



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
February 25, 2014

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

4:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM

1. **DISCUSSION – CARE Allocation – 50 min**
2. **DISCUSSION – Public Works Advisory Commission Vacancies – 10 min**

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

3. **PRESENTATION – EDCUtah – Jeff Edwards & Dennis Nordfelt – 25 min**
4. **DISCUSSION – Motions – 5 min**

PREVIEW UPCOMING AGENDA ITEMS

5. **Staff will present to the City Council a preview of upcoming agenda items.**

AGENDA REVIEW

6. **The City Council will review the items on the agenda.**

CITY COUNCIL - NEW BUSINESS

7. **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

**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

APPROVAL OF MINUTES

- 8. Minutes from the City Council retreat held on January 22-23, 2014
- 9. Minutes from the City Council meeting on January 28, 2014
- 10. Minutes from the Special City Council meeting on January 30, 2014
- 11. Minutes from the City Council meeting on February 11, 2014

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

- 12. **UPCOMING EVENTS**
- 13. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
 - Library Advisory Commission 1 vacancy, 1 appointment
 - Summerfest Advisory Committee 1 vacancy
 - Public Works Advisory Commission 7 vacancies
- 14. **RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS**
- 15. **REPORT – Beautification Advisory Commission**
- 16. **PRESENTATION – Utah Honor Flight**

CITY MANAGER'S APPOINTMENTS

- 17. **APPOINTMENTS TO BOARDS AND COMMISSIONS**

PERSONAL APPEARANCES – 15 MINUTES

- 18. **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 3 minutes or less.)**

CONSENT ITEMS

- 19. **RESOLUTION – Accept Annexation Petition for Further Consideration – Sykes Addition – 1500 South Carterville Road**

REQUEST: Scott Sykes requests that the City Council, by resolution, accept his annexation petition for further consideration with regard to 1.69 acres at 1500 South Carterville Road.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Hillcrest

BACKGROUND: On February 3, 2014, Scott Sykes filed an application for the annexation of 1.69 acres into Orem.

Should the Council accept this petition for further consideration, the 30-day certification time period will begin. After the application is certified, the City Council must begin a 30-day noticing and protest period.

The certification process involves the City Recorder, City Attorney, County Clerk and surveyor to determine if the petition meets the requirements of Utah Code Subsections 10-2-403(2), (3), and (4). The County Clerk has 30 days to respond. The certification would tentatively be presented to the City Council as a consent item at the April 15, 2014, City Council meeting.

Once the certification is accepted, an additional 30-day noticing and protest period begins. If no protest is received, the public hearing would tentatively be scheduled for the May 27, 2014, City Council meeting. At this time, the City Council will decide whether or not to annex the property and what the zoning designation of the property will be.

RECOMMENDATION: Staff recommends the City Council accept the annexation petition for further consideration.

SCHEDULED ITEMS

6:20 P.M. PUBLIC HEARING

20. **ZONE ORDINANCE AMENDMENT – Amending Article 22-5-3(A) and the zoning map of Orem City by changing the zone on 0.29 acres at 747 East 1000 South from C2 to PD-34**

REQUEST: The applicant requests the City, by ordinance, amend Article 22-5-3(A) and the zoning map of Orem City by changing the zone on 0.29 acres at 747 East 1000 South from the C2 zone to PD-34 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Hillcrest

BACKGROUND: The applicant requests a rezone of 0.29 acres to the PD-34 zone. This parcel was not included in the December 2013 Woodbury University Mall rezone request as the owners and Woodbury had not finalized the purchase of the property. The applicant has now contracted to purchase the property and request the property be rezoned to the PD-34 zone.

A neighborhood meeting was held on January 24, 2014, with fifteen neighborhood residents in attendance. The rezone was discussed as well as other development at University Mall.

Advantages

- Allows full-site development/redevelopment.

Disadvantages

- None identified.

RECOMMENDATION: The Planning Commission recommends the City Council approve this request. Staff also recommends approval of this request.

6:20 P.M. PUBLIC HEARING

21. ZONE ORDINANCE AMENDMENT – Amending Article 22-11-1 and Article 22-11-2 of the Orem City Code pertaining to purpose and applicability of PD zones

REQUEST: Development Services requests the City Council amend Section 22-11-1 and Section 22-11-2 of the Orem City Code pertaining to purpose and applicability of PD zones.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: Within the last year, the City has received and approved three requests for PD zones for high density housing along State Street. This has caused concern for how much residential development is appropriate in this corridor. High density housing along State Street provides a population base to patronize local businesses, but it also reduces the amount of property available for commercial development.

The City will soon issue an RFP (Request for Proposals) to study the long-term vision for State Street. One of the components of the study will be the degree to which residential development should be allowed on State Street. In order to prevent development that may conflict with the outcome of the study, staff has proposed an ordinance amendment that would prohibit any new residential PD zones along State Street while this study is pending. This restriction is intended to be limited in duration and may be reversed by the City Council after the State Street study has been completed. Residential PD zones can still be approved in other locations within the City.

Advantages

- Will allow the City time to study and implement a State Street plan
- If the City Council determines that residential PD zones are appropriate along State Street following the completion of the study, the Council will have the ability to amend the ordinance again to allow such PD zones.
- May promote more commercial development along State Street

Disadvantages

- May frustrate current or future development plans of property owners along State Street.

RECOMMENDATION: The Planning Commission recommended approval of the proposed amendment and further recommended that the restriction on residential PD zones be extended to 800 North, Center Street, and University Parkway. Staff also recommends the City Council approve this request.

6:30 P.M. PUBLIC HEARING

22. ORDINANCE - Amending the Current Fiscal Year 2013-2014 Budget

REQUEST: The City Manager requests that the City Council, by resolution, approve the amendments to the Current Fiscal Year 2013-2014 Budget.

PRESENTER: Richard Manning

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: The Fiscal Year 2013-2014 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, and other governmental or private entities/organizations, Water Reclamation facility ultra violet disinfection system funding, funding of economic development revolving loan projects through the use of Federal Housing & Urban Development (HUD) CDBG funds and Federal Department of Commerce EDA funds, and various other smaller technical corrections or minor budget adjustments that need to be made.

23. RESOLUTION – CONDITIONAL USE PERMIT - Conditional Use Permit approval for a detached garage at 488 East 1320 North in the PD-14 zone.

REQUEST: Bryan Clark has requested the City, by resolution, approve a conditional use permit for a detached garage at 488 East 1320 North in the PD-14 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Windsor

BACKGROUND: The applicant desires to construct a new detached garage on his property at 488 East 1320 North. The proposed garage would have a footprint of 1,582 square feet. In the PD-14 zone, a conditional use permit is required for any detached structure larger than 1,000 square feet. The proposed garage would contain a total of 3,657 square feet including a basement, main floor, and mezzanine floor.

Under City ordinances, the total footprint area of all accessory buildings on a residential lot may not exceed 8 percent of the area of the parcel on which they are located. Given the size of this lot, the footprint area of all accessory structures may not exceed a total of 3,135 square feet. In addition to the home, there is currently a detached pool house (650 sq. feet) and a maintenance shed (230 sq. feet) on the property. Including the proposed garage and the other accessory structures on the lot, the total square footage of all accessory structures would be 2,462 square feet which is well within the limit. The proposed garage is 24 feet tall which complies with the 24 foot maximum. Finishing materials for the garage match the existing home which are stucco and stone veneer.

Advantages

- Allows the property owner the same opportunity to maximize the use of his property.

Disadvantages

- None identified.

RECOMMENDATION: The Planning Commission that the City Council approve this request. Based on the Planning Commission recommendation and compliance with the standards outlined in the PD-14 zone, staff also recommends approval of the request.

PERSONAL APPEARANCES – CONTINUED (IF NECESSARY)

24. **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 3 minutes.)**

COMMUNICATION ITEMS

25. **There are no communication items.**

CITY MANAGER INFORMATION ITEMS

26. **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 OREM CITY COUNCIL RETREAT
2 Aspen Grove Conference Center
3 RR 3 Box E-10 Sundance
4 Provo, UT 84604
5 January 22, 2014
6

7 **3:30 P.M. RETREAT**
8

9 Mayor Brunst welcomed all in attendance. He began by quoting Proverbs and said, “When there
10 is no vision, people perish.” Mayor Brunst said he believed it was important for the City to
11 determine where to go, and to identify Orem’s vision.
12

13 Mayor Brunst reviewed the agenda for the meeting, and then turned the time over to Mr.
14 Davidson for a team-building exercise.
15

16 Mr. Macdonald said when there are no people, the vision parishes as well. He indicated to Mr.
17 Davidson that the City Council expects the City Manager and City staff to execute the Council’s
18 vision.
19

20 Mr. Davidson said he feels quite confident that staff would get the Council to where they want to
21 be in terms of vision. He acknowledged the agenda and provided the Council members with a
22 post-it note pad and sharpie marker to note thoughts/concerns/ideas that the Council wanted to
23 discuss. The purpose of the exercise was to jot down the information they wanted to discuss and
24 place them in a visual “parking lot,” so that down the road Mr. Davidson could position the
25 discussions around those topics when possible.
26

27 Mr. Davidson carried out a team building exercise with the Council. He passed out a
28 preassessment to be completed with information before the Council had read the book *Who*
29 *Moved My Cheese*, a copy of which was distributed to the Councilmembers before the retreat.
30

31 Mr. Davidson referenced Dr. Covey’s “See-Do-Get” model. He said most often when
32 management principles and change were discussed, the focus centered on what people do. Dr.
33 Covey’s premise was that people can’t just do, they have to focus on the “See.” If they want to
34 change what they do, they have to start with changing their belief system which controlled what
35 they do.
36

37 Mr. Davidson shared a video which gave a synopsis of the book *Who Moved My Cheese*. The
38 Council discussed the characters in the film and drew the following conclusions on the four
39 characters:
40

41 Proactive:

- 42 • Sniff
 - 43 ○ Anticipates change
- 44 • Scurry
 - 45 ○ Get it done
 - 46 ○ Jumps into action

- 1 ○ Less thinking
- 2 ○ Ready – Shoot – Aim

3 Reactive:

- 4 • Hem
 - 5 ○ Inability to see
 - 6 ○ Stuck in the past
 - 7 ○ Blame
 - 8 ○ Won't accept change
 - 9 ○ Won't listen
- 10 • Haw
 - 11 ○ Visualize the future
 - 12 ○ Born again proactive
 - 13 ○ Learned

14

15 Through discussion, the Council identified the following areas of focus:

- 16 • Anticipate the best rather than the worst
- 17 • Think positive rather than negative
- 18 • Be constructive rather than destructive
- 19 • Be confident rather than insecure

20

21 Mr. Davidson said that though each member on the Council might have differing views from one
22 another, each member of the Council had been elected to represent the people of Orem. The
23 process of representative government was to bring the collective concerns of the citizens to a
24 head so the City could move forward.

25

26 Mrs. Black suggested the Council work together to come up with decisions after having
27 understood the facts on any given issue. They should seek out the facts on issues and be
28 informed.

