



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
October 20, 2021

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PUBLIC HEARING – Amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language, to be continued to the November 3, 2021 Planning Commission meeting due to an error in noticing.**
 - 3.2 **PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amending portions of Section 22-11-42, PD29 zone (*Siena Villas @ Columbia Lane*) pertaining to the overall density and parking requirements of the PD29 zone, located generally at 1859 South Columbia Lane.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from September 15, 2021**
5. ADJOURN
 - 5.1 **Next meeting scheduled for Wednesday, November 3, 2021.**

**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

Item #: 3.1	Planning Commission October 20, 2021	
Prepared By: Cheryl Vargas		
Applicant: Development Services	PUBLIC HEARING – Amending portions of Sections 22-1-3(C) <i>Enforcement</i> and Section 22-14-28(F) <i>Garage Sales</i> to clarify language.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa

SITE INFORMATION:

- General Plan Designation: **varies**
- Current Zone: **varies**
- Acreage: **varies**
- Neighborhood: **varies**

ACTION:

The Planning Commission shall forward a recommendation to the City Council regarding the text amendment request.

REQUEST: Amending portions of Sections 22-1-3(C) *Enforcement* and Section 22-14-28(F) *Garage Sales* to clarify language.

BACKGROUND: At the request of the Legal Department, these two sections needed some of the language changed and updated to clarify the language of the ordinance.

The proposed ordinances are part of the staff report for your review.

RECOMMENDATION: Staff recommends the Planning Commission continue the request to amend portions of Sections 22-1-3(C) *Enforcement* and 22-14-28(F) *Garage Sales* to clarify language to the November 3, 2021 Planning Commission meeting, due to an error in noticing.

Item #: 3.2	Planning Commission October 20, 2021	
Prepared By: Cheryl Vargas		
Applicant: Mike Hollopeter, PEG Companies	PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone <i>Siena Villas @ Columbia Lane</i> located generally at 1863 South and 1875 South Terrace Drive and amending portions of Section 22-11-42, PD29 zone (<i>Siena Villas @ Columbia Lane</i>) pertaining to the overall density and parking requirements of the PD29 zone, located generally at 1859 South Columbia Lane.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa
- Mailed 420 notices to residents within 1000 square feet.

SITE INFORMATION:

- General Plan Designation:

Medium Density Residential

- Current Zone: **PD29**
- Acreage: **3.64**
- Neighborhood: **Cherry Hill**

ACTION:

The Planning Commission shall forward a recommendation to the City Council regarding the text amendment request.

REQUEST: The applicant is requesting the Planning Commission forward a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amend portions of Section 22-11-42, PD29 zone (*Siena Villas @ Columbia Lane*) pertaining to the overall density and parking requirements of the PD29 zone, located generally at 1859 South Columbia Lane.

BACKGROUND: The applicant wants to apply to build a 21-unit expansion onto the current 81-unit Siena Villas Apartments. These 21 units would be comprised of six two-bedroom units, nine one-bedroom units and six studio units. This new building will be located at the south-east area of the proposed lot. Neighborhood meetings for this proposed project were held in September 2020.

As part of the request, the applicant is proposing a text amendment to the PD29 zone that includes a small parking ratio change of 1.75 stalls per unit in addition to a slight change in the unit per acre limit (currently at 27 units per acre) to 28 units per acre.

Parking: Currently, they have a business hour parking requirement and a non-business hour parking requirement. The business hour parking requirement is defined as 8:00 a.m. to 5:30 p.m., Monday through Friday and they provide at least 1.75 parking spaces for each one-bedroom dwelling unit, and at least 2.25 parking spaces for each dwelling unit containing more than one bedroom. During the non-business hour parking requirement, they provide at least 2.25 parking spaces for each dwelling unit. Parking spaces located on the adjacent property are made available to the residents of the development through a recorded, perpetual parking easement and is counted toward the parking requirement.

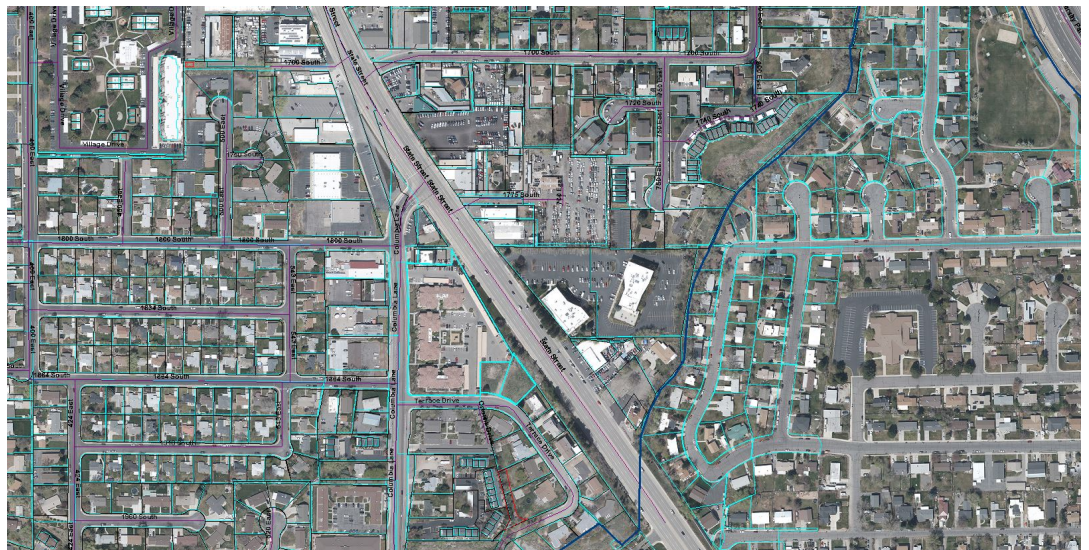
The applicant has been tracking the parking demand and utilization over the past nine years. They have found that the usage is significantly lower than the current required amount. They have performed multiple parking studies internally and have found on the rare occasion the maximum usage is 1.4 stalls per unit. Recent counts have shown less utilization. They attribute these lower parking counts to the high number of one-bedroom units (fifty percent of the property unit mix) and being located near public transportation lines. In addition, they have no plans to charge

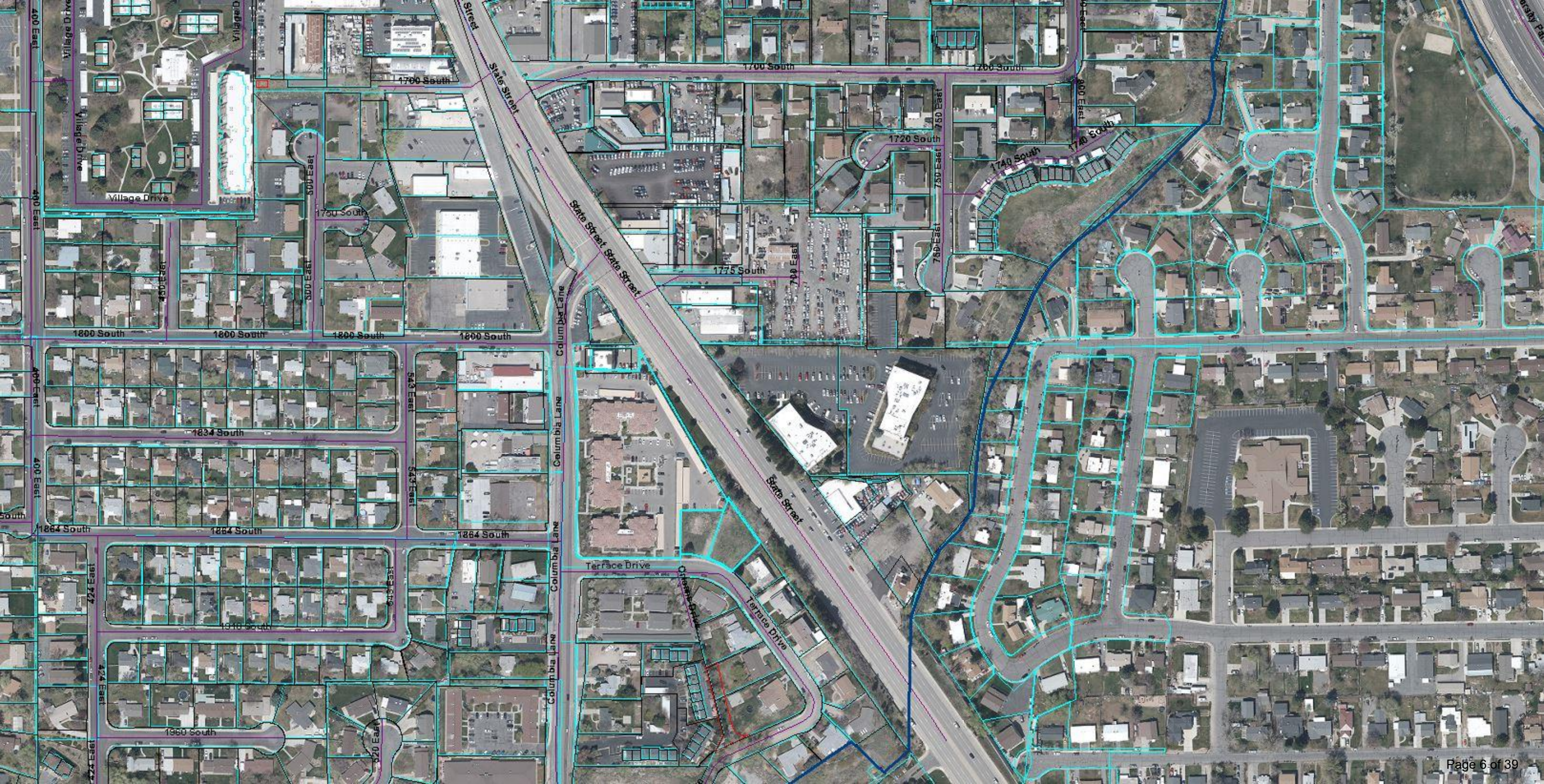
for parking in the future. This language is part of the text amendment that is being proposed for the PD29 zone.

While intending to maintain unit mix commensurate with the existing property (fifty percent one-bedroom and fifty percent two-bedroom units), they recognize the demand and need for studio units in the marketplace. They are proposing to add six studio units to the project.

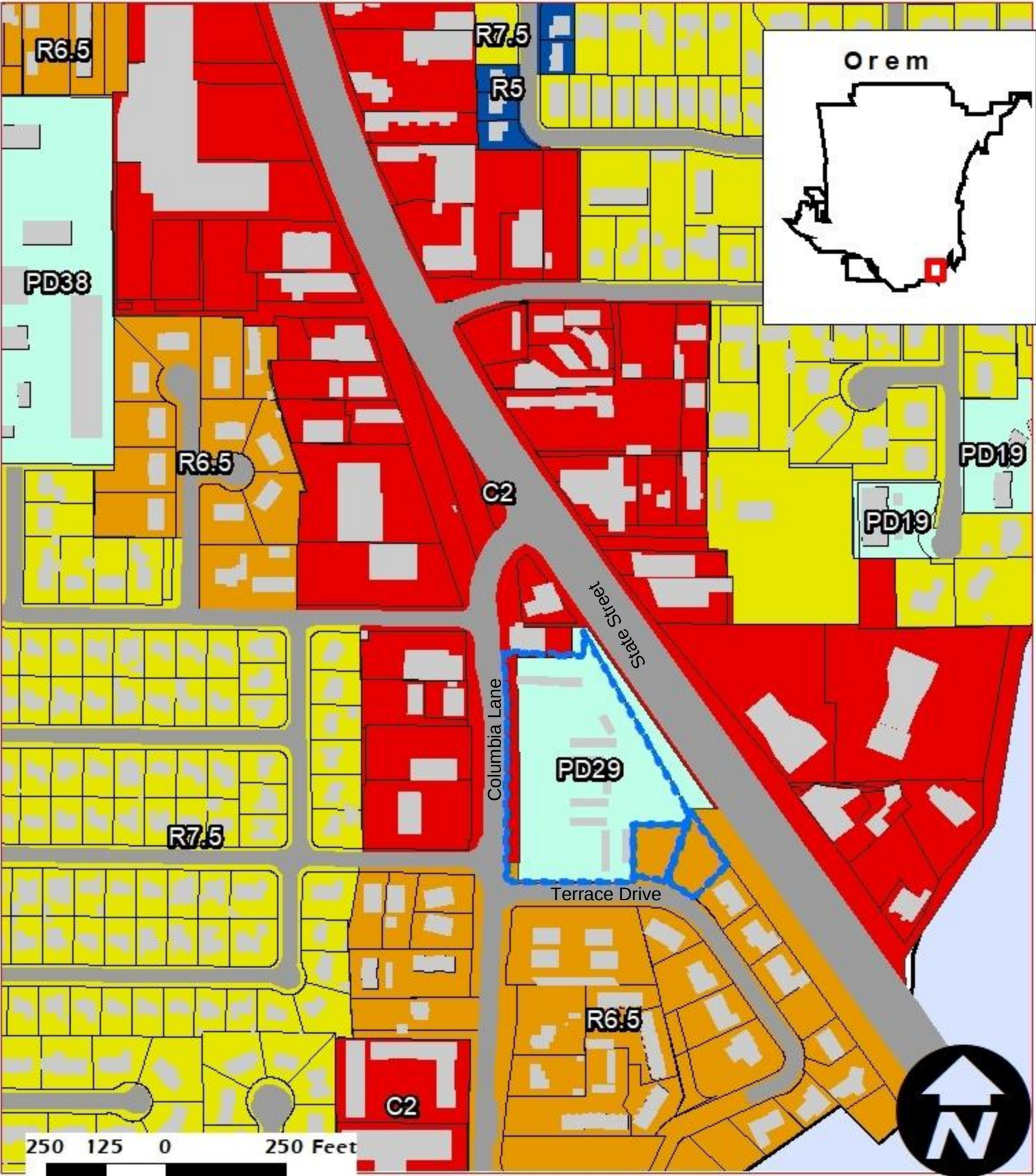
If the City approves these changes, the applicant will come back in and apply for site plan approval.

