



CITY OF OREM  
CITY COUNCIL MEETING  
56 North State Street, Orem, Utah  
January 14, 2014

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

**4:30 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

1. Review – Fitness Center Remodel – Karl Hirst (15 min)
2. Presentation – Victim Assistance Grant Requirement – (10 min)

**5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

AGENDA REVIEW

3. The City Council will review the items on the agenda.

CITY COUNCIL - NEW BUSINESS

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

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

CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT: By Invitation

PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

5. MINUTES of City Council Meeting – November 12, 2013
6. MINUTES of City Council Meeting – November 19, 2013
7. MINUTES of City Council Meeting – December 10, 2013

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

8. **UPCOMING EVENTS**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**  
If you need a special accommodation to participate in the City Council Meetings and Study Sessions,  
please call the City Recorder's Office at least 3 working days prior to the meeting.  
(Voice 229-7074) (TDD # 229-7037)

This agenda is also available on the City's Internet webpage at [orem.org](http://orem.org)

- 9. **UPCOMING AGENDA ITEMS**
- 10. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
  - Beautification Advisory Commission..... 1 vacancy
  - Historic Preservation Adv. Commission ..... 1 vacancy
  - Library Advisory Commission ..... 2 vacancies
  - Summerfest Advisory Committee ..... 2 vacancies
- 11. **RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS**
- 12. **CITY COUNCIL COMMISSION ASSIGNMENTS**
- 13. **CITY COUNCIL NIA ASSIGNMENTS**

CITY MANAGER’S APPOINTMENTS

- 14. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
  - Board of Building and Fire Code Appeals – 1 appointment

PERSONAL APPEARANCES – 15 MINUTES

- 15. **Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 2 minutes or less.)**

CONSENT ITEMS

- 16. **There are no consent items.**

SCHEDULED ITEMS

- 6:20 P.M. PUBLIC HEARING
- 17. **ZONING ORDINANCE AMENDMENT – Amending Section 22-12-3(N) of the Orem City Code pertaining to signage requirements in the Hospital Overlay zone**

**REQUEST: The applicant requests the City amend Section 22-12-3(N) of the Orem City Code pertaining to signage requirements in the Hospital Overlay zone.**

*PRESENTER:* Jason Bench

POTENTIALLY AFFECTED AREA: Suncrest

**BACKGROUND:** There are two hospitals currently in Orem: the Timpanogos Regional Hospital and the IHC Orem Community Hospital. Both are located in the Hospital Overlay (HO) zone which is designed to allow for necessary medical services. Signage in the HO zone currently allows for wall signs, canopy signs, freestanding monument signs and hospital directional signs. The applicant is proposing an amendment to allow a pole sign with a maximum height of eighteen (18) feet and a total of 100 square feet in area. The largest sign currently available to the applicant is a six (6) foot tall monument sign.

Timpanogos Regional Hospital has an existing pole sign that is allowed because they are also located in sign zone B which allows such signs. The Orem Community Hospital is not currently in a sign zone and the proposed amendment would allow them the opportunity to also have a pole sign.

The General Plan states that, “new signage regulations should be adopted to support the positive aspects of signage and to discourage the negative aspects.” The proposed amendment achieves this by:

- Allowing a sign that is not excessively large in comparison to others.
- Limiting the number of signs to one per development.
- Setting design standards by not allowing visible support structures or poles.

The proposed amendment is outlined below:

22-12-3(N) Signs. A detailed sign plan shall be submitted to the City for approval prior to occupancy of any new building, issuance of a building permit for any signs, or installation of any signs. Permitted signs include wall signs, canopy signs, freestanding monument signs, and hospital directional signs. All signs proposed in the HO zone shall comply with the provisions of Chapter 14 and the following regulations:

1. Total Permitted Sign Area. The total maximum allowable area of all signs, including wall, canopy, freestanding monument, and hospital directional signs shall not exceed one square foot per lineal foot of building frontage.
2. Freestanding monument signs. One freestanding sign shall be allowed for each city approved drive approach. All freestanding monument signs shall comply with the provisions of Chapter 14; however, one (1) freestanding monument sign on each street frontage of an hospital or collector street may exceed the minimum square footage requirement of Chapter 14 by thirty six (36) square feet. Said sign shall be no greater than six feet (6') in height.
3. Wall & Canopy Signs. No wall or canopy sign shall be directed toward adjacent residential zones; unless wall sign is a minimum distance of two hundred feet from adjacent residential zone boundary, and sign is no higher than fifteen feet (15') from ground level.
4. A hospital complex shall be permitted one (1) freestanding pole sign with a maximum height of eighteen (18) feet and one hundred (100) square feet in area. The pole sign must be located outside any clear vision area. The allowance of a pole sign under this section shall only apply to a hospital complex that is not permitted a similar sign under another provision of the City Code. Such sign shall have no visible interior support structures or poles.

Advantages:

- Provides clearer directions for hospital patrons and emergency vehicles.
- Provides similar signage for both major hospitals in Orem.
- Sets design standards for the proposed sign.

Disadvantages:

- Allows a larger sign adjacent to residential property. However, the sign is limited to a maximum height of eighteen feet and a maximum area of one hundred square feet.

RECOMMENDATION: The Planning Commission recommends that the City Council approve this request as proposed. Based on the Planning Commission recommendation and advantages outlined above, staff also recommends approval of the request.

**6:20 P.M. PUBLIC HEARING**

**18. REZONE AND ZONING ORDINANCE AMENDMENTS**

- **Enacting Section 22-11-53, PD-40 zone, Appendix II, and**

- **Amending Section 22-5-3(A) and the zoning map of the Orem City Code by changing the zone from the C2 zone to PD-40 zone for property at 464 South State Street**

**REQUEST: The applicant requests the City enact Section 22-11-53, PD-40 zone, Appendix II and amend Section 22-5-3 (A) and the zoning map of the Orem City Code by changing the zone on 3.66 acres at 464 South State Street from C2 to PD-40.**

*PRESENTER:* Jason Bench

POTENTIALLY AFFECTED AREA: Stonewood

**BACKGROUND:** The applicant requests that the City create the PD-40 zone and apply such zone to property located at 464 South State Street in order to allow for the construction of 84 residential units and four commercial/retail units. The existing C2 zone permits commercial/retail but does not permit the residential component. A PD zone is required for this type of development.

Under the applicant's proposal, a mixed use building (upper floor residential and main floor commercial) would be located along State Street and three residential buildings would be located along Orem Boulevard. The 84 residential units will be a mix of four studio units, twenty-eight one-bedroom units, and fifty-two two-bedroom units. The one bedroom units have an overall size of 664 square feet, and the two bedroom units contain between 807-835 square feet. The mixed-use building adjacent to State Street will contain a total of twelve residential units (four studio, four one bedroom, and four two bedroom) and four commercial units.

The applicant will dedicate property for a future right turn lane from Orem Boulevard to 400 South and will landscape the property in the interim. This future turn lane has been shown on the concept plan.

The purpose of Planned Development (PD) zones, as outlined in Section 22-11-1, is to provide flexibility in the City's zoning scheme in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning classifications. PD zones are not intended for use in situations where a proposed development is reasonably feasible under one of the City's existing zoning classifications or in situations where the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones. The development proposed for the PD-40 zone is significantly different from and would not be allowed under any of the City's standard residential or commercial zones; therefore, the PD option is the only alternative for this request.

Orem City Code Section 22-11-2(2) also states that mixed-use projects are appropriate along State Street and University Parkway. The mixed-use building along State Street complies with this provision. Section 22-11-2(4)(b) requires that residential development must be significantly different in design, layout or characteristics from the type of residential development allowed under existing zoning classifications. As noted above, the type of development being proposed for the PD-40 zone would not be possible in any of

the City's standard residential or commercial zones and the only option for this type of project is through the creation of a PD zone.

A neighborhood meeting was held on November 4, 2103, with seven citizens and the applicant in attendance. There was no opposition to the proposed zone. A copy of the minutes is included with this report.

The PD-40 zone standards include:

- A maximum density of 24 units per acre. The project, as shown on the concept plan, has a density of 23.3 units per acre.
- A maximum building height of 50 feet and a maximum of four stories.
- In Area A (residential along Orem Boulevard) buildings must be set back at least 20 feet from property not part of the PD-40 zone and any public street. Storage units may have a zero setback as shown on the concept plan. In Area B (mixed-use along State Street) buildings must be set back at least 20 feet from public streets and ten feet from adjacent property not in the PD-40 zone. Carports in either area must be set back at least five feet from adjacent property lines.
- At least 55% of the exterior finish materials must consist of brick, stone, stucco, glass, fiber cement board or any combination thereof. Up to 45% of the exterior finish materials may consist of metal, both vertical and horizontal rib. Elevations of the proposed buildings are included as part of Appendix II.
- At least 2.25 parking stalls will be provided for each residential dwelling unit, at least one of which must be covered. Parking for commercial uses must be provided at the rates required in Article 22-15.
- The perimeter of the development, excluding street frontages, must be enclosed with a fence of uniform construction at least six feet in height but no greater than seven feet high. Wood and chain link fencing is prohibited.
- At least 25% of the gross acreage of the development must be landscaped including a minimum of 56 trees and 280 evergreen shrubs. The frontages along State Street and Orem Boulevard are required to have at least 20 feet of landscaping between the street and the buildings.
- A buffered sidewalk (with an 8' landscaped planter strip between the street and sidewalk) will be provided along State Street and Orem Boulevard.

#### Advantages

- The PD-40 zone will improve an underdeveloped property into one that has more economic benefits to the City.
- Provides additional housing options including a potential for live-work commercial opportunities
- Provides improvements along State Street and Orem Boulevard including landscaping and sidewalks.
- The developer will dedicate property to the City along Orem Boulevard at 400 South for a future right turn lane.

#### Disadvantages

- The use of corrugated metal panels as a finish material suggests an industrial look which may not be an appropriate facade for a mixed-use/residential PD zone along State Street or Orem Boulevard.

RECOMMENDATION: The Planning Commission recommends the City Council enact Section 22-11-53, PD-40 zone, Appendix II and amend Section 22-5-3 (A) and the zoning map of the Orem City Code by changing the zone on 3.66 acres at 464 South State Street from the C2 zone to the PD-40 zone. Based on the Planning Commission recommendation and the advantages outlined above, staff also recommends approval of this proposal, however, staff has reservations concerning the use of corrugated metal panels as a finish material for up to 45 percent of the facade.

**6:30 P.M. PUBLIC HEARING**

**19. ZONE ORDINANCE AMENDMENT - Amending Article 22-5-3(A) and the zoning map of the Orem City Code by applying the agriculture overlay zone (AG) to property located at 31 South 800 East and 75 South 800 East**

**REQUEST: Dawna Owen and John Crandall request the City amend Article 22-5-3(A) and the zoning map of Orem City Code by applying the agriculture overlay zone to approximately 4.11 acres at 31 South 800 East and 75 South 800 East.**

*PRESENTER:* Jason Bench

POTENTIALLY AFFECTED AREA: Orem Neighborhood

BACKGROUND: Dawna Owen (75 South 800 East) and John Crandall (31 South 800 East) operate one of the few remaining orchards in the City. Their immediate plans are to keep the orchard in operation and they desire to protect the current use of the property by applying the agriculture overlay zone to two parcels consisting of over four acres. The AG overlay zone provides protection of agricultural uses from nearby residences or businesses which might file a nuisance complaint against the use. The agriculture overlay zone was previously applied to properties located immediately to the south and north across Center Street in January 2012.

The applicant held a neighborhood meeting on Wednesday, December 4, 2013. Those in attendance voiced their support of the request.

The purposes of the agriculture overlay zone as stated in Section 22-12-6 are as follows:

1. To encourage the preservation of existing agricultural uses within the City in areas where residential and agricultural uses are compatible; and
2. To provide owners and prospective owners of property located near property in the agriculture overlay zone with notice of the potential positive and negative effects that may be associated with the agricultural use of the property.

If the agriculture overlay zone is applied to the property, all uses permitted in the underlying R8 zone would continue to be permitted. In addition, the following additional agricultural uses would also be:

- Forestry
- Orchards
- Gardening
- Plant Nursery

The practice of the agricultural uses listed above may result in occasional excess light, noise, dust or smoke. Under the provisions of the AG overlay zone, such occasional excess light, noise, dust or smoke are deemed not to be a nuisance provided that such conditions are occasional and not continuous, are the result of normal and accepted agricultural practices, and do not pose a threat to the public health, safety or welfare.

If the AG overlay zone is approved, all plats approved in the future within 300 feet of the R8-AG overlay zone will be required to have a note stating:

This property is located in the vicinity of an agriculture overlay zone in which certain agricultural uses are permitted. There may be certain negative effects associated with the agricultural practices that may be conducted in the agriculture overlay zone such as excess light, noise, dust, smoke etc. The use and enjoyment of the property included within this subdivision is expressly conditioned on acceptance of any annoyance or inconvenience, which may result from such agricultural uses and activities.

Advantages:

- Provides protection of agricultural uses from nearby property owner complaints concerning agricultural operations.
- Property can still develop under the R8 zone.

Disadvantages:

- It is potentially more difficult for the City or another governmental entity to acquire property in an AG overlay zone by eminent domain if such property is needed for street or other public improvements.

RECOMMENDATION: The Planning Commission recommends the City Council amend Section 22-5-3(A) and the zoning map of the Orem City Code by applying the agriculture overlay zone to property located at 31 South 800 East and 75 South 800 East. Based on the Planning Commission recommendation and advantages outlined above, staff also recommends approval of the request.

**6:30 P.M. PUBLIC HEARING**

**20. ZONE ORDINANCE AMENDMENT - Amending Section 22-11-27(D) of the Orem City Code to allow additional uses in the PD-15 zone at 730 South Sleepy Ridge Drive**

**REQUEST: Golden Holt requests the City amend Section 22-11-27(D) of the Orem City Code to add eight (8) permitted uses in the PD-15 zone at 730 South Sleepy Ridge Drive.**

*PRESENTER:* Jason Bench

POTENTIALLY AFFECTED AREA: Sunset Heights West

BACKGROUND: The PD-15 zone was originally conceived as a master planned residential community with a golf course and both attached and detached dwelling units. When approved in 1997, there was no consideration for minimal commercial and office

uses. In 2007, the applicant requested and the City approved an amendment to add several office-type uses inside the golf course clubhouse.

The applicant requests that eight additional uses be permitted inside the clubhouse. The eight additional uses include florists, barber & beauty salons, massage therapy, catering services, wedding reception centers, medical & health services, chiropractic and osteopathic services, and family & behavioral counseling. The proposed additions to the permitted uses are compatible with the existing uses inside the golf course clubhouse. The proposed text is as follows:

D. **Permitted Uses.** The uses listed below shall be permitted uses within the PD-15 Zone (the standard land uses 5XXX and 6XXX listed below shall only be permitted in the clubhouse)

Standard Land

<u>Use Code</u>	<u>Category</u>
1110	Single Family
1112	Condominiums (including town homes and twin homes, but only in Area C as depicted in Appendix G)
5948	Florists
6130	Insurance Agents, Brokers, and Related Services
6152	Title Abstracting
6154	Combination Real Estate, Insurance Loan, & Law
6231	Barber & Beauty Salons
6233	Massage Therapy
6291	Catering Services
6292	Wedding Reception Centers
6510	Medical, Dental, & Health Services
6514	Chiropractic and Osteopathic Services
6520	Legal Services
6530	Corporate or Personal Executive Office
6593	Accounting, Auditing, and Bookkeeping
6597	Family & Behavioral Counseling
6599	Interior Design (office only)
6610	Building Contractors (office only)
7411	Golf Courses and/or Country Clubs
7413	Tennis Courts
7423	Playing Fields & Athletic Fields
7610	Parks-General Recreation

Advantages

- The uses proposed are compatible with existing uses and the golf course development.
- Increases commercial opportunities for the clubhouse owner inside the clubhouse only.

Disadvantages

- None identified

**RECOMMENDATION:** The Planning Commission recommends the City Council approve the request to amend Section 22-11-27(D) of the Orem City Code as outlined above. Based on the Planning Commission recommendation and advantages outlined above, staff also recommends approval of the request.

PERSONAL APPEARANCES – CONTINUED (IF NECESSARY)

21. **Continuation of time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the meeting. *(Please limit your comments to 2 minutes.)***

COMMUNICATION ITEMS

22. **Monthly Financial Summary – November 2013**

CITY MANAGER INFORMATION ITEMS

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

ADJOURNMENT

1 CITY OF OREM  
2 CITY COUNCIL MEETING  
3 56 North State Street Orem, Utah  
4 November 12, 2013

5  
6 **4:00 P.M. STUDY SESSION**

7  
8 CONDUCTING Mayor James Evans

9  
10 ELECTED OFFICIALS Councilmembers Hans Andersen, Margaret Black, Karen A.  
11 McCandless, Mark E. Seastrand, Mary Street, and Brent  
12 Sumner

13  
14 APPOINTED STAFF Jamie Davidson, City Manager; Jon Amundson, Assistant  
15 City Manager; Richard Manning, Administrative Services  
16 Director, Greg Stephens, City Attorney; Karl Hirst,  
17 Recreation Director; Chris Tschirki, Public Works Director;  
18 Bill Bell, Development Services Director; Scott Gurney,  
19 Interim Public Safety Director; Charlene Crozier, Interim  
20 Library Director; Jason Bench, Interim Planning Division  
21 Manager; Paul Goodrich, Transportation Engineer; Donna  
22 Weaver, City Recorder; and Taraleigh Gray, Deputy City  
23 Recorder

24  
25 Overview – PD-34 Zone

26 Kris Longson, Woodbury Corporation, presented an overview of the Mall expansion and  
27 redevelopment proposal, which included:

- 28 • Residential Housing  
29 • Office Buildings  
30 • Park  
31 • Underground Parking Structures  
32 • Updates to existing structures: New fixtures on the interior; Enhanced façade  
33 • New Road

34  
35 Mr. Davidson referred to the proposal as a unique project, unlike any other developments in Orem,  
36 and acknowledged the synergy involved when mixing office, residential, and retail.

37  
38 Mr. Bell shared an overview of a trip to California taken by some Council Members and staff to tour  
39 mixed-use developments. The purpose of the excursion was to gain ideas that could be implemented  
40 in the University Mall redevelopment.

41  
42 Update – Street Connection Master Plan – Paul Goodrich

43 Paul Goodrich, Transportation Engineer, provided to staff an update on the Street Connection  
44 Master Plan.

1 **REVIEW OF AGENDA ITEMS**

2  
3 The Council and staff reviewed the agenda items.

4  
5 **CITY COUNCIL NEW BUSINESS**

6  
7 Councilmember McCandless

8 Mrs. McCandless asked staff to look into a panhandling ordinance. Mr. Stephens indicated that an  
9 aggressive panhandling ordinance was completed in January 2012, though revisions could be made  
10 to it. A major concern with panhandling is the transactions that transpire within the roadway between  
11 a panhandler and a vehicle operator/passenger.

12  
13 Mrs. Black asked Mr. Stephens what the next action should be on the panhandling. Mr. Stephens  
14 asked the Council Members to give him some direction on what they would like to see, and  
15 suggested they review what is currently in the Orem City Code in Section 9-2-14.

16  
17 Mrs. Black requested that Mrs. McCandless get more information on the Provo panhandling  
18 ordinance and bring it back for discussion at the next meeting on November 19, 2013.

19  
20 The Council adjourned at 5:45 p.m. to the City Council Chambers for the regular meeting.

21  
22 **6:00 P.M. REGULAR SESSION**

23  
24 **CONDUCTING** Mayor James Evans

25  
26 **ELECTED OFFICIALS** Councilmembers Hans Andersen, Margaret Black, Karen A.  
27 McCandless, Mark E. Seastrand, Mary Street, and Brent  
28 Sumner

29  
30 **APPOINTED STAFF** Jamie Davidson, City Manager; Jon Amundson, Assistant  
31 City Manager; Greg Stephens, City Attorney; Richard  
32 Manning, Administrative Services Director; Bill Bell,  
33 Development Services Director; Scott Gurney, Interim Public  
34 Safety Director; Karl Hirst, Recreation Director; Charlene  
35 Crozier, Interim Library Director; Donna Weaver, City  
36 Recorder; and Taraleigh Gray, Deputy City Recorder

37  
38 **INVOCATION /**  
39 **INSPIRATIONAL THOUGHT** Ed Riding

40  
41 **PLEDGE OF ALLEGIANCE** Kelly Kirkpatrick

42  
43 **APPROVAL OF MINUTES**

44  
45 The minutes from the October 8 and 22, 2013, City Council Meetings were not yet available for  
46 approval.

1 **MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL**

2  
3 Upcoming Events

4 The Mayor referred the Council to the upcoming events listed in the agenda packet.

5  
6 Upcoming Agenda Items

7 The Mayor referred the Council to the upcoming agenda items listed in the agenda packet.

8  
9 Appointments to Boards and Commissions

10 Karen McCandless **moved** to appoint Scott Sampson to the Beautification Advisory Commission.  
11 Mark Seastrand **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, Jim  
12 Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion  
13 **passed** unanimously.

14  
15 Recognition of New Neighborhoods in Action Officers

16 There were no new Neighborhood in Action officers recognized.

17  
18 Oath of Office

19 Greg Stevens introduced the Orem Youth Council. Donna Weaver, City Recorder, administered the  
20 oath to the following students from high schools throughout Orem: Jessica Seaman, Christian  
21 Sanchez, Esther Harkness, Renee Moulten, Hayden Magness, Connie Gonzalez, Austin Weenig, Ian  
22 Berlin, Chazz Kreutzkamp, Megan Louder, and Joseph Smith.

23  
24 Proclamation

25 Mr. Sumner read a proclamation declaring November 10-16, 2013, as Elevator Escalator Safety  
26 Awareness Week. Brent Sumner **moved** to approve the proclamation. Mark Seastrand **seconded** the  
27 motion. Those voting aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A.  
28 McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

29  
30 **CITY MANAGER APPOINTMENTS**

31  
32 There were no City Manager Appointments

33  
34 **PERSONAL APPEARANCES**

35  
36 Time was allotted for the public to express their ideas, concerns, and comments on items not on the  
37 agenda. Those wishing to speak should have signed in prior to the meeting, and comments were  
38 limited to two minutes or less.

39  
40 Karl Hirst presented the Orem High School Boys Cross Country team in recognition of their recently  
41 earned state title, the first state championship earned by Orem High since 1974. Mark Seastrand read  
42 a proclamation to honor them. Mr. Seastrand **moved** to approve the proclamation. Mrs. McCandless  
43 **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret Black, Jim  
44 Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion  
45 **passed** unanimously.

1 Karl Hirst then presented the Timpanogos Girls Soccer team in recognition of their accomplishments  
2 in the second state title earned in three years. Mayor Evans read a proclamation honoring them.  
3 Mayor Evans **moved** to approve. Mr. Seastrand **seconded** the motion. Those voting aye:  
4 Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E.  
5 Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

6  
7 Mayor Evens recognized Kelly Kirkpatrick for his commitment and dedication shown in helping the  
8 community. Mr. Kirkpatrick presented Mayor Evans with a retired flag, removed from the memorial  
9 pole at the cemetery.

10  
11 Sheri Liston shared concerns and expressed confusion about the Woodbury proposal. She said she is  
12 concerned about the discrepancies in the information pertaining to residential units.

13  
14 Aaron Orullian, chairman of Beautification Advisory Commission, extended appreciation to Mr.  
15 Sumner for service on the City Council.

16  
17 Fran Nordmeyer voiced concern about an upcoming agenda item. He is concerned about the density  
18 of housing units in the proposed project. He is concerned that the discussions won't be remembered  
19 as the momentum of the project moves forward.

20  
21 Linda Carlton stated that not enough information had been gathered regarding the high density  
22 housing. She requested opportunity to meet to discuss further the projects and plans of the proposed  
23 project.

24  
25 Monty Kofford expressed concern for the lack of parking with the proposed rezoning at the Mall and  
26 said he would like to see this proposed project studied further before decisions are made.

27  
28 Brenda Burrell said she received a notice of noncompliance regarding business signage. She  
29 expressed frustration about the sign ordinance.

### 30 31 **CONSENT ITEMS**

32  
33 There were no Consent Items.

### 34 35 **SCHEDULED ITEMS**

#### 36 37 6:20 P.M. PUBLIC HEARING

38 ORDINANCE – Amending Section 22-2-1 of the Orem City Code as it pertains to the  
39 definition “Family” and amending Section 22-11-46 as it pertains to the maximum number of  
40 unrelated people that may occupy a dwelling unit in the PD-33 zone at 800 South Geneva  
41 Road.

#### 42 43 **22-2-1:**

44 "Family shall mean one of the following groups of individuals, but not more than one at the same time: (1) an  
45 individual living alone; or (2) two or more people all of whom are related to one designated occupant of the  
46 dwelling by blood, marriage, adoption, or legal guardianship and their foster children and up to two other  
47 unrelated persons who do not pay rent and are not the primary occupant(s) of the dwelling; or (3) up to three  
48 related or unrelated individuals who live and cook together as a single housekeeping unit; or (4) two

1 unrelated individuals and any children of either of them living as a single-housekeeping unit; (5) up to six  
2 unrelated individuals living in the Student Housing Overlay zone or PD-21 zone; or (6) a number of unrelated  
3 individuals as may be specifically indicated in a particular PD zone.

4  
5 22-11-46. PD-33 zone (Transit Oriented Development-800 South Geneva Road)

6 H. Occupancy of Residential Units. A residential unit in the PD-33 zone may be occupied by either (1) one  
7 single family as defined in Section 22-2-1 or (2) up to, but no more than four individuals who are not all  
8 related to each other where the unit has at least four bedrooms..  
9

10 Mr. Bench, Planning Division Manager, presented to the Council a proposal to amend section 22-2-1  
11 allowing the definition of “Family” to be altered for different PD zones. Mr. Bench noted that the  
12 proposed amended language allows any future PD zone to come before the Council to discuss  
13 densities within a specific PD zone. Mr. Bench said the parking in the PD-33 zone is based upon the  
14 number of bedrooms. This addition will be consistent with the parking requirement, in that whether  
15 there are three bedrooms or four bedrooms, the parking will be the same. Mr. Bench reports that the  
16 planning commission recommends approval on this and that Staff is supportive as well.

17  
18 Mrs. Street wondered how the family definition is handled in student housing. Mr. Bench said this  
19 proposed amendment would define that.

20  
21 Mr. Andersen asked if there was student housing allowing two people per room, and asked how  
22 many apartments that included.

23  
24 Mr. Bench said Parkway Crossing is a unique PD zone which allows up to six unrelated singles per  
25 unit. This proposal would allow other PD zones to come forward and have more than three singles.

26  
27 Mr. Andersen inquired why this proposal was being limited to one person per bedroom. Mr. Bench  
28 said the family definition allows up to three singles, and the applicant wants to go beyond that to  
29 allow four. In order to be sure there is adequate parking staff is recommending limiting it to one  
30 person per room.

31  
32 Mayor Evans opened the public hearing. No one came forward to speak, so Mayor Evans closed the  
33 public hearing.

34  
35 Mrs. McCandless expressed her belief that this was an appropriate change.

36  
37 Mrs. McCandless then **moved** to amend Section 22-2-1 as it pertains to the definition of family, and  
38 amend Section 22-1-46 as it pertains to the maximum number of unrelated people that may occupy a  
39 dwelling unit in the PD-33 zone at 800 South Geneva Road. Mrs. Street **seconded** the motion. Those  
40 voting aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless,  
41 Mark E. Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

42  
43 Mr. Clark, applicant, said he wanted to preserve the rights for continuous land owners to the east, so  
44 they have the ability to bring their arguments to Planning Commission and City Council if they want  
45 more density because of their proximity to the Intermodal hub and FrontRunner.

46  
47 Mayor Evans assured Mr. Clark that other businesses may come and go through the process to do  
48 that.

1           6:30 P.M. PUBLIC HEARING

2           RESOLUTION – Establishing a Residential Parking Permit Area on 300 South, between 400  
3           East and Campus Drive.

4  
5 Scott Gurney, Interim Director of Public Safety, recommended that the City Council establish a  
6 residential parking permit area on 300 South between 400 East and the intersection of Lambert  
7 Drive. He stated that due to the new construction at Orem high School, the parking situations there  
8 have changed. After completing a study of the area, the following conclusions were drawn:

- 9           1. While Orem High School is in session, 300 South is congested with motor vehicles that  
10           are not owned by those living along 300 South.  
11           2. Each day after school concludes, the majority of the motor vehicles parked along  
12           300 South are gone.  
13           3. During the school day, there is a significant number of open parking spaces in Orem High  
14           School's parking lot which is located on the north side of the school's campus.

15  
16 Mr. Gurney introduced Lieutenant Craig Martinez, indicating that Mr. Martinez took the lead in  
17 talking with residents of this area. Mr. Gurney reported that thirteen residents expressed a desire to  
18 be involved in the residential parking permit area, and all thirteen have provided signatures.  
19 Mr. Gurney reported that the intent is to establish a residential parking permit from 7:00 a.m. to  
20 4:00 p.m. He said there would be opportunity for resident homeowners to obtain guest passes for  
21 visitors.

22  
23 Mr. Martinez said that, during the traffic study, he had found it necessary to issue parking tickets due  
24 to the parking problems in the area. He reiterated that every home in the area has signed a petition  
25 and wants this area to be designated a residential parking permit area.

26  
27 Mayor Evans asked if there were any parking concerns along Campus Drive. Mr. Martinez said there  
28 were not and that the area was already part of a residential permit area. A majority of these streets  
29 around the high school are already encompassed in a residential permit area. After the remodel that  
30 took place on the school, the students began parking their cars on 300 East because it was closer to  
31 the entrance than parking in the designated student parking lot.

32  
33 Mr. Gurney reiterated the intended area for the permit area, which would be 400 East all the way to  
34 Lambert Drive.

35  
36 Mayor Evans opened the public hearing.

37  
38 Brent Hanson voiced concern that there was not adequate signage on the 400 East signifying that  
39 school was in session. He said trash get left in his yard.

40  
41 Dave Whitworth asked why the cars could not be towed if signs are posted. He didn't feel that two  
42 visitor permits would be adequate.

43  
44 Mr. Martinez said it was not feasible to tow the cars. If people park in the residential parking permit  
45 area without a permit, then they would be issued citations. Enforcement would be more easily

1 achieved. If a residence needs more permits than what are generally allowed, then accommodations  
2 can be made.

3  
4 Mr. Seastrand said he has spoken with individuals and learned that this program has been successful  
5 in helping neighborhoods and homeowners. He said that, in the area where he lives, the parking  
6 permit program has proven positive and effective.

7  
8 Margaret Black **moved** that the City Council, by resolution, establish a Residential Parking Permit  
9 Area on 300 South, between 400 East and Lambert Drive. Mark Seastrand **seconded** the motion.  
10 Those voting aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A.  
11 McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

12  
13 6:30 P.M. PUBLIC HEARING

14 RESOLUTION – To Appropriate Public Safety Evidence to Public Interest Use.

15  
16 Scott Gurney recommended that the City Council appropriate a Dell Vostro laptop, currently in  
17 evidence, to public interest use by the Public Safety Department. Should the resolution be approved,  
18 the laptop will be used by the evidence technicians to log evidence at crime scenes.

19  
20 Mrs. McCandless **moved** to approve to appropriate Public Safety evidence to public interest use.  
21 Mrs. Black **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret  
22 Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The  
23 motion **passed** unanimously.

24  
25 **COMMUNICATION ITEMS**

26  
27 There are no Communication Items.

28  
29 **CITY MANAGER INFORMATION ITEMS**

30  
31 There were no City Manager Information Items.

32  
33 **ADJOURNMENT**

34  
35 Mr. Sumner **moved** to adjourn the meeting. Mr. Seastrand **seconded** the motion. Those voting aye:  
36 Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E.  
37 Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

38  
39 The meeting adjourned at 6:57p.m.

1 CITY OF OREM  
2 CITY COUNCIL MEETING  
3 56 North State Street Orem, Utah  
4 November 19, 2013

5  
6 **3:30 P.M. STUDY SESSION- LIBRARY MEDIA AUDITORIUM**

7  
8 CONDUCTING Mayor James Evans

9  
10 ELECTED OFFICIALS Councilmembers Hans Andersen, Margaret Black, Karen A.  
11 McCandless, Mark E. Seastrand, Mary Street, and Brent  
12 Sumner

13  
14 APPOINTED STAFF Jamie Davidson, City Manager; Jon Amundson, Assistant  
15 City Manager; Richard Manning, Administrative Services  
16 Director, Greg Stephens, City Attorney; Steve Earl, Deputy  
17 City Attorney; Karl Hirst, Recreation Director; Chris Tschirki,  
18 Public Works Director; Bill Bell, Development Services  
19 Director; Steve Clark, Public Safety Division Commander;  
20 Charlene Crozier, Interim Library Director; Jason Bench,  
21 Interim Planning Division Manager; Donna Weaver, City  
22 Recorder; and Taraleigh Gray, Deputy City Recorder

23  
24 Preview – North Pointe Solid Waste Special Service District - Interlocal Agreement  
25 Mr. Amundson reviewed with the Council of the North Pointe Interlocal Special Service District  
26 Agreement. Mr. Andersen expressed concern that the City would be entering into a six-year  
27 agreement when there might be other providers.

28  
29 Mr. Davidson explained some of the history with the district, noting that some of the savings  
30 Mr. Andersen referenced would actually result in increased costs for residents who would use the  
31 North Pointe transfer station as well as City-sponsored events like neighborhood cleanups.

32  
33 Mr. Seastrand encouraged the City to find the best solution in terms of price, longevity, quality, and  
34 sustainability.

35  
36 Update – Panhandling Ordinance  
37 Mr. Stephens identified the differences between the Orem panhandling ordinance and the Provo  
38 panhandling ordinance. He said the main concern of safety, where people are making panhandling  
39 transitions in the roadway.

40  
41 Preview – Cosponsor Group Discussion  
42 Mr. Hirst instructed staff and Council on the intent of the Recreation department to recommend to  
43 the Council that language be established in the City Code which would define the relationship  
44 between the City and cosponsored groups.



1           Appointments to Boards and Commissions

2 Mr. Seastrand **moved** to appoint Sheralyn Bennett and Gregory Brown to the Community  
3 Development Block Grant Advisory Commission. Mrs. Black **seconded** the motion. Those voting  
4 aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E.  
5 Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

6  
7 Mr. Seastrand **moved** to appoint Stacy Noel to the Recreation Advisory Commission. Mrs. Black  
8 **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret Black, Jim  
9 Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion  
10 **passed** unanimously.

11  
12 Mr. Seastrand **moved** to appoint Leslie Nelson to the Transportation Advisory Committee.  
13 Mrs. Black **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret  
14 Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The  
15 motion **passed** unanimously.

16  
17           Recognition of New Neighborhoods in Action Officers

18 No new Neighborhood in Action officers were recognized.

19  
20 **CITY MANAGER APPOINTMENTS**

21  
22 Jamie Davidson requested the advice and consent of the Council to appoint Matthew Biesinger to the  
23 Board of Adjustment. Mrs. Black **moved** to appoint Matthew Biesinger to the Board of Adjustment.  
24 Mrs. McCandless **seconded** the motion. Those voting aye: Councilmembers Hans Andersen,  
25 Margaret Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent  
26 Sumner. The motion **passed** unanimously.

27  
28 **PERSONAL APPEARANCES**

29  
30 Time was allotted for the public to express their ideas, concerns, and comments on items not on the  
31 agenda. Those wishing to speak should have signed in prior to the meeting, and comments were  
32 limited to two minutes or less.

33  
34 Aaron Orullian shared images of the banners that will be affixed to the light poles throughout  
35 Orem's entry streets. He said this effort was in conjunction with Utah Valley University (UVU). The  
36 commission created an Orem Honor Roll plaque for those who donate to the project. Mr. Orullian  
37 said it is important to honor citizens who are willing to help the city through private donations. He  
38 indicated that more information will be shared in February 2014 on this project.

39  
40 Wayne Burr said the property tax was voted down soundly. He said he was upset when he read the  
41 Council was going to shift the funds the City would have gotten from property tax to the utility bill.  
42 He expressed concern that the Council might do things to get around the public and go against the  
43 will of the people.

44  
45 Mayor Evans asked Mr. Davidson to clarify on the concern of utility fees. Mr. Davidson said there  
46 has not been any discussion regarding shifting from tax to utility bill fees.

1 **CONSENT ITEMS**

2  
3 RESOLUTION - Authorizing the City Manager to Transfer \$20,000 from the City Council  
4 Contingency Account to Fund Council Chamber Audio-Visual Upgrades and to purchase  
5 computers and accompanying equipment for elected officials

6  
7 The Council moved this item to the Scheduled Calendar.

8  
9 **SCHEDULED ITEMS**

10  
11 RESOLUTION - Authorizing the City Manager to Transfer \$20,000 from the City Council  
12 Contingency Account to Fund Council Chamber Audio-Visual Upgrades and to purchase  
13 computers and accompanying equipment for elected officials

14  
15 Mr. Davidson presented to the Council a resolution to transfer funds from the City Council  
16 contingency fund to update necessary equipment for City Council use.

17  
18 Mr. Sumner asked if there was any furniture or décor included in this proposal, and Mr. Davidson  
19 said there was not.