29

30 Mr. Seastrand said the Council members should ask each other how they can blend as a group.

31

32 Mr. Davidson shifted the discussion to address the City Council's perspective on working
33 relationships. He encouraged them to discuss what they would like to see at City Council
34 meetings. Through discussion, the Council identified the following items as areas of concern for
35 appropriate conduct at meetings:

- 36 • No public attacks on one another
- 37 • Work on issues together
- 38 • Respect

39

40 With regard to the public, the Council identified the following concerns as areas to discuss and
41 find solution:

- 42 • Limit speakers/repetition
- 43 • No muggings (disrespectful behavior directed at someone else)
- 44 • Speaking time limits
- 45 • Total time limit for public comment sections of the meeting
- 46 • Expectations for public conduct at City Council meetings

1 Mr. Davidson suggested that necessary preparations take place prior to City Council meetings to
2 avoid last-minute confusion on scheduled items. He requested that Council members ask
3 questions prior to the meeting so the Council's concerns can be addressed in advance.
4

5 Mayor Brunst suggested that Council members, when possible, visit project sites of upcoming
6 agenda items. Visiting the sites could provide insight and understanding far beyond what the
7 agenda packet could do on its own.
8

9 Mr. Seastrand and Mrs. Black expressed their reservations in members of the Council meeting
10 independently with developers who were seeking to develop property in Orem. Mayor Brunst
11 said that, if those meetings did take place, Council members must ensure the developer
12 understood the importance of the process.
13

14 Mr. Davidson stated that meeting independently with developers could cause the Council
15 members to run the risk of accusations, even if the meetings were based fully on seeking further
16 understanding.
17

18 Mayor Brunst asked if it would be better to make arrangements to meet with developers at pre-
19 meetings or work sessions. Mrs. Black said that would be more appropriate.
20

21 The Council then discussed the framework outlined in the City Council retreat from 2012. Mayor
22 Brunst shared a story about Geneva Steel and related it to the importance of Orem having a
23 vision and working toward a goal.
24

25 In response to the previous goals from 2012, Mayor Brunst said he believes Orem's economy
26 had come a long way. With great education and recreational facilities, the quality of life in Orem
27 was good. Orem's neighborhoods were safe. The City government was professional. Even with
28 those good things, the City needed to continue having a vision of where they are going.
29

30 Mayor Brunst gave time for Council input on what the City can do better.
31

32 Mr. Macdonald spoke to citizen concerns of the numerous multifamily housing units within
33 Orem. Mr. Andersen referred to a study that indicated Orem's population was aging, and the
34 new multifamily housing facilitated younger families and, in turn, provided space for growth in
35 the younger population. Mayor Brunst said surprisingly Orem sat low on apartment availability,
36 even with all the building that was going on.
37

38 The Council discussed the possibility of changing the PD zone ordinance until a strategic plan
39 for State Street could be developed.
40

41 Mayor Brunst said that he would like a map showing the apartments being built throughout
42 Orem. Mr. Davidson said he suspected the new development of apartments was spread fairly
43 evenly across the city, with the exception of the area around Utah Valley University.
44

45 Mayor Brunst indicated that he would like to see the Neighborhood in Action (NIA) groups be
46 strengthened somehow. He suggested one way would be to hold neighborhood meetings

1 throughout the city as a vehicle for the Council to get out and talk to the citizens. Those would be
2 open events just to sit and talk. No schedule would be defined for these potential meetings.

3
4 Mr. Andersen said he appreciated that idea and suggested that LDS missionaries serving in
5 communities could be put to use in that capacity if they were looking for service opportunities.

6
7 Mr. Davidson cautioned against a partnership with a specific entity for events. The NIA
8 organization was a great way to address certain concerns. The challenge with the NIA has been
9 filling vacancies. Mayor Brunst suggested that could be an area for the Council to address.

10
11 Mayor Brunst asked the Council think of five sustainable goals that could be reached within two
12 years. He said they would consider those suggestions at the end of the retreat.

13
14 Mayor Brunst discussed forecasted issues within Orem, including Bus Rapid Transit and other
15 transportation systems, and the influx of several thousand more students to attend Utah Valley
16 University in the coming years. He said it was important to maintain Orem's resources and
17 infrastructure for future generations.

18
19 Mr. Davidson said the value of Orem's infrastructure was worth well within the hundreds of
20 millions of dollars. In order for the City to maintain those infrastructures, they should also look
21 at debt obligations and allow for shared responsibility to carry that load as well.

22
23 Mayor Brunst went over the agenda for the second day of the retreat. The Council then
24 participated in a social activity and adjourned for the evening at 9:30 p.m.
25

1 OREM CITY COUNCIL RETREAT
2 Canyon Park Technology Center
3 1501 N Technology Way, Bldg. G
4 January 23, 2014
5

6 **9:00 A.M. RETREAT**
7

8 CONDUCTING Mayor Richard Brunst
9

10 ELECTED OFFICIALS Councilmembers Hans Andersen, Margaret Black, Tom
11 Macdonald, Mark E. Seastrand, David Spencer, and Brent
12 Sumner
13

14 APPOINTED STAFF Jamie Davidson, City Manager; Greg Stephens, City
15 Attorney; Richard Manning, Administrative Services
16 Director; Bill Bell, Development Services Director; Scott
17 Gurney, Interim Public Safety Director; Karl Hirst,
18 Recreation Director; Charlene Crozier, Interim Library
19 Director; Chris Tschirki, Public Works Director; Taraleigh
20 Gray, Deputy City Recorder; and Dawnie Larsen,
21 Executive Assistant
22

23 Mayor Brunst welcomed everyone to the City Council retreat.
24

25 Mr. Manning reviewed the June Financial Statement with the Council. The following points
26 were discussed:

- 27 • Operating revenues - sales tax is increasing but is less than 2008. The overall trend is
28 going up.
- 29 • Fee increases cover the cost of operations
- 30 • Streetlight fund is struggling due to lack of funding
- 31 • Infrastructures needs include the need for slurry seals, roads, and crack sealant
- 32 • Housing industry shows sign of strengthening
- 33 • Comparing current values within the June Financial Statement to the prior fiscal year,
34 Orem's position is increasing
- 35 • Business and Revenues--Orem Recreation takes a hit due to the Pass of all Passes and the
36 fact that Alpine School District's schedule was later, causing one session of swim lessons
37 to be missed
- 38 • Personnel cost decrease
- 39 • Cost of Utilities – natural gas costs have increased
- 40 • Proprietary Funds (Water)
- 41 • Public Safety fleet – replacement of four vehicles
- 42 • Orem's AA+ bond rating and the City's total bonded debt
43

44 Mr. Manning indicated that the single most important thing the City Council does is adopt the
45 budget. It's the financial plan of what the City determines to do and it is how goals are
46 accomplished in the coming year.

1 Mr. Manning made reference to the need to replace utility systems and other infrastructure
2 within Orem, as needed, to ensure those systems are self-sustaining.

3
4 Mr. Manning discussed capital money and spoke to sales tax. He said if the City had an
5 unexpected increase in sales tax, it was important to use those funds for one-time expenses rather
6 than capital money, not long-term money. Going forward, if Orem sees a housing bubble, in
7 retrospect Orem can identify it. The City should treat these funds as one-time money.

8
9 Mr. Manning spoke about the need for vehicle replacement. He indicated that right now Orem is
10 overly dependent on sales tax. This figure goes up and down. Internet purchases have a negative
11 effect on the city. This is consistent with other cities that have commercial base. Orem wants
12 sales tax. If you have a place with a lot of good jobs, sales tax will follow. When Orem was
13 developed, Orem blossomed as a sales tax hub.

14
15 Mr. Manning suggested the City keep a healthy reserve for enterprise funds. These funds will
16 serve the City well in the case of a catastrophic event to rebuild systems.

17
18 Mr. Manning referenced debt and said the City should and would use it sparingly. Typically
19 when Orem utilizes debt, the City does it for capital investment and intergenerational equity.

20
21 Employee compensation within the City was discussed. Mr. Davidson suggested the Council,
22 with the help of staff, develop and operate through a market driven plan when addressing the
23 compensation and employee development needs of the City employees. Hiring and keeping
24 talented employees is important. Mr. Davidson spoke about the Haye system and informed the
25 Council on how this system evaluates jobs based upon the total knowledge necessary to perform
26 the job, accountability, and the decision making required to perform the job. The evaluation
27 takes every job (Orem has a wide variety of jobs) and values them to the City.

28
29 Mayor Brunst spoke on the concerns regarding Orem's employees and the lack of increases for
30 employees over the last six years. He said Orem's greatest asset is Orem's employees and feels it
31 is necessary to be treating them in a proper manner. The Council requested Mr. Davidson to
32 provide them with three studies so the Council can get an accurate idea of where Orem is at in
33 terms of compensation.

34
35 Mr. Davidson said Orem is a market driven organization in terms of compensation. Regardless if
36 someone finds themselves at the bottom, middle, or top, consideration should be given based on
37 market competitiveness. He suggested the City look at the overall compensation program and be
38 realistic about the program. When employees leave, they don't know what the future is. People
39 are in it for the long haul. The culture in terms of public safety, when they make decisions they
40 are looking to stay for the long haul. The City needs to suggest to them a perspective that would
41 allow them to continue in their career. Orem needs to look at this from a market perspective and
42 build to that market. Mr. Davidson suggested the topic of compensation be discussed with the
43 Council every year so as to can stay consistent with the market. Orem should be market
44 competitive.

1 ***The Council took a lunch break at 11:47a.m.*

2
3 ***The meeting resumed at 1:06 p.m.*

4
5 The Council discussed views on current City issues. The following topics were discussed:

- 6 • Midtown Village
 - 7 ○ Citizen Concerns
 - 8 ○ Three past cash offers to buy the project, none of which have succeeded in
 - 9 purchasing the project to this point
 - 10 ○ Midtown SID parking Garage
 - 11 ○ PD-zone tied to Midtown
- 12 • Parking at Lakeside Park – Park Programming and Scheduling
 - 13 ○ Possibility of buying land across from the park, 2.5 acres, to use for parking lot
 - 14 ■ Price for property is at a premium, above fair market value
 - 15 ○ The current lot was planned for eight games running simultaneously. In the past
 - 16 they have had as many as twenty-two games running at once, which is much
 - 17 higher than the projected amount
 - 18 ○ Vineyard will let us annex property only if Orem would allow them to annex
 - 19 property along the Geneva corridor – which Orem is not willing to do
- 20 • Training Facility for Public Safety
 - 21 ○ Three acres near US Synthetic - intent in buying the property is to build a fire
 - 22 station and training center that all the firemen would come together on
 - 23 ■ Possibility of placing a container on the property for training purposes
 - 24 ■ Concern with getting the fire apparatus out to where the container is – the
 - 25 approach would have to be considered
 - 26 ○ Fire skills are perishable have to be practiced to maintain levels of operation
 - 27 ○ Currently Orem firefighters train in Provo – time response is hindered when
 - 28 training takes place outside the city
 - 29 ○ New station and training facility not an absolute necessity at this time but a
 - 30 desired resource
- 31 • University Mall
 - 32 ○ Woodbury’s RC Willey announcement
 - 33 ■ RC Willey will occupy the Nordstrom space at the mall
 - 34 ■ RC Willey will combine their outlet center in Provo and their retail center
 - 35 in Orem together
 - 36 ○ After permits are received, Woodbury will soon begin demolition of the Mervyns
 - 37 building
- 38 • UTOPIA
 - 39 ○ Macquarie Private/Public partnership
 - 40 ■ Meeting with Macquarie scheduled for January 30th
 - 41 ■ Discuss milestones with each aspect of infrastructure build-out
 - 42 ■ Milestone one’s estimated cost is just over \$500,000.
 - 43 • Macquarie would present the UTOPIA cities with a soft proposal
 - 44 • The cities would have 30 days with this soft proposal before it
 - 45 becomes firm.