RECOMMENDATION: Staff recommends the Planning Commission send a recommendation to the City Council to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone *Siena Villas @ Columbia Lane* located generally at 1863 South and 1875 South Terrace Drive and amend portions of Section 22-11-42, PD29 zone (*Siena Villas @ Columbia Lane*) pertaining to the overall density and parking requirements of the PD29 zone, located generally at 1859 South Columbia Lane.





Siena Villas

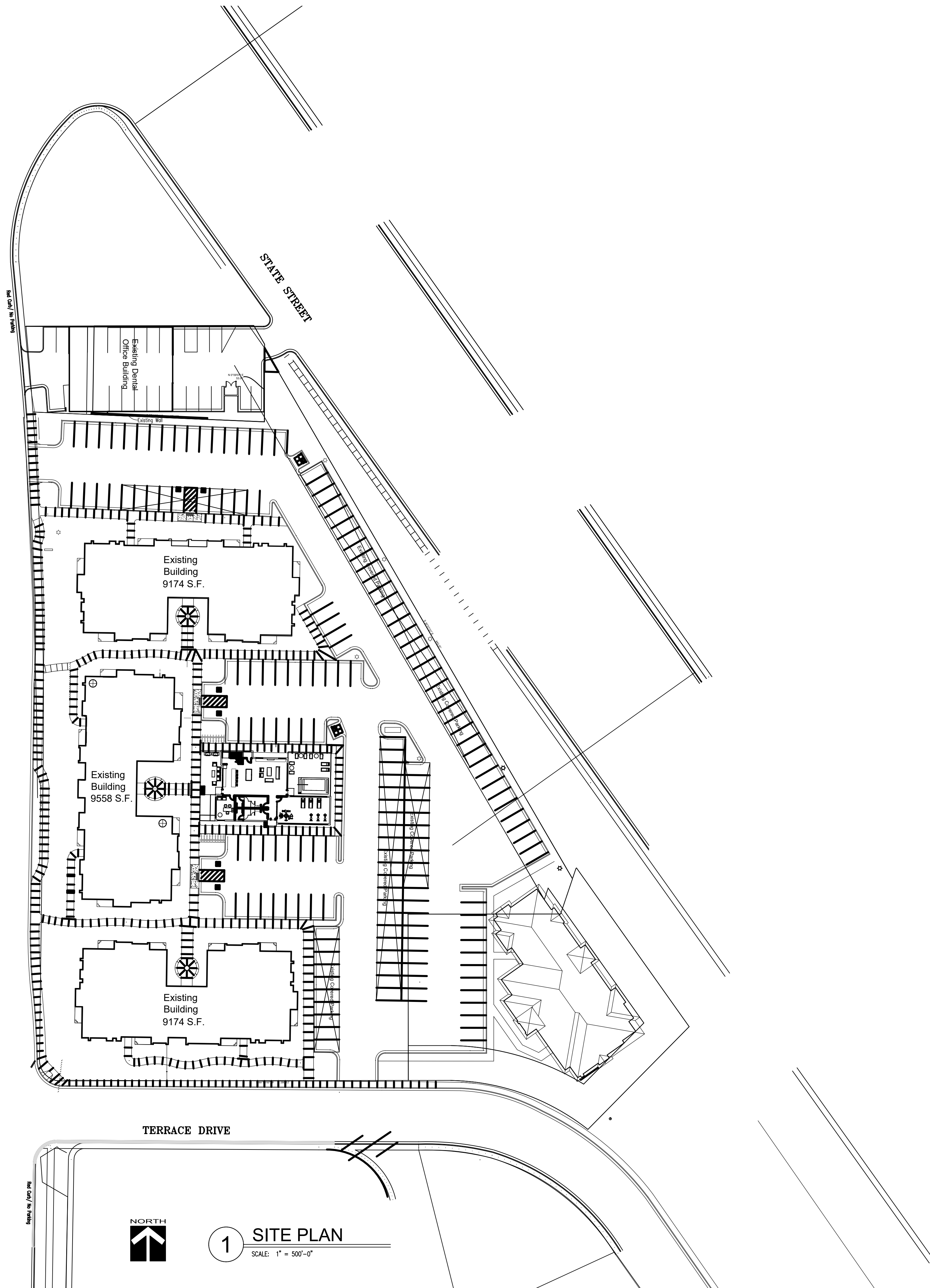


◆ Rezone, Text Amendment
PD29
3.64 Acres

NEIGHBORHOOD
Cherry Hill

- Legend
- 1859 S Columbia Lane
 - Buildings
 - Parcels

PRELIMINARY - NOT FOR CONSTRUCTION





CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-11. PD Zone

22-11-42. PD-29 zone (Siena Villas @ Columbia Lane)

- A. **Purpose.** The purpose of the PD-29 zone is to allow development of a high-density residential apartment complex.

(Ord. No. O-08-0008, Enacted 03/11/2008)

- B. **Concept Plan.** Property in the PD-29 zone shall be developed in conformance with the [Concept Plan](#) included as [Appendix V](#) of the Orem City Code.

(Ord. No. O-08-0008, Enacted 03/11/2008)

- C. **Permitted Uses.** The uses listed below shall be permitted uses within the PD-29 zone:

Permitted Uses - PD-29 zone	
Standard Land Use Code	Category
1112	Condominiums
1120	Apartments

(Ord. No. O-08-0008, Enacted 03/11/2008)

- D. **Prohibited uses.** Any use not specifically listed in subparagraph (C) above shall be prohibited.

(Ord. No. O-08-0008, Enacted 03/11/2008)

- E. **Final Plat.** A final plat that conforms to all development standards and requirements of [CHAPTER 17](#) shall be approved and recorded by the City prior to any development in the PD-29 zone.

(Ord. No. O-08-0008, Enacted 03/11/2008)

- F. **Site Plan.** All development standards and site plan requirements of Section [22-14-20](#) shall apply to any development in the PD-29 zone.

(Ord. No. O-08-0008, Enacted 03/11/2008)

- G. **Development Standards and Requirements.** The following development standards and requirements shall apply to all development in the PD-29 zone:



1. **Density.** The maximum density allowed shall be ~~twenty-seven (27)~~ **twenty eight (28)** dwellings per acre.
2. **Height.** The height for all structures in a PD-29 development shall be no more than fifty feet (50'). All development shall be a maximum of four stories.
3. **Setbacks.** All dwellings shall be set back a minimum of twenty-five (25) feet from property not part of the PD-29 zone and from all public streets. All parking spaces covered or uncovered, drives, and accessory structures shall be set back a minimum of five feet from State Street and twenty (20) feet from all other public and private streets. All setbacks shall be landscaped and bermed to screen development behind the setback areas.
4. **Utilities.** All dwellings shall be served by the public sewer system and public water supply. All utilities shall be placed underground. No water or sewer lines shall be placed under covered parking areas. The provisions of **CHAPTER 21** of the Orem City Code for water meter connections shall apply to development in the PD-29 zone.
5. **Fences.** A fence with a minimum height of six feet (6') shall be erected on the perimeter of the property included within the PD-29 zone, except that no fence shall be required along street frontages. The entire length of the perimeter fence shall be constructed using the same design and materials. If the perimeter fence is constructed of sight-obscuring materials, the fence shall be painted with a high grade oil base paint/sealant that resists graffiti. However, vinyl fences and chain link fences with slats do not need to be painted.
6. **Landscaping.** A landscaping plan shall be submitted to the City for approval as a part of the site plan.
 - a. All land within the PD-29 development not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped and maintained in accordance with good landscaping practice. All required setback areas adjacent to public or private streets shall be landscaped. A permanent underground sprinkling system shall be installed for all landscaped areas.
 - b. At least thirty percent (30%) of the net acreage of the entire development shall remain in permanently landscaped areas.
 - c. For every three (3) dwelling units the following trees and shrubs shall be required on the site: at least one (1) deciduous tree at least two (2) inch caliper measured six inches (6") above the ground, one (1) evergreen tree at least seven (7) feet in height, and ten (10) evergreen type shrubs at least five (5) gallons in size.
7. **Lighting Plan.** Any development in the PD-29 zone shall include a lighting plan. The lighting plan shall be designed to:
 - a. discourage crime;
 - b. enhance the safety of the residents and guests of the PD-29 development;
 - c. prevent glare onto adjacent properties; and
 - d. enhance the appearance and design of the project.

All outside lighting shown on the lighting plan except for front and back door lighting shall be controlled and metered either by the owner(s) of the apartments or by a unit owners' association. The lighting plan shall designate which lighting shall be commonly metered to the apartment owner(s) or unit owners' association.
8. **Soils Report.** A soils report prepared by a soils engineer shall be submitted to provide engineering information to determine special engineering needs of the site.
9. **Parking.**



- a. ~~Business Hours~~ Parking Requirement. During all ~~business~~ hours ~~(defined as 8:00 a.m. to 5:30 p.m., Monday through Friday)~~ at least 1.75 parking spaces shall be provided for each ~~one-bedroom~~ dwelling unit; ~~and at least 2.25 parking spaces shall be provided for each dwelling unit containing more than one bedroom.~~
 - b. ~~Nonbusiness Hours~~ Parking Requirement. During all ~~nonbusiness~~ hours, at least 2.25 parking spaces shall be provided for each dwelling unit. ~~Parking spaces located on adjacent property which are made available to the residents of the development through a recorded, perpetual parking easement may be counted toward the parking requirement.~~
 - b. No Charge for Use of Required Parking. In order to ensure that residents of the Project do not have an incentive to park off-site, no fee, charge, deposit or other form of compensation (other than rent) may be required of a resident for the right to use required parking stalls (including, for purposes of this subsection, the right to exclusive use of a particular parking stall). Neither the rent, the deposit or other fees charged to residents may differ based on whether the resident is given the right to use required parking. No form of compensation (including but not limited to a reduction in rent or other fees or charges) may be given to a resident in exchange for a waiver or relinquishment of the right to use required parking. No penalty of any kind may be imposed upon a resident for parking in a required parking stall.
 - c. Other Parking Requirements. All parking spaces shall comply with [Article 22-15](#) of the Orem City Code. All parking spaces, parking areas and driveways shall be paved with asphalt and/or concrete and shall be designed to allow for proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways. All covered parking structures shall be designed with the same architecture as the main structures within the PD-29 zone.
- 10. **Recreational Vehicle (RV) Storage.** No recreational vehicle shall be parked or stored within the PD-29 zone.
 - 11. **Off-site Improvements.** Off-site curb, gutter, sidewalk, and/or other improvements may be required by the City if development on the site contributes to a need for such off-site facilities and the improvements required are roughly proportional to the amount of the off-site impact caused by development in the PD-29 zone
 - 12. **Irrigation Ditches.** Irrigation ditches within the development or along street rights-of-way adjacent to the development shall be piped.
 - 13. **Storage Areas and Solid Waste Receptacles.** All outside storage areas and solid waste receptacles which are not located within a building shall be enclosed on three sides with the same materials as used on the exterior of the main structures within the development and shall have sight-obscuring gates.
 - 14. **Exterior Finishing Materials.** At least sixty percent (60%) of the exterior walls of all structures shall be finished with brick, stone, stucco or a combination thereof. Wood, metal, or vinyl sidings may be used, but shall not comprise more than forty percent (40%) of the exterior wall area. Metal or vinyl soffits and trims are permitted and do not count in the percentages required above. No wall on an unbroken plain shall be longer than 65 feet.
 - 15. **Homeowners' Association.** If any part of the development consists of condominiums, an association of unit owners shall be established and maintained. The unit owners' association shall be responsible for ensuring compliance with the approved site plan, and for maintaining all common areas and required improvements.
 - 16. **Storm Water Runoff Plan.** A storm water runoff plan designed to accommodate a 25-year storm and a detention system with a maximum allowable discharge rate of sixty gallons per minute, per acre (60 g.p.m./ac) shall be provided for any development in the PD-29 zone.
 - 17. Except as otherwise modified, the provisions and standards of the PRD zone shall apply in the PD 29 zone.

