006
- 52: 6006
- 53: 6006
- 54: 6006
- 55: 6006
- 56: 6006
- 57: 8334
- 58: 8575
- 59: 6006
- 60: 6006
- 61: 6006
- 62: 6006
- 63: 6006
- 64: 6006
- 65: 6006
- 66: 8657
- 67: 8520
- 68: 6118
- 69: 6146
- 70: 6174
- 71: 6161
- 72: 6072
- 73: 6708
- 74: 7210
- 75: 8206
- 76: 8472
- 77: 6048
- 78: 6048
- 79: 6048
- 80: 6048
- 81: 6048
- 82: 6048
- 83: 12466
- 84: 8541
- 85: 6048
- 86: 6048
- 87: 6048
- 88: 8029
- 89: 12738
- 90: 8439
- 91: 6127
- 92: 6018
- 93: 6018
- 94: 6018
- 95: 6018
- 96: 8480
- 97: 8974 (Parcel A)
- 98: 6374
- 99: 6374
- 100: 6374
- 101: 6374
- 102: 8958
- 103: 6050
- 104: 6050
- 105: 8411
- 106: 10340
- 107: 10340
- 108: 10340

TOTAL ACREAGE	23.3 ACRES
PROPOSED ZONE	PRD
LOT/UNIT COUNT	108
TOTAL DENSITY	4.6 UNITS/ACRE
PARK OPEN SPACE	0.53 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
10/14/2024
24-0074







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

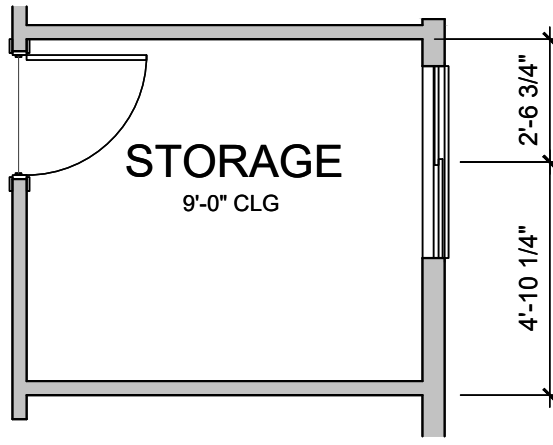
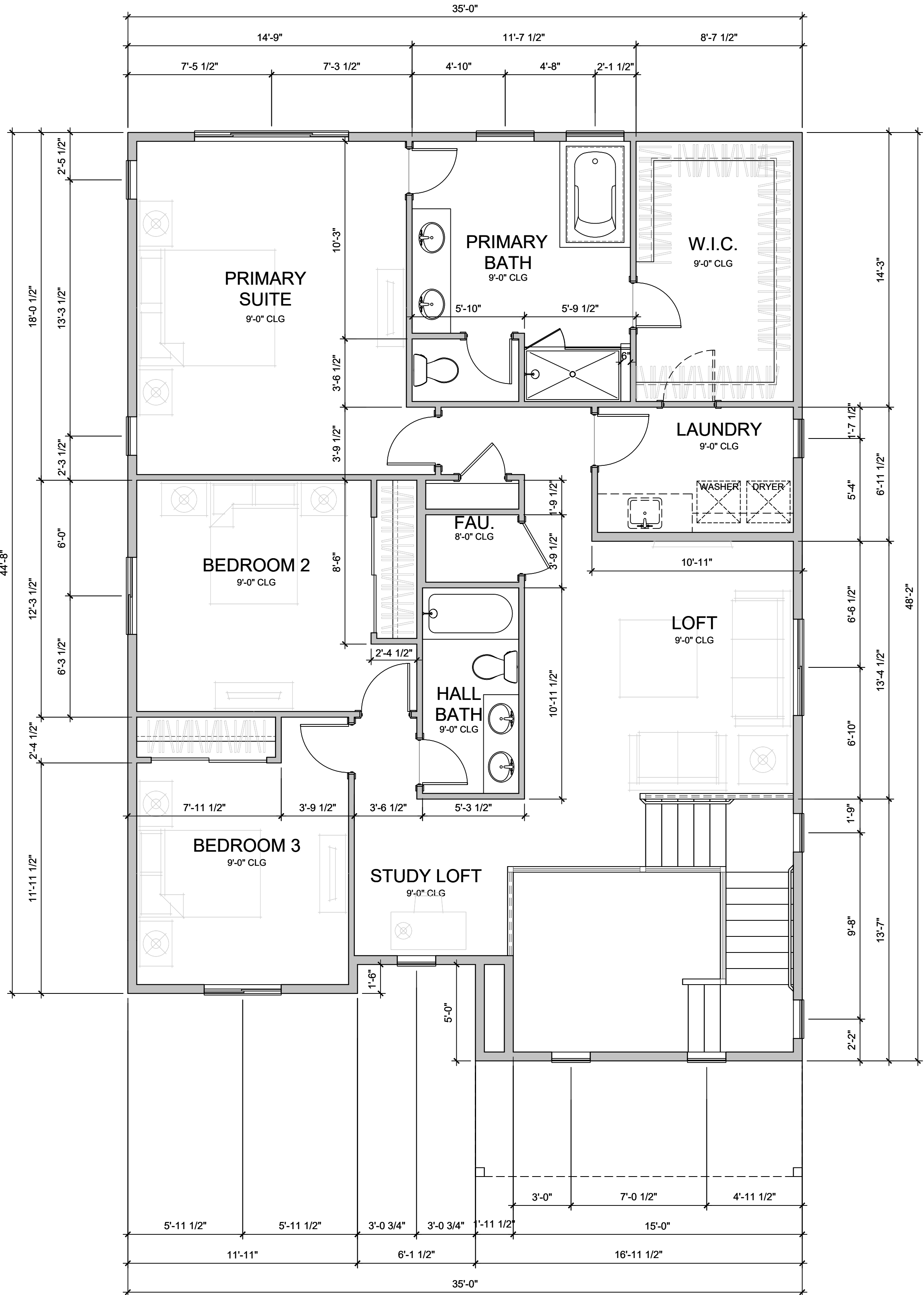
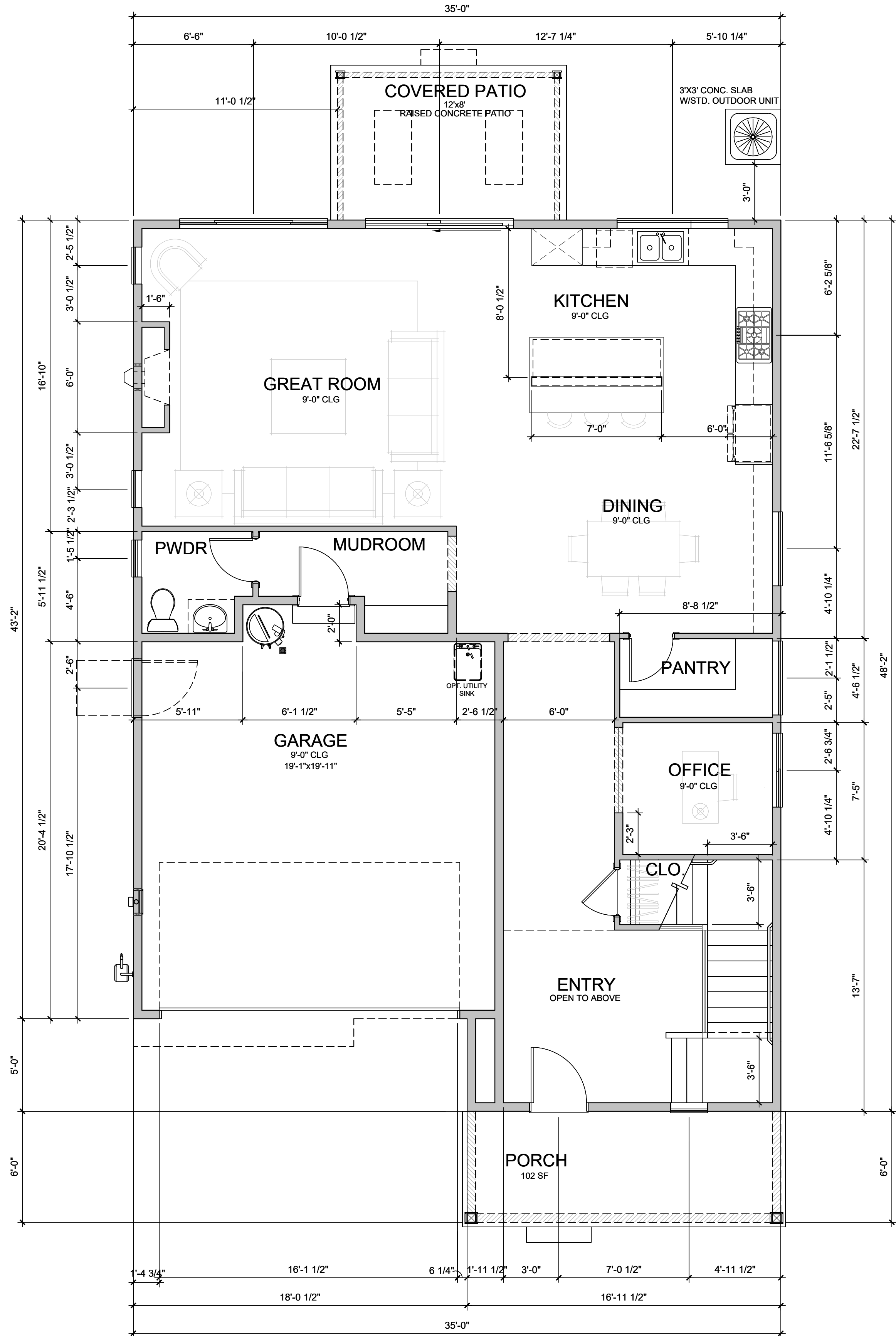
MODERN RANCH

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

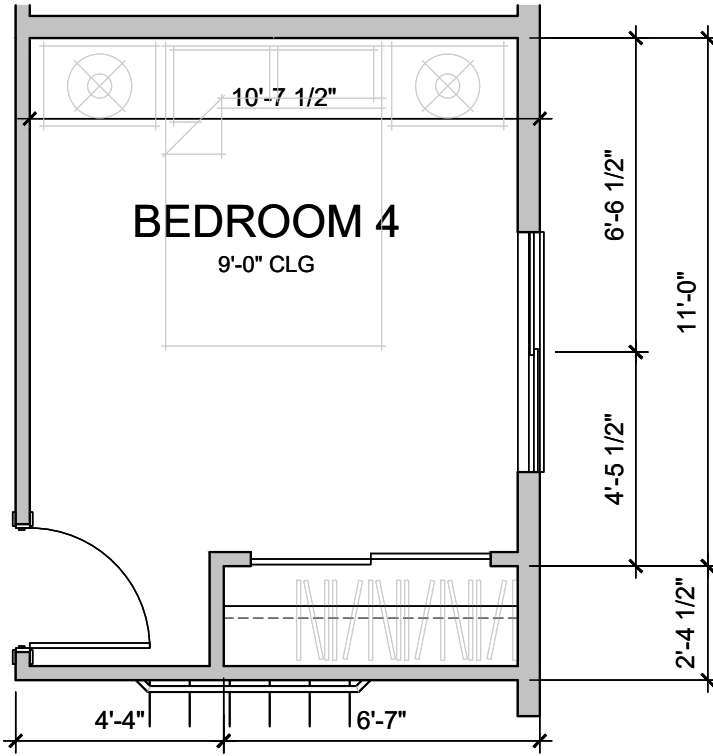
05.13.2024

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

Floor Plan



Optional Storage



Optional Bedroom 4

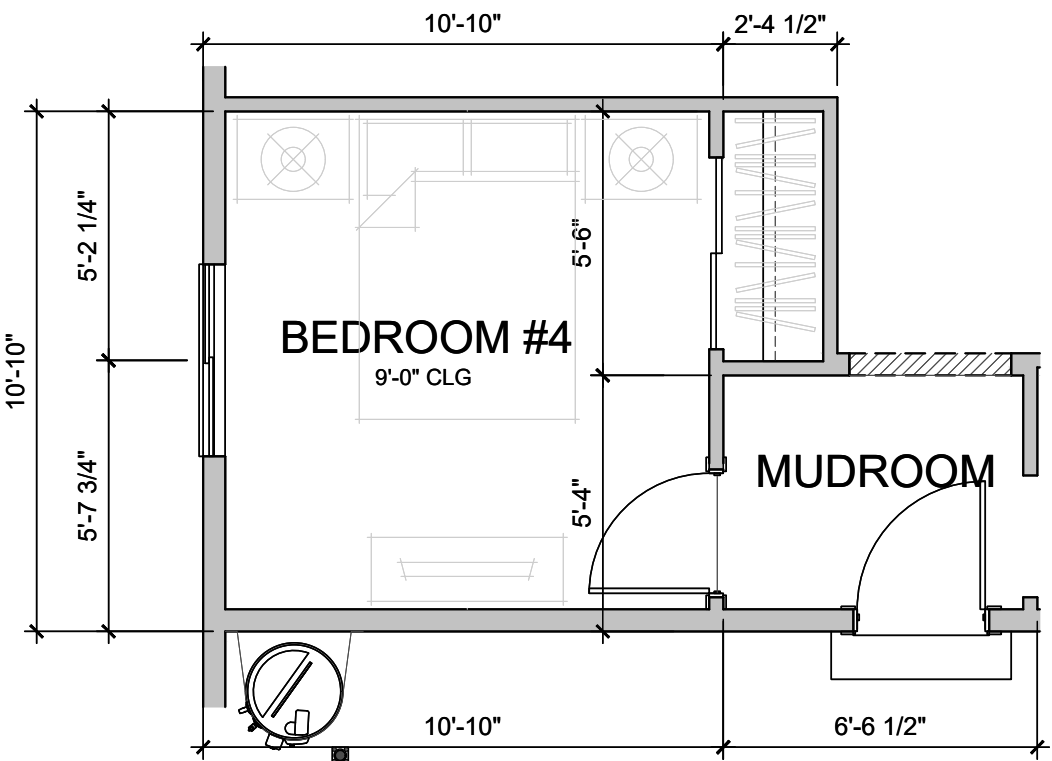
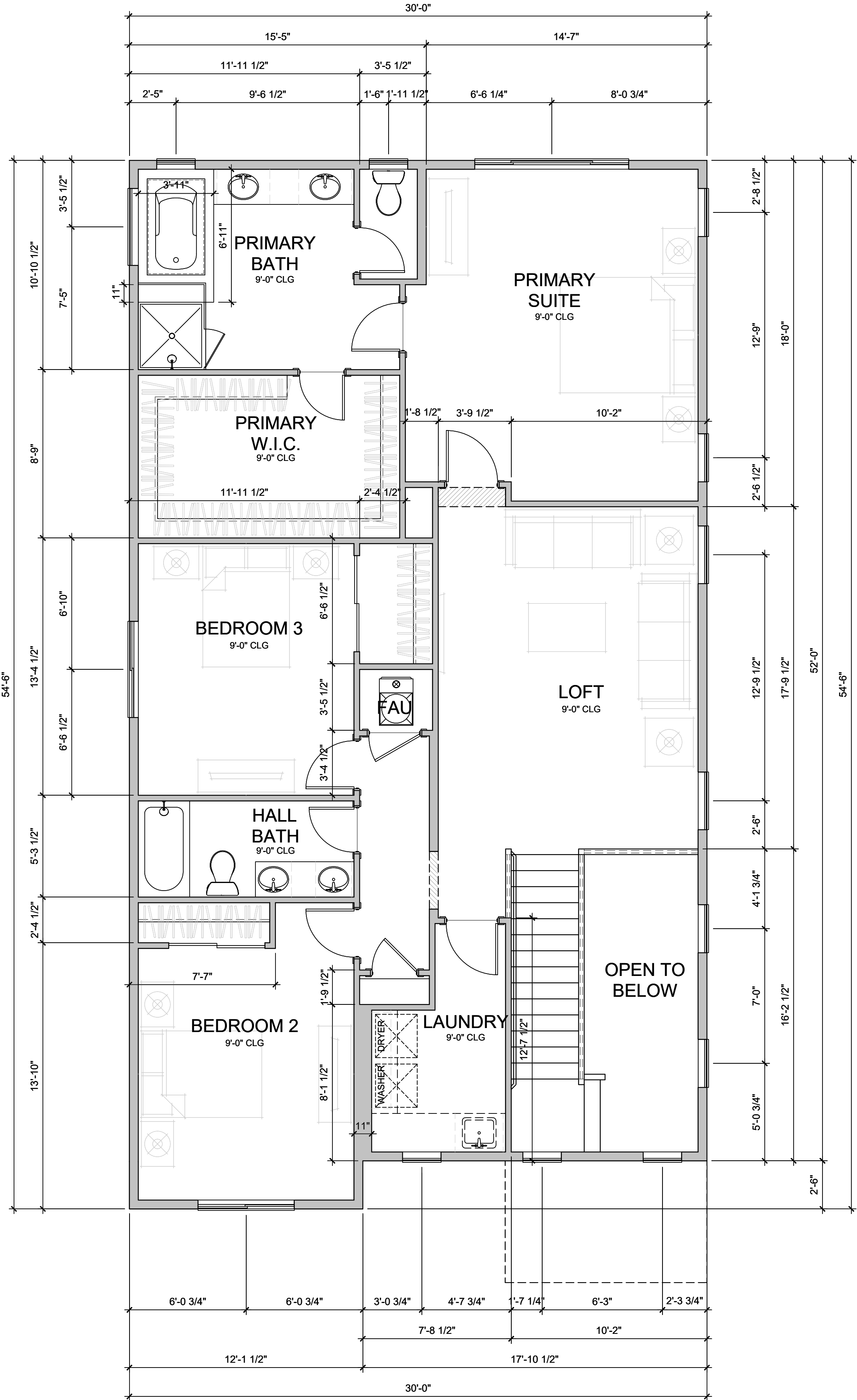
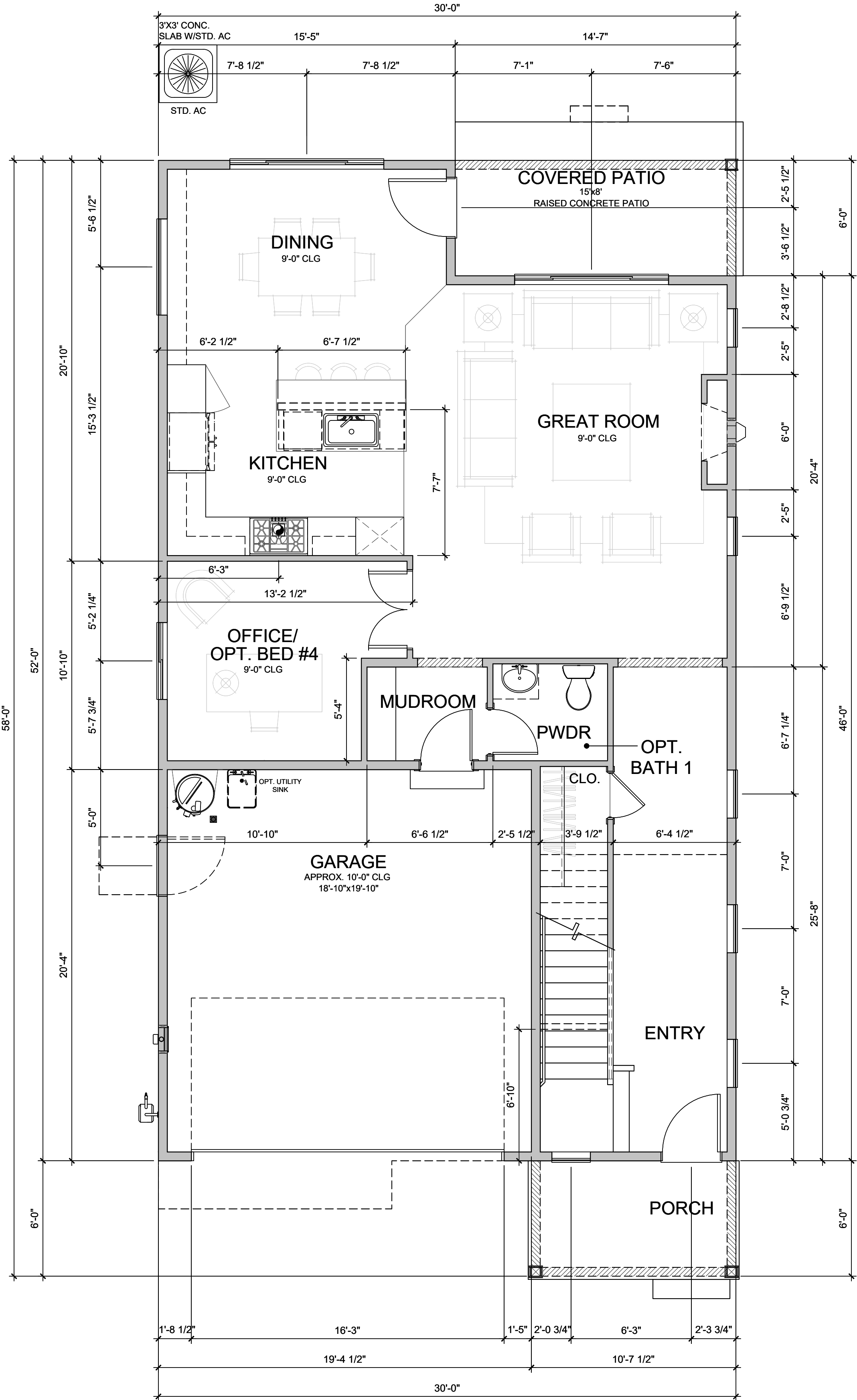
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,186 SF
UPPER FLOOR	1,426 SF
TOTAL FLOOR	2,612 SF
GARAGE	410 SF
COVERED PORCH	102 SF
COVERED PATIO	96 SF

