



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
February 19, 2025

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

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

- 1 General Plan; Timeline and Concepts**
- 2 Discussion of C2 Zone and Continued Use of Gas Stations and Banks**

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 5:30 PM CONSENT AGENDA ITEMS
 - 3.1 Review and Approve Minutes From January 15, 2025**
4. ACTION ITEMS AND PUBLIC HEARINGS
 - 4.1 CONTINUED PUBLIC HEARING - Ken Garff - Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2)**
 - 4.2 PUBLIC HEARING – Text Amendment – Staff proposal to amend articles (22-14-20(I) and 22-1-5(G)) by changing the following Neighborhood Meeting Requirements: Notice distance and deadlines; permissible meeting dates; and criteria for re-noticing and supplemental meetings**
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

**DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
January 15th, 2025**

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS – All items approved:**
 - **3.1 Minutes** – Review and Approve the Minutes from the December 11, 2024 Meeting – Approved
- **ACTION AND PUBLIC HEARING ITEMS:**
 - **4.1 Chair and Vice Chair Elections** – Chair and Vice Chair Retained
 - **4.2 PUBLIC HEARING** – Ken Garff Rezone – Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) – Continued

A recording of the meeting can be accessed at <https://www.youtube.com/watch?v=GhlxrPqbAwc>

WORK SESSION

Place: Orem City Council Chambers

At 4:39 p.m. Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James (Jim) Hawkes, Madeline, and Britton Runolfson Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Grace Bjarnson Associate Planners; Grant Allen, Matthew Taylor Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

1. **Continued Master Plan and General Plan Discussion:** Staff and Commissioners reviewed the General Plan process. Staff will rewrite the General Plan with accessibility and usability in mind. A proposed timeline for the General Plan will be distributed in the next meeting.

The work session concluded at 5:23 PM in preparation for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:34 p.m. Chair Komen called the Planning Commission meeting to order. Jim Hawkes offered the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James (Jim) Hawkes, Madeline Komen, and Britton Runolfson Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Grace Bjarnson Associate Planners; Grant Allen, Matthew Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda items. Chair Komen asked if anyone had additional comments to make on the items, or if anyone would like to remove or continue any items. No questions, comments, or removals were posed. Chair Komen requested a motion on the Consent Agenda, which contains the following items:

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

3.1 Review and Approve Minutes from the December 11th, 2024 Meeting

Jim Hawkes motioned to approve the Consent Agenda. Rod Erickson seconded the motion. The motion passed unanimously.

Agenda Item 4, Action Items and Public Hearings

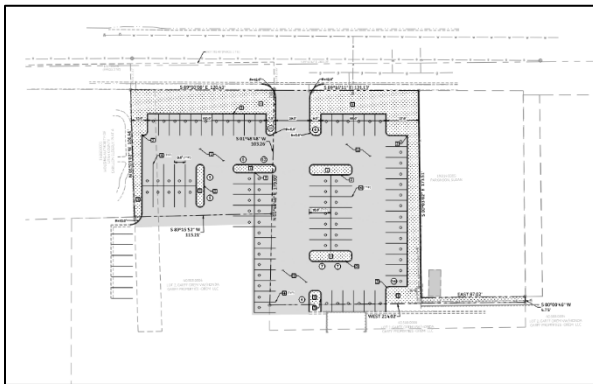
4.1 Chair and Vice Chair Elections

Chair Komen introduced item 4.1 and asked Commissioners for a voting method preference. No preferences were forwarded.

Jim Hawkes motioned to retain Madeline Komen and Mike Carpenter as Chair and Vice Chair, respectively. Rod Erickson asked if the incumbent Commissioners wished to continue serving. The incumbent Commissioners agreed to continue serving.

Rod seconded the motion to retain the Chair and Vice Chair. The motion passed unanimously.

4.2 PUBLIC HEARING – Ken Garff Rezone – Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2).



Chair Komen asked Staff Member Jared Hall to introduce item 4.2

Item 4.2 is a request to rezone the existing residential properties located at 134 East 1200 South and 110 East 1200 South to the C2 zone.

The concept plan for the property includes demolishing the existing homes and constructing a parking lot as an extension of the Ken Garff Car Dealership. [Click here to review the recording.](#)

Chair Komen asked if the Commission had questions for Staff. Rod Erickson asked questions regarding the concept plan's exit onto 1200 South; Britton Runolfson had questions regarding the ownership of the lots.

Staff advised that the exit location will be confirmed during Site Plan review and the lots are owned by Ken Garff.

Vice Chair Carpenter discussed with Commissioners and Staff the history of sound barrier walls and alleys required along 1200 South by the PD5 zone. Chair Komen asked questions about the zones and uses of the properties abutting the Ken Garff property.

Vice Chair Komen invited Ken Garff Representative, Carlos Iglesias, to speak.

Mr. Iglesias advised that Ken Garff is seeking the rezone to a C2 zone to accommodate stock and staff parking, and to provide private access for staff and delivery along 1200 South.

Jim Hawkes asked about vehicle stock drop-off times, dealership lot ownership, and anticipated parking lot capacity. Chair Komen asked about the current location of employee parking. Britton Runolfson and other Commissioners

DRAFT Planning Commission minutes for January 15, 2025

asked if the residential properties are currently occupied. An audience member advised that the homes were not permanently occupied but used intermittently.

Chair Komen opened the meeting to Public Hearing. Below is a list of the individuals that spoke and a summary of their comments. [Click here to review the recording.](#)

Lucy Ramirez - Neighbor.

Ms. Ramirez was against Ken Garff's rezone and proposed access to 1200 South due to traffic and speeding concerns, as well as her ability to access her own driveway.

Stuart Merrill – Neighbor.

Mr. Merrill was against Ken Garff's rezone due to traffic and speeding concerns on 1200 South. He advised that stock trucks currently idle on 1200 South and he is concerned that the trucks will stay longer with an access; He also advised that Ken Garff's original notice was for PD5, not C2, and the neighbors were not informed of a potential access.

Susan Parkinson – Owner of Nearby property.

Ms. Parkinson was formerly in favor of Ken Garff's rezone, but has rescinded her support due to the lack of separation between her property and the Dealership. Additionally, she has concerns that a rezone and consequential development will conflict with her utility right of way.

Chair Komen closed the Public Hearing Session at about 6:06 P.M.

Chair Komen requested Staff to specify the differences between the PD5 and C2 zones. Jared Hall confirmed that a C2 zone would potentially provide a 1200 South access, but a PD5 zone would not.

Commissioners Jim Hawkes and Britton Runolfson asked staff questions about the request for parking and potential Site Plan issues. Vice Chair Carpenter advised that a C2 rezone would expose the nearby residential lots to further traffic.

Rod Erickson advised that the traffic issues and the rezone itself were separate issues. Britton Runolfson agreed.

Carlos Iglesias returned to the stand to make further comments. Questions between Mr. Iglesias and the Commissioners arose regarding the impacts of the Site Plan and stock drop offs. Chair Komen advised that the hearing's intent was to discuss the rezone.

Vice Chair Carpenter reiterated his concerns about exposing the nearby residential neighborhoods to the C2 zone and Chair Komen advised that the Commission is generally in favor of PD zones. Commissioner Rod Erickson proposed the possibility of continuing the discussion to a later date to provide time for revisions to the concept plan and gather more information. The Commission agreed.

DRC Action: Rod Erickson moved to continue the hearing. Legal Council Gary McGinn advised the Commission to continue to a date specific. Rod Erickson amended his motion to continue the item until the February 19, 2025 meeting. Vice Chair Carpenter seconded the motion. The motion passed unanimously.

Closing Comments: Gary McGinn provided an update on the Whitestone project and its timeline through the City Council meetings and reaffirmed the Chair and Vice Chair's reappointment.

Adjournment: Chair Komen called for a motion to adjourn. Vice Chair Carpenter motioned to adjourn; Britton Runolfson seconded the motion. The motion passed unanimously, and the Regular Session adjourned at 6:30 PM.