(Ord. No. O-08-0008, Enacted 03/11/2008; Ord. No. O-2019-0013, Amended 5/14/2019)

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

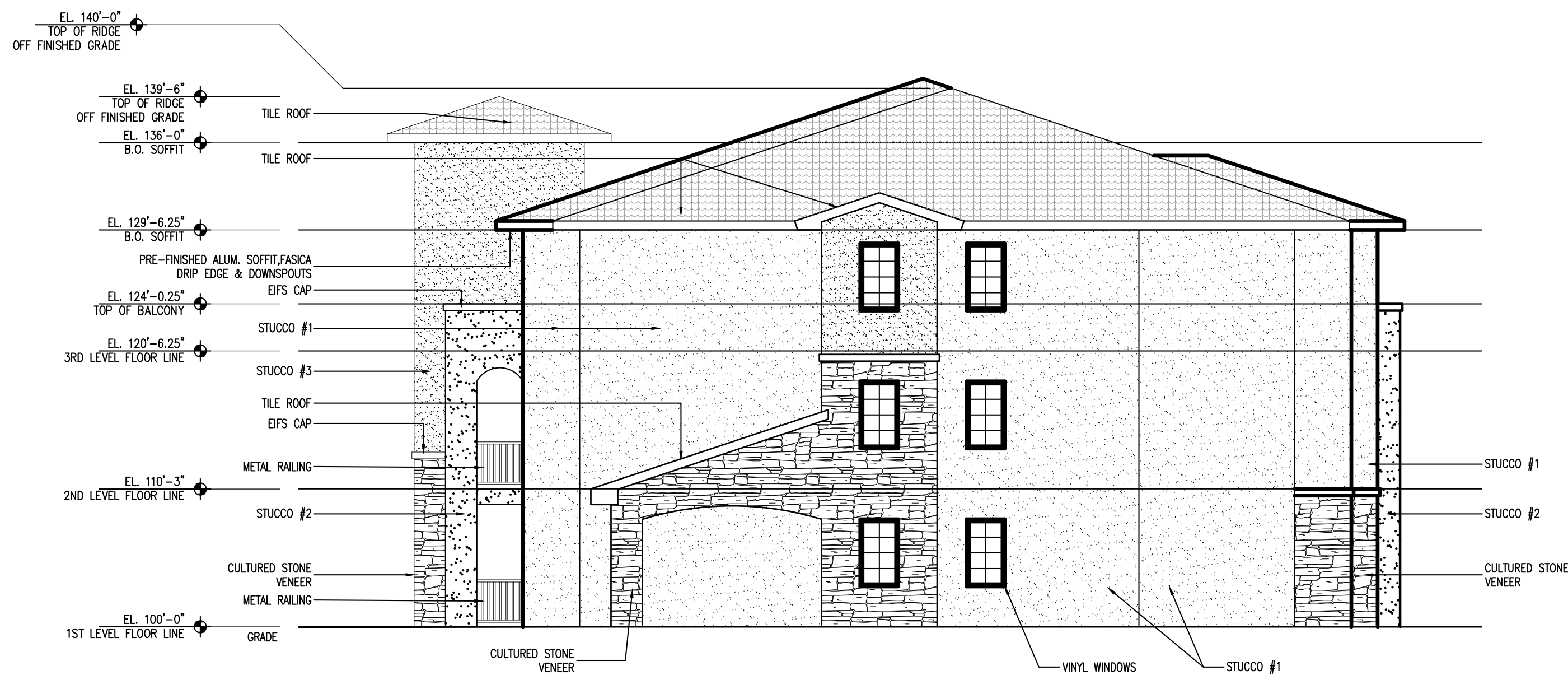
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WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL	SPEC
PRE-FINISHED ALUMINUM CAP	ALMOND
STUCCO #1	MATCH EXISTING
STUCCO #2	MATCH EXISTING
STUCCO #3	MATCH EXISTING
CULTURED STONE VENEER	MATCH EXISTING
WINDOWS	ALMOND
SLIDER DOOR	ALMOND
ALUMINUM FASCIA & SOFFIT	ALMOND
METAL RAILING PAINTED	BLACK
TILE ROOF	MATCH EXISTING

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

DRAWN BY
RR

 HARRIS ARCHITECTURE

3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-5303 | WWW.HARRIS-ARCHITECTURE.COM

A NEW BUILDING FOR

SIENNA VILLAS

EXTERIOR ELEVATIONS

AUG 2021

A2.1



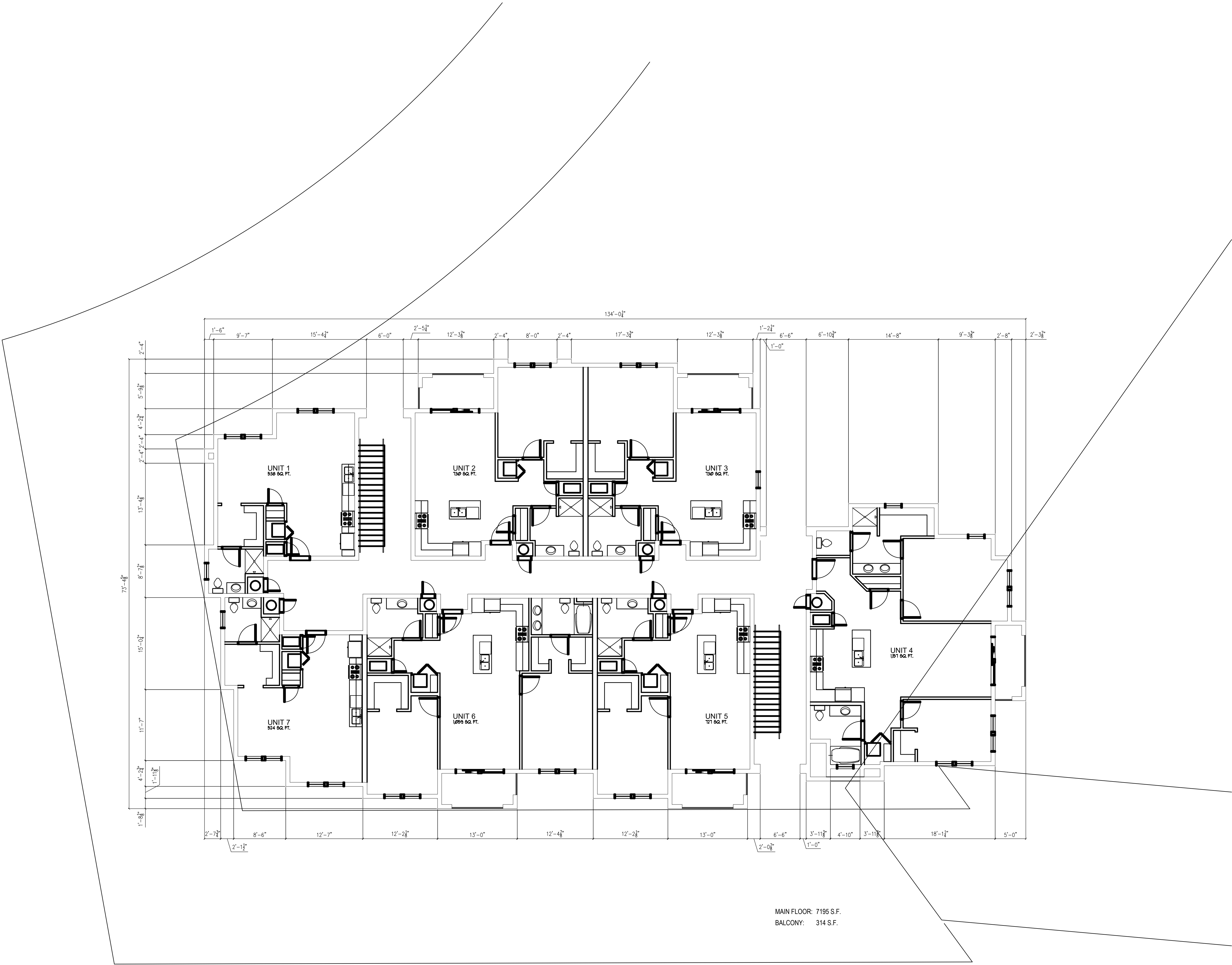
Siena Villas
3D VIEW



Siena Villas
EAST ELEVATION

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

PLOT DATE: 8/27/2021 Q:\ACAD\Files\PECSienna Villas 2021\SV_A1.1.dwg



1 LEVEL 1 FLOOR PLAN

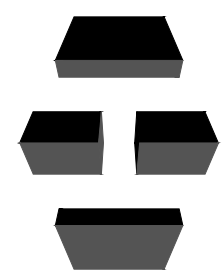
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

A NEW BUILDING FOR
SIENNA VILLAS
LEVEL 1 FLOOR PLAN

AUG 2021

A1.1

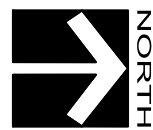
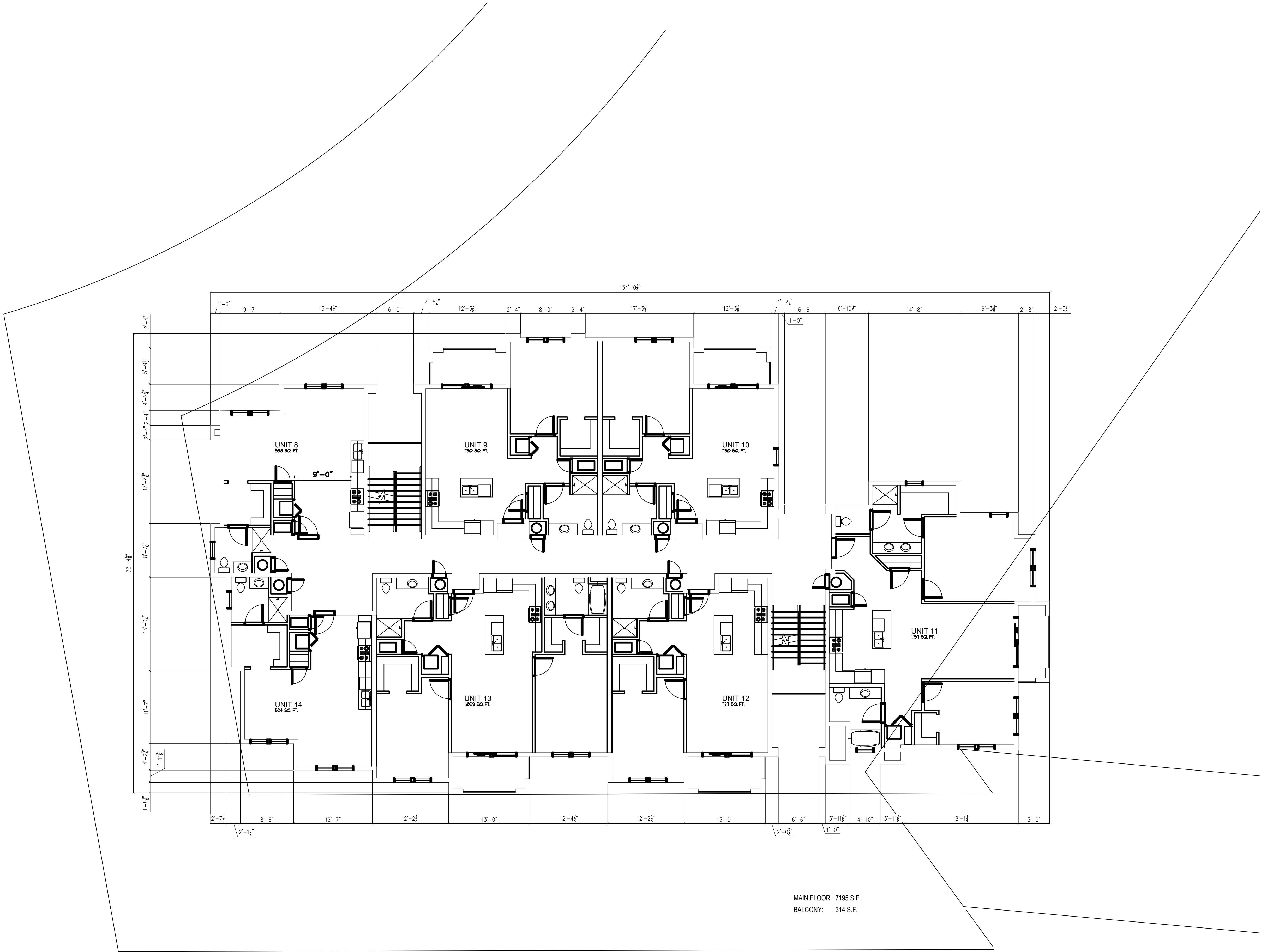
 **HARRIS ARCHITECTURE**
3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-5303 | WWW.HARRIS-ARCHITECTURE.COM

REVISIONS

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RR

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PLOT DATE: 8/27/2021 Q:\ACADFiles\PEGSienna Villas 2021\SV_A1.2.bldg