20  
21 Mr. Andersen said that he is hoping the use of these funds will be to better accommodate the public,  
22 who want to be involved in the City Council meetings. Mr. Andersen asked if there was a timetable  
23 or goal in place to provide access to the Council proceedings on the internet.

24  
25 Mr. Davidson said there are some foundational issues that need to be accommodated within the City  
26 Council chambers before streaming of meetings would be possible. The primary focus would be to  
27 first improve the existing conditions within the Chambers. Mr. Davidson said no timeline was in  
28 place.

29  
30 Mayor Evans said this was critical because citizens should be able to hear what was being said and  
31 see what was going on during Council meetings.

32  
33 Mrs. McCandless **moved**, by resolution, to authorize the City Manager to transfer \$20,000 from the  
34 City Council contingency account to fund council chamber audio-visual upgrades, and to purchase  
35 computers and accompanying equipment for elected officials. Mr. Seastrand **seconded** the motion.  
36 Those voting aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A.  
37 McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

38  
39 6:20 P.M. PUBLIC HEARING

40 ZONING ORDINANCE AMENDMENT – Amending Section 22-11-35(L)(4)(a) pertaining to  
41 parking requirements in the PD-22 Zone (Northgate Development).

42  
43 The proposed amendment is outlined below:

44 **22-11-35(L)(4)(a)**

45 4. Parking.

1 a. Residential areas. Buildings containing residential uses only shall provide two and a half (2½ ) parking  
2 stalls for every dwelling unit containing two (2) or more bedrooms and two (2) parking stalls for those  
3 containing fewer than two (2) bedrooms.

4  
5 Mr. Andersen stated that he would recuse himself from the discussion and vote because he received a  
6 campaign contribution from Bruce Dickerson, the applicant. Mr. Andersen said the Council's Code  
7 of Ethics excluded gifts.

8  
9 Mr. Stephens informed Mr. Andersen that in the definition of a gift, campaign contributions were  
10 excluded. There was no reason, according to State or City law, that would require Mr. Andersen to  
11 recuse himself for a campaign contribution.

12  
13 Mr. Andersen maintained his intent to recuse himself and left the discussion at 6:27 p.m.

14  
15 Mr. Bench presented to the Council a proposal to amend section 22-11-35(L)(4)(a) pertaining to  
16 parking requirements in the PD-22 Zone, known as the Northgate Development. He said the  
17 proposed change would change the requirement from two-and-a-half parking stalls to two parking  
18 stalls. Mr. Bench said the Planning Commission reviewed this item and reported they are  
19 comfortable with this recommendation.

20  
21 Mr. Seastrand asked if the change would only affect the Northgate development. Mr. Bench said it  
22 would only impact this development.

23  
24 Bruce Dickerson, applicant, said that after discussing the concern of overflow parking with a  
25 neighbor to the development, Mr. Dickerson would relandscape one area and would turn the extra  
26 parking into a tot-lot. He said the neighboring development has no sports courts or tot-lots, and this  
27 would be an amenity available for all people in the area to use.

28  
29 Bruce Chesnut said he worked with staff for a number of weeks on the detention basin. The capacity  
30 of the basin is such that it would maintain the storm water. He said the tot-lot would be an amenity  
31 that does not yet exist in the area. Mr. Chesnut said the association involved in the project would  
32 maintain the basin.

33  
34 Mayor Evans opened the public hearing. When no one came forward, Mayor Evans closed the public  
35 hearing.

36  
37 Mrs. Black **moved**, by ordinance, to amend Section 22-11-35(L)(4)(a) pertaining to parking  
38 requirements in the PD-22 zone. Mr. Sumner **seconded** the motion. Those voting aye:  
39 Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E.  
40 Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

41  
42 Mrs. McCandless said she supported the change, and appreciated that Mr. Dickerson made a change  
43 after speaking with the adjacent property owner.

44  
45 Mr. Dickerson expressed his gratitude to the City for the park on 800 North. He then said he wanted  
46 to clarify the issue raised by Mr. Anderson. Mr. Dickerson said that years ago he made a contribution

1 to an individual who then made a contribution to Mr. Andersen. Mr. Dickerson said he was not  
2 aware of where the money had gone. He said he felt bad about this situation in that he felt used.

3  
4 Mr. Andersen returned to the meeting 6:37 p.m.

5  
6 6:30 P.M. PUBLIC HEARING

7 Enacting Section 22-11-47, PD-34 zone (University Place) and Appendix BB (concept plan);  
8 and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone  
9 on property located generally between University Parkway and 800 South and 800 East and  
10 590 East from R8 and C2 to the PD-34 zone

11  
12 Mr. Bench presented a request to enact the PD-34 zone by changing the property located generally  
13 between University Parkway and 800 South and 800 East and 590 East from R8 and C2 to the PD-34  
14 zone. Mr. Bench said the University Mall opened their doors in 1973. The mall has expanded over  
15 time, and they now want to invest with the City of Orem and expand once again, bringing in new  
16 office and retail space. He said the expansion would broaden the Orem tax base, which would  
17 positively impact the economy in Orem.

18  
19 Mr. Bench said this is the first of two public hearings going before the Council and additional input  
20 would be allowed on December 10, 2013. Mr. Bench encouraged the public to seek more  
21 information regarding the project, should they have any concerns they would like to discuss.

22  
23 Mr. Bench displayed the noticing map the planning division employed as they endeavored to notify  
24 the public of this proposed zoning change. He said they mailed 1,085 notices within a 2,600 foot  
25 boundary. He said these notices were sent well beyond the typically required notification boundary of  
26 300 feet.

27  
28 Mr. Bench said there are several aspects of the concept in creating this PD-34 zone. He indicated this  
29 zone would allow a retail, residential, and office mix which would breathe life and energy into the  
30 area. The project could add to the vitality of Orem and help the local economy.

31  
32 Mr. Bench referred to the proposed map and indicated the existing Mervyn's building would be  
33 demolished. The entire area would have a mixed component, and within that mix there would be  
34 retail, office and residential space. He indicated there were limited areas specific to residential only,  
35 and there would be specific height restrictions defined within those areas.

36  
37 Mr. Bench said a traffic study was conducted on the mall based on the current conditions. He said the  
38 project would have a fifteen-year build-out and recommendations had been made as to what could be  
39 done over that period of time. He said UDOT was looking at constructing improvements at the  
40 intersection of State Street and University Parkway, though the specific details to those  
41 improvements were not yet known to the City.

42  
43 Mr. Bench identified the efforts of the traffic study as an ongoing process. He said each individual  
44 site plan would have to go before the Planning Commission. Mr. Bench said the mixed use  
45 component could reduce traffic in peak hours up to thirteen percent.

1 Mrs. Black asked for Mr. Bench to elaborate on the grid system with the proposed Mall project. He  
2 said there would be a street connection from State Street over to 800 East. That connection would be  
3 part of phase one and could diversify traffic flow.

4  
5 Mr. Bench presented some examples of different commercial styles being considered for office  
6 building. He showed examples of elevations for types of office buildings and residential structures.  
7 He reviewed samples of different parking structures.

8  
9 Mr. Bench said the conceptual plan of phase one is to include the demolition of the Mervyns  
10 building, along with a portion of the north mall. An office building would be constructed in addition  
11 to residential units. An underground parking structure would be included in phase one, and road and  
12 utility infrastructure would be set in place. New major retail and new restaurants would be  
13 constructed.

14  
15 Mr. Seastrand asked for ideas of some of the building heights on the examples shown in the  
16 presentation.

17  
18 Kris Longson, Woodbury Corporation, said he estimated the graphic representation was somewhere  
19 around one hundred feet in elevation.

20  
21 Mr. Seastrand asked how the apartment complex would compare to the elevations provided in the  
22 presentation. Mr. Longson said the information on apartment complexes would be covered more in  
23 the presentation.

24  
25 Mrs. McCandless inquired about (1) how tall a building could be in the R8 zone, (2) how tall a  
26 building could be in the PD-34 zone, and (3) how tall a build a building could be along 800 East.

27  
28 Mr. Bench replied that (1) it could be thirty-five feet in the R8 zone, (2) sixty feet in the PD-34 zone,  
29 and (3) sixty feet along 800 East.

30  
31 Mrs. McCandless observed that these numbers are similar to what has been proposed.

32  
33 Mr. Longson presented to Council the University Place concept, which would be erected at the  
34 current University Mall site, should Council enact the PD-34 zone. He gave background on the  
35 Woodbury Corporation, the developer heading the proposed project, and shared examples of past  
36 Woodbury Corporation projects. Mr. Longson noted that the Woodbury Corporation would partner  
37 with Ivory Homes to bring about the residential aspect to the project.

38  
39 Mr. Longson reviewed the park concept plan, indicating it would include a large grass area and  
40 would be included in the first phase of the project. It would have a large play area for children  
41 incorporated into the design of the park and that several ways of programming the use of the park  
42 would be considered in the design and construction of the park as well. Mr. Longson indicated a  
43 future phase of the University Place project would include a swim and tennis club which would be  
44 open to the community.

1 Mrs. Black asked if the proposal contained an office building for the north end of the project. Mr.  
2 Longson said the office building would not be included in phase one. He said office buildings were  
3 planned for phase two which would include the addition of the swim and tennis club.  
4

5 Mrs. Street inquired about the capacity of the proposed underground parking structure. Mr. Bench  
6 said there would be service parking on the ground level of the structure with 350 parking stalls  
7 underneath in the underground portion.  
8

9 Mr. Sumner said he received an email expressing concern about air pollution due to more people and  
10 more automobiles moving through this area.  
11

12 Mr. Longson said there would be a construction impact which would bring about some increase in  
13 pollution, but he reiterated that the project was intended to get people out of their cars and back on  
14 foot to enjoy their surroundings. He said that was the concept behind a walkable community.  
15

16 Mayor Evans opened the public hearing.  
17

18 Fran Nordmeyer said he was vigorously opposed to the enactment of the PD-34 zone. He said he was  
19 concerned the PD zone would relax requirements, which he feels are not appropriate.  
20

21 Quinn Mecham expressed concern about (1) public education on the impacts of the project, (2) the  
22 speed at which a decision was being sought, (3) the density of the residential space, (4) the traffic,  
23 and (5) the impact on local schools. He said the project would negatively affect the quality of life for  
24 those living in the area and would bring about a fundamental change to the character of Orem.  
25

26 Phil Snelgrove said he agreed the project would be a fundamental change. He said Orem does not  
27 have a city center, and the project—if done well—could be a significant improvement. He requested  
28 caution. He asked if a grocery store was anticipated in this plan.  
29

30 Wayne Burr said he believed in owning and controlling property. He was against zoning. He said  
31 people plan their lives around zoning and asked Council to consider the lives of those impacted by  
32 the enactment of this zone.  
33

34 Caroline Earnshaw said more buildings were not the best way to bring about progress.  
35

36 Keith Warrens said he was concerned the outside of the development would be unappealing as a wall  
37 of concrete.  
38

39 Cathy Griffiths said she was worried about the residential density, and the parking requirements and  
40 size of the parking structure. She questioned if visitor parking would be included.  
41

42 Emily Vance said she was concerned about the (1) height of the project, (2) dynamic between the  
43 new residential and old residential, and (3) logistics of public safety responding to this area.  
44

45 Bob Wright said he thinks December 10<sup>th</sup> was too soon to vote on the project.  
46

1 Linda Carlton said she felt greatness was being thrust upon the citizens, and she does not like the  
2 proposal.  
3

4 Calvin Gaisford said he read through the code and noticed some discrepancies, leaving him with  
5 question such as whether or not the apartments would be owner occupied or leased.  
6

7 Ronnie Connors expressed concern the project would become a transient project and an eye sore. She  
8 questioned if there had been a study to determine the need for high density residential and urged the  
9 Council not to allow high density housing on the mall property.  
10

11 Vernon Stout said he was concerned about the water and sewer infrastructure. He asked why the  
12 proposal would allow a building 180 feet tall if the developer only intended a 100-foot building. He  
13 said he was worried about public safety concerns with a fifteen story building.  
14

15 Mark Leighton said he was curious if anything was addressed in the proposal to make way for  
16 churches.  
17

18 Sherry Liston asked the Council to reconsider, saying the master plan intended Orem to be  
19 predominantly a single-family community.  
20

21 Kay Mitchell said she was concerned about setback limits, mall maintenance, rented apartment, and  
22 schools.  
23

24 Colby Mitchell said he rents a living space in the area. He would like more time to discuss details of  
25 the impact that increased residential would have.  
26

27 Cynthia Campbell, Orem business owner, voiced concern that business owners in Orem would not  
28 be able to attract the caliber of people to work at Orem businesses.  
29

30 Theresa Lindsay said she thought it would be better if the residential units were owner-occupied and  
31 not up for rent.  
32

33 Rebecca Daley said she was concerned that Orem would end up subsidizing the mall development  
34 which would create debt for Orem.  
35

36 Sam Clark said he was worried about the homes adjoining the project making the property values for  
37 the homes to the west unstable. He suggested that the developers could purchase homes if the values  
38 went down.  
39

40 Melody Andersen said she was concerned Woodbury Corporation was giving money to Council  
41 members who would vote in favor of the proposal.  
42

43 Karen Zea expressed concern about (1) the urbanization of Orem, (2) where schools would fit into  
44 the plan, (3) adequacy of the parking, (4) if the area would be safe.  
45

1 Aaron Orullian said he surveyed thirty-one business owners on State Street, many of whom said they  
2 felt the appearance of State Street and the Mall was ugly. He said he compared the proposal to the  
3 Riverwoods project in Provo; it could be good for Orem. A city with no economic growth would die.  
4 He said it could maintain needed growth improve the mall's appearance.

5  
6 James Fawcett said he was concerned about the view, both for the neighbors and people driving by.

7  
8 Shelly Parcel said she thought things were changing unnecessarily, and the plans were vague.  
9 Information could be hidden in the proposal. She requested more time to consider the proposal.

10  
11 Barbara Jackman asked if student housing would be incorporated in the PD zone and questioned the  
12 specific number of apartments that would be constructed. She questioned if the property was already  
13 zoned for student housing.

14  
15 Tai Riser said he liked the project idea. He has heard a lot of suggestion to delay the vote and  
16 observed that he did not know any successful business owner who would delay service because there  
17 was a pending change in management. Mr. Riser said Woodbury brings in ten percent or more tax of  
18 Orem's sales tax revenue. The proposed housing would target young professionals and was just the  
19 kind of housing they would be looking for.

20  
21 Jared Connors said the project was more than a business decision, and he expressed concern that it  
22 would change social interaction residents in the area. It might be a walkable community but Orem  
23 residents do not normally walk in the hot summer and in the cold winter.

24  
25 Janelle Burgen said she was concerned with the high density living space and the term "upscale."  
26 She asked what was considered upscale about these apartments.

27  
28 Joyce Scofield said she was concerned about the high density element of the proposal and who  
29 would want to live there.

30  
31 Val Harrison expressed concern about the residential density and that the total allowable units under  
32 the zone was 1,500, rather than the 450 units being discussed.

33  
34 Bradley Baird said that, while he is a proponent of property rights, Orem is not concentrated enough  
35 to support a project like the one being proposed. Because of the cost of the project, mall rents could  
36 go up and businesses there would be forced out.

37  
38 Becky Smith said she is new to Orem and has concerns about crime and pollution. There should be  
39 another community meeting about the project.

40  
41 Bill Jackman suggested the Council listen and make adjustments, so the problems with the project  
42 could be solved. He said he had a petition signed by 600 people asking for the Council to postpone  
43 the vote until after first of the new year.

1 Laura Muhlestein said she was not against the project and looked forward to the possible changes in  
2 the area. She said there were gray areas in the proposal, and she wanted the zoning to be specific and  
3 match exactly what Woodbury planned to do.

4  
5 Jerri Nordmeyer expressed thanks to the Council for sitting and listening to concerns of the public on  
6 this proposal.

7  
8 Leslie Nelson said it was obvious a lot of time and money had gone into analyzing the plan. She said  
9 making something that benefits the community was a smart move. Orem would continue to grow,  
10 but more land was not available for it. The mall proposal provides solutions for people who want to  
11 stay in Orem. Mrs. Nelson said she thinks people were too worried about something that was already  
12 well thought-out.

13  
14 Julie Siebach said she felt the mall expansion was a good way to get people to want to live there. The  
15 proposal was a positive thing. She voiced concerned that 800 East had not been built to  
16 accommodate the possible increase in traffic.

17  
18 Robert Deucher said he was opposed to the high density and asked the Council to give the residents  
19 in the area consideration.

20  
21 Anne Liecny, Orem business owner, said she was confused why so many apartments would be  
22 needed there. She asked for more time to consider.

23  
24 Sharon Anderson read the opening to Chapter 22 in the City Code. She said most people wanted to  
25 see improvements at the mall but questioned if this project would promote the health, safety, and  
26 welfare of the Orem community.

27  
28 Tom Sawyer requested for more time to allow residents time to fully digest the proposal. The overly  
29 dense residential proposal would have a negative impact on the neighborhood.

30  
31 Jessica Connors said the proposal seemed dramatic and suggested Woodbury Corporation put forth a  
32 written agreement to keep those wanting to stay abreast of changes in the proposal abreast. The  
33 residents should have an opportunity for further feedback.

34  
35 Jolene Liston asked what the percentages of landscaping were throughout the project. She noted that,  
36 in regard to City Creek, only one percent of the residents who live downtown work downtown. She  
37 questioned who would live in these units.

38  
39 Mayor Evens called for a short break at 9:20 p.m. The meeting reconvened at 9:33 p.m.

40  
41 Mayor Evans brought the discussion back to staff and Council for common concerns voiced during  
42 the public hearing to be addressed.

43  
44 Mr. Davidson addressed concerns to utilities. He said utilities are based on usage. He said he could  
45 see the road network possibly mitigating specific concerns. He said if there were ways to spread the  
46 traffic, it could serve to improve traffic conditions.

1 Mr. Davidson said the physical size of the proposed project had not changed. He indicated that the  
2 average life of most utilities was typically between forty and fifty years, and the City had anticipated  
3 needing to do significant utility work in the area. Partnering the mall and Woodbury Corporation to  
4 update the utilities could save the City money. Mr. Davidson reported that Alpine School district was  
5 equipped to accommodate the proposed growth. He said future conversations could take place about  
6 infrastructure. At this point, no specific conversations have taken place regarding utilities.  
7

8 Mr. Davidson then reviewed with the Council some of the City's history with the mall. When  
9 Woodbury Corporation brought in Nordstrom, the City entered into a performance-based incentive  
10 agreement, which was tied to sales tax generated on the University Mall campus. He said that  
11 agreement included a reimbursement to the Woodbury Corporation of up to \$975,000 per year. The  
12 sales figures were not reached the first couple of years, but in subsequent years it was, and those  
13 payments continued through 2012. When Nordstrom left, those payments to Woodbury—per the  
14 agreement—came to a halt. Mr. Davidson said it was important to understand that the mall campus  
15 accounted for twelve to fifteen percent of Orem's sales tax revenues, which are critical to fund the  
16 City's and was vital to the future of Orem.  
17

18 Mr. Longson said he realized it was not possible to resolve everyone's concerns at that night's  
19 meeting, and he understood that the project would impact those in surrounding areas. He reiterated  
20 that putting in a park and green area was intended to help neighbors. He said it was possible there  
21 would be a public open house for the public where residents could ask more specific questions  
22 regarding the proposal. Mr. Longson indicated that they hope a grocery store could be incorporated  
23 into the plan.  
24

25 Chris Gamvroulas, Ivory Homes, thanked the residents for coming. The residential component of the  
26 proposal would be single-ownership control. He said well-managed communities maintained their  
27 values more than condominium complexes would. Mr. Gamvroulas noted that a market study had  
28 been conducted, and that internal market study would assure the public this investment would be  
29 made in confidence. He said the market would be able to absorb what they were proposing to build.  
30 Ivory Homes and Woodbury Corporation were committed to doing the right thing for Orem.  
31

32 Mayor Evans asked how the word of an open house would be distributed. Mr. Longson suggested  
33 advertising through the Orem website, by flyers, and by inviting people.  
34

35 Mrs. McCandless **moved** to continue the public hearing to 6:30 p.m., December 10, 2013. Mrs.  
36 Street **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret Black,  
37 Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion  
38 **passed** unanimously.  
39

#### 40 MOTION – CANVASS AND CERTIFICATION – 2013 Municipal General Election Results 41

42 Donna Weaver, City Recorder reviewed the process to complete the canvass and certify the 2013  
43 Municipal General Election results. Pursuant to State law, it is necessary for the City Council, as the  
44 Board of Canvassers, to canvass the election no sooner than fourteen days after the completion of the  
45 ballot. After the canvassing has been completed, it will be necessary for the Council, by motion, to  
46 officially certify the results of the Canvass.

1 Mrs. Weaver reported that 145 provisional ballots were received, 11 of which could not be counted.

2  
3 Mr. Seastrand **moved** that the City Council:

- 4 1. Verify the results of the election by ratifying the results of the prec canvass.
- 5 2. Change Total Voted from 12,615 to 12,799 .
- 6 3. Certify the election results with the following changes:

7  
8 Mayor

9 Richard Brunst .....6,770..... to.....6,870

10 Chris Nichols .....5,784..... to.....5,863

11 City Council

12 Tom Macdonald .....7,552..... to.....7,650

13 Brent Sumner .....5,943..... to.....6,013

14 David M. Spencer .....5,896..... to.....5,988

15 Mary Street.....5,610..... to.....5,677

16 Sharon Price Anderson .....5,039..... to.....5,113

17 Wayne Burr .....4,888..... to.....4,954

18 CARE Tax Renewal Question

19 Yes .....7,856..... to.....7,970

20 No.....4,593..... to.....4,658

21 Proposition 2 – Property Tax Adjustment

22 Against .....8,628..... to.....8,760

23 For .....3,787..... to.....3,836

- 24
- 25 4. Declare 4-year term Mayor candidate Richard Brunst to be elected.
- 26 5. Declare 4-year term City Council candidates Tom Macdonald, Brent Sumner, and David M.
- 27 Spencer to be elected.
- 28 6. Declare the CARE Tax Renewal Question to have passed.
- 29 7. Declare Proposition 2—Property Tax Adjustment to have failed.

30  
31 Mrs. Black **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret  
32 Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The  
33 motion **passed** unanimously.

34  
35 **COMMUNICATION ITEMS**

36  
37 Budget Report – Month Ended October 2013

38  
39 **CITY MANAGER INFORMATION ITEMS**

40  
41 There were no City Manager Information Items.

42  
43 **ADJOURNMENT**

1 Mr. Andersen **moved** to adjourn the meeting. Mrs. McCandless **seconded** the motion. Those voting  
2 aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E.  
3 Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.  
4  
5 The meeting adjourned at 10:15 p.m.

1 CITY OF OREM  
2 CITY COUNCIL MEETING  
3 56 North State Street Orem, Utah  
4 December 10, 2013  
5

6 **3:00 P.M. RECEPTION**  
7

8 A reception was held for outgoing elected officials: Mayor Jim Evans; Councilmembers Karen  
9 McCandless and Mary Street.  
10

11 **4:15 P.M. STUDY SESSION**  
12

13 CONDUCTING Mayor James Evans  
14

15 ELECTED OFFICIALS Councilmembers Hans Andersen, Margaret Black, Karen A.  
16 McCandless, Mark E. Seastrand, Mary Street, and Brent  
17 Sumner  
18

19 APPOINTED STAFF Jamie Davidson, City Manager; Jon Amundson, Assistant  
20 City Manager; Richard Manning, Administrative Services  
21 Director, Greg Stephens, City Attorney; Steve Earl, Deputy  
22 City Attorney; Karl Hirst, Recreation Director; Chris Tschirki,  
23 Public Works Director; Bill Bell, Development Services  
24 Director; Steve Clark, Public Safety Division Commander;  
25 Charlene Crozier, Interim Library Director; Jason Bench,  
26 Interim Planning Division Manager; and Taraleigh Gray,  
27 Deputy City Recorder  
28

29 **Review – North Pointe Solid Waste Special Service District - Interlocal Agreement**

30 Mr. Davidson presented the proposed Interlocal agreement with thirteen other cities involved with  
31 the North Pointe Solid Waste Special Service District. Craig Hall, (legal counsel for North Pointe),  
32 Roger Harper, Greg Walkenhorst (Waste Management), and Reese Demil (Landfill Services) shared  
33 insight on pertinent and specific aspects of the proposed agreement. Mr. Davidson reviewed the  
34 forty-year relationship Orem has had with the North Pointe group, and discussed the history of the  
35 relationship.  
36

37 **Review – Master Plans & Possible Public Works Advisory Commission**

38 Mr. Tschirki presented to Council and staff a suggestion to implement a Public Works Advisory  
39 Commission which would involve five-to-seven community members. This possible commission  
40 would be utilized in making recommendations regarding parks issues, cemetery issues, and possibly  
41 street light issues as well.  
42

43 **REVIEW OF AGENDA ITEMS**  
44

45 The Council and staff reviewed the agenda items.  
46

1 **CITY COUNCIL NEW BUSINESS**

2  
3 The Council adjourned at 5:55 p.m. to the City Council Chambers for the regular meeting.

4  
5 **6:00 P.M. REGULAR SESSION**

6  
7 **CONDUCTING** Mayor James Evans

8  
9 **ELECTED OFFICIALS** Councilmembers Hans Andersen, Margaret Black, Karen A.  
10 McCandless, Mark E. Seastrand, Mary Street, and Brent  
11 Sumner

12  
13 **APPOINTED STAFF** Jamie Davidson, City Manager; Jon Amundson, Assistant  
14 City Manager; Greg Stephens, City Attorney; Richard  
15 Manning, Administrative Services Director; Bill Bell,  
16 Development Services Director; Scott Gurney, Interim Public  
17 Safety Director; Karl Hirst, Recreation Director; Charlene  
18 Crozier, Interim Library; and Taraleigh Gray, Deputy City  
19 Recorder

20  
21 **INVOCATION /**  
22 **INSPIRATIONAL THOUGHT** Clint Bell

23  
24 **PLEDGE OF ALLEGIANCE** McCall Longson

25  
26 **APPROVAL OF MINUTES**

27  
28 Mr. Andersen **moved** to approve the minutes of the City Council meetings on October 8 and 22,  
29 2013. Mr. Seastrand **seconded** the motion. Those voting aye: Councilmembers Hans Andersen,  
30 Margaret Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent  
31 Sumner. The motion **passed** unanimously.

32  
33 **MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL**

34  
35 Upcoming Events

36 The Mayor referred the Council to the upcoming events listed in the agenda packet.

37  
38 Upcoming Agenda Items

39 The Mayor referred the Council to the upcoming agenda items listed in the agenda packet.

40  
41 Appointments to Boards and Commissions

42 Mrs. McCandless **moved** to appoint Kimball Broderick and Keith Haslem to the Community  
43 Development Block Grant Advisory Commission. Mrs. Black **seconded** the motion. Those voting  
44 aye: Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary  
45 Street, and Brent Sumner. The motion **passed** unanimously.

1 Mr. Seastrand moved to appoint Kelsey Jolly and J.D. Nielson to the Recreation Advisory  
2 Committee. Mrs. Black **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black,  
3 Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion  
4 **passed** unanimously.

5  
6 Recognition of New Neighborhoods in Action Officers

7 No new Neighborhood in Action officers were recognized.  
8

9 Appointment of Mayor Pro Tem

10 Mrs. Black **moved** to appoint Brent Sumner as Mayor Pro Tem. Mrs. McCandless **seconded** the  
11 motion. Those voting aye: Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless,  
12 Mark E. Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.  
13

14 Recognition -2013 Slow Pitch Softball World Series Champions

15 Mr. Manning read a proclamation recognizing Clegg Steel, an Orem Business, as champions of the  
16 2013 Slow Pitch Softball World Series. Mr. Clegg indicated the players on the team come from Salt  
17 Lake and Utah County. Mr. Clegg said it was a great honor to represent the city and the state and  
18 expressed appreciation for Orem's recognition of the team.  
19

20 Mr. Seastrand moved to **approve** the proclamation. Mr. Andersen **seconded** the motion. Those  
21 voting aye: Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand,  
22 Mary Street, and Brent Sumner. The motion **passed** unanimously.  
23

24 Award – Comprehensive Annual Financial Report (CAFR)

25 Dean Lundell, Pleasant Grove City Finance Director, presented to Orem the Comprehensive Annual  
26 Financial Report award from the Government Finance Officers of America. Mr. Lundell commended  
27 the City of Orem for its commitment and performance in completing a CAFR. Mr. Lundell gave a  
28 plaque to Mayor Evans and said Orem has received this award for twenty-five consecutive years. Mr.  
29 Lundell then read the certificate of achievement.  
30

31 **CITY MANAGER APPOINTMENTS**

32  
33 There were no City Manager appointments.  
34

35 **PERSONAL APPEARANCES**

36  
37 Time was allotted for the public to express their ideas, concerns, and comments on items not on the  
38 agenda. Those wishing to speak should have signed in prior to the meeting, and comments were  
39 limited to two minutes or less.  
40

41 James Fawcett expressed concern about the City continuing to fund UTOPIA. He said he believed  
42 UTOPIA was never meant to be supported by the cities, and it was is time to end the relationship.  
43

44 Leslie Nelson wished the outgoing council members well as they moved on from their service. She  
45 admonished the Council to set a high priority on finding funds to provide pay increases to Orem

1 employees. She said she is grateful for the services rendered by the City employees and believed  
2 compensating them was a priority.

3  
4 Bob Wright voiced concern about the progress on moving toward building The Center for Story. He  
5 said over the years there had never been any public hearing or public vote authorizing the location of  
6 the proposed center. He requested the item be opened for public hearing which would allow the  
7 public to voice their concerns.

8  
9 Mike Dunn said he was concerned about the length of commitment proposed in the North Pointe  
10 Solid Waste Special Service District Interlocal Agreement. He requested the Council take more time  
11 in considering the agreement.

## 12 13 **CONSENT ITEMS**

### 14 15 MOTION – Adopt 2014 Annual City Council Meeting Schedule

16  
17 Mr. Davidson addressed the Council and indicated that, generally, the City Council would meet on  
18 the second and fourth Tuesdays of each month, except when those dates conflicted with holidays,  
19 elections, or conferences. He said the City Council had the ability to add, delete, or change any of the  
20 meetings on the proposed schedule.

21  
22 Mr. Davidson drew attention to the modified meeting schedules in April 2014 and June 2014.

23  
24 Mrs. McCandless **moved** to adopt the 2014 calendar. Mr. Sumner **seconded** the motion. Those  
25 voting aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless,  
26 Mark E. Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

## 27 28 **SCHEDULED ITEMS**

### 29 30 6:20 P.M. PUBLIC HEARING

31 Enacting Section 22-11-52, PD-39 zone (Cascade Village at 920 North State Street) and  
32 Appendix HH; and amending Section 22-5-3(A) and the zoning map of the City of Orem by  
33 rezoning property located at 920 North State Street from the C2 and C3 to the PD-39 zone

34  
35 Jason Bench, Planning Division Manager, reviewed with the Council a proposal to (1) enact the  
36 PD-39 Cascade Village zone with Appendix “HH”; and (2) rezone property at 920 North State Street  
37 from the C2 and C3 to the PD-39 zone. He noted that, based on the Planning Commission  
38 recommendation and the advantages outlined above, staff recommended approval of this proposal.

39  
40 Mrs. Street recused herself from the discussion and vote at 6:34 p.m.

41  
42 Mrs. McCandless asked Ryan Clark, Economic Development Director, about the present need for a  
43 project like the proposed PD-39 zone. Mr. Clark said placing higher-density housing in this location  
44 would make it more attractive and help enhance the west side of State Street. It would be difficult to  
45 bring in a mid-sized box store in this type of location. Mr. Clark said a housing project would best  
46 suit this parcel.

1 Casey Kellar, developer, thanked staff and Council for their service for the community. He said this  
2 was a 124-unit site, a Class-A development, complete with many amenities. There have been several  
3 public meetings regarding the proposed PD-39 zone, and the main concern was traffic flow.

4  
5 Mr. Kellar said the plan included traffic enhancements. He reviewed interior amenities, indicating  
6 that they are not typically seen in apartments. The proposed development would serve life-style  
7 renters.

8  
9 Mr. Sumner said he has a neighbor who was concerned the area would turn into a student housing  
10 development. Mr. Sumner asked Mr. Bench if the City would bear any financial responsibility for the  
11 connection to 400 West. Mr. Bench clarified that this connection would be the owner's responsibility  
12 and not that of the City. This access point would be required to be installed prior to the erection of  
13 the housing units.

14  
15 Mr. Kellar addressed Mr. Sumner's concern of student housing and said rents would help govern the  
16 student housing concern. He also said there are restrictions on how many occupants are allowed in  
17 each unit. Mr. Kellar reported the apartments will rent for the following amounts:

- 18 • \$800 for one-bedroom unit
- 19 • \$1,000 for a two-bedroom unit
- 20 • \$1,300 for a three-bedroom unit

21  
22 Mrs. McCandless said she lives in this area and voiced concern about students walking through the  
23 neighborhood, as children are not bused to the school in this area. She asked what kind of  
24 demographic the apartments would cater to.

25  
26 Mr. Kellar said the unit sizes speak to the demographic these units will attract. He said they do not  
27 anticipate a lot of families with children moving in. He said 46 percent are one-bedroom units, and  
28 they anticipate younger professionals. People moving in with children would most likely have  
29 children who are under the age of five.

30  
31 Mayor Evans opened the public hearing.

32  
33 Bob Wright said he lives in the area of the proposed PD-39 zone. He said it was a necessity to  
34 develop this area. He objected on any subsidy from Orem tax payers for any type of RDA.

35  
36 Angela Salios expressed concern about the traffic volume through her neighborhood, saying most  
37 people would use her neighborhood to turn left onto State Street at the light at 1200 North.

38  
39 Lowell Manwell voiced concern about the traffic aspect of this proposed project.

40 Anna Manwell said she is concerned about (1) the blind curb, (2) cars parked along the street at  
41 920 North, and (3) how narrow the street would be with cars parked along it. She said the proposal is  
42 a disadvantage to current residents and asked the Council to take more time to consider this project.

43  
44 Sharon Smith voiced concern the Planning Commission had made up their minds before allowing for  
45 public input. Ms. Smith suggested the Council listen to those who are asking for more time.

1 Jessica Palmer expressed concern about the road placement.

2  
3 Shannon Spencer said she is a co-owner of the property in question. She said this is a beautiful  
4 opportunity with Mr. Kellar and his approach. The traffic would increase regardless of what is  
5 developed on the property. Ms. Spencer said she believed Mr. Kellar has been open with people in  
6 his approach to this project.

7  
8 Mike Palmer asserted that the market rents in the area would not support the proposed rents in this  
9 project and wondered if units would sit empty. He recommended the plan entail no entry from  
10 920 North.

11  
12 Flint Moner, a co-owner of the property, said he used the property to grow hay to feed livestock. The  
13 zone changed and animals were no longer permitted. He said the property has been up for sale for  
14 fifteen years. The parcel configuration restricts what can go there. Mr. Moner said he believed  
15 Orem's Master Plan intended 400 West to eventually go through.

16  
17 Susan Petersen expressed frustration with the project. She said she has eagerly looked forward to this  
18 land being developed but does not believe this idea of rezoning this property to residential is a good  
19 one.

20  
21 Jane Coleman voiced concern about the extra traffic and asked about what the traffic study results  
22 reflect.

23  
24 Bob Wright asked for clarification on the plans for 400 West.

25  
26 James Fawcett also expressed concern for the traffic which he did not feel should be sent through  
27 this neighborhood.

28  
29 Lyn Spencer asked for the developer to address where the proposed exits were for this plan.

30  
31 John Reinhard questioned if (1) a rezone was reasonably necessary, (2) this was in the best financial  
32 interest of the City, and (3) this project is in the best safety interest for the Orem citizens. He said the  
33 proposal was too vague.

34  
35 Mayor Evans closed the public hearing.

36  
37 At the invitation of Mr. Davidson, Ryan Hales from Hales Engineering said the traffic study was  
38 conducted on a Wednesday which was considered a typical week day. He indicated there was  
39 normally less traffic on Mondays and more traffic on Fridays. Mr. Hales said the traffic study  
40 evaluated intersections and layered the traffic from the project. Based on the study, Mr. Hales said  
41 they determined commercial use would generate 4,000 trips, where residential would generate  
42 780 trips. The traffic is distributed to every direction, especially with the extension of 400 West. Mr.  
43 Hales said they found that the needs of service would not change with this proposed project.

1 Mr. Kellar said general access from more than one direction provided for more dispersed traffic, as  
2 opposed to using only one route. There was a shared access easement with America First Credit  
3 Union.

4  
5 Mrs. Black asked about 400 West not being a “done deal.”

6  
7 Mr. Kellar indicated they do not have ownership or control of the land further south. America First  
8 Credit Union owned that, and Mr. Kellar was working through a tentative agreement that would  
9 allow purchase of that property. He believed access on 400 West would be an enhancement to the  
10 project.

11  
12 Mrs. McCandless asked if (1) 920 North was narrower than 400 West to the north side; and (2) the  
13 roads were the same width.

14  
15 Paul Goodrich, transportation engineer, said the proposed road at 400 West was to be twenty-eight  
16 feet wide with no parking allowed on either side. He said it would be a sublocal standard.