35' PLAN

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

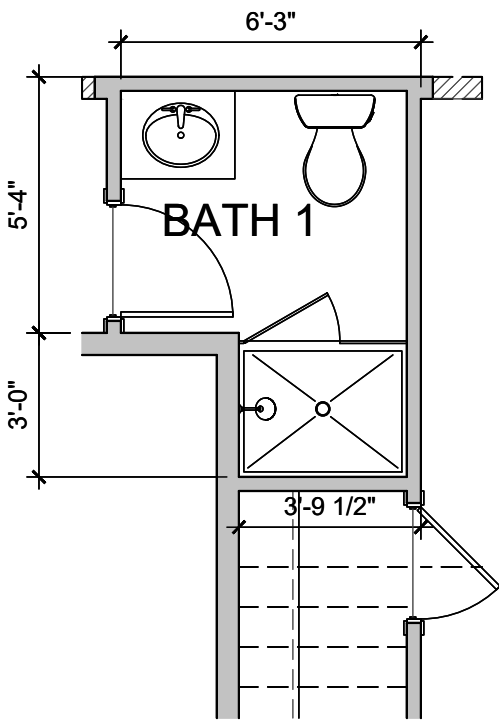
tri pointe
HOMES

Floor Plan (continued)



Optional Bedroom 4

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



Optional Bath 1

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

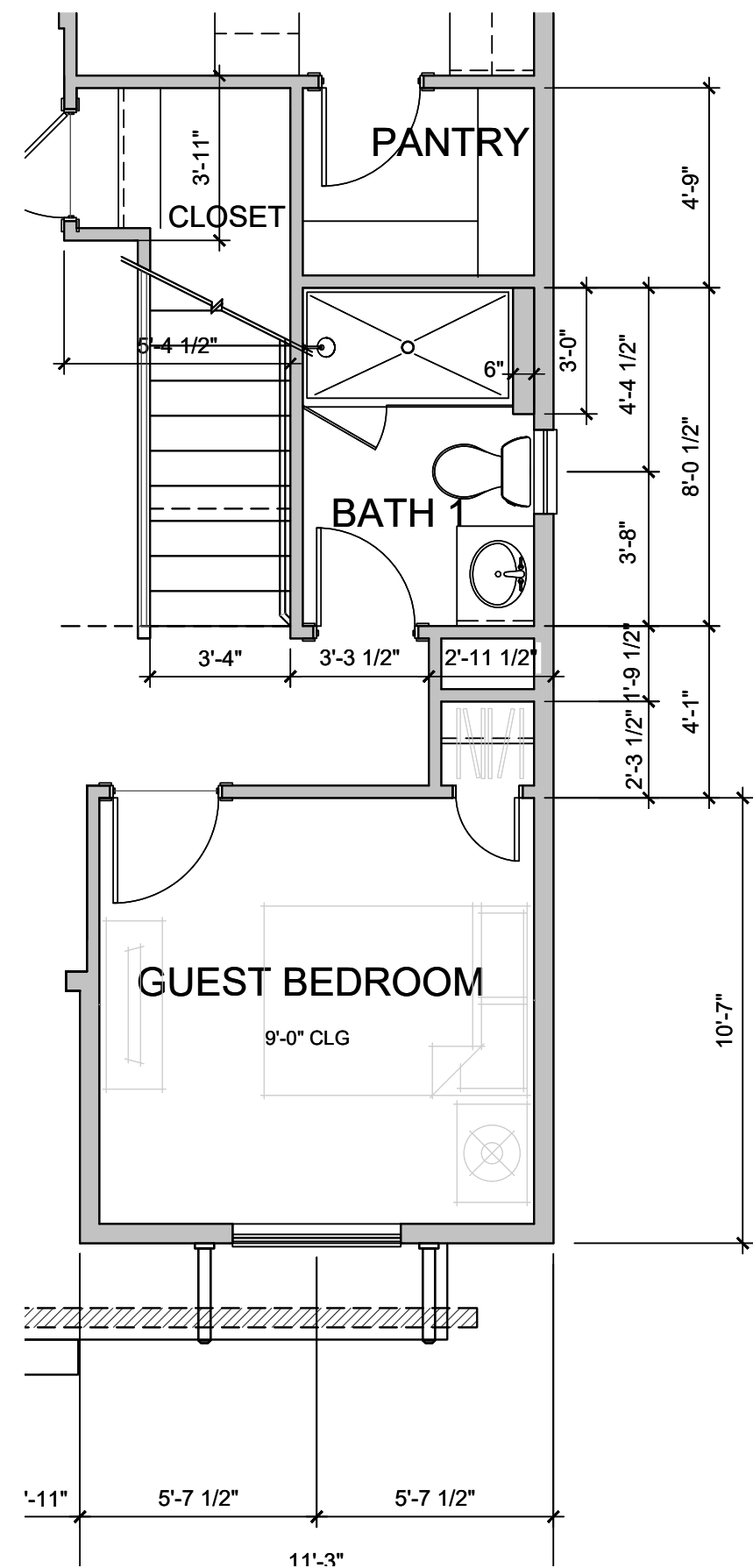
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,078 SF
UPPER FLOOR	1,428 SF
TOTAL FLOOR	2,506 SF
GARAGE	395 SF
COVERED PORCH	68 SF
COVERED PATIO	125 SF

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

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

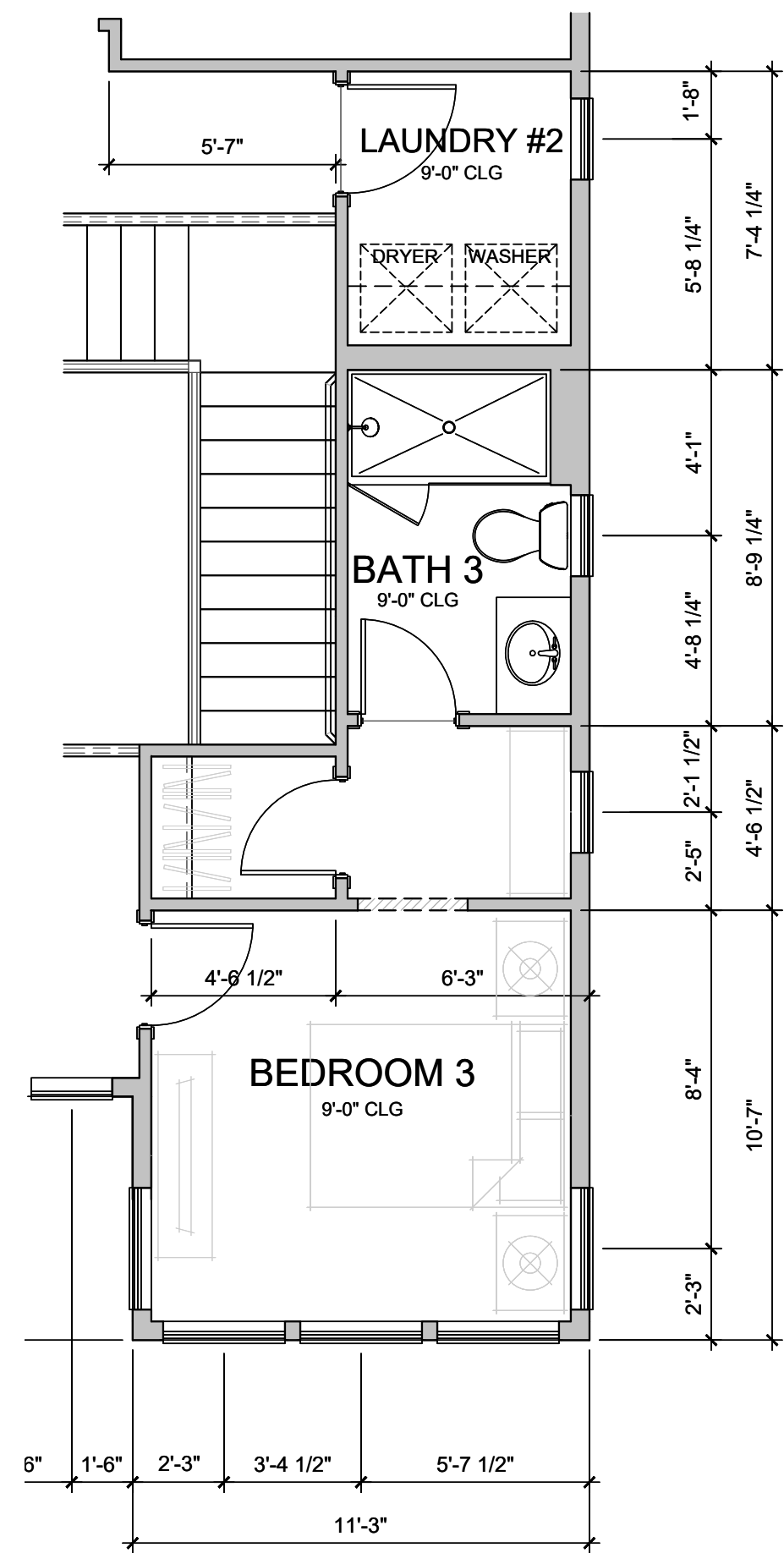


Floor Plan (continued)