DRAFT Reviewed and Approved: February 19, 2025

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

	PLANNING COMMISSION February 19, 2025 (continued from January 15,	Item 4.1
	PUBLIC HEARING – Ken Garff Honda Rezone Request to amend the zoning map of the City of Orem by changing the zoning designation of the properties located at 110 East and 134 East 1200 South from R8, Single Family Residential to C2, Commercial .	Prepared By: Jared Hall Applicant: Chris Bick for Ken Garff Honda

NOTICES

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Posted at Utah.gov/pmn

SITE INFORMATION

General Plan Designation:

Regional Commercial / Medium Density Residential

Current Zone: R8

Requested Zone: C2

Total Acreage: 1.05 acres

Neighborhood: Lakeridge

ACTION

The Commission may:

Approve the proposed zoning map amendment.

Deny the proposed zoning map amendment.

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

REQUEST:

The applicant requests a change in the zoning of the subject properties, 110 East and 134 East 1200 South, from R8, Single Family Residential to C2, Commercial.

UPDATE:

The application was presented to the Planning Commission at a public hearing on January 15, 2025. The Commission voted to continue the item to the meeting on February 19th, 2025, to allow the applicant time to consider requesting a rezone to the PD-5 Zone, which would not allow access from the property onto 1200 South or to continue with their request for the C2 Zone showing how the access could be of overall benefit to traffic in the area and/or be controlled in such a way as to mitigate or eliminate impacts.

The most recent site plan is attached to this report. The applicants continue to request C-2 zoning, and a site plan that includes access to 1200 South controlled by a private gate.

BACKGROUND:

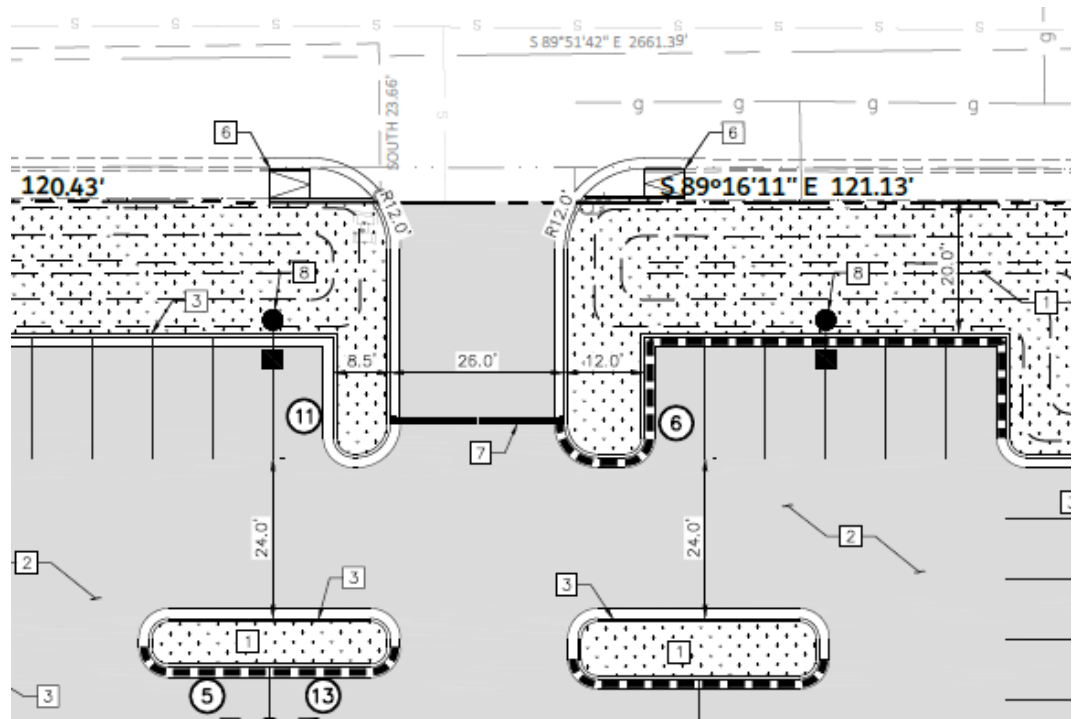
The subject properties are residentially zoned lots (R8) along 1200 South adjacent to the existing Ken Garff dealership operations. The lot at 110 East is vacant, the lot at 134 East is an existing single-family home that would be removed if the property is rezoned. The applicant would like to integrate the properties into the dealership, using the additional acreage to expand parking for employees and for inventory vehicles. The applicant has requested C2 zoning to allow access from the dealership onto 1200 South that would make use of the dealership property more efficient. To be included in the dealership site the subject properties must be commercially zoned.

REVIEW & ANALYSIS:

The concept plan attached to this request does not include new buildings or structures; the concept is exclusively for additional parking and access.

Parking & Access - The concept plan includes 79 new parking spaces and a new 26' wide access from 1200 South. The proposed parking expansion is integrated into the existing dealership parking lots.

The proposed change to the concept plan from the January 15th review by the Planning Commission is the inclusion of a private, double-arm swing gate on the access from 1200 South (label “7” in the snip below). The gate is intended to limit access to employees and reduce any overall traffic onto 1200 South that would be generated.



Landscaping – The concept plan includes landscaped islands capping new parking rows, landscaped buffers along the east and west property boundaries, and a 20’ deep landscaped setback along the frontage of 1200 South to be utilized for stormwater retention. The landscaping plans comply with the requirements of the proposed C2 Zone.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested zone change, Utah State Code states that 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 amendment of the zoning map.

Recommend Denial of the proposed amendment of the zoning map.

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

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

"I move that the Planning Commission forward a recommendation of **[choose: approval or denial]** to the City Council for the request to amend the zoning map of the City of Orem by changing the zoning designation of the properties located at 110 East 1200 South and 134 East 1200 South from R8, Single Family Residential to C2, Commercial."

Motion to Continue the Request

"I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate)."