17  
18 Mr. Kellar said the construction staging would take place on the private property and would not  
19 entail staging materials on public roads. The long, narrow site would not provide for commercial use.  
20 Mr. Kellar stated that the highest and best use for the property was a multifamily use.

21  
22 Mr. Seastrand expressed concern about putting responsibility for egress on others. Mr. Kellar said  
23 many bridges had to be crossed to make way for this project which was why the potential drive was  
24 in the proposal. Mr. Seastrand then questioned the reasoning behind the placement of the access  
25 points. Mr. Kellar said other designs would have decreased the number of units which would have  
26 removed the planned amenities.

27  
28 Mr. Bench said staff recommended the south access points which the original plans had not included.

29  
30 Mrs. Black asked for explanation for egress on the south access. Mr. Kellar said it was a private  
31 drive, designated for the residents of the planned development community.

32  
33 Mr. Andersen wondered how many units would be removed if the south access point was moved to  
34 400 West. Mr. Kellar said it would involve at least six units.

35  
36 Mrs. McCandless said she believed the traffic use would be less for residential than for commercial.  
37 She believed neighbors would use the road at 400 West, should it be constructed. Mrs. McCandless  
38 stated that there were no subsidies involved with the proposal. She said she could not consider  
39 financial aspect of property owners. Mrs. McCandless discussed the rents at Courtland Ridge, and  
40 said she believed a PD zone was appropriate for this property and residential would be a less  
41 intensive than commercial. She felt it was crucial that 400 West be completed to follow through with  
42 the project.

43  
44 Mrs. Black said she also believed 400 West would need to go through. She said she felt there should  
45 be a dedicated exit on 400 West.

1 Mr. Seastrand said he agreed with Mrs. Black and suggested Mr. Keller either acquire the necessary  
2 easement or redesign the plan.

3  
4 Mr. Sumner said he thought this was a beautiful development. He questioned a red-lined curb and  
5 asked if it would increase traffic to the west. Mr. Kellar said red-lining would be an enhancement for  
6 the “travel-ability” of the project.

7  
8 Mayor Evans said he supported the Council’s comments in connecting the south access point to  
9 400 West.

10  
11 Mr. Goodrich said red-lining would not negatively affect the project or traffic in the area.

12  
13 Mr. Sumner asked if it would encourage cars going west in the neighborhood.

14  
15 Mrs. Black asked if getting rid of the south access would leave enough access for City purposes. Mr.  
16 Goodrich said he would have to verify with the Fire Marshall but thought it would.

17  
18 Mr. Andersen asked if the removal of one access point on 920 North and opening up an access that  
19 goes through to 400 West would work for this plan. Mr. Bell said whenever a development is  
20 planned, dual access points are helpful and wise to include with the project.

21  
22 Mayor Evans encouraged access on 400 West for occupancy.

23  
24 Mr. Earl said concept plans were part of the proposed ordinance. He suggested the Council allow the  
25 developer to submit a revised concept plan.

26  
27 Mr. Seastrand **moved**, by ordinance, to enact the PD 39 Cascade Village zone, Appendix “HH” and  
28 rezone property at 920 North State Street from the C2 and C3 to the PD-39 zone, with additional  
29 requirements for the developer to (1) provide south access through to 400 West; and (2) submit a  
30 concept plan. Mrs. Black **seconded** the motion. Those voting aye: Councilmembers Hans Andersen,  
31 Margaret Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent  
32 Sumner. The motion **passed** unanimously.

33  
34 Mary Street returned to the discussion at 8:22 p.m.

35  
36 6:20 P.M. PUBLIC HEARING  
37 ORDINANCE AMENDMENT – FLAGS AND FLAG POLES  
38 Amending Section 22-14-24 of Orem City Code as it pertains to flags and flagpoles.  
39

40 Mr. Bench presented to Council the request to amend Section 22-14-24 of the Orem City code as it  
41 pertains to flags and flag poles. Mr. Bench said that with the recent amendment to Chapter 14 of the  
42 Orem Code containing requirements for signs, flags are signs and have now been incorporated into  
43 Chapter 14.

44  
45 Mayor Evans opened the public hearing.  
46

1 Dora Allen requested clarification that Macey’s flag would stay at the height it was currently at. Mr.  
2 Earl said any existing legal flag poles would be grandfathered in and would not be affected by this  
3 ordinance amendment.

4  
5 Mayor Evans closed the public hearing.

6  
7 Mr. Seastrand **moved**, by ordinance, to amend Section 22-14-24 of the Orem City Code as it relates  
8 to flags and flagpoles. Mr. Andersen **seconded** the motion. Those voting aye: Councilmembers Hans  
9 Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and  
10 Brent Sumner. The motion **passed** unanimously.

11  
12 Mayor Evans provided the Council to take a break at 8:25 p.m. The Council reconvened at 8:38 p.m.  
13 to continue the meeting.

14  
15 6:20 P.M. PUBLIC HEARING

16 ORDINANCE - Enacting Section 22-11-47, PD-34 zone (University Place) and Appendix BB  
17 (concept plan); and amending Section 22-5-3(A) and the zoning map of the City of Orem by  
18 changing the zone on property located generally between University Parkway and 800 South  
19 and 800 East and 590 East from R8 and C2 to the PD-34 zone

20  
21 Mr. Bench presented the following changes to the recommendation:

- 22 1. That the exemption from having neighborhood meetings be removed (so that neighborhood  
23 meetings will still be required in every situation where the ordinance currently requires  
24 them).
- 25 2. That building heights in the limited zone be lowered to forty-five feet where buildings are  
26 located within fifty feet of the back of curb on 800 East and 800 South and that building  
27 heights in the limited zone adjacent to 590 East be reduced to thirty-five feet.
- 28 3. That the language in Appendix BB on the page showing the sign locations be clarified to  
29 indicate that either two medium entry signs *or* one large entry sign (but not two large entry  
30 signs) will be allowed at the major entrances at State Street, University Parkway and the  
31 three southern entrances from 800 East.

32  
33 Mr. Longson reiterated that the benefits of the project, which included increased tax base for Orem  
34 city, economic development, increased residential space, and an improved aesthetic feel to the Mall  
35 complex.

36  
37 Margaret Black inquired about the building heights. Mr. Longson said Woodbury was willing to  
38 “soften the edge”. No building would be taller than eighty feet in the area north of 900 South.

39  
40 Mayor Evans asked about any further updates with the traffic concerns voiced by residents. Mr.  
41 Longson said the traffic studies were dealing with the full build out of the proposed project.

42  
43 Mr. Seastrand asked what body the site plan would go through. Mr. Bench said the Planning  
44 Commission would approve those, though the parameters were imbedded in the ordinance.

1 In response to a query from Mr. Andersen about the difference in traffic studies, Mr. Goodrich  
2 explained that said traffic varies from day to day, so traffic-count results would vary. The studies  
3 conducted at Main and State and 800 East and State were close.

4  
5 Mr. Goodrich reviewed the process for determining the capacity of a street. UDOT, in accordance  
6 with the implementation of the BRT, would widen the road. The existing capacities currently on the  
7 road—with the few improvements to be completed as part of the Mall project—would be sufficient  
8 without widening University Parkway and State Street. Mr. Goodrich said it was his professional  
9 opinion that these streets could easily handle the traffic resulting from the proposed project.  
10 Completing the grid network would mitigate the traffic, connecting State Street to 800 East via  
11 1000 South, would be part of phase one.

12  
13 Mrs. Street wondered if changes to the site plan would have to go back before the City Council for  
14 approval. Mr. Bench said they would need approval from both the Planning Commission and the  
15 City Council.

16  
17 Mr. Andersen asked if there were plans to widen 800 East. Mr. Goodrich said there were not at this  
18 time, nor were there plans to widen 800 East.

19  
20 Mrs. McCandless inquired about the removal of student housing, and if that removal would remain  
21 in the plan. Mr. Bench said it would. Student housing had been stricken from the plans for the  
22 project. Mrs. McCandless asked for clarification on the verbiage involving sexually oriented  
23 businesses. Mr. Bench said sexually-oriented businesses were restricted to the M-2 zone which was  
24 west of I-15.

25  
26 Mrs. Black asked if alcohol would be sold in the restaurants. Mr. Lonson said it could as most  
27 national restaurant chains required the ability to sell alcohol.

28  
29 Mr. Sumner asked about background checks on potential tenants of the residential component of the  
30 Mall proposal. Mr. Gamvroulas indicated screening would take place for potential tenants. He said  
31 they intend to maintain management of the project for a long time.

32  
33 Mr. Longson said housing was added to this concept to enhance, not diminish, the project.  
34 Woodbury and Ivory Homes had the highest interest in keeping the project up in maintenance and  
35 was a big reason why the housing would be of a single ownership nature.

36  
37 Mr. Gamvroulas said there were more controls in place with single ownership and a consistently  
38 maintained facility.

39  
40 Mr. Sumner said he understand the Mall does their own policing. Mr. Longson said because it is  
41 private, they provide their own security, so this is not an added burden on Orem's Public Safety. Mr.  
42 Longson said this increasing tax base may provide the means for the city to financially support  
43 increased public safety.

44  
45 Mr. Longson went over the items involved in Phase One of the project, including the grid network of  
46 streets, an office building on University Parkway, the park, the first phase of residential units along

1 800 East, renovations to the existing Mall structure, placing a new tenant in the Nordstrom space,  
2 and adding a new restaurant.

3  
4 At the request of Mrs. Black, Mr. Longson addressed the need for timely approval on this project,  
5 indicating a majority of retail sales took place in November and December, and there would have to  
6 be adequate parking at the Mall to facilitate the high-volume sales time. Mr. Longson said the  
7 underground parking structure and office building would need to be completed by Fall 2014 in order  
8 to be functioning for the holiday season. As a result, construction would have to begin promptly.

9  
10 Mayor Evans opened the public hearing.

11  
12 Aaron Aurullion said he conducted a survey between November 23 and December 8, 2013, to  
13 determine business and individual support for Woodbury's concept to renovate and expand the Mall.  
14 Mr. Aurullion found overwhelming support in favor of this project.

15  
16 Angela Faulconer expressed concern about (1) micro traffic; and (2) the impact for people on east  
17 side of 800 East.

18  
19 Jeff Edwards spoke in favor of the office component of the project, saying it would be a stake in the  
20 ground in the game of Class-A commercial sites. Utah County has a need for high-value office space.  
21 He encouraged the Council to recognize the great location between two universities.

22  
23 James Fawcett said he was generally in favor of the project, though parking could be an issue if not  
24 addressed properly.

25  
26 Arturo Morales said he represented the "Standing for Orem" group. He agreed that Woodbury should  
27 be able to exercise property rights within the established zoning currently in place. However, he said  
28 he believed that changing the zoning should take more time and encouraged further discussion about  
29 the height concerns. Mr. Morales then asked the Council who received campaign contributions from  
30 Woodbury Corporation, adding that those who did should recuse themselves from voting on this  
31 request.

32  
33 Fran Nordmeyer said he was concerned about sign heights allowed on 800 East.

34  
35 Richard Brunst, mayor-elect, said he believed this area was important. Looking at history, good  
36 things have happened when Woodbury invests in this area. Mr. Brunst said Orem should move  
37 forward with this proposal.

38  
39 Val Hale said he represented the Chamber of Commerce, and the board unanimously voted to  
40 support this project. He believed this would bring things back to Orem. Mr. Hale said there was no  
41 use waiting.

42  
43 Dora Allen said she was concerned about "high-quality" rentals. She asked (1) how many apartment  
44 units were in the residential component; and (2) where all the people would be coming from to  
45 occupy the apartments since Midtown Village sat empty.

1 Bob Wright said he was in favor of project for economic reasons, though he was concerned about the  
2 height restrictions. He was concerned this would become another Midtown Village project. He also  
3 voiced concern regarding any potential subsidizing from tax payers.

4  
5 Cameron Martin said he commended Woodbury for having a listening ear. He appreciated the design  
6 of the live, work, shop, play, and learn concept. When growth was managed, it thrived.

7  
8 Sherry Gardner Holweg expressed concern for foot traffic and the sales people. She asked for  
9 consideration from the Council to further address these issues.

10  
11 Rob Ducherie shared concern for the campaign contributions from Woodbury, saying he also  
12 believed that Council members who had accepted campaign contributions from Woodbury should  
13 recuse themselves. Mr. Ducherie said the real issue was the density of the apartment complex and  
14 said higher density means higher crime.

15  
16 Taylor Oldroyd commended staff and Council for having a partnership attitude. He said he believed  
17 in open transparent processes. The Realtor Association encouraged the project. Density is more a  
18 mitigating factor than a challenge.

19  
20 Patricia Tucker said she encouraged support for the proposal. She acknowledged the concerns of  
21 other citizens, but she would hate to see the revitalization not happen due to slowing down a good  
22 project.

23  
24 Jessica Connors said she shared Mr. Morales's opinion on campaign contributions. She expressed  
25 concern with phase one's timing and suggested the Council require that each phase be brought back  
26 to the Council for further discussion.

27  
28 Shelly Parcel said she was in favor of something happening. She would like to see the zone proposal  
29 written to match the intent. She expressed concern for the height limits in the project, stating that  
30 Orem was not defined by the Mall property. She encouraged the Council to make sure the details  
31 were all in line before the vote was cast.

32  
33 Bradley Baird shared personal experience at the Mall. He asked the Council if they were aware of the  
34 public safety concerns in terms of automobile burglaries. He said he was concerned about the  
35 residential density involved in the project.

36  
37 Jamie Evans said he was concerned about billboards being allowed only with this proposal. He said  
38 he felt that, if it was allowable for Woodbury, it should be allowable for all.

39  
40 Levi Avans asked about subsidies and what the setbacks were for the project. He was not opposed to  
41 the proposal but had concerns about student housing. He said it was absurd to think students would  
42 not live there with its proximity to the bus station.

43  
44 Clint Bell indicated he had researched the laws on off-premise signs and said the Council should be  
45 prepared to say no to everyone else. The Council needed to articulate why they would allow  
46 Woodbury these signage opportunities and not everyone else.

1 Becky Smith said renters were not long-term investors of the community. She requested that  
2 neighborhood meetings be held before each phase. She wondered about the cap height for the  
3 apartment buildings, and she questioned how many buildings would have heights in excess of  
4 180 feet.

5  
6 Paul Crossett said he felt Orem needed this project, though there were many questions that hadn't  
7 been answered adequately. He encouraged the Council to make sure Orem was getting a good deal,  
8 so no one lost on the family side.

9  
10 John Reinhard asked what the hope was for the rental units to be filled.

11  
12 Mayor Evans closed the public hearing.

13  
14 Mr. Longson addressed questions and concerns raised during the public hearing:

- 15 • Mock-ups and drawings of the project were down the road since this was a zoning meeting.  
16 There would be further discussions for the site plan.
- 17 • There was no intention to charge for parking.
- 18 • This was a cohesive project and all parts were integral to the whole. Approving only phase  
19 one would not allow the project to work. Woodbury needed to know the entire project would  
20 be approved before significant investments would be made.
- 21 • Woodbury was seeking tenants before building the project. They will not wait, so timely  
22 approval was necessary. While working on new tenants, Woodbury was trying to retain  
23 current tenants.
- 24 • Signage along 800 East would be done in a planned and professional manner which would go  
25 well with the concept of the project.
- 26 • The only apartments planned were the phase one units. The market would ultimately dictate  
27 what Woodbury would build. Many young professionals prefer to rent right now. Even those  
28 who can afford to buy may be willing to rent in order to live in the community where they  
29 grew up.
- 30 • He encouraged the Council to consider the open spaces when thinking about fifty-units-per  
31 acre density.
- 32 • No subsidies were requested with this rezoning request.
- 33 • The student housing component of the project was removed from the request. He noted that  
34 the removal would not prohibit a student from living there, merely that the housing could not  
35 be deemed "student housing".

36  
37 Mr. Gamvroulas said Woodbury would not make the large financial investment if they did not  
38 believe the project was viable. He said increases in population come from natural growth. It was  
39 anticipated that the population along the Wasatch Front would grow by one million people in twenty  
40 years. Mr. Gamvroulas said it was important to understand what market realities really were and said  
41 this project would respond to those market forces as it was built out.

42  
43 Mayor Evans brought the discussion back to the Council.

44  
45 Mr. Andersen said he believed this agenda item should discount signs. He was not convinced phases  
46 could be approved one by one.

1 Mr. Sumner said he has no personal interest in this proposal and had never before been accused of  
2 someone buying his vote. The accusation of his vote being “bought” was offensive to his integrity.  
3 He reiterated that legally he could and would cast his vote. He said he represented Orem residents,  
4 and his charge was to do the best he could. His vote on this item would not negatively affect any  
5 community member.

6  
7 Mr. Stephens said that neither in disclosures, laws, or ethics was there a requirement for Council  
8 Members to recuse themselves on this issue because of campaign contributions.

9  
10 Mrs. McCandless stated that she was offended people thought her vote could be bought.

11  
12 Mrs. Street said she invested more of her own money in her bid for reelection than any amount  
13 received from campaign contributions. She took the responsibility of serving the community very  
14 seriously and objected to the accusation that she lacked integrity. Mrs. Street said phasing the project  
15 would be an irresponsible approach because it would not be wise for Woodbury to make  
16 commitments without knowing what they could build. Mrs. Street said she does not support the idea  
17 of only approving one phase at a time.

18  
19 Mrs. Street then said Midtown Village was evidence of what a failed economy could be. The City  
20 could not have avoided the worldwide economic crisis. Mrs. Street said she viewed signs in the  
21 C2 zone as mitigation. Orem was a university town and students were not undesirable. Mrs. Street  
22 then said she believed in centrally managed rental communities, and advocates privately owned  
23 public spaces.

24  
25 Mayor Evans agreed that Orem needed more space like what Woodbury is proposing, especially  
26 considering the office component of the project. He said it would be best to make a decision on the  
27 item and not to delay.

28  
29 Mrs. McCandless said incentives were not an issue at this meeting. She agreed that this needed to be  
30 done as one entire project, and that the parts or phases were dependent upon each other.  
31 Mrs. McCandless said she believed that, if the Council turned down the project, Orem’s economy  
32 would suffer. She said residential and commercial uses needed to be tied together for the project to  
33 work, and that these components of the project were dependent upon each other. Mrs. McCandless  
34 addressed the signage concerns and said she did not believe Woodbury was getting preferential  
35 treatment. She said she believed the project was something Orem needed.

36  
37 Mr. Sumner said to look what the Mall had done. It had been the heartbeat of Orem and needed to be  
38 kept current, innovative, and change with the times. Mr. Sumner said sales would go down if they  
39 did not approve this proposal, and the tax base will go down as well. This could help create a synergy  
40 with State Street. Mr. Sumner said University Place wants to be self-contained, and this would spin  
41 off for other neighboring areas to do the same. He said he believed the plan was a situation that could  
42 not be passed up.

43  
44 Mrs. Black thanked those who had invested time and supplied input. She expressed thanks to  
45 Woodbury for their good faith effort to address issues brought up by neighbors and Council

1 Members. Mrs. Black said she had confidence in the business model Woodbury ran. Synergy would  
2 build, and that would be exciting to watch.

3  
4 Mr. Seastrand reflected that this was a difficult decision. He said the Council members did the best  
5 they could to make changes like this the least impactful on residents as possible. Mr. Seastrand said  
6 with this proposal comes some community sacrifice. Mr. Seastrand said he was appreciative of all  
7 the work that has gone into the traffic studies, especially the transportation committee's efforts.

8  
9 Mr. Seastrand said a PD zone was different from the C2 zone and asked Mr. Earl to comment on the  
10 City being sued about the sign component of the project.

11  
12 Mr. Earl indicated that the sign aspect of the project could be challenged, as there had been a lot of  
13 litigation over signs.

14  
15 Mr. Seastrand said Woodbury was willing to indemnify the City to a point, and Mr. Earl clarified  
16 that Woodbury would indemnify the City for attorney's fees and litigation costs. Mr. Seastrand said  
17 Woodbury indemnification lessened the City's risk considerably.

18  
19 Mr. Andersen asked what would happen if the City lost a law suit over signs.

20  
21 Mr. Earl said this was highly speculative, but that expenses normally would be covered by an  
22 indemnity agreement. Mr. Earl said any damages awarded would be the responsibility of the City.

23  
24 Mr. Andersen asked if a percentage could be placed on what Woodbury covered for damages. Mrs.  
25 McCandless said that was not an option because there was so much outside of the City's or  
26 Woodbury's consideration.

27  
28 Mayor Evans said his understanding was that the plan had reduced the height limits from sixty feet to  
29 forty five feet on 800 East and 800 South, and adjusted the height limits from forty-five feet to thirty-  
30 five feet along 590 East. Mr. Bench concurred.

31  
32 Mayor Evans said he understood that the student housing land use codes were eliminated from the  
33 language and that the height north of 900 South was limited to eighty feet. Mrs. Black said the  
34 eighty-foot limit was not defined, but that it would need to be added. Mr. Bench agreed it was not in  
35 the draft, but that it would be included.

36  
37 Mayor Evans asked for clarification regarding the setbacks between 900 South and 1000 South along  
38 800 East from twenty feet to forty feet. Mr. Bench said the item would need to be added as well, as it  
39 was not yet in the code.

40  
41 Mr. Andersen **moved** to approve a phased proposal which would require Woodbury to come back to  
42 visit the City Council, not just the Planning Commission. The motion **failed** for lack of a second.

43  
44 Mr. Andersen **moved** to drop Section J, dealing with signage, from the proposal until a signage law  
45 was established that would be applicable to the entire city and not to just the Mall. The motion **failed**  
46 for lack of a second.

1 Mr. Andersen asked if the agreement would cover losses.

2  
3 Mr. Davidson said it would not, that the specific nature of the contract related specifically to  
4 indemnification for costs associated with litigation, not the cost for damages.

5  
6 Mrs. Street said there was nothing to preclude the City Council from undertaking and authorizing a  
7 State Street redevelopment plan. This action could come swiftly to involve Orem residents, and that  
8 moving forward with the Mall application was in no way saying that no changes were forthcoming.

9  
10 Mr. Andersen said he had a problem with favoritism with signs.

11  
12 Mrs. Street objected to the use of the phrase “favoritism.” She said she thought businesses were  
13 treated fairly in similar zones and similar uses. Mrs. Street said the Mall project would be entirely  
14 different. If there was another 112-acre project under single ownership in Orem, it would be  
15 incumbent upon the Council to make certain these businesses were treated identically. Mrs. Street  
16 said she felt it important that Woodbury would go as far as indemnifying the City. She said the action  
17 went beyond good faith and was evidence that Woodbury was committed to the project and working  
18 with the City.

19  
20 Mrs. Black **moved**, by ordinance, to enact Section 22-11-47, PD-34 (University Place) zone,  
21 Appendix BB, and amend Section 22-5-3(A) and the zoning map of Orem City by changing the zone  
22 from R8 and C2 to the PD-34 zone on property located generally between University Parkway and  
23 800 South and 800 East and 590 East, with the following changes:

- 24 • Limit building heights north of 900 South to eighty feet.
- 25 • Increase setbacks between 900 South and 1000 South on 800 East from twenty feet to forty  
26 feet from the back of the curb.
- 27 • Strike the neighborhood exemption on holding neighborhood meetings.
- 28 • Clarify the language in appendix BB, on the page fifteen showing the sign location, to  
29 indicate either two medium entry signs *or* one large entry sign be allowed at the major  
30 entrances at State Street, University Parkway, and the three major entrances from 800 South  
31 from 800 East.

32 Mrs. McCandless **seconded** the motion. Those voting aye: Councilmembers Margaret Black, Jim  
33 Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. Those voting nay:  
34 Hans Andersen. The motion **passed** 6-1.

35  
36 RESOLUTION – Accept Fiscal Year 2012-2013 Audit

37  
38 Mr. Manning introduced Steve Rowley, with Keddington & Christensen, LLP, and allowed him to  
39 present the findings from the fiscal year 2012-2013 audit. Mr. Rowley indicated Keddington &  
40 Christensen, LLP has been reviewing the City’s financial records and reported to the Council clean  
41 opinions throughout, including the auditor’s report, the state legal compliance report, the single audit  
42 report, and the report on single controls required by the government auditing standards. Mr. Rowley  
43 indicated there were no significant issues with the audit. Mr. Rowley reported that Keddington &  
44 Christensen, LLP found the City ended the fiscal year at June 30, 2013, in sound financial condition.

1 Mrs. Street asked about evidence of two sets of books kept by the city. Mr. Rowley said there was no  
2 evidence of a second set of books being kept by the city and that the information given to  
3 Keddington & Christensen was found to be materially correct.

4  
5 Mrs. Street asked if there was evidence of any “smoke and mirrors” being used. Mr. Rowley said  
6 that, based on the inquiries made and testing completed, no evidence of fraud was found.

7  
8 Mrs. Street asked if there were any shells in this game. Mr. Rowley said if, by shells, Mrs. Street  
9 meant fraud, there was no fraud found.

10  
11 Mrs. Street said she believed the City staff does an excellent job looking out for the best interest of  
12 the residents of Orem. She acknowledged the great lengths taken by Keddington & Chirstensen to  
13 validate that.

14  
15 Mayor Evans said that in twenty years of serving on boards he had not seen a “cleaner audit” coming  
16 from Orem. He expressed appreciation for Orem’s staff for their work and said he was very  
17 impressed and was grateful for what the staff had done.

18  
19 Mrs. McCandless also expressed appreciation for staff’s efforts.

20  
21 Mr. Andersen asked if there were any assets that said UTOPIA accounts receivable. He asked if  
22 those assets had been written off. Brandon Nelson, Orem City Accountant, said there were  
23 \$2.5 million in assets on the books. Mr. Andersen asked when that would be written off the books.  
24 Mr. Nelson said it will be reevaluated near the end of the fiscal year 2013-2014, based on the current  
25 situation.

26  
27 Mr. Stephens clarified that the language used by accountants and attorneys was different: even if an  
28 accountant wrote something off, an attorney would still consider it a legal obligation which was not  
29 forgiven.

30  
31 Mrs. McCandless **moved**, by resolution, to accept the Fiscal Year 2012-2013 audit. Mr. Andersen  
32 **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret Black, Jim  
33 Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. The motion  
34 **passed** unanimously.

35  
36 RESOLUTION – Approve Interlocal Agreement Utah County and the City of Orem – Utah  
37 County Community Activities Grant

38  
39 Mr. Davidson notified the Council of a 1 percent restaurant tax which is collected and administered  
40 by Utah County. The tax was is tied directly to tourism, recreation, culture, and convention facilities.  
41 He said Utah County had the opportunity to allocate funds from this collected tax, and that the  
42 resolution and interlocal agreement would specifically authorize Utah County to allocate up to  
43 300,000 to the Center for Story project in the City of Orem. Mr. Davidson said those funds were  
44 reimbursable, so the project would need to move forward, and the City could seek reimbursement.  
45 He said the reimbursement would need to be requested by December 31, 2018, and that the Interlocal  
46 agreement would formalize the reimbursement process.

1 Mayor Evans said a number of months ago, members of the Council and staff went to the County and  
2 presented the idea. The County was interested and asked for more details and facts. He said Mrs.  
3 Crozier, with her team, prepared the stats on how the community had come together. Mr. Davidson  
4 said this interlocal agreement was approved at the end of November 2013, by the Utah County  
5 Commission.

6  
7 Mrs. Crozier expressed gratitude for Utah County, and for those within the City. She said the  
8 program was still wanted and needed in the City of Orem. Mrs. Crozier said Orem had a need for this  
9 auditorium, and that it was a benefit citizens would continue to take advantage of.

10  
11 Mrs. Black asked how many library programs had taken place in the past year. Mrs. Crozier said the  
12 program number was near a thousand.

13  
14 Mayor Evans asked about the progress of raising the funds as originally intended. Mrs. Crozier said  
15 the City was \$360,000 short of the original \$4.4 million goal, given the CARE contribution  
16 commitment was allocated as the City requested it to be.

17  
18 Mr. Andersen asked for clarification on the planned the location of the Center for Story. Mrs. Crozier  
19 said the Center for Story would be attached to the Orem Public Library seamlessly through the  
20 current Storytelling Wing.

21  
22 Mayor Evans asked if funds from a major donor could be used where the City thought necessary. Mr.  
23 Stephens said it would be best to honor, out of fairness, the intent of what the donor donated the  
24 funds for.

25  
26 Mr. Seastrand **moved**, by resolution, to authorize the Mayor to sign an Interlocal agreement between  
27 Utah County and the City of Orem for funds from the Utah County Community Activities Grant and  
28 authorize the Mayor to execute the agreement. Mary Street **seconded** the motion. Those voting aye:  
29 Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E.  
30 Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

31  
32 ORDINANCE - Amending Sections 2-17-5, 2-17-10, 2-18-5, 2-21-5, and 2-33-5 of the Orem  
33 City Code pertaining to terms of office of Orem City Board and Commission members

34  
35 Mr. Bench reviewed with the Council proposed changes for the terms of office for the Planning  
36 Commission, Board of Adjustment, Historic Preservation Advisory Commission, and Transportation  
37 advisory commission. He said those commissions and boards served different term lengths and the  
38 intent was to simplify the different terms of office and make them all a three-year commitment, with  
39 the opportunity to serve an additional term for a total of six years of service.

40  
41 Mr. Seastrand **moved**, by ordinance, to amend Sections 2-17-5, 2-17-10, 2-18-5, 2-21-5, and 2-33-5  
42 of the Orem City Code as it pertained to term of office. Mayor Evans **seconded** the motion. Those  
43 voting aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless,  
44 Mark E. Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

1           ORDINANCE – REAUTHORIZATION OF THE CULTURAL ARTS AND RECREATION  
2           ENRICHMENT (CARE) TAX

3  
4 Mr. Stephens presented to Council the need for the Council to reauthorize the C.A.R.E. tax for an  
5 additional ten years.

6  
7 Mrs. McCandless **moved**, by ordinance, to reauthorize the Cultural Arts and Recreation Enrichment  
8 (C.A.R.E.) tax for ten additional years; and authorize the Mayor and/or the City Manager to provide  
9 any notices and to sign any documents required to proceed with the reauthorization and  
10 implementation of the C.A.R.E. tax. Mr. Sumner **seconded** the motion. Those voting aye:  
11 Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E.  
12 Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

13  
14           RESOLUTION - INTERLOCAL AGREEMENT - NORTH POINTE SOLID WASTE  
15           SPECIAL SERVICE DISTRICT

16  
17 Mr. Davidson said the focus of the agreement includes a term of six years, and referred to the  
18 presentation made to Council in the pre-meeting regarding interlocal agreement with North Point  
19 Solid Waste Special Service District.

20  
21 Mayor Evans **moved**, by resolution, to authorize the Mayor to sign an Interlocal cooperation  
22 agreement with the North Pointe Solid Waste Special Service District. Mrs. McCandless **seconded**  
23 the motion.

24  
25 Mr. Andersen said he did not want to bind future councils of assets. He suggested only signing the  
26 agreement for one year.

27  
28 Mr. Davidson said other cities had already approved the provisions. If Orem was to withdraw, Orem  
29 would face the possibility of litigation. Mr. Davidson stated that Orem had a forty-year history of  
30 working with North Pointe. If Orem modified the agreement, it would have to go back to all thirteen  
31 cities involved. Mr. Davidson reiterated that it was an Interlocal agreement that applied to all parties  
32 involved.

33  
34 Mr. Stephens clarified that the agreement presented to all the cities was one uniform agreement, and  
35 if one city approved the agreement with a single modification, then the agreement would not be  
36 effective and the process would have to be restarted.

37  
38 Mr. Andersen requested to amend the motion made by Mayor Evans and drop Section D of the  
39 agreement. Mrs. McCandless called for a question on the motion.

40  
41 The Mayor called for a vote on the original motion. Those voting aye: Councilmembers Margaret  
42 Black, Jim Evans, Karen A. McCandless, Mark E. Seastrand, Mary Street, and Brent Sumner. Those  
43 voting nay: Hans Andersen. The motion **passed** 6-1.

1    **COMMUNICATION ITEMS**

2

3    There were no communication items.

4

5    **CITY MANAGER INFORMATION ITEMS**

6

7    There were no City Manager Information Items.

8

9    **ADJOURNMENT**

10

11    Mrs. Street **moved** to adjourn the meeting. Mrs. McCandless **seconded** the motion. Those voting  
12    aye: Councilmembers Hans Andersen, Margaret Black, Jim Evans, Karen A. McCandless, Mark E.  
13    Seastrand, Mary Street, and Brent Sumner. The motion **passed** unanimously.

14

15    The meeting adjourned at 12:32 a.m., December 11, 2013.

CITY OF OREM  
**CITY COUNCIL MEETING**  
 JANUARY 14, 2014



<b>REQUEST:</b>	<b>6:20 P.M. PUBLIC HEARING</b> <b>ZONE ORDINANCE AMENDMENT – Amending Section 22-12-3(N) of the Orem City Code pertaining to signage requirements in the Hospital Overlay zone</b>
<b>APPLICANT:</b>	Deanne Leatherman/ YESCO Signs
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- Emailed to newspapers
- Mailed invitation letters to neighborhood chairs
- Posted on State’s notification website.

**SITE INFORMATION:**

- General Plan  
     Low Density Residential
- Current Zone  
     R8HO (Hospital Overlay)
- Acreage  
     N/A
- Neighborhood  
     Suncrest
- Neighborhood Chair  
     N/A

**PREPARED BY:**  
 Clinton A. Spencer  
 Planner

**APPROVED BY:**

*James D. W. Spencer*

**PLANNING COMMISSION RECOMMENDATION:**  
 6-0 for approval

**REQUEST:**

Deanne Leatherman with YESCO Signs requests the City amend Section 22-12-3(N) of the Orem City Code pertaining to signage requirements in the Hospital Overlay zone.

**BACKGROUND:**

There are two hospitals currently in Orem: the Timpanogos Regional Hospital and the IHC Orem Community Hospital. Both are located in the Hospital Overlay (HO) zone which is designed to allow for necessary medical services. Signage in the HO zone currently allows for wall signs, canopy signs, freestanding monument signs and hospital directional signs. The applicant is proposing an amendment to allow a pole sign with a maximum height of eighteen (18) feet and a total of 100 square feet in area. The largest sign currently available to the applicant is a six (6) foot tall monument sign. Timpanogos Regional Hospital has an existing pole sign that is allowed because they are also located in sign zone B which allows such signs. The Orem Community Hospital is not currently in a sign zone and the proposed amendment would allow them the opportunity to also have a pole sign.

The General Plan states that, “new signage regulations should be adopted to support the positive aspects of signage and to discourage the negative aspects.” The proposed amendment achieves this by:

- Allowing a sign that is not excessively large in comparison to others.
- Limiting the number of signs to one (1) per development.
- Setting design standards by not allowing visible support structures or poles.

The proposed amendment is outlined below:

**22-12-3(N) Signs.** A detailed sign plan shall be submitted to the City for approval prior to occupancy of any new building, issuance of a building permit for any signs, or installation of any signs. Permitted signs include wall signs, canopy signs, freestanding monument signs, and hospital directional signs. All signs proposed in the HO zone shall comply with the provisions of Chapter 14 and the following regulations:

1. Total Permitted Sign Area. The total maximum allowable area of all signs,

including wall, canopy, freestanding monument, and hospital directional signs shall not exceed one square foot per lineal foot of building frontage.

2. Freestanding monument signs. One freestanding sign shall be allowed for each city approved drive approach. All freestanding monument signs shall comply with the provisions of Chapter 14; however, one (1) freestanding monument sign on each street frontage of an hospital or collector street may exceed the minimum square footage requirement of Chapter 14 by thirty six (36) square feet. Said sign shall be no greater than six feet (6') in height.

3. Wall & Canopy Signs. No wall or canopy sign shall be directed toward adjacent residential zones; unless wall sign is a minimum distance of two hundred feet from adjacent residential zone boundary, and sign is no higher than fifteen feet (15') from ground level.

4. A hospital complex shall be permitted one (1) freestanding pole sign with a maximum height of eighteen (18) feet and one hundred (100) square feet in area. The pole sign must be located outside any clear vision area. The allowance of a pole sign under this section shall only apply to a hospital complex that is not permitted a similar sign under another provision of the City Code. Such sign shall have no visible interior support structures or poles.

Advantages:

- Provides clearer directions for hospital patrons and emergency vehicles.
- Provides similar signage for both major hospitals in Orem.
- Sets design standards for the proposed sign.

Disadvantages:

- Allows a larger sign adjacent to residential property. However, the sign is limited to a maximum height of eighteen (18) feet and a maximum area of one hundred (100) square feet.

**RECOMMENDATION:**

The Planning Commission recommends that the City Council approve this request as proposed. Based on the Planning Commission recommendation and advantages outlined above, staff also recommends approval of the request.

ORDINANCE NO.

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING  
SECTION 22-12-3(N) OF THE OREM CITY CODE PERTAINING TO  
SIGNAGE REQUIREMENTS IN THE HOSPITAL OVERLAY ZONE.

WHEREAS on September 26, 2013, Deanne Leatherman filed an application with the City of Orem requesting that the City amend Section 22-12-3(N) of the Orem City Code pertaining to signage requirements in the Hospital Overlay zone; and

WHEREAS the proposed amendment to Section 22-12-3(N) will amend the Orem City Code to allow a pole sign in the Hospital Overlay zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on November 6, 2013, and the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS on January 14, 2014, the City Council held a public hearing to consider the subject application; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City.