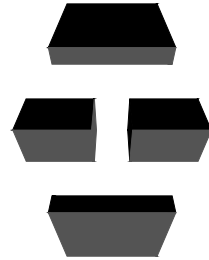


1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

A1.2

A NEW BUILDING FOR
SIENNA VILLAS
LEVEL 2 FLOOR PLAN

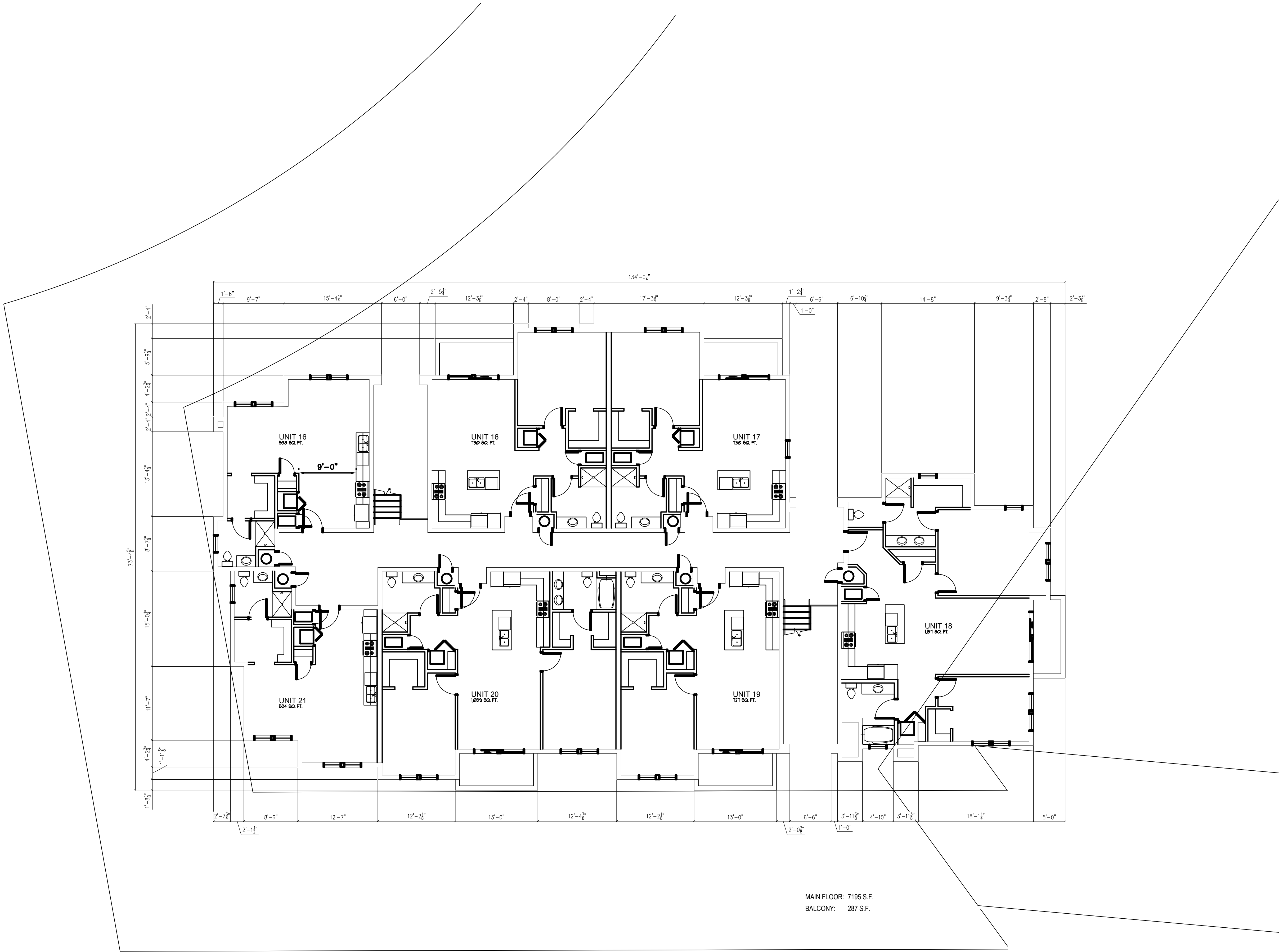
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3520 N UNIVERSITY AVENUE #200, PROVO UT 84604 | 801-377-5303 | WWW.HARRIS-ARCHITECTURE.COM

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RR

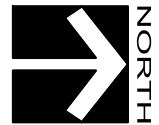
REVISIONS

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PLOT DATE: 8/27/2021 Q:\ACAD\File\PEG\Sienna Villas 2021\SV_A1.3.dwg



MAIN FLOOR: 7195 S.F.
BALCONY: 287 S.F.

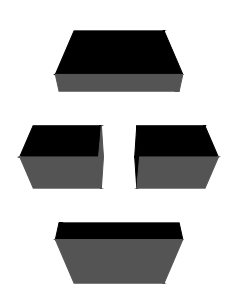


1 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

AUG 2021
A1.3

A NEW BUILDING FOR
SIENNA VILLAS
LEVEL 3 FLOOR PLAN

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REVISIONS

DRAWN BY
RR

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Oct 20, 2021
4:30 pm

- PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.51 acres from the R6.5 zone to the PD29 zone Siena Villas @ Columbia Lane located generally at 1863 South and 1875 South Terrace Drive.
- PUBLIC HEARING – Amending portions of Section 22-11-42, PD-29 zone (Siena Villas @ Columbia Lane) pertaining to the overall density and parking requirements of the PD-29 zone, located generally at 1859 South Columbia Lane.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WOOLSTENHULME, DAVID & SHERMA (ET AL)
400 CONESTOGA BLVD
LANCASTER, PA 17602

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

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LUNDBERG, JOHN & SUSIE
PO BOX 440615
SIOUX FALLS, SD 57186

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

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COMMUNITY TV OF UTAH INC
%COMCAST
1 COMCAST CTR FL 32
PHILADELPHIA, PA 19103

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org

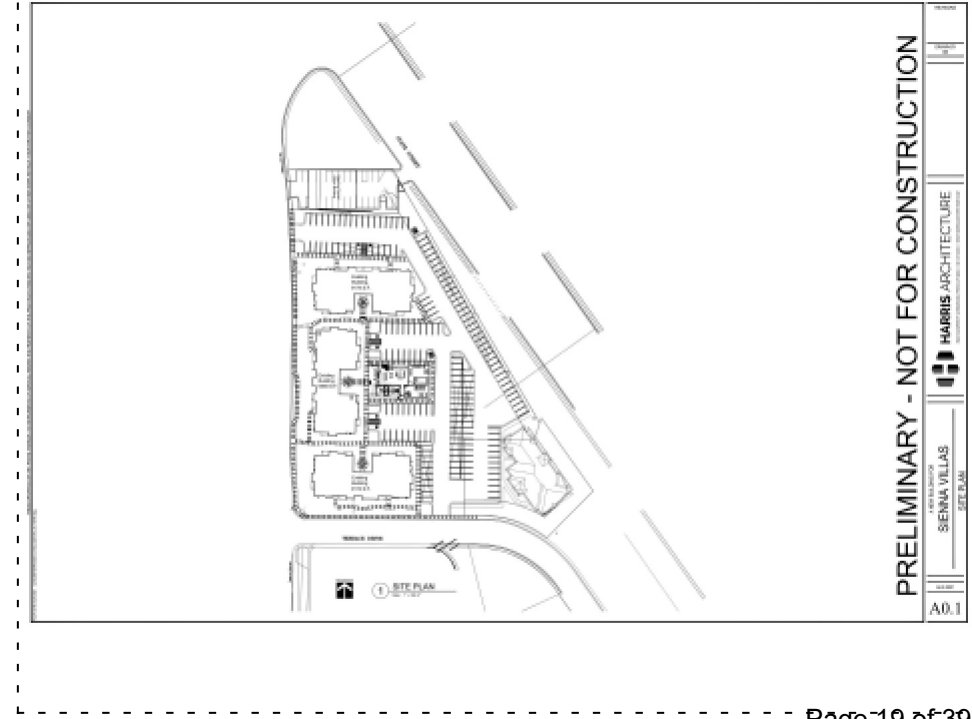
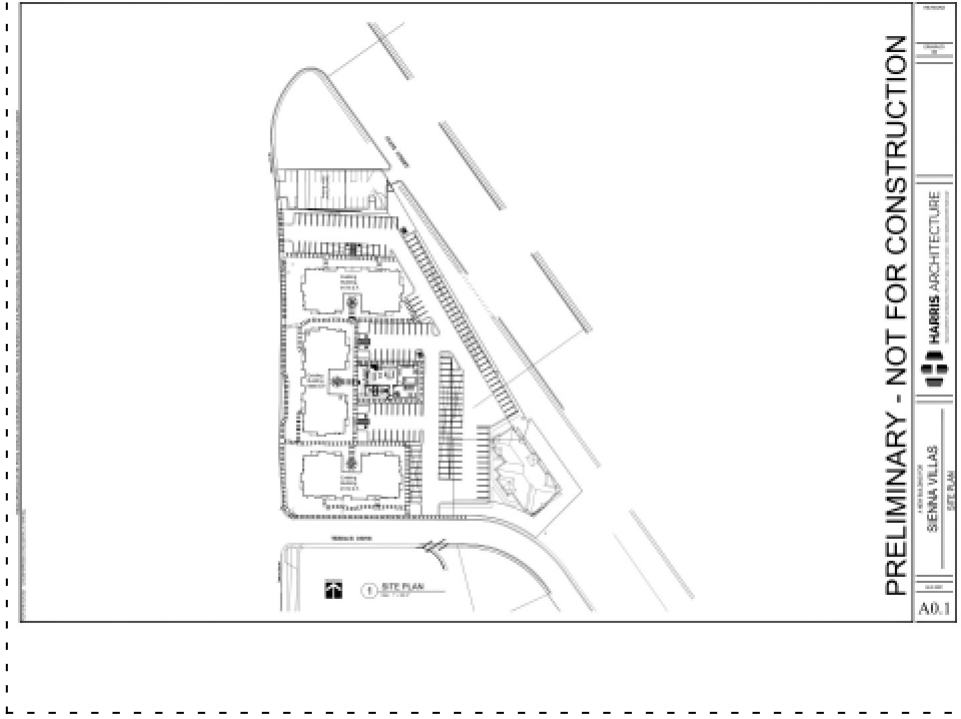
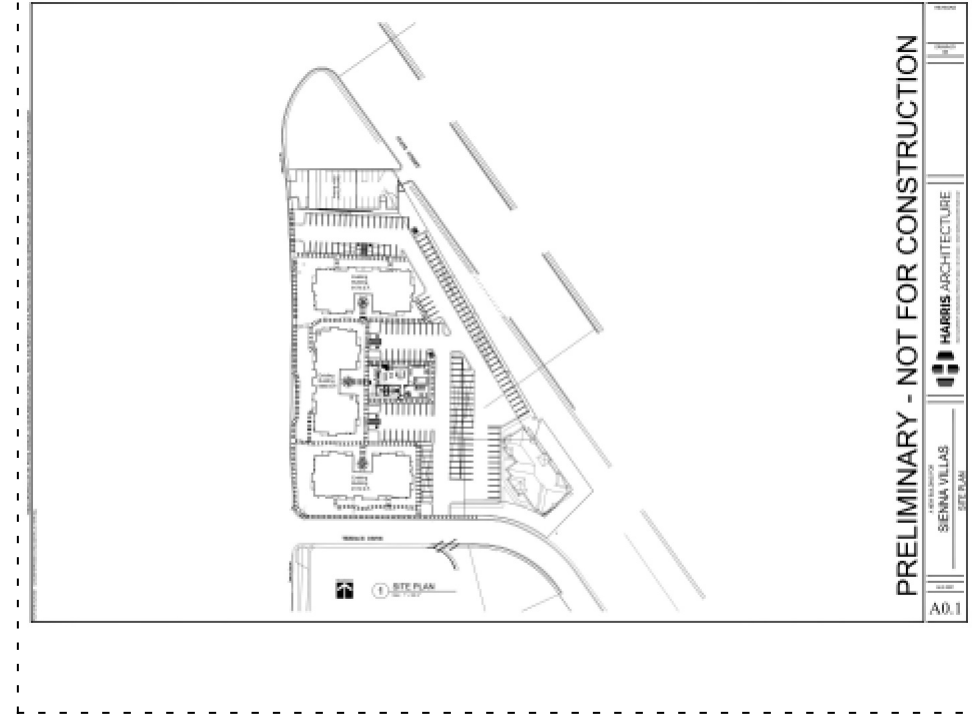
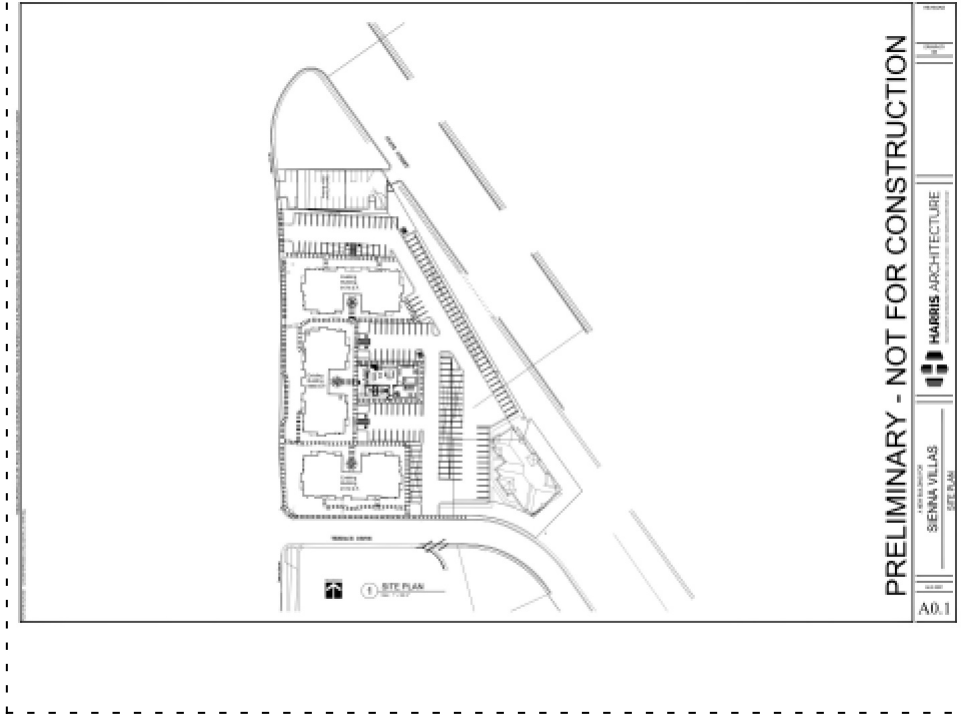


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SPEARS, SAMUEL
2319 RISING SUN DR
BALLWIN, MO 63011