Ken Garff Rezone Lots – 134 East 1200 South, 110 East 1200 South

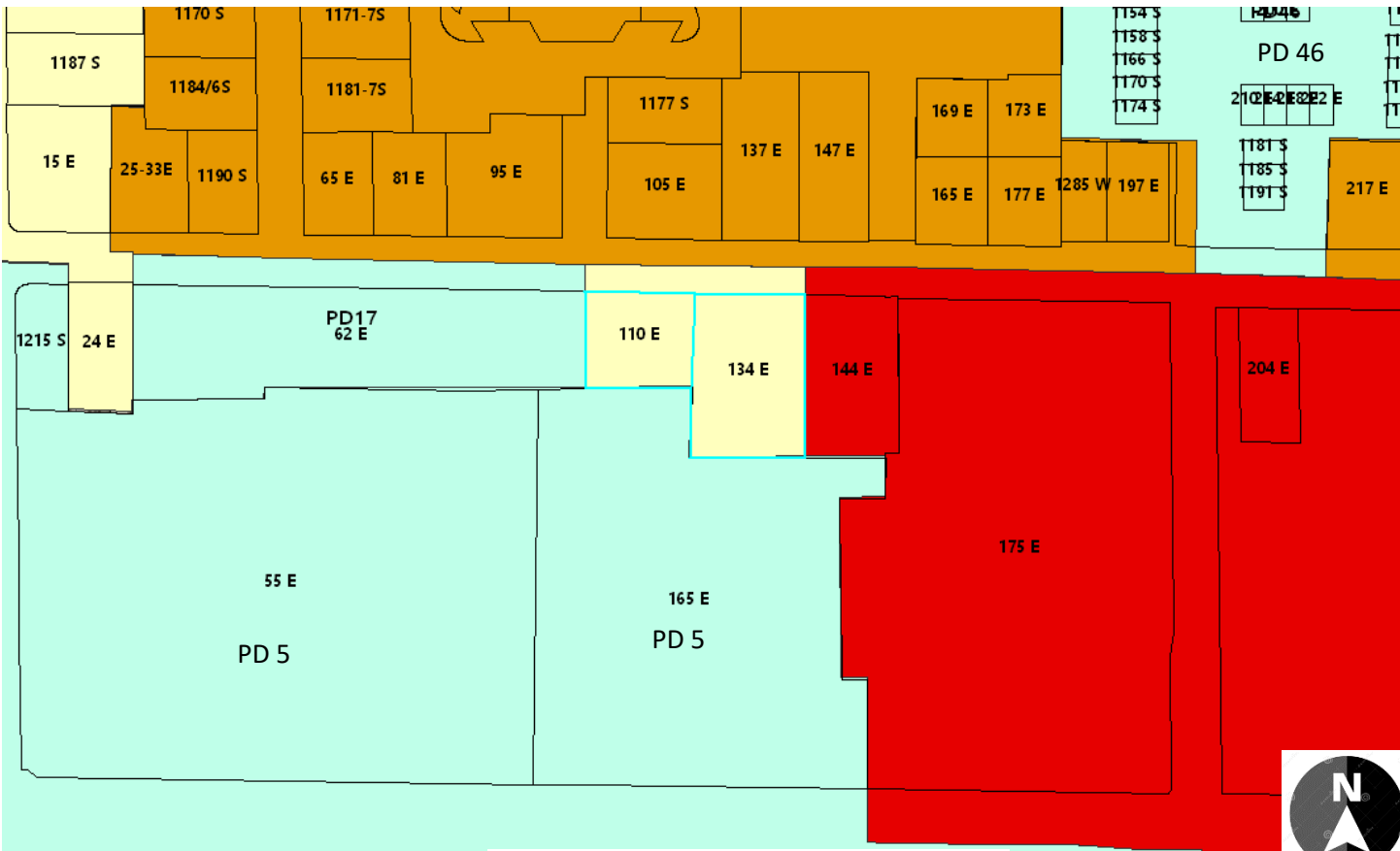


Zone: R8 (Current)
Acres: .79 Combined

NEIGHBORHOOD
Lakeridge

Legend
 Project Area

Ken Garff Rezone – 134 East 1200 South, 110 East 1200 South



Legend



C2



PD Zones



R8



R 6.5

Rezone Area

Current Zone: R8

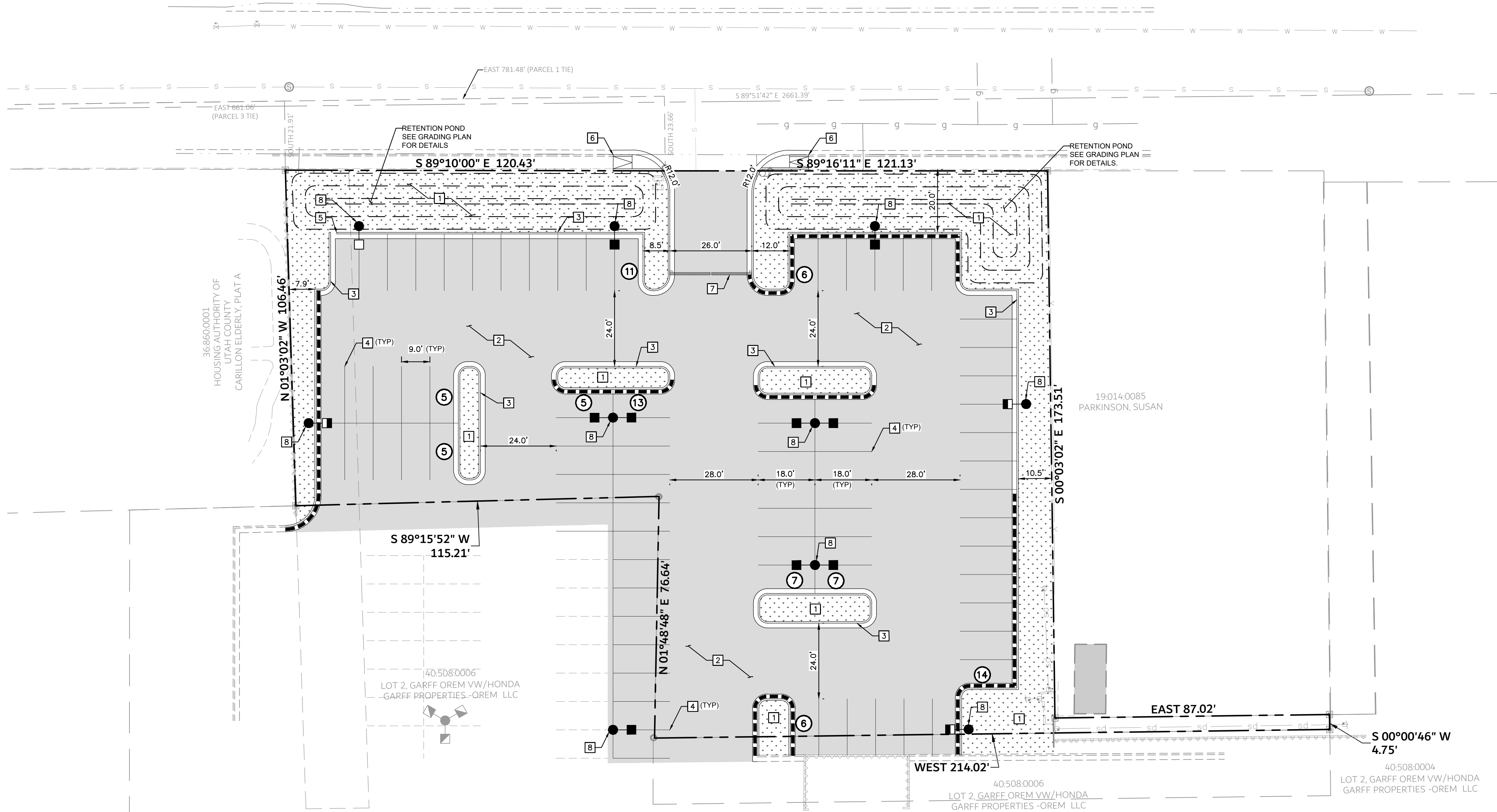
Current General Plan Zone: RC

Acres: 14.18

Neighborhood

Lakeridge





SITE INFORMATION

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
TOTAL SITE AREA	34,979 S.F.	0.80 AC	100%
EXISTING BUILDING S.F.	N/A	N/A	N/A
TOTAL PROPOSED ADDITIONAL PARKING	79 STALLS	-	-

GENERAL NOTES

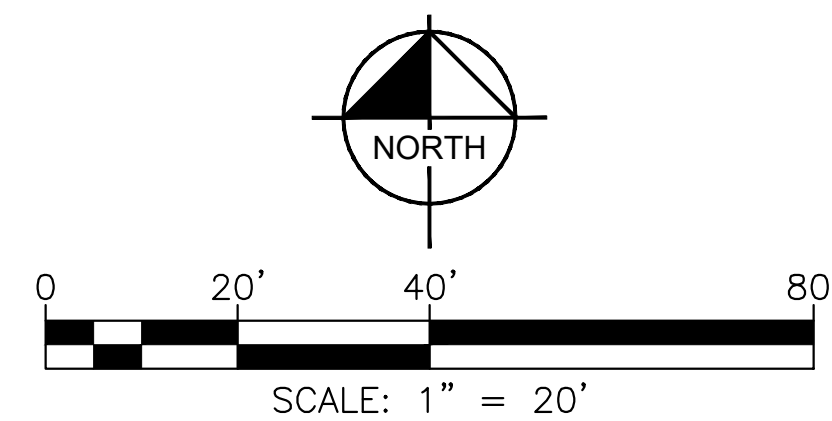
1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL RADI 3' UNLESS OTHERWISE NOTED ON PLAN.
5. CONTRACTOR SHALL ENSURE A SMOOTH TIE-IN TO EXISTING PAVEMENT AND SURFACE.

CONSTRUCTION NOTES

- 1 LANDSCAPE AREA (TYP), REFER TO LANDSCAPE PLANS FOR DETAILS.
- 2 CONSTRUCT ASPHALT PAVEMENT PER DETAIL ON SHEET C5.10.
- 3 CONSTRUCT 6" TYPICAL VERTICAL CURB AND GUTTER PER OREM CITY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL ON SHEET C5.10.
- 4 PAINT 4" WIDE WHITE PARKING STRIPING.
- 5 CONSTRUCT 2' CURB CUT. SEE DETAIL ON SHEET C5.10.
- 6 FURNISH AND INSTALL ADA RAMP PER DETAIL ON SHEET C5.20.
- 7 FURNISH AND INSTALL PRIVATE ACCESS DOUBLE ARM SWING GATE.
- 8 PROPOSED LIGHT POLE. REFER TO LIGHTING PLANS FOR DETAILS.