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

1. The City Council finds that this request is in the best interest of the City because it will allow a hospital complex located in the Hospital Overlay zone to have one pole sign which will improve the visibility and accessibility of hospitals in the City.

2. The City Council hereby amends Section 22-12-3(N) to add a new subsection (4) which will read as follows:

4. A hospital complex shall be permitted one (1) freestanding pole sign with a maximum height of eighteen (18) feet and one hundred (100) square feet in area. The pole sign must be located outside any clear vision area. The allowance of a pole sign under this section shall only apply to a hospital complex that is not permitted a similar sign under another provision of the City Code. Such sign shall have no visible interior support structures or poles.

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

4. All ordinances in conflict herewith are hereby repealed.

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

PASSED, APPROVED and ORDERED PUBLISHED this **14th** day of **January** 2014.

\_\_\_\_\_  
Richard F. Brunst, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Donna R. Weaver, City Recorder

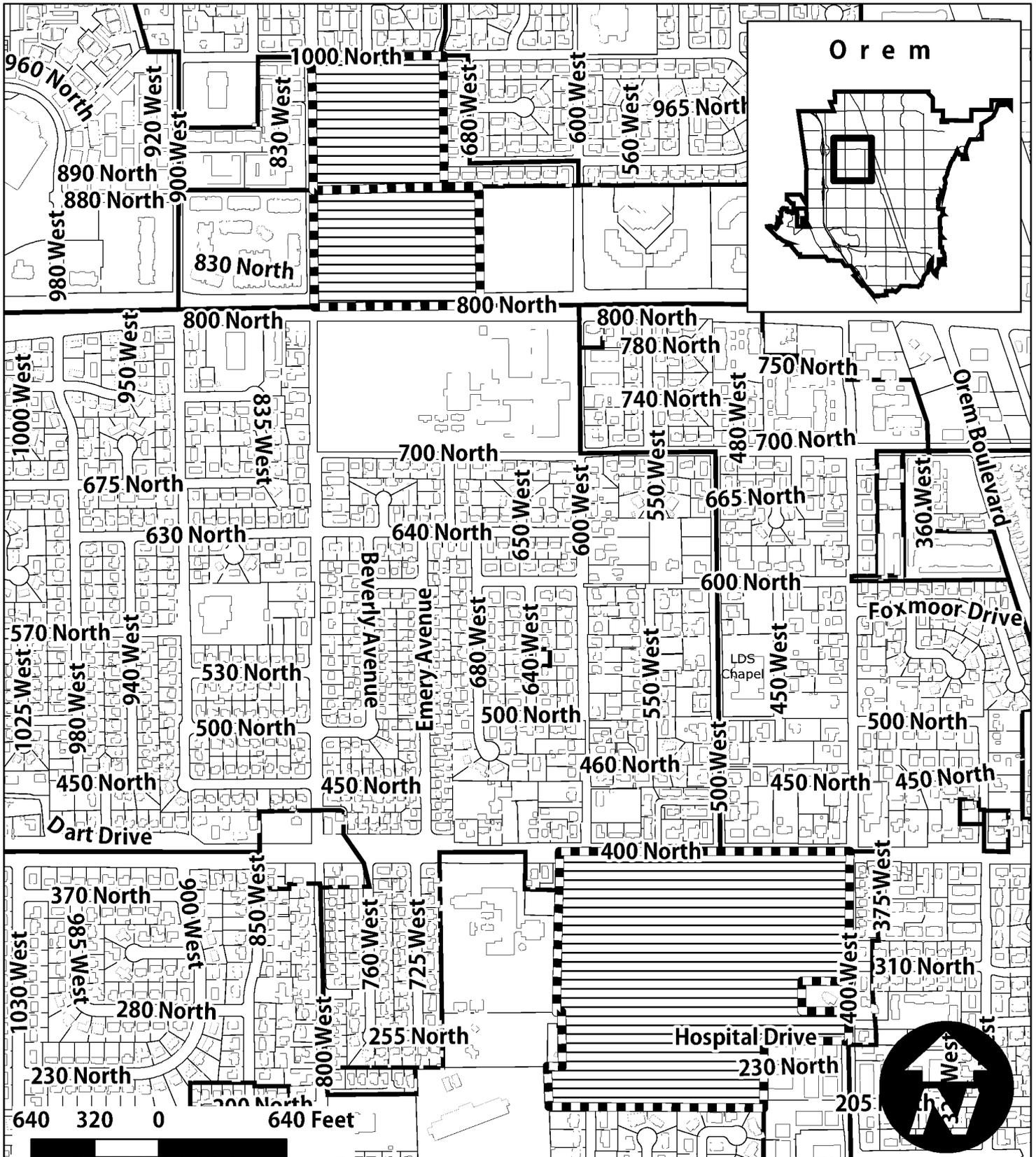
COUNCIL MEMBERS VOTING "AYE"

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COUNCIL MEMBERS VOTING "NAY"

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# Hospital Overlay (HO) Zones



- Legend**
-  HO Zones
  -  Buildings
  -  Parcels



**DRAFT**

**PLANNING COMMISSION MINUTES – NOVEMBER 6, 2013**

**AGENDA ITEM 3.7** is a request by Deanne Leatherman to approve the amend **SECTION 22-12-3(N) PERTAINING TO SIGNAGE REQUIREMENTS IN THE HOSPITAL OVERLAY ZONE** of the Orem City Code.

**Staff Presentation:** Mr. Spencer said there are two hospitals currently in Orem; the Timpanogos Regional Hospital and the IHC Orem Community Hospital. Both are located in the Hospital Overlay (HO) zone which is designed to allow for necessary medical services. Signage in the HO zone currently allows for wall, canopy, freestanding monument and hospital directional signs. The applicant is proposing an amendment to allow a development sign with a maximum height of eighteen (18) feet and a total of 100 square feet in area. The maximum height allowed by current code is a six (6) foot tall monument sign. Timpanogos Regional Hospital does have an existing pole sign that is allowed because they are also located in a sign zone (Zone B). The Orem Community Hospital is not currently in a sign zone and this would allow them the same opportunity to have a pole sign.

**General Plan:** The General Plan states that, “new signage regulations should be adopted to support the positive aspects of signage and to discourage the negative aspects.” The proposed amendment achieves this by:

- Allowing for a sign that is not excessively large in comparison to others
- Limits signs to one (1) per development
- Sets a design standard by not allowing visible support structures or poles

**Recommendation:** City staff recommends the approval of this request and has determined that this request is in accordance to the Orem General Plan by providing regulations that encourage positive aspects of signage and is necessary to provide equal signage opportunities for hospitals in the City.

The proposed amendment is outlined below:

22-12-3(N)

4. A hospital complex shall be permitted one (1) development sign with a maximum height of eighteen (18) feet and one hundred (100) square feet in area and outside any clear-vision area. This regulation shall only apply to a hospital complex that is not permitted a similar sign under another provision of the City Code. Such sign shall have no visible interior support structures or poles.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Chair Moulton invited the applicants to come forward. Steve Badger, Orem Community Hospital, and Jeff Krantz, Young Electric Sign introduced themselves.

Mr. Badger indicated the sign is buried behind utility boxes. It has been difficult to see and there have been issues with people who needed emergency care and were unaware of where to access emergency services.

Ms. Jeffreys asked if the sign would be on the corner or would it be nearer the entrance. Mr. Badger said it will be moved closer to the emergency entrance. Mr. Krantz said the sign is 18-feet high and 100 square feet and will give better visibility on the corner.

Mr. Whetten asked if moving the existing sign still allowed by ordinance. Mr. Spencer said yes. The ordinance allows for one sign with the maximum of 18-feet.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Ms. Buxton said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to recommend the City Council amend Section 22-12-3(N) pertaining to signage requirements in the Hospital Overlay zone. Ms. Larsen seconded the motion. Those

voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Derek Whetten.  
The motion passed unanimously.



# DRC APPLICATION

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

www.orem.org

### APPLICANT INFORMATION

FORM EXPIRES: 06-30-2014

Name: Deanne Leatherman / YESCO Phone: 801-464-6466  
 Address: 1605 So. Greengate Rd SLC UT 84104 FAX: \_\_\_\_\_  
 City: SLC State: \_\_\_\_\_ Zip: \_\_\_\_\_ e-mail: d.leatherman@yescu.com

### PROJECT INFORMATION

Project Name: Intermountain Orem Community Hospital  
 Project Address: 331N 400W

#### Nature of Request (Check all that apply) and Filing Fee Amount

SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$700 + \$20/lot or unit <input type="checkbox"/> Preliminary deep lot sign fee \$25 <input type="checkbox"/> Final \$400 + \$20/lot or unit + recording fees <input type="checkbox"/> Vacation/Amendment \$600 + \$25 sign fee + recording fees <input type="checkbox"/> Final PRD \$400 + \$30/lot or unit + recording fees <input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees	<input type="checkbox"/> Sign \$600 <input type="checkbox"/> Subdivision \$600 <input checked="" type="checkbox"/> Zoning, Text \$600 <input type="checkbox"/> New PD Zone, Text \$1000 + 25 sign fee for PD zone <input type="checkbox"/> Rezone \$800 + \$25 sign fee <input type="checkbox"/> New PD Zone, Rezone \$800 + 25 sign fee for PD zone	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee <input type="checkbox"/> Text Change \$1000 <p><u>22-12-3-N</u> <u>To Allow Pylons</u> <u>As A Major Project</u> <u>Sign</u> <u>18' OAH</u> <u>100 \$</u></p>	<input type="checkbox"/> Site Plan Admin. Approval \$400 <input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones 1,4,5,15,16,21 <input type="checkbox"/> Concrete/Masonry Fence \$50 <input type="checkbox"/> Daycare Fence Approval \$100 <input type="checkbox"/> Temporary Site Plan Approval \$100 <input type="checkbox"/> Conditional Use Permit \$600.00 + \$25 sign fee <input type="checkbox"/> Fence Modification/Waiver \$100 <input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee, + \$30 building inspection fee/Unit)	<input type="checkbox"/> To City Council \$400 <input type="checkbox"/> To Planning Commission \$400 <input type="checkbox"/> Street Vacation \$800 <input type="checkbox"/> Annexation \$1000 + \$25 sign fee <input type="checkbox"/> Driveway Entrance Modification \$175 <input type="checkbox"/> Resubmittal Fee \$100/review After three reviews <input type="checkbox"/> Other \$200

### FILING FEES AND REQUIRED COPIES

**FILING FEES:** The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

**REQUIRED COPIES:** Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. Provide a complete set of PDF drawings with application – email PDF drawings to [lperritt@orem.org](mailto:lperritt@orem.org).

### APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

**PLANNING COMMISSION/CITY COUNCIL MEETINGS:** Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

**NEIGHBORHOOD MEETING:** The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.

**DRC APPLICATION:** This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

**FILING FEE NOTICE:** Applications filed after July 1 are subject to fee changes.

Applicant's Signature: Deanne Leatherman Contact Person Deanne Leatherman  
 Name: Deanne Leatherman Phone: 801-464-6466

### OFFICE USE ONLY

Date Filed: 9-11-13 Fees Paid: 600 Received By: AM

**Please Note:** The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

## Project Timeline

**Project:** Hospital Overlay Zone Sign Amendment

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1. Neighborhood Meeting held by applicant on: N/A
2. DRC Application Date: 9/11/2013
3. Obtained Development Review Committee Clearance on: 9/26/2013 by: CAS
4. Publication notice for PC sent to Records office on: 10/10/2013 by: CAS
5. Neighborhood notice (300') for Planning Commission mailed on: N/A by: \_\_\_\_\_
6. Planning Division Manager received neighborhood notice on: N/A
7. Property posted for PC on: N/A by: \_\_\_\_\_ Removed on : \_\_\_\_\_
8. Planning Commission recommended approval / denial on : 11/6/2013
9. Publication notice for CC sent to Records office on: 11/14/2013 by: CAS
10. Neighborhood notice (300') for City Council mailed on: N/A by: \_\_\_\_\_
11. Planning Division Manager received neighborhood notice on: N/A
12. Property Posted for City Council on: 12/2/2013 by: CAS Removed: \_\_\_\_\_
13. City Council Approved / Denied on: \_\_\_\_\_



## Staff Report Information Checklist

### City Council:

### Planning Commission:

#### Staff Report:

- Meeting Date
- Title Block
- Item Number
- Applicant information
- Update: Notice/Site Information/Findings/Action
- Request
- Background (Tell the Story)
- Background of Request
- Architecture
- Parking
- Dumpster
- Fencing
- Landscaping
- Traffic Study
- Engineering
- General Plan (Supported/Not Supported)
- PD Zone (Supported/Not Supported)
- Advantages of the proposal
- Disadvantage of the proposal

#### Attachments:

- Location Map
- Aerial photo
- Site photos
- Site Plan
- Elevations
- Landscaping Plan
- Ordinance amendment(s)
- Neighborhood meeting minutes and attendance role
- Mailing list
- Applicant letter(s)
- Citizen letters, emails, etc.
- Past minutes, if applicable
- Other documentation

#### Other:

- Ordinance/Resolution
- Presentation materials

#### Agenda Summary:

- Meeting Date
- Title Block
- Correct meeting/public hearing time)
- Applicant information
- Update: Notices/Site Information/ Planning Commission Action
- Request
- Background (Tell the Story)
- Background of Request
- Traffic Study/Transportation Issues
- General Plan (Supported/Not Supported)
- PD Zone (Supported/Not Supported)
- Advantages of the proposal
- Disadvantage of the proposal
- Recommendation

#### Attachments:

- Location Map
- Aerial photo
- Site photos (Including Public Notice sign)
- Site Plan
- Elevations
- Landscaping Plan
- Ordinance amendment(s)
- Neighborhood meeting minutes and attendance role
- Mailing list
- Applicant letter(s)
- Timeline of events (Noticing, etc.)
- Citizen letters, emails, etc.
- Other documentation
- DRC Application
- PC Minutes
- Past CC minutes, if applicable

#### Other:

- Ordinance/Resolution
- Presentation materials

**CITY OF OREM**  
**CITY COUNCIL MEETING**  
 JANUARY 14, 2014



<b>REQUEST:</b>	<b>6:20 P.M. PUBLIC HEARING</b> <b>REZONE AND ZONE ORDINANCE AMENDMENTS – Enacting Section 22-11-53, PD-40 zone, Appendix II, and amending Section 22-5-3(A) and the zoning map of the Orem City Code by changing the zone from the C2 zone to the PD-40 zone for property at 464 South State Street</b>
<b>APPLICANT:</b>	Julie Smith
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspaper
- Emailed to newspaper
- Posted property on December 31, 2013
- Mailed 76 notices on December 3, 2013

**SITE INFORMATION:**

- General Plan  
     **Community Commercial**
- Current Zone  
     **C2**
- Acreage  
     **3.66**
- Neighborhood  
     **Stonewood**
- Neighborhood Chair  
     **Vacant**

<b>PLANNING COMMISSION RECOMMENDATION</b>
<b>Approve: 7-0</b>

<b>PREPARED BY:</b> David Stroud, AICP Planner
<b>APPROVED BY:</b> 

**REQUEST:** The applicant requests the City enact Section 22-11-53, PD-40 zone, Appendix II and amend Section 22-5-3 (A) and the zoning map of the Orem City Code by changing the zone on 3.66 acres at 464 South State Street from C2 to PD-40.

**BACKGROUND:** The applicant requests that the City create the PD-40 zone and apply such zone to property located at 464 South State Street in order to allow for the construction of 84 residential units and four commercial/retail units. The existing C2 zone permits commercial/retail but does not permit the residential component. A PD zone is required for this type of development.

Under the applicant's proposal, a mixed use building (upper floor residential and main floor commercial) would be located along State Street and three residential buildings would be located along Orem Boulevard. The 84 residential units will be a mix of four studio units, twenty-eight one-bedroom units, and fifty-two two-bedroom units. The one bedroom units have an overall size of 664 square feet, and the two bedroom units contain between 807-835 square feet. The mixed-use building adjacent to State Street will contain a total of twelve residential units (four studio, four one bedroom, and four two bedroom) and four commercial units.

The applicant will dedicate property for a future right turn lane from Orem Boulevard to 400 South and will landscape the property in the interim. This future turn lane has been shown on the concept plan.

The purpose of Planned Development (PD) zones, as outlined in Section 22-11-1, is to provide flexibility in the City's zoning scheme in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning classifications. PD zones are not intended for use in situations where a proposed development is reasonably feasible under one of the City's existing zoning classifications or in situations where the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones. The development proposed for the PD-40 zone is significantly different from and would not be allowed under any of the City's standard residential or commercial zones; therefore, the PD option is the only alternative for this

request.

Orem City Code Section 22-11-2(2) also states that mixed-use projects are appropriate along State Street and University Parkway. The mixed-use building along State Street complies with this provision. Section 22-11-2(4)(b) requires that residential development must be significantly different in design, layout or characteristics from the type of residential development allowed under existing zoning classifications. As noted above, the type of development being proposed for the PD-40 zone would not be possible in any of the City's standard residential or commercial zones and the only option for this type of project is through the creation of a PD zone.

A neighborhood meeting was held on November 4, 2103, with seven citizens and the applicant in attendance. There was no opposition to the proposed zone. A copy of the minutes is included with this report.

The PD-40 zone standards include:

- A maximum density of 24 units per acre. The project, as shown on the concept plan, has a density of 23.3 units per acre.
- A maximum building height of 50 feet and a maximum of four stories.
- In Area A (residential along Orem Boulevard) buildings must be set back at least 20 feet from property not part of the PD-40 zone and any public street. Storage units may have a zero setback as shown on the concept plan. In Area B (mixed-use along State Street) buildings must be set back at least 20 feet from public streets and ten feet from adjacent property not in the PD-40 zone. Carports in either area must be set back at least five feet from adjacent property lines.
- At least 55% of the exterior finish materials must consist of brick, stone, stucco, glass, fiber cement board or any combination thereof. Up to 45% of the exterior finish materials may consist of metal, both vertical and horizontal rib. Elevations of the proposed buildings are included as part of Appendix II.
- At least 2.25 parking stalls will be provided for each residential dwelling unit, at least one of which must be covered. Parking for commercial uses must be provided at the rates required in Article 22-15.
- The perimeter of the development, excluding street frontages, must be enclosed with a fence of uniform construction at least six feet in height but no greater than seven feet high. Wood and chain link fencing is prohibited.
- At least 25% of the gross acreage of the development must be landscaped including a minimum of 56 trees and 280 evergreen shrubs. The frontages along State Street and Orem Boulevard are required to have at least 20 feet of landscaping between the street and the buildings.
- A buffered sidewalk (with an 8' landscaped planter strip between the street and sidewalk) will be provided along State Street and Orem Boulevard.

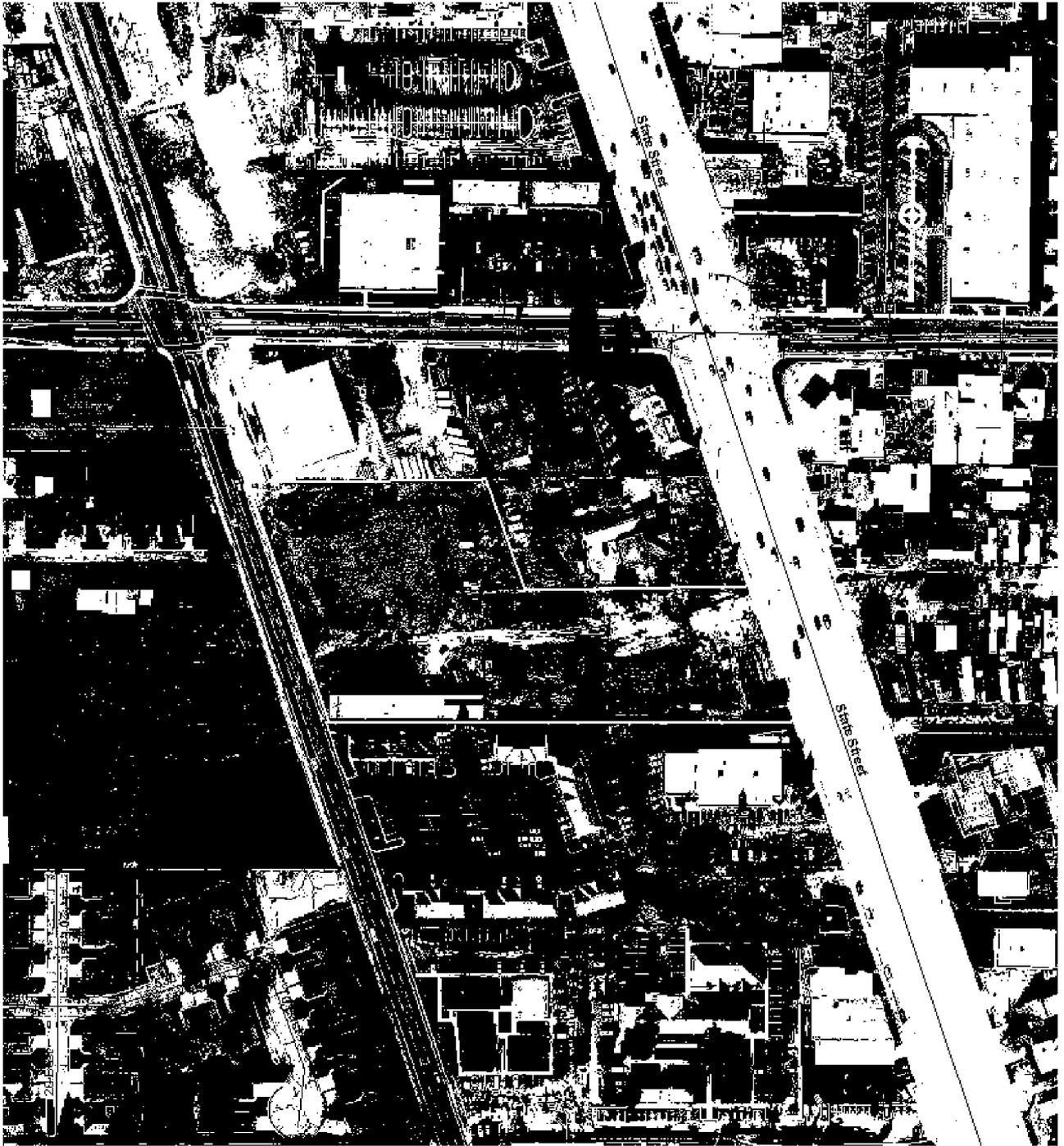
**Advantages**

- The PD-40 zone will improve an underdeveloped property into one that has more economic benefits to the City.
- Provides additional housing options including a potential for live-work commercial opportunities
- Provides improvements along State Street and Orem Boulevard including landscaping and sidewalks.
- The developer will dedicate property to the City along Orem Boulevard at 400 South for a future right turn lane.

**Disadvantages**

- The use of corrugated metal panels as a finish material suggests an industrial look which may not be an appropriate facade for a mixed-use/residential PD zone along State Street or Orem Boulevard.

**RECOMMENDATION:** The Planning Commission recommends the City Council enact Section 22-11-53, PD-40 zone, Appendix II and amend Section 22-5-3 (A) and the zoning map of the Orem City Code by changing the zone on 3.66 acres at 464 South State Street from the C2 zone to the PD-40 zone. Based on the Planning Commission recommendation and the advantages outlined above, staff also recommends approval of this proposal, however, staff has reservations concerning the use of corrugated metal panels as a finish material for up to 45 percent of the facade.



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE BY THE OREM CITY COUNCIL ENACTING SECTION 22-11-53, PD-40 ZONE, APPENDIX II, AND AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE OREM CITY CODE BY CHANGING THE ZONE ON APPROXIMATELY 3.66 ACRES AT 464 SOUTH STATE STREET FROM THE C2 ZONE TO THE PD-40 ZONE

WHEREAS on October 21, 2013, Julie Smith filed an application with the City of Orem requesting the City enact Section 22-11-53, PD-40 zone, enact Appendix II, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone at 464 South State Street from C2 to PD-40; and

WHEREAS on December 11, 2013, the Planning Commission held a public hearing to consider the subject application and forwarded a positive recommendation to the City Council; and

WHEREAS on January 14, 2014, the City Council held a public hearing to consider the subject application; and

WHEREAS a public hearing notice was posted at 56 North State Street, on the websites located at orem.org and utah.gov/pmn, and in a newspaper of general circulation; and

WHEREAS notices were mailed to all property owners and residents within 300 feet of the subject property and the property was posted; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhoods; the compliance of the request with all applicable City ordinance and the Orem General Plan; and the special condition applicable to the request.

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

1. The City Council hereby finds that this request is in the best interest of the City because it will improve an underdeveloped property, will provide additional housing options in the City, and will provide improvements to State Street and Orem Boulevard.
2. The City Council hereby enacts Section 22-11-53, PD-40 zone, as shown on Exhibit A, which is attached hereto and incorporated herein by reference.
3. The City Council hereby enacts Appendix II, as shown on Exhibit B, which is attached hereto and incorporated herein by reference.

4. The City Council hereby amends article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 3.66 acres at 464 South State Street from C2 to PD-40, as shown on Exhibit C, which is attached hereto and incorporated herein by reference.

5. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

6. All other ordinances in conflict herewith are hereby repealed.

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

PASSED, APPROVED, and ORDERED PUBLISHED THIS **14th** day of **January** 2014.

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Richard F. Brunst, Jr., Mayor

ATTEST:

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Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

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COUNCIL MEMBERS VOTING "NAY"

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**Section 22-11-53. PD-40 Zone, 460 South State Street**

A. **Purpose.** The purpose of the PD-40 zone is to allow development of a high-density residential apartment complex and mixed use development which maintains the street-level commercial character of State Street.

B. **Location.** The PD-40 zone shall apply only to a parcel of property located generally at 464 South State Street as shown in the concept plan.

C. **Concept Plan.** Property in the PD-40 zone shall be developed in substantial conformance with the concept plan included as Appendix "II" of the Orem City Code which is incorporated herein by reference. Area A shall consist of a high-density residential apartment complex and Area B shall consist of a mixed use development.

D. **Permitted Uses.** The uses listed below shall be permitted uses within the PD-40 zone:

Area A:

Standard Land Use Code

1112 Condominiums  
1120 Apartments

Area B: All uses permitted in the C2 zone plus:

1112 Condominiums (allowed only on the second level above grade and higher)  
1120 Apartments (allowed only on the second level above grade and higher)

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

F. **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-40 zone.

G. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-40 zone.

H. **Development Standards and Requirements.** The following development standards and requirements shall apply to all development in the PD-40 zone:

1. **Density.** The maximum density allowed shall be twenty-four (24) dwellings per acre (measured as an average across the entire zone).

2. **Height.** The height for all structures in the PD-40 zone shall not exceed fifty (50) feet. All development shall be limited to a maximum of four stories.

3. **Setbacks.** All buildings in Area A that contain residential dwellings shall be set back a minimum of twenty (20) feet from property not part of the PD-40 zone and from all public streets. All buildings in Area B that contain residential dwellings shall be set back a minimum of ten (10) feet from property not part of the PD-40 zone and twenty (20) feet from all public streets. Carports shall be set back at least five (5) feet from adjacent property lines. All parking spaces, drives, and accessory structures shall be set back a minimum of twenty (20) feet from Orem Boulevard and State Street. Except as otherwise provided herein, no setback is required for storage units (allowed only for the use of tenants in the project) or other accessory structures from adjacent property lines.

4. **Architectural Style.** Buildings in the PD-40 zone shall substantially conform to the architectural design and quality illustrated in the concept plan. Buildings in the PD-40 zone shall also substantially conform to the color scheme shown in the concept plan.

5. **Buffered Sidewalks.** A buffered sidewalk separated from the street by a landscaped strip shall be installed and maintained adjacent to State Street and Orem Boulevard. The sidewalk shall be at least five feet (5') in width adjacent to Orem Boulevard and six feet (6) in width adjacent to State Street. The landscaped strip shall be at least eight feet (8') in width adjacent to all streets and shall be bermed to a height of at least one foot above the grade of the adjacent sidewalk. Trees shall be planted and maintained in the buffering landscaped strips and shall be spaced no more than forty feet (40') apart. Trees in the buffering landscaped strips shall be selected from Appendix U of the Orem City Code and shall be at least two inches (2") in caliper when planted. At least a proportionate share of the required sidewalk and buffering landscaped strip improvements shall be constructed with each phase of development in the PD-40 zone.

6. **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-40 zone.

7. **Fences.** A fence with a minimum height of six (6) feet and maximum height of seven (7) feet shall be erected on the perimeter of the property included within the PD-40 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. The height of any fence in a clear vision area shall be limited to three feet (3') for a sight-obscuring fence and four feet (4') for a non-sight-obscuring fence. Wood and chain link fencing is prohibited.

8. **Landscaping.** Landscaping shall be provided as generally shown in the concept plan. A landscaping plan shall be submitted to the City for approval as a part of the site plan.

a. All land within the PD-40 zone not covered by buildings, driveways, sidewalks, and parking areas, shall be permanently landscaped with trees, shrubs, lawn, or ground cover and shall be maintained in accordance with good landscaping practice. All required setback areas adjacent to public streets shall be landscaped. A permanent underground sprinkling system shall be installed for all landscaped areas.

b. At least twenty-five percent (25%) 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 (6) inches 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.

9. **Lighting Plan.** Any development in the PD-40 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-40 development;
- c. prevent glare onto adjacent properties; and
- d. enhance the appearance and design of the project.

10. **Parking.** At least two and one-quarter (2.25) parking spaces shall be provided for each dwelling unit with at least one covered stall per unit. The parking requirements shall be met for each phase of construction. Parking for commercial uses in Area B shall be provided at the rate required in Article 22-15 of the Orem City Code. Parking for commercial uses in Area B shall be located between the commercial uses and State Street as shown in the concept plan. 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.

11. **Recreational Vehicle (RV) Storage.** No recreational vehicle shall be parked or stored within the PD-40 zone.

12. **Storage Units.** Storage units for the residential tenants may be provided. However, use of such storage units is limited to use by the residential tenants and any lease, rental or sale of storage units to any person or entity that is not a resident is prohibited.

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 fifty-five percent (55%) of the exterior walls of all structures shall be finished with brick, stone, fiber cement board, stucco, glass or any a combination thereof. Up to forty-five percent (45%) of the exterior finish materials may consist of metal, both vertical and horizontal rib. 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 sixty-five (65) feet.

15. **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-40 zone.

16. **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.

17. **Unit Owners' Association.** If all of the residential units are owned by the same person or entity, no Unit Owners' Association shall be required. However, if all of the residential units are not owned by the same person or entity, a Unit Owners' Association shall be formed and maintained to maintain all common areas and

required improvements, to ensure compliance with the approved site plan and to provide adequate on-site security in all public and common areas of the development.

18. **Site Maintenance.** The site shall be maintained free from trash, weeds, garbage, paper and other refuse.

19. **Default Standards.** Except as otherwise provided herein, the provisions and standards of the PRD zone shall apply in Area A and the standards of the C2 zone shall apply in Area B of the PD-40 zone.

20. **Alternate Development Standards.** All property in the PD-40 zone must be developed in conformity with the concept plan and the development standards contained in this Section 22-11-53. In the alternative, all of the property in the PD-40 zone may be developed according to the standards of the C2 zone. However, to ensure congruity of development, all property in the PD-40 zone must be developed entirely according to the standards and requirements of the PD-40 zone or must be entirely developed according to the standards and requirements of the C2 zone. If a site plan for property in the PD-40 zone has been approved according to PD-40 standards, no site plan shall be approved for the development of other property in the PD-40 zone according to C2 standards and vice versa.

#### I. **Bonds.**

1. **Purpose.** Prior to the recording of any final plat in the PD-40 zone and prior to the issuance of any building permit on land included within the PD-40 zone, the applicant shall post a bond with the City in an amount sufficient to cover the cost of all required improvements required for that phase by the approved site plan, preliminary plat, final plat, concept plan, the PD-40 ordinance and other applicable City ordinances, including but not limited to landscaping and sprinkling systems, asphalt, curb, gutter, sidewalk, fencing, recreational facilities, piping of irrigation ditches, and any other item required as part of the approved site plan. The bond shall be a guarantee that the proper installation of all required improvements shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later or at such time as the approving body may designate, and that the improvements shall remain free from defects for a period of one year after the City's final acceptance of the improvements. The bonds required by this Section are for the sole benefit of the City. The bonds are not for the individual benefit of any citizen or identifiable class of citizens, including the owners or purchasers of lots or units within the PD-40 development. The bonds are not for the purpose of ensuring payment of contractors, subcontractors or suppliers of labor or materials, and no contractors, subcontractors or suppliers of labor or material shall have a cause of action against the City or the bond for providing labor or materials. Bond releases may be applied for as each bonded item is completed and authorized by Orem City officials, with the exception that ten percent (10%) of the bonded amount shall be held by the City for one year to warrant the satisfactory completion of the improvements.

2. **Type.** The bond shall be an irrevocable letter of credit, escrow bond, cash bond or combination bond in favor of the City. The requirements relating to each of these types of bonds are found in section 17-6-6 of the Orem City Code. The City reserves the right to reject any of the bond types if it has a rational basis for doing so. The bond shall be delivered to the Department of Development Services

3. **Amount.** The Development Services Director or his designee shall determine the amount of the required bond by estimating the cost of completing the required improvements. The amount of the bond shall be at least one hundred ten percent (110%) of the estimated costs of the required improvements.

4. **Nonwaiver.** This section does not waive the bonding, licensing, or permit requirements set forth in other City ordinances except that this section replaces the subdivision bond required in section 17-6-6 Orem City Code.

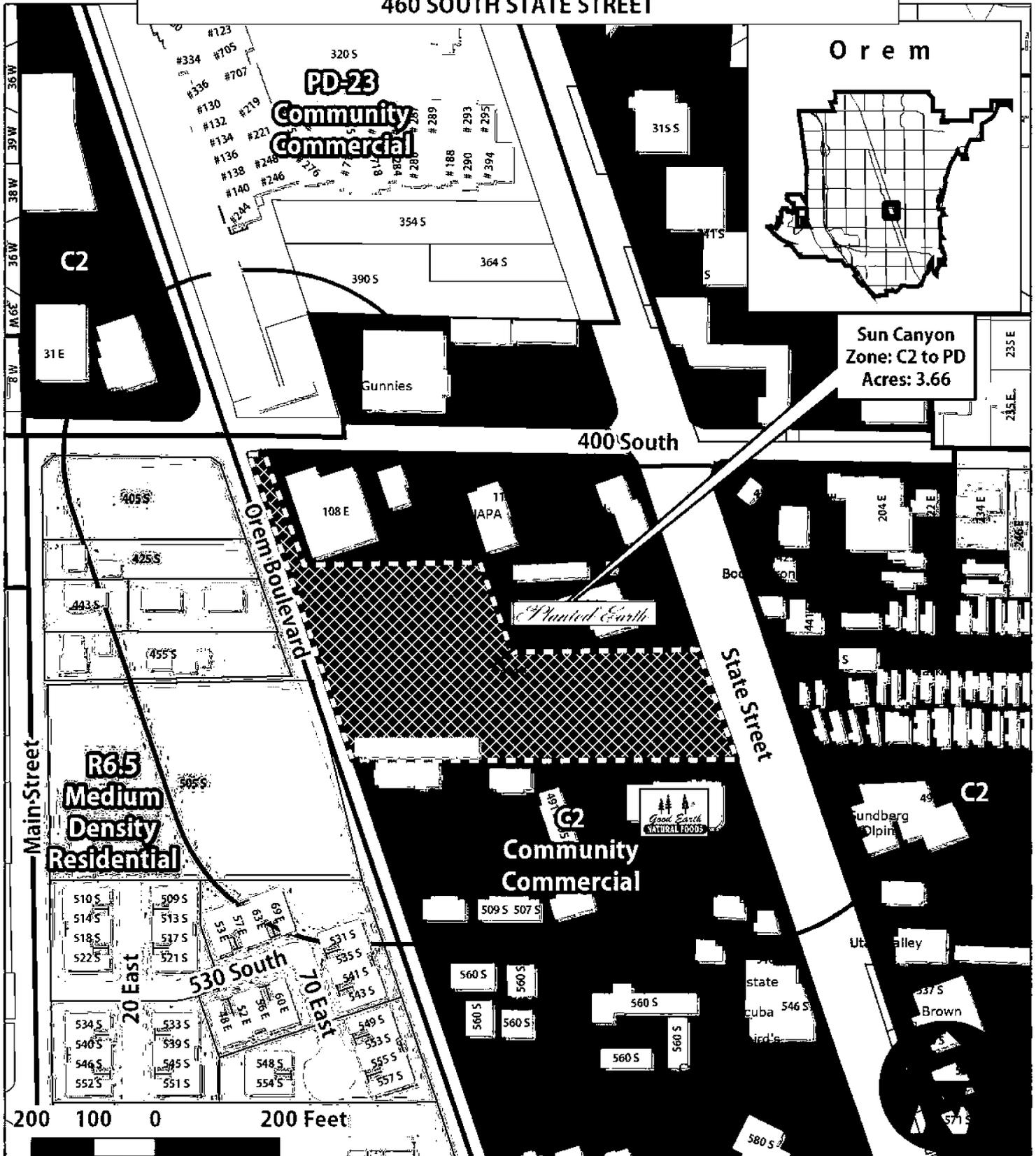
5. **Plat Recording.** The City shall not record any final plat until the developer of the PD-40 development has tendered the bond and entered into an agreement with the City in which the developer agrees to install the improvements as required by this Section and agrees to indemnify and hold the City harmless from any claims, suits or judgments arising from the condition of property dedicated to the City, from the time that the property is dedicated to the City to the time when the improvements on the dedicated property are finally accepted by the City (including the passage of the warranty period).