- 1 • The cities then have sixty days after the proposal goes firm to
- 2 accept or reject the proposal.
- 3 ▪ Integrating individual Internet Service Providers with the UTOPIA
- 4 framework
- 5 ▪ Total cost of all milestones approximately four million.
- 6 ▪ Debt incurred for the build-out would be predicated on an assessment fee,
- 7 similar to that of a utility or garbage fee

8
9 **The Council took a break at 3:00 p.m.

10
11 **The meeting resumed at 3:18 p.m.

12
13 The Council discussed future planning and desired direction for the city. Mr. Davison asked the
14 Council to list some short-term priorities for Orem. The Council identified the following as areas
15 of interested for the short-term:

- 16 • Communications
 - 17 ○ Social media
 - 18 ○ Town hall events
 - 19 ○ Paper newsletters
 - 20 ○ Enhancement of NIA
 - 21 ○ Transparency
 - 22 ○ Public Image / Branding
- 23 • State Street Plan
- 24 • Employee Development/Compensation
- 25 • Master Plans/Strategic Plans
- 26 • Economic Development Plan
- 27 • Update the Emergency Operations Plan
- 28 • South West Annexation Area
- 29 • Utopia Partnership with Macquarie
- 30 • Financial Sustainability Plan
- 31 • Community Engagement
- 32 • Senior Citizen Quality of Life
 - 33 ○ Balancing services over generations
- 34 • City Facilities
 - 35 ○ City Center
 - 36 ○ Center for Story
- 37 • Create Harmony between members of the City Council

38
39 Mr. Davidson then asked the Council members to list some long-term goals the Council has for
40 Orem. They identified the following as long-term goals for Orem:

- 41 • Centennial Commemoration (2019)
- 42 • State Street Plan implementation
- 43 • Geneva Road
 - 44 ○ Transportation
 - 45 ○ Development

1 Mr. Davidson then asked the Council to synthesize the list of short-term goals to come up with
2 the top five goals the Council would like to focus on. Per majority vote, the Council identified
3 the following priority short-term goals:

- 4 • Communication
- 5 • Employee Development/Compensation
- 6 • Harmony within the Council
- 7 • State Street Plan
- 8 • UTOPIA
- 9 • City Facilities (Center for Story)
- 10 • Financial Sustainability Plan

11
12 Mayor Brunst reviewed the priority goals and said the only way to achieve a goal is to be
13 accountable. He suggested the Council revisit these goals often and that the Council should be
14 accountable for these goals in twenty-four months.

15
16 The meeting adjourned at 4:42 p.m.

1 CITY OF OREM
2 CITY COUNCIL MEETING
3 56 North State Street Orem, Utah
4 January 28, 2014
5

6 **4:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**
7

8 CONDUCTING Mayor Richard F. Brunst, Jr.
9

10 ELECTED OFFICIALS Councilmembers Hans Andersen, Margaret Black, Tom
11 Macdonald, Mark E. Seastrand, David Spencer, and Brent
12 Sumner
13

14 APPOINTED STAFF Jamie Davidson, City Manager; Richard Manning,
15 Administrative Services Director, Greg Stephens, City
16 Attorney; Steve Earl, Deputy 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, Planning Division Manager;
21 and Taraleigh Gray, Deputy City Recorder
22

23 Review – PD Zone Revisions – Greg Stephens

24 Mr. Stephens and Mr. Earl presented to the City Council and staff a possible revision to the PD Zone
25 ordinance. This revision would give way for the development of a State Street plan, and would limit
26 the number of new high-density housing projects in Orem. This amendment would give way for
27 review and future amendments after a State Street plan has been completed.
28

29 CARE Allocation – Charlene Crozier & Karl Hirst

30 Mrs. Crozier discussed with the Council possible actions to take in initiating the process of allocating
31 CARE money. Mr. Stephens indicated the original CARE tax was for a period of eight years. The
32 new authorization for CARE tax is for a period of ten years, from April 1, 2014, to March 31, 2024.
33 The CARE money will be split, fifty-fifty, between the arts and recreation.
34

35 Mrs. Crozier informed the Council that this is a unique year in terms of CARE due to the funds being
36 split from the old election rules to the new election rules. The funds are also split between culture
37 and facility expenses.
38

39 The discussion centered on what to do with the current year's CARE money due to the quarter/ three-
40 quarter split between the old CARE and new CARE, and how to identify a plan to allocate the
41 remaining new CARE funds.
42

43 Mayor Brunst brought the question of whether the Council would like to look at another set of
44 committees, separate from the Arts Council and Recreation Advisory Committee. These new
45 committees, one representing the Arts, and the other representing Recreation, would serve to assist in

1 the application review process for the awards of the mini grants. Due to lack of time to discuss this
2 item further, the Mayor continued this discussion to a later date.

3
4 Public Works Advisory Commission – Chris Tschirki

5 Mr. Tschirki presented to Council and staff a plan to organize, by ordinance, a Public Works
6 Advisory Commission. He provided a sample of language that this ordinance would include, and
7 indicated the Commission would be comprised of seven members, all of who are appointed by the
8 City Council. Initial the Commission member’s terms would be staggered, but that after the initial
9 members the term of service would be three years.

10
11 **5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

12
13 **REVIEW OF UPCOMING AGENDA ITEMS**

14
15 The Council and staff reviewed the upcoming agenda items.

16
17 **REVIEW AGENDA ITEMS**

18
19 The Council and staff reviewed the agenda items.

20
21 **CITY COUNCIL NEW BUSINESS**

22
23 The Council adjourned at 5:55 p.m. to the City Council Chambers for the regular meeting.

24
25 **6:00 P.M. REGULAR SESSION**

26
27 **CONDUCTING** Mayor Richard F. Brunst, Jr.

28
29 **ELECTED OFFICIALS** Councilmembers Hans Andersen, Margaret Black, Tom
30 Macdonald, Mark E. Seastrand, David Spencer, and Brent
31 Sumner

32
33 **APPOINTED STAFF** Jamie Davidson, City Manager; Richard Manning,
34 Administrative Services Director, Greg Stephens, City
35 Attorney; Steve Earl, Deputy City Attorney; Karl Hirst,
36 Recreation Director; Chris Tschirki, Public Works Director;
37 Bill Bell, Development Services Director; Scott Gurney,
38 Interim Public Safety Director; Charlene Crozier, Interim
39 Library Director; Jason Bench, Planning Division Manager;
40 and Taraleigh Gray, Deputy City Recorder

41
42 **INVOCATION /**
43 **INSPIRATIONAL THOUGHT** Sterling Bascom

44
45 **PLEDGE OF ALLEGIANCE** Gayla Muir

1 **APPROVAL OF MINUTES**

2
3 Mr. Seastrand **moved** to approve the minutes of the January 14, 2014, City Council meeting.
4 Mr. Macdonald **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, Richard
5 Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The motion **passed**
6 unanimously.

7
8 **MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL**

9
10 Upcoming Events

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

12
13 Appointments to Boards and Commissions

14 Mr. Seastrand **moved** to appoint Gayla Muir to the Beautification Advisory Commission. Mrs. Black
15 **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, Richard Brunst, Tom
16 Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The motion **passed** unanimously.

17
18 Recognition of New Neighborhoods in Action Officers

19 No new Neighborhood in Action officers were recognized.

20
21 Walter C. Orem Award – Wayne Barnes

22 Mayor Brunst read a brief history of Mr. Barnes. Mayor Brunst presented Mr. Barnes the Walter C.
23 Orem award and expressed his appreciation for all Mr. Barnes’ efforts.

24
25 Proclamation – School Choice Week

26 After reading the proclamation, Mr. Sumner **moved** to proclaim the week of January 26 to
27 February 1, 2014, as School Choice Week. Mr. Seastrand **seconded** the motion. Those voting aye:
28 Hans Andersen, Margaret Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David
29 Spencer, and Brent Sumner. The motion **passed** unanimously.

30
31 **CITY MANAGER APPOINTMENTS**

32
33 Mr. Davidson requested the advice and consent of the Council to reappoint Becky Buxton to the
34 Planning Commission.

35
36 Mayor Brunst **moved** to give the Council’s advice and consent to Mr. Davidson’s reappoint of Becky
37 Buxton to the Planning Commission. Mrs. Black **seconded** the motion. Those voting aye: Hans
38 Andersen, Margaret Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, and
39 Brent Sumner. The motion **passed** unanimously.

40
41 **PERSONAL APPEARANCES**

42
43 Time was allotted for the public to express their ideas, concerns, and comments on items not on the
44 agenda. Those wishing to speak should have signed in prior to the meeting, and comments were
45 limited to two minutes or less.

1 Janelle Hale, resident, expressed concern about a tax increase for UTOPIA. She said she felt that
2 internet access was not a public utility and looked forward to hearing solutions in regard to UTOPIA.

3
4 Sterling Bascom, resident, voiced concern about UTOPIA and asked what caused UTOPIA to fail.
5 He expressed appreciation for the efforts put forth by the Mayor and Council.

6
7 Cheryl Radmall, resident, said she and other Stonewood neighbors were concerned about Midtown
8 Village. She said she would like to see this development resolved before more high density housing
9 projects are approved in Orem. She also voiced concern about proposed materials to be used in the
10 project at 460 South.

11
12 Ron Fischer, resident, shared a personal story about visiting Brazil. He said he doesn't feel mixing
13 commercial property with housing was a good idea. He voiced concern about gridlock, high density,
14 and obstructed mountain views.

15
16 James Fawcett, resident, said he doesn't feel the two minutes allowed for personal appearances was
17 enough time. He voiced concern about a mandatory fee when it came to the agreement partnership
18 with UTOPIA. He said he was concerned the public isn't getting enough information about
19 UTOPIA.

20 21 **CONSENT ITEMS**

22
23 There were no new consent items.