LEGEND

	PROPERTY LINE
	PROPOSED ASPHALT PAVEMENT. REFER TO PAVEMENT SECTION DETAILS ON SHEET C5.10.
	PROPOSED LANDSCAPE. REFER TO LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
	CATCH CURB AND GUTTER PER DETAIL ON SHEET C5.10.
	REVERSE CURB AND GUTTER PER DETAIL ON SHEET C5.10.



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DESIGNED BY: BSA	1/22/2025	
CHECKED BY: BSA	1/22/2025	
PROJECT No.: 093528028	SCALE: AS SHOWN	
SHEET C3.10		

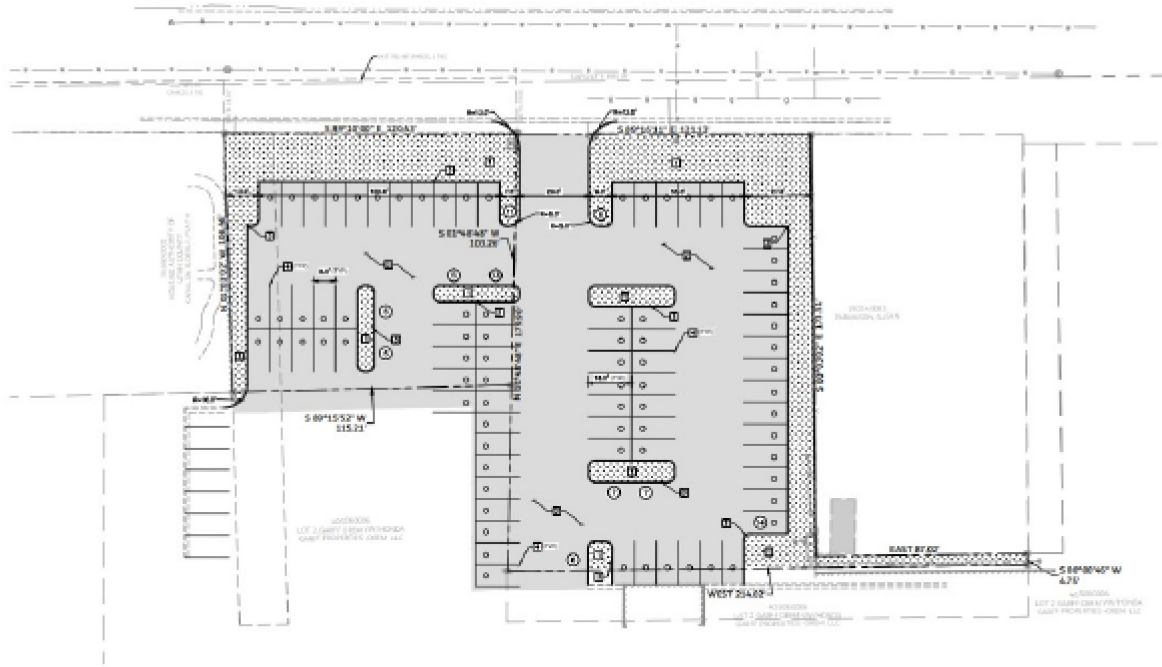
Kimley»Horn

1850 Ashdon Blvd, Suite 150, Lehi, UT 84043 | Tel. No. (865) 212-3776

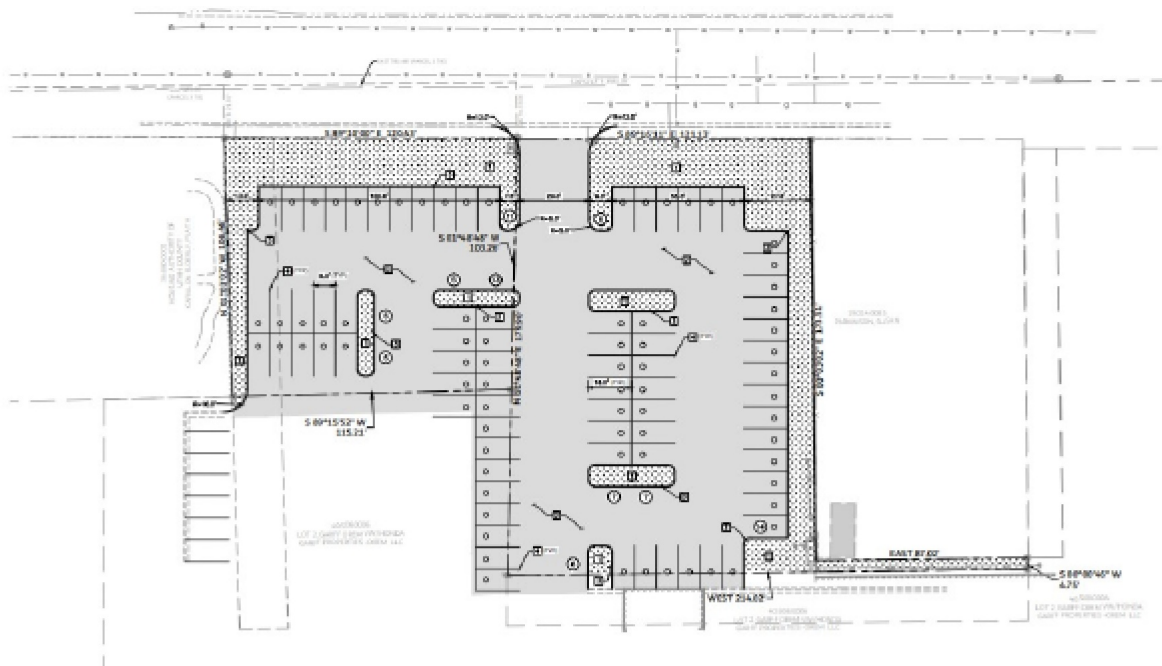
SITE PLAN

KEN GARFF HONDA PARKING ADDITION

134 1200 S, OREM, UT 84058



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 *****

Planning Commission Wed, Jan 15, 2025 5:30 pm
Public Hearing - Rezone Wed, Jan 15, 2025 5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

HE, JIA (ET AL)
1478 COLLINS DR
MARTINEZ, GA 30907



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HARRISON, BETTY E
%ANDREADAKIS, SARAH
8430 141ST ST
SEMINOLE, FL 33776



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1191 SOUTHEAST LLC
1735 SUNBURST DR
TROY, MI 48098



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REARDAN FAMILY LLC
%REARDAN, DAYTON
22345 BRACKETTS RD
SHOREWOOD, MN 55331



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KELLER, DEREK
2212 REAL CATORCE
AUSTIN, TX 78746



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LARSON, RUSSELL E
9878 N COVENTRY CT
HIGHLAND, UT 84003



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MCCHESNEY PROPERTIES OREM LLC
10290 HIDDEN OAK DR
HIGHLAND, UT 84003



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HUNSAKER, LEGRAND W
2549 W BLUESTEM DR
LEHI, UT 84043



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MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057



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JEFF LAMBSON
156 E 1060 N
OREM, UT 84057



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MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057



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LANAE MILLETT
288 W 1500 N
OREM, UT 84057



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KELLER, DEREK
--OR CURRENT RESIDENT--
1143 S 50 EAST
OREM, UT 84058



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HARRISON, BETTY E
--OR CURRENT RESIDENT--
1155 S 50 EAST
OREM, UT 84058



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GTG PROPERTIES LLC
--OR CURRENT RESIDENT--
1162 S 50 EAST
OREM, UT 84058



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GABBITAS, JOSHUA C
--OR CURRENT RESIDENT--
1170 S 50 EAST
OREM, UT 84058



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W & C JAMES 1171 SOUTH 50 EAST LLC
--OR CURRENT RESIDENT--
1171 S 50 EAST
OREM, UT 84058



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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

LIU PROPERTIES LLC
--OR CURRENT RESIDENT--
1181 S 50 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Jan 15, 2025
5:30 pm

Public Hearing - Rezone
Wed, Jan 15, 2025
5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

HUNSAKER, LEGRAND W
--OR CURRENT RESIDENT--
1186 S 50 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
5:30 pm

Public Hearing - Rezone
Wed, Jan 15, 2025
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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

MITTON, BENJAMIN
--OR CURRENT RESIDENT--
1190 S 50 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
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Public Hearing - Rezone
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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

LEE H SMOOT PROPERTIES #3 LC
--OR CURRENT RESIDENT--
1171 S 100 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
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Wed, Jan 15, 2025
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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

GREEN, JAKE & JORDYNN
1154 S 200 E
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
5:30 pm

Public Hearing - Rezone
Wed, Jan 15, 2025
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HWANG, CHEAYUN & EUIGYU
1158 S 200 E
OREM, UT 84058



City Council Chambers, 56 N State Street

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Wed, Jan 15, 2025
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HE, JIA (ET AL)
--OR CURRENT RESIDENT--
1166 S 200 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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Public Hearing - Rezone
Wed, Jan 15, 2025
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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

WAI, ELROY & LUCIA
--OR CURRENT RESIDENT--
1170 S 200 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

ZHU, YIJUN (ET AL)
--OR CURRENT RESIDENT--
1174 S 200 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

TAMIR, ALYNE & KATHERINE M KING
--OR CURRENT RESIDENT--
1181 S 200 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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TAMIR, ALYNE & KATHERINE M KING
1181 S 200 EST
OREM, UT 84058



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TAMIR, ALYNE & KATHERINE M KING
1185 S 200 E
OREM, UT 84058



City Council Chambers, 56 N State Street

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1191 SOUTHEAST LLC
--OR CURRENT RESIDENT--
1191 S 200 EAST
OREM, UT 84058



City Council Chambers, 56 N State Street

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JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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GTG PROPERTIES LLC
12 W 560 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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CORP OF PRES BISHOP CHURCH OF JESUS
CHRIST OF LDS
--OR CURRENT RESIDENT--
158 E 1100 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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5:30 pm

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JOHNSON, MARY FANELLI & LYNN ERIC
24 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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REARDAN FAMILY LLC
--OR CURRENT RESIDENT--
29 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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5:30 pm

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LARSON, RUSSELL E
--OR CURRENT RESIDENT--
65 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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5:30 pm

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CATALA, NELSON SHIN
81 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

HOUSING AUTHORITY OF UTAH COUNTY
--OR CURRENT RESIDENT--
82 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Jan 15, 2025
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R&S GAPPMAYER PROPERTIES LLC
--OR CURRENT RESIDENT--
95 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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5:30 pm

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MERRELL, STUART L
105 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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GRAFF, V DORAL & AFTON F
--OR CURRENT RESIDENT--
110 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
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GRAFF, V DORAL & VANCE DORAL (ET AL)
134 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission Wed, Jan 15, 2025 5:30 pm
Public Hearing - Rezone Wed, Jan 15, 2025 5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

ARAGON, MARIA LUCIA
137 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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PARKINSON, SUSAN M
144 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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GRAFF, JEFFERY VANCE & DEBRA YOUNG (ET
AL)
147 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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PHAM, VERONICA HONG
165 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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GONZALEZ, PEDRO (ET AL)
169 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
5:30 pm

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MCCHESNEY PROPERTIES OREM LLC
--OR CURRENT RESIDENT--
173 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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5:30 pm

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LARGEY, ZACHARY L & SHARLEE K
177 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
5:30 pm

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JENSEN, GARY L
185 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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Wed, Jan 15, 2025
5:30 pm

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Wed, Jan 15, 2025
5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

CARILLON SQUARE I LC
--OR CURRENT RESIDENT--
204 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
5:30 pm

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Wed, Jan 15, 2025
5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Jan 15, 2025
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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
117 E STARCREST DR
OREM, UT 84058



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Jan 15, 2025
5:30 pm

Public Hearing - Rezone
Wed, Jan 15, 2025
5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
133 E STARCREST DR
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
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5:30 pm

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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
181 E STARCREST DR
OREM, UT 84058



City Council Chambers, 56 N State Street

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5:30 pm

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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
1139 S STARCREST DR
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission Wed, Jan 15, 2025 5:30 pm
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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
101 E STARCREST LN
OREM, UT 84058



City Council Chambers, 56 N State Street

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GARFF PROPERTIES-OREM LLC
--OR CURRENT RESIDENT--
165 E UNIVERSITY PKWY
OREM, UT 84058



City Council Chambers, 56 N State Street

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CARILLON SQUARE I LC
--OR CURRENT RESIDENT--
287 E UNIVERSITY PKWY
OREM, UT 84058



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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Wed, Jan 15, 2025
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ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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5:30 pm

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DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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JENN GALE
1144 E 920 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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CHRIS KILLPACK
15 N 920 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Jan 15, 2025
5:30 pm

Public Hearing - Rezone
Wed, Jan 15, 2025
5:30 pm

PUBLIC HEARING - KEN GARFF REZONE- Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) by amending Article 22-5-3(A) and the zoning map of the City of Orem.

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097



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THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097



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OREM CITY
57 N STATE
OREM, UT 84097



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STARCREST HOMEOWNERS ASSOCIATION
THE
%FAGERGREN, WILLIAM C
1581 E PARKWAY AVE
SALT LAKE CITY, UT 84106



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CARILLON SQUARE I LC
2415 E NEFFS LN
SALT LAKE CITY, UT 84109



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FAGERGREN FAMILY LIMITED PARTNERSHIP
%FAGERGREN, PAUL
3381 S OAKWOOD ST
SALT LAKE CITY, UT 84109



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GARFF PROPERTIES-OREM LLC
111 E BROADWAY STE 900
SALT LAKE CITY, UT 84111



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UTAH DEPARTMENT OF TRANSPORTATION
PO BOX 140857
SALT LAKE CITY, UT 84114



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



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GOK PROPERTIES LC
1530 S 500 W
SALT LAKE CITY, UT 84115



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



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HOUSING AUTHORITY OF UTAH COUNTY
485 N FREEDOM BLVD
PROVO, UT 84601



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LEE H SMOOT PROPERTIES #3 LC
PO BOX 15
PROVO, UT 84603



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MITTON, BENJAMIN
2384 N 1060 E
PROVO, UT 84604



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LIU PROPERTIES LLC
1026 W 1060 N
PROVO, UT 84604



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GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604



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W & C JAMES 1171 SOUTH 50 EAST LLC
1150 MOUNTAIN RIDGE RD
PROVO, UT 84604



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UTAH COUNTY
100 E CENTER
PROVO, UT 84606



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R&S GAPPMAYER PROPERTIES LLC
6239 S 4400 W
SPANISH FORK, UT 84660



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WAI, ELROY & LUCIA
5271 MANCHESTER DR
OCEANSIDE, CA 92056



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ZHU, YIJUN (ET AL)
1177 COOPER RIVER DR
SAN JOSE, CA 95126

RECIPIENT	ALTERNATE ADDRESS	ALT LINE	CITY	STATE	ZIP
HE, JIA (ET AL)	1478 COLLINS DR		MARTINEZ	GA	30907
HARRISON%ANDREA	8430 141ST ST		SEMINOLE	FL	33776
1191 SOUTHEAST LL	1735 SUNBURST DR		TROY	MI	48098
REARDAN %REARDA	22345 BRACKETTS R		SHOREW	MN	55331
KELLER, DEREK	2212 REAL CATOR		CEAUSTIN	TX	78746
LARSON, RUSSELL E	9878 N COVENTRY C		HIGHLAND	UT	84003
MCCHESENEY PROPE	10290 HIDDEN OAK C		HIGHLAND	UT	84003
HUNSAKER, LEGRAN	2549 W BLUESTEM D		LEHI	UT	84043
MIKE CARPENTER	1734 NORTH 350 WE		OREM	UT	84057
JEFF LAMBSON	156 E 1060 N		OREM	UT	84057
MADELINE KOMEN	653 W. 1360 NORTH		OREM	UT	84057
LANAE MILLETT	288 W 1500 N		OREM	UT	84057
KELLER, D--OR CURF	1143 S 50 EAST		OREM	UT	84058
HARRISON--OR CURF	1155 S 50 EAST		OREM	UT	84058
GTG PROF--OR CURF	1162 S 50 EAST		OREM	UT	84058
GABBITAS--OR CURF	1170 S 50 EAST		OREM	UT	84058
W & C JAM--OR CURF	1171 S 50 EAST		OREM	UT	84058
LIU PROPE--OR CURF	1181 S 50 EAST		OREM	UT	84058
HUNSAKEI--OR CURF	1186 S 50 EAST		OREM	UT	84058
MITTON, B--OR CURF	1190 S 50 EAST		OREM	UT	84058
LEE H SM--OR CURF	1171 S 100 EAST		OREM	UT	84058
GREEN, JAKE & JORI	1154 S 200 E		OREM	UT	84058
HWANG, CHEAYUN &	1158 S 200 E		OREM	UT	84058
HE, JIA (ET--OR CURF	1166 S 200 EAST		OREM	UT	84058
WAI, ELRC--OR CURF	1170 S 200 EAST		OREM	UT	84058
ZHU, YIJUI--OR CURF	1174 S 200 EAST		OREM	UT	84058
TAMIR, AL--OR CURF	1181 S 200 EAST		OREM	UT	84058
TAMIR, ALYNE & KAT	1181 S 200 EST		OREM	UT	84058
TAMIR, ALYNE & KAT	1185 S 200 E		OREM	UT	84058
1191 SOUT--OR CURF	1191 S 200 EAST		OREM	UT	84058
JAMES HAWKES	55 WEST 500 SOUTH		OREM	UT	84058
GTG PROPERTIES LL	12 W 560 S		OREM	UT	84058
CORP OF I--OR CURF	158 E 1100 SOUTH		OREM	UT	84058
JOHNSON, MARY FAI	24 E 1200 S		OREM	UT	84058
REARDAN --OR CURF	29 E 1200 SOUTH		OREM	UT	84058
LARSON, F--OR CURF	65 E 1200 SOUTH		OREM	UT	84058
CATALA, NELSON SF	81 E 1200 S		OREM	UT	84058
HOUSING --OR CURF	82 E 1200 SOUTH		OREM	UT	84058
R&S GAPF--OR CURF	95 E 1200 SOUTH		OREM	UT	84058
MERRELL, STUART L	105 E 1200 S		OREM	UT	84058
GRAFF, V I--OR CURF	110 E 1200 SOUTH		OREM	UT	84058
GRAFF, V DORAL & V	134 E 1200 S		OREM	UT	84058
ARAGON, MARIA LUC	137 E 1200 S		OREM	UT	84058
PARKINSON, SUSAN	144 E 1200 S		OREM	UT	84058
GRAFF, JEFFERY VA	147 E 1200 S		OREM	UT	84058
PHAM, VERONICA HC	165 E 1200 S		OREM	UT	84058
GONZALEZ, PEDRO (	169 E 1200 S		OREM	UT	84058
MCCHESENE--OR CURF	173 E 1200 SOUTH		OREM	UT	84058
LARGEY, ZACHARY L	177 E 1200 S		OREM	UT	84058
JENSEN, GARY L	185 E 1200 S		OREM	UT	84058
CARILLON--OR CURF	204 E 1200 SOUTH		OREM	UT	84058

DAVE YOUNG	173 S COUNTRYSIDE OREM	UT	84058
FAGERGR--OR CURF	117 E STARCREST D OREM	UT	84058
FAGERGR--OR CURF	133 E STARCREST D OREM	UT	84058
FAGERGR--OR CURF	181 E STARCREST D OREM	UT	84058
FAGERGR--OR CURF	1139 S STARCREST I OREM	UT	84058
FAGERGR--OR CURF	101 E STARCREST L OREM	UT	84058
GARFF PR--OR CURF	165 E UNIVERSITY P OREM	UT	84058
CARILLON--OR CURF	287 E UNIVERSITY P OREM	UT	84058
RYAN CLARK	1405 N. 1430 WEST PLEASANT	UT	84062
ROD ERICKSON	706 EAST 150 NORTH OREM	UT	84097
GERALD CRISMON	1069 S. 545 EAST OREM	UT	84097
DAVID SPENCER	899 NORTH 550 EAST OREM	UT	84097
JENN GALE	1144 E 920 N OREM	UT	84097
CHRIS KILLPACK	15 N 920 E OREM	UT	84097
HAYSAM SAKAR	1194 E. 1090 NORTH OREM	UT	84097
BRITTON RUNOLFSC	426 EAST 1730 NORTH OREM	UT	84097
THOMAS MACDONAL	489 NORTH PALISAD OREM	UT	84097
OREM CITY	57 N STATE OREM	UT	84097
STARCRE%FAGERG	1581 E PARKWAY AVSALT LAKE	UT	84106
CARILLON SQUARE I	2415 E NEFFS LN SALT LAKE	UT	84109
FAGERGR%FAGERG	3381 S OAKWOOD STSALT LAKE	UT	84109
GARFF PROPERTIES	111 E BROADWAY STSALT LAKE	UT	84111
UTAH DEPARTMENT PO BOX	140857 SALT LAKE	UT	84114
UTAH DEPARTMENT PO BOX	148420 SALT LAKE	UT	84114
GOK PROPERTIES LC	1530 S 500 W SALT LAKE	UT	84115
CORP OF PRES BISH	50 E NORTH TEMPLESALT LAKE	UT	84150
HOUSING AUTHORIT	485 N FREEDOM BLV PROVO	UT	84601
LEE H SMOOT PROP	PO BOX 15 PROVO	UT	84603
MITTON, BENJAMIN	2384 N 1060 E PROVO	UT	84604
LIU PROPERTIES LLC	1026 W 1060 N PROVO	UT	84604
GARY MCGINN	1888 NORTH 1350 W PROVO	UT	84604
W & C JAMES	1171 S 1150 MOUNTAIN RID PROVO	UT	84604
UTAH COUNTY	100 E CENTER PROVO	UT	84606
R&S GAPPMAYER PF	6239 S 4400 W SPANISH F UT	84660	
WAI, ELROY & LUCIA	5271 MANCHESTER IOCEANSIE CA		92056
ZHU, YIJUN (ET AL)	1177 COOPER RIVER SAN JOSE CA		95126

October 21, 2024

Dear Resident,

We are writing to inform you of an upcoming neighborhood presentation for a new development at 134 1200 S, Orem, UT 84058. Please join Kimley-Horn (Civil Engineer) while we present the upcoming neighborhood development.

Date: Monday, November 4, 2024

Location: Orem Recreation Center Multipurpose Room - 575 W Center St, Orem, UT 84057

Schedule: 6:00 p.m. to 7:00 p.m.

This meeting will provide an opportunity for residents to learn more about the proposed ± 0.80 -acre parking lot expansion, which includes a rezone and a replat of the properties shown below. The properties are currently zoned as R8 and are proposed to be zoned as PD-5. Your voice is important in this process, and we encourage you to attend the meeting to express any thoughts or concerns you may have.



11.13.24



Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review 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. Thank you for your attention to this important matter. We look forward to your participation in shaping the future of your community.

Sincerely,

Chris Bick

Kimley-Horn | 1850 Ashton Blvd, Suite 150, Lehi, UT 84043

Phone: 385-235-6536

Email: chris.bick@kimley-horn.com

Name	Address	Phone Number	Email	Signature
Anne Werner		8-0		Anne Werner
Danette DENISON		9		Danette Denison
Eric + Mary Johnson		7		Eric Johnson
Steve Fanelli		22		Steve Fanelli
Jasmine Misha		04		Jasmine Misha
Mike Garff		7		Mike Garff
Jeff Debbie Grady				Jeff Grady
Lucy Ramirez		4		Lucy Ramirez
Isaac Aragon				Isaac Aragon
STUART MERRELL		39		Stuart Merrell
Remington Fuler		81		Remington Fuler
Kristen Proctor		17		Kristen Proctor
Andrey South		81		Andrey South

Jenniter Young
 SUSAN PARKINSON

Gary Jensen
 Camron Howell

Jenni Young
 Susan Parkinson
 Gary Lee Jensen
 Camron Howell

Ken Garff Honda Orem Neighborhood Meeting

Resident Questions and Answers Provided

November 4, 2024

Name: Jeff

Q: Do they plan to use 1200 south as an access, there was a miscommunication about the family reaching out to Garff versus Garff reaching out to family and how that went down, they are part of the family and Ken Garff wanted to buy the property for 18 years.

A: looking into what it needs to be rezoned to and what we can do, the plan is to do it

Q: is there a way to not do an access road on 1200 south.

A: something we can talk about.

Name: Debbie

Concern: prefer no access on 1200 for driveway.