THOMAS, DAN W
PO BOX 143
AMERICAN FORK, UT 84003

OLSEN, KIM D
PO BOX 1780
OREM, UT 84059

1060 W 21279 LLC
PO BOX 182
PROVO, UT 84603

LUNDBERG, JOHN & SUSIE
PO BOX 440615
SIOUX FALLS, SD 57186

DAHLE, MICKEAL L
PO BOX 57194
MURRAY, UT 84157

WASHBURN, ANDREW F &
MARGARET ANN
PO BOX 6903
CRESTLINE, CA 92325

KIGGINS, REX & DOROTHY
PO BOX 970362
OREM, UT 84097

GISH, GARY JOHN
PO BOX 970391
OREM, UT 84097

COMMUNITY TV OF UTAH INC
%COMCAST
1 COMCAST CTR FL 32
PHILADELPHIA, PA 19103

SIMONS, RONALD B (ET AL)
16 S 600 W
LINDON, UT 84042

PASS, NICHOLAS
26 E 300 N
OREM, UT 84057

NEIGHBORHOOD HOUSING
SERVICES OF PROVO INC
39 W 300 N
PROVO, UT 84601

BURKE, GERTRUDE G
41 W 530 S
OREM, UT 84058

EM AND M SPAWN INVESTMENTS
LLC
42 W 530 S
OREM, UT 84058

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

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

H & P PROPERTIES LLC
70 S STATE ST
LINDON, UT 84042

KAY KEN RENTALS LLC
81 W 530 S
OREM, UT 84058

ASA PROPERTIES LLC
85 W 680 S
OREM, UT 84058

COWLEY, ANDREA & JON
86 W 2975 N
LEHI, UT 84043

DENSLEY, LOGAN T & APRIL T
93 S SERRATA LN
VINEYARD, UT 84059

AUSTIN, VAUGHAN M & CHERYL R
95 S 300 E
LINDON, UT 84042

UTAH COUNTY
100 E CENTER ST
PROVO, UT 84606

SINGH, NAGINDER (ET AL)
123 W 2170 S
OREM, UT 84058

OREM RP SNF LLC (ET AL)
%NATTRESS, DAVID W
140 N UNION AVE STE 230
FARMINGTON, UT 84025

OY LLC
145 W 7200 S STE A
MIDVALE, UT 84047

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

SIENA VILLAS LLC
180 N UNIVERSITY AV STE 200
PROVO, UT 84601

R&C PREFERRED HOLDINGS LLC
180 N UNIVERSITY AVE STE 200
PROVO, UT 84601

WAYNE C AND NORMA W CLOSE
LLC
201 W 1400 S
OREM, UT 84058

COLUMBIA LANE HOLDINGS LLC
202 E 800 S STE 102
OREM, UT 84058

WAITE, RANDALL WILLIS
206 E 1270 N
SPRINGVILLE, UT 84663

GARDNER, DOUGLAS V & JOAN F
210 E 1910 S
OREM, UT 84058

J TODD HUISH INVESTMENTS LLC
236 N 1120 E
OREM, UT 84097

TRUE NORTH LLC
240 E CENTER ST
PROVO, UT 84606

VOGEL, JOLYNNE
243 W 1455 S
OREM, UT 84058

PRADHAN, DILAN & MONIKA
263 W BRICKEY RD
DRAPER, UT 84020

RSC INVESTMENTS LC
265 E 3450 N
PROVO, UT 84604

PROVO CITY HOUSING AUTHORITY
316 W 1600 S
OREM, UT 84058

BCLEAVITT HOLDINGS LLC
331 S 950 W
OREM, UT 84058

SMITH, WESLEY D (ET AL)
%MCCLURE, CHERYL
336 E 900 N
OREM, UT 84057

PROVO CITY
351 W CENTER
PROVO, UT 84601

PROVO CITY CORPORATION
351 W CENTER
PROVO, UT 84606

1937 SOUTH PROPERTIES LLC
356 W 1450 S
OREM, UT 84058

MD BROTHERS LLC
367 S 790 W
PLEASANT GROVE, UT 84062

BLACKHAM, SCOTT G
377 S 530 E
OREM, UT 84097

STOKES, LYNN & CLAUDIA
383 S 950 W
OREM, UT 84058

WOOLSTENHULME, DAVID &
SHERMA (ET AL)
400 CONESTOGA BLVD
LANCASTER, PA 17602

WHEELER, DANIEL P & MARCIA M
401 SCENIC DR
ALPINE, UT 84004

BLACK HORSE HOLDINGS LLC
401 N 750 E
PROVO, UT 84606

WRIGHT, NORMAN S & DOLLY
411 W 4020 N
PROVO, UT 84604

AVANESYAN, ARTAK & MGER
432 W 700 N
OREM, UT 84057

MOULTON, BRENT
447 E 1910 S
OREM, UT 84058

GLEAVE, LONNIE D
450 E 1864 S
OREM, UT 84058

CWT INVESTMENTS 2 LLC
--OR CURRENT RESIDENT--
453 E 1834 SOUTH
OREM, UT 84058

FERNANDEZ, ALEJANDRO
453 E 1864 S
OREM, UT 84058

KEMPTON, JONATHAN
--OR CURRENT RESIDENT--
456 E 1800 SOUTH
OREM, UT 84058

BEYER, DONALD E & RENEE A (ET
AL)
456 E 1834 S
OREM, UT 84058

LESSA ENTERPRISES LLC
456 E APPLE GROVE LN
PLEASANT GROVE, UT 84062

PULLEY, RONALD VANCE &
KATHERINE A
460 E 1910 S
OREM, UT 84058

KING, RONALD K & JANALEE
461 E 1910 S
OREM, UT 84058

RUSSELL, GARY & DIANE
462 E 1864 S
OREM, UT 84058

RODRIGUEZ, JESSICA GRISELLE
465 E 1834 S
OREM, UT 84058

KARR, KITTY R
465 E 1864 S
OREM, UT 84058

JAU, FU-SHIANG
466 E 1800 S
OREM, UT 84058

LUNDBERG, JOHN & SUSIE
--OR CURRENT RESIDENT--
466 E 1834 SOUTH
OREM, UT 84058

LUNA, NESTOR & OYUKY
468 E 1910 S
OREM, UT 84058

WILLIAMS, MARK CLYDE & LINDA
PALMER
468 E 1960 S
OREM, UT 84058

TILLACK, MELISSA A
471 E 1800 S
OREM, UT 84058

THOMAS, GLEN R
471 E 1910 S
OREM, UT 84058

CROFTS, JENNIFER L
472 E 1864 S
OREM, UT 84058

MCGOWAN, HSING-LUN
474 E 1800 S
OREM, UT 84058

HERRERA, ROSELY (ET AL)
474 E 1834 S
OREM, UT 84058

HARWARD, JARED C
475 E 1834 S
OREM, UT 84058

HAWARD, DEVON N (ET AL)
475 E 1864 S
OREM, UT 84058

KLEMETSON, MARGARET B
475 E 1960 S
OREM, UT 84058

SALAS, MIGUEL ANGEL
476 E 1910 S
OREM, UT 84058

YEARSLEY, EVAN J
478 E 1960 S
OREM, UT 84058

GOSS, LESLIE L & SHARON A
479 E 1910 S
OREM, UT 84058

VALDEZ, HECTOR
482 E 1800 S
OREM, UT 84058

MURDOCK, PHYLLIS S (ET AL)
482 E 1834 S
OREM, UT 84058

HANEY, DONALD L & DENISE R
483 E 1800 S
OREM, UT 84058

BEDOHAVE LLC
483 E 1834 S
OREM, UT 84058

WRIGHT, NORMAN S & DOLLY
--OR CURRENT RESIDENT--
483 E 1864 SOUTH
OREM, UT 84058

KINDRICK, CORTT & JOYLYNN
SEARS
--OR CURRENT RESIDENT--
485 E 1960 SOUTH
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

KEELE, ROBERT G & HOLLY M
492 E 1960 S
OREM, UT 84058

MATUAUTO, CREED (ET AL)
--OR CURRENT RESIDENT--
493 E 2000 SOUTH
OREM, UT 84058

WITHERS, THOMAS & TAMERA
495 E 1960 S
OREM, UT 84058

OLSON, BARBARA L (ET AL)
497 E 2000 S
OREM, UT 84058

HAWKINS, KATHERINE ELIZABETH
& BRIAN JAMES
500 E 1910 S
OREM, UT 84058

RIOS, KYLE ANDREW & DIANA
KARINA
501 E 1910 S
OREM, UT 84058

SHEETZ, BRANDON
501 E 2000 S
OREM, UT 84058

LOZANO, RODOLFO (ET AL)
504 E 1864 S
OREM, UT 84058

POULSEN, JARREN
--OR CURRENT RESIDENT--
505 E 2000 SOUTH
OREM, UT 84058

THOMAS, STEVE M & PENELOPE M
507 E 1834 S
OREM, UT 84058

DURHAM, MICHAEL
--OR CURRENT RESIDENT--
507 E 1864 SOUTH
OREM, UT 84058

THOMAS, JAMES ALAN
508 E 1800 S
OREM, UT 84058

SANDERS, BRIAN PAUL & ASHLEY
ANN
--OR CURRENT RESIDENT--
508 E 1834 SOUTH
OREM, UT 84058

CHEATHAM, KEVIN & JACLYN H
--OR CURRENT RESIDENT--
508 E 1910 SOUTH
OREM, UT 84058

RASMUSEN, LEVI GORDON (ET AL)
511 E 1910 S
OREM, UT 84058

BINGHAM, JACK N
512 E 1864 S
OREM, UT 84058

CHRISTENSEN, RICHARD S &
SHARON
--OR CURRENT RESIDENT--
514 E 1750 SOUTH
OREM, UT 84058

FREEK, PEGGY MARIE
515 E 1834 S
OREM, UT 84058

RICHARDS, TY HUNTER & ASHLEY
ANN
515 E 1864 S
OREM, UT 84058

DREW, WILLIAM R JR
516 E 1800 S
OREM, UT 84058

JUAREZ, CALVIN MOISES &
KATELYN ELIZABETH KANE
516 E 1834 S
OREM, UT 84058

LOPEZ, CHRISTINE HAMILTON
520 E 1910 S
OREM, UT 84058

RSC INVESTMENTS LC
--OR CURRENT RESIDENT--
521 E 1750 SOUTH
OREM, UT 84058

DAY, WILLIAM D & CHARLES D
521 E 1910 S
OREM, UT 84058

LB PROPERTIES LLC
521 W 750 S
OREM, UT 84058

GILES, STEVEN & KELSI (ET AL)
522 E 1864 S
OREM, UT 84058

COLE, NATHAN E & SUZANNE P
525 E 1834 S
OREM, UT 84058

WHEELER, DANIEL P & MARCIA M
--OR CURRENT RESIDENT--
526 E 1800 SOUTH
OREM, UT 84058

GUMMOW, J FRED & C HARRIET
526 E 1834 S
OREM, UT 84058

CHRISTENSEN, RICHARD S &
SHARON
--OR CURRENT RESIDENT--
528 E 1750 SOUTH
OREM, UT 84058

THOMAS, GLEN R
--OR CURRENT RESIDENT--
534 E 1910 SOUTH
OREM, UT 84058

SSL535 LLC
--OR CURRENT RESIDENT--
535 E 1700 SOUTH
OREM, UT 84058

WILCOX, DEAN E & BARBARA W
535 E 1910 S
OREM, UT 84058

PETERSEN, TRAVIS A & SHARLENE A
536 E 1864 S
OREM, UT 84058

CRANNEY, WILLIAM D & ANN K
537 N 80 W
LINDON, UT 84042

STANLEY, STEVEN (ET AL)
542 E 1910 S
OREM, UT 84058

RLS PROPERTIES 1708 SOUTH LLC
548 W 1ST N
RIGBY, ID 83442

SHERIFF, LARRY M & SALLY A
549 E 1910 S
OREM, UT 84058

RODRIGUEZ, JUANA JAUREGUI (ET AL)
--OR CURRENT RESIDENT--
554 E 1864 SOUTH
OREM, UT 84058

SANDY UT PROPERTIES LLC
--OR CURRENT RESIDENT--
557 E 2000 SOUTH
OREM, UT 84058

HILLTOP RENTALS LC
%AIRD, NANCY
560 E SOUTH TEMPLE # 1102
SALT LAKE CITY, UT 84102

BRITSCH, R LAINER & SHIRLEY S
563 LAMBERT DR
OREM, UT 84097

KEMPTON, JONATHAN H & SHERYL
--OR CURRENT RESIDENT--
564 E 1864 SOUTH
OREM, UT 84058

VESTWOOD LLC
575 E UNIVERSITY PKWY # N-260
OREM, UT 84097

DONALDSON, MATTHEW L
--OR CURRENT RESIDENT--
576 E 1864 SOUTH
OREM, UT 84097

WEST ROCK CANYON LLC
588 WILDFLOWER CIR
SALEM, UT 84653

PALMER, CRAIG J (ET AL)
598 S 730 E
OREM, UT 84097

BLACKHAM, SCOTT G
--OR CURRENT RESIDENT--
631 E 1700 SOUTH
OREM, UT 84097

MD BROTHERS LLC
--OR CURRENT RESIDENT--
635 E 1700 SOUTH
OREM, UT 84097

RUIZ, CHRIS C & GLORIA
--OR CURRENT RESIDENT--
640 E 1650 SOUTH
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BERGEN, KYLE D
642 E 1650 S
OREM, UT 84097