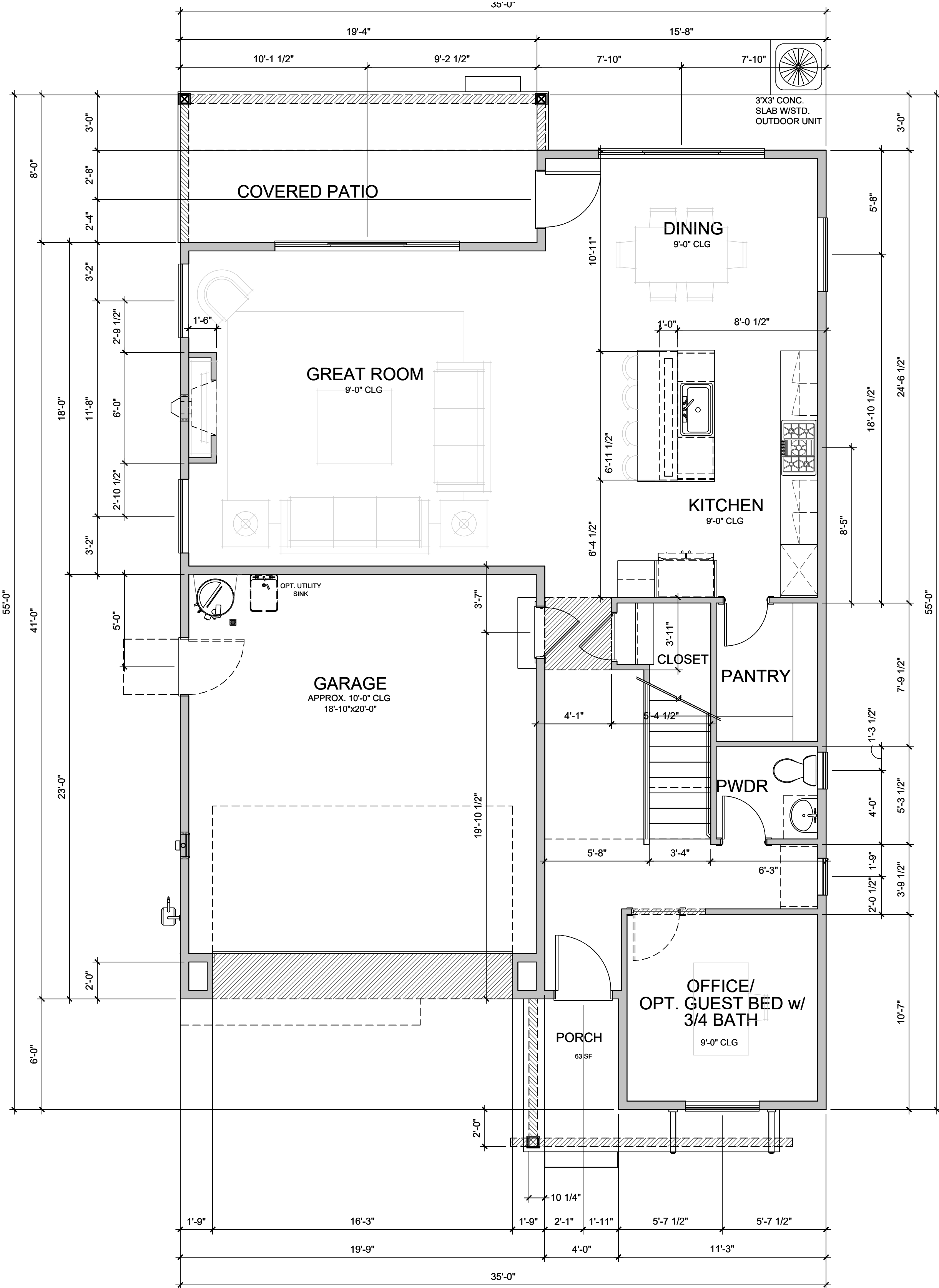
Opt. Guest Bedroom w/ 3/4 Bath

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



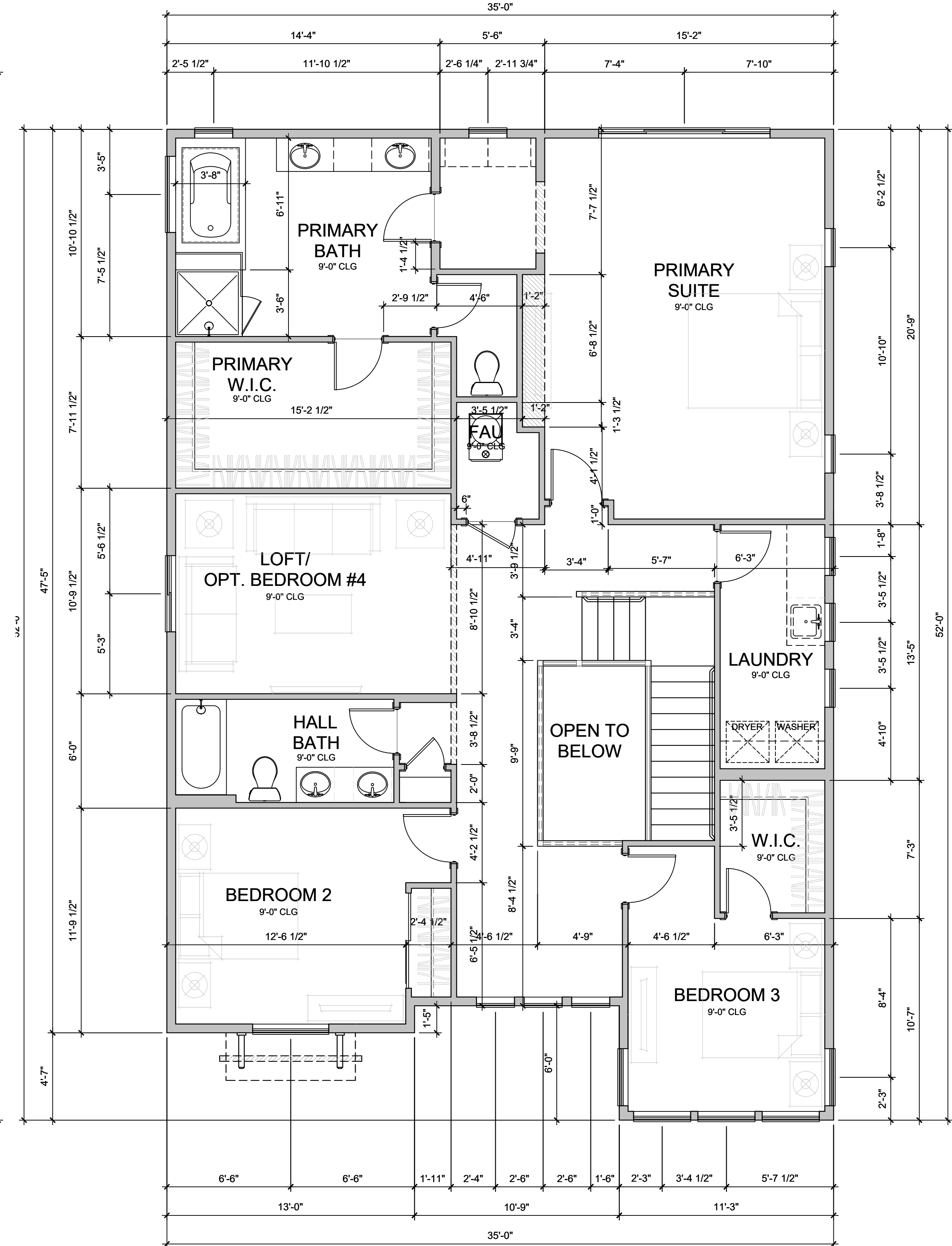
Optional Bedroom 3 Suite

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



Optional Bedroom #4

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



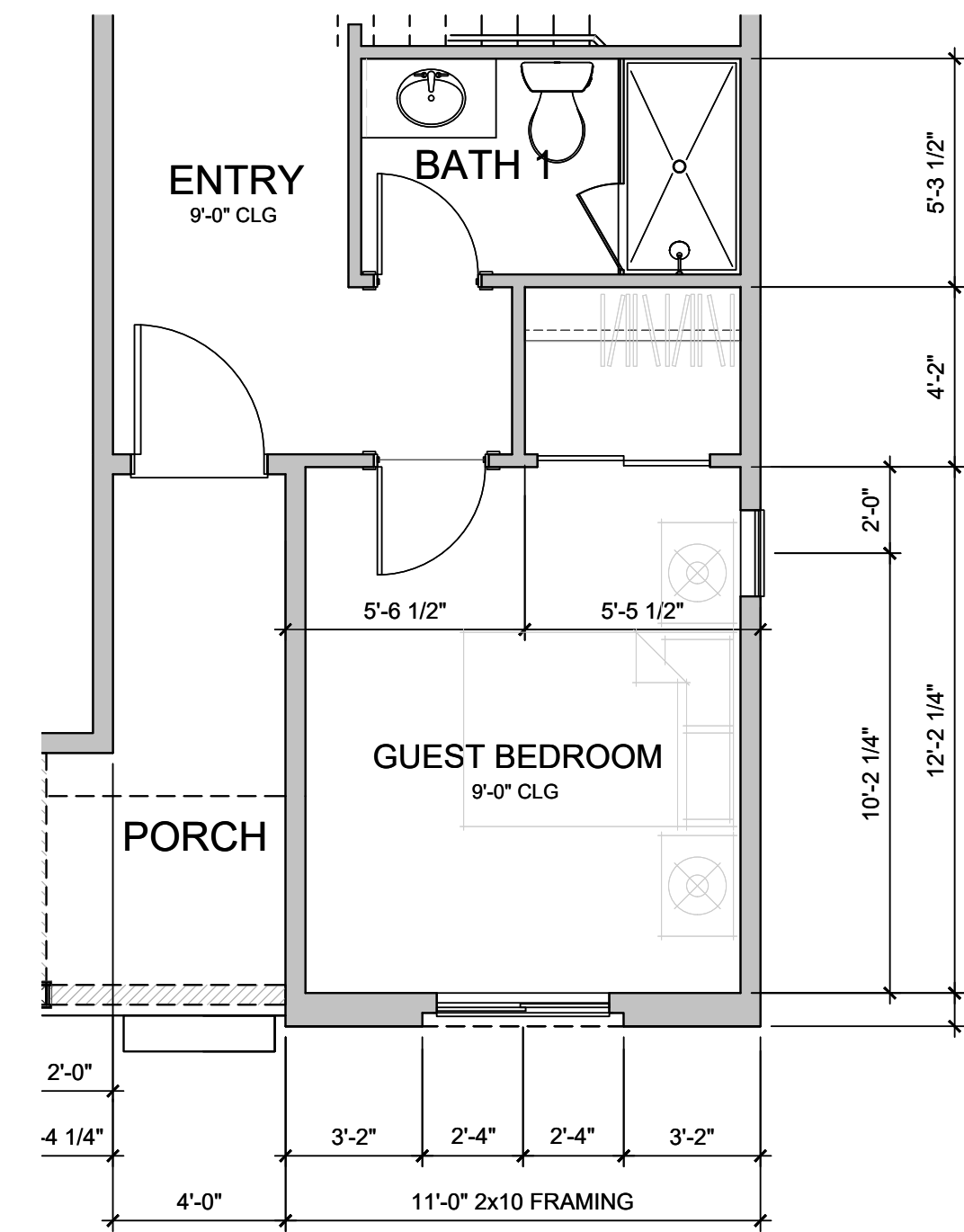
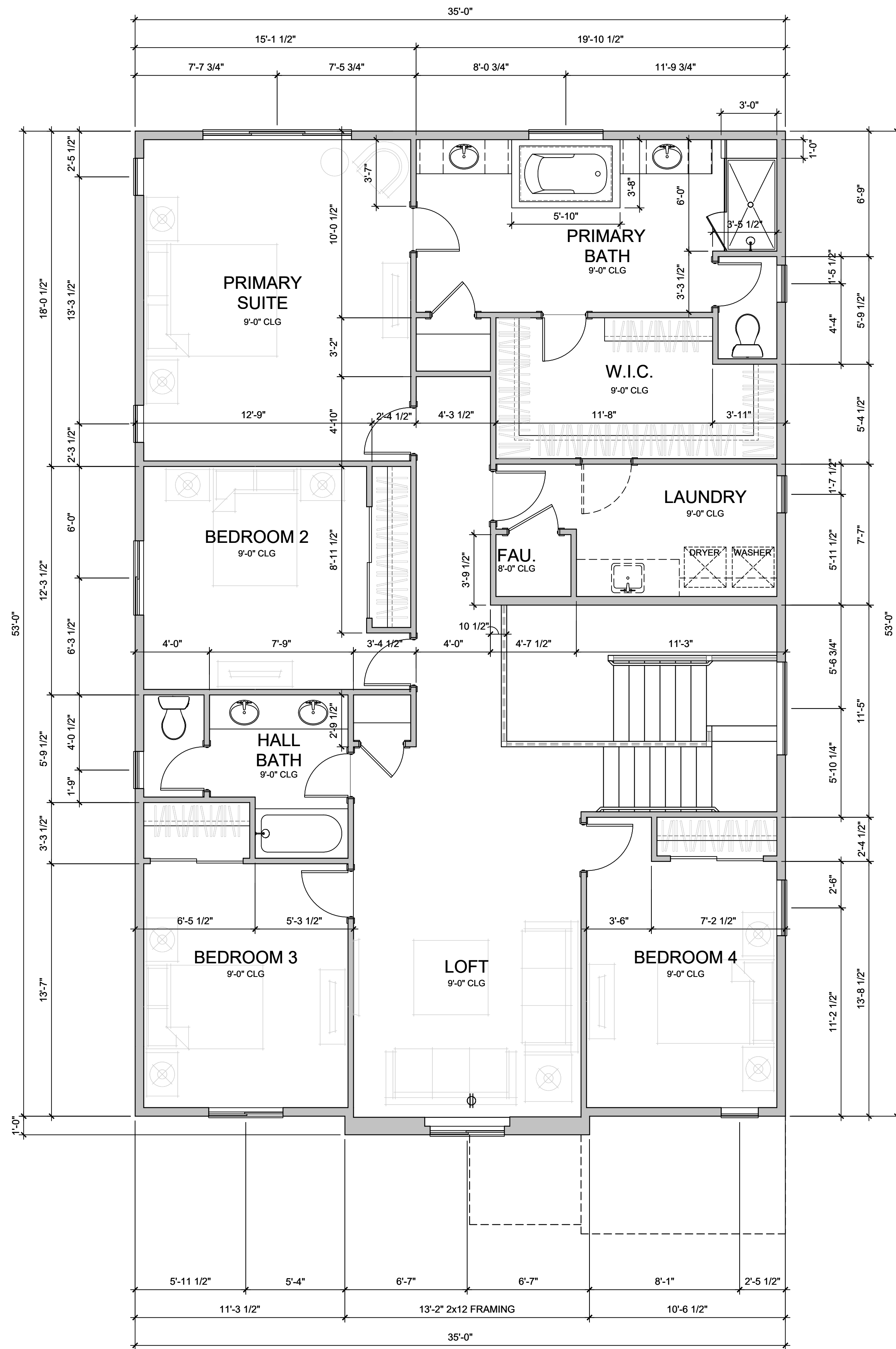
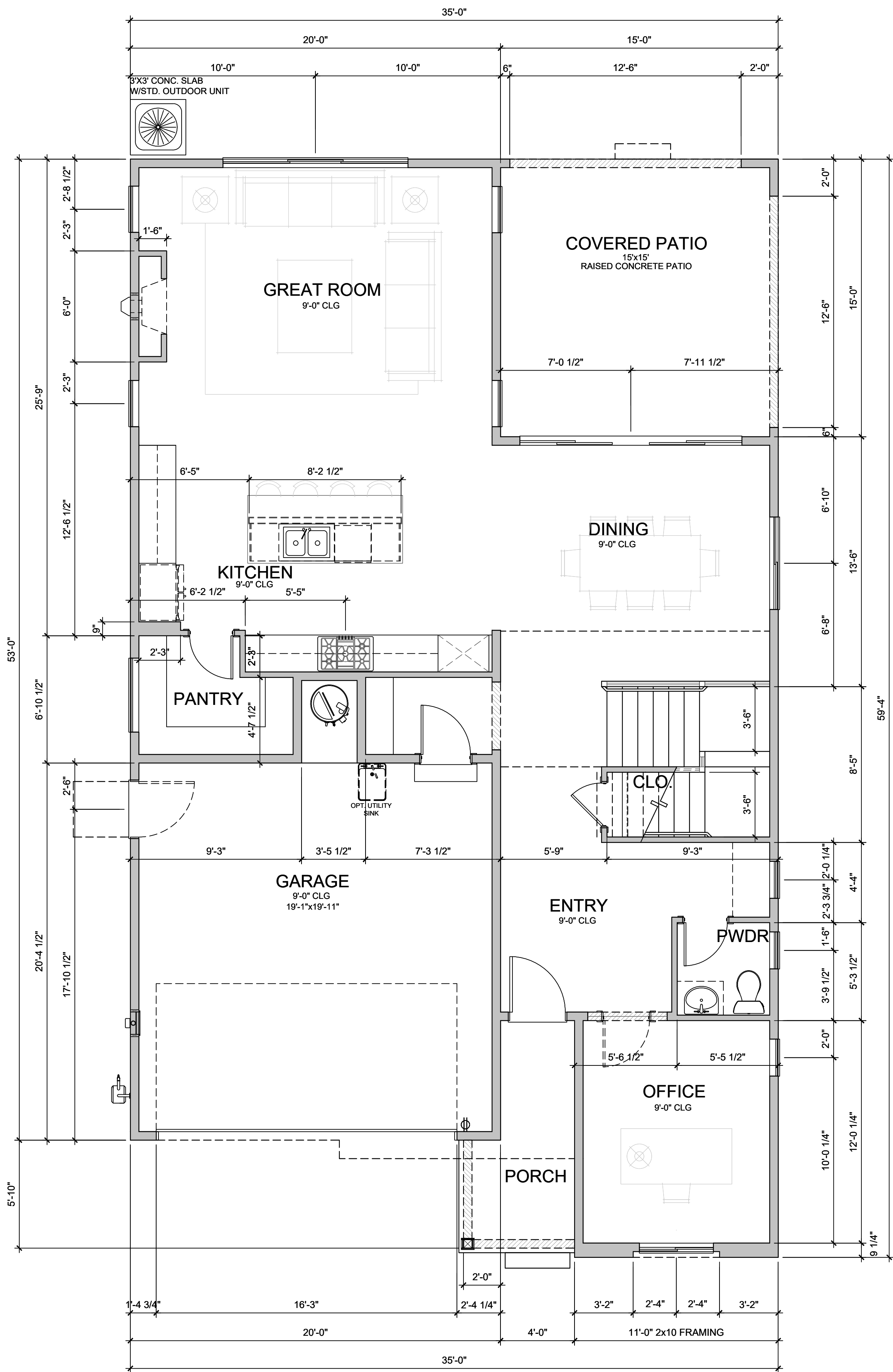
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,137 SF
UPPER FLOOR	1,588 SF
TOTAL FLOOR	2,725 SF
GARAGE	405 SF
COVERED PORCH	29 SF
COVERED PATIO	97 SF

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"

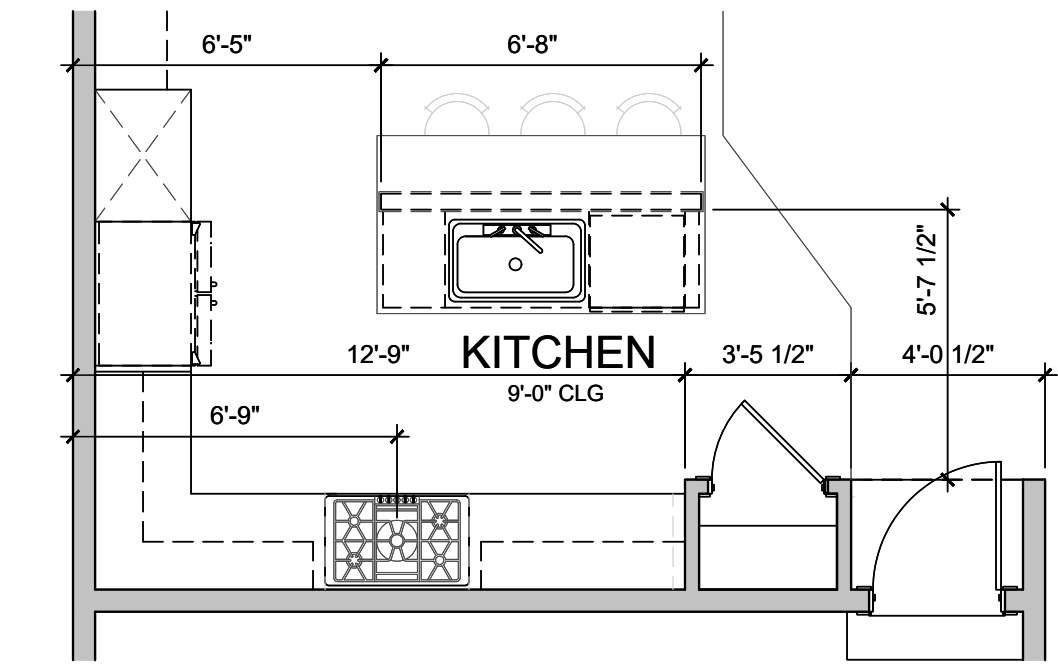
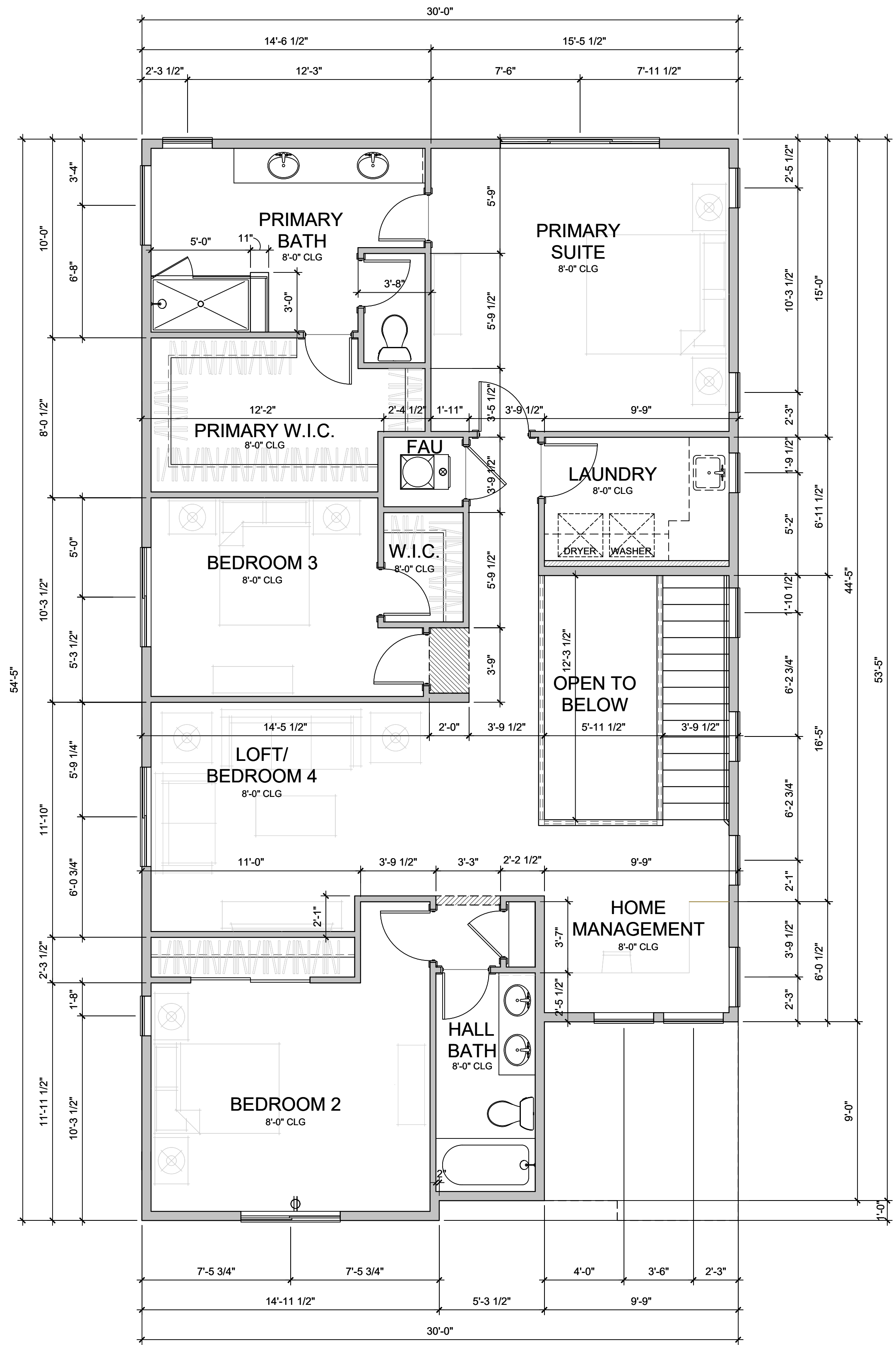
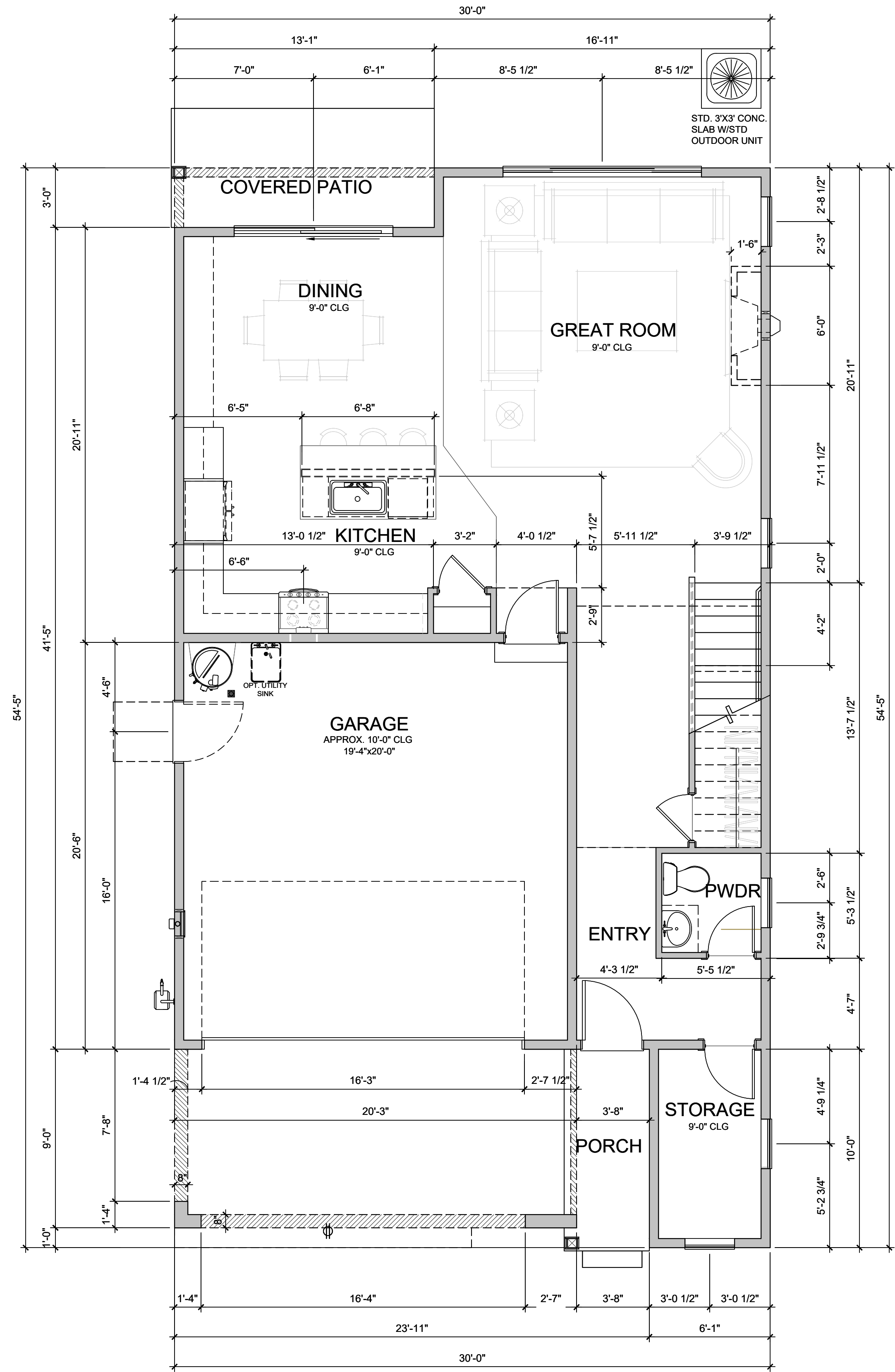
SQUARE FOOTAGE (A ELEVATION)	
MAIN FLOOR	1,256 SF
UPPER FLOOR	1,714 SF
TOTAL FLOOR	2,970 SF
GARAGE	414 SF
COVERED PORCH	61 SF
COVERED PATIO	225 SF

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.