6. **Completion of Improvements Extension.** An applicant may request an extension of up to two (2) years from the Development Services Director for the completion of improvements. The Development Services Director may grant an extension of up to two years if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements.

7. **Liability for Improvements.** If for any reason the bonds providing for the guarantee of improvements are insufficient to properly complete the improvements, the developer shall be liable to complete the improvements required by this section.

# Sun Canyon Plaza Rezone to PD-40

460 SOUTH STATE STREET



◆ Sun Canyon Rezone to PD-40;  
C2 to PD Zone; 3.66 Acres.

**NIA CONTACT:**  
Stonewood  
Neighborhood

- Legend**
- Buildings
  - PD-40 Rezone
  - Notification Boundary
  - Parcels

# Sun Canyon Villas

A Peay Development



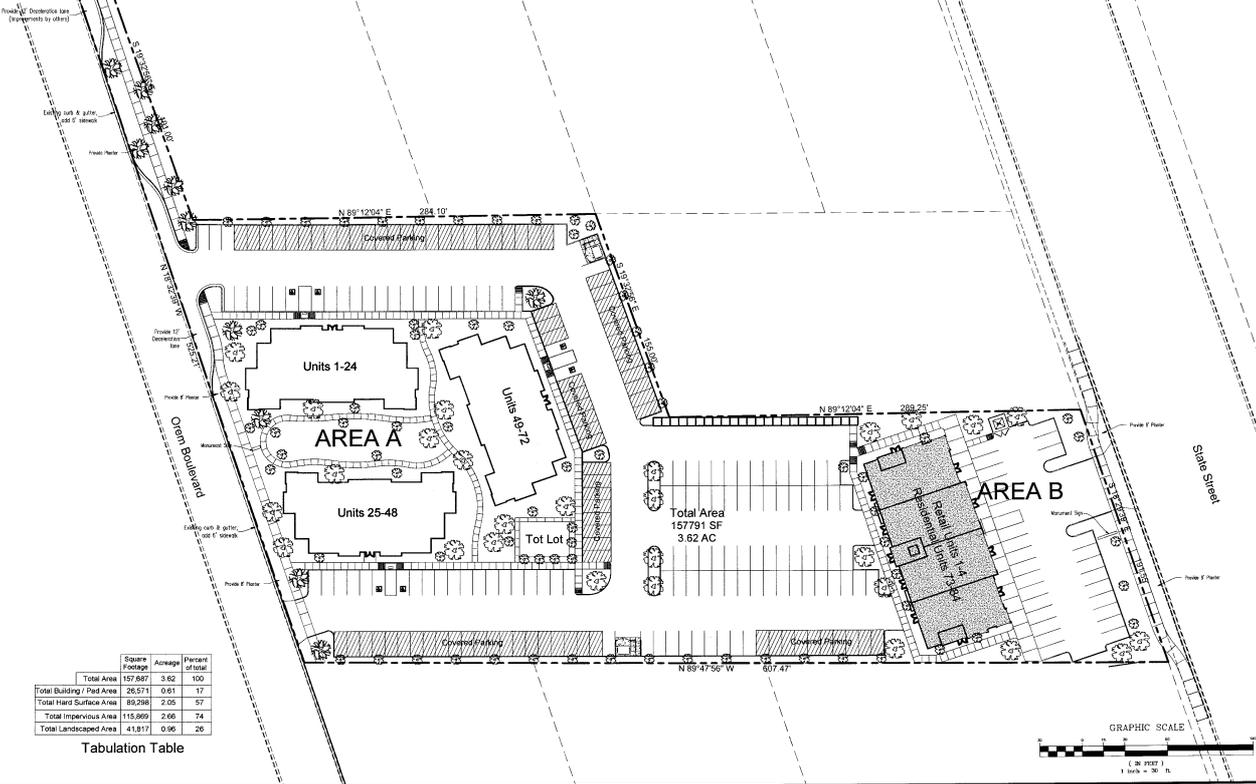
NORTH  
1" = 30'

400 South Street



DUDLEY AND ASSOCIATES  
305 EAST 1000 SOUTH, OREM, UTAH  
801-224-1252

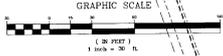
Project Plan  
**Concept Plan**



	Square Footage	Acreage	Percent of total
Total Area	157,887	3.62	100
Total Building / Paved Area	26,571	0.61	17
Total Hard Surface Area	89,298	2.05	57
Total Impervious Area	115,869	2.66	74
Total Landscaped Area	41,817	0.96	26

Tabulation Table

Total Area  
157,791 SF  
3.62 AC



DATE



















**CITY OF OREM**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**December 11, 2013**

**AGENDA ITEM 4.2** is a request by Julie Smith to recommend the City Council **ENACT SECTION 22-1-53, PD\_40 ZONE (464 SOUTH STATE STREET) APPENDIX HH AND AMEND SECTION 22-5-3(A) BY CHANGING THE ZONE ON 3.66 ACRES FROM C2 TO PD-40** of the Orem City Code.

**Staff Presentation:** The applicants request a rezone of property to the PD-40 zone for the purpose of constructing 84 residential units and four commercial/retail units. The existing C2 zone permits commercial/retail but does not permit the residential component. A PD zone is required for this type of use. The proposal is to locate a mixed use building (upper floor residential and main floor retail) along State Street and three residential buildings along Orem Boulevard.

The purpose of Planned Development (PD) zones, as outlined in Section 22-11-1, is to provide flexibility in the City's zoning scheme in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning classifications. PD zones are not intended for use in situations where a proposed development is reasonably feasible under one of the City's existing zoning classifications. The



proposed PD-40 zone standards and density is significantly different than those typically found in an existing residential zone; therefore, the PD option is the only alternative for this request.

Section 22-11-2(2) states that mixed-use projects are appropriate along State Street and University Parkway. The mixed-use building along State Street complies with this requirement. Section 22-11-2(4)(b) requires that residential development must be significantly different in design, layout or characteristics from the type of residential development allowed under existing zoning classifications. The applicant is requesting a maximum of 24 units per acre with a maximum building height of 50 feet or four stories. The only option for this type of project is with a PD zone.

The General Plan states that a Planned Development is intended to be located primarily along State Street. The General Plan also states that a PD zone can also be flexible, allowing the City and developer to create standards for a development that provide solution to a variety of land use issues.

A neighborhood meeting was held on November 4, 2103, with seven citizens and the applicant in attendance. There was no opposition to the proposed uses.

**Density**

The maximum density in the PD-40 zone shall be 24 units per acre. The project, as shown on the concept plan, has a density of 23.3 units per acre.

**Height**

The overall building height in the PD-40 zone is 50 feet with a maximum of four stories.

**Setbacks**

In Area A (residential along Orem Boulevard) buildings shall be set back at least 20 feet from property not part of the PD-40 zone and any public street. Storage units may have a zero setback as shown on the concept plan. In Area B (commercial along State Street) buildings shall be set back at least 20 feet from public streets and ten feet from adjacent property not in the PD-40 zone. Carports in either area shall be set back at least five feet from adjacent property lines.

**Architectural Style**

As shown on the attached drawings, exterior finishing materials will be at least 60% brick, stone, or stucco, metal both vertical and horizontal rib, glass or fiber cement board. Wood or vinyl may be used but shall not exceed 40% or the exterior wall area.

**Parking**

Each dwelling unit shall have at least 2.25 stalls, one of which shall be covered. Parking for commercial units shall be provided at one stall per 250 square feet of area.

**Fencing**

The perimeter of the development, excluding street frontages, shall be enclosed with a fence of uniform construction at least six feet in height but no greater than seven feet high. Wood and chain link fencing is prohibited.

**Landscaping**

There shall be a minimum of 30% of the gross acreage in landscaping and a minimum of 56 trees and 280 evergreen shrubs. The frontages along State Street and Orem Boulevard shall have a minimum of 20 feet of landscaping.

**Advantages**

- The PD-40 zone will improve an underdeveloped property into one that has more economic benefits to the City.
- Provides additional housing options including a potential for live-work commercial opportunities
- Provides improvements along State Street and Orem Boulevard including landscaping and sidewalks.
- The developer will dedicate property to the City along Orem Boulevard at 400 South for a future right turn lane.

**Disadvantages**

- None identified

**Recommendation:** Based on compliance with the purposes and applicability of a PD zone, the General Plan and the advantages outlined above, staff recommends the Planning Commission forward a positive recommendation to the City Council.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Vice-Chair Walker asked where the fence would be located. Mr. Stroud indicated it would be along the north and south except on the State Street property, because of clear vision issues.

Chair Moulton asked what the purpose of the narrow strip on Orem Boulevard was. Mr. Stroud said it is owned by the property owner and will be dedicated for street widening in the future.

Ms. Larsen asked if there was more than one entrance into the development and is the only entrance from Orem Boulevard. Mr. Stroud said there are two entrances off of Orem Boulevard. Ms. Jeffreys noted there was parking behind the State Street building. She asked if they were for residents. Mr. Stroud said they are for residents and employees of the main floor businesses.

Ms. Larsen asked if the tenants would purchase the units. Mr. Stroud said the units would be rented or leased for now.

Ms. Larsen then indicated there are a lot of vacancies on Orem Boulevard. Mr. Stroud said that financial institutions do research before lending money.

Mr. Whetten asked if block wall fencing is required on the commercial area. Mr. Stroud said it is not required with commercial next to commercial. However the fencing is used in the PD zone to keep the commercial separate from the apartments.

Chair Moulton invited the applicants to come forward. Roger Dudley, Mike Travis and Craig Peay introduced themselves.

Mr. Dudley said the Peay family owned the property for 42 years.

Ms. Jeffreys said she is curious about the architecture. Mr. Travis said he was the architect. The design is a contemporary design, which is found back east and not much in Utah. This is a chance to introduce a new look. Ms. Buxton noted that the Planning Commission is looking at a two dimensional drawing. Mr. Stroud noted that the ordinance will have the elevations and concept plan attached and the site plan will need to comply with the ordinance. Mr. Earl indicated that if there is anything the Planning Commission does not like this, is the time to make changes now. Mr. Whetten said he would like more trim around the windows.

Mr. Travis said that Utah does a lot of trim work around windows. The units are rather small and so having bigger windows will help make the units feel bigger. Mr. Iglesias said the drawing looks boxy. Mr. Travis said the owners are trying to keep it affordable housing with the smaller units. The design is very trendy with the younger crowd.

Ms. Larsen asked if there would be onsite management. Mr. Peay said they were considering having an office in the units on State Street. He indicated they manage a lot of apartments in the valley, but very few are one-two bedrooms. This is the mod look and should attract young families. Mr. Peay also noted he had met with the owner of the property to the north and discussions are ongoing.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Ms. Buxton said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to recommend the City Council enact Section 22-11-53, PD-40 zone, Appendix HH, and amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone on property at 464 South State Street from the C2 zone to the PD-40 zone. Mr. Whetten seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, Michael Walker and Derek Whetten. The motion passed unanimously.







## **Orem City Public Hearing Notice**



### **Planning Commission Meeting**

Wednesday, January 8, 2014,  
5:00 PM, City Council Chambers, 56  
North State Street.

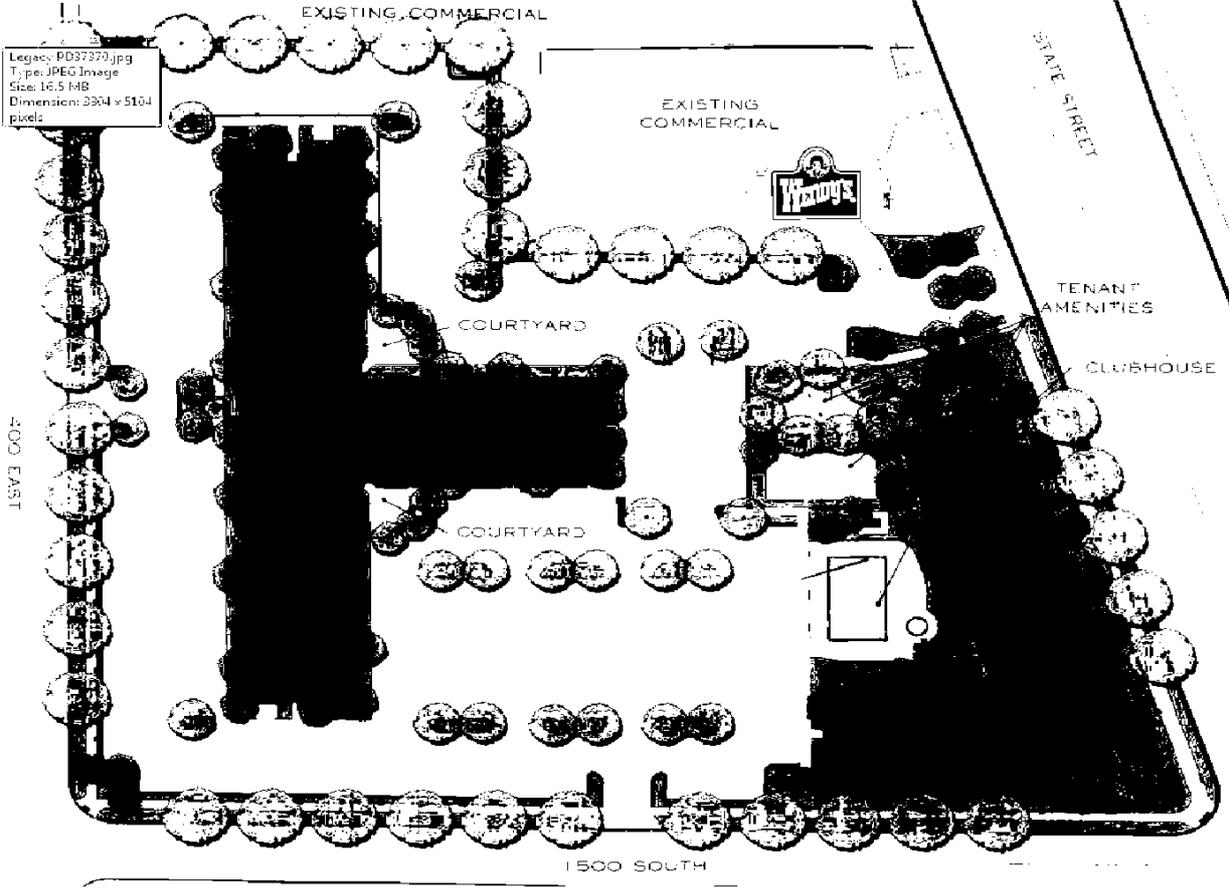
### **City Council Meeting**

Tuesday, January 28, 2014, 6:20 PM, City Council  
Chambers, 56 North State Street.

Craig Widmier requests the City rezone approximately 5.09 acres at 1500 South State Street from C2 to PD-37 for the purpose of constructing 180 housing units. A copy of the concept plan is on the reverse of this notice. The current C2 zone does not allow residential units. A PD zone is needed to permit housing and is a zone used to implement standards which are specific to this development only.

**For more information, special assistance or to submit comments, contact David Stroud, Planner, AICP, at [drstroud@orem.org](mailto:drstroud@orem.org) or 801-229-7095.**

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pixels



CHANG, PAO CHUNG (ET AL)  
PO BOX 1685  
PROVO, UT 84603

LANDMARK INVESTMENTS LLC  
31 E 400 S  
OREM, UT 84058

ESSREX CO LLC  
PO BOX 9704274  
OREM, UT 84097

COLEMAN, CHARLES D  
57 E 530 S  
OREM, UT 84058

MORTON, JOSEPH C & CARY  
SUZANNE  
63 E 530 S  
OREM, UT 84058

LLH1 LC  
64 W 530 S  
OREM, UT 84058

RICHARDS, WILLIAM G  
69 E 530 S  
OREM, UT 84058

ROCKY MOUNTAIN POWER  
70 NORTH 200 EAST  
AMERICAN FORK, UT 84003

CENTURY LINK  
75 EAST 100 NORTH  
PROVO, UT 84606

CHRISTENSON, ROSE M  
101 PASEO DEL MAR  
SANTA CRUZ, CA 95065

K & G OREM LLC  
103 TURNBURY LA  
WASHINGTON, UT 84780

CHANG, PAO CHUNG (ET AL)  
--OR CURRENT RESIDENT--  
108 E 400 SOUTH  
OREM, UT 84058

K & G OREM LLC  
--OR CURRENT RESIDENT--  
112 E 400 SOUTH  
OREM, UT 84058

AKV INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
116 E 400 SOUTH  
OREM, UT 84058

BAR 6 LAND LLC  
--OR CURRENT RESIDENT--  
190 E 400 SOUTH  
OREM, UT 84058

TOM & GEORGIA PETT  
OREM PARK NEIGHBORHOOD CHAIR  
213 S 850 WEST  
OREM, UT 84058

HARRISON INVESTMENTS LC  
252 W COUNTRYSIDE DR  
OREM, UT 84058

HTALK LLC  
248 S STATE ST  
OREM, UT 84058

ANTOINE BUNKER FARMS LIMITED  
PARTNERSHIP  
%BUNKER, ANDREW  
251 HANSEN RDG  
LEHI, UT 84043

HARRISON INVESTMENTS LC  
--OR CURRENT RESIDENT--  
384 S STATE ST  
OREM, UT 84058

PEAY, ROBERT E (ET AL)  
286 S 700 E  
PROVO, UT 84606

LANDMARK INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
350 S OREM BLVD  
OREM, UT 84058

OSMOND GEORGE V REALTY  
424 S STATE ST  
OREM, UT 84058

SUMSION, WILLIAM CHAD  
--OR CURRENT RESIDENT--  
405 S MAIN  
OREM, UT 84058

BAR 6 LAND LLC  
--OR CURRENT RESIDENT--  
417 S STATE  
OREM, UT 84058

HTALK LLC  
--OR CURRENT RESIDENT--  
425 S STATE  
OREM, UT 84058

GREN, MILDRED K  
--OR CURRENT RESIDENT--  
425 S MAIN  
OREM, UT 84058

HTALK LLC  
--OR CURRENT RESIDENT--  
441 S STATE  
OREM, UT 84058

ALTAMIRA, JORGE & NORMA  
--OR CURRENT RESIDENT--  
443 S MAIN  
OREM, UT 84058

DOTY, DANIEL E  
440 S STATE ST  
OREM, UT 84058

JANAMA ENTERPRISES III LLC  
--OR CURRENT RESIDENT--  
445 S MAIN ST  
OREM, UT 84058

LLHI LC  
--OR CURRENT RESIDENT--  
447 S MAIN ST  
OREM, UT 84058

BETHERS, KATIE (ET AL)  
449 S MAIN  
OREM, UT 84058

BETHERS, KATIE (ET AL)  
--OR CURRENT RESIDENT--  
451 S MAIN  
OREM, UT 84058

RIESKE, RONALD G & ALICE A  
--OR CURRENT RESIDENT--  
455 S MAIN  
OREM, UT 84058

ENTELECHY ENTERPRISES LLC  
471 E 700 N  
OREM, UT 84097

HTALK LLC  
--OR CURRENT RESIDENT--  
463 S STATE  
OREM, UT 84058

PEAY, ROBERT E (ET AL)  
--OR CURRENT RESIDENT--  
464 S STATE  
OREM, UT 84058

REAL LIFE INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
481 S OREM BLVD  
OREM, UT 84058

SUGGESTIONS PROPERTY LLC  
--OR CURRENT RESIDENT--  
479 S OREM BL  
OREM, UT 84058

REAL LIFE INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
485 S OREM BLVD  
OREM, UT 84058

MARLIN EXCHANGE LLC  
--OR CURRENT RESIDENT--  
489 S OREM BLVD  
OREM, UT 84058

REAL LIFE INVESTMENTS LLC  
483 S OREM BLVD  
OREM, UT 84058

HOMECARE SPECIALIST LLC  
493 S OREM BLVD  
OREM, UT 84058

SUNDBERG, KELLY C & THERESA M  
--OR CURRENT RESIDENT--  
495 S STATE  
OREM, UT 84058

MARLIN EXCHANGE LLC  
491 S OREM BLVD  
OREM, UT 84058

CHRISTENSON, ROSE M  
--OR CURRENT RESIDENT--  
497 S OREM BLVD  
OREM, UT 84058

EARTH WATER & FIRE LTD  
--OR CURRENT RESIDENT--  
500 S STATE  
OREM, UT 84058

JB-5 PROPERTIES LLC  
--OR CURRENT RESIDENT--  
501 S OREM BLVD  
OREM, UT 84058

SUNDBERG, KELLY C & TERI  
--OR CURRENT RESIDENT--  
503 S STATE ST  
OREM, UT 84058

RIESKE, RONALD G & ALICE A  
--OR CURRENT RESIDENT--  
505 S MAIN  
OREM, UT 84058

ENTELECHY ENTERPRISES LLC  
--OR CURRENT RESIDENT--  
513 S OREM BLVD  
OREM, UT 84058

ANTOINE BUNKER FARMS LIMITED  
PARTNERSHIP  
--OR CURRENT RESIDENT--  
505 S OREM BLVD  
OREM, UT 84058

ANTOINE BUNKER FARMS LIMITED  
PARTNERSHIP  
--OR CURRENT RESIDENT--  
509 S OREM BLVD  
OREM, UT 84058

PACK, MARSHA RAE  
535 S 70 E  
OREM, UT 84058

ESSREX CO LLC  
--OR CURRENT RESIDENT--  
517 S OREM BLVD  
OREM, UT 84058

LUNDQUIST, ROBERT H &  
KATHLEEN C  
531 S 70 E  
OREM, UT 84058

ALPINE SCHOOL DISTRICT  
ATTN: SUPERINTENDENT  
575 NORTH 100 EAST  
AMERICAN FORK, UT 84003

536 SOUTH STATE LLC  
--OR CURRENT RESIDENT--  
536 S STATE ST  
OREM, UT 84058

SUNDANCER PROPERTIES LC (ET AL)  
--OR CURRENT RESIDENT--  
540 S STATE ST  
OREM, UT 84058

CARYL SEASTRAND  
OREM PARK NEIGHBORHOOD  
729 W 165 SOUTH  
OREM, UT 84058

MAG  
586 EAST 800 NORTH  
OREM, UT 84097

SHELLY PARCELL  
SHARON NEIGHBORHOOD CHAIR  
657 E 750 SOUTH  
OREM, UT 84058

JB-5 PROPERTIES LLC  
902 W 100 S  
SPANISH FORK, UT 84660

SUNDANCER PROPERTIES LC (ET AL)  
744 W 550 S  
OREM, UT 84058

JMCC PROPERTIES LLC  
782 S AUTO MALL DR STE A  
AMERICAN FORK, UT 84003

SUMSION, WILLIAM CHAD  
1322 E 13200 S  
DRAPER, UT 84020

EARTH WATER & FIRE LTD  
%HOWARD, KENNETH  
1297 CEDAR HOLLOW BLVD  
LEHI, UT 84043

536 SOUTH STATE LLC  
%ORTIZ, PAMELA  
1300 CLAY ST STE 600  
OAKLAND, CA 94612

UTAH CNTY SOLID WASTE DISTRICT  
C/O RODGER HARPER  
2000 WEST 200 SOUTH  
LINDON, UT 84042

QUESTAR GAS COMPANY  
1640 NORTH MTN. SPRINGS PKWY.  
SPRINGVILLE, UT 84663

JASON BENCH  
1911 N MAIN STREET  
OREM, UT 84057

BAR 6 LAND LLC  
6941 W 7750 N  
AMERICAN FORK, UT 84003

UTOPIA  
2175 S REDWOOD ROAD  
WEST VALLEY CITY, UT 84119

AKV INVESTMENTS LLC  
4596 N 900 W  
PLEASANT GROVE, UT 84062

COMCAST  
9602 SOUTH 300 WEST  
SANDY, UT 84070

## Comments

11/1/2013 Phone call from Kelly Sunberg. – Wanting to know about project. Traffic on State Street, will we be putting in a traffic light.

11/4/2013 Attendance at meeting

Pao Chang

Eva Chang

Jack and Eris Sumner

Penny Doty

Alex Curtis

Brent Sumner

Comments-

Pao Chang and Eva Chang – *no concerns, they will be asphaltting soon, can they place dirt on Peays property? Would like Craig to start at South end.*

Jack and Eris Sumner – *Would like their property to be included in zone*

Penny Doty – *Was excited to see what was happening. Very disappointed in architecture – wanted different style. (planted earth)*

Alex Curtis – Plateau Square – south west side of project – *would like solid fence, concerned about noise and traffic on Orem Blvd.*

Brent Sumner - *Would like their property to be included in zone*

(2nd)

# DAVE CHANDLER 480 3036 341-58  
 "LVA" Lu 105 EAST 400 S. TH. CROWN  
 PHILIP D... 410 S. STATE ST.  
 Alex Curtis 480 3036 480 3036 Biv  
 Brent Swanson 801 361 4099

Many warnings were ~~not~~ distributed  
 1/11/11

DAV no concern could be in holding  
 next time, priority  
 1/11/11

ALEX - PHILIP & ... RUTHERFORD + DAVE  
 1/11/11

SEVERAL ...

# OREM DRC APPLICATION

FORM EXPIRES: 06-30-2014

<b>APPLICANT INFORMATION</b>			Phone: 801-368-9552
Name: Julie Smith / Craig Peay			FAX:
Address: 473 West 500 South	City: Orem	State: Utah	e-mail: julielynnsmith5@gmail.com
	Zip: 84058		

<b>PROJECT INFORMATION</b>	
Project Name: Sun Canyon Plaza	
Project Address: 460 South State Street	

Nature of Request (Check all that apply) and Filing Fee Amount				
SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD	<input type="checkbox"/> Sign	<input type="checkbox"/> Land Use Map Change	<input type="checkbox"/> Site Plan Admin. Approval	<input type="checkbox"/> To City Council
<input type="checkbox"/> Preliminary deep lot sign fee	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Text Change	<input type="checkbox"/> Site Plan	<input type="checkbox"/> To Planning Commission
<input type="checkbox"/> Final	<input type="checkbox"/> Zoning, Text		<input type="checkbox"/> Concrete/Masonry Fence	<input type="checkbox"/> Street Vacation
	<input type="checkbox"/> New PD Zone, Text		<input type="checkbox"/> Daycare Fence Approval	<input type="checkbox"/> Annexation
<input type="checkbox"/> Vacation/Amendment	<input type="checkbox"/> Rezone		<input type="checkbox"/> Temporary Site Plan Approval	<input type="checkbox"/> Driveway Entrance Modification
	<input checked="" type="checkbox"/> New PD Zone, Rezone		<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Resubmittal Fee
<input type="checkbox"/> Final PRD			<input type="checkbox"/> Fence Modification/Waiver	
<input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees			<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Other

**FILING FEES AND REQUIRED COPIES**

**FILING FEES:** The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

**REQUIRED COPIES:** Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions.

**APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON**

Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests:

This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

Applications filed after July 1 are subject to fee changes.

Applicant's Signature: <i>Craig A Peay</i>	Contact Person Name: Julie Smith	Phone: 801-368-9552
Date Filed: 10/21/13	Fees Paid: 18.50	Received By: <i>[Signature]</i>

**Please Note:** The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

## **Project Timeline**

### **Rezone 460 South State Street from C2 to PD-40**

1. DRC application date: 10/21/2013
2. Obtained Development Review Committee clearance on: 10/24/2013
3. Publication notice for PC sent to Records office on: 11/14/2013
4. Neighborhood notice for Planning Commission mailed on: 12/2/2013
5. Planning Division Manager received neighborhood notice on: 12/3/2013
6. Applicant held neighborhood meeting on: 11/4/ 2013
7. Planning Commission recommended approval on: 12/11/2013
8. Publication notice for CC sent to Records office on: 12/19/2013
9. Notice for City Council mailed on: 12/2/2013
10. Planning Division Manager received neighborhood notice on: 12/3/2013
11. Property posted on: 12/27/2013
12. City Council approved request on 1/14/2014

**CITY OF OREM**  
**CITY COUNCIL MEETING**  
 JANUARY 14, 2014



<b>REQUEST:</b>	<b>6:30 P.M. PUBLIC HEARING</b> <b>ZONE ORDINANCE AMENDMENT – Amending Article 22-5-3(A) and the zoning map of the Orem City Code by applying the agriculture overlay zone (AG) to property located at 31 South 800 East and 75 South 800 East</b>
<b>APPLICANT:</b>	Dawna Owen and John Crandall
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspaper
- Emailed to newspaper
- Posted property on December 31, 2013
- Mailed 75 notices on December 3, 2013

**SITE INFORMATION:**

- General Plan  
     **Low Density Residential**
- Current Zone  
     **R8**
- Acreage  
     **4.11**
- Neighborhood  
     **Orem**
- Neighborhood Chair  
     **Monta Rae Jeppson**

<b>PLANNING COMMISSION RECOMMENDATION</b>
<b>Approve: 7-0</b>

<b>PREPARED BY:</b> David Stroud, AICP Planner
<b>APPROVED BY:</b> 

**REQUEST:** Dawna Owen and John Crandall request the City amend Article 22-5-3(A) and the zoning map of Orem City Code by applying the agriculture overlay zone to approximately 4.11 acres at 31 South 800 East and 75 South 800 East.

**BACKGROUND:** Dawna Owen (75 South 800 East) and John Crandall (31 South 800 East) operate one of the few remaining orchards in the City. Their immediate plans are to keep the orchard in operation and they desire to protect the current use of the property by applying the agriculture overlay zone to two parcels consisting of over four acres. The AG overlay zone provides protection of agricultural uses from nearby residences or businesses which might file a nuisance complaint against the use. The agriculture overlay zone was previously applied to properties located immediately to the south and north across Center Street in January 2012.

The applicant held a neighborhood meeting on Wednesday, December 4, 2013. Those in attendance voiced their support of the request.

The purposes of the agriculture overlay zone as stated in Section 22-12-6 are as follows:

1. To encourage the preservation of existing agricultural uses within the City in areas where residential and agricultural uses are compatible; and
2. To provide owners and prospective owners of property located near property in the agriculture overlay zone with notice of the potential positive and negative effects that may be associated with the agricultural use of the property.

If the agriculture overlay zone is applied to the property, all uses permitted in the underlying R8 zone would continue to be permitted. In addition, the following additional agricultural uses would also be permitted:

- Forestry
- Orchards
- Gardening
- Plant Nursery

The practice of the agricultural uses listed above may result in occasional

excess light, noise, dust or smoke. Under the provisions of the AG overlay zone, such occasional excess light, noise, dust or smoke are deemed not to be a nuisance provided that such conditions are occasional and not continuous, are the result of normal and accepted agricultural practices, and do not pose a threat to the public health, safety or welfare.

If the AG overlay zone is approved, all plats approved in the future within 300 feet of the R8-AG overlay zone will be required to have a note stating:

This property is located in the vicinity of an agriculture overlay zone in which certain agricultural uses are permitted. There may be certain negative effects associated with the agricultural practices that may be conducted in the agriculture overlay zone such as excess light, noise, dust, smoke etc. The use and enjoyment of the property included within this subdivision is expressly conditioned on acceptance of any annoyance or inconvenience, which may result from such agricultural uses and activities.

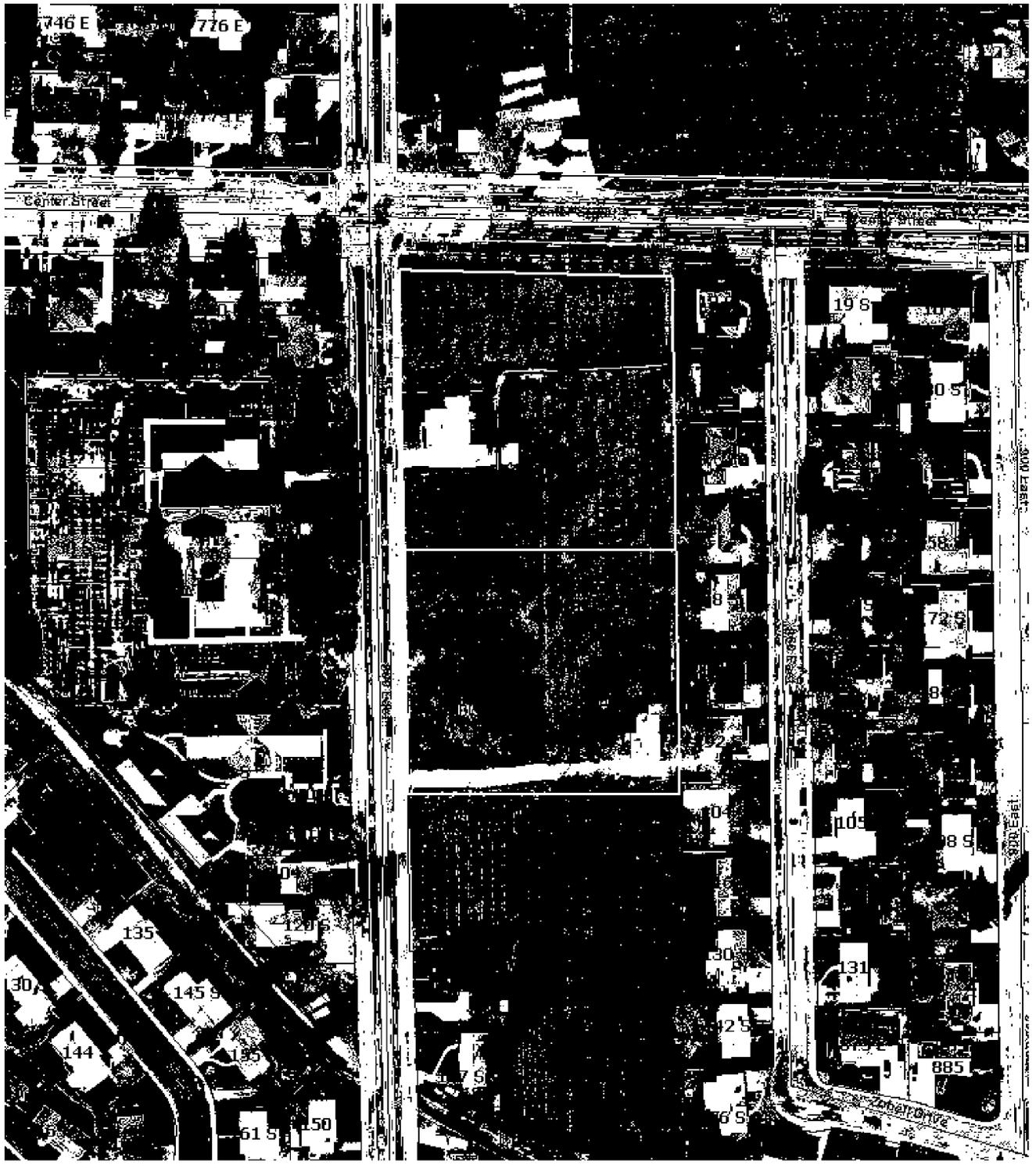
**Advantages**

- Provides protection of agricultural uses from nearby property owner complaints concerning agricultural operations.
- Property can still develop under the R8 zone.

**Disadvantages**

- It is potentially more difficult for the City or another governmental entity to acquire property in an AG overlay zone by eminent domain if such property is needed for street or other public improvements.

**RECOMMENDATION:** The Planning Commission recommends the City Council amend Section 22-5-3(A) and the zoning map of the Orem City Code by applying the agriculture overlay zone to property located at 31 South 800 East and 75 South 800 East. Based on the Planning Commission recommendation and advantages outlined above, staff also recommends approval of the request.



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-5-3(A) AND THE ZONING MAP OF THE OREM CITY CODE BY APPLYING THE AGRICULTURE OVERLAY ZONE TO PROPERTY LOCATED AT 31 SOUTH 800 EAST AND 75 SOUTH 800 EAST

WHEREAS on October 14, 2013, Dawna Owen filed an application with the City of Orem requesting the City amend Section 22-5-3(A) and the zoning map of the Orem City Code by applying the agriculture overlay zone to property located at 31 South 800 East and 75 South 800; and

WHEREAS on December 11, 2013, the Planning Commission held a public hearing to consider the subject application and forwarded a positive recommendation to the City Council; and

WHEREAS on January 14, 2014, the City Council held a public hearing to consider the subject application; and

WHEREAS a public hearing notice was posted at 56 North State Street, on the websites at orem.org and utah.gov/pmn, and in a newspaper of general circulation; and

WHEREAS notices were mailed to all property owners and residents within 300 feet of the subject property and the property was posted; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan; and the special conditions applicable to the request.

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

1. The City Council hereby finds this request is in the best interest of the City as it will provide additional protection to long-standing agricultural uses, will promote the preservation of such uses and will not have a negative impact on surrounding areas.
2. The City Council hereby amends Section 22-5-3(A) and the zoning map of the Orem City Code by applying the agriculture overlay zone to property located at 31 South 800 East and 75 South 800 East from as shown on Exhibit A which is attached hereto and incorporated herein by reference.

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

4. All other ordinances in conflict herewith are hereby repealed.

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

PASSED, APPROVED, and ORDERED PUBLISHED this 14<sup>th</sup> day of **January** 2014.