HARMAN INVESTMENT PROPERTIES
2 LLC
--OR CURRENT RESIDENT--
645 E 1700 SOUTH
OREM, UT 84097

CANNON, NANCY S
646 E 1650 S
OREM, UT 84097

JARRIN, ROGER
648 E 1650 S
OREM, UT 84097

WASATCH HORIZON LLC
--OR CURRENT RESIDENT--
652 E 1650 SOUTH
OREM, UT 84097

SWAIN, SUE A (ET AL)
654 E 1600 S
OREM, UT 84097

SWANK, TIFFANY K
654 E 1650 S
OREM, UT 84097

SWAIN, SUE A (ET AL)
--OR CURRENT RESIDENT--
657 E 1700 SOUTH
OREM, UT 84097

AVANESYAN, ARTAK & MGER
--OR CURRENT RESIDENT--
662 E 1700 SOUTH
OREM, UT 84097

KERBY, CHRIS K
665 E 1775 S
OREM, UT 84097

S&L CLARK 655-669 LC
--OR CURRENT RESIDENT--
667 E 1700 SOUTH
OREM, UT 84097

DIAZ, CARLOS ANTONIO & ARLY
ESPERANZA
670 E 1700 S
OREM, UT 84097

HARMAN INVESTMENT PROPERTIES
3
--OR CURRENT RESIDENT--
675 E 1700 SOUTH
OREM, UT 84097

YUEN, HOI YANG
680 E 1650 S
OREM, UT 84097

RUIZ, CHRIS C & GLORIA C (ET AL)
--OR CURRENT RESIDENT--
682 E 1650 SOUTH
OREM, UT 84097

PORTER, RAMON E & PEGGY M
683 E 1700 S
OREM, UT 84097

ANDERSEN, CRIAG MERRILL & AYE
M
684 E 1650 S
OREM, UT 84097

LUKE, DAVID MICHAEL & NICOLE
686 E 1650 S
OREM, UT 84097

RAWLINS, ANTHONY & BRITTANY
690 E 1650 S
OREM, UT 84097

NAN, ZHEN GANG (ET AL)
692 E 1650 S
OREM, UT 84097

S ALLEN PROPERTIES LLC
--OR CURRENT RESIDENT--
694 E 1650 SOUTH
OREM, UT 84097

BRITSCH, R LAINER & SHIRLEY S
--OR CURRENT RESIDENT--
695 E 1700 SOUTH
OREM, UT 84097

WHITLOCK, DANIEL
696 E 1700 S
OREM, UT 84097

HARMAN INVESTMENT PROPERTIES
1
--OR CURRENT RESIDENT--
707 E 1700 SOUTH
OREM, UT 84097

FLORES, ARMANDO VIDAL (ET AL)
708 E 1700 S
OREM, UT 84097

AUSTIN, VAUGHAN M & CHERYL R
--OR CURRENT RESIDENT--
710 E 1720 SOUTH
OREM, UT 84097

KIGGINS, REX & DOROTHY
--OR CURRENT RESIDENT--
720 E 1700 SOUTH
OREM, UT 84097

KAY KEN RENTALS LLC
--OR CURRENT RESIDENT--
720 E 1720 SOUTH
OREM, UT 84097

S&L CLARK 1700 SOUTH LC
--OR CURRENT RESIDENT--
721 E 1700 SOUTH
OREM, UT 84097

2162 NORTH LLC
722 E MAJESTIC PINE DR
MURRAY, UT 84107

HAYWARD, LARAE S (ET AL)
730 E 1700 S
OREM, UT 84097

DW RENTALS - II LLC
--OR CURRENT RESIDENT--
730 E 1720 SOUTH
OREM, UT 84097

SSL535 LLC
736 E 1100 S
MAPLETON, UT 84664

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

SJOQUIST, REBBECA L & JOSEPH S
747 E 600 S
OREM, UT 84097

1056 WEST LLC
752 W 2100 N
PROVO, UT 84604

MATUAUTO, CREED (ET AL)
757 S 50 E
OREM, UT 84058

CUTLINE ENTERPRISES LLC
--OR CURRENT RESIDENT--
762 E 1700 SOUTH
OREM, UT 84097

TRUE ENTERPRISES LLC
762 E 12300 S
DRAPER, UT 84020

SJOQUIST, REBBECA L & JOSEPH S
--OR CURRENT RESIDENT--
766 E 1740 SOUTH
OREM, UT 84097

GOLLADAY, ESTER & ROY JR
768 E 1740 S
OREM, UT 84097

COWLEY, ANDREA & JON
--OR CURRENT RESIDENT--
770 E 1740 SOUTH
OREM, UT 84097

EM AND M SPAWN INVESTMENTS
LLC
--OR CURRENT RESIDENT--
772 E 1740 SOUTH
OREM, UT 84097

KREHBIEL, TIM & GERILIN
785 E 400 N
MAPLETON, UT 84664

FULLER, REMINGTON
815 S 543 E
OREM, UT 84058

SMITH, PAULA SUMSION
827 SUNBURST LN
ALPINE, UT 84004

SKARDA, CHRISTOPHER
827 N 900 E
PLEASANT GROVE, UT 84062

SANDERS, BRIAN PAUL & ASHLEY
ANN
838 S 550 E
OREM, UT 84097

CHARLESTON HEIGHTS PUD PHASE 1
HOMEOWNERS ASSOCIATION
883 S OREM BLVD
OREM, UT 84059

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

DUG'S INVESTMENTS LC
933 S 925 E
OREM, UT 84097

CHRIS J WILLIAMSON PROPERTIES
LC
987 E 300 N
LINDON, UT 84042

SARU LLC
998 N 1200 W ST
OREM, UT 84057

WHITAKER, SHELDON F & KARREN
M
1016 W 2300 N
PROVO, UT 84604

BINNING, KENT (ET AL)
--OR CURRENT RESIDENT--
1017 W 2300 NORTH
PROVO, UT 84604

BLACK, ALVIN D
1023 RIVER HILL DR
SPANISH FORK, UT 84660

WASHBURN, ANDREW F &
MARGARET ANN
--OR CURRENT RESIDENT--
1026 W 2300 NORTH
PROVO, UT 84604

STEVENS, LEE H & MARYANN W
--OR CURRENT RESIDENT--
1032 W 2100 NORTH
PROVO, UT 84604

GUERRERO, ALEX
1032 W 2300 N
PROVO, UT 84604

JENSEN, MICHAEL L JR
1039 W 2000 N
PROVO, UT 84604

MORGAN, MICHAEL L & HEATHER
CHRISTENSEN
--OR CURRENT RESIDENT--
1040 W 2000 NORTH
PROVO, UT 84604

LEWIS, JOHN C & JESSICA RUTH
SHAWL (ET AL)
--OR CURRENT RESIDENT--
1049 W 2100 NORTH
PROVO, UT 84604

SPEARS, SAMUEL
--OR CURRENT RESIDENT--
1054 W 2000 NORTH
PROVO, UT 84604

CHAN, YEE KONG PETER (ET AL)
1055 W 90 S
SPANISH FORK, UT 84660

1056 WEST LLC
--OR CURRENT RESIDENT--
1056 W 2300 NORTH
PROVO, UT 84604

LA NON 5-22-06 LLC
1086 S 890 E
OREM, UT 84097

DONALDSON, MATTHEW L
1089 E BRETONWOODS LN
OREM, UT 84097

SWANSON, CLINTON E & BEVERLY G
1112 QUAIL SUMMIT DR
PROVO, UT 84604

CORDNER, COLLEEN F & RAYMOND
G
1112 S 500 E
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

VELLINGA LLC
%VELLINGA, BRETT
1128 E 920 N
OREM, UT 84097

QUESTAR GAS COMPANY
1140 W 200 S
SALT LAKE CITY, UT 84104

ROLLINS, GLEN C
1180 COLUMBIA LN
PROVO, UT 84604

COVE POINT APARTMENTS LLC
--OR CURRENT RESIDENT--
1186 W COLUMBIA LN
PROVO, UT 84604

QUESTAR GAS COMPANY
--OR CURRENT RESIDENT--
1190 W COLUMBIA LN
PROVO, UT 84604

PROVO CITY CORPORATION
--OR CURRENT RESIDENT--
1224 W COLUMBIA LN
PROVO, UT 84604

STEVENS, LEE H & MARYANN W
1229 N 1220 W
PROVO, UT 84604

ANDERSON, CURTIS BOWEN &
MARGARET ANNE (ET AL)
1272 W 1980 N
PROVO, UT 84604

LEWIS, JOHN C & JESSICA RUTH
SHAWL (ET AL)
1279 E CAMPBELL AVE
CAMPBELL, CA 95008

BLEAK, NATHAN S & STEPHANIE H
(ET AL)
1286 W 1980 N
PROVO, UT 84604

TRIMBLE, RONALD E & RETA G (ET
AL)
1298 W 1980 N
PROVO, UT 84604

GAVARRET, EDUARDO (ET AL)
1301 INDIAN TRAIL CIR
BOUNTIFUL, UT 84010

JENSEN, BRETT S & TONIA S
1314 W 1980 N
PROVO, UT 84604

SINGH, NAGINDER (ET AL)
--OR CURRENT RESIDENT--
1334 W 1980 NORTH
PROVO, UT 84604

GALE, BENJAMIN & BENJAMIN (ET
AL)
1352 W 1980 N
PROVO, UT 84604

WASATCH HORIZON LLC
%SMITH, GREGORY & MICHELLE
1365 BOX ELDER DR
ALPINE, UT 84004

TANNER, MATSON R & ERICA N
1366 W 1980 N
PROVO, UT 84604

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

KEMPTON, JONATHAN H & SHERYL
1431 N 1500 W
PROVO, UT 84604

TSANG, PETER OSCAR
1437 W 1150 N
PROVO, UT 84604

CLARK, DAVID LARSEN
1460 CHERRY LN
PROVO, UT 84604

S&L CLARK 655-669 LC
1520 S 300 W
OREM, UT 84058

LITEFOOT INVESTMENTS LLC (ET
AL)
1633 S STATE ST
OREM, UT 84097

HARMAN, DAVID R
1643 S STATE ST
OREM, UT 84097

ASA PROPERTIES LLC
--OR CURRENT RESIDENT--
1655 S STATE ST
OREM, UT 84097

FRAZIER PROPERTIES LLC
1656 W 950 N
PROVO, UT 84604

DAVIS REAL ESTATE GROUP LLC
--OR CURRENT RESIDENT--
1666 S STATE ST
OREM, UT 84058

DONEGAL PROPERTY MANAGEMENT
LLC
1671 N 1670 W
PROVO, UT 84604

HARMAN INVESTMENT PROPERTIES
6
--OR CURRENT RESIDENT--
1675 S STATE ST
OREM, UT 84097

DAVIS REAL ESTATE GROUP LLC
--OR CURRENT RESIDENT--
1680 S STATE ST
OREM, UT 84058

ASHBY, DANIELLE S (ET AL)
--OR CURRENT RESIDENT--
1698 S STATE
OREM, UT 84058

LA FONTAINE CHIROPRACTIC
CLINIC LLC (ET AL)
1704 S STATE ST
OREM, UT 84097

WAYNE C AND NORMA W CLOSE
LLC
--OR CURRENT RESIDENT--
1708 S STATE ST
OREM, UT 84058

OLSEN, KIM D
--OR CURRENT RESIDENT--
1711 S 500 EAST
OREM, UT 84058

LITEFOOT INVESTMENTS LLC (ET
AL)
--OR CURRENT RESIDENT--
1711 S STATE ST
OREM, UT 84097

RUELAS, MARIA C (ET AL)
1714 S 750 E
OREM, UT 84097

OLSEN, HARLAN D & KIM D (ET AL)
--OR CURRENT RESIDENT--
1718 S 500 EAST
OREM, UT 84058

CUTLINE ENTERPRISES LLC
--OR CURRENT RESIDENT--
1731 S 750 EAST
OREM, UT 84097

RSC INVESTMENTS LC
--OR CURRENT RESIDENT--
1733 S 500 EAST
OREM, UT 84058

CRANNEY, WILLIAM D & ANN K
--OR CURRENT RESIDENT--
1738 S STATE
OREM, UT 84097

CRANNEY, WILLIAM D & ANN K
--OR CURRENT RESIDENT--
1742 S STATE
OREM, UT 84058

PIERSON, SHANE (ET AL)
--OR CURRENT RESIDENT--
1743 S 750 EAST
OREM, UT 84097

PIERSON, SHANE (ET AL)
1743 S 800 E
OREM, UT 84097

FRAMPTON, DAVID T & KERI A
--OR CURRENT RESIDENT--
1745 S 750 EAST
OREM, UT 84097

MCGLENNON, ERIC J & JENNIFER C
(ET AL)
1747 S 750 E
OREM, UT 84097

OKELBERRY, ANGELYN
1749 S 750 E
OREM, UT 84097

DONEGAL PROPERTY MANAGEMENT
LLC
--OR CURRENT RESIDENT--
1754 S 750 EAST
OREM, UT 84097

DONEGAL PROPERTY MANAGEMENT
LLC
--OR CURRENT RESIDENT--
1756 S 750 EAST
OREM, UT 84097

VILLAGE VENTURES
%VILLAGE APARTMENTS
ASSOCIATES
1757 VILLAGE LN
OREM, UT 84058

COMMON AREA
--OR CURRENT RESIDENT--
1757 S VILLAGE DR
OREM, UT 84058

FAIRBANKS HOLDING LLC
--OR CURRENT RESIDENT--
1760 S 500 EAST
OREM, UT 84058

DONEGAL PROPERTY MANAGEMENT
LLC
--OR CURRENT RESIDENT--
1760 S 750 EAST
OREM, UT 84097

SEPULVEDA DELAWARE LLC (ET AL)
--OR CURRENT RESIDENT--
1760 S VILLAGE DR
OREM, UT 84058

PETERSEN, KEVIN M
1765 S 450 E
OREM, UT 84058

PORTRUSH PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
1766 S 750 EAST
OREM, UT 84097