24 25 **SCHEDULED ITEMS**

26 27 6:20 P.M. PUBLIC HEARING

28 REZONE AND ZONE ORDINANCE AMENDMENTS

- 29 • Enacting Section 22-11-50, PD-37 zone, Appendix EE, and
- 30 • Amending Section 22-5-3(A) and the zoning map of the Orem City Code by changing the
31 zone from the C2 zone to PD-37 zone for property at 1450 South State Street

32
33 Jason Bench, Planning Division Manager, presented an applicant request that the City Council
34 approve the creation of the PD-40 zone and apply such zone to property located at 1450 South State
35 Street in order to allow the construction of 180 residential units in two separate buildings. The mix of
36 units will be split between one-bedroom units (753 square feet) and two-bedroom units (965 square
37 feet). The area included within the application consists of seven lots, five buildings and a substantial
38 area of undeveloped land.

39
40 Chapter 2 of the Orem General Plan states that PD zones are intended to be located in commercial
41 and industrial land use locations. The General Plan also states that a PD zone can also be flexible,
42 allowing the City and developer to create standards for a development that provide solutions to a
43 variety of land use issues.

1 The subject property is located between State Street and 400 East and meets the intent of the general
2 plan. The location of the development is an area that has some difficulty in keeping commercial uses
3 or attracting any use as evidenced by the large area of undeveloped land.
4

5 Existing commercial uses on the subject property are located along State Street while the 400 East
6 frontage is vacant. Aerial imagery from 1978 shows the property along 400 East as vacant at that
7 time which indicates the subject property has remained underdeveloped for some time. Uses to the
8 north and east are commercial; to the south is commercial and multi-family residential; and to the
9 west is multi-family residential.
10

11 According to Section 22-11-1 (PD Zones) of the City Code, the purpose of Planned Development
12 (PD) zones is to provide flexibility in the City's zoning scheme in order to allow for unique,
13 innovative and well-planned developments that would not be possible under one of the City's
14 existing zoning classifications. PD zones are not intended for use in situations where a proposed
15 development is reasonably feasible under one of the City's existing zoning classifications or in
16 situations where the primary purpose is to obtain a relaxation of standards applicable to similar types
17 of development in other zones. The proposed PD-37 zone standards and density is significantly
18 different than those found in a standard residential zone; therefore, a PD zone is the only alternative
19 for this request.
20

21 Section 22-11-2(4)(b) states that residential development must be significantly different in design,
22 layout or characteristics from the type of residential development allowed under existing zoning
23 classifications. As noted above, the type of development being proposed for the PD-37 zone would
24 not be possible in any of the City's standard residential or commercial zones and the only option for
25 this type of project is through the creation of a PD zone.
26

27 The existing commercial uses are located in five buildings with two buildings either vacant or the
28 location of multiple businesses over the last several years. Two businesses which have been at this
29 location for several years include BJ Plumbing licensed since 1992 and Pearle Vision which has been
30 licensed since 1985. BJ Plumbing is working with the City of Orem to find a new location. Pearle
31 Vision has not contacted the City for assistance.
32

33 A neighborhood meeting was held on May 16, 2013, with representatives from Wendy's and the
34 Housing Authority of Utah County in attendance. Both were supportive of the request.
35

36 The development standards of the proposed PD-37 zone include:

- 37 • A maximum density of 36 units per acre; the applicant is proposing 35.2 units per acre.
- 38 • An overall building height of 60 feet (existing C2 zone standards) with the proposed
39 elevations measuring 52 feet.
- 40 • A setback of 25 feet to State Street and 20 feet from all other street curb lines and adjacent
41 commercial property to the north.
- 42 • Contemporary architecture with vertical and horizontal relief, balconies, and material
43 consisting of stone, stucco, cement fiberboard, metal and glass.
- 44 • Each one-bedroom unit shall provide 1.25 parking stalls and each 2-bedroom unit shall
45 provide 2.00 parking stalls; one stall for each unit shall be covered.

- 1 • Perimeter fencing shall have a maximum height of seven feet and will be iron picket or iron
- 2 picket on a low wall; fencing adjacent to commercial shall be solid panel construction.
- 3 • Landscaping consist of lawn, shrubs, and trees totaling 43,808 square feet of the
- 4 development.
- 5 • A buffered sidewalk will be provided adjacent to all three street frontages.
- 6 • All dumpsters are to be located inside the building with internal access by the residents.
- 7 • Amenities include a pool, basketball and volleyball court, courtyards.

8
9 Advantages

- 10 • The PD-37 zone will improve an underdeveloped property into one that has more economic
- 11 benefits to the City.
- 12 • Provides additional housing options.
- 13 • Provides street improvements along State Street, 1500 South, and 400 East including a
- 14 separated sidewalks and landscape buffers.

15
16 Disadvantages

- 17 • A small area of commercial zoning along State Street would be removed.

18
19 Craig Woodmeier, with U.S. Development and representing the project, indicated that similar to a
20 project completed in Centerville, Utah. He has met with UDOT about elimination of two driveways.
21 He has also met with Wendy's representatives and received a permit for a shared driveway.
22 Mr. Woodmeier added that a third exit to State Street was added at 1500 South. Originally there was
23 only one exit planned on State Street, and one exit planned for 400 East.

24 Mr. Woodmeier spoke to the improvements that would be made along 400 East. Common areas for
25 amenities to residents would also be included in the project. Mr. Woodmeier explained concepts on
26 perimeter fencing and indicated that around the public street side of the project decorative picket
27 fencing would be used.

28
29 Mr. Woodmeier then presented images of the prototype in Centerville that were then discussed. He
30 said the project would enhance tenant diversity as the elevator access would help in allowing people
31 to be on the fourth floor without having to climb four flights of stairs to get there. He concluded,
32 saying the proposed project was an opportunity to improve a vacant lot that has been sitting for a
33 long time.

34
35 Mrs. Black asked where the people in these proposed 120 units would cross the parking lot to get to
36 the pool. Mr. Woodmeier indicated there would be designated pedestrian crossings.

37
38 Mr. Sumner asked about the ratio between one-bedroom and two-bedroom units. Mr. Woodmeier
39 indicated ninety units would be one-bedroom, and ninety units would be two-bedroom. He said he
40 anticipated either students or young married couples to occupy the units and the planned parking
41 ratio of 1.34 stalls per unit would be an adequate parking ratio for the project.

42
43 Mr. Seastrand wondered why the property couldn't be developed with the existing zone. Mr.
44 Woodmeier said his firm had analyzed a feasibility study about the existing commercial property
45 already available in the area. Located a block south of University Parkway, the proposed project
46 would be a good transition and bring people to the area.

1 Mr. Macdonald said the Council has seen other projects similar to this which have not had sufficient
2 funding to bring the project to fruition. He asked if Mr. Woodmeier's group had funding in place for
3 this project. Mr. Woodmeier indicated that funding was not an issue, and that they are at the "finish-
4 line" waiting for Council approval. Mr. Macdonald asked Mr. Woodmeier if they planned to build
5 the entire project at once, and Mr. Woodmeier said they would stagger the building to facilitate the
6 flow of construction.

7
8 Mayor Brunst inquired about (1) Mr. Woodmeier's plans to own the project jointly with the
9 landowner over the long-term; and (2) the expected occupancy on the project. Mr. Woodmeier said
10 they do plan to co-own the project. Comparing the proposal to the Centerville example, the
11 occupancy could be 97 percent.

12
13 In response to a query from Mr. Macdonald about the apparent removal of the entrance at 400 East,
14 Mr. Woodmeier said the entrance was still intact.

15
16 Mr. Sumner asked about rent projections and the process to be used in selecting tenants. Mr.
17 Woodmeier indicated they project market rate rents, which currently are at \$1.05 per square foot
18 according to the feasibility study. A management company would head the process of selecting the
19 tenants.

20
21 Mr. Spencer asked if the management company would be onsite. Mr. Woodmeier said it would be,
22 due to the number of units.

23 Mayor Brunst opened the public hearing.

24
25 Sterling Bascom, resident, asked about the parking. He said he did not feel the number of stalls was
26 realistic. He wondered if two cars per apartment would be more feasible. Mr. Bascom also voiced
27 concern about turning left onto State Street.

28
29 Ladell Gillman also shared concern about apartment complex parking. He wished for an overlay
30 showing the commercial property still available in the Orem. Mr. Gillman said sales tax revenues
31 were needed to run the City and asked if Orem could afford to keep rezoning commercial parcels.

32
33 Jeff Richens, business owner, questioned if more high density housing was in the best interest of
34 Orem. He said his business would be displaced by the proposed project.

35
36 Janell Hale, resident, said she felt sales tax revenue was important.

37
38 John Coleman voiced concern for safety in the area with the increase of traffic. He said the
39 surrounding streets would not have stop lights, and it would be difficult to cross at those
40 intersections with just a stop sign. The roads were not built for that increase. He said he was not in
41 favor of the rezone.

42
43 John Reinhard expressed concern about student housing being compatible with 1.25 parking stalls
44 per unit. His main issue was with the number of commercial properties that had been rezoned in
45 recent year to high density PD zones. He said he also had issues with the construction term "best
46 use."

1 Gayla Muir, resident, said she was concerned about parking. She asked if there would be overflow
2 parking for tenants holding family gatherings.

3
4 Rob Wible, resident, spoke to traffic density and shared his desire to live out his days in Orem, as
5 long as it does not get too crowded.

6
7 Julie Coleman said the south part of Orem was becoming flooded with apartments which have a high
8 turnover rate. She would prefer to see more families in the area.

9
10 Mayor Evans closed the public hearing and brought the discussion back to the Council.

11
12 At the request of Mrs. Black, Mr. Woodmeier addressed the parking, saying there were are
13 301 parking stalls planned with the 180 units. The stalls would be numbered and each tenant would
14 be assigned parking locations. He said he was comfortable saying the parking demands would be
15 met.

16
17 Mayor Brunst asked the applicant and staff to address the possibility of having right-turn-only exits
18 from the project. Mr. Bench indicated a traffic study would be required to determine this possibility.
19 Mr. Woodmeier said the possibility of employing right-turn-only exits could be revisited in the future
20 as the demand increases. Mayor Brunst added that he felt more comfortable with the project if they
21 used right-turn-only exits. His recommendation would be to implement these right-turn exits from
22 the start.

23
24 Mr. Andersen asked if there was a study done on the number of tenants who would be likely to use
25 public transit over personal vehicles. Mr. Woodmeier said not study had been done, but current
26 trends indicate an increase in the use of public transportation. People are also more likely to drive
27 economical vehicles.

28
29 Mr. Andersen then inquired if Mr. Woodmeier had projected how many of the tenants might be
30 students. Mr. Woodmeier said he had not. The feasibility study indicated that one- and two-bedroom
31 units were in demand and the appropriate size for rental.

32
33 Mr. Sumner said he did not feel the parking was adequate. He asked about the pre-rental screening
34 process. Mr. Woodmeier said the tenants would have to qualify financially and through a background
35 check in order to rent. Because of the recession, many families could not afford single-family homes
36 and had turned to apartments.

37
38 Mr. Macdonald acknowledged that the area did not generate a significant amount of sales tax
39 revenue. Mr. Bench reiterated that the parcel had been vacant for some time. There would be bus
40 stops along the area, with a stop planned at the University Mall in coordination with the Bus Rapid
41 Transit (BRT), which was in close proximity to the project as well.