\_\_\_\_\_  
Richard F. Brunst, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

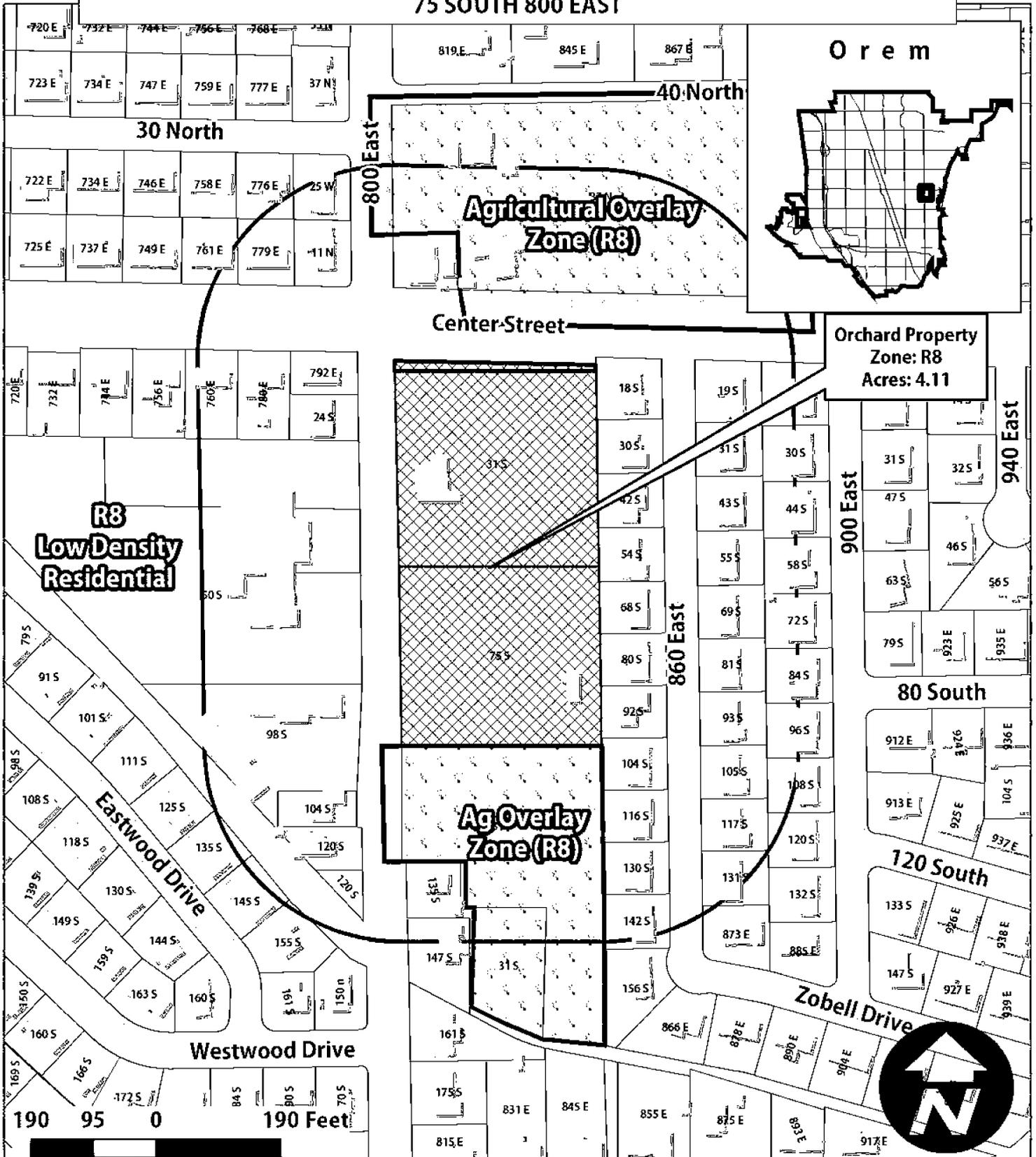
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COUNCIL MEMBERS VOTING "NAY"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Rezone - Protective Overlay for Orchards

75 SOUTH 800 EAST



Orchard Property Zone: R8  
Acres: 4.11

**R8**  
**Low Density Residential**

**Ag Overlay Zone (R8)**

**Agricultural Overlay Zone (R8)**

◆ Rezone for Protective Overlay for Orchards; R8 Zone; 4.11 Acres.

**NIA CONTACT:**  
Orem Neighborhood  
Monta Rae Jeppson

**Legend**

- Buildings
- Orchard Overlay
- Notification Boundary
- Parcels



conducted in the agriculture overlay zone such as excess light, noise, dust, smoke etc. The use and enjoyment of the property included within this subdivision is expressly conditioned on acceptance of any annoyance or inconvenience, which may result from such agricultural uses and activities.

**Advantages**

- Provides protection of agricultural uses from nearby nuisance claims from adjacent residential property owners.
- All uses permitted in the underlying zone are still permitted in the agricultural overlay zone.
- Encourages the preservation of existing agricultural uses within the City

**Disadvantages**

- None identified

**Recommendation:** Based on the advantages outlined above, staff recommends the Planning Commission forward a positive recommendation to the City Council.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Ms. Larsen said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to recommend the City Council amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning property at 31 South 800 East and 75 South 800 east from the R8 zone to the R8-AG (Agricultural Overlay) zone. Mr. Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, Michael Walker and Derek Whetten. The motion passed unanimously.

December 3, 2013

## Public Hearing Notice

Dawna Owen and John Crandall requests the City amend Article 22-5-3(A) and the zoning map by adding the Agricultural Overlay (AO) zone to properties located at 31 South 800 East and 75 South 800 East. The purpose of the overlay zone is to promote the preservation of existing agricultural uses. A copy of the location map is on the reverse of this notice.

The Planning Commission will hold a public hearing on **Wednesday, December 11, 2013, at 5:00 PM** in the City Council chambers at 56 North State Street. This meeting is open to the public and you are invited to attend.

The City Council will hold a public hearing on **Tuesday, January 14, 2014, at 6:20 PM** in the City Council chambers at 56 North State Street. This meeting is open to the public and you are invited to attend.

This notice has been mailed to all property owners and residents within 300 feet of the subject properties. If you are aware of other persons who would be interested in this matter, it would be appreciated if you make them aware of this public meeting. If you are not the owner of the residence, please notify the owner regarding this notice.

**The public is invited to participate in all public meetings.  
If you need special accommodations to participate, please contact the City at  
Phone: 229-7058.**

NUTTALL, BRENDA M & MIKE J  
PO BOX 160  
PLEASANT GROVE, UT 84062

FURR, KENNETH & NANCY  
12 N 800 E  
OREM, UT 84097

LUDLOW, ALEXANDER M & CLYDA  
K H  
18 S 860 E  
OREM, UT 84097

CHRISTMAN, ALBERT & MARVA  
--OR CURRENT RESIDENT--  
11 N 800 EAST  
OREM, UT 84097

ANDERSON, SUSAN D  
19 S 860 E  
OREM, UT 84097

TINSLEY, JOHN G JR  
24 S 800 E  
OREM, UT 84097

NORRIS, KIM L & BARBRA J  
19 TEANCUM RD  
HEBER CITY, UT 84032

BOB DAVIS  
CASCADE NEIGHBORHOOD CHAIR  
28 N 580 EAST  
OREM, UT 84097

MAUGHAN, LANAE B & DANIEL P  
30 S 860 E  
OREM, UT 84097

WILFORD, BEULAH M (ET AL)  
25 N 800 E  
OREM, UT 84097

CRANDALL, JOHN C & VIRGINIA S  
31 S 800 E  
OREM, UT 84097

FRANCIS, DAVID A & LORI B  
--OR CURRENT RESIDENT--  
31 S 860 EAST  
OREM, UT 84097

WALLACE, GLORIA STRAUSS  
30 S 900 E  
OREM, UT 84097

NORRIS, KIM L & BARBRA J  
--OR CURRENT RESIDENT--  
42 S 860 EAST  
OREM, UT 84097

YOUNG, COLBY J & KAYLYNN C  
43 S 860 E  
OREM, UT 84097

CRANDALL, TIM K & NATALIE  
32 N 800 E  
OREM, UT 84097

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

FALKENTHAL, KURT R  
54 S 860 E  
OREM, UT 84097

ZOLLINGER, BARDONNA  
44 S 900 E  
OREM, UT 84097

EASTMAN, JACOB A & RONNA  
BRIDGET  
68 S 860 E  
OREM, UT 84097

HOWARD, JOCELYN K  
--OR CURRENT RESIDENT--  
69 S 860 EAST  
OREM, UT 84097

NUTTALL, BRENDA M & MIKE J  
--OR CURRENT RESIDENT--  
55 S 860 EAST  
OREM, UT 84097

HOOVER, BRADLEY G & JANA LEA  
72 S 900 E  
OREM, UT 84097

CENTURY LINK  
75 EAST 100 NORTH  
PROVO, UT 84606

ANDERSON, CHAD E & JILL (ET AL)  
58 S 900 E  
OREM, UT 84097

GROSSKOPF, GENE M & DIXIE M  
80 S 860 E  
OREM, UT 84097

JACKSON, SHERLAND E &  
CHARLEEN R  
81 S 860 E  
OREM, UT 84097

ROCKY MOUNTAIN POWER  
70 NORTH 200 EAST  
AMERICAN FORK, UT 84003

BEEHIVE HOMES OF UTAH VALLEY  
SOUTH INC  
--OR CURRENT RESIDENT--  
92 S 800 EAST  
OREM, UT 84097

WALLACE, STEVEN G & JOAN B  
92 S 860 E  
OREM, UT 84097

OWEN FAMILY PROPERTIES LLC  
--OR CURRENT RESIDENT--  
75 S 800 EAST  
OREM, UT 84097

YOUNG, AMY N & MATTHEW A  
--OR CURRENT RESIDENT--  
96 S 900 EAST  
OREM, UT 84097

ACDC INVESTMENTS LC  
98 S 800 E  
OREM, UT 84097

BARTLETT, PATTI  
84 S 900 E  
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
--OR CURRENT RESIDENT--  
100 S 800 EAST  
OREM, UT 84097

CONTRERAS, SALVADOR (ET AL)  
104 S 800 E  
OREM, UT 84097

JASPERSON, TY  
93 S 860 E  
OREM, UT 84097

MITCHELL, DARRIN O & JULIE M  
105 S 860 E  
OREM, UT 84097

LARSEN, KEVIN E & JENNIFER L  
108 S 900 E  
OREM, UT 84097

HAFOKA, TEVITA MAFI & VAI  
ILOAMANU  
104 S 860 E  
OREM, UT 84097

GREN, ROBERT D & GEANNA L  
117 S 860 E  
OREM, UT 84097

WALKER, JAMES J & JEANNE K  
120 S 800 E  
OREM, UT 84097

WOODBURY, GUY R  
116 S 860 E  
OREM, UT 84097

STAPLEY, CLAY & ALLY  
130 S 860 E  
OREM, UT 84097

HOMOLIK, KYLE & CHRISTINA JOY  
131 S 860 E  
OREM, UT 84097

JENSEN, M PETER II & TRENNA L  
120 S 900 E  
OREM, UT 84097

SORENSEN, DAVID K & BONNIE L (ET  
AL)  
--OR CURRENT RESIDENT--  
135 S EASTWOOD DR  
OREM, UT 84097

VON GOSTOMSKI, GERALD & ELLA  
CAROL NELSON  
142 S 860 E  
OREM, UT 84097

TAYLOR, HEATHER  
135 S 800 E  
OREM, UT 84097

MORALES, SALVADOR & ROSA  
147 S 800 E  
OREM, UT 84097

HOWARD, JOCELYN K  
152 N 240 E  
OREM, UT 84057

PAGE, ROBERT J & DEON T  
145 S EASTWOOD DR  
OREM, UT 84097

AGUILERA, CARLOS ENRIQUE (ET  
AL)  
--OR CURRENT RESIDENT--  
155 S EASTWOOD DR  
OREM, UT 84097

MONTA RAE JEPSON  
OREM NEIGHBORHOOD CHAIR  
213 S CAMPUS DR  
OREM, UT 84097

FRANCIS, DAVID A & LORI B  
705 E 600 S  
OREM, UT 84097

CHRISTMAN, ALBERT & MARVA  
720 E 60 N  
OREM, UT 84097

MAG  
586 EAST 800 NORTH  
OREM, UT 84097

HALLAM, ARACELY  
--OR CURRENT RESIDENT--  
779 E CENTER  
OREM, UT 84097

BEARDALL, KYLE PAUL (ET AL)  
761 E CENTER  
OREM, UT 84097

HENRIQUEZ, FABIO A  
--OR CURRENT RESIDENT--  
760 E CENTER  
OREM, UT 84097

CATMULL, ERIC  
792 E CENTER ST  
OREM, UT 84097

JARVIS, D WAYNE & SHARON D  
--OR CURRENT RESIDENT--  
780 E CENTER  
OREM, UT 84097

WHEATLEY, BENJAMIN & LISA  
776 E 30 N  
OREM, UT 84097

VALGARDSON, RICHARD P  
--OR CURRENT RESIDENT--  
888 E CENTER  
OREM, UT 84097

EDWARDS, RICHARD LE ROY &  
DELORES M  
873 E 160 S  
OREM, UT 84097

EDWARDS, RICHARD LE ROY &  
DELORES M  
--OR CURRENT RESIDENT--  
873 E ZOBELL DR  
OREM, UT 84097

OWEN FAMILY PROPERTIES LLC  
1057 E BRETONWOODS LA  
OREM, UT 84097

HALLAM, ARACELY  
951 E 40 N  
OREM, UT 84097

SORENSEN, DAVID K & BONNIE L (ET  
AL)  
1025 E 690 S  
OREM, UT 84097

UTAH CNTY SOLID WASTE DISTRICT  
C/O RODGER HARPER  
2000 WEST 200 SOUTH  
LINDON, UT 84042

QUESTAR GAS COMPANY  
1640 NORTH MTN. SPRINGS PKWY.  
SPRINGVILLE, UT 84663

JASON BENCH  
1911 N MAIN STREET  
OREM, UT 84057

YOUNG, AMY N & MATTHEW A  
5117 SOUTHSIDE RANCH RD  
ROCKLIN, CA 95677

UTOPIA  
2175 S REDWOOD ROAD  
WEST VALLEY CITY, UT 84119

VALGARDSON, RICHARD P  
2202 MOUNTAIN VISTA LA  
PROVO, UT 84606

In our neighborhood meeting, we discussed that we had applied to Orem City for a Protective Overlay of our orchards on center Street and 800 East. We explained to our neighbors that we were doing so in an effort to preserve and protect the right to maintain the land as orchard within the city of Orem. We explained that the Protective Overlay did not change anything that we were doing and that we would continue to use reasonable and prudent farming practices. We voiced our desire to continue using the land for orchard as it had been used for the last 100 years. It was discussed that the meeting was held to make the the project public and to give them a voice and time to review the plans before they came before the planning commission. The meeting was held at John Crandall's home (31 S 800 E) on December the 4th, 2013. All attending voiced support and positive positions concerning the orchards. A list of signatures of the neighbors who attended and the letter which was mailed are attached.

Thank you for your help in this matter.

# Attendance at Neighborhood Meeting

Norma Owen

Sharon Jarvis

Wayne Jarvis

Charleen Jackson

Sheelard Jackson

Virginia Cardell

Norma Draper

John Wausell



## **Project Timeline**

### **Rezone 31 South and 75 South 800 East from R8 to R8-AG**

1. DRC application date: 10/14/2013
2. Obtained Development Review Committee clearance on: 10/17/2013
3. Publication notice for PC sent to Records office on: 11/14/2013
4. Neighborhood notice for Planning Commission mailed on: 12/2/2013
5. Planning Division Manager received neighborhood notice on: 12/3/2013
6. Applicant held neighborhood meeting on: 12/4/21013
7. Planning Commission recommended approval on: 12/11/2013
8. Publication notice for CC sent to Records office on: 12/19/2013
9. Notice for City Council mailed on: 12/2/2013
10. Planning Division Manager received neighborhood notice on: 12/3/2013
11. Property posted on: 12/27/2013
12. City Council approved request on 1/14/2014

**CITY OF OREM**  
**CITY COUNCIL MEETING**  
 JANUARY 14, 2014



<b>REQUEST:</b>	<b>6:30 P.M. PUBLIC HEARING</b> <b>ZONE ORDINANCE AMENDMENT - Amending Section 22-11-27(D) of the Orem City Code to allow additional uses in the PD-15 zone at 730 South Sleepy Ridge Drive</b>
<b>APPLICANT:</b>	Golden Holt
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspaper
- Emailed to newspaper
- Posted property on December 31, 2013
- Mailed 491 notices on December 4, 2013

**SITE INFORMATION:**

- General Plan  
**Medium Density Residential**
- Current Zone  
**PD-15**
- Acreage  
**218.06**
- Neighborhood  
**Sunset Heights West**
- Neighborhood Chair  
**Vacant**

<b>PLANNING COMMISSION RECOMMENDATION</b>
<b>Approve: 7-0</b>

<b>PREPARED BY:</b> David Stroud, AICP Planner
<b>APPROVED BY:</b> 

**REQUEST:** Golden Holt requests the City amend Section 22-11-27(D) of the Orem City Code to add eight (8) permitted uses in the PD-15 zone at 730 South Sleepy Ridge Drive.

**BACKGROUND:** The PD-15 zone was originally conceived as a master planned residential community with a golf course and both attached and detached dwelling units. When approved in 1997, there was no consideration for minimal commercial and office uses. In 2007, the applicant requested and the City approved an amendment to add several office-type uses inside the golf course clubhouse.

The applicant requests that eight additional uses be permitted inside the clubhouse. The eight additional uses include florists, barber & beauty salons, massage therapy, catering services, wedding reception centers, medical & health services, chiropractic and osteopathic services, and family & behavioral counseling. The proposed additions to the permitted uses are compatible with the existing uses inside the golf course clubhouse. The proposed text is as follows:

- D. **Permitted Uses.** The uses listed below shall be permitted uses within the PD-15 Zone (the standard land uses 5XXX and 6XXX listed below shall only be permitted in the clubhouse)
- | <u>Standard Land</u> | <u>Use Code</u> | <u>Category</u>  |
|----------------------|-----------------|--|
|                      | 1110            | Single Family  |
|                      | 1112            | Condominiums (including town homes and twin homes, but only in Area C as depicted in Appendix G) |
|                      | 5948            | Florists   |
|                      | 6130            | Insurance Agents, Brokers, and Related Services  |
|                      | 6152            | Title Abstracting  |
|                      | 6154            | Combination Real Estate, Insurance Loan, & Law   |
|                      | 6231            | Barber & Beauty Salons   |
|                      | 6233            | Massage Therapy  |
|                      | 6291            | Catering Services  |
|                      | 6292            | Wedding Reception Centers  |
|                      | 6510            | Medical, Dental, & Health Services   |
|                      | 6514            | Chiropractic and Osteopathic Services  |
|                      | 6520            | Legal Services   |
|                      | 6530            | Corporate or Personal Executive Office   |
|                      | 6593            | Accounting, Auditing, and Bookkeeping  |
|                      | 6597            | Family & Behavioral Counseling   |
|                      | 6599            | Interior Design (office only)  |

6610 Building Contractors (office only)  
7411 Golf Courses and/or Country Clubs  
7413 Tennis Courts  
7423 Playing Fields & Athletic Fields  
7610 Parks-General Recreation

**Advantages of the proposal**

- The uses proposed are compatible with existing uses and the golf course development.
- Increases commercial opportunities for the clubhouse owner inside the clubhouse only.

**Disadvantages of the proposal**

- None identified

**RECOMMENDATION:** The Planning Commission recommends the City Council approve the request to amend Section 22-11-27(D) of the Orem City Code as outlined above. Based on the Planning Commission recommendation and advantages outlined above, staff also recommends approval of the request.



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-11-27(D) OF THE OREM CITY CODE AS IT PERTAINS TO PERMITTED USES IN THE PD-15 ZONE AT 730 SOUTH SLEEPY RIDGE DRIVE

WHEREAS on October 21, 2013, Golden Holt filed an application with the City of Orem requesting the City amend Section 22-11-27(D) of the Orem City Code to allow additional permitted uses in the PD-15 zone at 730 South Sleepy Ridge Drive; and

WHEREAS on December 11, 2013, the Planning Commission held a public hearing to consider the subject application and forwarded a positive recommendation to the City Council; and

WHEREAS on January 14, 2014, the City Council held a public hearing to consider the subject application; and

WHEREAS a public hearing notice was posted at 56 North State Street, the websites at orem.org and utah.gov/pmn, and in a newspaper of general circulation; and

WHEREAS notices were mailed to all property owners and residents within the PD-15 zone; and

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

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

1. The City Council hereby finds this request is in the best interest of the City because it will allow additional uses in the clubhouse area of the PD-15 zone while having no negative effect on other areas in the PD-15 zone.

2. The City Council hereby amends Section 22-11-27(D) of the Orem City Code to read as follows:

D. Permitted Uses. The uses listed below shall be permitted uses within the PD-15 Zone (the standard land uses 5XXX and 6XXX listed below shall only be permitted in the clubhouse):

<u>Standard Land Use Code</u>	<u>Category</u>
1110	Single Family
1112	Condominiums (including town homes and twin homes, but only in Area C as depicted in Appendix G)
5948	Florists

6130	Insurance Agents, Brokers, and Related Services
6152	Title Abstracting
6154	Combination Real Estate, Insurance Loan, & Law
6231	Barber & Beauty Salons
6233	Massage Therapy
6291	Catering Services
6292	Wedding Reception Centers
6510	Medical, Dental, & Health Services
6514	Chiropractic and Osteopathic Services
6520	Legal Services
6530	Corporate or Personal Executive Office
6593	Accounting, Auditing, and Bookkeeping
6597	Family & Behavioral Counseling
6599	Interior Design (office only)
6610	Building Contractors (office only)
7411	Golf Courses and/or Country Clubs
7413	Tennis Courts
7423	Playing Fields & Athletic Fields
7610	Parks-General Recreation

3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

4. All other ordinances in conflict herewith are hereby repealed.

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

PASSED, APPROVED, and ORDERED PUBLISHED this **14th** day of **January** 2014.

\_\_\_\_\_  
Richard F. Brunst, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COUNCIL MEMBERS VOTING "NAY"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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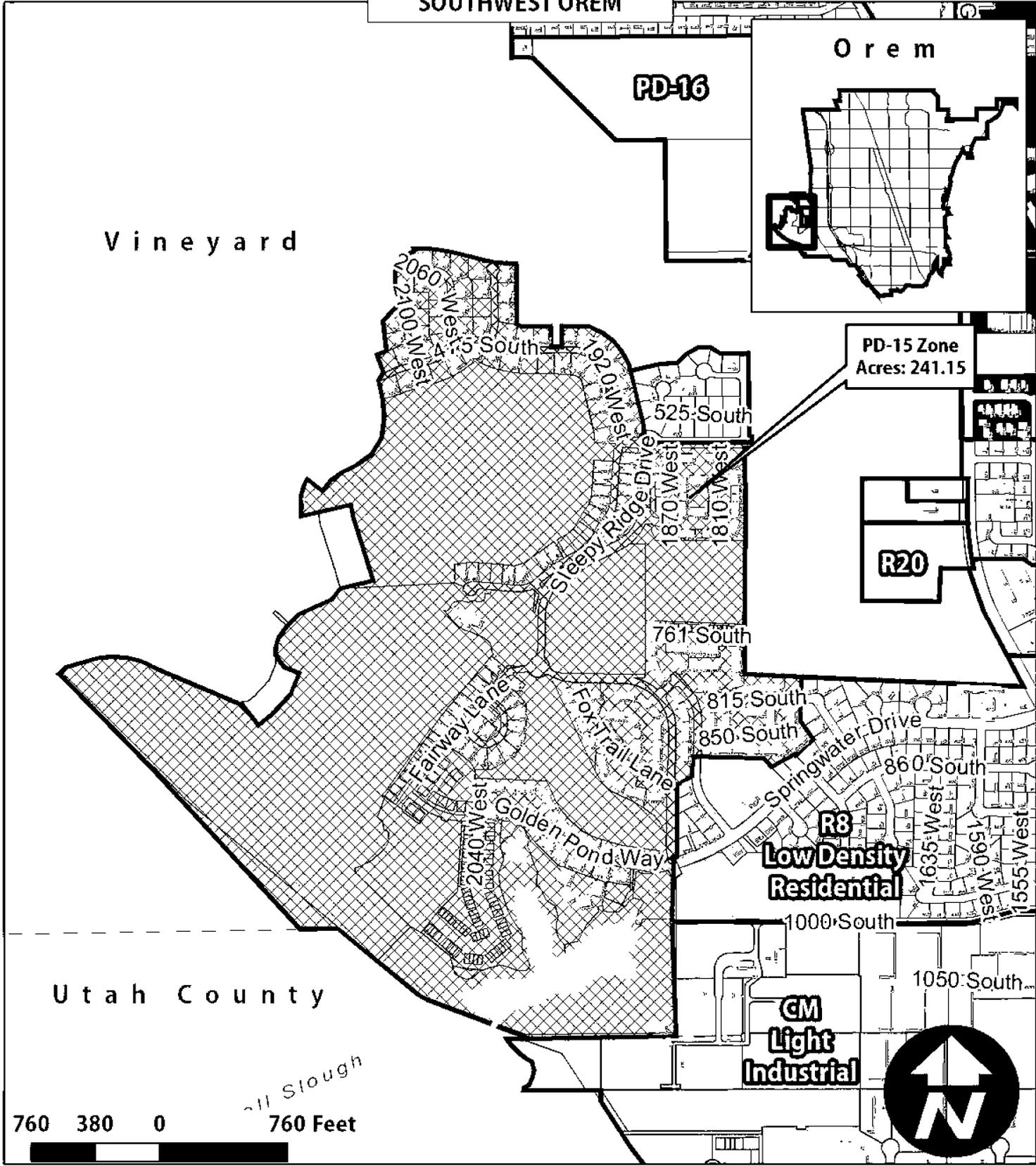
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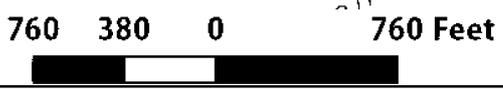
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# PD-15 Zone

SOUTHWEST OREM



PD-15 Zone  
Acres: 241.15



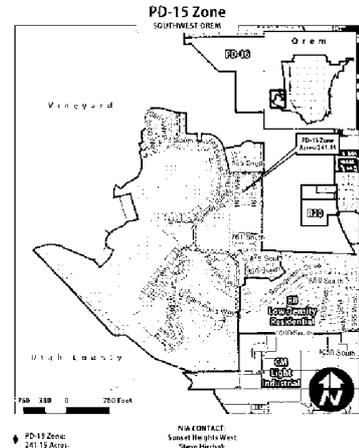
◆ PD-15 Zone:  
241.15 Acres.

**NIA CONTACT:**  
Sunset Heights West  
Steve Hirchak

**CITY OF OREM**  
**DRAFT PLANNING COMMISSION MEETING MINUTES**  
**December 11, 2013**

**AGENDA ITEM 3.1** is a request by Golden Holt to recommend the City Council amend **SECTION 22-11-27(D) PERTAINING TO PERMITTED USES IN THE PD-15 ZONE** of the Orem City code.

**Staff Presentation:** The PD-15 zone was originally conceived as a master planned residential community with a golf course and attached or detached dwelling units. When approved in 1997, there was no consideration for commercial and/or office uses. In 2007, the applicant requested and the City approved an amendment to add several permitted office-type uses inside the golf course clubhouse. Similar to the 1997 request, the applicant requests to add eight (8) additional uses inside the clubhouse. The proposed additions to the permitted uses are compatible with the existing uses inside the golf course clubhouse. The proposed changes are as follows:



D. **Permitted Uses.** The uses listed below shall be permitted uses within the PD-15 Zone (the standard land uses 5XXX and 6XXX listed below shall only be permitted in the clubhouse)

**Standard Land**

<u>Use Code</u>	<u>Category</u>
1110	Single Family
1112	Condominiums (including town homes and twin homes, but only in Area C as depicted in Appendix G)
5948	Florists
6130	Insurance Agents, Brokers, and Related Services
6152	Title Abstracting
6154	Combination Real Estate, Insurance Loan, & Law
6231	Barber & Beauty Salons
6233	Massage Therapy
6291	Catering Services
6292	Wedding Reception Centers
6510	Medical, Dental, & Health Services
6514	Chiropractic and Osteopathic Services
6520	Legal Services
6530	Corporate or Personal Executive Office
6593	Accounting, Auditing, and Bookkeeping
6597	Family & Behavioral Counseling
6599	Interior Design (office only)
6610	Building Contractors (office only)
7411	Golf Courses and/or Country Clubs
7413	Tennis Courts
7423	Playing Fields & Athletic Fields
7610	Parks-General Recreation

**Advantages of the proposal**

- The uses proposed are compatible with existing uses currently allowed in the clubhouse.
- The new uses increase the opportunities for the operators of the clubhouse to lease the available office space.
- The proposed uses are limited to the clubhouse only.

**Disadvantages of the proposal**

- None identified

**Recommendation:** Based on the advantages outlined above, staff recommends the Planning Commission recommend approval to the City Council regarding the request to amend Section 22-11-27(D).

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Ms. Jeffreys said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to recommend the City Council amend Section 22-11-27(D) pertaining to permitted uses in the PD-15 zone. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, Michael Walker and Derek Whetten. The motion passed unanimously.

**Orem City Public Hearing Notice**



**Planning Commission Meeting**

Wednesday, December 11, 2013,  
4:30 PM, City Council Chambers,  
56 North State Street.

**City Council Meeting**

Tuesday, January 14, 2014, 6:20 PM, City Council  
Chambers, 56 North State Street.

Golden Holt requests the City amend the permitted uses in the PD-15 zone at 730 South Sleepy Ridge Drive by approving the uses as shown on the reverse of this notice. These uses are proposed to be added as permitted in the Sleepy Ridge Golf Course clubhouse.

**For more information, or to submit comments:**

**[drstroud@orem.org](mailto:drstroud@orem.org) or (801) 229-7095, David Stroud, Planner.**

SLU CODE	5948	Florists
	6231	Barber & Beauty Salons
	6233	Massage Therapy
	6291	Catering Services
	6292	Wedding Receptions Centers
	6510	Medical, Dental, and Health Services
	6514	Chiropractic and & Osteopath Services
	6597	Family & Behavioral Counseling

HAPAIRAI, ABISH  
PO BOX 2031  
OREM, UT 84058

ALBALOUL, YACOUB H  
182-21 150ST AVE KWI 1612  
SPRINGFIELD GARDENS, NY 11413

THOMPSON, JED KEVIN  
PO BOX 1094  
DRAPER, UT 84020

MITCHELL, WILLIAM  
PO BOX 970631  
OREM, UT 84097

CLIRA LLC (ET AL)  
PO BOX 6776  
MESA, AZ 85216

JONES, NATHAN O  
PO BOX 920811  
OREM, UT 84097

RRH ENTERPRISES LLC  
17 E 200 N # 204  
PROVO, UT 84606

GOLTENSKI PROPERTIES LLC  
8 INDIGO  
IRVINE, CA 92618

GOULDING, SHAY  
17 SUNSET AV # 1  
VENICE, CA 90291

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

CATALYST PARTNERS LLC  
22 W 620 S  
OREM, UT 84058

FOLSOM, RICHARD  
27 N 340 W  
OREM, UT 84057

LAKES AT SLEEPY RIDGE INC THE  
165 N 1330 W # D4  
OREM, UT 84057

HATTY INVESTMENTS LLC  
148 N 1200 E  
MAPLETON, UT 84664

LOFRANO, JOHN B  
156 S PLEASANT GROVE BLVD # 32  
PLEASANT GROVE, UT 84062

NELSON, JERICA  
240 N 420 E  
DELTA, UT 84624

HAIR, ALMA K & ROSELLE M  
176 W CENTER ST  
OREM, UT 84057

NICOHA LLC  
237 W 1400 S  
OREM, UT 84058

CRITSER, BRYAN KALMAR & GAYLA  
305 S WOODLAND HILLS DR  
SALEM, UT 84653

BONNER, JULIE G  
283 S ALPINE DR  
ALPINE, UT 84004

JM HOLDAWAY OREM LLC  
285 S HOLDAWAY RD  
VINEYARD, UT 84058

HARWOOD, DEE  
--OR CURRENT RESIDENT--  
405 S 2060 WEST  
OREM, UT 84058

ROYAL ENTERPRISES & LEASING  
INC  
334 W 1600 S  
SALT LAKE CITY, UT 84115

HARRIS, BRET M & CONNIE F  
361 W 165 S  
OREM, UT 84058

MURRI, RICHARD D & KRISTIN P  
417 S 2060 W  
OREM, UT 84058

FORD, LANCE R & DONA C  
411 S 2060 W  
OREM, UT 84058

LARSON, CAMERON & DOROTHY  
412 S 2060 W  
OREM, UT 84058

D R HORTON INC  
--OR CURRENT RESIDENT--  
429 S 2060 WEST  
OREM, UT 84058

OSBORNE, DAVID J & KORTNEY R  
420 S 2020 W  
OREM, UT 84058

MURRAY, BRADLEY J & MARY BETH  
421 S 1400 E  
FRUIT HEIGHTS, UT 84037

WALKER, LANCE & CHRISTINE M  
--OR CURRENT RESIDENT--  
437 S 2100 WEST  
OREM, UT 84058

BRADLEY, BRYAN & EMMY  
429 S LAKE VIEW DR  
VINEYARD, UT 84058

ADAMS, JOSHUA T & JULIE A  
436 S 2060 W  
OREM, UT 84058

GRIFFING, C MICHAEL & MELANIE  
441 S 2060 W  
OREM, UT 84058

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
439 S 2020 WEST  
OREM, UT 84058

BARNETT, DOUGLAS B  
440 S 2020 W  
OREM, UT 84058

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
449 S 2100 WEST  
OREM, UT 84058

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
446 S 2020 WEST  
OREM, UT 84058

MANSFIELD, MARTIN TYREL &  
AMBER  
448 S 2060 W  
OREM, UT 84058

WILDE, JUSTIN F & SARAH M  
453 S 2060 W  
OREM, UT 84058

NICOHA LLC  
--OR CURRENT RESIDENT--  
450 S 2100 WEST  
OREM, UT 84058

REDD, FRANK BENNION & LYNETTE  
MAXWELL  
451 S 2020 W  
OREM, UT 84058

BIRD, CLAYTON R & BRITTNEY  
464 S 2100 W  
OREM, UT 84058

JONES, LAUREN  
460 S 2020 W  
OREM, UT 84058

HOLLAND, JOHN LEE & ROSE MARIE  
461 S 2100 W  
OREM, UT 84058

JONES, LAUREN  
--OR CURRENT RESIDENT--  
480 S 2020 WEST  
OREM, UT 84058

NIELSON, CHRISTI JO (ET AL)  
465 S 2060 W  
OREM, UT 84058

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
471 S 2100 WEST  
OREM, UT 84058

EDGE LAND 14 LLC  
480 W 800 N # 200  
OREM, UT 84058

EDGE LAND 14 LLC  
480 W 800 N # 200  
OREM, UT 84057

PAXMAN, NATHAN H & ANDREA Z  
497 S LAKE VIEW DR  
VINEYARD, UT 84058

SUCHER, JASON & JANICE  
498 S 1875 W  
OREM, UT 84058

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
488 S 2060 WEST  
OREM, UT 84058

OLDEROG, WILLIAM L & MARGARET  
505 S 1920 W  
OREM, UT 84058

WIBLE, JOHN R & SALLY J  
510 S 1920 W  
OREM, UT 84058

JOOS, DAVID A & JENNIFER A  
504 S 1875 W  
OREM, UT 84058

NORMAN, JAMES M & VERNA H  
513 S 1920 W  
OREM, UT 84058

ROYAL ENTERPRISES & LEASING I  
--OR CURRENT RESIDENT--  
520 S 1875 WEST  
OREM, UT 84058

ROYAL ENTERPRISES & LEASING I  
--OR CURRENT RESIDENT--  
512 S 1875 WEST  
OREM, UT 84058

HOLDAWAY, M KAY & LYNDA KAYE  
530 S 1920 W  
OREM, UT 84058

MARKLE, DRAYTON E & CAROLYN L  
537 S 1920 W  
OREM, UT 84058

SMITH, DAVID H & CAROL P  
525 S 1920 W  
OREM, UT 84058

LEFTWICH PROPERTIES LLC  
539 S LAKE VIEW DR  
VINEYARD, UT 84058

MALLORY, RANDY R & ANNETTE N  
551 S 1920 W  
OREM, UT 84058

GLADE, LARRY M & PATRICIA B  
538 S 1920 W  
OREM, UT 84058

STOCKTON, PHILIP L  
--OR CURRENT RESIDENT--  
554 S 1920 WEST  
OREM, UT 84058

SEKONA, CHARMAINE K  
565 S 1920 W  
OREM, UT 84058

KING MANAGEMENT COMPANY LLC  
552 W 750 S  
OREM, UT 84058

2045 VILLAGE CENTER CIRCLE LLC  
--OR CURRENT RESIDENT--  
585 S 1920 WEST  
OREM, UT 84058

WHITE, KERSTEN  
595 S 1920 W  
OREM, UT 84058

WARNER, JAMILYN  
568 S 1920 W  
OREM, UT 84058

TAYLOR, FRANK R & TERESA G  
602 S 1870 W  
OREM, UT 84058

CHRISMAN, JACOB G  
605 S 1810 W  
OREM, UT 84058

WILKES, RYAN S & ERIKA S (ET AL)  
596 S 1920 W  
OREM, UT 84058

SEVISON, DIXIE R  
608 S 1870 W  
OREM, UT 84058

WORKMAN, MATTHEW TRENT &  
ANDREA B  
610 S 1920 W  
OREM, UT 84058

WINN, JASON C & EMILY R  
607 S 1920 W  
OREM, UT 84058

HILL, TRACY  
613 S 1810 W  
OREM, UT 84058

STONEHOCKER, JAY ALAN & GAIL  
DAWN  
615 S 1870 W  
OREM, UT 84058

WARNER, TREY S  
612 S 1810 W  
OREM, UT 84058

POULSEN, JAMES E & FAITH I  
617 S 1810 W  
OREM, UT 84058

NUTTALL, GARY E & JANEAL G  
617 S 1920 W  
OREM, UT 84058

KNAPP, TIFFANY F  
616 S 1810 W  
OREM, UT 84058

HOLT, JUSTIN & CHRISTIANIE  
618 S 1920 W  
OREM, UT 84058

EICHELBERGER, THOMAS ALLMAN  
619 S 1870 W  
OREM, UT 84058

BATSON, STEVEN A & LAURIE  
MARIE  
618 S 1870 W  
OREM, UT 84058

HUNZIKER, KAYLENE  
624 S 1870 W  
OREM, UT 84058

JUNIOR, JULIO DE AMO  
625 S 1810 W  
OREM, UT 84058

TOOMBS, HAROLD C  
620 N 500 E  
LINDON, UT 84042

HELD, EDWARD A  
627 S 1870 W  
OREM, UT 84058

KLEIN, GLAUCIA (ET AL)  
--OR CURRENT RESIDENT--  
627 S 1920 WEST  
OREM, UT 84058

MAXWELL, BRADLEY JAMES &  
JENNIFER  
626 S 1810 W  
OREM, UT 84058

PRICE, RODNEY S  
630 S 1920 W  
OREM, UT 84058

DEAKINS, MC KENZIE  
631 S 1810 W  
OREM, UT 84058

LAMOREAUX, NICOLE  
630 S 1810 W  
OREM, UT 84058

WHITAKER, ALAN  
634 S 1870 W  
OREM, UT 84058

BLACK, JESSE MORGAN  
635 S 1870 W  
OREM, UT 84058

CARD, VELMA DIANE  
632 S 1870 W  
OREM, UT 84058

WYZ PROPERTIES LLC  
637 S 700 E  
OREM, UT 84097

FRANCE, STEVEN & RACHEL  
637 S 1870 W  
OREM, UT 84058

ALVORD, TYLER  
636 S 1810 W  
OREM, UT 84058

SIMPSON, TROY & MARISA  
639 S LAKE VIEW DR  
VINEYARD, UT 84058

JONES, NATHAN O  
--OR CURRENT RESIDENT--  
641 S 1920 WEST  
OREM, UT 84058

WHITAKER, MARIE R  
639 S 1810 W  
OREM, UT 84058

AGUADO, MAVANY  
647 S 1810 W  
OREM, UT 84058

OLPIN, CINDY  
650 S 1920 W  
OREM, UT 84058

LOCKO, DAVID & JUSTINE  
--OR CURRENT RESIDENT--  
643 S 1810 WEST  
OREM, UT 84058

CONNER, DAVID & KRISTEEN M  
--OR CURRENT RESIDENT--  
653 S 1920 WEST  
OREM, UT 84058

COOKS LAND & INVESTMENT LP  
--OR CURRENT RESIDENT--  
654 E 575 SOUTH  
VINEYARD, UT 84058

PRIMARY COLORS LLC  
--OR CURRENT RESIDENT--  
658 S 1920 WEST  
OREM, UT 84058

PRIMARY COLORS LLC  
--OR CURRENT RESIDENT--  
664 S 1920 WEST  
OREM, UT 84058

PRIMARY COLORS LLC  
--OR CURRENT RESIDENT--  
672 S 1920 WEST  
OREM, UT 84058

GOLTENSKI PROPERTIES LLC  
--OR CURRENT RESIDENT--  
680 S 1920 WEST  
OREM, UT 84058

HIGGINSON, JEANNETTE S & KRAIG  
--OR CURRENT RESIDENT--  
696 S 1920 WEST  
OREM, UT 84058

GOLTENSKI PROPERTIES LLC  
--OR CURRENT RESIDENT--  
686 S 1920 WEST  
OREM, UT 84058

THOMAS, RICHARD S & WHITNEY M  
692 S 1920 W  
OREM, UT 84058

EARNEST, JOHN & JULIE  
729 S LAKE VIEW DR  
VINEYARD, UT 84058

CRITSER, BRYAN KALMAR & GAYLA  
--OR CURRENT RESIDENT--  
719 S SLEEPY RIDGE DR  
OREM, UT 84058

FAIRWAYS DEVELOPMENT LC  
720 S SLEEPY RIDGE DR  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 201  
OREM, UT 84058

CLEGG GOLD LC  
730 S SLEEPY RIDGE DR  
VINEYARD, UT 84058

CITY OF OREM THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 101  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 204  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 202  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 203  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 207  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 205  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 206  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 210  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 208  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 209  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 213  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 211  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 212  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 216  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 214  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 215  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 219  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 217  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 218  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 302  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 220  
OREM, UT 84058

SUITES AT SLEEPY RIDGE LLC THE  
--OR CURRENT RESIDENT--  
730 S SLEEPY RIDGE UNIT# 301  
OREM, UT 84058

CITY OF OREM THE  
758 S FAIRWAY LA  
OREM, UT 84058

SCHNABEL, JENNIFER  
750 S FAIRWAY LA  
OREM, UT 84058

WHITING, TREVOR C & TRISHA  
753 S FAIRWAY LA  
OREM, UT 84058

MOURITSEN, BRENT & HANNAH  
771 S 1810 W  
OREM, UT 84058

KNIGHT, TRAVIS  
766 S FAIRWAY LA  
OREM, UT 84058

WELCH, DIANA  
767 S 1810 W  
OREM, UT 84058

FOLSOM, RICHARD  
--OR CURRENT RESIDENT--  
775 S 1810 WEST  
OREM, UT 84058

BROTHERSON, SARA KATE  
777 S FAIRWAY CT  
OREM, UT 84058

OLDHAM, JOHN  
--OR CURRENT RESIDENT--  
771 S FAIRWAY CT  
OREM, UT 84058

JEX, RONALD KENT & TERRI NORMA  
--OR CURRENT RESIDENT--  
778 S FAIRWAY LA  
OREM, UT 84058

BATERDENE, ENERELT & SERGELEN  
MAXIMUS  
779 S 1810 W  
OREM, UT 84058

TESHIMA, EVAN & KRISTI A  
778 S 1840 W  
OREM, UT 84058

ORJI, UCHENNA & ELOHO  
788 S 1840 W  
OREM, UT 84058

MADSEN, ALEX & NATALIE  
789 S 1810 W  
OREM, UT 84058

OLDHAM, JOHN & KAREN  
--OR CURRENT RESIDENT--  
783 S FAIRWAY CT  
OREM, UT 84058

BROWN, PAULINE & WILLIE R  
790 S FAIRWAY LA  
OREM, UT 84058

NAJARRO, ALEJANDRO J (ET AL)  
792 S 1840 W  
OREM, UT 84058

DAVIS, SPENCER FRANK  
--OR CURRENT RESIDENT--  
785 S FARIWAY LA  
OREM, UT 84058

DOWNEY, GARY & BECKY R  
793 S FAIRWAY CT  
OREM, UT 84058

SCOFFIELD, GARRETT & ALEXIS A  
796 S 1840 W  
OREM, UT 84058

KIM, YOUNG S & SEUNG (ET AL)  
789 S FAIRWAY CT  
OREM, UT 84058

CRAWLEY, JOHN L & NANCY W  
--OR CURRENT RESIDENT--  
799 S 1810 WEST  
OREM, UT 84058

MC KINNEY, SCOTT H & SARA J  
799 S FAIRWAY CT  
OREM, UT 84058

BANK OF UTAH (ET AL)  
--OR CURRENT RESIDENT--  
793 S 1810 WEST  
OREM, UT 84058

WALKER, MICHAEL L & ELIZABETH  
802 S 1730 W  
OREM, UT 84058

ZANATTA, ELCIO & MIRIAN  
802 S FAIRWAY LA  
OREM, UT 84058

CRAWLEY, JOHN L & NANCY W  
--OR CURRENT RESIDENT--  
797 S 1810 WEST  
OREM, UT 84058

FENTON, VALERIE J  
804 S 1730 W  
OREM, UT 84058

BOOKS, STEVEN  
805 S FAIRWAY CT  
OREM, UT 84058

CRAWLEY, JOHN L & NANCY W  
--OR CURRENT RESIDENT--  
801 S 1810 WEST  
OREM, UT 84058

TAYLOR, AMY  
806 S FOX TRAIL LA  
OREM, UT 84058

SONOMURA, DAVID KEN & AI  
808 S 1810 W  
OREM, UT 84058

SCHELIN, BRANDON C  
802 S FOX TRAIL LA  
OREM, UT 84058

BIRD, DALLIN L & SHANNON BURT  
814 S FAIRWAY CT  
OREM, UT 84058

HAPAIRAI, ABISH  
--OR CURRENT RESIDENT--  
810 S 1840 WEST  
OREM, UT 84058

PHEASANT MEADOW AT SLEEPY  
RIDGE LC  
--OR CURRENT RESIDENT--  
806 S 1840 WEST  
OREM, UT 84058

PETERSON, BROOKE LYNN  
817 S 1770 W  
OREM, UT 84058

STRATTON, SUZANNE M  
812 S 1810 W  
OREM, UT 84058

HORNE, RYAN W  
--OR CURRENT RESIDENT--  
808 S FAIRWAY CT  
OREM, UT 84058

LAWRENCE, DALLAS K & ARLYNN P  
818 S FAIRWAY LA  
OREM, UT 84058

PETERSON, AMERON S & SHEENA M  
814 S FOX TRAIL LA  
OREM, UT 84058

DIAZ, CHRISTIAN  
--OR CURRENT RESIDENT--  
811 S FAIRWAY CT  
OREM, UT 84058

TENORIO, GILEAD L  
820 S 1770 W  
OREM, UT 84058

ELLINGFORD, TARA MARIE  
817 S PHEASANT RUN  
OREM, UT 84058

FLOYD, TRACY  
814 S 1840 W  
OREM, UT 84058

WHIPPLE, SHARON  
--OR CURRENT RESIDENT--  
822 S 1810 WEST  
OREM, UT 84058

OLDHAM, KEVIN T  
818 S FOX TRAIL LA  
OREM, UT 84058

WILLIAMS, BRANDON JAMES &  
RENEE L  
816 S 1810 W  
OREM, UT 84058

BRYANT, SHANNA  
823 S 1840 W  
OREM, UT 84058

STEWART, ALLISON J  
821 S 1770 W  
OREM, UT 84058

THOMPSON, JED KEVIN  
--OR CURRENT RESIDENT--  
818 S 1840 WEST  
OREM, UT 84058

SPELL, CHEYCON & NORA  
--OR CURRENT RESIDENT--  
825 S PHEASANT RUN  
OREM, UT 84058

HAIR, ALMA K & ROSELLE M  
--OR CURRENT RESIDENT--  
821 S PHEASANT RUN  
OREM, UT 84058

PULSIPHER, CORY G & ELLENY  
819 S 1840 W  
OREM, UT 84058

MC DOUGAL, JAMESON F & RENAE D  
826 S FOX TRAIL LA  
OREM, UT 84058

RAY, LARRY A & GAY L  
--OR CURRENT RESIDENT--  
824 S 1770 WEST  
OREM, UT 84058

TOOKE-MILLER, CATHERINE (ET AL)  
--OR CURRENT RESIDENT--  
821 S FAIRWAY CT  
OREM, UT 84058

OLSON, ASHLEE  
829 S 1840 W  
OREM, UT 84057

SHUMWAY, HOLLY  
827 S 1770 W  
OREM, UT 84058

WHIPPLE, SHARON  
822 S 1810 W  
OREM, UT 84057

MURRAY, BROOKE  
--OR CURRENT RESIDENT--  
830 S 1810 WEST  
OREM, UT 84058

OLSON, ASHLEE  
--OR CURRENT RESIDENT--  
829 S 1840 WEST  
OREM, UT 84058

CARTER, CLINTON & MARNAE  
--OR CURRENT RESIDENT--  
822 S 1840 WEST #110  
OREM, UT 84058

GRAVES, JAMES D & DANIELLE J  
830 S FOX TRIAL LA  
OREM, UT 84058

GAST, JUSTIN J  
--OR CURRENT RESIDENT--  
830 S 1770 WEST  
OREM, UT 84058

DELGADILLO, CARLOS DANIEL  
825 S 1770 W  
OREM, UT 84058

DE LA PIEDRA, JENNY & CESAR  
835 S FOX TRAIL LA  
OREM, UT 84058

ANDERSON, ADAM & WHITNEY  
831 S 1840 W  
OREM, UT 84058

FLORES, JACQUELINE Z  
826 S 1840 W  
OREM, UT 84058

BONNER, JULIE G  
--OR CURRENT RESIDENT--  
839 S FOX TRAIL LA  
OREM, UT 84058

EDWARDS, ROBERT MARK &  
MINERVA G  
--OR CURRENT RESIDENT--  
834 S 1770 WEST  
OREM, UT 84058

COX, TYSON L  
828 S 1770 W  
OREM, UT 84058

HONE, AUSTIN (ET AL)  
840 S PHEASANT RUN  
OREM, UT 84058

J & N PROPERTIES MANAGEMENT  
--OR CURRENT RESIDENT--  
836 S 1770 WEST  
OREM, UT 84058

LEFTWICH PROPERTIES LLC  
829 S PHEASANT RUN  
OREM, UT 84058

HARRIS, BRET M & CONNIE F  
--OR CURRENT RESIDENT--  
845 S 1840 WEST  
OREM, UT 84058

GOULDING, SHAY  
--OR CURRENT RESIDENT--  
837 S 1840 WEST  
OREM, UT 84058

BRIGMAN, DANIEL  
--OR CURRENT RESIDENT--  
830 S FAIRWAY LA  
OREM, UT 84058

PLATT, NOELLE  
--OR CURRENT RESIDENT--  
846 S 1810 WEST  
OREM, UT 84058

MILAM, EVRHET & JAICY  
--OR CURRENT RESIDENT--  
840 S 1840 WEST  
OREM, UT 84058

BATEMAN, MARK E  
833 S PHEASANT RUN  
OREM, UT 84058

HILL, JAXSON B & KIMBERLY MAE  
--OR CURRENT RESIDENT--  
846 S PHEASANT RUN  
OREM, UT 84058

SHAW, JOHN A  
841 S 1840 W  
OREM, UT 84058

ELTON, JOSEPH A & SARAH A  
835 S 1840 W  
OREM, UT 84058

SHUMWAY, DERICK & AMBER  
850 S PHEASANT RUN  
OREM, UT 84058

ESSUMAN, DAVID E & MARICA  
SERENA  
--OR CURRENT RESIDENT--  
842 S 1810 WEST  
OREM, UT 84058

COOPER, MEKENZIE  
--OR CURRENT RESIDENT--  
836 S PHEASANT RUN  
OREM, UT 84058

ZDBJ PROPERTIES LLC  
--OR CURRENT RESIDENT--  
854 S PHEASANT RUN  
OREM, UT 84058

WORTON, KRESHA  
--OR CURRENT RESIDENT--  
843 S FOX TRAIL LA  
OREM, UT 84058

OWEN, JASON S & LINDSAY R  
--OR CURRENT RESIDENT--  
837 S PHEASANT RUN  
OREM, UT 84058

MORTENSEN, CANDICE  
857 S PHEASANT RUN  
OREM, UT 84058

ATKINSON, DOUG & CHRISTIE  
--OR CURRENT RESIDENT--  
845 S PHEASANT RUN  
OREM, UT 84058

COLLINS, JACOB & YERSA  
--OR CURRENT RESIDENT--  
838 S 1810 WEST  
OREM, UT 84058

INOUYE, LISHA SAIULA  
--OR CURRENT RESIDENT--  
858 S PHEASANT RUN  
OREM, UT 84058

VERNON, PARLEY & MACKENZIE  
--OR CURRENT RESIDENT--  
848 S 1840 WEST  
OREM, UT 84058

BUHLER, DANACA & PHILLIP  
841 S PHEASANT RUN  
OREM, UT 84058

CHUN, PETER & CHRISTINE  
860 S 1840 W  
OREM, UT 84058

ESTRADA, MAURICIO (ET AL)  
851 S FOX TRAIL LA  
OREM, UT 84058

OSTLER AND OSTLER LLC  
842 S FOX TRAIL LA  
OREM, UT 84058

TAFT, LAUREN  
--OR CURRENT RESIDENT--  
862 S PHEASANT RUN  
OREM, UT 84058

CAFFEE, JED  
--OR CURRENT RESIDENT--  
853 S PHEASANT RUN  
OREM, UT 84058

BURCH, BRANDA LEE  
844 S 1840 W  
OREM, UT 84058

MILLER, M LOGAN  
--OR CURRENT RESIDENT--  
864 S FOX TRAIL LN  
OREM, UT 84058

MORENO, CARLOS A & REBECCA A  
855 S FOX TRAIL LA  
OREM, UT 84058

STRONG, JEFFREY M & TARA S  
846 S FOX TRAIL LA  
OREM, UT 84058

GLENN, JAY L  
866 S PHEASANT RUN  
OREM, UT 84058

JENSEN, RACHEL  
858 S 1840 W  
OREM, UT 84057

ZDBJ PROPERTIES LLC  
--OR CURRENT RESIDENT--  
847 S FOX TRAIL LA  
OREM, UT 84058

PIERPONT, WARREN R & MARGARET  
876 S 1840 W  
OREM, UT 84058

MEHR HOLDINGS LLC  
--OR CURRENT RESIDENT--  
860 S FOX TRAIL LN  
OREM, UT 84058

TURETZKY, DARREN & ADRIA  
--OR CURRENT RESIDENT--  
849 S PHEASANT RUN  
OREM, UT 84058

GORRELL, KELSON E & AMIDA L  
960 S 1925 W  
OREM, UT 84058

IKEME, NNABUIFE C  
--OR CURRENT RESIDENT--  
865 S PHEASANT RUN  
OREM, UT 84058

STOCKTON, PHILIP L  
852 S 1840 W  
OREM, UT 84058

GY RESIDENTIAL HOLDINGS LLC  
--OR CURRENT RESIDENT--  
967 S 1925 WEST  
OREM, UT 84058

MILLER, G O  
--OR CURRENT RESIDENT--  
868 S FOX TRAIL LN  
OREM, UT 84058

CANNON, KLARK Q  
--OR CURRENT RESIDENT--  
854 S 1840 WEST  
OREM, UT 84058

FENNELL, SHELLIE M & DEON  
977 S 1925 W  
OREM, UT 84058

MEHR HOLDINGS LLC  
--OR CURRENT RESIDENT--  
872 S FOX TRAIL LN  
OREM, UT 84058

BAMGARTNER, STEVEN & MONICA  
856 S 1840 W  
OREM, UT 84058

SPEIRS, JOSEPH  
1058 E 1100 N  
LEHI, UT 84043

LEMKE, RACHEL A  
879 S 2040 W  
OREM, UT 84058

JENSEN, RACHEL  
--OR CURRENT RESIDENT--  
858 S 1840 WEST  
OREM, UT 84058

RAY, LARRY A & GAY L  
1526 W 1730 N  
PROVO, UT 84604

HAINSWORTH, ANNA M  
--OR CURRENT RESIDENT--  
962 S 1925 WEST  
OREM, UT 84058

LATU, MELBA  
859 S FOX TRAIL LA  
OREM, UT 84058

BACKUS, BRENT S & RAGEN  
1758 SPRINGWATER DR  
OREM, UT 84058

PETERSON, JOHN LEE & SANDRA  
--OR CURRENT RESIDENT--  
973 S 1925 WEST  
OREM, UT 84058

WELLS REAL ESTATE INVESTMENTS  
--OR CURRENT RESIDENT--  
861 S PHEASANT RUN  
OREM, UT 84058

COLEMAN, EDWARD  
1763 W 850 S  
OREM, UT 84058

ALBALOUL, YACOUB H  
--OR CURRENT RESIDENT--  
980 S 1925 WEST  
OREM, UT 84058

BARNES, RALF  
--OR CURRENT RESIDENT--  
871 S PHEASANT RUN  
OREM, UT 84058

HARRIS, GREGORY M  
1771 W 850 S  
OREM, UT 84058

ADAMS, TONI & OLIVIA  
1115 DEANNA DR  
MENLO PARK, CA 94025

JM HOLDAWAY OREM LLC  
--OR CURRENT RESIDENT--  
875 S PHEASANT RUN  
OREM, UT 84058

COX, TREVOR J & JENNIFER J  
1774 W 815 S  
OREM, UT 84058

STATE OF UTAH THE (ET AL)  
1594 W NORTH TEMPLE STE 3520  
SALT LAKE CITY, UT 84114

ANDRIAFANOMEZANA, ROMEO GUY  
& ALECIA ANN  
--OR CURRENT RESIDENT--  
879 S PHEASANT RUN  
OREM, UT 84058

ZDBJ PROPERTIES LLC  
1776 E PERUVIAN CIR  
SANDY, UT 84093

GARFIELD, J ADAM & JULIE A  
1764 W 800 S  
OREM, UT 84058

WANG, YONG JUN & ZHE  
--OR CURRENT RESIDENT--  
883 S 2040 WEST  
OREM, UT 84058

LANGFORD, BRETT M & TAHNEE R  
1778 W 815 S  
OREM, UT 84058

RASPOPI, ELDIS & SADIE SUMMER  
--OR CURRENT RESIDENT--  
1767 W 850 SOUTH  
OREM, UT 84058

WATCH, DAVID B & PHYLLIS C  
963 S 1925 W  
OREM, UT 84058

JENSEN, TANNER L  
1780 W 850 S  
OREM, UT 84058

BOND, ANTHONY  
1772 W 815 S  
OREM, UT 84058

STEPHENS, JEFFREY W (ET AL)  
976 S 1925 W  
OREM, UT 84058

BARRAZA, CRISTIAN  
1783 W 815 S  
OREM, UT 84058

TERMEBIKSJETOW, ROBERT  
1776 W 815 S  
OREM, UT 84058

WATTS, JENNY N  
1017 E 720 N  
OREM, UT 84097

WINN, TARA E  
1788 W 850 S  
OREM, UT 84058

WILKINSON, STEVEN J  
1781 W 815 S  
OREM, UT 84058

WALL, CHET J & KRISTY GARDNER  
1445 W BLUFF HILL DR  
ST GEORGE, UT 84771

COPE, AUSTIN J & BRITTANY J  
1791 W 850 S  
OREM, UT 84058

DOOLIN, ADAM (ET AL)  
1784 W 850 S  
OREM, UT 84058

RASMUSSEN, C MARTIN  
1750 KERSHAW ST  
OGDEN, UT 84403

DUNN, MAURIANNE  
1794 W 815 S  
OREM, UT 84058

CHAMBERLAIN, PAUL HARRIS  
--OR CURRENT RESIDENT--  
1786 W 850 SOUTH  
OREM, UT 84058

DAVIS, STANLEY & MICHELLE  
--OR CURRENT RESIDENT--  
1761 W 850 SOUTH  
OREM, UT 84058

J & N PROPERTIES MANAGEMENT  
--OR CURRENT RESIDENT--  
1797 W 850 SOUTH  
OREM, UT 84058

OLMSTEAD, HEATHER  
1789 W 815 S  
OREM, UT 84058

RAY, LARRY A & GAYE L  
1765 W 850 S  
OREM, UT 84058

PETERSON, JOHN LEE & SANDRA  
1801 17TH ST  
HUNTINGTON BEACH, CA 92648

PELLISSIE, ERIC S & COURTNEY L  
1792 W 815 S  
OREM, UT 84058

PERUZZO, FRANCISCO  
1769 W 850 S  
OREM, UT 84058

MELO, GILSON & ALESSANDRA B  
--OR CURRENT RESIDENT--  
1803 W 850 SOUTH  
OREM, UT 84058

J & N PROPERTIES MANAGEMENT  
--OR CURRENT RESIDENT--  
1795 W 850 SOUTH  
OREM, UT 84058

BRISTOW, NIKKI  
1773 W 850 S  
OREM, UT 84058

FARNWORTH, JOSHUA & CARRIE  
1808 W 600 S  
OREM, UT 84058

VOWLES, MC KAY & CAMI  
1798 W 815 S UNIT 209  
OREM, UT 84058

SOPER, AMIE  
--OR CURRENT RESIDENT--  
1775 W 850 SOUTH  
OREM, UT 84058

KUAEA, KENNETH L & LOUISA  
LEALAI  
--OR CURRENT RESIDENT--  
1811 W 850 SOUTH  
OREM, UT 84058

ANDRUS, TROY & DIANA  
1801 W 850 S  
OREM, UT 84058

ASAY, JOSH & WHITNEY  
1777 W 850 S  
OREM, UT 84058

BAKER, LUCAS D  
1815 W 850 S  
OREM, UT 84058

GOOCH, GREG B  
--OR CURRENT RESIDENT--  
1804 W 600 SOUTH  
OREM, UT 84058

SELLERS, ANDREW F & VIRGINIA  
JENNA ELIZABETH  
--OR CURRENT RESIDENT--  
1779 W 850 SOUTH  
OREM, UT 84058

KING MANAGEMENT COMPANY LLC  
--OR CURRENT RESIDENT--  
1818 W 795 SOUTH  
OREM, UT 84058

CORP PRES BISHOP LDS CHURCH  
--OR CURRENT RESIDENT--  
1810 W SPRINGWATER  
OREM, UT 84058

COMMON AREA  
--OR CURRENT RESIDENT--  
1782 W 815 SOUTH  
OREM, UT 84058

MENDENHALL, JONATHAN &  
LINDSIE  
1822 W 600 S  
OREM, UT 84058

SLAUSON, DEREK J  
1813 W 795 S  
OREM, UT 84058

NGUYEN, THANH (ET AL)  
--OR CURRENT RESIDENT--  
1785 W 815 SOUTH  
OREM, UT 84058

PHEASANT MEADOW AT SLEEPY  
RIDGE LLC  
--OR CURRENT RESIDENT--  
1824 W 795 SOUTH  
OREM, UT 84058

ROSE, TAYLOR  
1817 W 645 S  
OREM, UT 84058

VALENZUELA, DAVID (ET AL)  
1787 W 815 S  
OREM, UT 84058

VAWDREY, COLLEEN  
1827 W 645 S  
OREM, UT 84058

COPE, RYAN M & MICHELLE L  
1819 W 850 S  
OREM, UT 84058

ROTHER, LAURA L  
1790 W 850 S  
OREM, UT 84058

FRYER, JOSHUA T & LARISSA M  
1829 W 795 S  
OREM, UT 84058

GARDNER, STERLING B (ET AL)  
1822 W 795 S  
OREM, UT 84058

ISRAELSEN, BRIGETTE FAGGIOLI  
1793 W 850 S  
OREM, UT 84058

SNOW, ARIEL D  
--OR CURRENT RESIDENT--  
1831 W 850 SOUTH  
OREM, UT 84058

JOHNSON, BRADY R  
1825 W 795 S  
OREM, UT 84058

WEEKS, SKYLAR J & BRITTANY L  
1796 W 815 S  
OREM, UT 84058

LARSEN, NATHAN M  
1833 W 645 S  
OREM, UT 84058

ASHBY, KYLE & KATHERINE  
BRANDAO (ET AL)  
1827 W 850 S  
OREM, UT 84058

RODRIGUES, MICHAEL D  
1800 W 815 S  
OREM, UT 84058

MITCHELL, WILLIAM  
--OR CURRENT RESIDENT--  
1841 W 645 SOUTH  
OREM, UT 84058

RECIO, JESUS ALFONSO  
1830 W 600 S  
OREM, UT 84058

PETERSON, JOHN LEE & SANDRA  
1808 17TH ST  
HUNTINGTON BEACH, CA 92648

MATAGI, JACOB & AMANDA  
1848 W 645 S  
OREM, UT 84058

MITCHELL, CAROLYN K  
1838 W 645 S  
OREM, UT 84058

REAGAN, DOUGLAS S & CHERYLE L  
1814 W 795 S  
OREM, UT 84058

BROWN, MATT R  
1863 W 645 S  
OREM, UT 84058

STOREY, LORI M & LORI MACHELLE  
1847 W 600 S  
OREM, UT 84058

SMITH, BRANDON D & MEGAN K  
1817 W 795 S  
OREM, UT 84058

JARRIN, BLAS R & ROGER  
1877 W FOX TRAIL LA  
OREM, UT 84058

WARNER, TREY  
--OR CURRENT RESIDENT--  
1849 W 645 SOUTH  
OREM, UT 84058

HAWKINS, JOSEPH E  
1821 W 795 S  
OREM, UT 84058

HOLT, TANNER JAMES & BRADFORD  
RALSTON  
1884 W GOLDEN POND WY  
OREM, UT 84058

HESLINGTON, KYMBERLY  
1868 W 600 S  
OREM, UT 84058

HATTY INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
1823 W 850 SOUTH  
OREM, UT 84058

PETERSON, JOHN LEE & SANDRA  
SUE  
--OR CURRENT RESIDENT--  
1889 W FOX TRAIL LN  
OREM, UT 84058

SCOTT, BRIAN & JADA  
--OR CURRENT RESIDENT--  
1880 W GOLDEN POND WAY  
OREM, UT 84058

KING MANAGEMENT COMPANY LLC  
--OR CURRENT RESIDENT--  
1826 W 795 SOUTH  
OREM, UT 84058

HAINSWORTH, ANNA MARY  
1894 W GOLDEN POND WY  
OREM, UT 84058

BARBER, JEREMIAH B  
1885 W FOX TRAIL LA  
OREM, UT 84058

WEBER, ADAM J & TIFFANY A  
1828 W 795 S  
OREM, UT 84058

WHITING, TREVOR & TRISHA  
--OR CURRENT RESIDENT--  
1897 W FOX TRAIL LN  
OREM, UT 84058

BURNINGHAM, DAVID & DIANE  
1893 W FOX TRAIL LA  
OREM, UT 84058

JONES, MICHAEL B  
--OR CURRENT RESIDENT--  
1832 W 795 SOUTH  
OREM, UT 84058

SAMSON, JEFF S & PAULA M  
1901 W FOX TRAIL LA  
OREM, UT 84058

WELLS, CHRISTOPHER R  
1896 W PHEASANT RUN  
OREM, UT 84058

GLENN, JAY L  
1839 W 600 S  
OREM, UT 84058

ZDBJ PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1903 W PHEASANT RUN  
OREM, UT 84058

BURNINGHAM, DAVID R & DIANE  
--OR CURRENT RESIDENT--  
1899 W PHEASANT RUN  
OREM, UT 84058

LEVANGER, SUSAN L  
1848 W 600 S  
OREM, UT 84058

NELSON, HEATHER K  
--OR CURRENT RESIDENT--  
1905 W FOX TRAIL LN  
OREM, UT 84058

SAMSON, JEFF S & PAULA M  
--OR CURRENT RESIDENT--  
1901 W FOX TRAIL LN  
OREM, UT 84058

IVIE, MICHAEL ANDREW  
1862 W 600 S  
OREM, UT 84058

RUIZ, MIRIAM (ET AL)  
1908 W FOX TRAIL LA  
OREM, UT 84058

STEADMAN, BRYAN K &  
CHANTELLE C  
1904 W FOX TRAIL LA  
OREM, UT 84058

ROSE, GARRETT D & BROOKE  
1872 W 600 S  
OREM, UT 84058

CLEGG, DARREL L  
--OR CURRENT RESIDENT--  
1909 W GOLDEN POND WY  
OREM, UT 84058

CLEGG, DARREL L  
1905 W GOLDEN POND WY  
OREM, UT 84058

VAN HOFF, JOHN G & JANA S (ET AL)  
--OR CURRENT RESIDENT--  
1881 W FOX TRAIL LA  
OREM, UT 84058

HARPER, ERIC & LACI  
--OR CURRENT RESIDENT--  
1911 W PHEASANT RUN  
OREM, UT 84058

YOUNGDOFF, CANDICE C (ET AL)  
--OR CURRENT RESIDENT--  
1906 W PHEASANT RUN  
OREM, UT 84058

RRH ENTERPRISES LLC  
--OR CURRENT RESIDENT--  
1888 W GOLDEN POND WAY  
OREM, UT 84058

HAIR, JOHN W & JENNIFER W  
--OR CURRENT RESIDENT--  
1912 W FOX TRAIL LA  
OREM, UT 84058

GLAUSER, MICHAEL S  
1910 W GOLDEN POND WY  
OREM, UT 84058

BURNINGHAM, DAVID & DIANE  
--OR CURRENT RESIDENT--  
1893 W FOX TRAIL LN  
OREM, UT 84058

BEARDALL, TAMARA H  
1916 W FOX TRAIL LA  
OREM, UT 84058

MEHR HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1913 W FOX TRAIL LN  
OREM, UT 84058

WYZ PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1900 W PHEASANT RUN  
OREM, UT 84058

COWLES, MELISSA JENI  
1918 W PHEASANT RUN DR  
OREM, UT 84058

MEHR HOLDINGS LLC  
--OR CURRENT RESIDENT--  
1917 W FOX TRAIL LN  
OREM, UT 84058

DANIELS, GARY & MARLENE R  
--OR CURRENT RESIDENT--  
1902 W PHEASANT RUN  
OREM, UT 84058

NGUYEN, THANH (ET AL)  
1921 N 1420 W  
PROVO, UT 84604

SOUTHARD, MATTEW JORY  
1920 W GOLDEN POND WY  
OREM, UT 84058

ADAMS, TONI & OLIVIA  
--OR CURRENT RESIDENT--  
1906 W GOLDEN POND WY  
OREM, UT 84058

JUDD, MARINDA  
1924 W PHEASANT RUN DR  
OREM, UT 84058

BILLINGS, RUSSELL L  
1922 W 700 S  
OREM, UT 84058

ZDBJ PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1907 W PHEASANT RUN  
OREM, UT 84058

WALL, CHET J & KRISTY GARDNER  
--OR CURRENT RESIDENT--  
1930 W GOLDEN POND WY  
OREM, UT 84058

HUBER, BRADEN R  
1926 W GOLDEN POND WY  
OREM, UT 84058

MILLECAM, BRYCE M & AMANDA L  
--OR CURRENT RESIDENT--  
1909 W FOX TRAIL LN  
OREM, UT 84058

HASKINS, LOIS  
--OR CURRENT RESIDENT--  
1935 W GOLDEN POND WY  
OREM, UT 84058

ALVIDREZ, RAUL & EMMA  
1934 W 475 S  
OREM, UT 84058

JASON BENCH  
1911 N MAIN STREET  
OREM, UT 84057

RH ACQUISITION LLC  
--OR CURRENT RESIDENT--  
1939 W GOLDEN POND WAY  
OREM, UT 84058

SPEIRS, JOSEPH  
--OR CURRENT RESIDENT--  
1937 W GOLDEN POND WY  
OREM, UT 84058

KENNEDY, BRANDON  
1914 W GOLDEN POND WY  
OREM, UT 84058

HUNT, CALE R & NATASHA L  
1945 W 475 S  
OREM, UT 84058

FORD, LANCE  
1940 W 700 S  
OREM, UT 84058

CLARK, CARL & RONDA  
1917 W GOLDEN POND WY  
OREM, UT 84058

MAY, PAULINE M (ET AL)  
--OR CURRENT RESIDENT--  
1949 W GOLDEN POND WY  
OREM, UT 84058

MALINKA, JOHN & JANETTE  
1945 W GOLDEN POND WY  
OREM, UT 84058

BLACK, ALEXANDER  
1920 W PHEASANT RUN DR  
OREM, UT 84058

KILLIAN, GLEN H & BARBARA  
--OR CURRENT RESIDENT--  
1953 W GOLDEN POND WY  
OREM, UT 84058

HIGGINSON, JEANNETTE S & KRAIG  
--OR CURRENT RESIDENT--  
1952 W 700 SOUTH  
OREM, UT 84058

PETERSON, SARAH LYNN  
1923 W GOLDEN POND WY  
OREM, UT 84058

ITRI, DANIEL & NICHOLAS (ET AL)  
1957 W GOLDEN POND WY  
OREM, UT 84058

POULSEN, ANDREW C & LEAH S  
1956 W 475 S  
OREM, UT 84058

GOLDEN POND WAY RENTALS LLC  
1929 W GOLDEN POND WY  
OREM, UT 84058

KNECHT, BRENT  
1963 W GOLDEN POND WY  
OREM, UT 84058

GREEN, BENNETT  
1959 W GOLDEN POND WY  
OREM, UT 84058

PIRIR, MANUEL J  
1934 W GOLDEN POND WY  
OREM, UT 84058

WYZ PROPERTIES LLC  
1968 W GOLDEN POND WY  
OREM, UT 84058

HIGGINSON, JEANNETTE S & KRAIG  
--OR CURRENT RESIDENT--  
1964 W 700 SOUTH  
OREM, UT 84058

MANN, MITCHLE W  
1938 W GOLDEN POND WY  
OREM, UT 84058

MAUGHAN, WAYNE  
1972 W GOLDEN POND WY  
OREM, UT 84058

WALKER, LANCE & CHRISTINE M  
1969 S 180 W  
OREM, UT 84058

HARTMAN, PATRICIA  
1944 W GOLDEN POND WY  
OREM, UT 84058

LOFRANO, JOHN B  
--OR CURRENT RESIDENT--  
1989 W 475 SOUTH  
OREM, UT 84058

HIGGINSON, JEANNETTE S & KRAIG  
--OR CURRENT RESIDENT--  
1980 W 700 SOUTH  
OREM, UT 84058

HARDING, R ANDREW & KRISTEN L  
1948 W GOLDEN POND WY  
OREM, UT 84058

RASMUSSEN, C MARTIN  
--OR CURRENT RESIDENT--  
1992 W 700 SOUTH  
OREM, UT 84058

GRAY, CODY RAY & DEVRY  
1990 W GOLDEN POND WY  
OREM, UT 84058

WANG, QIZHONG (ET AL)  
--OR CURRENT RESIDENT--  
1952 W GOLDEN POND WY  
OREM, UT 84058

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
1999 W 475 SOUTH  
OREM, UT 84058