J TODD HUISH INVESTMENTS LLC
--OR CURRENT RESIDENT--
1767 S STATE ST
OREM, UT 84097

WEST UNION CANAL COMPANY
%ERCANBRACK, MORRIS
1771 S 290 E
OREM, UT 84058

PORTRUSH PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
1772 S 750 EAST
OREM, UT 84097

TILLACK, C BRUCE
1775 S 450 E
OREM, UT 84058

CHRIS J WILLIAMSON PROPERTIES
LC
--OR CURRENT RESIDENT--
1775 S STATE ST
OREM, UT 84097

JARMAN, SILVIA RUTH SIMMONS (ET
AL)
1781 N 1140 W
PROVO, UT 84604

PORTRUSH PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
1782 S 750 EAST
OREM, UT 84097

WILSON, BRUCE & REBECCA
1783 S 750 E
OREM, UT 84097

WILSON, BRUCE & REBECCA
--OR CURRENT RESIDENT--
1783 S STATE ST
OREM, UT 84097

DAHLE, MICKEAL L
--OR CURRENT RESIDENT--
1784 S STATE
OREM, UT 84058

EDDINGTON, JORDAN MICHAEL &
TORI SHIANN
1790 S 500 E
OREM, UT 84058

ALBACH, ERIC & AMY M
1794 S 750 E
OREM, UT 84097

MONTERO, EDUARDO
1795 S 450 E
OREM, UT 84058

ESQUERRA, NATHAN L & PAMELA W
--OR CURRENT RESIDENT--
1795 S 750 EAST
OREM, UT 84604

LAWSON, BRAD B
--OR CURRENT RESIDENT--
1797 S STATE
OREM, UT 84097

ALLIANCE REAL ESTATE PLLC
1800 S STATE ST
OREM, UT 84058

GLASS IMAGES & CREATIONS INC
--OR CURRENT RESIDENT--
1804 S COLUMBIA LN
OREM, UT 84097

HUNT, GREGORY S
1806 S 543 E
OREM, UT 84058

VILLARREAL, GERARDO & MARIA E
1807 S 543 E
OREM, UT 84058

COLUMBIA LANE HOLDINGS LLC
--OR CURRENT RESIDENT--
1814 S COLUMBIA LN
OREM, UT 84097

FULLER, REMINGTON
--OR CURRENT RESIDENT--
1815 S 543 EAST
OREM, UT 84058

BAUTISTA, FRANCISCO
1818 S 543 E
OREM, UT 84058

VELLINGA LLC
--OR CURRENT RESIDENT--
1818 S COLUMBIA LA
OREM, UT 84097

NELSON, MITCHEM L & JENNA
1826 S 543 E
OREM, UT 84058

PRICE, GREGORY S
1833 S 543 E
OREM, UT 84058

WOODBURY CORPORATION (ET AL)
--OR CURRENT RESIDENT--
1833 S STATE
OREM, UT 84097

COMMUNITY TV OF UTAH INC
--OR CURRENT RESIDENT--
1834 S COLUMBIA LN
OREM, UT 84097

VESTWOOD LLC
--OR CURRENT RESIDENT--
1835 S STATE
OREM, UT 84097

FORWARD HOME LLC
%COFER, EVAN
1840 S COLUMBIA LN
OREM, UT 84097

HARMON, RICHARD B & KRISTI
1845 S 543 E
OREM, UT 84058

CARR, JON P
1846 S 543 E
OREM, UT 84058

FORWARD HOME LLC
--OR CURRENT RESIDENT--
1850 S COLUMBIA LN
OREM, UT 84097

SIENA VILLAS LLC
--OR CURRENT RESIDENT--
1851 S COLUMBIA LN
OREM, UT 84097

BERSIE, PATRICIA B
1854 S 543 E
OREM, UT 84058

BRIGGS, SYMON
1857 S 543 E
OREM, UT 84058

WHITTAKER, JULIE ANN
1862 S 543 E
OREM, UT 84058

CWT INVESTMENTS 2 LLC
1863 S 543 E
OREM, UT 84058

HALLIDAY, REED E & CHRISTINE E
(ET AL)
--OR CURRENT RESIDENT--
1863 S TERRACE DR
OREM, UT 84097

CORDNER, COLLEEN F & RAYMOND
G
--OR CURRENT RESIDENT--
1872 S COLUMBIA LA
OREM, UT 84097

CP WEST LLC
--OR CURRENT RESIDENT--
1875 S STATE ST
OREM, UT 84097

WOODBURY CORPORATION (ET AL)
1875 S STATE ST # 3000
OREM, UT 84097

SMITH, PAULA SUMSION
--OR CURRENT RESIDENT--
1882 S COLUMBIA LN
OREM, UT 84097

BUCHANAN HOUSE LLC
--OR CURRENT RESIDENT--
1883 S 543 EAST
OREM, UT 84058

BOYER, JACOB
1887 RIBBONWOOD DR
OREM, UT 84058

RODRIGUEZ, CARLOS & CECILIA
1889 TERRACE DR
OREM, UT 84097

GLASS IMAGES & CREATIONS INC
1899 PARKLAND E
OREM, UT 84058

PINNACLE PRACTICE MANAGEMENT
LLC
1900 N STATE ST
PROVO, UT 84604

THOMAS, JAMES JORDAN & MARIA
DOMINGUEZ
1901 S 543 E
OREM, UT 84058

ROCA, VICTOR M (ET AL)
1902 TERRACE DR
OREM, UT 84097

JAAR, BERTHA L
1902 S COLUMBIA LA
OREM, UT 84097

NORRIS, CHRISTIE J & GRAHAM H JR
1904 S COLUMBIA LA
OREM, UT 84097

HAVENS, JAMES
--OR CURRENT RESIDENT--
1906 S COLUMBIA LN
OREM, UT 84097

CURTIS, VIRGINIA V
1908 S COLUMBIA LA
OREM, UT 84097

GARCIA, MARA L
1909 TERRACE DR
OREM, UT 84097

TORTOLERO, FRANCISCO JOSE
RANGEL
1910 S COLUMBIA LA
OREM, UT 84097

DIAMOND, STEVEN CRAIG &
LORETTA P (ET AL)
1910 S TERRACE DR
OREM, UT 84097

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

MILLER, LAURA & SCOTT
--OR CURRENT RESIDENT--
1912 S COLUMBIA LN
OREM, UT 84058

THOMAS, GLEN R
1914 S COLUMBIA LN
OREM, UT 84097

JARMAN, SILVIA RUTH SIMMONS (ET
AL)
--OR CURRENT RESIDENT--
1924 S 520 EAST
OREM, UT 84058

MILES, HENRY L & JOAN CAROL
1925 TERRACE DR
OREM, UT 84097

BCLEAVITT HOLDINGS LLC
--OR CURRENT RESIDENT--
1925 S 520 EAST
OREM, UT 84058

KOHKONEN, KENT E & RONA T
1926 TERRACE DR
OREM, UT 84097

LA NON 5-22-06 LLC
--OR CURRENT RESIDENT--
1926 S COLUMBIA LN
OREM, UT 84097

BURKE, GERTRUDE G
--OR CURRENT RESIDENT--
1930 S COLUMBIA LN
OREM, UT 84097

WILCOX, BRADLEY RAY &
DEBORAH G GUNNELL (ET AL)
1931 N 1160 W
PROVO, UT 84604

FREY, SHANE
1937 TERRACE DR
OREM, UT 84097

1937 SOUTH PROPERTIES LLC
--OR CURRENT RESIDENT--
1937 S 520 EAST
OREM, UT 84058

BOTT, THOMAS & CAREY
1937 S COLUMBIA LA
OREM, UT 84097

PATTERSON, JAMES E & EMILY R
1940 TERRACE DR
OREM, UT 84097

STOKES, LYNN & CLAUDIA
--OR CURRENT RESIDENT--
1940 S 520 EAST
OREM, UT 84058

WEST, JAN COOPER (ET AL)
1941 S TERRACE DR
OREM, UT 84097

CLARK, MICHAEL B & BRIAN S (ET AL)
1947 S COLUMBIA LN APT 1
OREM, UT 84097

MARTINEZ, LORENZO A JR & LORETTA
1947 S COLUMBIA LN APT 2
OREM, UT 84097

ROSEBRUGH, JEFFREY W & JENNIFER E
1947 S COLUMBIA LN # 3
OREM, UT 84097

BYRNES, RACHEL & DEVIN
1947 S COLUMBIA LN APT 4
OREM, UT 84097

WOOLSTENHULME, DAVID & SHERMA (ET AL)
--OR CURRENT RESIDENT--
1947 S COLUMBIA LN UNIT# 5
OREM, UT 84097

SKARDA, CHRISTOPHER
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 6
OREM, UT 84097

CHAN, YEE KONG PETER (ET AL)
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 7
OREM, UT 84097

BLACK HORSE HOLDINGS LLC
--OR CURRENT RESIDENT--
1947 S COLUMBIA LN UNIT# 8
OREM, UT 84097

MERRELL, ANISTON
1947 S COLUMBIA LN APT 9
OREM, UT 84097

SUNDELL, JOCELYN T
1947 S COLUMBIA LA APT 10
OREM, UT 84097

ROSARIO, AMERICA MARIA
1947 S COLUMBIA LN # 11
OREM, UT 84097

MESSICK, CAMERON ALLEN & MCKENZIE
1947 S COLUMBIA LN APT 12
OREM, UT 84097

HILTON, JOSEPH
1947 S COLUMBIA LN APT 13
OREM, UT 84097

PACKER, JACOB
1947 S COLUMBIA LN # 14
OREM, UT 84097

JOHNSON, STEVEN & MARIA
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 15
OREM, UT 84097

LUNDY, AARON V & ANA CAROLINA PADILHA (ET AL)
1947 S COLUMBIA LN APT 16
OREM, UT 84097

GAVARRET, EDUARDO (ET AL)
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 17
OREM, UT 84097

SHAWCROFT, STEVEN
1947 S COLUMBIA LA APT 18
OREM, UT 84097

LESSA ENTERPRISES LLC
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 19
OREM, UT 84097

COMPTON, MELODY ELIZABETH
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 20
OREM, UT 84097