42
43 Mrs. Black agreed that the project was in close proximity to BRT. She requested translation of the
44 rent amount from price per square foot into a more understandable rental cost per month.

1 Mr. Macdonald replied, saying a 750-square-foot, one-bedroom unit would rent for approximately
2 \$750.

3
4 Mayor Brunst said the property, which had been open to commercial development, had been vacant
5 for a long time. He said he appreciated the look and feel of the proposal.

6
7 Mayor Brunst then **moved**, by ordinance, to enact Section 22-11-50, PD-37 zone, Appendix EE, and
8 amend Section 22-5-3 (A) and the zoning map of the Orem City Code by changing the zone on
9 5.09 acres at 1450 South State Street from the C2 zone to the PD-37 zone. Mr. Sumner **seconded** the
10 motion. Those voting aye: Hans Andersen, Margaret Black, Richard Brunst, Tom Macdonald. Those
11 voting nay: Mark E. Seastrand, David Spencer, and Brent Sumner. The motion **passed** 4:3.

12
13 Mr. Seastrand reiterated that his main concern was for commercial property that, once gone, was
14 gone. The City would not be able get it back.

15
16 Mr. Spencer said his concerns were with losing businesses out of Orem.

17
18 6:20 P.M. PUBLIC HEARING

19 CONTINUED PUBLIC HEARING - REZONE AND ZONE ORDINANCE AMENDMENT

- 20 • Enacting Section 22-11-53, PD-40 zone, Appendix II, and
21 • Amending Section 22-5-3(A) and the zoning map of the Orem City Code by changing the
22 zone from the C2 zone to PD-40 zone for property at 464 South State Street

23
24 Brent Sumner recused himself from the discussion and vote. He left the meeting at 7:31 p.m.

25
26 Mr. Bench noted that the item had been continued at the January 14, 2014, City Council meeting to
27 give the applicant and architect additional time to provide samples of the architectural materials and
28 other information concerning the design and construction of the buildings. Specifically, the City
29 Council had concerns with the metal exterior paneling that was proposed.

30
31 Mr. Bench provided to Council an overview of the proposal. He drew attention to the changes to
32 proposed colors and the overall use of metal material which was 37 percent.

33
34 The applicant was requesting that the City create the PD-40 zone and apply such zone to property
35 located at 464 South State Street in order to allow for the construction of eighty-four residential units
36 and four commercial/retail units. The existing C2 zone permits commercial/retail but does not permit
37 the residential component. A PD zone was required for this type of development.

38
39 Under the applicant's proposal, a mixed-use building (upper floor residential and main floor
40 commercial) would be located along State Street and 3 residential buildings would be located along
41 Orem Boulevard. The 84 residential units will be a mix of 4 studio units, 28 one-bedroom units, and
42 52 two-bedroom units. The one-bedroom units have an overall size of 664 square feet, and the
43 two-bedroom units contain between 807 to 835 square feet. The mixed-use building adjacent to State
44 Street will contain a total of 12 residential units (4 studio, 4 one-bedroom, and 4 two-bedroom) and 4
45 commercial units.

1 The applicant would dedicate property for a future right turn lane from Orem Boulevard to 400 South
2 and would landscape the property in the interim. This future turn lane was shown on the concept
3 plan.

4
5 The purpose of Planned Development (PD) zones, as outlined in Section 22-11-1, is to provide
6 flexibility in the City's zoning scheme in order to allow for unique, innovative and well-planned
7 developments that would not be possible under one of the City's existing zoning classifications. PD
8 zones are not intended for use in situations where a proposed development is reasonably feasible
9 under one of the City's existing zoning classifications or in situations where the primary purpose is
10 to obtain a relaxation of standards applicable to similar types of development in other zones. The
11 development proposed for the PD-40 zone is significantly different from and would not be allowed
12 under any of the City's standard residential or commercial zones; therefore, the PD option is the only
13 alternative for this request.

14
15 Orem City Code Section 22-11-2(2) also states that mixed-use projects are appropriate along State
16 Street and University Parkway. The mixed-use building along State Street complies with this
17 provision. Section 22-11-2(4)(b) requires that residential development must be significantly different
18 in design, layout or characteristics from the type of residential development allowed under existing
19 zoning classifications. As noted above, the type of development being proposed for the PD-40 zone
20 would not be possible in any of the City's standard residential or commercial zones and the only
21 option for this type of project is through the creation of a PD zone.

22
23 A neighborhood meeting was held on November 4, 2013, with seven citizens and the applicant in
24 attendance. There was no opposition to the proposed zone.

25
26 The PD-40 zone standards included:

- 27 • A maximum density of 24 units per acre. The project, as shown on the concept plan, has a
28 density of 23.3 units per acre.
- 29 • A maximum building height of fifty feet and a maximum of four stories.
- 30 • In Area A (residential along Orem Boulevard) buildings must be set back at least twenty feet
31 from property not part of the PD-40 zone and any public street. Storage units may have a zero
32 setback as shown on the concept plan. In Area B (mixed-use along State Street) buildings
33 must be set back at least twenty feet from public streets and ten feet from adjacent property
34 not in the PD-40 zone. Carports in either area must be set back at least five feet from adjacent
35 property lines.
- 36 • At least fifty-five percent of the exterior finish materials must consist of brick, stone, stucco,
37 glass, fiber cement board or any combination thereof. Up to forty-five percent of the exterior
38 finish materials may consist of metal, both vertical and horizontal rib.
- 39 • At least 2.25 parking stalls will be provided for each residential dwelling unit, at least one of
40 which must be covered. Parking for commercial uses must be provided at the rates required
41 in Article 22-15.
- 42 • The perimeter of the development, excluding street frontages, must be enclosed with a fence
43 of uniform construction at least six feet in height, but no greater than seven feet high. Wood
44 and chain link fencing is prohibited.
- 45 • At least 25% of the gross acreage of the development must be landscaped including a
46 minimum of 56 trees and 280 evergreen shrubs. The frontages along State Street and Orem

1 Boulevard are required to have at least 20 feet of landscaping between the street and the
2 buildings.

- 3 • A buffered sidewalk (with an eight foot landscaped planter strip between the street and
4 sidewalk) will be provided along State Street and Orem Boulevard.

5
6 Advantages

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

15
16 Disadvantages

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

20
21 Mayor Brunst asked if the intent was to construct all the buildings at once.

22
23 Craig Peay, developer, said they were leaning toward constructing the apartment buildings first and
24 then seeing what happened from there. Their concept was to build a product that was less in price to
25 accommodate those with lower incomes.

26
27 Mr. Spencer asked if the intended stone had changed, and Mr. Peay said it had. The original stone
28 was white, but they were now looking at using a more natural color.

29
30 Mr. Macdonald asked how many exits were planned on Orem Boulevard. Mr. Bench indicated there
31 are two planned exits on that street.

32
33 Mayor Brunst opened the public hearing.

34
35 Ladell Gillman, resident, asked about the possibility of four to six students renting a two-bedroom
36 unit. He said he suspected this type of situation would change the parking immensely. He expressed
37 that he was aware that children and grandchildren need a place to live but questioned how much of
38 commercial property in Orem is going to be given up to high-rise apartments.

39
40 Sam Boedy voiced concerned that the meeting agenda indicated there was no opposition to the
41 neighborhood meeting held on November 4, 2013. He said he opposed the external design and the
42 proposed sequential building plan. The project was planned with no amenities, and he was opposed
43 to it.

1 Michael Ware said he lived outside of the informed zones but was still close enough to be concerned
2 about the development. He expressed concern about the design and traffic. It was just another high-
3 density project in Orem.

4
5 Bob Fisher said Orem was being ambushed by residential housing.

6
7 Mike Garrett voiced concern about the traffic on 400 South and Orem Boulevard. There were too
8 many factors in this project that were not being addressed.

9
10 Janell Hale spoke of her concerns with traffic on Orem Blvd. The property should stay zoned as it
11 was because Orem needed more commercial space than residential space.

12
13 Julie Mackay spoke to traffic concerns and said the building was unattractive.

14
15 Sterling Bascom stated that Orem was selling itself and asked what kind of city Orem wanted to be.

16
17 John Reinhard said he was concerned about the number of rentals in Orem.

18
19 Mayor Brunst closed the public hearing.

20
21 Mr. Spencer asked if a traffic study had been completed for 400 South and Orem Boulevard, since
22 those streets were thoroughfares to Utah Valley University. Mr. Bench said no traffic study had been
23 completed for the proposed project.

24
25 Mrs. Black asked if the PD zone requirement could be to build the commercial building first to
26 ensure that the City got the commercial space back.

27
28 Mr. Peay said such a requirement would make it difficult to build the project. They need to already
29 have already have tenants in line and ready to occupy the space in order to support the commercial
30 component of the project.

31
32 Mr. Macdonald said traffic was a concern, and it was his understanding that commercial property
33 generated more traffic. Mr. Bench concurred.

34
35 Mr. Seastrand asked what would if the PD zone was approved but the developer could not finish the
36 complex. Mr. Earl said there was nothing the City could do to require that any or all the projects
37 were finished. Projects like the one proposed are often driven by market forces which play a role in
38 dictating what a developer can do.

39
40 Mr. Spencer asked how far out the neighborhood notices were sent for the project. Mr. Bench
41 referred to a City Council resolution that identified the noticing area as 300 feet. If the City wanted to
42 consistently notice beyond a 300-foot radius, a revision to that resolution would be appropriate.

43
44 Julie Smith added that the project entailed dedicating land for a decelerating/accelerating traffic lane,
45 for use upon entry to and exit from the project.

1 Mrs. Black asked if the City could require them to build in a phase order. Mr. Earl said the City
2 could not dictate that.

3
4 Mr. Seastrand asked for clarification on why the street improvements on the corner of Orem
5 Boulevard and 400 South were not part of the development.

6
7 Mr. Earl said that was an off-site improvement and would require legal analysis to determine traffic
8 impact. The number of trips being generated by the project would be a relatively small percentage of
9 the overall traffic on Orem Boulevard.

10
11 Mrs. Black **moved**, by ordinance to enact Section 22-11-53, PD-40 zone, Appendix II and amend
12 Section 22-5-3 (A) and the zoning map of the Orem City Code by changing the zone on 3.66 acres at
13 464 South State Street from the C2 zone to the PD-40 zone—with the requirements that the:

- 14 1. sizing of the buildings be consistent with what was presented, and that it maintains what
15 the concept represented. For example, the sizing of the first apartment building would need
16 to reflect what is noted in area “A” of the concept, and the commercial building needs to
17 reflect what is in area “B” of the concept
- 18 2. developer use the Simtech fencing material as presented in the meeting
- 19 3. total metal used for the project should not exceed thirty percent.

20
21 Mr. Spencer **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret
22 Black, Richard Brunst, Tom Macdonald, David Spencer, and Brent Sumner. Those voting nay: Mr.
23 Seastrand. The motion **passed** 5-1.

24
25 Mr. Sumner returned to the discussion at 8:38 p.m.

26
27 6:20 P.M. PUBLIC HEARING

28 ORDINANCE – STREET VACATION - Amending Article 22-5-3(A) and the zoning map of
29 the Orem City Code by applying the agriculture overlay zone (AG) to property located at 31
30 South 800 East and 75 South 800 East

31
32 REQUEST: James and Luwaine Proctor request that the City Council, by ordinance, vacate a
33 portion of an unimproved street that runs adjacent to their property at 575 East 1000 South.

34
35 Jason Bench presented a request that the City approve a street vacation ordinance. James and
36 Luwaine Proctor own a house at 575 East 1000 South. Their lot was originally part of La Mesa, Plat
37 “A” Subdivision which was recorded in 1958. The original La Mesa plat included street dedication
38 for an extension of 590 East Street north of 1000 South which is where 590 East Street currently
39 terminates. The dedicated area of 590 East adjacent to the Proctor parcel was never constructed and
40 never will be due to the way property in the area has developed including the development of
41 University Mall. In fact, most of the dedicated area of 590 East Street north of 1000 South was
42 previously vacated by the City in 2001. The remaining dedicated street area adjacent to the Proctor
43 parcel represents only half the original dedicated street width as the other half was vacated in 2001.

44
45 Mr. Bench indicated the Proctors were requesting that the City vacate the remnant of the unimproved
46 590 East Street adjacent to their parcel. Typically, upon the vacation of a dedicated street, half the

1 street area would revert to the property on one side and the other half would revert to the property
2 on the other side. The eastern portion of 590 East already reverted to the Mall when it was vacated in
3 2001, and the Mall constructed a masonry wall along the former center line of the dedicated street
4 area as well as at the northern end of the dedication area adjacent to the Proctor parcel. If the City
5 Council approved the vacation of the remaining dedicated area, that property would automatically
6 revert to the Proctors.

7
8 Mr. Bench explained that the City Council could vacate the portion of 590 East Street north of
9 1000 South Street if it found (1) there was good cause for the vacation; and (2) the vacation would
10 not be detrimental to the public interest. Additionally, the owners should be required to record a
11 subdivision plat that incorporated the street vacation into the rest of their property.

12
13 Mayor Brunst opened the public hearing. When no one came forward, Mayor Brunst closed the
14 public hearing.

15
16 Mr. Macdonald **moved**, by ordinance, to vacate approximately .05 acres of 590 East Street located
17 north of the intersection of 590 East and 1000 North. Mr. Andersen **seconded** the motion. Those
18 voting aye: Councilmembers Hans Andersen, Margaret Black, Richard Brunst, Tom Macdonald,
19 Mark E. Seastrand, David Spencer, and Brent Sumner. The motion **passed** unanimously.

20 21 **COMMUNICATION ITEMS**

22
23 Monthly Financial Summary – December 2013. Mr. Davidson referred the council to the information
24 contained in the agenda packet regarding the monthly financial summary.

25 26 **CITY MANAGER INFORMATION ITEMS**

27
28 Mr. Davidson requested the Council sign a get well card for Cameron Martin.

29
30 Mr. Davidson informed the Council about a letter received regarding an illegal accessory apartment.
31 The letter had been forwarded to the Neighborhood Preservation Unit, who would follow up with
32 this concern.

33
34 Mr. Davidson noted that the legislative session had begun, and the focus for the first week had been
35 on the appropriation process.

36 37 **ADJOURNMENT**

38
39 Mr. Andersen **moved** to adjourn the meeting. Mrs. Black **seconded** the motion. Those voting aye:
40 Councilmembers Hans Andersen, Margaret Black, Richard Brunst, Tom Macdonald, Mark E.
41 Seastrand, David Spencer, and Brent Sumner. The motion **passed** unanimously.

42
43 The meeting adjourned at 8:46 p.m.

1 CITY OF OREM
2 CITY COUNCIL MEETING
3 56 North State Street Orem, Utah
4 January 30, 2014
5

6 **4:00 P.M. SPECIAL SESSION**
7

8 CONDUCTING Mayor Richard F. Brunst, Jr.
9

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

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

22 MACQUARIE STAFF Nicholas Hann, Executive Director; Duncan Ramage
23

24 UTOPIA CHAIRMAN Wayne Pyle, City Manager, West Valley City
25

26 **INVOCATION /**
27 **INSPIRATIONAL THOUGHT** Councilmember Mark Seastrand
28

29 **PLEDGE OF ALLEGIANCE** Councilmember Hans Andersen
30

31 **SCHEDULED ITEMS**
32

33 **4:00 P.M. PRESENTATION & DISCUSSION**
34 **UTOPIA / UIA – Macquarie Private / Public Partnership**
35

36 Mayor Brunst welcomed all in attendance and then turned the time to Wayne Pyle, City Manager of
37 West Valley City.
38

39 Mr. Pyle said their intent was to get information as wide spread as possible. They want to provide an
40 overview of the basic proposal for a private/public partnership with Macquarie for the UTOPIA
41 network.
42

43 Mayor Brunst turned the time over to Nicholas Hann, executive director for Macquarie.
44

1 Mr. Hann said he was the senior managing director and co-heads the Public Infrastructure Group. He
2 gave an overview of Macquarie and an update of where the company was at. Mr. Hann said they are
3 based in Vancouver, British Columbia which was the first jurisdiction in North America to formalize
4 an approach to the public/private partnerships with introducing profit. This took place fifteen years
5 ago.

6
7 Macquarie, the largest and most innovative investment company in the Australian marketplace,
8 ventured to North America twenty years ago. It is regarded as a pioneer in public infrastructure and
9 recognizes public infrastructure assets as attractive ventures.

10
11 He explained that a public/private partnership was essentially an arrangement where the public sector
12 decided what services to provide, and then they look to the private sector to design and build that
13 asset and maintain and build the asset over thirty to forty years. Either user charges or availability
14 charges—based on performance—were used to finance the asset. Macquarie does not get paid if the
15 asset does not perform over the long term. The local government entity (the individual cities) retains
16 ownership. The arrangement would be terminated and the cities would take back the assets if
17 Macquarie did not perform. Because of that, Macquarie is driven to do a good job.

18
19 Mr. Hann said the company was made up of financiers and very experienced developers. They do not
20 design and build the networks, but they are experienced in taking the risks necessary to build out the
21 system. Macquarie ensures build-outs are done on time and within budget. Macquarie would manage
22 the asset over the long term.

23
24 Examples of projects Macquarie has taken part include roads, ports, airports, transit systems in many
25 countries, schools, hospitals, and prisons. Macquarie owns and manages the developers of about nine
26 toll roads around the U.S.

27
28 In all Macquarie's activities they have been a provider of the infrastructure for the services provided.
29 Mr. Hann said the company was interested in long term assets; they are investors looking for stable
30 long-term returns.

31
32 He said, typically, there was an expectation that the public section could borrow money for less
33 because of the power of taxation. However, there is growing evidence on the risk basis that the
34 private sector can borrow as competitively as the public sector can.

35
36 Mayor Brunst asked what brought Macquarie to UTOPIA. Mr. Hann indicated that Macquarie has
37 raised a lot of capital in the U.S. and is looking for opportunities to invest those capital funds.
38 Macquarie is excited by opportunities in the fiber optic network. Macquarie identified UTOPIA and
39 provided an unsolicited proposal to help complete the build-out of UTOPIA's network.

40
41 Mayor Brunst asked Mr. Hann to explain the predevelopment agreement presented in November. Mr.
42 Hann described the four milestones Macquarie had outlined.

43
44 Milestone One:

- 45 • Consulting phase - producing cost for build-out maintenance and refreshment of network
- 46 • Developing legal models and how that could be implemented

- 1 • Conducting market research
 - 2 ○ What UTOPIA wants; what UTOPIA wants to pay
 - 3 ○ Finding out how citizens feel about the private/public partnership
- 4 • Utilization of external consultants
- 5 • Results of the study would be available in five to six weeks.
- 6 • Would provide a scope of the infrastructure build-out, including what it will cost to
- 7 complete, operate, and maintain over the long term.
- 8 • Would be a proposal for how Macquarie could deliver the objectives of UTOPIA.

9
10 Mr. Hann indicated that the UTOPIA cities would have to decide if they like it or not and if they
11 want to proceed with it. If UTOPIA decides not to proceed, the UTOPIA would need to reimburse
12 Macquarie for external consultant information. This information is of value to UTOPIA regardless of
13 if they decided to move forward with Macquarie or not.

14
15 Mayor Brunst asked Mr. Hann do give an overview of the following three milestones. Mr. Hann
16 addressed the following.

17
18 Milestone Two:

- 19 • Dig down deeper into the approach
- 20 • Narrow range of options to be able to identify with certainty the product the cities will
- 21 receive
- 22 • Similar time-frame to milestone one, approximately six weeks
- 23 • Cost for milestone two is greater due to the detail entailed in identifying the precise costs
- 24 of the infrastructure build-out.
- 25 • A decision to proceed or cease would be required at the end of milestone two.

26
27 Milestone Three:

- 28 • Move toward financial closure
- 29 • More commitments are made to the cities
- 30 • Cost of milestone three is paying the lawyers to draw up the arrangement

31
32 Milestone Four:

- 33 • Incurring cost of going to market
- 34 • Mutually progressing through divisions, Macquarie and cities committing more to each
- 35 other

36
37 Mr. Hann indicated that if the process was set, Macquarie and UTOPIA could be at financial closure
38 and actually begin building out the network by the summer of 2014. Macquarie was motivated to
39 begin as quickly as possible, consistent with UTOPIA's due process.

40
41 Mayor Brunst asked how long the build-out would take and what it would entail. Mr. Hann said
42 UTOPIA was currently available to 20,000 addresses with 12,000 customers. There were
43 approximately 153,000 homes to hook up across the 11 UTOPIA cities. UTOPIA has a lot of trunk
44 lines in place, so the majority of the build-out would be the local hook ups. It would be necessary to
45 "refresh" some of the existing elements of the network.

1 Mayor Brunst asked where UTOPIA’s role would end and where the service provider role would
2 begin. Mr. Hann said Macquarie would be an open-access provider of the infrastructure. UTOPIA
3 was required by law to see that the end service to the consumer was provided by service providers.
4 He said Macquarie had been meeting with service providers who believe they could significantly
5 increase the take-up numbers for use of the network.

6
7 Mr. Sumner asked if (1) all eleven cities would have to agree to use Macquarie, (2) who would be
8 responsible for the cost if Orem were to back out, (3) and who would be monitoring the cost should
9 the cost go up.

10
11 Mr. Hann said Macquarie would not expect all eleven UTOPIA cities to agree to move forward, but
12 as long as enough cities agreed participate to make it a viable project, then Macquarie would move
13 forward in building out the network. Orem would be responsible for its percentage within UTOPIA,
14 which was currently twenty-two percent.

15
16 Mayor Brunst asked Mr. Hann to address who would be financially responsible for the build-out. Mr.
17 Hann said Macquarie would fund the build-out. The build-out would not require any additional city
18 financial debt responsibility.