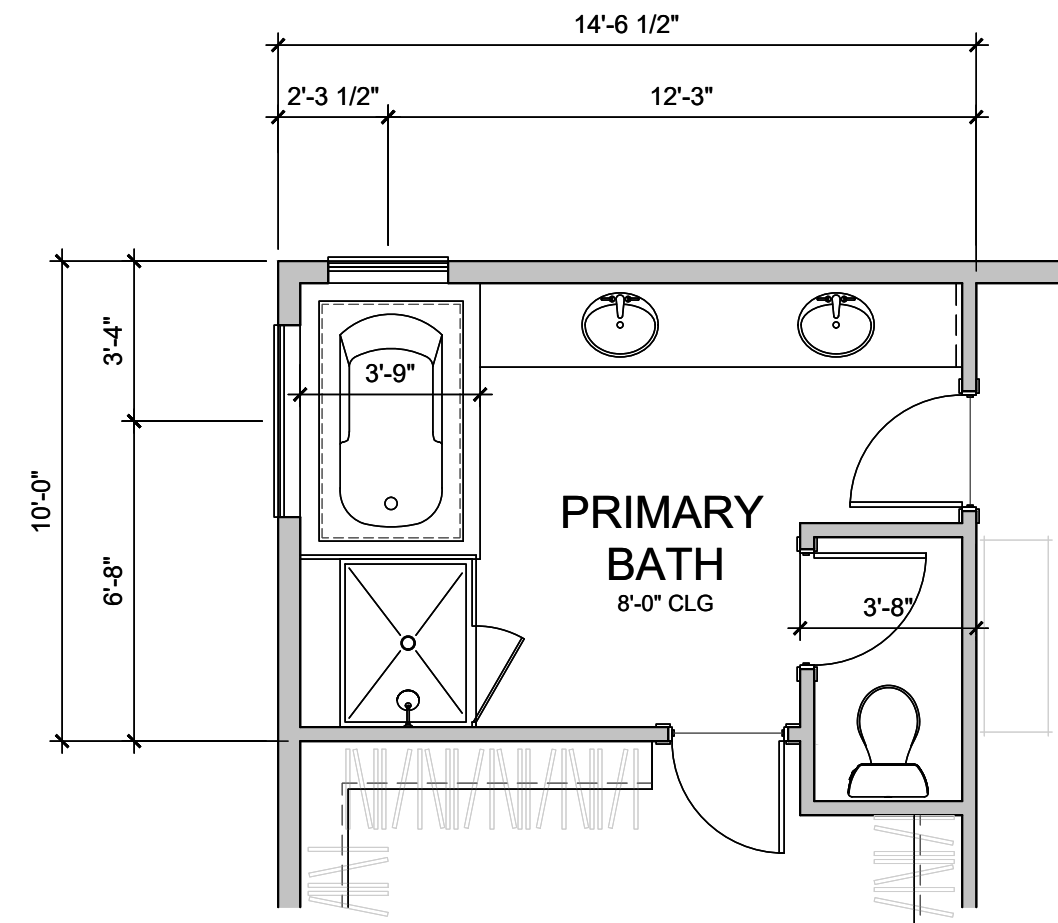
35' PLAN
Scale: 1/4" = 1'-0"

tri pointe
HOMES

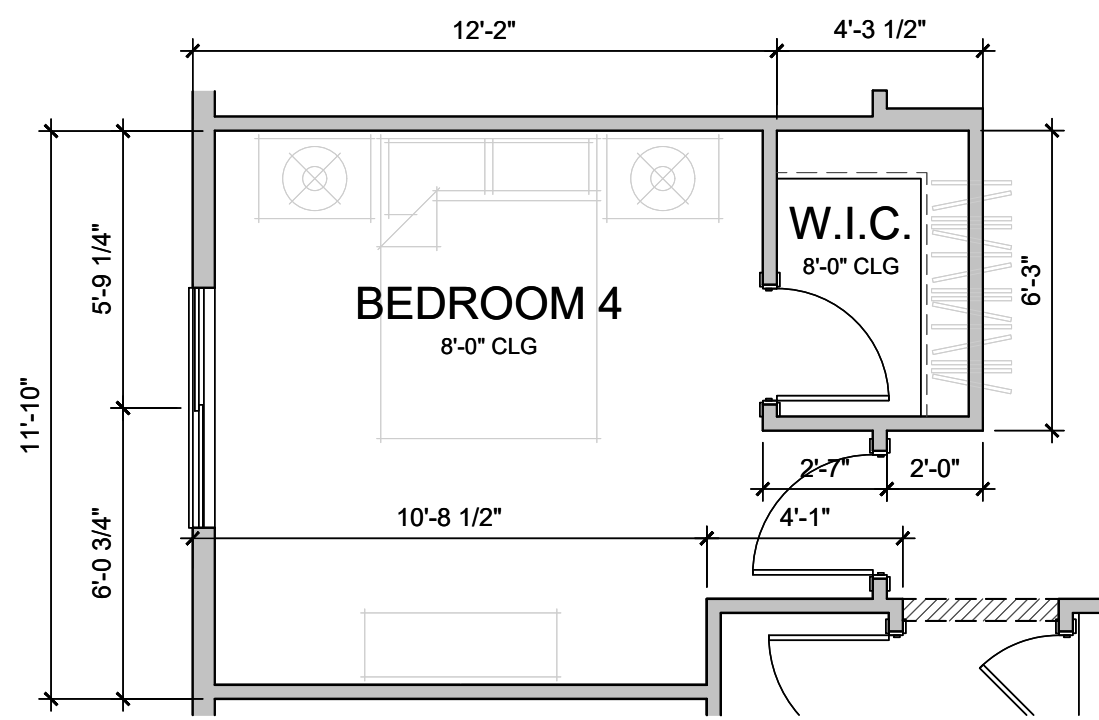
Floor Plan (continued)



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



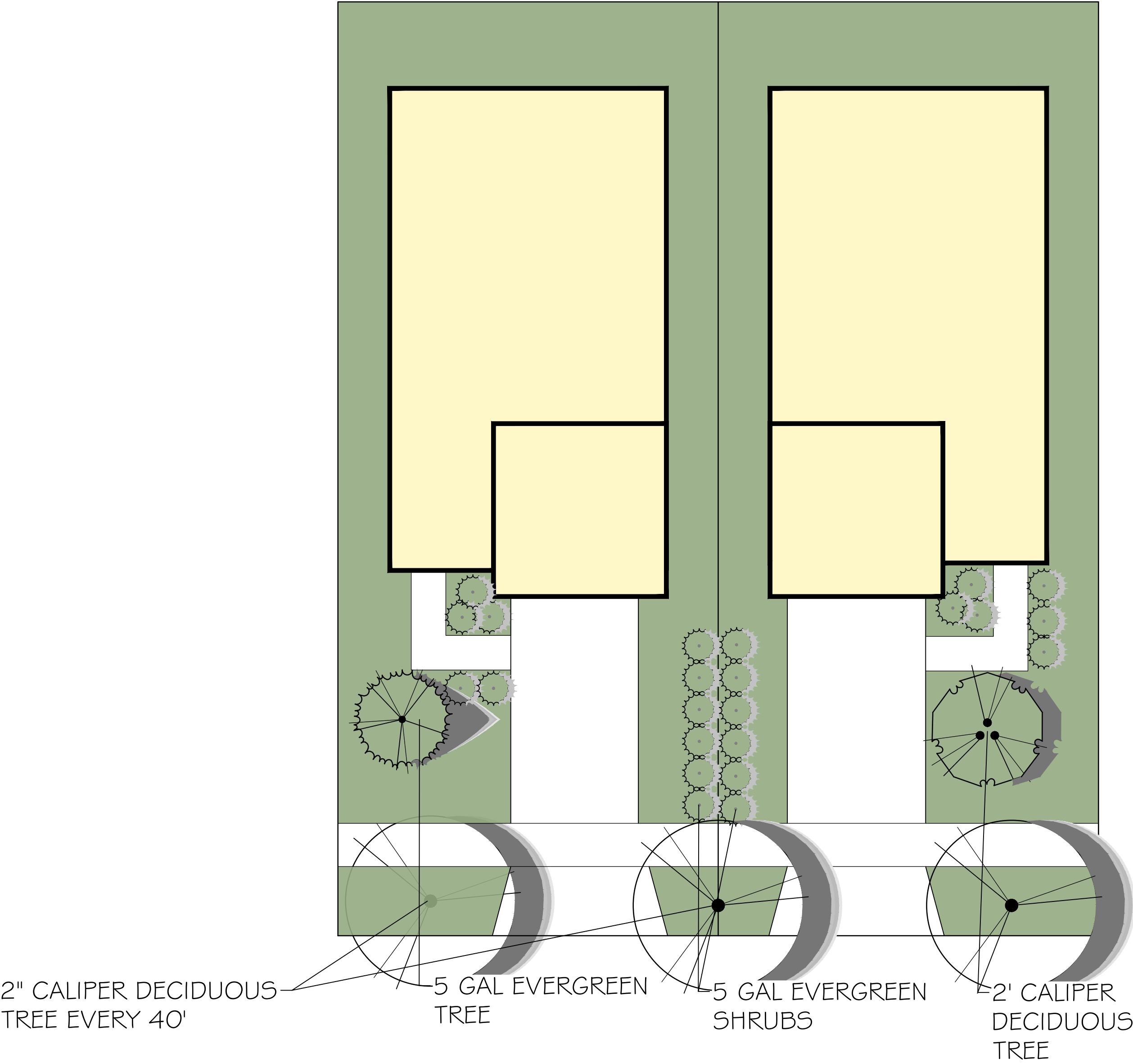
Opt.Spa. Bath
Scale: 1/4" = 1'-0"



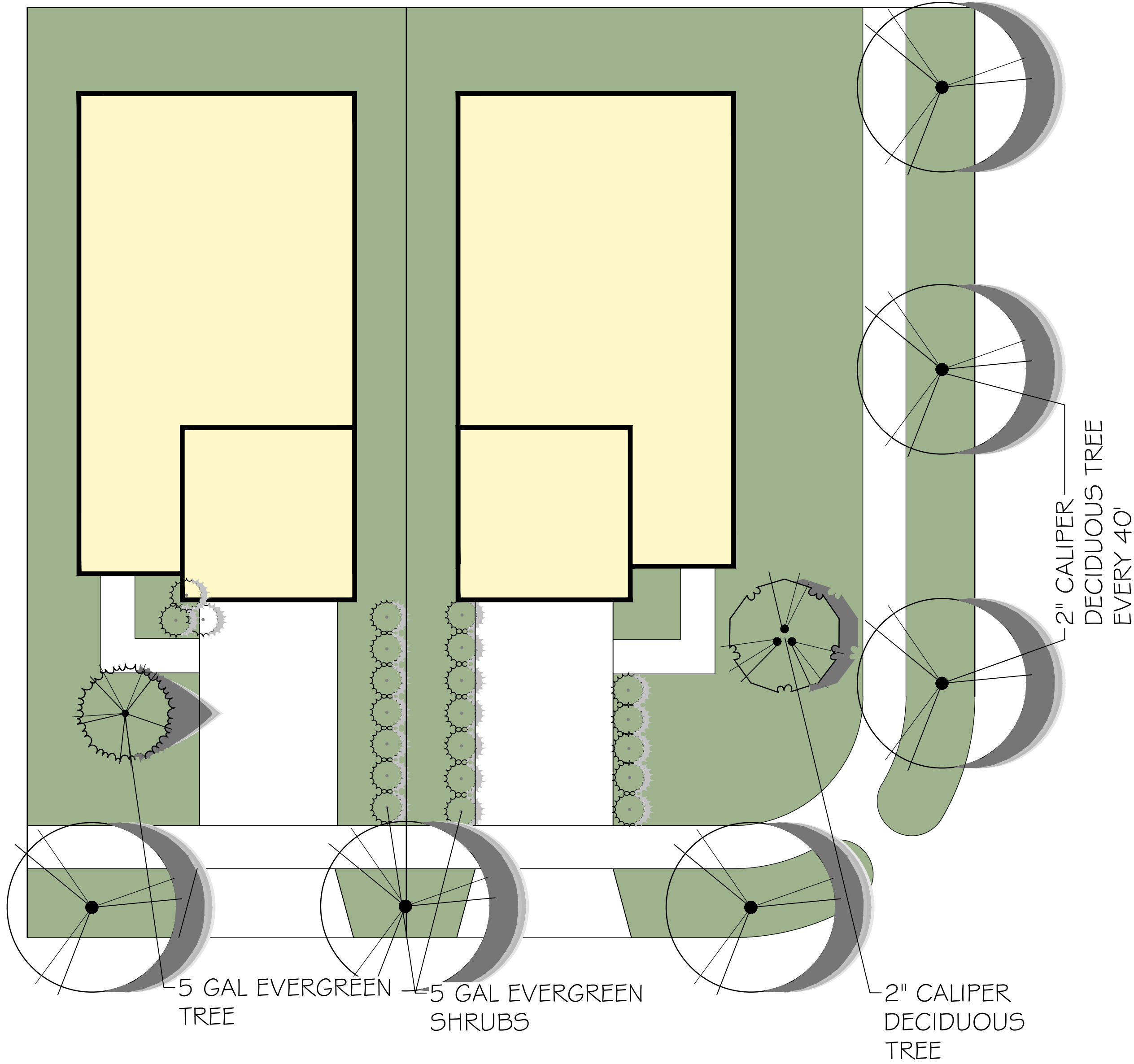
Opt. Bedroom #4
Scale: 1/4" = 1'-0"

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.



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



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

23

24

25

26

27

28

29

30

0

NO. NAME

PHONE (CELL)

EMAIL

STREET ADDRESS

31 Marshall Pollard

32 DARREN SMITH

33 Alice Harward

34

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36

37

38

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40

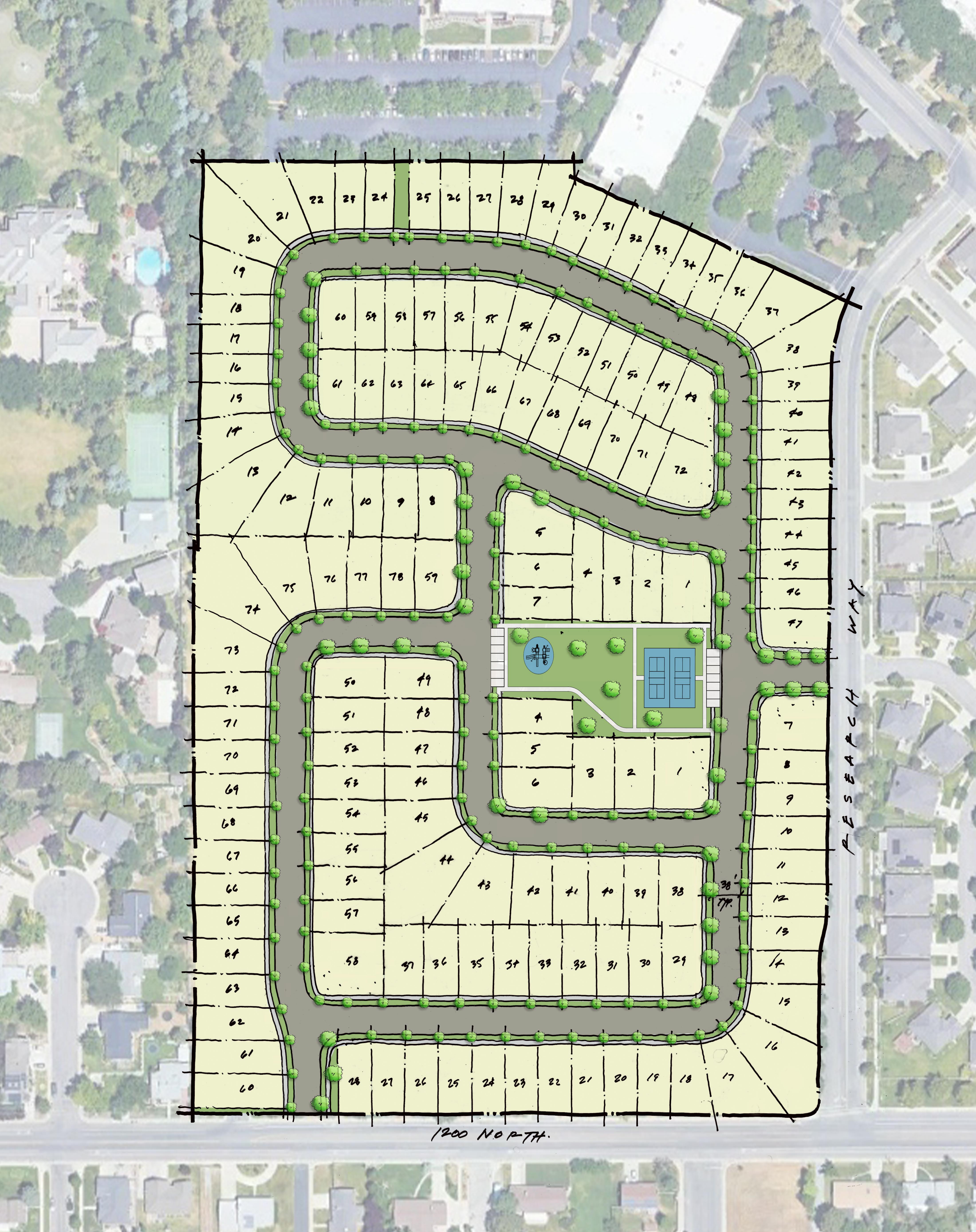
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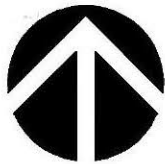
44

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.



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

Ran Hansen

33

John Bare

34

Kathleen Bare

35

Chris Dowling

36

Don Hawkey

37

Jeff Henderson

38

Jed Morley

39

Eugene Greenwood

40

Jaxen Gardner

41

David Rees

42

Sara & Mike Willis

43

Debbie Winward

44

Lanae Millett

45

REED PAYNE
MEGAN

NO.	NAME	PHONE (CELL)	EMAIL	STREET ADDRESS
46	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

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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

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HOMES

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



CANYON PARK

NEIGHBORHOOD MASTER PLAN

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HOMES

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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

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HOMES

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CANYON PARK

ARCHITECTURAL PRECEDENTS

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HOMES

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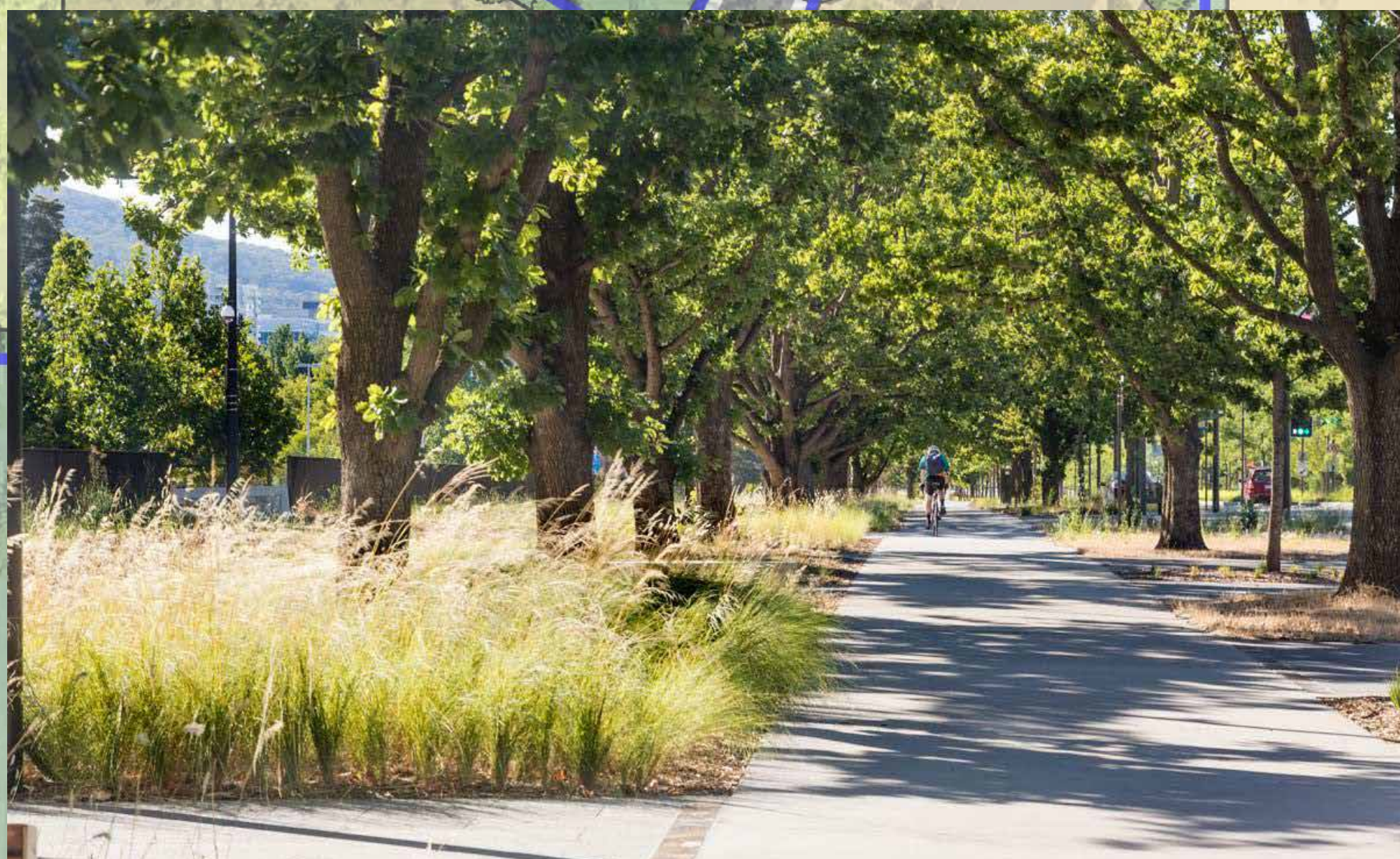


CANYON PARK

ARCHITECTURAL PRECEDENTS

tri pointe[®]
HOMES

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



CANYON PARK

LANDSCAPE PRECEDENTS

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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

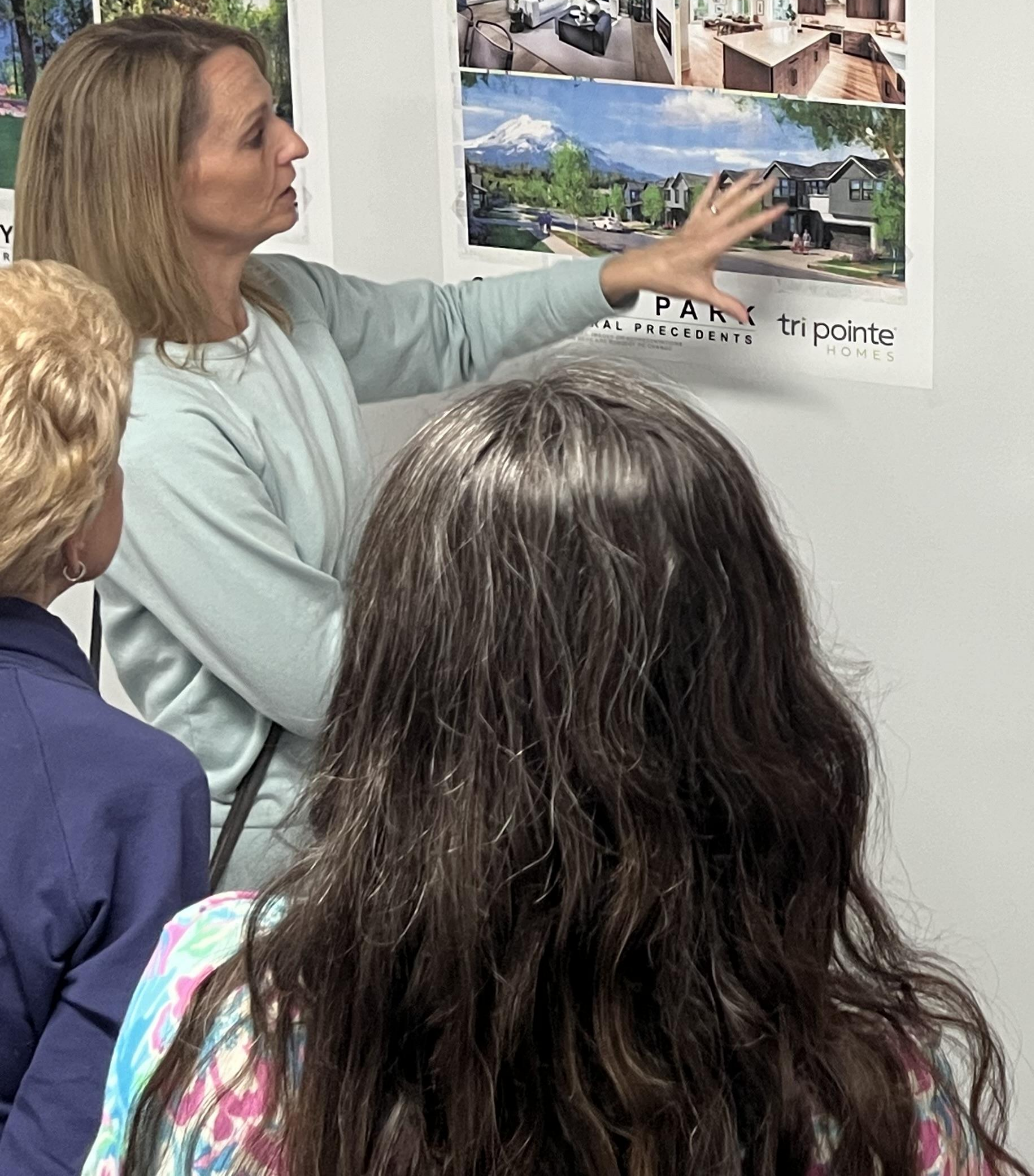
WATER LANDSCAPES



PARK
ARCHITECTURAL PRECEDENTS tri pointe
HOMES



CANYON PARK
ARCHITECTURAL PRECEDENTS tri pointe
HOMES





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



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



City Council Chambers, 56 N State Street

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

City Council Tue, Nov 12, 2024 6:00 pm
Planning Commission Wed, Nov 6, 2024 5:30 pm

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.

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



City Council Chambers, 56 N State Street

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

City Council Tue, Nov 12, 2024 6:00 pm
Planning Commission Wed, Nov 6, 2024 5:30 pm

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

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

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

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 & MARLA E
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

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

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

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

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

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

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

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

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

CAVIERE, KATHI
705 E 1280 N
OREM, UT 84097

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

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

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

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

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

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

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

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

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

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

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

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

WILKINSON, RON D
734 BOWL DR
OREM, UT 84097

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

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

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

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

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

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

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

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

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

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

BECKMAN, LINDA
765 BOWL DR
OREM, UT 84097

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

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

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

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PKWY
OREM, UT 84058

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

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

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

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

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

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

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

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

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

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

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

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

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

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

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

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

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

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

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

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

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

PLATTE, DAVID J & MELANIE
1118 N 520 E
OREM, UT 84097

HUFF, FRED KENT & DIANE P
--OR CURRENT RESIDENT--
1119 N 475 EAST
OREM, UT 84097

PEARSON, RODNEY C & BRITT-
LOUISE M
1119 N 560 E
OREM, UT 84097

SNOW, LINDA
1120 N 560 E
OREM, UT 84097

HUBER, QUENETTE & ADELINE G
1120 N 600 E
OREM, UT 84097

BERRIO, ADAM T & ADAM
1125 N 520 E
OREM, UT 84097

RALEIGH, DANE & TARA
1128 N 475 E
OREM, UT 84097

JONES, MELISSA M
1130 N 560 E
OREM, UT 84097

STANGER, SANDRA T (ET AL)
1132 N 650 E
OREM, UT 84097

CHRISTENSON, ROSE M (ET AL)
--OR CURRENT RESIDENT--
1133 N 600 EAST
OREM, UT 84097

DORT, ILLENS & MARIE
1135 N 650 E
OREM, UT 84097

JACKSON, DUSTINN & VALERY
1136 N 650 E
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

PAGE, MARK & CRESSENT
1144 N 600 E
OREM, UT 84097

BENNETT, BARRY N & ANA M
1149 N 600 E
OREM, UT 84097

SP III LLC
--OR CURRENT RESIDENT--
1150 N 400 EAST
OREM, UT 84097

VANDEWATER, GEORGE S & KAREN
A (ET AL)
1152 N 475 E
OREM, UT 84097

HELSTEN, J DOUGLAS & SUSAN R
1159 N 650 E
OREM, UT 84097

BICKMORE, BARRY & KEIKO
1163 N 600 E
OREM, UT 84097

REYES, MARIA L
1165 N 475 E
OREM, UT 84097

SP III LLC
--OR CURRENT RESIDENT--
1170 N 400 EAST
OREM, UT 84097

MASON, THOMAS WILLARD &
WENDY SUE
1170 N 520 E
OREM, UT 84097

POLLARD, MARSHALL C & BARBARA
J
1172 N 475 E
OREM, UT 84097

WILLIAMS, STEPHEN P & NANCY H
1175 N 475 E
OREM, UT 84097

WINWARD, EDWARD J & TARA O
1177 N 560 E
OREM, UT 84097

WHITWORTH, TANNER G &
ADRIENNE
1177 N 600 E
OREM, UT 84097

GREENWOOD, EUGENE & JENNIFER 1184 N 475 E OREM, UT 84097	RANDALL, JERRY BRYAN & SAMMY LAVELL --OR CURRENT RESIDENT-- 1185 N 400 EAST OREM, UT 84057	JARVIS, ANDREW & FARRAH 1185 N 475 E OREM, UT 84097
DICKSON PROPERTIES LLC 1192 E DRAPER PKWY # 211 DRAPER, UT 84020	ROBBINS, WENDY 1192 N 475 E OREM, UT 84097	HAYSAM SAKAR 1194 E. 1090 NORTH OREM, UT 84097
CANYON PARK OWNER II LLC --OR CURRENT RESIDENT-- 1201 N RESEARCH WAY OREM, UT 84097	JSH IRREVOCABLE TRUST 11-15-2006 (ET AL) 1212 E 1130 N OREM, UT 84097	MANNING, JEFFREY & SAMANTHA 1212 W 20 S PLEASANT GROVE, UT 84062
ORROCK, STEVEN JAMES & MELANIE RAE 1220 N 475 E OREM, UT 84097	BROWN, HAYLEY S 1223 GILLMAN CIRGLE OREM, UT 84097	BROWN, HAYLEY S --OR CURRENT RESIDENT-- 1223 N 475 EAST OREM, UT 84097
IVAN K AND LENORE C HOLT REVOCABLE TRUST 07-22-1996 (ET AL) 1227 N 650 E OREM, UT 84097	MURPHY, BLAKE 1228 N 740 E OREM, UT 84097	GREEN BAKER LAND TRUST 06-27- 2017 (ET AL) 1233 N 430 E OREM, UT 84097
HEROIC COURAGE LLC 1234 N 430 E OREM, UT 84097	WILDING, ANDREW & BROOKE CHRISTENSEN 1234 N 475 E OREM, UT 84097	HIGHAM, MERRILL FARR & ELSIE SCHUMACHER (ET AL) 1235 N 650 E OREM, UT 84097
OWENS, LEESA (ET AL) 1235 N GILLMAN CIR OREM, UT 84097	HARTZELL, WAYNE ROBERT & PATRICIA --OR CURRENT RESIDENT-- 1242 N 740 EAST OREM, UT 84097	STONE, SHARI M (ET AL) 1243 N 650 E OREM, UT 84097
HAYWARD, LANELL B --OR CURRENT RESIDENT-- 1243 N 740 EAST OREM, UT 84097	BAIRD, EUGENE F & COLLEEN E 1249 N 475 E OREM, UT 84097	BELNAP, ROCK E & CAROL --OR CURRENT RESIDENT-- 1250 N 475 EAST OREM, UT 84097
BELNAP, ROCK E & CAROL 1250 N GILLMAN CIR OREM, UT 84097	ALLIED SOLUTIONS GROUP INC --OR CURRENT RESIDENT-- 1251 N 430 EAST OREM, UT 84097	HANSEN, MARK & PAMELA 1251 N 650 E OREM, UT 84097
BROADLEY, STEPHEN & ELAINE 1252 N 430 E OREM, UT 84097	MAY, RUTH 1258 N 740 E OREM, UT 84097	EARL, NATHAN (ET AL) 1261 N 475 E OREM, UT 84097

MC CARTHY, ALBERTINE GORDON
1261 N 650 E
OREM, UT 84097

BAKER, SHAREY ANN & SHAREY
ANN (ET AL)
1262 N 475 E
OREM, UT 84097

KING, SHAWN D (ET AL)
--OR CURRENT RESIDENT--
1265 N 430 EAST
OREM, UT 84097

KELLER, KENNETH G
--OR CURRENT RESIDENT--
1266 N 430 EAST
OREM, UT 84097

TAYLOR, JOSEPH C & LORENA C
1270 N 740 E
OREM, UT 84097

CANYON PARK OWNER II LLC
--OR CURRENT RESIDENT--
1301 N RESEARCH WAY
OREM, UT 84097

BRIMHALL, KOLE (ET AL)
1302 N 750 E
OREM, UT 84097

INGLE, GOLDEN
1306 N STRAWBERRY LN
OREM, UT 84097

LAYTON, LEESA (ET AL)
1309 N STRAWBERRY LN
OREM, UT 84097

FIELDING, ELIZABETH B
1310 N STRAWBERRY LN
OREM, UT 84097

BELL, VICTORIA & DAVID
1312 N 750 E
OREM, UT 84097

HERITAGE HOMES DEVELOPMENT
INC
1313 E 800 N
OREM, UT 84097

COOPER, WILLIAM BRADLEY & TERI
WARD
1314 N STRAWBERRY
OREM, UT 84097

GRANUM, GEOFFREY & JANNA
1320 N STRAWBERRY LN
OREM, UT 84097

LOEW, JOHN R & DIANN M (ET AL)
1321 N 750 E
OREM, UT 84097

ABBEY ROAD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1324 N 750 EAST
OREM, UT 84097

HANSEN, DENNIS A & JANET M (ET
AL)
1326 N STRAWBERRY LN
OREM, UT 84097

BRIMHALL, STEPHEN K & MARY JO
(ET AL)
1329 N STRAWBERRY LN
OREM, UT 84097

BROUSSARD, FRANCES E & JAMES M
1330 N STRAWBERRY LN
OREM, UT 84097

HANALEI 2000 LLC
1333 N 430 E
OREM, UT 84097

PARR, GINA MARIE & HOWARD
LESLIE
1334 N STRAWBERRY LN
OREM, UT 84097

STRAW WG LLC
1338 N STRAWBERRY LN
OREM, UT 84097

HANSEN, JONATHAN K
1340 N 430 E
OREM, UT 84097

DAVIDSON, YVONNE JANET (ET AL)
--OR CURRENT RESIDENT--
1342 N STRAWBERRY LN
OREM, UT 84097

BAKER, GARTH & KATRINA
1343 STAWBERRY LN
OREM, UT 84097

REES, MICHAEL GARRETT &
MCKENZIE R
1346 N STRAWBERRY LN
OREM, UT 84097

LEONARDSON, MELISSA S
1351 N 450 E
OREM, UT 84097

SKA INVESTMENTS LLC
%PAULSON, DAVID
1362 N 430 E
OREM, UT 84097

MAYBERRY, KEVIN L & LISA L (ET
AL)
1365 N 430 E
OREM, UT 84097

KORPI, PAUL A (ET AL)
1366 N 750 E
OREM, UT 84097

TEMKIN, CIMBRIA S & CIMBRIA S 1384 N 430 E OREM, UT 84097	BASTIAN, BRUCE W --OR CURRENT RESIDENT-- 1384 N 450 EAST OREM, UT 84097	RASMUSSEN, DAVID & AUBREE 1387 N 430 E OREM, UT 84097
CANYON PARK OWNER II LLC --OR CURRENT RESIDENT-- 1401 N RESEARCH WY OREM, UT 84097	RYAN CLARK 1405 N. 1430 WEST PLEASANT GROVE, UT 84062	CHAI, MAUI & KARA 1415 N 450 E OREM, UT 84097
KREUTZKAMP, CHARLES ALLEN & CAROLINE --OR CURRENT RESIDENT-- 1435 N 450 EAST OREM, UT 84097	MANOR HOLDINGS LC --OR CURRENT RESIDENT-- 1436 N 450 EAST OREM, UT 84097	SOCIAL STUDIOS LLC 1440 MOON RIVER DR PROVO, UT 84604
FERNLUND, MARSHA LEE & MARSHA L 1451 N 350 W SUNSET, UT 84015	SEOW, ANTHONY S & JUEL L 1459 N 430 E OREM, UT 84097	MECHAM, ELISE & JASON 1480 N 430 E OREM, UT 84097
O'BRIEN, DENNIS & ROCHELLE 1481 N 430 E OREM, UT 84097	FULLWOOD, DAVID & JOAN 1492 SPRINGDELL DR PROVO, UT 84604	JACKMAN, BRADLEY JAY & VICKI LYNN (ET AL) 1495 N 450 E OREM, UT 84097
CANYON PARK OWNER II LLC --OR CURRENT RESIDENT-- 1500 N TECHNOLOGY WAY OREM, UT 84097	CANYON PARK OWNER II LLC --OR CURRENT RESIDENT-- 1501 N TECHNOLOGY WAY OREM, UT 84097	HESS, CLARK 1522 N 375 E OREM, UT 84057
LE, NHUNG T (ET AL) 1538 N 375 E OREM, UT 84057	MCWHORTER, JAMES G & CAROL A 1556 N 375 E OREM, UT 84057	HOLCOMBE, WESLEY & STACEY 1565 N 375 E OREM, UT 84057
WARNER, SCOTT 1568 N 375 E OREM, UT 84057	H & M PROPERTIES LC 1572 N 275 W OREM, UT 84057	RICHARDSON, KARY DELL (ET AL) 1575 N 800 E OREM, UT 84097
PARK ESTATE LLC 1581 MOUNTAIN OAKS DR OREM, UT 84097	KULINA, CHRISTOPHER P (ET AL) 1607 N MOUNTAIN OAKS DR OREM, UT 84097	BECKSTRAND, DENNIS L & SHERON 1612 N 500 E OREM, UT 84097
HANSEN, JARED P & SARAH J 1624 QUAIL RD OREM, UT 84097	HANSEN, JARED P & SARAH J --OR CURRENT RESIDENT-- 1624 N 500 EAST OREM, UT 84097	STOKES, FRANCES L (ET AL) 1635 N MOUNTAIN OAKS DR OREM, UT 84097

STOKES, FRANCES L (ET AL)
--OR CURRENT RESIDENT--
1643 N MOUNTAIN OAKS DR
OREM, UT 84097

HWANG, JONG S & JEAN S
1646 N MOUNTAIN OAKS DR
OREM, UT 84097

WILLEY, ETHEL L (ET AL)
--OR CURRENT RESIDENT--
1647 N QUAIL RD
OREM, UT 84097

SORENSEN, PAUL R
1649 MOUNTAIN OAKS DR
OREM, UT 84097

BROWN, GEOFFREY H & MEAGAN D
1651 N MEADOWLARK RD
OREM, UT 84097

NIELSEN, BRENT L & MARTHA A
1652 MEADOWLARK RD
OREM, UT 84097

SCOTT, MICHAEL
1652 N 400 E
OREM, UT 84097

STANFILL, MICHAEL & VANESSA
--OR CURRENT RESIDENT--
1652 N 500 EAST
OREM, UT 84097

STANFILL, MICHAEL & VANESSA
1652 N QUAIL RD
OREM, UT 84097

HAMMOND, TYLER JAY &
COURTNEY LYNN
1656 N 110 W
OREM, UT 84057

ANDERSON, REED J & DIAMIR
1659 SKYLINE DR
OREM, UT 84097

CATHOLIC DIOCESE OF SALT LAKE
CITY REAL ESTATE CORPORATION
--OR CURRENT RESIDENT--
1661 N 500 EAST
OREM, UT 84097

REED, JENNIFER & NATHANIEL A B
1663 N MEADOWLARK RD
OREM, UT 84097

JOHNSON, PETER NEILS & ANN LEE
1664 MOUNTAIN OAKS DR
OREM, UT 84097

GOODNOW, AMY
1664 N 400 E
OREM, UT 84097

LINEBACK, SCARLETT W
1664 N MEADOWLARK RD
OREM, UT 84097

BUSS, PAUL D & JILL H
1665 QUAIL RD
OREM, UT 84097

NAKAGAWA, LANCE K
1668 N QUAIL RD
OREM, UT 84097

SORENSEN, CARRIE & BENJAMIN
1669 N QUAIL RD
OREM, UT 84097

SOUTH, DON HOWARD & PAMELA
SHUEY
1675 QUAIL RD
OREM, UT 84097

MAYNEZ, ANA LEONOR
1676 N 400 E
OREM, UT 84097

NELSON, DAVID C & MICHELLE C
1677 MEADOWLARK RD
OREM, UT 84097

MARSHALL, KAREN & DOUGLAS
1678 MEADOWLARK RD
OREM, UT 84097

SALIN, DARLA R
1685 MEADOWLARK RD
OREM, UT 84097

BOHN, DAVID EARL & URSULA
MERZ
1685 QUAIL RD
OREM, UT 84097

BOHN, DAVID & URSULA
--OR CURRENT RESIDENT--
1685 N BLUEBIRD RD
OREM, UT 84097

KELLER, CINDY
1686 N BLUEBIRD RD
OREM, UT 84097

KAIO, NORA R & VAITU'U
1690 MEADOWLARK RD
OREM, UT 84097

DE VORE, STEVEN A
--OR CURRENT RESIDENT--
1691 N MOUNTAIN OAKS DR
OREM, UT 84097

JOHNSTON, HEATH
1692 N 620 E
OREM, UT 84097

RABY, LEE H & EIRA K
1697 BLUEBIRD RD
OREM, UT 84097

MANWARING, ADAMSON & EMILY
1700 N CHERAPPLE DR
OREM, UT 84097

TOLLEY, JEFFREY STEVEN & MIKKI
SHAHAN (ET AL)
1702 MEADOWLARK RD
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

SUNSET SCENE LLC
2051 N 1100 E
LEHI, UT 84043

THOMAS, SYDNEY W
2375 OAK CREST CIR
SPANISH FORK, UT 84660

KING, SHAWN D (ET AL)
2505 ANTHEM VILLAGE DR STE E-618
HENDERSON, NV 89052

UVTF OREM LLC (ET AL)
2750 N UNIVERSITY # 100
PROVO, UT 84604

SP III LLC
2764 BRERETON DR
PROVO, UT 84604

KEELE, M ELLEN
2853 E CEDAR PASS RD
EAGLE MOUNTAIN, UT 84005

JOHNSON, DANIEL P & CRISTINA C
2984 S KNOWSLEY DR
WEST VALLEY CITY, UT 84120

RED ROCK MANAGEMENT 1 LLC
3191 N CANYON RD
PROVO, UT 84604

KREUTZKAMP, CHARLES ALLEN &
CAROLINE
%KREUTZKAMP, CHARLES ALLEN
3214 N UNIVERSITY AVE PMB 128
PROVO, UT 84604

ABBEY ROAD DEVELOPMENT LLC
3331 N COTTONWOOD LN
PROVO, UT 84604

ABBEY ROAD DEVELOPMENT LLC
3355 N UNIVERSITY AVE STE 200
PROVO, UT 84604

CLAYTON, JOHN GARY
4596 N 900 W
PLEASANT GROVE, UT 84062

GADD, MOLLY CHRISTIANSON &
KEVIN (ET AL)
5039 N RIVER PARK WAY
PROVO, UT 84604

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

ALLIED SOLUTIONS GROUP INC
6848 S AIRPORT RD
WEST JORDAN, UT 84084

GIBSON, WILLIAM T & KAIL M
7071 ALMOND ST
ROHNERT PARK, CA 94928

KUROTAKA LLC
9725 W RUSSELL RD 240
LAS VEGAS, NV 89148

CANYON PARK OWNER II LLC
18881 VON KARMAN AV STE 400
IRVINE, CA 92612



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.

	Planning Commission November 6, 2024	Item 4.2
	PUBLIC HEARING - WHITESTONE ESTATES - AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 710 WEST 2000 SOUTH FROM THE OS5 ZONE TO THE PRD ZONE (APPROXIMATELY 14.18 ACRES) AND AMENDING APPENDIX KK OF THE OREM CITY CODE.	Prepared By: Matt Taylor, AICP Applicant: Julie Smith

NOTICES:

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Posted at Utah.gov/pmn
- Noticed 159 property owners within 1000 ft.

SITE INFORMATION:

General Plan Designation:

Low-Density Residential / South West

Current Zone: OS5 – Open Space – 5 Acre

Minimum Lot Size:

Acreage: 14

Neighborhood: Lakeview

ALTERNATIVE ACTIONS:

The Planning Commission may:

Recommend approval of the proposed land use amendment to the Orem City Council.

Recommend denial of the proposed land use amendment to the Orem City Council.

Continue the request for a future date for further review, additional information, or public comment as needed to make a recommendation.

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 (“the City”) by rezoning the property located generally at 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City Code

BACKGROUND:

Current and Proposed Zoning

The applicant is requesting a zoning map amendment to the Planned Residential Development (PRD) zone from the OS-5 (Open Space with 5-acre minimum lot size).

General Plan (2020 Amendment)

Utah State Code requires the City to adopt a General Plan. The General Plan “outlines the current policies and goals of the City. The Plan is “general” in that it does not attempt to designate where individual businesses, homes, or industries will be located. Rather, the General Plan acts as a guide, establishing general policies and procedures for growth, development, conservation, and location of various land use activities. Decisions made by City leaders should be consistent with the Plan.” See Orem City General Plan 1.1.

Land Use Classification

The Land Use chapter of the General Plan “ provides policy guidelines for Orem City council, commissions, boards, and staff to use when dealing with land use decisions that require review, recommendations and approval.”

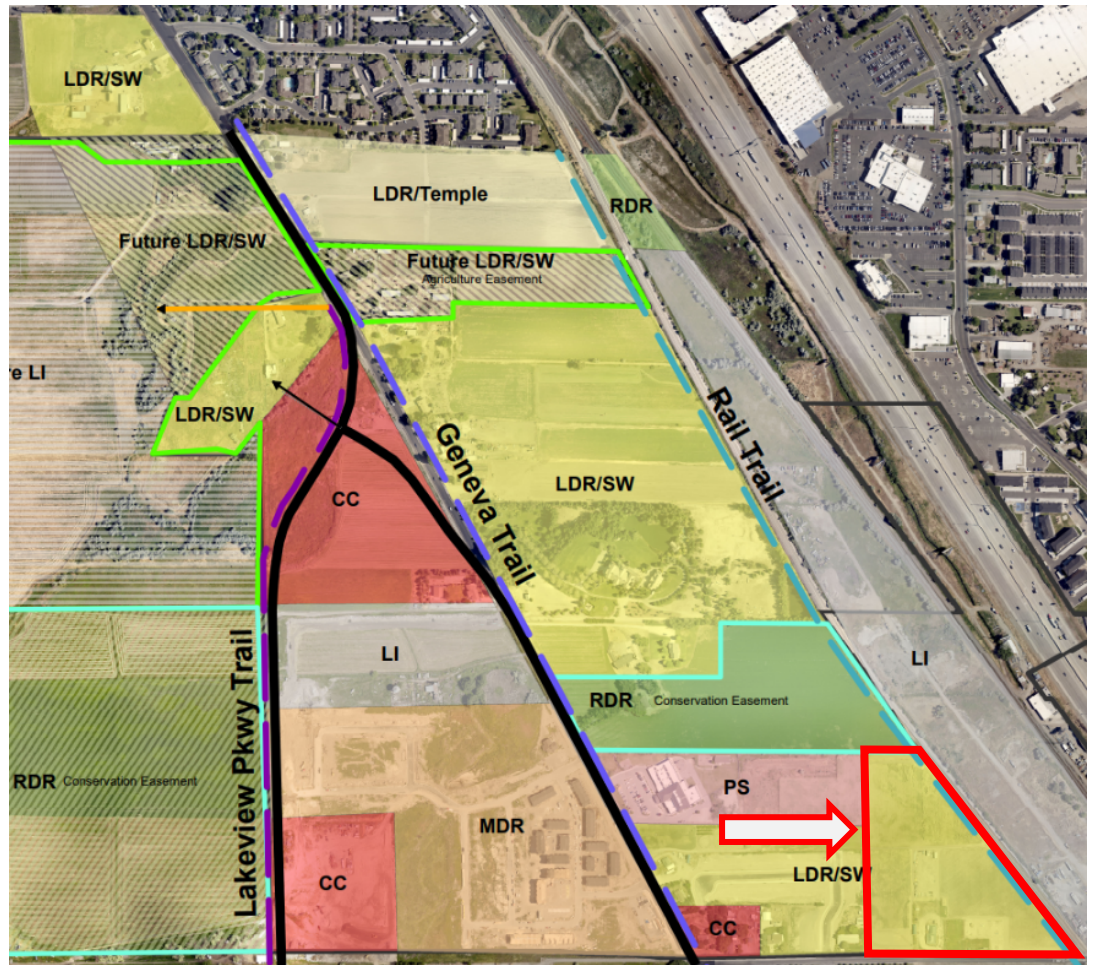
2.1.1 Residential Land Use Classifications

The following classifications are used to describe residential land uses:
....

Low Density Residential/Southwest (applicable only west of I-15 and south of University Parkway/1250 South) - Consisting of low to medium density Planned Residential Development/Southwest (PRD/SW), R-8, R-12, and R-20 zones (R-zones are residential zones specifying the minimum lot size).
....

Low Density Residential/Southwest - The Low Density Residential/Southwest (LDR/SW) classification is established to provide low to medium density housing

stock within the southwest area of Orem (west of I-15 and south of University Parkway/1250 South). An overall housing density between four (4) units per gross acre and eight (8) units per gross acre is acceptable within the LDR/SW classification.



General Plan Land Use Density

As indicated on the table above, up to 8 units per acre complies with the Low Density Residential / Southwest Planned Development” land use classification.

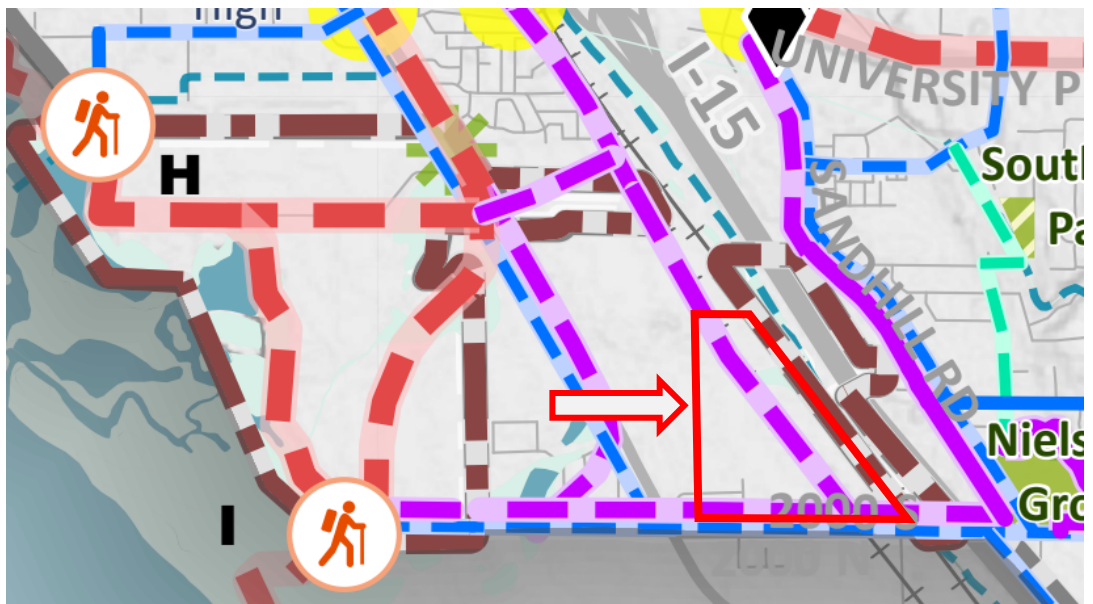
General Plan, Chapter 6 – Transportation (2020)

This chapter of the General Plan was amended in August 2000 to include a ‘rail trail’ along the eastern area of the property. This was also included in the above land use map amendment graphic. **The concept plan does include this trail facility on the proposed 600 West Street.**



Orem City Parks, Recreation, Trails, and Open Space Master Plan (PRTO) (2021)

In 2001, the City Council adopted the PRTO which includes proposed 'multi-use paths' (typically 10-feet in width) along the rail corridor and along 2000 South Street. **The concept plan does include these trail facilities on the proposed 600 West Street, but only partially on the 2000 South Street.**



Orem Transportation Master Plan (2023)

In October 2023, the Orem Transportation Master Plan was adopted. It includes a Southwest Street Network Plan that show street stub connections to property to the north and west of the project. The concept plan does include this

Current Property Conditions

- Site area: 14.01 acres
- Current use: Agriculture (SLU 8100) and Agritainment (SLU 7313). The Wilkerson Farm and Fall Fair currently occupies the site.

Required Concept Plan

"A Concept Plan shall be submitted with every application to apply the PRD zone to a parcel of property." Orem City Code 22-7-5(A).

The concept plan illustrates:

- 54 single-family homes. Two-stories and between 1,776 to 2,228 sq ft.
- 39 multi-family town homes. Two-stories and approx. 1,750 sq ft.
- 93 total residential units
- Density: 6.92 dwelling units per acre
- Parking: 242 parking stalls
- Parking per unit: 2.5 stall per unit
- Landscaping: 40% of the net acreage will be required to remain permanently landscaped as part of the final plan approval.

Neighborhood Meetings

There were 159 property owners notified. A neighborhood meetings where neighbors were invited to come learn about the proposed project and give their input. There were several items discussed including....

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

The "planning commission shall... review and recommend to the [Orem City Council ("Council")] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council "may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation." See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS

The Planning Commission may:

Recommend approval of the proposed land use amendment to the Orem City Council.

Recommend denial of the proposed land use amendment to the Orem City Council.

Continue the request for a future date for further review, additional information, or public comment as needed to make a recommendation.

ALTERNATIVE MOTIONS

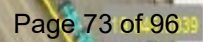
Motion to Recommend Approval or Denial

"I move that the Orem City Planning Commission forward a recommendation of

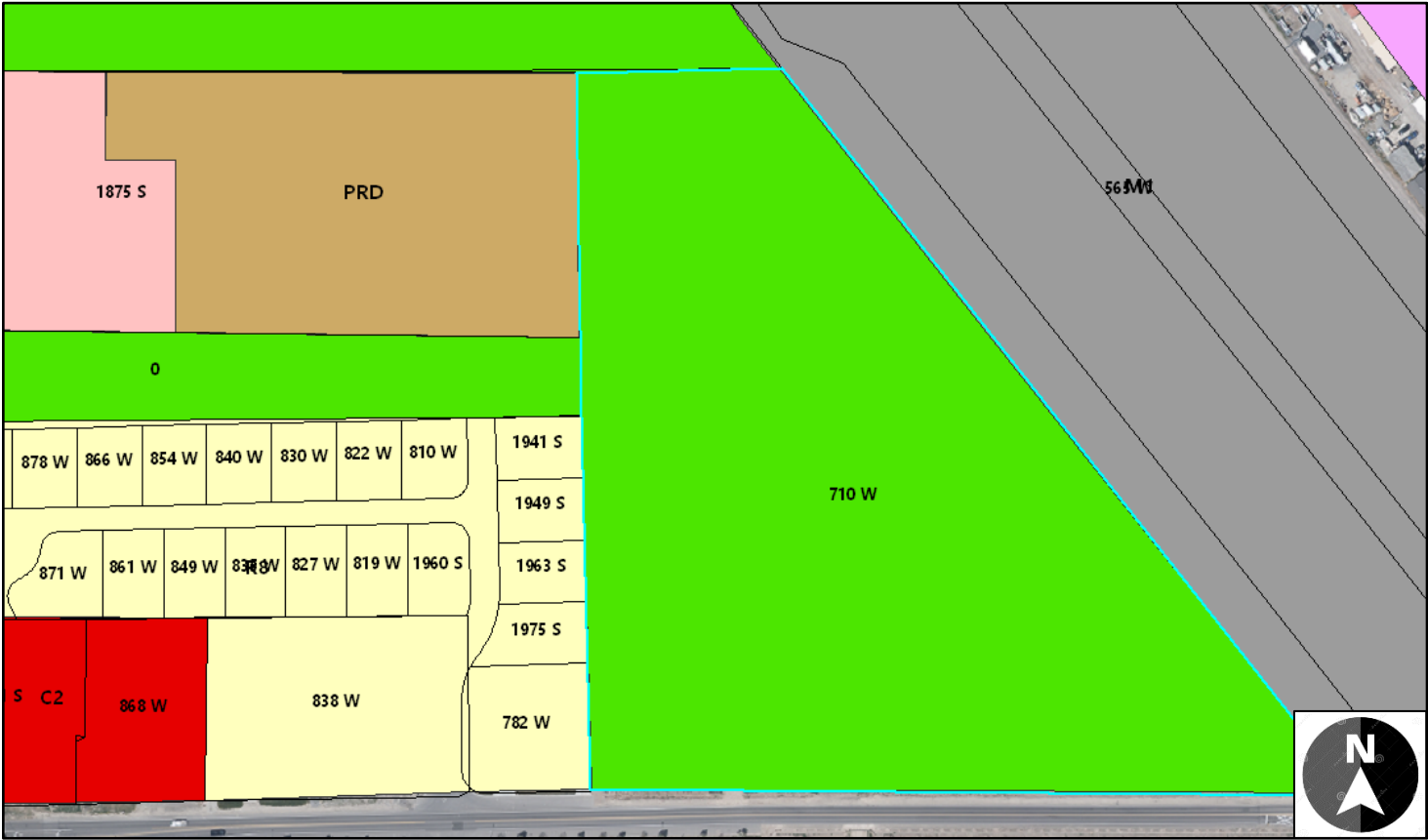
[choose: approval or denial] to the City Council to amend Article 22-5-3(a) and the zoning map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City Code.”

Motion to Continue the Request

“I move that the Orem City Planning Commission continue this request for further consideration to November 20, 2024 (or other date as appropriate).



Whitestone Estates – 710 West 2000 South



Legend

- | | |
|--|---|
|  C2 |  OS5 |
|  M2 |  PRD |
|  R8 |  PO |

Rezone Area

Current Zone: OS5
Acres: 14.18

Neighborhood

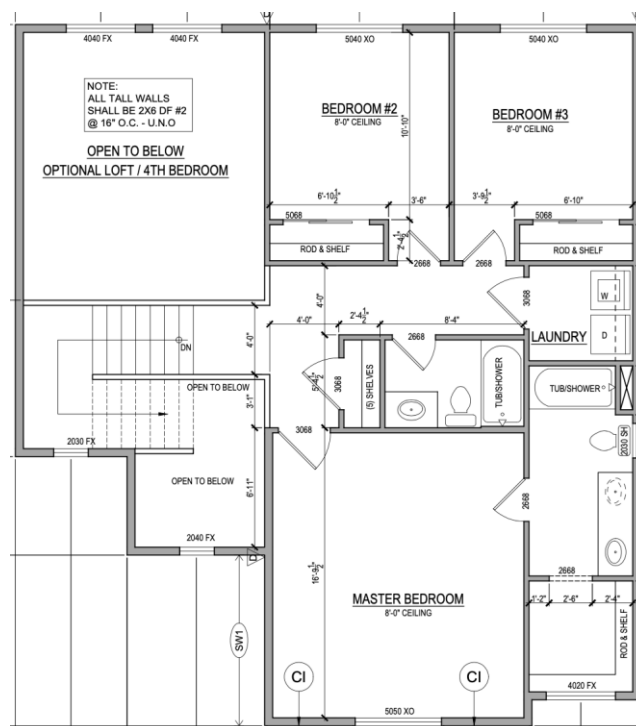
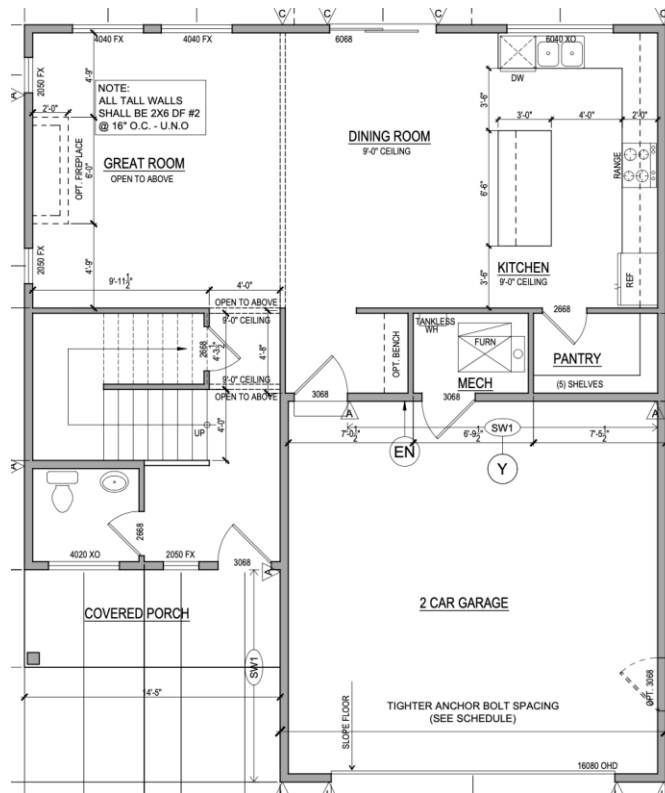
Lakeview

CHARLESTON



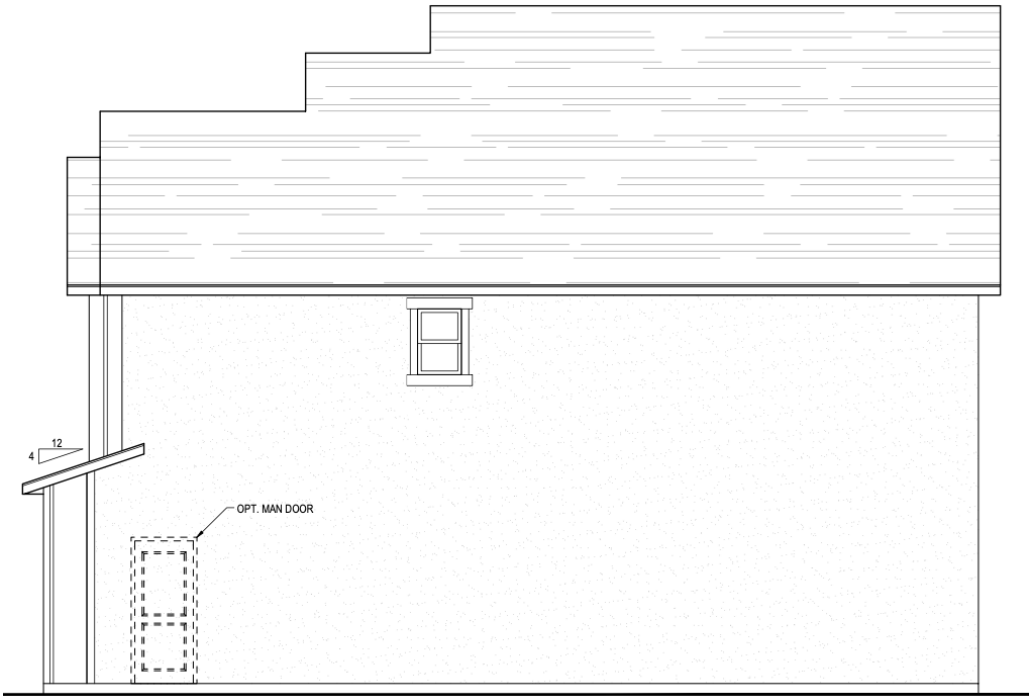
CHARLESTON

MAIN FLOOR	903
SECOND FLOOR	873 (235)
TOTAL FINISHED	1776 (2011)

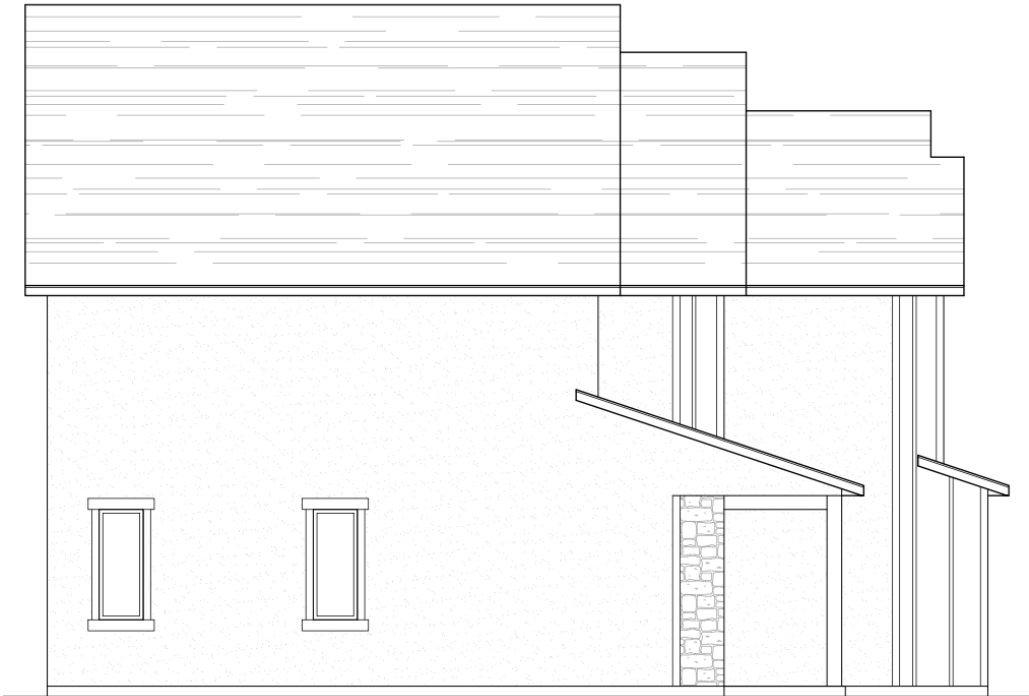


CHARLESTON

OVERALL HEIGHT	31'- 4.5"
OVERALL WIDTH	36'- 2"
OVERALL DEPTH	42'- 8"

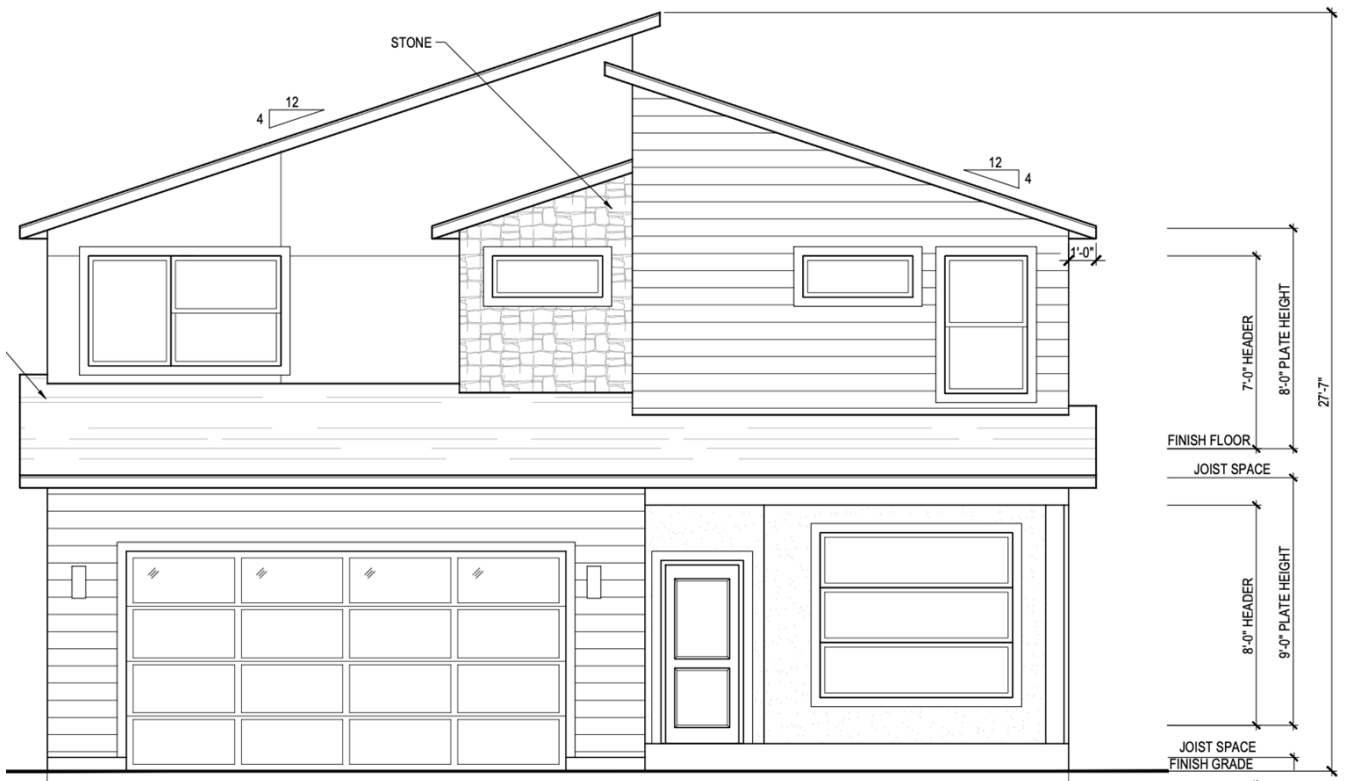


Right Elevation



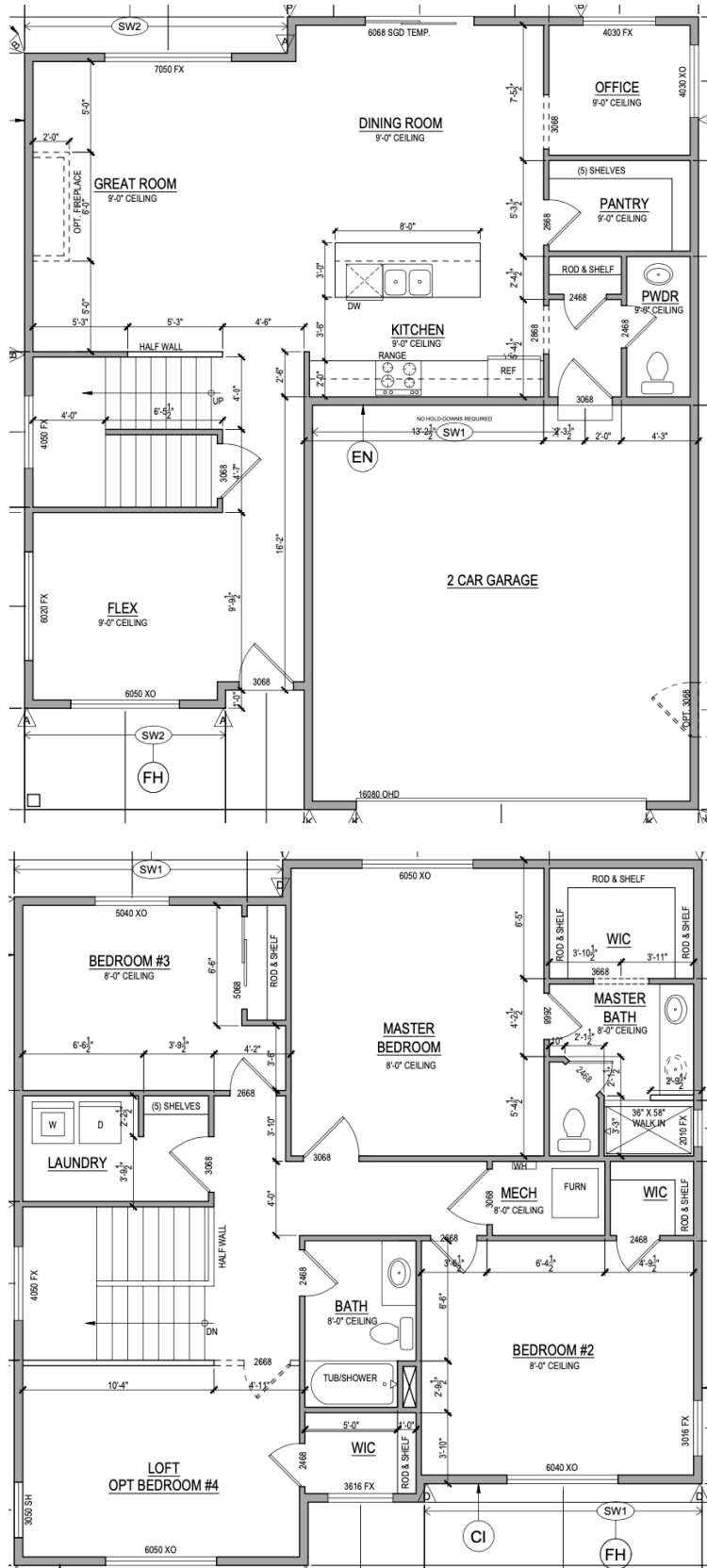
Left Elevation

MESA



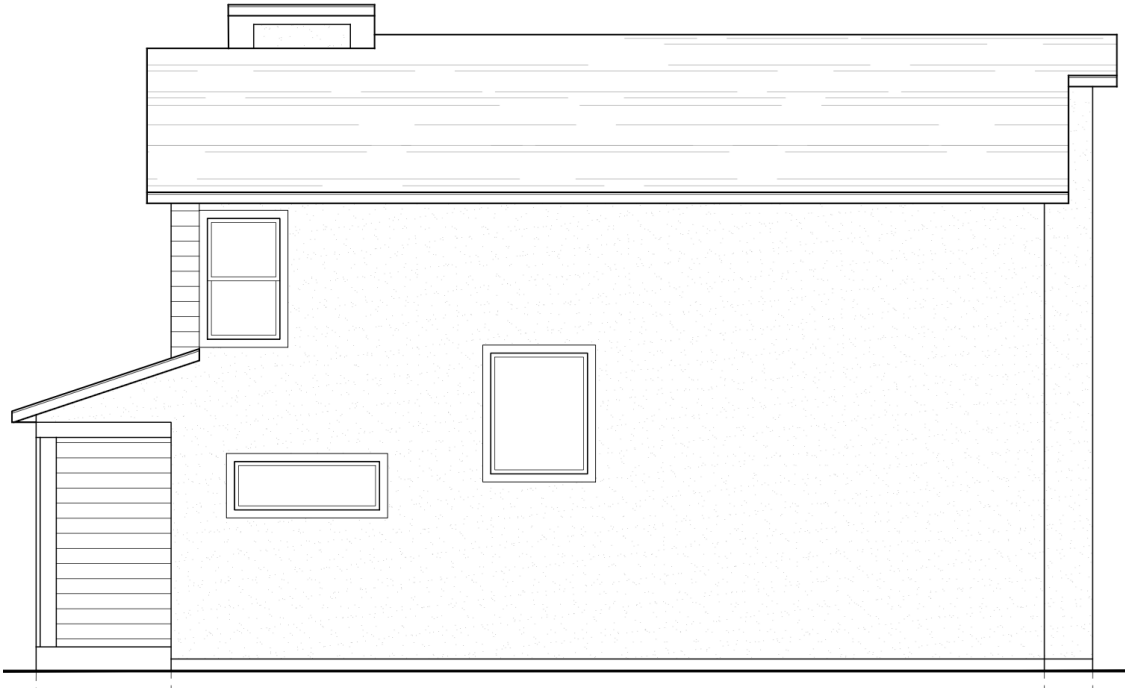
MESA

MAIN FLOOR	1020
SECOND FLOOR	1208
TOTAL FINISHED	2228

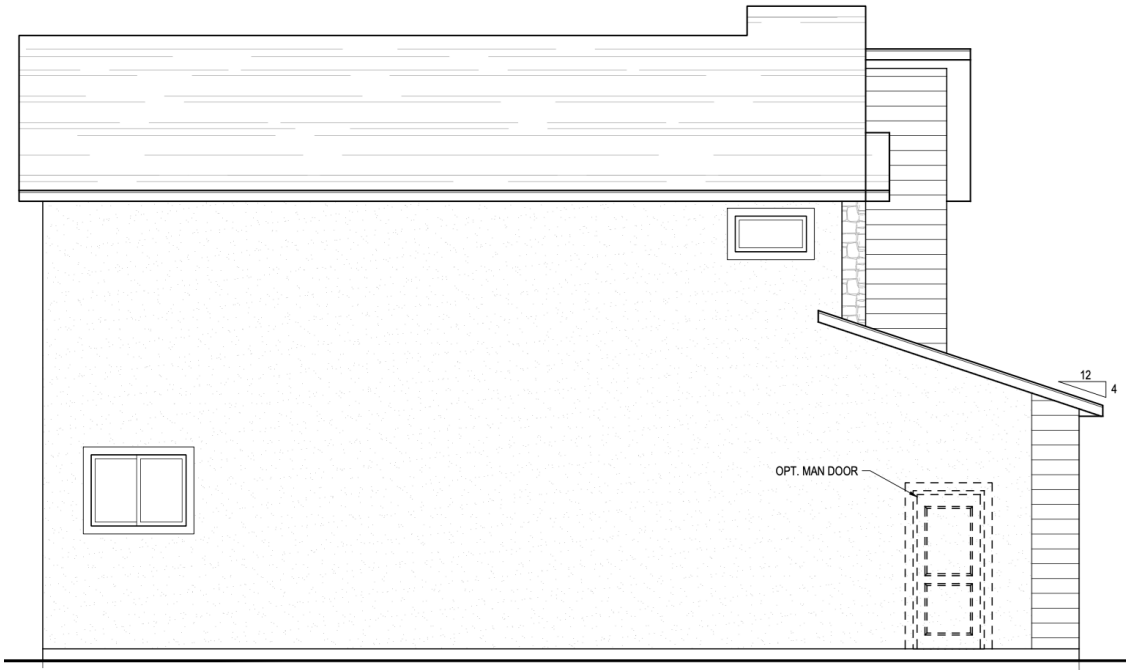


MESA

OVERALL HEIGHT	26'- 5"
OVERALL WIDTH	37'- 2"
OVERALL DEPTH	43'- 8.5"

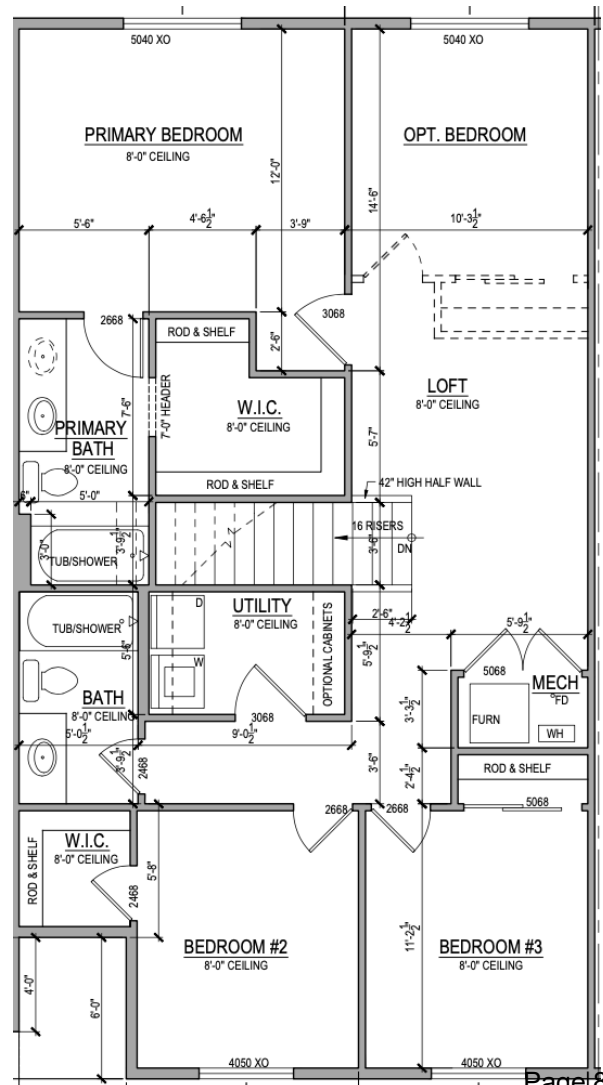
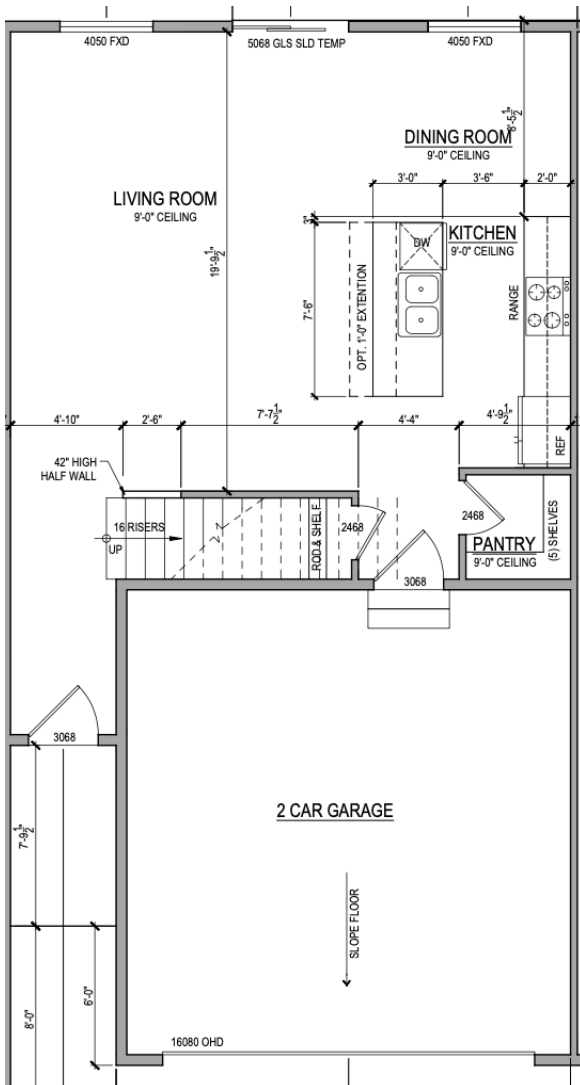


Right Elevation

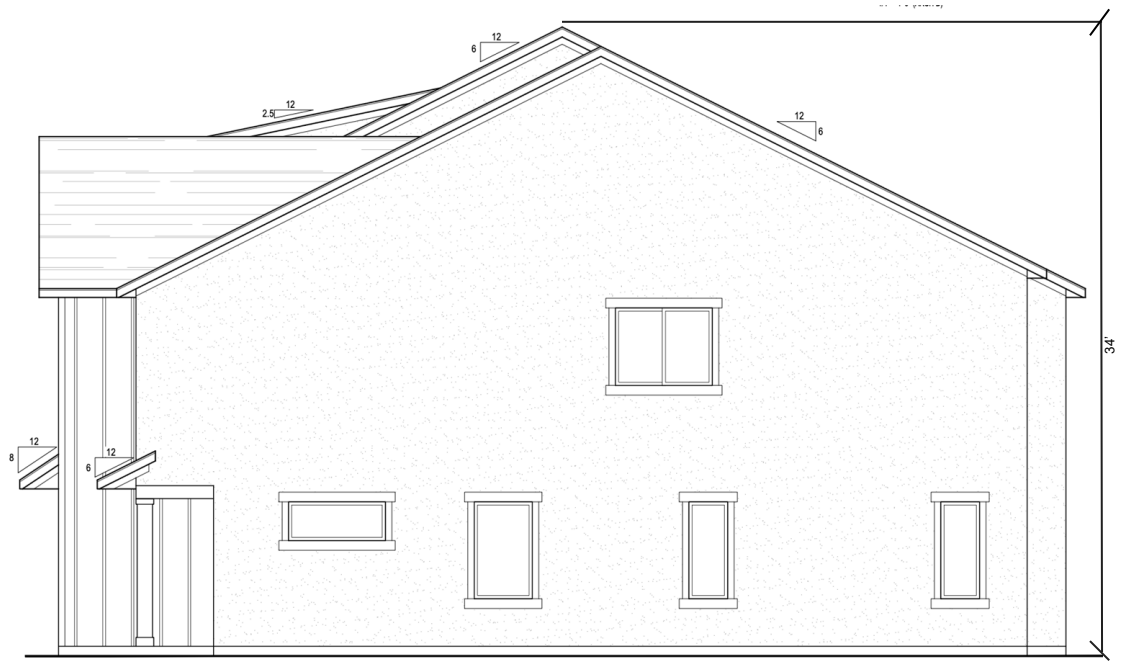


Left Elevation

ARCADIA



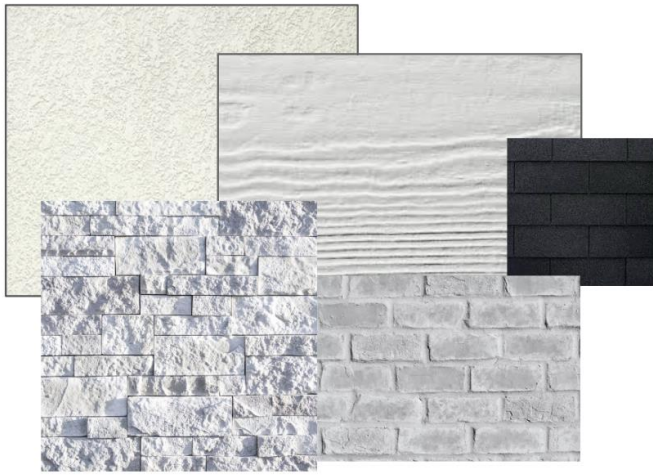
ARCADIA



Right Elevation



Left Elevation



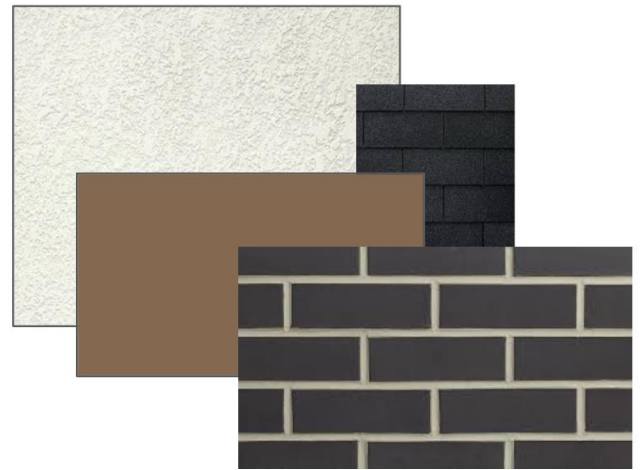
Stucco: Shoji White
Siding: Shoji White
White Stone (Upgrade: White Sands Thin Brick)
Roof, Soffit and Fascia: Black



Stucco: Mindful Grey
Siding: Iron Ore
Brick: Charcoal
Roof, Soffit and Fascia: Black



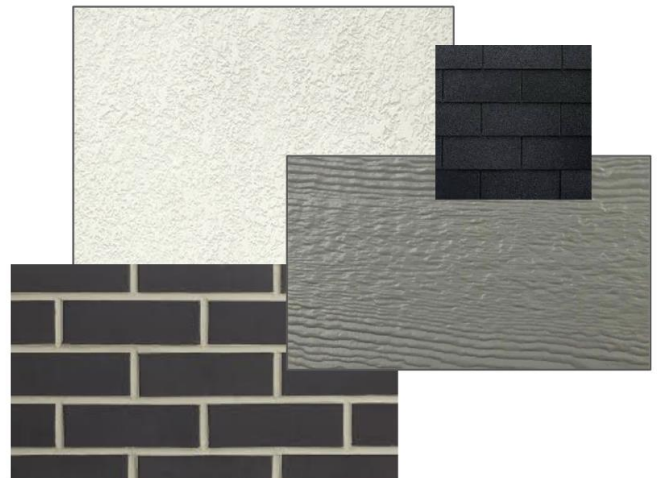
Stucco: Shoji White
Siding: Shoji White
Brick: Red Flashed
Roof, Soffit and Fascia: Black



Stucco: Shoji White
Siding: Baked Cookie
Brick: Charcoal
Roof, Soffit and Fascia: Black



Stucco: Shoji White
Siding: Evening Blue (Trim White)
White Stone (Upgrade: White Sands Thin Brick)
Roof, Soffit and Fascia: Black



Stucco: Shoji White
Siding: Gauntlet Gray
Brick: Charcoal Brick
Roof, Soffit and Fascia: Black



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - WHITESTONE ESTATES - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City code.

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

CANDIDE CHARTIABLE ENTERPRISES LLC
%SWITZLER, AL
5082 OLD OAK LN
HIGHLAND, UT 84003

Whitestone Rezone
Wed, Nov 6, 2024
5:30 pm



City Council Chambers, 56 N State Street

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

PUBLIC HEARING - WHITESTONE ESTATES - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending Appendix KK of the Orem City code.

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

BENNETT, JEFFREY S & LORI N
203 PIONEER DR
ALPINE, UT 84004

Whitestone Rezone
Wed, Nov 6, 2024
5:30 pm



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



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

Whitestone

UTAH DEPARTMENT OF
TRANSPORTATION
%RIGHT OF WAY FOURTH FLOOR
PO BOX 148420
SALT LAKE CITY, UT 84114

STORCO UTAH LIMITED
PARTNERSHIP
PO BOX 970730
OREM, UT 84097

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

DAY, JAY & JAMI
38 W 1530 S
OREM, UT 84058

SANDHILL DEVELOPMENT LC
40 N GENEVA RD
OREM, UT 84058

TUCKER, GEORGE
51 W 4750 N
PROVO, UT 84604

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

HARMAN INVESTMENT PROPERTIES
4 LLC
55 W UNIVERSITY PKWY
OREM, UT 84058

EVANS, JODY A
66 S 700 W
PROVO, UT 84601

MERRELL, KEN D
86 W 2030 S
OREM, UT 84058

COMMON AREA
100 E CENTER
PROVO, UT 84606

ES 177231 LC (ET AL)
124 E 2200 N
LEHI, UT 84043

22 STORAGE LLC
130 S STATE ST
OREM, UT 84058

ELITE 1400 LLC
143 S 1320 E
LINDON, UT 84042

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

BENNETT, JEFFREY S & LORI N
203 PIONEER DR
ALPINE, UT 84004

BOWDEN PROPERTIES LC
277 W 2000 S
OREM, UT 84058

LONGSON PROPERTIES LLC
284 N 3000 W
PROVO, UT 84601

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MILLHAVEN CONSTRUCTION LLC
295 N STATE ST
LINDON, UT 84042

PROVO CITY
351 W CENTER ST
PROVO, UT 84601

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

PETERSON, JEREMY & AMANDA
459 W 1840 S
OREM, UT 84058

ALLEN, FRANK O & KATHY C
--OR CURRENT RESIDENT--
488 W 2000 SOUTH UNIT# 1A
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

GENEVA ROAD 44 LLC
519 W STATE ST STE 202
PLEASANT GROVE, UT 84062

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

HAMBERLIN, ALAN D
--OR CURRENT RESIDENT--
590 W 2000 SOUTH
OREM, UT 84058

Whitestone

CORNERSTONE STRATEGY INC
601 W 1820 S
PROVO, UT 84601

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

CANDIDE CHARITABLE ENTERPRISE
LLC
--OR CURRENT RESIDENT--
710 W 2000 SOUTH
OREM, UT 84058

BROWN, BARRY E & LINDA B (ET AL)
782 W 2000 S
OREM, UT 84058

ALVARENGA, BORIS ALEXANDER &
JOSIE M (ET AL)
810 W 1950 S
OREM, UT 84058

VARGAS, LEANDRO DAVID & ALISSA
KITCHEN
819 W 1950 S
OREM, UT 84058

PULHAM, KURT TERRY
822 W 1950 S
OREM, UT 84058

TRONSON, TANNER DON (ET AL)
827 W 1950 S
OREM, UT 84058

GRIFFIN, SKYLER REED (ET AL)
830 W 1950 S
OREM, UT 84058

MORRILL, JENNIFER
835 W 1950 S
OREM, UT 84058

GROO, DENIS E & NANCY M
838 W 2000 S
OREM, UT 84058

FONG, THOMAS & SHARON
840 W 1950 S
OREM, UT 84058

DAMERON, SYDNEY K & BRONSON
M
849 W 1950 S
OREM, UT 84058

ANDERTON, PARKER (ET AL)
854 W 1950 S
OREM, UT 84058

PORTER, JOHN M & CONNIE M (ET
AL)
861 W 1950 S
OREM, UT 84058

BERNIER, ADAM & JENNY
866 W 1950 S ST
OREM, UT 84058

WAGSTAFF INVESTMENTS LLC
--OR CURRENT RESIDENT--
868 W 2000 SOUTH
OREM, UT 84058

PRICE, ZACHARIAH LEE & CARLYN
871 W 1950 S
OREM, UT 84058

SLS2 LLC
%BERRETT, CRAE
878 W 1950 S
OREM, UT 84058

CAMPBELL, TREVIN JOSEPH
890 W 1950 S
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

WAYKAR LLC
%EVANS, JAMIE
1220 N MAIN ST STE 1
SPRINGVILLE, UT 84663

JORGENSEN, DOUGLAS L &
MAERENE B
1254 N 1270 W
PROVO, UT 84604

ALLEN, FRANK O & KATHY C
1340 E DOGWOOD DR
MAPLETON, UT 84664

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

GORNICHEC, DEE ANN C
1468 N 2040 W
PROVO, UT 84604

Whitestone

ASAY, EUNICE HUGHES
1709 S GENEVA RD
OREM, UT 84058

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

SWANSON, SHANE D & LEANN
1756 S SANDHILL RD
OREM, UT 84058

WEST BOUNTIFUL LLC
1775 N WARM SPRINGS RD
SALT LAKE CITY, UT 84106

OREM I-15 LLC
%FARNSWORTH, LANGDON
1775 N WARM SPRINGS RD
SALT LAKE CITY, UT 84116

POND, RANDY
1785 SANDHILL RD
OREM, UT 84058

TAYLOR, BYRON W & CYNTHIA A
(ET AL)
1785 S GENEVA RD
OREM, UT 84058

ADJ INVESTMENTS THREE LLC
1794 COBBLESTONE DR
PROVO, UT 84604

STORCO UTAH LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
1800 S SANDHILL RD
OREM, UT 84058

ROBERTS, RICHARD A & MARY JO
1804 N 460 E
PROVO, UT 84604

STORCO UTAH LIMITED
PARTNERSHIP
--OR CURRENT RESIDENT--
1806 S SANDHILL RD
OREM, UT 84058

CHERRY HILL DAIRY FARM
--OR CURRENT RESIDENT--
1815 S GENEVA RD
OREM, UT 84058

UTAH AUTISM ACADEMY
1875 S GENEVA RD
OREM, UT 84058

MERRELL, KEN D
--OR CURRENT RESIDENT--
1876 N 2700 WEST
PROVO, UT 84601

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

R MELVILLE LLC
1890 S SANDHILL RD
OREM, UT 84058

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 103
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 104
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 105
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 106
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 205
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 206
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1906 N GENEVA RD UNIT# 304
PROVO, UT 84601

HEATON, GERRY L & KAYE B
--OR CURRENT RESIDENT--
1921 N GENEVA RD
PROVO, UT 84601

OYANEDEL, ANGEL PATRICIO
1929 S GENEVA RD
OREM, UT 84058

AMANN, KENT NEPHI FRED &
SHARON W (ET AL)
1930 S PURPLE SAGE DR
WASHINGTON, UT 84780

NIELSON, LINDA E
1931 N 3100 W
PROVO, UT 84601

Whitestone

CISNEROS, JESUS JR & CHRISTIAN A 1936 N 3100 W PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 101 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 102 PROVO, UT 84601
GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 103 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 104 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 201 PROVO, UT 84601
GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 202 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 203 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 204 PROVO, UT 84601
GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 301 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 302 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 303 PROVO, UT 84601
GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1936 N GENEVA RD UNIT# 304 PROVO, UT 84601	SUELDO, RAFAEL 1938 S MAIN ST OREM, UT 84058	JOHNSON, BLAINE E 1939 N 3100 W PROVO, UT 84601
WEIGHT, DON ROGER (ET AL) 1941 N 3050 W PROVO, UT 84601	ROYLANCE, SHAUNA L (ET AL) 1941 S 800 W OREM, UT 84058	NORDSTROM, MACKENZIE & TANNER 1942 N 3100 W PROVO, UT 84601
BANKS, JONATHAN M & SARAH 1944 N 3050 W PROVO, UT 84601	MOOSE, ALAN L & PAMELA C 1949 S 800 W OREM, UT 84058	THENOT, JODY R 1953 N 3050 W PROVO, UT 84601
HOLMBERG, TAYLOR & ANALI 1956 N 3050 W PROVO, UT 84601	FLYGARE, KELLY 1959 N 3100 W PROVO, UT 84601	LARSEN, JENNIFER C (ET AL) 1960 S 800 W OREM, UT 84058
MAHEDY, PAUL PATRICK & PAULA ALICE 1963 S 800 W OREM, UT 84058	LIMON, EZEQUIEL & ALYSSA 1965 N 3050 W PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1966 N GENEVA RD UNIT# 101 PROVO, UT 84601
GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1966 N GENEVA RD UNIT# 102 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1966 N GENEVA RD UNIT# 103 PROVO, UT 84601	GENEVA ROAD 44 LLC --OR CURRENT RESIDENT-- 1966 N GENEVA RD UNIT# 104 PROVO, UT 84601

Whitestone

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 105
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 106
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 201
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 202
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 203
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 204
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 205
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 206
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 301
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 302
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 303
PROVO, UT 84601

GENEVA ROAD 44 LLC
--OR CURRENT RESIDENT--
1966 N GENEVA RD UNIT# 304
PROVO, UT 84601

WILSON, BRENT ROGER
--OR CURRENT RESIDENT--
1968 N 3050 WEST
PROVO, UT 84601

WILSON, BRENT ROGER
1968 N 3060 W
PROVO, UT 84601

BAHR, DON F & VONDA P
1969 N GENEVA RD
PROVO, UT 84601

NARCISO, DAVID L JR & TATIANA H
1971 N 3100 W
PROVO, UT 84601

BACKUS, KRISTOPHER C & JILL R
1975 S 800 W
OREM, UT 84058

HERNANDEZ, GABRIELA COMPRES &
GABRIELA
1979 N 3100 W
PROVO, UT 84601

LONGSON PROPERTIES LLC
--OR CURRENT RESIDENT--
1985 N 2800 WEST
PROVO, UT 84601

HERIFORD, HANK & AUBREY
1987 N 3100 W
PROVO, UT 84601

GERMAN, EDWARD & JEANNETTE
VARGAS
1988 N 3100 W
PROVO, UT 84601

WAYKAR LLC
2068 S MOUNTAIN VISTA LN
PROVO, UT 84606

HARMAN INVESTMENT PROPERTIES
4 LLC
--OR CURRENT RESIDENT--
2106 W 1600 NORTH
OREM, UT 84058

HAMBERLIN, ALAN D
2511 E MELROSE ST
MESA, AZ 85213

ES 177231 LC (ET AL)
--OR CURRENT RESIDENT--
2562 W 1680 NORTH
PROVO, UT 84601

GORNICHEC, DEE ANN C
--OR CURRENT RESIDENT--
2685 W 2000 NORTH
PROVO, UT 84601

UTAH COUNTY
2855 S STATE
PROVO, UT 84606

PYNE, JEREMY & ERIN
3033 W 1930 N
PROVO, UT 84601

STOCKTON, KRISTI D & TIMOTHY B
(ET AL)
3047 W 1930 N
PROVO, UT 84601

WARNER, NEIL K (ET AL)
3059 W 1930 N
PROVO, UT 84601

Whitestone

GILES, THOMAS & SEASON
3077 W 1930 N
PROVO, UT 84601

LAKEVIEW FIELDS HOMEOWNERS
ASSOCIATION
%ROBLES, LIZ
3089 W 1930 N
PROVO, UT 84601

JAUREGUI, JOSE ARMANDO
3103 W 1930 N
PROVO, UT 84601

WAGSTAFF INVESTMENTS LLC
%TAX DEPARTMENT
3115 W 2100 S
SALT LAKE CITY, UT 84119

WAGSTAFF INVESTMENTS LLC
3115 W 2100 S
WEST VALLEY CITY, UT 84119

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

CANDIDE CHARTIABLE
ENTERPRISES LLC
%SWITZLER, AL
5082 OLD OAK LN
HIGHLAND, UT 84003

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

RADMALL, GREG
8237 N 9550 W
LEHI, UT 84043





Neighborhood Meeting August 21, 2024

Orem Recreation Center

Orem, Utah

A neighborhood meeting was held the evening of Aug. 21st, at the Orem Recreation Center. The meeting was conducted by Julie Smith. The meeting was attended by 21 people (however Julie Smith received 5 phone calls to discuss the project). The meeting was called to discuss a zone change on the property located at 710 W. 2000 South St. in Orem.

The neighbors asked the following questions: Could we look into the Railroad being a “quiet zone”? Would the project decrease their water pressure? Is there sufficient Fire protection? Will the project be rentals or owner occupied? Could somebody buy a lot and have their own builder? What is happening on the south side of 2000 South in Provo? How many R-1-8 lots could be on the property?

Their concerns and or comments were: traffic on 2000 South, sewer capacity, storm drain connection to master storm drain plan, permanent housing for first time home buyers, if rentals not enough parking, student housing, would like more green space and a gathering space for the project.

The meeting lasted one hour, with attendees staying most of the hour visiting. The meeting started at 6:00 PM and ended at 7:00 PM.

Aug 20th

Lamont Schofield

Nate Horan

Tyler Horan

Jill & KC Backus

Rich Melville

Doug & Louise, Linda Brown

Elaine O. Schofield

Becky Brady

Craig Brady

Jon & Ann #5

Benson & Dameron

Sydney & Dameron

Pamela Moose

Alan Moose

JOHN M. PORTER

CONNIE M. PORTER

Jerry Crismon

Dennis Harrison

Mike Carpenter

John & Ann

David Spencer