Name: Lucy

C: bad enough to get out of driveway on a regular day, access on 1200 will make it harder, owns the house across the street from property.

General Opinion: there is already an access, it is dangerous, they are not a fan of an access on 1200.

A: we will talk to Ken Garff.

Name: Stuart

C: house across and over from street, Ken Garff trucks park in front of his house, traffic is horrible on 1200, more trucks there to bring cars into lot. Hard enough to get out of driveway, would like to put speed bumps on 1200.

Name: Debbie

Q: Ken Garff said they would not unload there again

Name: Chris B

Q: issue for all traffic, private traffic

A: Steve says on public.

Name: Jeff

Q: what kind of wall? Same as existing? On south side, extended on 1200 south side? Preference is for a wall

A: would need to talk to Ken Garff, investigate with the city, height or need for a wall

Name: Anne

Q: concerned if one side of the street is commercial, will the other side still be residential? Will the change to commercial increase the speed limit? Car alarms going off for hours, trucks are loud and park on side of the road, how will Ken Garff address this? Neighbors have said Ken Garff wants to buy senior complex to the left, she does not want to move.

A: Rezone would not affect zones to the north of the street, no plan to have an increase in speed limit. General Ken Garff issue will need to address, we will take it to Ken Garff, let them know that its happening. This project has nothing to do with rezoning the north side of the street, but we are not sure down the road.

Name: Lucy

C: one goal of the city is to reduce commercial to residential, if you want to rezone to PD-5 to match the rest of Ken Garff's area, there is only a little that will still be R8. If there is only a little R8, speed limits could increase to 20-40. City could consider the area commercial, and the speed limit could go up. People drag race on 1200, and they can hear them on Friday and Saturday. There was a death in the neighborhood because driver was going more than 25. Called the city twice for a sign with speedometer to monitor speed. Ken Garff may not realize this change may require a speed limit redo.

Name: Gary

C: Ken Garff uses alarms on the cars to find the cars in the lot. May be employees who need to do it that way, but dislike. Less parking lot is better.

Name: Susan

C: issue with cars going through the chain link fence on the east side of my property, she owns the house to the west of the site, surrounded by parking.

Name: Anne

Q: Ken Garff tests cars on 1200 and they go super-fast, even though it is a 25-speed limit. Wondering if we can address that with city too, have them find another road for tests.

A: We will bring it up.

Name: Eric

Q: this road is the only way to get out of driveway, know they are testing because of paper place, doing a loop around dealership, 50-60 miles. Suggest they test on main roads. Area looks like Los Angeles, plastic trash, dead trees, etc. Update landscaping on the existing north-east area.

A: Everything will be updated to current city code.

Name: Issac

Q: Remind me who we are and what we do, what kind of impact will the rezone have, is it us or Ken Garff that will check the impacts, how not more traffic during construction, how would they access construction site?

A: we are Kimley Horn, civil engineering firm on the project, we look at impacts for this site. Ken Garff is our client, we will work on this. Overall lot is for inventory parking. Not expecting influx in traffic, and everything will be developed to city code. Construction would start next year, work with the city for minimal traffic issues during construction

Name: Remington

Q: 1200 south is not a great road, it has 2 lanes and a school, just built a new place, there are just stop lines, not lights. Stop signs are constantly getting run. During school pick up time there is issues with main as well. Is a new lot the only option for the site, could they add solar, they already have a lot of parking.

Name: Mike

Q: what would that area be for a fence? Would they do down to 200 east, would be nice if it went all the way down

A: there would be landscaping, different than a fence, 20-foot landscape currently, code gets updated. Not their property all the way.

Name: Remington

C: Does it have to be parking? Why not build a garage, storage, doesn't see the point of more parking with so much empty lot. Need more residential, why just create more parking. Build a solar area instead of building more lot which radiates heat. Don't see a benefit, lack of resource to waste on parking lot, worked with a car dealership in the past, build a parking garage, redo the parking lot they already must make it up to code and better designed, trucks only use one access on main street. Clearly have property to develop. Alternatives to the parking lot.

Name: Cameron

Q: Are you going to the city with these comments, are you are not aware of alternatives.

A: we are documenting comments, going to the city and will include these comments, this is current plan so not current alternatives.

Name: Stuart

Q: PetSmart has a wall, and trees planted. Will there be a wall, very upset about seeing a parking. Wants wall with a gate.

A: Still in communication.

Name: Danette

C: no access on 1200

GC: Would like a wall, 8 feet high

Name: Jasmine

C: If there is an entrance and a gate on 1200, that will make traffic very slow.

Name: Remington

Q: Is there a traffic study? Traffic study would be super helpful. Travel to mall and school also create traffic, there is no specific busy time, traffic is not consistent.

A: no traffic study yet, too early

Name: Lucy

C: Lucy says school buses stop in front of Stuart's and the east to the stop sign. The put stop sign on the bus goes up and everything gets quite congested. 1200 is a mini arterial, if you drive down that way and park, there is almost no room to open door, not wide enough for bike line, the street is too narrow to have more traffic, so trucks are a problem.

Name: Susan

C: It would be wise to keep the integrity of the residential area, make all traffic come up from the east and south side so there is nothing coming through the north or the west. Wants 8-foot rock walls that look nice and makes it feel like residential and doesn't devalue their properties. Maintain all the way across 1200 and have traffic from one side.

Name: Lucy

Q: Do they need to drop off cars there.

A: looking to do that, parking big trucks there.

Name: Stuart

C: parking will be an issue, and we will never get out of our houses.

Name: Jeff

C: There was an agreement that the gate would always be closed on that side when the zoning got change 4-5 years ago. East of the residential, that gate was always closed. Ken Garff made the agreement with the person who previously owned the property. When the car wash changed the zoning, it opened that gate. Would like to see both gates closed and no access on 1200.

Name: Deby

C: Ken Garff employee parking on 1200, own family can't park because spots are taken up by employees, would love to see no access on 1200. We have talked to Ken Garff in the past.

Name: Lucy

Q: Said that employees can technically park wherever because 1200 is owned by the city.

Name: Anne

Q: Can we put anything but a parking lot, Susan property and 10-15 tenants that would be sandwiched in between two parking lots. Build more apartments there, or office, or anything but parking. Very worried about traffic, wants to keep it residential

A: Alternatives like apartments would increase traffic, parking lots are one of the lowest impact options for traffic.

Name: Stuart

Q: what would it do to property values. Lucy says it is illegal to drop their property value, and that it is a constitutional issue to lose property interest. Suing would delay everything.

Name: Lucy

Q: Is there any evaluation on how it would affect housing values, it would leave this tiny section, Ken Garff has waited 18 years to buy property, worried it might extend west and they would purchase more property.

A: There would be a study conducted later.

Name: Cameron

Q: Would it be irregular for Ken Garff to put money into reducing traffic, or for the city to require Ken Garff to pay to reduce traffic? Are we aware of what that would be? Roundabouts get in the way and slow down traffic.

A: The city will likely have traffic impact analysis, if the results warrant something like light or round about, then that would happen.

Name: Eric

C: A roundabout would mean they can't get out of their driveways.

GC: A roundabout would not be good for 1200.

Name: Stuart

C: On the way to this meeting, it took 5 minutes to leave my driveway.

Name: Jeff

Q: This has always been a busy street, want something to reduce traffic.

A: A traffic study would be done to see current conditions and investigate the need for traffic reduction measures.

Name: Eric

Q: If done the city would need to provide a circular driveway.

A: A study would say what is warranted and the city would look at it after that, the city would make the call, most likely if it bumped up, it would be hard for the bus to go around a roundabout.

Name: Anne

Q: Is there a survey to get everyone's input aside from this meeting, traffic is a huge impact. UVU has a lot of students, get a lot of traffic to the mall, a lot of people avoid the park way, no streetlights to speak of.

Name: Stuart

Q: what would be the rendition of the site.

A: Showed site plan concept, it would be within these bounds, everything else isn't getting disturbed. None of the lots to west or east are changing.

Name: Lucy

Q: is the fence there showing.

A: There is the twenty foot landscape buffer and then the fence.

Name: Eric

Q: Area for Mazda owned by Ken Garff.

A: No, haven't seen an area owned by Ken Garff that wasn't labeled with Garff.

Name: Lucy

Q: 20-foot buffer, will that be asphalt. For the driveway, how wide is that big enough for trucks.

A: Landscape buffer could be hardscape, rock, but will be landscape. Must be up to code. Less likely grass to conserve water. Currently showing 24 feet, big enough for trucks.

Name: Remington

Q: 24-foot berm would become turn lane, no way they could access and turn. Would have to cut in to make room for them to turn. If they are going west bound and need to turn, no good. Would stop signs turn to lights, any resident on that street would find a nightmare. Only one access for the apartments, so traffic would be bad, and they would be stuck.

A: traffic study would be done.

Name: Susan

C: There is less traffic on the east side.

Name: Issac

Q: Will you do the traffic study, will it be made public, when would we have it.

A: It will be made public, don't know when that would happen.

Raise of hands lets go in without access, parking with screen walls (8 foot brick wall) and keep the area pretty

- 12
- 4 opposed (would not want it even with those concessions)

Name: Stuart

C: 20-foot landscape, no access on 1200, with wall.

Name: Susan

C: Wants fence around her parking.

Name: Jeff

C: wants the original gate shut.

Name: Lucy

Q: Can we do something about car alarms.

A: We will bring up comments like truck parking, car alarms, and test driving on 1200 either way the project goes.

Name: Danette

Q: If there is not an access on 1200 and that fence is closed, it will cut down on crime. There are kids that walk around that parking lot and hide out.

A: We will bring that up too, Ken Garff will probably also be interested in a reduction on crime.

Name: Gary

Q: If they put up lights, can we get shields and screens even if the lights are scattered or not.

A: The wall, city code, and the photometric team will take care of that, the code is good, and it would be a balance between a safely lit parking lot and a dark space for residents. Lit parking lot can also stop an increase in crime.

Name: Jennifer

C: also seconds the worry about keeping lighting screened.

Name: Jeremy with Utah Housing Authority

C: Overall, in favor of the development but would like to work with them as a neighbor on the following items if we can:

- Drive to the East is preferred, away from the senior living. Don't want multiple access because seniors will be walking on the sidewalk along that road.
- Lighting at night is preferred not to shine to west neighbors but also don't want a dark lot
- Water from landscaping – prefer least amount of water and landscape as their buildings are low and they don't want water on their property.



Street View (West facing East), 134 East 1200 South

	PLANNING COMMISSION February 19, 2025	Item 4.2
	PUBLIC HEARING – Text Amendment, Neighborhood Meetings Proposed amendments to the text of Section 22-14-20(I) and Section 22-1-5(G) of Orem City Code related to required neighborhood meetings for land use applications	Prepared By: Jared Hall Applicant: Planning Division

NOTICES

- Posted in 2 public places
- Posted on City Webpage and City hotline
- Posted at Utah.gov/pmn

ACTION

The Commission may:

Approve the proposed zoning map amendment.

Deny the proposed zoning map amendment.

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

REQUEST:

The Planning Division proposes to amend the text of Section 22-14-20(I) and Section 22-1-5(G) of the City Code modifying the requirements for conducting neighborhood meetings in advance of applications to the Planning Commission.

BACKGROUND:

City Code requires that before an application for site plan approval or for zone change can be heard by the Planning Commission, the applicants must notice and hold a neighborhood meeting. During 2024, planning staff began consideration of some changes to the two code sections that lay out the requirements for the neighborhood meetings. The proposed changes can be put into four categories and are reviewed and summarized in the following section of the report.

REVIEW & ANALYSIS:

An applicant for site plan approval (Section 22-14-20) or for a rezone of property (Section 22-1-5) is required to hold a neighborhood meeting before their request is reviewed by the Planning Commission. The proposed changes are essentially duplicated in both these sections. A redline/strikeout copy of the proposed changes has been included in the packet for your review, but the changes can be reviewed in summary below:

1. **Timing of the Meeting** – Currently, neighborhood meetings must be held on weeknights after 6:00 p.m., or a Saturday after 9:00 a.m., and they may not be held on a holiday or the day before or after a holiday. These restrictions are to make sure that most people who may be interested can easily attend without conflict. Furthering that intention, Staff proposes to amend the language so that the neighborhood meetings may not be held on the same night as a City Council or Planning Commission meeting.
2. **Notice of the Meeting** – Currently, the applicant is instructed to send notices of the neighborhood meeting to property owners within 1,000 feet of the subject property if attached residential units are being proposed in a concept, and to those within 500' otherwise. Notices are to be provided at least one week before the meeting. Staff proposes to amend the language so that property owners within 1,000 feet are always noticed, regardless of the type of units that

may be proposed and require them at least two weeks before the meeting rather than one.

3. **Explanation** – Staff has proposed additional language stating explicitly that the applicant must briefly describe their proposal in the notice of the meeting, and that they must explain and describe their proposal in the meeting itself as well.
4. **Additional Meetings** – Staff also proposes adding language stating that a second neighborhood meeting will be required if the applicant has intended the first meeting solely for input, does not provide a concept, or significantly alters the concept that was presented at the first meeting.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested text amendments in this application, Utah State Code states that 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 text amendments.

Recommend Denial of the proposed text amendments.

Continue the request to 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 Planning Commission forward a recommendation of **[choose: approval or denial]** to the City Council for the proposed amendments to the text of Orem City Code Section 22-14-20(I) and Section 22-1-5(G) related to required neighborhood meetings for land use applications.

Motion to Continue the Request

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).

Section 22-14-20(I)

- I. **Neighborhood Meeting.** The applicant for a site plan within or adjacent to a residential zone shall hold a neighborhood meeting prior to submitting an application for site plan approval. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. The meeting shall not be held on the same night as a meeting of the Orem City Council or Planning Commission. The applicant shall send written notice of the place, date, and time of the neighborhood meeting to all property owners, as listed in the records of the Utah County Recorder, located within one-thousand feet (1000') of the site ~~if attached residential units are included in the site plan or within five hundred (500') feet if attached residential units are not included in the site plan.~~ The notice shall be written on letterhead which includes the contact information of the applicant, including but not limited to a name, address, phone number and an e-mail address. The notice must include the place, date, and time of the neighborhood meeting and a brief explanation of what is being requested or proposed. ~~The notice must include the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property.~~ The notice must also include the following language:

“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.”

All required notices shall be provided at least ~~one~~ two weeks prior to the date of the meeting. The neighborhood meeting must be conducted at a location within the City boundaries. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. The applicant must provide a brief explanation of the request at the neighborhood meeting. The applicant shall keep detailed minutes of the content of the neighborhood meeting. The application for site plan approval shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the neighborhood meeting. This requirement shall not apply to minor amendments to existing sites as provided under Section 22-14-20 (C)(3) of this chapter. A second neighborhood meeting will be required if the first meeting is held as an information

gathering meeting to obtain input from surrounding property owners and/or a proposed site plan is not provided for review or if the site plan changes after the neighborhood meeting is held.

Section 22-1-5(G)

G. A neighborhood meeting must be held prior to the submission of an application to rezone any property. The applicant shall send a written notice of the neighborhood meeting to the owners of all property, as listed in the records of the Utah County Recorder, located within one thousand feet (1000') of the ~~site if attached residential units will be allowed under the proposed rezone and within five hundred feet (500') if attached residential units will not be allowed under the proposed rezone.~~ The notice shall be written on letterhead which includes the contact information of the applicant, including but not limited to a name, address, phone number, and an e-mail address. The notice must include the place, date and time of the neighborhood meeting, the existing and proposed zoning classification of the subject property, and a brief explanation of why the change of zoning is being requested. ~~and the zoning classification that the applicant is requesting for the property.~~ The notice must also include the following language:

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

All required notices shall be provided at least ~~one~~ two ~~weeks~~ prior to the date of the meeting. The neighborhood meeting must be conducted at a location within the City boundaries. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. The meeting shall not be held on the same night as a meeting of the Orem City Council or Planning Commission. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. The applicant must provide a brief explanation of what is being requested or proposed at the neighborhood meeting. The applicant shall keep detailed minutes of the content of the neighborhood meeting. The application for rezone shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the meeting. A second neighborhood meeting will be required if the first meeting is held as an information gathering meeting to obtain input from surrounding property owners and/or a proposed concept plan is not provided for review or the concept plan changes after the neighborhood meeting is held.