19
20 Mayor Brunst asked if there would be a user fee to each house, whether services were used or not.
21 Mr. Hann said it would be structured similar to water service; citizens pay for basic cost to provide
22 this utility service. It would at the discretion of each city to take the approach they want to take. In
23 return, every house would receive basic service without additional cost. Basic service could be basic
24 Internet or phone service or home security if the homeowner did not use Internet.

25
26 Mr. Pyle said there was a price for being able to “ride the network,” but one important benefit would
27 be providing each home with a fiber connection.

28
29 Mr. Hann gave the following reasons for building a ubiquitous network:

- 30 • Significant efficiencies
- 31 • Avoided problems that jurisdictions face – the digital divide – some neighborhoods
32 received good broadband access while others did not
- 33 • Everyone would get a service that was valuable – fiber was very much a utility, much like
34 electricity
- 35 • Fiber to the home was not the end game. Cities would have the ability to provide city
36 services, for example, remote meter reading, security services, and a citywide WiFi
37 network for free to citizens.

38
39 He said Macquarie saw fiber as a utility. It was tremendously important that homeowners got to
40 choose their own service providers.

41
42 Mr. Andersen asked if there would be potential for citizens to opt-in or opt-out.

43
44 Mr. Hann said the payment to build-out and provide performance was on a per-address basis. How
45 cities decided to proceed after build-out was up to their discretion. If they wanted to provide a
46 discount or subsidy from general taxation, each municipality city could decide how to do that.

1 Mr. Andersen asked if the utility fee would be applied at the same rate to all the involved cities. Mr.
2 Pyne said it would, but each city would have to decide how to address who had contributed what.
3 New cities that join later would have a different rate.

4
5 Mr. Hann reiterated that Macquarie would be building, operating, refreshing, and maintaining the
6 project. Macquarie would be taking on all the risk to deliver the required performance standards.
7 Macquarie would not loan UTOPIA cities money. The only obligation on the parts of the cities was
8 to make payments to Macquarie, which each city would collect through a utility fee. The partnership
9 would be based on performance standards outlined by the cities.

10
11 Mr. Macdonald asked what would happen with those residents who choose not to pay for the service,
12 those who did not use Internet, phone, or home security service.

13
14 Mr. Pyne said there were not many people who fell into that category. The answer would be that the
15 cities could have the flexibility to address those types of concerns individually.

16
17 Mr. Sumner asked what entity would approve the milestones, the UTOPIA board or the cities.

18
19 Mr. Hann said he believed it would be a combination of both the UTOPIA board and the eleven
20 cities involved. The UTOPIA board had no authority to bind any city to the transaction. UTOPIA
21 members had to be comfortable with the proposed direction.

22
23 Mr. Davidson said that, from the public service perspective, while some benefit more than others, the
24 infrastructure did have an overall public benefit. Services the cities were responsible for providing
25 had certain aspects that have to be outsourced. For example, Public Safety vehicles all required
26 access to the Internet, irrigation systems, water tanks, parks and recreation facilities all required
27 connectivity as well. Currently, the City incurred significant cost to provide necessary services, and
28 building out the infrastructure would provide public benefit. Mr. Davidson asked that the Council
29 note the resources would be included in the overall discussion .

30
31 Mr. Hann added that, if the cities were to give the network to a proprietary user, then the cities would
32 become hostage. Electronics found at either end were shorter-term assets than the fiber in the ground,
33 which was a thirty- to forty-year asset.

34
35 Mr. Andersen referenced a meeting held October 23, 2014, and said he thought the Council would
36 vote on spending the \$500,000. He said he was concerned that this was already spent. He asked if the
37 City Council would vote on the completion of milestone two.

38
39 Mr. Pyne said the discussion at the meeting in October was centered on what needed to happen and
40 how to approach it. This meeting did not proclaim that cities had to vote to move forward. Some
41 cities wanted to vote and those that wanted to did so by resolution.

42
43 Mr. Seastrand and Mr. Macdonald left the discussion at 5:44 p.m.
44

1 Mr. Davidson said the ongoing discussion of UTOPIA had been a common topic within the city. He
2 said the charge the citizens have given to leaders was to develop solutions. In order to do that, the
3 City had to understand the challenges at hand and found it necessary to garner information in order to
4 move forward. It would be impossible to develop solutions without information that the first
5 milestone would yield. Mr. Davidson added that it would not be prudent to go forward and make
6 recommendations without collecting the phase one foundational data. Staff understood the cost and
7 accepted ownership of the information should the City choose to exit in the future. Mr. Davidson
8 counseled that this was not a stranded investment, but was rather information needed in order to
9 move forward.

10
11 Mayor Brunst asked Mr. Hann to explain the fees and if the cost to the consumer would ever go up.
12 Mr. Hann said the fees would be indexed in some way to the rate of inflation, making it easier to
13 predict operating costs. With no inflation up front, the fee would be higher to begin, which would
14 lend to intergenerational equity. Mr. Hann reiterated that the fee was fixed. Macquarie would be
15 providing a guaranteed service for thirty years, and the fee might be indexed to address inflation,
16 either in full or in part.

17
18 Mayor Brunst acknowledged the different ways of connectivity in the Orem community. He reported
19 meeting with several different Internet service providers. He reiterated the goal for Orem was to
20 provide fiber connectivity to every home. The citizens would have to decide if that was what they
21 wanted.

22
23 Mayor Brunst then summarized what Mr. Hann had reported:

- 24 • The basic fixed fee would be determined and would cover the cost of constructing,
25 maintaining, and operating the system for thirty years.
- 26 • That determined fee would be guaranteed for thirty years.
- 27 • The base fee would be fixed.
- 28 • The cities would have to decide how to index the fee to account for inflation.
- 29 • Mr. Hann had said, in his experience, a flat, fixed fee for thirty years was not the best way
30 to go because it put a lot of expense on older individuals versus younger individuals.

31
32 Mr. Andersen voiced concern regarding milestone two, saying the City Council should vote on
33 continuing with it.

34
35 Mr. Hann thanked the Council and staff for the opportunity to be present. He reminded the Council
36 that this was an interactive process with all the cities involved.

37
38 Mayor Brunst acknowledged that this was a major issue for Orem and expressed appreciation for Mr.
39 Hann in representing Macquarie.

40
41 Mr. Sumner asked what would happen to the current UTOPIA board in case the cities moved
42 forward. Mr. Hann said there would still be a need for UTOPIA to remain, but UTOPIA would likely
43 be reduced in size, scope, and activity. The board would likely shrink to a contract manager, with a
44 very small group charged with checking on how Macquarie was performing.

1 **ADJOURNMENT**

2

3 Mr. Andersen **moved** to adjourn the meeting. Mr. Sumner **seconded** the motion. Those voting aye:
4 Hans Andersen, Margaret Black, Richard Brunst, David Spencer, and Brent Sumner. The motion
5 **passed** unanimously.

6

7 The meeting adjourned at 6:14 p.m.

1 CITY OF OREM
2 CITY COUNCIL MEETING
3 56 North State Street Orem, Utah
4 February 11, 2014
5

6 **4:45 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**
7

8 CONDUCTING Mayor Richard F. Brunst, Jr.
9

10 ELECTED OFFICIALS Councilmembers Hans Andersen, Margaret Black, Tom
11 Macdonald, Mark E. Seastrand, David Spencer, and Brent
12 Sumner
13

14 APPOINTED STAFF Jamie Davidson, City Manager; Richard Manning,
15 Administrative Services Director, Greg Stephens, City
16 Attorney; Steve Earl, Deputy 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, Planning Division Manager;
21 and Taraleigh Gray, Deputy City Recorder
22

23 Discussion – Retreat Follow-up

24 Mr. Davidson reviewed the goals set by the City Council at the retreat in January, which were:

- 25 • Harmony within the Council
- 26 • Communication
- 27 • Compensation/Employee Development
- 28 • Financial Sustainability Plan
- 29 • State Street Plan
- 30 • City Facilities
- 31 • Utopia

32
33 Mr. Davison allowed time for Mr. Manning to share a presentation on the City's indebtedness. Mr.
34 Manning provided a handout showing how the city has utilized debt to address capital needs. With
35 the exception of Special Improvement Districts (SID), the City debt goes toward infrastructure needs
36 of the city.
37

38 Mr. Manning identified the total amount the city is responsible for which sixty-seven million, with
39 twenty-five million of that total being voter-approved debt. He explained that revenue debt is
40 structured differently with different reserve and coverage requirements. Revenue bonds are all tied to
41 specific infrastructure, which is tied specifically to fees. Those fees are decided upon by the Council
42 through the public hearing process.
43

44 Mr. Manning addressed SID debts by informing the City Council that SID bonds are paid by third
45 parties. The City serves as the co-signer on these debts. These debts are under the City's name but
46 are not regarded the same way.

1 In terms of the City debt as a whole, Mr. Manning said that Orem stands favorably in terms of
2 debt ratios.

3
4 Discussion – Personal Appearances

5 Through Council and staff discussion, it was decided that personal appearances opportunities
6 within the City Council meetings will increase in the speaking time limit from two minutes to
7 three minutes. To accommodate individuals who have scheduled items, it was decided that the
8 first personal appearance item on the agenda would be limited to a fifteen minute portion of the
9 meeting, with a continuation of personal appearances to occur towards the end of the scheduled
10 meeting.

11
12 Discussion – CARE Allocation

13 Mr. Davidson introduced the discussion of CARE allocation by providing information on CARE
14 allocation in years past. Under the old CARE, seventy percent of care money went to the arts, and
15 thirty percent was allocated to recreation. The resolution passed in 2013 for the new CARE money
16 reflects a fifty-fifty split. Mr. Davidson indicated that one year of CARE is split between the old and
17 new, with nine months of the year falling under the old CARE and three months falling under the
18 new CARE.

19
20 The suggestion brought to the City Council was to create a CARE Advisory committee for each
21 organization. This board would create a separate group, with three members appointed by the City
22 Council and two from the arts council. The formation of this committee was to act as a checks and
23 balance system for where the CARE money would go. The idea was to have people on the advisory
24 committees that have no benefit to the award of grants with CARE funds.

25
26 Mayor Brunst shared that he was aware that CARE money is the citizen’s money, and that this
27 concept of an advisory committee would bring new eyes, new thoughts, and new suggestions to the
28 process.

29
30 Councilmembers Black and Sumner shared concern for this concept, and due to a lack of time to
31 explore the issue more fully, Mayor Brunst postponed the discussion on CARE allocation to a later
32 date.

33
34 **REVIEW OF UPCOMING AGENDA ITEMS**

35
36 The Council and staff reviewed the upcoming agenda items.

37
38 **REVIEW AGENDA ITEMS**

39
40 The Council and staff reviewed the agenda items.

41
42 **CITY COUNCIL NEW BUSINESS**

43
44 The Council adjourned at 5:55 p.m. to the City Council Chambers for the regular meeting.
45
46

1 **6:00 P.M. REGULAR SESSION**

2
3 CONDUCTING Mayor Richard F. Brunst, Jr.