BROWN, KIM  
--OR CURRENT RESIDENT--  
1994 W GOLDEN POND WY  
OREM, UT 84058

KITCHEN, STEPHEN B & ASHLEY C  
1956 W GOLDEN POND WY  
OREM, UT 84058

WATTS, JENNY N  
--OR CURRENT RESIDENT--  
2004 W 475 SOUTH  
OREM, UT 84058

DALLIN, NATHAN  
2001 W GOLDEN POND WY  
OREM, UT 84058

WANG, QIZHONG (ET AL)  
--OR CURRENT RESIDENT--  
1960 W GOLDEN POND WY  
OREM, UT 84058

KAPP, KEVIN P & KIM C  
2012 W 475 S  
OREM, UT 84058

SALMON, JASON & SHANNON  
2007 W 475 S  
OREM, UT 84058

LINDSAY, JEFF  
1964 W GOLDEN POND WY  
OREM, UT 84058

ROBINS, MARGARET OLENA & TODD  
2028 W GOLDEN POND WY  
OREM, UT 84058

SALMON, RYAN J  
2015 W 475 S  
OREM, UT 84058

OLSEN, BRYCE J & KAREN  
1972 W 475 S  
OREM, UT 84058

WELLS, JONATHAN R  
2041 W 475 S  
OREM, UT 84058

CATALYST PARTNERS LLC  
--OR CURRENT RESIDENT--  
2032 W GOLDEN POND WY  
OREM, UT 84058

TOLEAFOA, KUKA T  
1981 W 475 S  
OREM, UT 84058

CANNON, KLARK Q  
2077 N 1100 E  
LEHI, UT 84043

GOODRICH, STEVEN D & VICKI ANN  
2067 W 475 S  
OREM, UT 84058

RILEY, BRYAN N & KIRSTY  
1992 W 475 S  
OREM, UT 84058

CRAM, PAUL D & STEPHANIE E  
2106 W 475 S  
OREM, UT 84058

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
2083 W 475 SOUTH  
OREM, UT 84058

MURRAY, BRADLEY J & MARY BETH  
--OR CURRENT RESIDENT--  
1998 W GOLDEN POND WY  
OREM, UT 84058

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
2120 W 475 SOUTH  
OREM, UT 84058

SKAGGS, PAUL T & DEBRA C  
2113 W 475 S  
OREM, UT 84058

CUTHBERT, RODNEY BLAIR &  
PATRICIA JANE  
2002 W GOLDEN POND WY  
OREM, UT 84058

CRAWLEY, JOHN L & NANCY W  
2544 N 530 E  
PROVO, UT 84601

WANG, QIZHONG (ET AL)  
2481 FAIRWAY DR  
SPANISH FORK, UT 84660

LARSON, BYRON & KATIE  
2009 W GOLDEN POND WY  
OREM, UT 84058

MOLLING, MARC  
3126 W WILLOW REED  
LEHI, UT 84043

J & N PROPERTIES MANAGEMENT  
LLC  
2544 N 530 E  
PROVO, UT 84604

NELSON, JERICA  
--OR CURRENT RESIDENT--  
2024 W GOLDEN POND WY  
OREM, UT 84058

MATSUMORI, JESSICA  
3891 MIDDLEFIELD RD  
PALO ALTO, CA 94303

HARWOOD, DEE  
3128 S 300 W  
SALT LAKE CITY, UT 84115

BARKINS, ROSE MARIE  
2036 W GOLDEN POND WY  
OREM, UT 84058

HIGGINSON, JEANNETTE S & KRAIG  
%BURDGE, MARK  
4626 N 300 W STE 365  
PROVO, UT 84604

BURNINGHAM, DAVID R & DIANE  
4248 CRESTHAVEN LA  
LEHI, UT 84043

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
2072 W 475 SOUTH  
OREM, UT 84058

JEX, RONALD KENT & TERRI NORMA  
6600 S 66TH ST  
LINCOLN, NE 68516

BROWN, KIM  
5202 SUNSET RIDGE CT  
GLENWOOD SPRINGS, CO 81601

CANYON RIVER HOMES LLC  
--OR CURRENT RESIDENT--  
2101 W 475 SOUTH  
OREM, UT 84058

2045 VILLAGE CENTER CIRCLE LLC  
(ET AL)  
9337 OUTER BANKS AV  
LAS VEGAS, NV 89149

LOCKO, DAVID & JUSTINE  
7718 WHITNEY DR  
RIVERSIDE, CA 92509

BATEMAN, DAVID S  
2115 W 475 S  
OREM, UT 84058

TURETZKY, DARREN & ADRIA  
11400 W PARMER LA UNIT 118  
CEDAR PARK, TX 78613

MAY, PAULINE M (ET AL)  
%BOSSelman, MELAINIE  
10510 BUCK BRUSH RD  
CHEYENNE, WY 82009

SCOTT, BRIAN & JADA  
2482 W 1390 N  
PROVO, UT 84601

CANYON RIVER HOMES LLC  
11989 N ATLAS DR  
HIGHLAND, UT 84003

KILLIAN, GLEN H & BARBARA  
11448 FUERTE FARMS RD  
EL CAJON, CA 92020

BANK OF UTAH (ET AL)  
%FBO PETER L CRAWLEY IRA  
2605 WASHINGTON BLVD  
OGDEN, UT 84401

DANIELS, GARY & MARLENE R  
5466 W 10180 N  
HIGHLAND, UT 84003

HASKINS, LOIS  
12146 GROVEDALE DR  
WHITTIER, CA 90604

GY RESIDENTIAL HOLDINGS LLC  
3165 E MILLCREEK DR # 450  
HOLLADAY, UT 84121

PHEASANT MEADOW AT SLEEPY  
RIDGE LC  
8703 S SANDY PKY  
SANDY, UT 84070

VAN HOFF, JOHN G & JANA S (ET AL)  
12941 HUNTER HOLLOW WY  
DRAPER, UT 84020

COOKS LAND & INVESTMENT LP  
4264 N CANYON RD  
PROVO, UT 84604

MEHR HOLDINGS LLC  
11122 YARROW CIR  
HIGHLAND, UT 84003

WELLS REAL ESTATE INVESTMENTS  
LLC  
11453 CAMDEN PARK LA  
DRAPER, UT 84020

D R HORTON INC  
12351 GATEWAY PARK PL # D-100  
DRAPER, UT 84020



# DRC APPLICATION

www.orem.org

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

APPLICANT INFORMATION				FORM EXPIRES: 06-30-2014
Name:	THE BUNCHES AT SLEEPY RIDGE			Phone: 801-847-8000
Address:	TRC S SLEEPY RIDGE DR			FAX: 801-434-7435
City:	OREM	State:	UT	Zip: 84058 e-mail: mtrc@sleepyridge.com

PROJECT INFORMATION	
Project Name:	General DLT Appx 22-11-27(D) And permit fees
Project Address:	1020 27th St, P.O. Box 1, Orem, UT 84058

Nature of Request (Check all that apply) and Filing Fee Amount				
SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary/PRD \$700 + \$20/lot or unit	<input type="checkbox"/> Sign \$600	<input type="checkbox"/> Land Use Map Change \$1000 + \$25 sign fee	<input type="checkbox"/> Site Plan Admin. Approval \$400	<input type="checkbox"/> To City Council \$400
<input type="checkbox"/> Preliminary deep lot sign fee \$25	<input type="checkbox"/> Subdivision \$600	<input type="checkbox"/> Text Change \$1000	<input type="checkbox"/> Site Plan \$1,500 + \$25 sign fee for following PD Zones 1,4,5,15,16,21	<input type="checkbox"/> To Planning Commission \$400
<input type="checkbox"/> Final \$100 + \$20/lot or unit + recording fees	<input type="checkbox"/> Zoning, Text \$600		<input type="checkbox"/> Concrete/Masonry Fence \$50	<input type="checkbox"/> Street Vacation \$800
<input type="checkbox"/> Vacation/Amendment \$600 + \$25 sign fee + recording fees	<input type="checkbox"/> New PD Zone, Text \$1000 + \$25 sign fee for PD zone		<input type="checkbox"/> Daycare Fence Approval \$100	<input type="checkbox"/> Annexation \$1000 + \$25 sign fee
<input type="checkbox"/> Final PRD \$400 + \$30/lot or unit + recording fees	<input type="checkbox"/> Rezone \$800 + \$25 sign fee		<input type="checkbox"/> Temporary Site Plan Approval \$100	<input type="checkbox"/> Driveway Entrance Modification \$175
<input type="checkbox"/> Lot Line Adjustment \$400 + \$25 sign fee, not including recording fees	<input type="checkbox"/> New PD Zone, Rezone \$800 + \$25 sign fee for PD zone		<input type="checkbox"/> Conditional Use Permit \$600.00 + \$25 sign fee	<input type="checkbox"/> Resubmittal Fee \$100-review After three reviews
			<input type="checkbox"/> Fence Modification/Waiver \$100	<input type="checkbox"/> Other \$200
			<input type="checkbox"/> Condominium Conversion \$300.00 + \$55/Unit (\$25 sign fee, + \$30 building inspection fee/Unit)	

### FILING FEES AND REQUIRED COPIES

**FILING FEES:** The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

**REQUIRED COPIES:** Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. Provide a complete set of PDF drawings with application - email PDF drawings to [lpmeritt@orem.org](mailto:lpmeritt@orem.org).

### APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

**PLANNING COMMISSION/CITY COUNCIL MEETINGS:** Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

**NEIGHBORHOOD MEETING:** The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: **General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.**

**DRC APPLICATION:** This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

**FILING FEE NOTICE:** Applications filed after July 1 are subject to fee changes.

Applicant's Signature:	Contact Person Name: <u>Gowen Hou</u>	Phone: <u>801-420-4202</u>
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OFFICE USE ONLY		
Date Filed: <u>10-21-13</u>	Fees Paid: <u>\$600</u>	Received By: <u>T.B.</u>

**Please Note:** The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

## **Project Timeline**

### **Permitted Uses in PD-15 zone**

1. DRC application date: 10/21/2013
2. Obtained Development Review Committee clearance on: 10/24/2013
3. Publication notice for PC sent to Records office on: 11/14/2013
4. Neighborhood notice for Planning Commission mailed on: 12/4/2013
5. Planning Division Manager received neighborhood notice on: 12/5/2013
6. Planning Commission recommended approval on: 12/11/2013
7. Publication notice for CC sent to Records office on: 12/19/2013
8. Notice for City Council mailed on: 12/4/2013
9. Planning Division Manager received neighborhood notice on: 12/5/2013
10. City Council approved request on: 1/14/2014

**CITY OF OREM**  
**BUDGET REPORT FOR THE MONTH ENDED NOVEMBER 2013**

Percent of Year Expired: 42%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2014	% To Date FY 2013	Notes
<b>10 GENERAL FUND</b>								
Revenues	41,868,598	1,979,243	10,938,036			26%		
Appr. Surplus - Current	285,000		285,000			100%		
Appr. Surplus - Prior Year	1,037,610		1,037,610			100%		
Std. Interfund Transactions	4,623,406		4,623,406			100%		
<b>Total Resources</b>	<b>47,814,614</b>	<b>1,979,243</b>	<b>16,884,052</b>		<b>30,930,562</b>	<b>35%</b>	<b>37%</b>	
Expenditures	47,814,614	3,082,120	19,705,161	1,243,639	26,865,814	44%	46%	
<b>20 ROAD FUND</b>								
Revenues	2,260,000	445,313	690,266			31%		
Appr. Surplus - Prior Year	1,554,240		1,554,240			100%		
<b>Total Resources</b>	<b>3,814,240</b>	<b>445,313</b>	<b>2,244,506</b>		<b>1,569,734</b>	<b>59%</b>	<b>49%</b>	
Expenditures	3,814,240	58,469	1,895,306	575,788	1,343,146	65%	56%	
<b>21 CARE TAX FUND</b>								
Revenues	1,700,000	160,467	470,756			28%		
Appr. Surplus - Current	133,035		133,035			100%		
Appr. Surplus - Prior Year	4,946,793		4,946,793			100%		
<b>Total Resources</b>	<b>6,779,828</b>	<b>160,467</b>	<b>5,550,584</b>		<b>1,229,244</b>	<b>82%</b>	<b>88%</b>	
Expenditures	6,779,828	4,500	1,202,710	2,171,760	3,405,358	50%	11%	1
<b>30 DEBT SERVICE FUND</b>								
Revenues	7,331,861	1,656,927	3,411,977			47%		
Appr. Surplus - Current	574,999		574,999					
Appr. Surplus - Prior Year	4,820		4,820			100%		
<b>Total Resources</b>	<b>7,911,680</b>	<b>1,656,927</b>	<b>3,991,796</b>		<b>3,919,884</b>	<b>50%</b>	<b>49%</b>	
Expenditures	7,911,680	2,142,174	2,926,630		4,985,050	37%	33%	
<b>45 CIP FUND</b>								
Revenues	240,000	76,939	197,617			82%		
Appr. Surplus - Prior Year	869,126		869,126			100%		
<b>Total Resources</b>	<b>1,109,126</b>	<b>76,939</b>	<b>1,066,743</b>		<b>42,383</b>	<b>96%</b>	<b>89%</b>	
Expenditures	1,109,126	23,270	202,179	31,251	875,696	21%	8%	
<b>51 WATER FUND</b>								
Revenues	11,209,031	623,627	5,946,598			53%		
Appr. Surplus - Prior Year	2,913,995		2,913,995			100%		
<b>Total Resources</b>	<b>14,123,026</b>	<b>623,627</b>	<b>8,860,593</b>		<b>5,262,433</b>	<b>63%</b>	<b>66%</b>	
Expenditures	14,123,026	385,048	4,797,896	198,593	9,126,537	35%	37%	
<b>52 WATER RECLAMATION FUND</b>								
Revenues	6,954,851	560,895	2,830,603			41%		
Appr. Surplus - Prior Year	1,496,982		1,496,982			100%		
<b>Total Resources</b>	<b>8,451,833</b>	<b>560,895</b>	<b>4,327,585</b>		<b>4,124,248</b>	<b>51%</b>	<b>48%</b>	
Expenditures	8,451,833	227,503	2,985,261	738,326	4,728,246	44%	43%	
<b>55 STORM SEWER FUND</b>								
Revenues	2,880,300	251,783	1,260,142			44%		
Appr. Surplus - Prior Year	977,969		977,969			100%		
<b>Total Resources</b>	<b>3,858,269</b>	<b>251,783</b>	<b>2,238,111</b>		<b>1,620,158</b>	<b>58%</b>	<b>66%</b>	
Expenditures	3,858,269	246,754	2,069,474	443,374	1,345,421	65%	64%	
<b>56 RECREATION FUND</b>								
Revenues	1,694,500	76,347	485,668			29%		
Appr. Surplus - Prior Year	18,255		18,255			100%		
<b>Total Resources</b>	<b>1,712,755</b>	<b>76,347</b>	<b>503,923</b>		<b>1,208,832</b>	<b>29%</b>	<b>38%</b>	
Expenditures	1,712,755	103,445	727,586	145,088	840,081	51%	50%	
<b>57 SOLID WASTE FUND</b>								
Revenues	3,379,600	285,846	1,434,502			42%		
Appr. Surplus - Prior Year	10,094		10,094			100%		
<b>Total Resources</b>	<b>3,389,694</b>	<b>285,846</b>	<b>1,444,596</b>		<b>1,945,098</b>	<b>43%</b>	<b>43%</b>	
Expenditures	3,389,694	229,374	1,450,370	227,499	1,711,825	49%	43%	

**CITY OF OREM**  
**BUDGET REPORT FOR THE MONTH ENDED NOVEMBER 2013**

Percent of Year Expired: 42%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2014	% To Date FY 2013	Notes
<b>61 FLEET MAINTENANCE FUND</b>								
Appr. Surplus - Prior Year	595		595			100%		
Std. Interfund Transactions	585,000		585,000			100%		
<b>Total Resources</b>	<b>585,595</b>		<b>585,595</b>			<b>100%</b>	<b>100%</b>	
Expenditures	585,595	29,724	281,173	12,394	292,028	50%	52%	
<b>62 PURCHASING/WAREHOUSING FUND</b>								
Revenues		15	75			100%		
Std. Interfund Transactions	340,000		340,000			100%		
<b>Total Resources</b>	<b>340,000</b>	<b>15</b>	<b>340,075</b>		<b>-75</b>	<b>100%</b>	<b>100%</b>	
Expenditures	340,000	17,063	155,956	896	183,148	46%	42%	
<b>63 SELF INSURANCE FUND</b>								
Revenues	490,000	40,118	212,231			43%		
Std. Interfund Transactions	1,175,000		1,175,000			100%		
<b>Total Resources</b>	<b>1,665,000</b>	<b>40,118</b>	<b>1,387,231</b>		<b>277,769</b>	<b>83%</b>	<b>89%</b>	
Expenditures	1,665,000	66,985	1,197,227	19,648	448,125	73%	75%	
<b>74 CDBG FUND</b>								
Revenues	875,083	8,938	55,912			6%		
Appr. Surplus - Prior Year	241,343		241,343			100%		
<b>Total Resources</b>	<b>1,116,426</b>	<b>8,938</b>	<b>297,255</b>			<b>27%</b>	<b>40%</b>	
Expenditures	1,116,426	24,815	204,532	2,721	909,173	19%	40%	
<b>CITY TOTAL RESOURCES</b>	<b>102,672,086</b>	<b>6,166,458</b>	<b>49,722,645</b>		<b>52,130,270</b>	<b>48%</b>	<b>51%</b>	
<b>CITY TOTAL EXPENDITURES</b>	<b>102,672,086</b>	<b>6,641,244</b>	<b>39,801,461</b>	<b>5,810,977</b>	<b>57,059,648</b>	<b>44%</b>	<b>41%</b>	

**NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED NOVEMBER 2013:**

- 1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$2,171,760) being significantly more than in the prior fiscal year (\$0) at this date in time. This is due to the Fitness Center Pool Remodel capital project.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Richard Manning (229-7037) or Brandon Nelson (229-7010).

AGENDA MEETING 1/14/14

Once agenda is completed and on its way to the CC, the following steps can be completed:

- Agenda faxed to the press on: 1/10/14
- Agenda posted—Lib. & City on: 1/10/14
- Emailed to Executive Staff & Council: 1/10/14
- Agenda emailed to the press on: (blind copy) 1/10/14
- Agenda posted on website on: 1/10/14
- NIA Chairs informed on: 1/10/14
- State Website: 1/10/14
- Contact applicants: \_\_\_\_\_

Lori did it 1/10/14

- Ag overlay - no info provided
- Hosp overlay - no info provided
- PD40 - no info provided
- PD15 -
- \_\_\_\_\_

\*\*\*\*\*  
 \*\*\* MULTI TX/RX REPORT \*\*\*  
 \*\*\*\*\*

TX/RX NO	1165	
PGS.	9	
TX/RX INCOMPLETE		
	[ 01]918019734176	KTVX
	[ 02]98013442985	DAILY HERALD
	[ 07]	
TRANSACTION OK		
	[ 04]918012578525	SALT LAKE TRIBUN
	[ 05]98013738988	EVANS GRADER
	[ 06]98012256908	RANDY FARNWORTH
	[ 08]98017854510	LINDON CITY
	[ 09]98018526107	PROVO CITY
ERROR INFORMATION	-----	



CITY OF OREM  
 CITY COUNCIL MEETING  
 56 North State Street, Orem, Utah  
 January 14, 2014

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

**4:30 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

1. Review – Fitness Center Remodel – Karl Hirst (15 min)
2. Presentation – Victim Assistance Grant Requirement – (10 min)

**5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

**AGENDA REVIEW**

3. The City Council will review the items on the agenda.

**CITY COUNCIL - NEW BUSINESS**

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

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

**CALL TO ORDER**

**INVOCATION/INSPIRATIONAL THOUGHT: By Invitation**

**PLEDGE OF ALLEGIANCE: By Invitation**

CITY OF OREM  
**CITY COUNCIL MEETING**  
 JANUARY 14, 2014



<b>REQUEST:</b>	<b>6:30 P.M. PUBLIC HEARING</b> <b>ZONE ORDINANCE AMENDMENT – Amending Article 22-5-3(A) and the zoning map of the Orem City Code by applying the agriculture overlay zone (AG) to property located at 31 South 800 East and 75 South 800 East</b>
<b>APPLICANT:</b>	Dawna Owen and John Crandall
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspaper
- Emailed to newspaper
- Posted property on December 31, 2013
- Mailed 75 notices on December 3, 2013

**SITE INFORMATION:**

- General Plan  
**Low Density Residential**
- Current Zone  
**R8**
- Acreage  
**4.11**
- Neighborhood  
**Orem**
- Neighborhood Chair  
**Monta Rae Jeppson**

<b>PLANNING COMMISSION RECOMMENDATION</b>
<b>Approve: 7-0</b>

<b>PREPARED BY:</b> David Stroud, AICP Planner
<b>APPROVED BY:</b> 

**REQUEST:** Dawna Owen and John Crandall request the City amend Article 22-5-3(A) and the zoning map of Orem City Code by applying the agriculture overlay zone to approximately 4.11 acres at 31 South 800 East and 75 South 800 East.

**BACKGROUND:** Dawna Owen (75 South 800 East) and John Crandall (31 South 800 East) operate one of the few remaining orchards in the City. Their immediate plans are to keep the orchard in operation and they desire to protect the current use of the property by applying the agriculture overlay zone to two parcels consisting of over four acres. The AG overlay zone provides protection of agricultural uses from nearby residences or businesses which might file a nuisance complaint against the use. The agriculture overlay zone was previously applied to properties located immediately to the south and north across Center Street in January 2012.

The applicant held a neighborhood meeting on Wednesday, December 4, 2013. Those in attendance voiced their support of the request.

The purposes of the agriculture overlay zone as stated in Section 22-12-6 are as follows:

1. To encourage the preservation of existing agricultural uses within the City in areas where residential and agricultural uses are compatible; and
2. To provide owners and prospective owners of property located near property in the agriculture overlay zone with notice of the potential positive and negative effects that may be associated with the agricultural use of the property.

If the agriculture overlay zone is applied to the property, all uses permitted in the underlying R8 zone would continue to be permitted. In addition, the following additional agricultural uses would also be permitted:

- Forestry
- Orchards
- Gardening
- Plant Nursery

The practice of the agricultural uses listed above may result in occasional

**CITY OF OREM**  
**CITY COUNCIL MEETING**  
 JANUARY 14, 2014



<b>REQUEST:</b>	<b>6:20 P.M. PUBLIC HEARING</b> <b>ZONE ORDINANCE AMENDMENT – Amending Section 22-12-3(N) of the Orem City Code pertaining to signage requirements in the Hospital Overlay zone</b>
<b>APPLICANT:</b>	Deanne Leatherman/ YESCO Signs
<b>FISCAL IMPACT:</b>	None

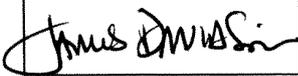
**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- Emailed to newspapers
- Mailed invitation letters to neighborhood chairs
- Posted on State's notification website.

**SITE INFORMATION:**

- General Plan  
     **Low Density Residential**
- Current Zone  
     **R8HO (Hospital Overlay)**
- Acreage  
     N/A
- Neighborhood  
     **Suncrest**
- Neighborhood Chair  
     N/A

**PREPARED BY:**  
 Clinton A. Spencer  
 Planner

**APPROVED BY:**  


**PLANNING COMMISSION RECOMMENDATION:**  
 6-0 for approval

**REQUEST:**

Deanne Leatherman with YESCO Signs requests the City amend Section 22-12-3(N) of the Orem City Code pertaining to signage requirements in the Hospital Overlay zone.

**BACKGROUND:**

There are two hospitals currently in Orem: the Timpanogos Regional Hospital and the IHC Orem Community Hospital. Both are located in the Hospital Overlay (HO) zone which is designed to allow for necessary medical services. Signage in the HO zone currently allows for wall signs, canopy signs, freestanding monument signs and hospital directional signs. The applicant is proposing an amendment to allow a pole sign with a maximum height of eighteen (18) feet and a total of 100 square feet in area. The largest sign currently available to the applicant is a six (6) foot tall monument sign. Timpanogos Regional Hospital has an existing pole sign that is allowed because they are also located in sign zone B which allows such signs. The Orem Community Hospital is not currently in a sign zone and the proposed amendment would allow them the opportunity to also have a pole sign.

The General Plan states that, “new signage regulations should be adopted to support the positive aspects of signage and to discourage the negative aspects.” The proposed amendment achieves this by:

- Allowing a sign that is not excessively large in comparison to others.
- Limiting the number of signs to one (1) per development.
- Setting design standards by not allowing visible support structures or poles.

The proposed amendment is outlined below:

**22-12-3(N) Signs.** A detailed sign plan shall be submitted to the City for approval prior to occupancy of any new building, issuance of a building permit for any signs, or installation of any signs. Permitted signs include wall signs, canopy signs, freestanding monument signs, and hospital directional signs. All signs proposed in the HO zone shall comply with the provisions of Chapter 14 and the following regulations:

1. Total Permitted Sign Area. The total maximum allowable area of all signs,

CITY OF OREM  
**CITY COUNCIL MEETING**  
 JANUARY 14, 2014



<b>REQUEST:</b>	<b>6:20 P.M. PUBLIC HEARING</b> <b>REZONE AND ZONE ORDINANCE AMENDMENTS – Enacting Section 22-11-53, PD-40 zone, Appendix II, and amending Section 22-5-3(A) and the zoning map of the Orem City Code by changing the zone from the C2 zone to the PD-40 zone for property at 464 South State Street</b>
<b>APPLICANT:</b>	Julie Smith
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspaper
- Emailed to newspaper
- Posted property on December 31, 2013
- Mailed 76 notices on December 3, 2013

**SITE INFORMATION:**

- General Plan  
     **Community Commercial**
- Current Zone  
     **C2**
- Acreage  
     **3.66**
- Neighborhood  
     **Stonewood**
- Neighborhood Chair  
     **Vacant**

<b>PLANNING COMMISSION RECOMMENDATION</b>
<b>Approve: 7-0</b>

<b>PREPARED BY:</b> David Stroud, AICP Planner
<b>APPROVED BY:</b> 

**REQUEST:** The applicant requests the City enact Section 22-11-53, PD-40 zone, Appendix II and amend Section 22-5-3 (A) and the zoning map of the Orem City Code by changing the zone on 3.66 acres at 464 South State Street from C2 to PD-40.

**BACKGROUND:** The applicant requests that the City create the PD-40 zone and apply such zone to property located at 464 South State Street in order to allow for the construction of 84 residential units and four commercial/retail units. The existing C2 zone permits commercial/retail but does not permit the residential component. A PD zone is required for this type of development.

Under the applicant’s proposal, a mixed use building (upper floor residential and main floor commercial) would be located along State Street and three residential buildings would be located along Orem Boulevard. The 84 residential units will be a mix of four studio units, twenty-eight one-bedroom units, and fifty-two two-bedroom units. The one bedroom units have an overall size of 664 square feet, and the two bedroom units contain between 807-835 square feet. The mixed-use building adjacent to State Street will contain a total of twelve residential units (four studio, four one bedroom, and four two bedroom) and four commercial units.

The applicant will dedicate property for a future right turn lane from Orem Boulevard to 400 South and will landscape the property in the interim. This future turn lane has been shown on the concept plan.

The purpose of Planned Development (PD) zones, as outlined in Section 22-11-1, is to provide flexibility in the City’s zoning scheme in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City’s existing zoning classifications. PD zones are not intended for use in situations where a proposed development is reasonably feasible under one of the City’s existing zoning classifications or in situations where the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones. The development proposed for the PD-40 zone is significantly different from and would not be allowed under any of the City’s standard residential or commercial zones; therefore, the PD option is the only alternative for this

**CITY OF OREM**  
**CITY COUNCIL MEETING**  
 JANUARY 14, 2014



<b>REQUEST:</b>	<b>6:30 P.M. PUBLIC HEARING</b> <b>ZONE ORDINANCE AMENDMENT - Amending Section 22-11-27(D) of the Orem City Code to allow additional uses in the PD-15 zone at 730 South Sleepy Ridge Drive</b>
<b>APPLICANT:</b>	Golden Holt
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspaper
- Emailed to newspaper
- Posted property on December 31, 2013
- Mailed 491 notices on December 4, 2013

**SITE INFORMATION:**

- General Plan  
**Medium Density Residential**
- Current Zone  
**PD-15**
- Acreage  
**218.06**
- Neighborhood  
**Sunset Heights West**
- Neighborhood Chair  
**Vacant**

<b>PLANNING COMMISSION RECOMMENDATION</b>
<b>Approve: 7-0</b>

<b>PREPARED BY:</b> David Stroud, AICP Planner
<b>APPROVED BY:</b> 

**REQUEST:** Golden Holt requests the City amend Section 22-11-27(D) of the Orem City Code to add eight (8) permitted uses in the PD-15 zone at 730 South Sleepy Ridge Drive.

**BACKGROUND:** The PD-15 zone was originally conceived as a master planned residential community with a golf course and both attached and detached dwelling units. When approved in 1997, there was no consideration for minimal commercial and office uses. In 2007, the applicant requested and the City approved an amendment to add several office-type uses inside the golf course clubhouse.

The applicant requests that eight additional uses be permitted inside the clubhouse. The eight additional uses include florists, barber & beauty salons, massage therapy, catering services, wedding reception centers, medical & health services, chiropractic and osteopathic services, and family & behavioral counseling. The proposed additions to the permitted uses are compatible with the existing uses inside the golf course clubhouse. The proposed text is as follows:

- D. **Permitted Uses.** The uses listed below shall be permitted uses within the PD-15 Zone (the standard land uses 5XXX and 6XXX listed below shall only be permitted in the clubhouse)
- | <u>Standard Land</u> | <u>Use Code</u> | <u>Category</u>  |
|----------------------|-----------------|--|
|                      | 1110            | Single Family  |
|                      | 1112            | Condominiums (including town homes and twin homes, but only in Area C as depicted in Appendix G) |
|                      | 5948            | Florists   |
|                      | 6130            | Insurance Agents, Brokers, and Related Services  |
|                      | 6152            | Title Abstracting  |
|                      | 6154            | Combination Real Estate, Insurance Loan, & Law   |
|                      | 6231            | Barber & Beauty Salons   |
|                      | 6233            | Massage Therapy  |
|                      | 6291            | Catering Services  |
|                      | 6292            | Wedding Reception Centers  |
|                      | 6510            | Medical, Dental, & Health Services   |
|                      | 6514            | Chiropractic and Osteopathic Services  |
|                      | 6520            | Legal Services   |
|                      | 6530            | Corporate or Personal Executive Office   |
|                      | 6593            | Accounting, Auditing, and Bookkeeping  |
|                      | 6597            | Family & Behavioral Counseling   |
|                      | 6599            | Interior Design (office only)  |

**City Council Assignments  
2014**

<u>Council Member</u>	<u>Commission Assignment</u>	<u>NIA Assignment</u>
Hans Andersen	Senior Citizens Youth Council Heritage Commission	Hillcrest Orem Geneva Heights
Margaret Black	Human Relations Summerfest ULCT Board/Legis Policy	Cherry Hill Orem Park Orem East
Tom Macdonald	Library Transportation	Suncrest Orem North Canyon View Timpview
Mark Seastrand	UVU Community Relations Arts Council Utah Lake Commission	Sunset Heights East Stonewood Cascade
Dave Spencer	Recreation Planning Commission UIA Board	Lakeridge Sharon Park Sunset Heights West Windsor
Brent Sumner	UVU Community Outreach Historical Preservation Beautification	Aspen Sharon Lakeview
Richard Brunst	UTOPIA Board MAG Executive Council Mountainland MPO Regional Plng (Transportation) Utah County Council of Governments ULCT Legislative Policy Utah Valley Chamber Govt. Review Committee Joint Policy Advisory Committee (Transportation) Mountainland MPO Finance Committee Utah Valley Chamber of Commerce Board of Directors	Heatheridge Northridge
Karen McCandless	UCCU Center Board	

## Victim Rights

- Victims have the right to be “treated with dignity, respect, courtesy and sensitivity” through the entire criminal process.
- Victims have the right to be free from threats and intimidation.
- Victims have the right to be informed about what is available to them to protect them from harm.
- Victims have the right to be informed and assisted through the criminal justice system. They have the right to an explanation of legal hearings and proceedings.
- Victims have the right to be present for all hearings. Victims are entitled to give a Victim Impact Statement at the sentencing hearing.

## CRIME VICTIM REPARATIONS

350 East 500 South, Suite 200, SLC 84111

[www.crimevictim.utah.gov](http://www.crimevictim.utah.gov)

Assists victims of violent crime and provides benefits to victims who have suffered financial loss, physical injuries and emotional trauma as a result of violent crime.

This program may help pay medical care, dental care, mental health counseling, funeral and burial expenses, and loss of earning.

## The Criminal Justice System

**Investigation/charges:** Officers investigate reports of criminal activity. Their reports are then forwarded to the City Attorney’s office.

**Summons/Bail:** When a defendant is charged with committing a crime, he can be ordered to appear in court. If he was physically arrested, he will be taken to jail where he will be given a bail. If the bail is posted, he will be released and given a court date.

**First appearance/Arraignment:** The defendant will be required to appear before a judge. A public defender may be appointed and a no contact order can be issued. At the arraignment, defendant will enter a plea. If guilty it will be set for a sentencing. If not guilty plea will be scheduled for pre-trial hearing.

**Pre-trial conference:** In each case, there can be any number of pre-trial conferences. These hearings are held to negotiate the case before trial.

**Trial:** The prosecution must prove the defendant’s guilt. A bench trial is where the judge will hear the evidence. A jury trial is where a jury will hear the evidence.



# OREM DEPARTMENT OF PUBLIC SAFETY

## DOMESTIC VIOLENCE

### Information and Resource Guide

**VICTIM ASSISTANCE OFFICE**  
95 East Center, Orem, Utah  
(801) 229-7128 or (801) 229-7126

## Police Response

When an officer responds to a call and has good reason to believe a domestic violence crime has been committed, the officer **MUST** begin the criminal charging process against the suspect.

The officer **MUST** arrest and take the suspect into custody if the officer has good reason to believe:

- the suspect may continue to harm the victim.
- the suspect used a weapon.
- the suspect violated a protective order.

## Community Resources

- **Emergency housing Women & Children in Crisis Shelter** (801) 377-5500
- **Protective order forms**  
Fourth District Court  
125 North 100 West Provo, Utah
- **Department of Children and Family Services:**  
1-(855) 323-3238
- **Utah Legal Services**  
(800) 662-4245
- **Orem Police (non-emergency line)**  
(801) 229-7070

## Checklist of items to take when leaving home

### Identification:

- Driver's license
- Birth Certificates, Social Security cards.

### Financial:

- Money/Checking/Savings account info.

### Legal Papers:

- Protective order
- Lease/rental agreement
- Car title, registration, insurance
- Medical records
- Marriage license
- School records/work permit
- Tax return from previous year
- Divorce/Custody papers

### Other Items:

- Medications
- House and car keys
- Address book
- Safety box/jewelry
- Change of clothes for you and your children
- Vaccination/immunization records
- Appointment book

## Protective Orders

A protective order is an order issued by the court designed to give victims of domestic violence protection by preventing the abuser from having contact with, threatening, or entering onto the property of a victim.

An **Ex Parte protective order, or temporary protective order**, can be issued, in some instances,, the day the victim requests it. It is effective once the abuser is served, and remains in effect until the mandatory court hearing is held.

After the court hearing, the court can issue a **civil protective order**. This order can require the abuse to immediately leave and not return to the residence, can stop all contact with the victim and protect identified addresses.

There is no charge to file the petition, to have the court issue the protective order or have it served. Protective order are available at District Court in Provo, and on line at [www.utcourts.gov](http://www.utcourts.gov) and at Orem Victim Assistance. Orem Victim Assistance Advocate will assist with filing the protective orders.