1949 SOUTH PROPERTIES LLC
--OR CURRENT RESIDENT--
1949 S 520 EAST
OREM, UT 84058

GISH, GARY JOHN
--OR CURRENT RESIDENT--
1951 TERRACE LN
OREM, UT 84097

ASUAO, KELCEY
1957 S TERRACE DR
OREM, UT 84058

BEAR LAKE HILLS LLC
--OR CURRENT RESIDENT--
1958 S 520 EAST
OREM, UT 84058

TRUE NORTH LLC
--OR CURRENT RESIDENT--
1961 S 520 EAST
OREM, UT 84058

NIELSON, ROBERT & MARGO
1963 S TERRACE DR
OREM, UT 84097

LOSEE, ZYLER RAY DEAN NELSON
1977 S 520 E
OREM, UT 84058

OY LLC
--OR CURRENT RESIDENT--
1985 S STATE
OREM, UT 84097

COVE POINT INVESTORS LLC
--OR CURRENT RESIDENT--
1988 N COVE POINT LN
PROVO, UT 84604

OREM RP SNF LLC (ET AL)
--OR CURRENT RESIDENT--
1990 S COLUMBIA LN
OREM, UT 84097

BINNING, KENT (ET AL)
1992 WOODVIEW DR
LEHI, UT 84043

ERASMO'S AUTO SALES CORP
1995 S STATE ST
OREM, UT 84097

SMOA PROPERTIES LLC
--OR CURRENT RESIDENT--
2001 N STATE ST
PROVO, UT 84604

SWANSON, CLINTON E & BEVERLY G
--OR CURRENT RESIDENT--
2001 S STATE ST
OREM, UT 84604

HFB&S 1746 SOUTH LLC
2038 E 9060 S
SANDY, UT 84093

COVE POINT INVESTORS LLC
2040 MURRAY-HOLLADAY RD STE
204
SALT LAKE CITY, UT 84117

MORGAN, MICHAEL L & HEATHER
CHRISTENSEN
2051 N 825 E
LEHI, UT 84043

CHYTRAUS, JOHN G
2091 N 1060 W
PROVO, UT 84604

LEE, SETH (ET AL)
2109 N 1060 W
PROVO, UT 84604

DENSLEY, LOGAN T & APRIL T
--OR CURRENT RESIDENT--
2110 N 1060 WEST
PROVO, UT 84604

FRAZIER PROPERTIES LLC
--OR CURRENT RESIDENT--
2113 N 1000 WEST
PROVO, UT 84604

WEST ROCK CANYON LLC
--OR CURRENT RESIDENT--
2117 N 1060 WEST
PROVO, UT 84604

CLARK, DAVID LARSEN
--OR CURRENT RESIDENT--
2124 N 1060 WEST
PROVO, UT 84604

1060 W 21279 LLC
--OR CURRENT RESIDENT--
2127 N 1060 WEST
PROVO, UT 84604

SARU LLC
--OR CURRENT RESIDENT--
2135 N 1000 WEST
PROVO, UT 84604

PRADHAN, DILAN & MONIKA
--OR CURRENT RESIDENT--
2140 N 1060 WEST
PROVO, UT 84604

NEATH, GREG & DALLAS G
2145 N 1000 W
PROVO, UT 84601

NEATH, GREG & DALLAS G
--OR CURRENT RESIDENT--
2145 N 1000 WEST
PROVO, UT 84604

BBH PROP 2 LLC
--OR CURRENT RESIDENT--
2147 N 1060 WEST
PROVO, UT 84604

PASS, NICHOLAS
--OR CURRENT RESIDENT--
2159 N 1000 WEST
PROVO, UT 84604

2162 NORTH LLC
--OR CURRENT RESIDENT--
2162 N 1060 WEST
PROVO, UT 84604

WAITE, RANDALL WILLIS
--OR CURRENT RESIDENT--
2163 N 1060 WEST
PROVO, UT 84604

NIELSON, JEFF A
2181 N 1060 W
PROVO, UT 84604

LB PROPERTIES LLC
--OR CURRENT RESIDENT--
2184 N 1060 WEST
PROVO, UT 84604

CRESCENT MANAGEMENT LLC
--OR CURRENT RESIDENT--
2185 N 1000 WEST
PROVO, UT 84604

PALATIAL PROPERTIES LLC
2195 N 1000 W
PROVO, UT 84604

BINNING, KENT (ET AL)
--OR CURRENT RESIDENT--
2210 N 1060 WEST
PROVO, UT 84604

SIMONS, RONALD B (ET AL)
--OR CURRENT RESIDENT--
2219 N 1060 WEST
PROVO, UT 84604

WARREN, RONALD RAY
2234 N 1060 W
PROVO, UT 84604

FRAZIER PROPERTIES LLC
--OR CURRENT RESIDENT--
2235 N 1000 WEST
PROVO, UT 84604

SIMONS, RONALD B (ET AL)
--OR CURRENT RESIDENT--
2241 N 1060 WEST
PROVO, UT 84604

KREHBIEL, TIM & GERILIN
--OR CURRENT RESIDENT--
2274 N 1060 WEST
PROVO, UT 84604

JOHNSON, CATHERINE SUSAN &
DAVID S
2275 N 1060 W
PROVO, UT 84604

SPEARS, SAMUEL
2319 RISING SUN DR
BALLWIN, MO 63011

SEPULVEDA DELAWARE LLC (ET AL)
2401 E SPEEDWAY BLVD
TUCSON, AZ 85719

RUIZ, CHRIS C & GLORIA
2929 CHIPPEWA WY
PROVO, UT 84604

BEAR LAKE HILLS LLC
3014 N 1600 E
NORTH LOGAN, UT 84341

POULSEN, JARREN
3396 S RED SHOULDERED TRL
SARATOGA SPRINGS, UT 84045

LAWSON, BRAD B
3442 NAVAJO LN
PROVO, UT 84604

BBH PROP 2 LLC
3682 N 230 E
PROVO, UT 84604

DAVIS REAL ESTATE GROUP LLC
3955 W 13800 S
BLUFFDALE, UT 84065

DURHAM, MICHAEL
4317 GUNDRY AV
LONG BEACH, CA 90807

JOHNSON, STEVEN & MARIA
5225 N CANYON RD
PROVO, UT 84604

SMOA PROPERTIES LLC
%SMITH, NATHAN
5594 W 9660 N
HIGHLAND, UT 84003

DW RENTALS - II LLC
6655 W 9500 N
HIGHLAND, UT 84003

GEE, RICHARD SHANE & CHLOE
DAWN
9306 N CANYON HEIGHTS DR
CEDAR HILLS, UT 84062

FAIRBANKS HOLDING LLC
9588 N CANYON HEIGHTS DR
CEDAR HILLS, UT 84062

FRAMPTON, DAVID T & KERI A
10536 E NIDO AV
MESA, AZ 85209

HAVENS, JAMES
11034 ELDORA PL
SUNLAND, CA 91040

CRESCENT MANAGEMENT LLC
11247 S 445 W
SOUTH JORDAN, UT 84095

S ALLEN PROPERTIES LLC
12008 HIDDEN VALLEY RD
SANDY, UT 84092

SANDY UT PROPERTIES LLC
14484 S SHEEPROCK DR
HERRIMAN, UT 84096

ESQUERRA, NATHAN L & PAMELA W
18210 N 56TH LN
GLENDALE, AZ 85308

RODRIGUEZ, JUANA JAUREGUI (ET
AL)
25425 PRESIDENT AVE
HARBOR CITY, CA 90710

MILLER, LAURA & SCOTT
42560 MUSCAT CIR
MURRIETA, CA 92562

Siena Villas Phase 2 - Neighborhood Outreach Minutes – Recorded by Jeremy Endicott

Attendance:

Mike Hollopeter – PEG Companies
David Parker – SRS Capital Partners
Soren Halladay – PEG Companies
Roger Dudley – Dudley Engineering
David Brenchley – FFKR Architects
Jeremy Endicott – PEG Companies
Brian Bready – PEG Companies
Diana Brewer – PEG Property Services
Rick West – Neighbor
James and Emily Patterson – Neighbors
Steve Diamond – Neighbor
Henry and Carol Miles – Neighbors
Jared Hayward – Neighbors

Meeting #1 - 9/2/20

Intro by Mike Hollopeter

- Architect in attendance

Summary

- Proposing an addition of 21 units
- Attempting a rezone of two lots to a PD zone (same zone as existing apartments)
- Exterior will match existing property
- Same landscaping that residents enjoy
- Unit mix
 - 45 1-bedroom
 - 36 2-bedroom
 - New Property:
 - 3 studios
 - 12 1-bedroom
 - 6 two-bedroom
- Parking
 - PEG will comply with Orem City's requirements
 - Traffic study shows that there will be ample parking
- Management
 - People love to live at the property
 - 4.9 star reviews on Google
 - Ranked top 1% of multifamily communities by ORA and J Turner Research since 2016
 - Minimal complaints from tenants to management
- Traffic
 - Access to State Street will limit traffic through residential community
- Floorplans
 - Studios: attracts professionals and offers another housing options for the community
 - Interiors will be upgraded and include island countertops
- Exterior
 - Designed by FFKR architects

- Matches existing buildings
- Developer wanted to create a consistent feel in the community
- Bar tile roof - high quality roof that you don't see in many communities today
- Tenancy
 - Average stay of 1-2 years shows that tenants like living in the community
 - Some tenants have lived at the property for seven years
- Property
 - Previously single family homes
 - One house had sat vacant for a number of years, was a nuisance of the neighborhood, some safety concerns. Has since been demolished.

Five Minute Intermission to email questions

Rick West, Terrace Drive Resident

- Does Siena Villas charge an additional fee for parking?
 - No additional fee
- My concern with the original Sienna Villas was the impact of parking on Terrace Drive. We were assured during the process that there would be sufficient ingress/egress spots. In the end, we were convinced that there would be little to no impact on Terrace Drive. Today we've found that there is an impact, many U-Haul's, but there's lot of parking in Siena Villas, why are they parking on Terrace Drive and not on the street?
 - People park on the street because it is convenient for them. Street parking is allowed. It is convenient for them because the stairs come out near Terrace Drive and not to the parking lot.
 - New building has stairwells that go directly to parking lot and not to Terrace Drive
 - Architect said it would make sense to put landscaping that discourages people walking across the grass. It is a 25' walk across the grass.

James Patterson (Zoom)

- Question about parking on Terrace Drive
- We were under the impression that the properties that were acquired were going to be a new pool and amenities for the property. We felt like this was a bait and switch that you're putting new units instead of amenities.
 - It's always been our intent to increase the amount of units. We never had the intent to do a bait and switch, but we've always seen this as a multifamily project. We apologize if anybody had a misunderstanding.

Dr. Mara Garcia (Zoom)

- Worries about parking, traffic, and a decrease in property values
 - Property value is always a concern for homeowners
 - PEG is sensitive to property values.
 - The nature of this project is to be better than other industrial like properties you see today. The architecture and landscaping is designed to maximize value.

PEG will talk internally about ways to mitigate parking on Terrace Drive.

Meeting #2 - 9/3/20 (Content of meeting much the same as meeting #1, with the addition of different questions)

Steve Diamond

- What is the egress for the new building? I'm concerned about the access for people to leave the property. Does the property meet the fire code of the city?
 - The architect answered that the property is at a 20' setback and meets fire code. The egress will meet fire code.
- For the new residents of the new building, will there be new street access to Terrace Drive?
 - No
- Will UDOT allow for access directly to State Street from the property?
 - No, UDOT continues to not approve of the outlet to State Street

Carol Miles

- There is a concern that there is congestion at certain times of the day when people will go South on Terrace Drive in order to go north and get on State Street
 - That was previously a problem, but since the city added left turning lanes on Columbia to get on State Street the backup has ended. We are going to observe if there is still a problem today or not.
 - Diana, the property manager, is at the property from 9am to 6pm. She said that she hasn't seen a problem of congestion at the intersection of Columbus and State
- I appreciate the beauty that you have brought to our community. I love the design and the upkeep of the property
 - This is an intentional standard. Check out halladayliving.org.

The Patterson's

- It's not uncommon to see cars parked on the East side of Columbia lane where it is red striped. We think that these problems will continue and is the fault of the design of the building. There are cars that park on the north side of Terrace Drive and walk to their apartment. Can anything be done?
 - We will address it and try to see if there are solutions
- The ground is sandy, can the building be supported by the soil?
 - We will conduct geological surveys after this meeting. There are ways to mitigate this risk
- What will builders use as a staging area during construction? We're worried that more cars will be pushed out onto Terrace Drive.
 - We know this is an important issue. We will do our best to mitigate this concern
- We're worried that the empty lot at the other end of the street that it could be used for future development of apartments
 - We haven't considered developing on that site

Henry Miles

- I'm also concerned about the vacant land that belongs to Provo City. I'm assuming that if Provo keeps the land we won't need to be worried about it being developed. Provo is keeping a water tank there.

Jared Hayward

- What are you planning on doing to control the moving traffic in the area? [refers to moving vans?]
 - Let's look into a policy of when moving vans can be around
- What are you doing to mitigate crime in the area that comes as a result of apartments?
 - These are going to be nice units. You're welcome to come tour them if you'd like. We have a professional management company that performs credit checks. We try to make sure that they're the quality of people that would be good for the neighborhood. The property has received very high ratings and people that live there like living there and have given great reviews. Halladay properties owns the 16 units across the street. When they were bought

there was a drug problem there. We gutted the properties and renovated them and now there is no problem

- We have a security company that comes by in the evening to make sure there is no dumpster diving or trouble
- There are concerns of cars speeding on Columbia Lane. Additional traffic will cause more problems
 - A traffic study performed by the City will help mitigate these issues
- Are parking stalls charged for? If there are, it might incentivize tenants to park on the street to save money
 - We do not charge for parking. Every unit gets one covered parking stall. We encourage renters to park in their spot

Steve Diamond

- Is this the last of the development? Or are there future plans to buy out homes and build more apartments? We are feeling a little encroached upon
 - There is currently no intent to expand. This is all we're intending to do

Henry Miles

- Have you thought of buying the property across the street and developing it? (former planned parenting building)
 - We have no intention

End of minutes

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
September 15, 2021

The following items are discussed in these minutes:

- PRELIMINARY PLAT – Approving the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road – Continued to November 3, 2021.
- PRELIMINARY PLAT - Approving the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West - Approved

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Chair Cochran called the Study Session to order.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Garey, Associate Planners; Grant Allen, Long Range Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Matt Taylor, Long Range Planner

The Commission and staff briefly reviewed agenda items and minutes from September 1, 2021 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Cochran called the Planning Commission meeting to order and offered the invocation.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Garey, Associate Planners; Grant Allen, Long Range Planner; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Haysam Sakar, Planning Commission member; Matt Taylor, Long Range Planner

Chair Cochran asked Ms. Garey to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Jeff Mansell, Boardwalk Industries, LLC for the Planning Commission to approve the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone.



Recommendation: Due to the concept plan for this project being continued at City Council until October 26, 2021, Staff recommends the Planning Commission to continue the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone to November 3, 2021.

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

DRAFT Planning Commission minutes for September 15, 2021

Planning Commission Action: Ms. Bentley moved to continue the overall preliminary plat of Fields at Lakeview, including Fields at Lakeview, Plat F and Fields at Lakeview, Plat H located generally at 1980 South Geneva Road in the PD43 zone until November 3, 2021. Mr. Spencer seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Garey to introduce **Agenda Item 3.2:**

Agenda Item 3.2 is a request by Ramon and Rosalia Hernandez for the Planning Commission to approve the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.



Staff Presentation: The applicant desires to subdivide a larger lot into two lots in an existing neighborhood in the R7.5 zone. The smaller lot, contains 7,510 square feet, has an existing home which will remain. The larger lot, contains 18,615 square feet, and shall have improvements installed. Both of the lots will front on 600 West.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone.

Chair Cochran asked if the Planning Commission had any questions for Ms. Garey.

Chair Cochran invited the applicant to come forward. Rosalia Hernandez introduced herself and had nothing to add to the presentation.

Chair Cochran called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to approve the preliminary plat for Hernandez Plat A, located generally at 534 N 600 West in the R7.5 zone. Ms. Mecham seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then moved to approve the meeting minutes for September 1, 2021. Mr. Roberts seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer. The motion passed unanimously.

Adjourn: Chair Cochran moved to adjourn. Ms. Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts and Ross Spencer. The motion passed unanimously.

Adjourn: 4:34 p.m.

Jason Bench
Planning Commission Secretary

Approved: