



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
March 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 Update: Introduction / Executive Summary draft review, Land Use Element outline and draft sections
- 2 Discussion of changes to the Home Occupation Business License regulations

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 **Minutes from the March 5, 2025 Meeting**
4. ACTION ITEMS AND PUBLIC HEARINGS
 - 4.1 Public Hearing - Whitestone Estates - Ordinance 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 Open Space (OS5) Zone to the Single Family Residential (R8) Zone (approximately 14.01 acres).
 - 4.2 Public Hearing, continued from March 5, 2025 - Ordinance amending Articles 22-14-20(I) and 22-1-5(G) modifying requirements for the conduct of neighborhood meetings in advance of applications to the Planning Commission.
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
March 5, 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 February 19, 2025 Meeting – Approved
- **ACTION AND PUBLIC HEARING ITEMS:**
 - **4.1 PUBLIC HEARING** – Canyon Park - Rezoning the properties located generally at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single-Family Residential Zone (R8).
 - **4.2 CONTINUED - PUBLIC HEARING** – Text Amendment – Staff proposal to amend articles (22-13-20(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 – Continued to March 19, 2025

A recording of the meeting can be accessed at https://www.youtube.com/watch?v=EfL42F6U_7w

WORK SESSION

Place: Orem City Council Chambers

At 4:35 p.m. Chair Komen called the Work Session to order.

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

Those excused: Grace Bjarnson, Associate Planner

1. **Continued Master Plan and General Plan Discussion:** Staff and Commissioners discussed the General Plan process and timeline
 - a) Timeline:** A defined timeline of the General Plan was presented, with an average of one major section of the General Plan to be reviewed per month. Final Draft and Reviews are scheduled for September, with adoption anticipated for October.
 - b) Method of Review:** Commissioners, Council Members, and other parties will be invited into a Google Docs session to allow commenting on the draft between Work Sessions.
 - c) Elements:** State code requires the various elements to be included in the General Plan:
 - a. Land use, Transportation and Traffic Circulation, Moderate Income Housing, and Water Use and Preservation
 - b. Additional elements may be considered but are not required. Commissioners agreed to include the following elements, listed in order of general priority:
 - i. Land Use, Redevelopment/Rehabilitation, Economic Development, Transportation, Water Use and Preservation, Housing, Parks and Recreation, Public Services and Urban Design.
 - d) Areas of Focus:** General Plan areas of focus are to tie in with the City Council's Areas of focus, that is: Dependable Infrastructure; Safe, livable, and engaged neighborhoods; and will include an introduction, brief history of the City, and an executive summary.
2. **Neighborhood Meeting Notices Discussion:**

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

DRAFT Planning Commission minutes for March 5, 2025

- a. Concerns regarding sufficient notice time for Neighborhood Meetings and effective Meeting Minutes were discussed between Staff and Commissioners, with the agreement to continue the discussion in Action Item 4.2

The work session concluded at 5:25 PM in preparation for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:32 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, Haysam Sakar Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley Associate Planner; Grant Allen, Matthew Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Grace Bjarnson, Associate Planner

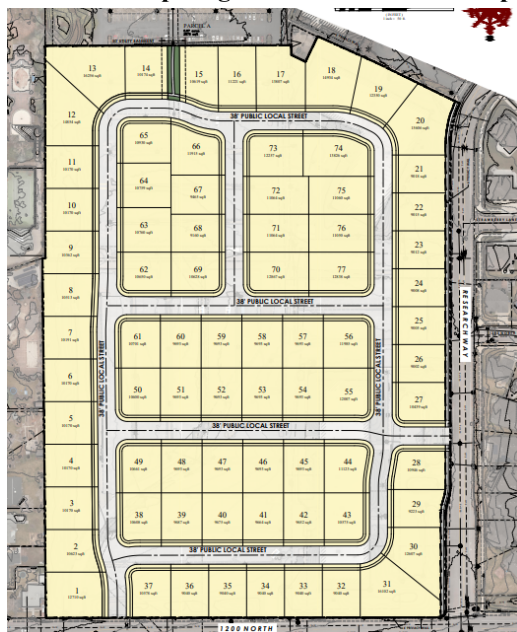
Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda items. Chair Komen requested a motion on the Consent Agenda, which contains the following items:

3.1 Review and Approve Minutes from the February 19th, 2025 Meeting

Jim Hawkes motioned to approve the Consent Agenda. Mike Carpenter seconded the motion. The motion passed unanimously.

Agenda Item 4, Action Items and Public Hearings

4.1 PUBLIC HEARING – Canyon Park - Rezoning the properties located generally at 1203 North 630 East from the Timpanogos Research and Development Park Zone (PD6) to a Single-Family Residential Zone (R8).



Chair Komen asked Staff Member Jared Hall to introduce item 4.2

Item 4.2 is a request to amend the land use and zoning map designations of 23.3 acres of property located generally at 1203 North 630 East from Professional Services to Low Density Residential and from PD-6 to R8.

The concept plan for the property includes demolishing a portion of the existing business park and creating between 77 and 79 single family lots, with the average lot size of 9,000 to 10,000 square feet.

Vice Chair Mike Carpenter commented that this project only had a Neighborhood Meeting notice that was postmarked five days prior to the meeting date. Due to the lack of a full seven day notice, Mike proposed tabling, continuing, or rejecting the item.

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

DRAFT Planning Commission minutes for March 5, 2025

Further comments about the quality of the Neighborhood Meeting were forwarded. Commissioners discussed moving forward on the item. All Commissioners, except for the Vice Chair Carpenter, agreed to hear the item. The Commissioners proceeded to hold the hearing for Item 4.2 and Staff member Jared Hall continued his introduction of the item. [Click here to review the recording.](#)

Chair Komen invited the applicant, Bryon Prince, to speak. Jim Hawkes asked questions about the average lot size for the concept plan. Mr. Prince advised that the average lot size for the concept plan is about 10,000 square feet, with the smallest lot being no smaller than about 9,000 square feet.

Rod Erickson asked questions regarding the concept plan's original access points, and Britton Runolfson asked questions about potential green space in the project. Mr. Prince commented that the concept plan had always considered at least two road access points, and that there would likely be no green space provided due to issues with existing storm drain easements on the property.

Jim Hawkes asked about the anticipated development timeline, if the rezone were to be approved. Mr. Prince said he anticipates homes to be built in 2026 by TriPointe.

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.](#)

Dave Noble - Neighbor.

Mr. Noble is an HOA president of a nearby neighborhood and said he was in favor of the new housing project and advised adding covenants and an HOA to the development to maintain aesthetics of the Canyon Park neighborhood.

Jim Chatterly – Neighbor

Mr. Chatterly is a neighbor and engineering professional. Mr. Chatterly expressed concerns about the storm water easement in the Canyon Park neighborhood and suggested TriPointe create a concept plan that addresses the easement and consider adding a detention basin.

No additional individuals came forward to speak. Chair Komen closed the Public Hearing Session at about 5:59 P.M.

Chair Komen opened the discussion for the Commissioners and asked Mr. Prince if there were plans for an HOA. Mr. Prince confirmed that there are no current plans for an HOA as the zone does not require it, but that there will be covenants and restrictions applied to the properties.

Mike Carpenter expressed that this iteration of the Rezone Concept Plan was the most appealing version proposed, however, he was still in favor of maintaining the PD zone and protecting professional services and did not support the rezone to R8.

Rod Erickson advised that it was important for Commissioners to maintain the opinion expressed in their previous comments about the Rezone's likelihood of success if TriPointe reapplied as an R8. Jim Hawkes also said that he appreciated the size of the proposed lots. Commissioners generally expressed a collective desire to maintain the PD zone, but acknowledged the need to maintain their previous opinions.

DRC Action: Rod Erickson motioned to forward a positive recommendation for the rezone of Canyon Park from PD-6 to R8. Jim Hawkes seconded the motion.

Those voting yes: Haysam Sakar, Rod Erickson, Gerald Crismon, Madeline Komen and Jim Hawkes.

Those voting no: Britton Runolfson, Mike Carpenter

The motion to forward a positive recommendation passed by a 5:2 vote

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

4.2 CONTINUED - PUBLIC HEARING – Text Amendment – Staff proposal to amend articles (22-13-20(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

Discussion on the Neighborhood Meeting Requirements continued from the previous meeting.

Staff member Jared Hall reviewed previously discussed items, such as the increase of the notice radius, and advised that the text is still in the process of being drafted. Mr. Hall also presented a draft of a meeting minutes template, as prepared by Staff. A copy of this template was presented in the recorded meeting. [Click here to review the recording.](#)

Commissioners expressed general approval of the template with some suggestions. Mike Carpenter suggested adding notes and tips for the applicants on how to best keep record of the meeting, such as: bringing a recorder, having a secondary screen to record meetings through Zoom, etc.

Haysam Sakar asked questions about the roster of attendance, and suggested creating a template that has a signature box near the attendee's name so that the attendee may provide verification of approval, disapproval, or comment validity.

Staff Member Rebecca Gourley commented that the template was based on the minimum State requirements for Public Hearing minutes, but that the Planning Commission may add further requirements if desired.

Commissioners discussed the necessity of a signature or verification box and raised concerns about providing the illusion that neighbors are voting on the items in the Neighborhood Meetings. The possibility of providing a card or line on the roster for neighbors to provide written comments, or to require a recording, was discussed.

Commissioners continued discussion of how to increase meeting notice accessibility. Mike Carpenter suggested sending notices a total of three weeks in advance. Madeline Komen suggested providing a location on the City's website to post copies of neighborhood notices.

Mr. Hall requested a continuance so that he may complete drafting templates and text.

DRC Action: Jim Hawkes motioned to continue the item to the March 19th meeting. Mike Carpenter seconded. The motion passed unanimously.

Closing Comments: Gary McGinn provided an update on city building construction.

Adjournment: Chair Komen called for a motion to adjourn. Britton Runolfson motioned to adjourn; Jim Hawkes seconded the motion. The motion passed unanimously, and the Regular Session adjourned at 6:26 PM.

Reviewed and Approved: DRAFT

	PLANNING COMMISSION March 19, 2025	Item 4.1
	PUBLIC HEARING – Whitestone Estates, Rezone Ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 710 W. 2000 South from the Open Space (OS5) Zone to the Single Family Residential (R8) Zone (14.01 acres)	Prepared By: Jared Hall Applicant: Julie Smith

NOTICE

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

SITE INFORMATION

General Plan Designation:
LDRSW (Low Density Residential / Southwest)

Zoning:

Current – OS5
Requested – R8

Total Acreage: 14.01

Neighborhood: Lakeview

ACTION

The Commission may:

Recommend Approval of the proposed zoning map amendment.

Recommend Denial of 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.

REQUEST:

The current application is a request to rezone the 14.01 acres at Wilkerson Farms from OS5 (Open Space) to R8 (Single Family Residential). The intent is to remove the agricultural and entertainment uses and redevelop property into a single-family subdivision if the change in zoning is approved.

BACKGROUND:

The subject property is a large parcel currently operating as an active, producing farm which includes an entertainment component. The applicant in this case had previously brought a proposal for a Planned Residential Development which mixed townhome units and detached homes. The applicant has prepared a pair of conceptual subdivision layouts to illustrate potential street layouts and lot configurations. Both are attached for your review.

REVIEW & ANALYSIS:

Existing Zoning, OS5 – The subject property is in the Open Space OS5 Zone. The OS5 Zone is intended to promote large lot residential development and preserve open space. The property has most recently been in use for agriculture and entertainment. Uses in the OS5 Zone include single family residential with minimum lot sizes of five acres, some public and quasi-public uses such as schools, churches, utilities, and parks. The OS5 Zone also permits agricultural and recreation uses such as farmer’s markets, orchards, apiaries, crops, agri-tainment (like the current use at Wilkerson Farms), recreation facilities, and golf courses.

Requested Zoning, R8 – The applicants have requested to rezone the property to R8, Residential. The R8 Zone allows primarily single-family development with 8,000 ft² minimum lot sizes. Other allowable uses include utilities, schools, and churches. Multi-family development is not permitted.

Concept Plan – The applicant has prepared a concept subdivision layout in connection with this request for rezone which has been attached to this report for your review, and the limited aspects described in the following:

- **Lots** – The concept includes 53 single-family lots either meeting or exceeding the 8,000 ft² minimum, ranging from 8,000 ft² up to 18,506 ft². The average lot size in this concept is 9,218 ft².
- **Access** – The concept shows access from 750 West and one stubbed toward 800 West through the Utah Autism Academy property. A third access is shown stubbed northward to the property line with the Cherry Hill Farm. All proposed streets would be public. Traffic Impact Studies have been provided previously for the proposals to rezone and develop the property at higher residential densities. Those studies indicate that residential development of the property can be accomplished appropriately.
- **Additional Applications & Review** – In the case of a rezone to R8, the concept plan is intended to illustrate possible or even likely subdivision layouts, but it is important to remember that subdivision of the property will require a separate series of applications. If this application is approved by the City Council and the property is rezoned to R8, an application for subdivision must be made and reviewed against the requirements and standards of the R8 Zone, including minimum lot sizes, widths, and setbacks. Other requirements for public improvements and access such as streets and sidewalks, sewer, water and other utilities, and grading and drainage would also be reviewed. The Planning Commission review and approve subdivisions for compliance with the City Code before they can be recorded.

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 to the zoning map.

Recommend Denial of the proposed amendment to the zoning map.

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

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 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 Open Space (OS5) Zone to the Single Family Residential (R8) Zone (approximately 14.01 acres).

Motion to Continue the Request

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

Whitestone Estates – 710 W 2000 South



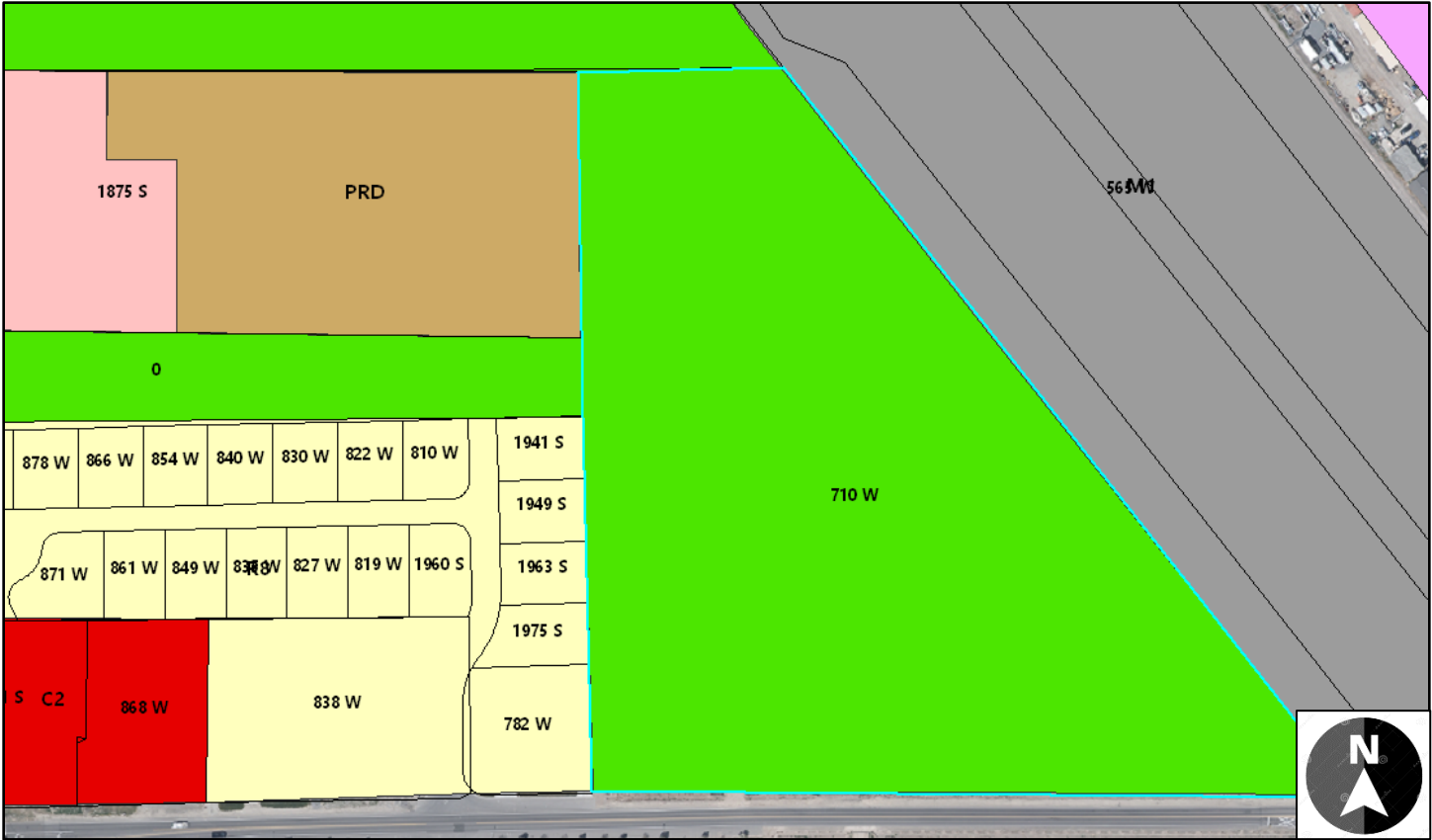
Legend

Site Plan
Zone: OS5
Acres:14.18

NEIGHBORHOOD
Lakeview

- 2000 South
- Buildings
- Parcel

Whitestone Estates – 710 West 2000 South



Legend

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

Rezone Area

Current Zone: OS5
Acres: 14.18

Neighborhood

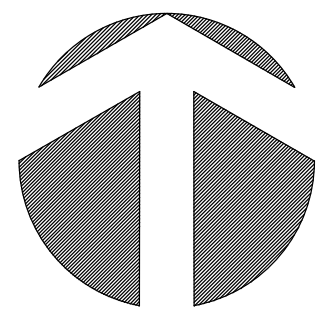
Lakeview



Streetview, West facing East

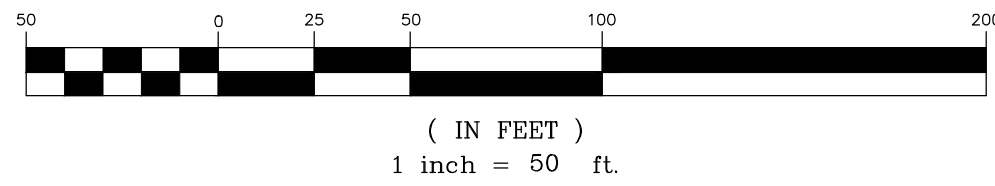


Streetview, East facing West



NORTH
1" = 50'

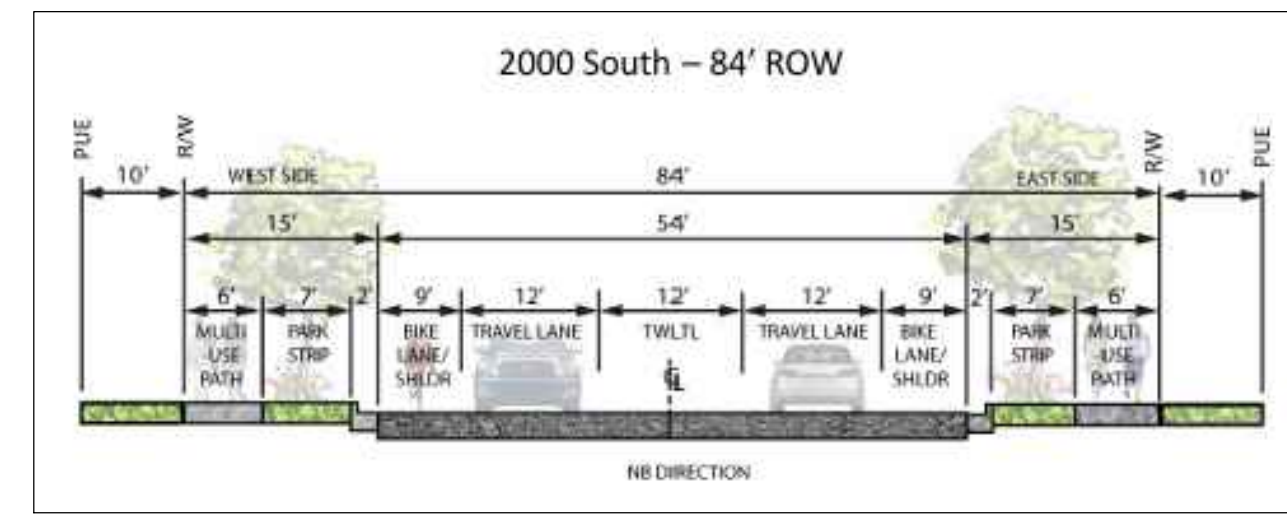
GRAPHIC SCALE



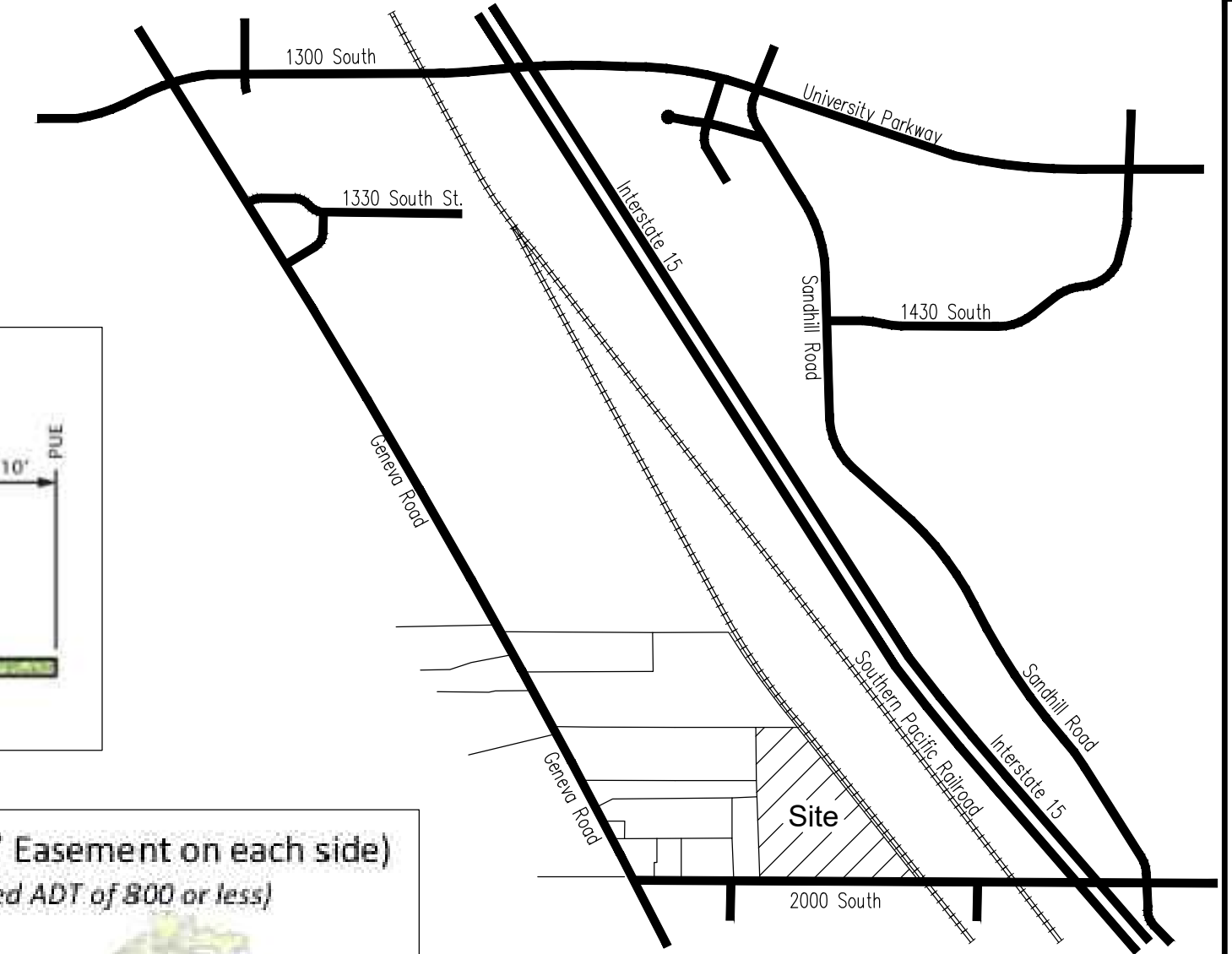
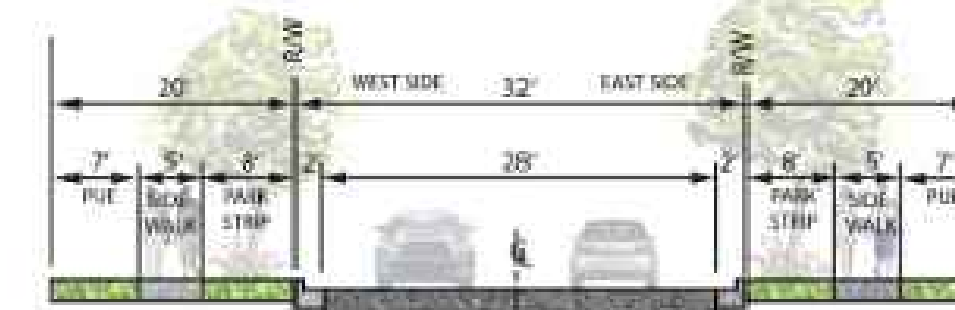
CHERRY HILL FARM

Whitestone Estates

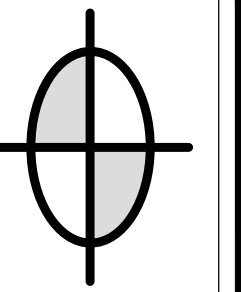
Orem, Utah



Sub Local Street - 32' ROW (20' Easement on each side)
(For roadways with a projected ADT of 800 or less)



Vicinity Map



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

Utah

R8 Zone Concept Plan

Orem

Revisions

Date
2-25-2025
Scale
1" = 50'
By
TD
Tracing No.
L -

Sheet No.
C -

STORM DRAINAGE NOTE:

- The shown Detention Basin, during the design process, will need to meet the City of Orem Storm Water Design and Management Manual. Capacity, emergency outlet, retention time, water depth, capacity of 100 year storm sizing, and location in comparison to structures etc. Detention basin and number of lots may need to be adjusted once actual design is completed for development.

UTAH AUTISM ACADEMY

AL SWITZLER

CAUTION!!! Notice to contractors

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



Developer:

Keystone Construction
42 East 1100 South
Lehi, Utah 84003
Nathan Horan
801-349-9309
nathan@keyut.com

Site Data:

Current Zone = OS5
Proposed Zone = R 1-8
Total Area = 14.01 Acres
53 Single Family Lots
DENSITY:
(R8 ZONE) = 3.78 Units / Ac.



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



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MILLHAVEN CONSTRUCTION LLC
295 N STATE ST
LINDON, UT 84042



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ES 177231 LC (ET AL)
124 E 2200 N
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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JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058



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ROYLANCE, SHAUNA L (ET AL)
1941 S 800 W
OREM, UT 84058



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MOOSE, ALAN L & PAMELA C
1949 S 800 W
OREM, UT 84058



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LARSEN, JENNIFER C (ET AL)
1960 S 800 W
OREM, UT 84058



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MAHEDY, PAUL PATRICK & PAULA ALICE
1963 S 800 W
OREM, UT 84058



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



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



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



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



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



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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

MORRILL, JENNIFER
835 W 1950 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
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PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

SANDHILL DEVELOPMENT LC
40 N GENEVA RD
OREM, UT 84058



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

CHERRY HILL DAIRY FARM
%TAYLOR, BYRON
1785 S GENEVA RD
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 19, 2025 5:30 pm
Planning Commission Wed, Mar 19, 2025 5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

UTAH AUTISM ACADEMY
1875 S GENEVA RD
OREM, UT 84058



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm
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PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

POND, RANDY
1785 SANDHILL RD
OREM, UT 84058



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 19, 2025 5:30 pm
Planning Commission Wed, Mar 19, 2025 5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission Wed, Mar 19, 2025 5:30 pm
Planning Commission Wed, Mar 19, 2025 5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm
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PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

JENN GALE
1144 E 920 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm
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PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

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Wed, Mar 19, 2025
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HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

CORNERSTONE STRATEGY INC
601 W 1820 S
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm
Planning Commission Wed, Mar 19, 2025 5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm
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PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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



City Council Chambers, 56 N State Street

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

Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

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



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

LONGSON PROPERTIES LLC
284 N 3000 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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WEIGHT, DON ROGER (ET AL)
1941 N 3050 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm
Planning Commission Wed, Mar 19, 2025 5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

BANKS, JONATHAN M & SARAH
1944 N 3050 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm

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THENOT, JODY R
1953 N 3050 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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HOLMBERG, TAYLOR & ANALI
1956 N 3050 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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Wed, Mar 19, 2025
5:30 pm

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LIMON, EZEQUIEL & ALYSSA
1965 N 3050 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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CISNEROS, JESUS JR & CHRISTIAN A
1936 N 3100 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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JOHNSON, BLAINE E
1939 N 3100 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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NORDSTROM, MACKENZIE & TANNER
1942 N 3100 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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FLYGARE, KELLY
1959 N 3100 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
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HERNANDEZ, GABRIELA COMPRES &
GABRIELA
1979 N 3100 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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PROVO CITY
351 W CENTER ST
PROVO, UT 84601



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm
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GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604



City Council Chambers, 56 N State Street

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Planning Commission Wed, Mar 19, 2025 5:30 pm
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PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

TUCKER, GEORGE
51 W 4750 N
PROVO, UT 84604



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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ADJ INVESTMENTS THREE LLC
1794 COBBLESTONE DR
PROVO, UT 84604



City Council Chambers, 56 N State Street

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Planning Commission
Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

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COMMON AREA
100 E CENTER ST
PROVO, UT 84606



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
Wed, Mar 19, 2025
5:30 pm

PUBLIC HEARING - Whitestone Estates - Rezoning the property located generally at 710 West 2000 South from the Open Space Zone (OS5) to Single Family Residential (R8)

UTAH COUNTY
2855 S STATE
PROVO, UT 84606



City Council Chambers, 56 N State Street

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5:30 pm

Planning Commission
Wed, Mar 19, 2025
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HAMBERLIN, ALAN D
2511 E MELROSE ST
MESA, AZ 85213



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



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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

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

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

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

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

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

POND, RANDY
1785 SANDHILL RD
OREM, UT 84058

CHERRY HILL DAIRY FARM
%TAYLOR, BYRON
1785 S GENEVA RD
OREM, UT 84058

ADJ INVESTMENTS THREE LLC
1794 COBBLESTONE DR
PROVO, UT 84604

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

UTAH AUTISM ACADEMY
1875 S GENEVA RD
OREM, UT 84058

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

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

CISNEROS, JESUS JR & CHRISTIAN A
1936 N 3100 W
PROVO, UT 84601

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

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

WILSON, BRENT ROGER
1968 N 3060 W
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

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

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

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

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

Julie Smith - APPLICANT
182 S. Orem Blvd.
Orem, Utah 84058
801-368-9552
Julielynnsmith5@gmail.com

NEIGHBORHOOD MEETING NOTICE

Dear neighbor,

This letter is to inform you of an upcoming "Neighborhood Meeting" to discuss a change in zoning on property located generally at 710 W. 2000 South, in Orem. The applicant wishes to rezone the property from OS-5 to Residential R-1-8.

A neighborhood meeting will be held at:

Orem Recreation Center
575 W. Center St., Orem – multipurpose room – east
6:00 pm on March 10th

All neighbors within 500 feet have been notified of this meeting, however if you know of someone who may not have been notified, please pass this information on to them. We are anxious to get neighborhood feedback on the proposed change.

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

We will look forward to hearing from you at the meeting. Should you be unable to attend the meeting or have questions prior to the meeting, please feel free to contact Julie Smith (owners' representative) at 801-368-9552 to answer any questions.

ATTENDEES

Tonia & John Perl

Connie & John Porter

Pamela Moose

Tom Fong

Sharon Fong

Sarah Banks

Neighborhood Meeting March 10, 2025

Orem Recreation Center

Orem, Utah

A neighborhood meeting was held on the evening of March 10th at the Orem Recreation Center. The meeting was conducted by Julie Smith. The meeting was attended by eight (8) people. Seventy-four (74) notices were mailed out. The purpose of the meeting was to discuss a zone change on the property located at 710 W. 2000 South St. in Orem from OS5 to R-1-8.

Discussions included:

- Proposed 750 West being a right in right out due to the proximity to 700 West.
- Could the city request a round-a-bout at 700 West and 800 West to move traffic?
- Could the City request a stop light at one of the locations?
- What is happening south of the property in Provo? – developer answered all questions regarding the Provo Project.
- Where will the money from the sale of the property go? – developer answered question.
- Are stop signs required? – yes on existing the property
- Has a traffic study been performed? – yes
- Provo controls 2000 South, can Orem request a stop light?
- Developers want to develop the ground and do a good job.
- Statement made: would like stability and would accept the R-1-8.
- Can a marked sidewalk cross 2000 South with lights?
- Storm Drainage is a concern to the property to the west
- Concerned that no one showed up to this meeting due to several previous meetings.
- Freight Train horn blowing – can something be done about it?

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