4
5 ELECTED OFFICIALS Councilmembers Hans Andersen, Margaret Black, Tom
6 Macdonald, Mark E. Seastrand, David Spencer, and Brent
7 Sumner

8
9 APPOINTED STAFF Jamie Davidson, City Manager; Richard Manning,
10 Administrative Services Director, Greg Stephens, City
11 Attorney; Steve Earl, Deputy City Attorney; Karl Hirst,
12 Recreation Director; Chris Tschirki, Public Works Director;
13 Bill Bell, Development Services Director; Scott Gurney,
14 Interim Public Safety Director; Charlene Crozier, Interim
15 Library Director; Jason Bench, Planning Division Manager;
16 Donna Weaver, City Recorder; and Taraleigh Gray, Deputy
17 City Recorder

18
19 **INVOCATION /**
20 **INSPIRATIONAL THOUGHT** Cheryl Nielson

21
22 **PLEDGE OF ALLEGIANCE** Zach Wright

23
24 **APPROVAL OF MINUTES**

25
26 The minutes from the City Council Retreat held on January 22-23, 2014; the January 28, 2014, City
27 Council meeting; and the Special City Council meeting held on January 30, 2014, were not yet
28 available for approval.

29
30 **MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL**

31
32 Upcoming Events

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

34
35 Appointments to Boards and Commissions

36 Mrs. Black **moved** to appoint Carolyn Manwaring to the Beautification Advisory Commission.

37 Mr. Seastrand **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret
38 Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The
39 motion **passed** unanimously.

40
41 Mr. Seastrand **moved** to appoint Ryan White to the Summerfest Advisory Committee. Mr.
42 MacDonald **seconded** the motion. Those voting aye: Councilmembers Hans Andersen, Margaret
43 Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The
44 motion **passed** unanimously.

1 Recognition of New Neighborhoods in Action Officers

2 No new Neighborhood in Action officers were recognized.

3
4 Proclamation – Non-Traditional Student Awareness

5 Mayor Brunst read a proclamation for Non-Traditional Student Awareness Week. Mr. Sumner
6 **moved** to proclaim the week of February 24, 2014 though March 1, 2014 as Non-Traditional Student
7 Awareness Week. Mrs. Black **seconded** the motion. Those voting aye: Hans Andersen, Margaret
8 Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The
9 motion **passed** unanimously.

10
11 **CITY MANAGER APPOINTMENTS**

12
13 There were no City Manager Appointments.

14
15 **PERSONAL APPEARANCES**

16
17 Time was allotted for the public to express their ideas, concerns, and comments on items not on the
18 agenda. Those wishing to speak should have signed in prior to the meeting, and comments were
19 limited to two minutes or less.

20
21 Curtis Wood expressed appreciation for the swearing-in ceremony event, saying it brought Orem
22 back together in a good positive step. He said he had attended the City Council retreat and wanted to
23 say thank the Council for taking time to introduce themselves at that meeting. Mr. Wood said the
24 retreat was incredibly informative and his appreciation for what the City Council does grew.

25
26 James Fawcett voiced concern about the UTOPIA/Macquarie public-private partnership.

27
28 George King, said he had concerns about the hunting that goes on in north Orem. Too much of it is
29 happening too close to the subdivisions. He said the signage discouraging hunting is not effective
30 and requested action be taken to remedy the situation.

31
32 **CONSENT ITEMS**

33
34 There were no new consent items.

35
36 **SCHEDULED ITEMS**

37
38 6:20 P.M. PUBLIC HEARING

39 ORDINANCE AMENDMENT – Amending the Street Connection Master Plan of the City of
40 Orem.

41
42 Mr. Andersen recused himself from the discussion and vote due to personal interest. He left the
43 discussion at 6:20 p.m.

44
45 Paul Goodrich, Traffic Engineer, presented a staff request for the City Council to approve the
46 2014 Street Connection Master Plan. He explained that the City Council approved the 1993 Street

1 Connection Master Plan on April 6, 1993. Because of several development changes throughout the
2 City since then, City staff and the Transportation Advisory Commission have been working to update
3 the Street Connection Master Plan since May of 2013.

4
5 The City held three neighborhood meetings (one charette-style meeting and two open house
6 meetings) to receive input from the public for the proposed update. These meetings were well
7 attended and staff received and addressed several comments and concerns regarding the proposed
8 update.

9
10 The thirty-five yellow circles indicate where street connections on the 1993 Master Plan have been
11 completed. Many other street connections have been made since 1993 that were not on the 1993
12 Plan.

13
14 There may be some flexibility about how future streets will interconnect when properties are
15 developed. A final decision about how to connect the red circles on each of the five maps should not
16 be made until a thorough review of a specific development proposal is completed. Concurrent with
17 this application, City staff is proposing by separate application that a developer be required to hold a
18 neighborhood meeting when a developer makes a street connection to one of the street connection
19 points.

20
21 As growth continues within the City, new roads and access points will be needed to reduce the
22 negative effects that growth can cause. The General Plan identifies the need to continue improving
23 the Streets Master Plan as existing traffic conditions change as well as a “need to improve our
24 transportation system to minimize congestion.” In accordance with the goals of the General Plan,
25 approval of the 2014 Street Connection Master Plan will reduce traffic congestion and improve
26 traffic circulation by requiring street connections at the points indicated as new development takes
27 place.

28 29 Advantages

- 30 • Identifies new street connections necessary to maintain an efficient transportation system.
- 31 • Includes the southwest part of the City in the Street Connection Master Plan which had not
32 been previously included.
- 33 • Furthers the objectives of the Orem General Plan improving the City transportation system
34 and helping to mitigate congestion.
- 35 • Promotes street connectivity as new development takes place in the City.

36 37 Disadvantages

- 38 • Some neighbors enjoy living on a dead end street and may not like having these streets
39 connected.

40
41 Mr. Macdonald asked Mr. Goodrich to go over the maps included in the agenda. Mr. Goodrich
42 explained that Street connections need to be made for a number of reasons, including storm water
43 drainage and water/sewer connections. The connections assist in the flow of traffic and facilitate
44 development. Mr. Goodrich referenced the maps by saying the yellow dots indicate the connections
45 that have been made since the 1993 connection plan. The dots on the map in red indicate the streets
46 still needing connection. These dots constitute

1 Mr. Seastrand asked if these are roads that the City will put in. Mr. Goodrich said no, this is a plan to
2 show developers where new roads should be implemented as development occurs.

3
4 Mayor Brunst opened the public hearing.

5
6 John Reinhard said he understood the intent with street connections was to work with the developer
7 to come up with something creative, similar to how master plans work. He wondered if there was a
8 way to add that into the wording of the ordinance to limit confusion.

9
10 Mayor Brunst closed the public hearing.

11
12 Mrs. Black **moved**, by ordinance, to amend the Street Connection Master Plan of the City of Orem.
13 Mr. Seastrand **seconded** the motion. Those voting aye: Margaret Black, Richard Brunst, Tom
14 Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The motion **passed**, 6-0.

15
16 6:20 P.M. PUBLIC HEARING

17 ZONE ORDINANCE AMENDMENT

- 18 • Amending Sections 17-3-4(C) and 17-4-3(B)(17); and
19 • Enacting Section 17-4-3(D) of the Orem City Code to require a neighborhood meeting
20 when a developer connects a street to a required street connection point as shown on the
21 Street Connection Master Plan.

22
23 Jason Bench, Planning Division Manager, presented to a Staff recommendation to the City Council.
24 The City's Street Connection Master Plan requires developers to make street connections to certain
25 streets that are currently dead ends (also known as street connection points). Connections to these
26 dead ends are necessary to promote more effective, safe and equitable traffic circulation.

27
28 There are often many ways that a dead end street may be connected to other streets. Neighbors, who
29 have a vested interest in how streets are connected and aligned, often have creative ideas that a
30 developer may not have considered when designing a new subdivision. If a developer can be exposed
31 to these ideas before he has invested significant resources in a specific street design, he will often be
32 willing to incorporate the alignment that the neighbors prefer.

33
34 The proposed amendments would require a developer who is required to connect to a required street
35 connection point to hold a neighborhood meeting to discuss the new street connection(s) before
36 submitting a preliminary plat to the Planning Commission.

37
38 Based on citizen comments made at the Planning Commission meeting, staff gave recommendation
39 that the proposed ordinance language be modified to require the neighborhood meeting to be held
40 before an application goes to the Development Review Committee (DRC) instead of before the
41 Planning Commission meeting. This will allow neighbors to get involved in the process as early as
42 possible and hopefully before a developer has committed significant resources to a specific street
43 alignment.

44
45 The General Plan identifies the "need to improve our transportation system to minimize congestion."
46 By encouraging more citizen input early in the development process through required neighborhood

1 meetings, better alternatives may be identified and negative effects of new road connections may be
2 mitigated.

3
4 The proposed amendment is outlined below:

5 17-3-4. Overview of subdivision approval process.

6 C. The developer completes an application for preliminary plat approval, holds a neighborhood meeting
7 when required, and submits the application, the preliminary plat, required supporting documents, and the
8 applicable fee to the Development Services Department.

9
10 17-4-3(B). Content of preliminary plat and required documents.

11
12 17. The layout and location of future public streets. The City may require streets in the preliminary plat in
13 such locations, sizes and of such design as may be necessary to provide adequate traffic circulation and access to
14 the property contained within the preliminary plat and to other parcels of property in the surrounding area. Street
15 connections shall be made to street connection points as shown in the Street Connection MasterPlan.

16
17 D. A neighborhood meeting complying with the requirements of Section 22-14-20(I)(substituting “preliminary
18 plat” for “site plan”) shall be required whenever a preliminary plat shows or is required to show a street extending
19 from or connecting to a street connection point as shown in the Street Connection Master Plan. The neighborhood
20 meeting must be held before an application may be forwarded to the Planning Commission.

21
22 Advantages

- 23 • Allows neighbors an opportunity to provide input about potential street connections at the
24 beginning stages of a project, which may result in better street design.

25
26 Disadvantages

- 27 • The neighborhood meeting requirement may place a minimal additional burden on
28 developers.

29
30 Mr. Spencer asked how far the noticing would go for the neighborhood meeting. Mr. Bench
31 indicated it would be 500 feet. Staff called neighboring cities to inquire about their required noticing
32 distance. Provo was the only city that notices more than 300 feet.

33
34 Mayor Brunst opened the public hearing.

35
36 Conrad Guymon said he appreciated the proposed change to require neighborhood input.

37
38 Lori Eldridge indicated that she also appreciated the increased noticing radius.

39
40 John Reinhard said his comments on the last item were meant for this matter as well. He wondered if
41 wording could be added to indicate this proposal would work along with the Street Connection
42 Master Plan to avoid citizen confusion.

43
44 Mayor Brunst closed the public hearing.

45
46 Mr. Seastrand said, regarding Mr. Reinhard’s suggestion, it can be difficult to add language without
47 more specifics. It would be possible to change the language in the future, if that was necessary. Mr.
48 Goodrich agreed.

1 Mr. Macdonald **moved**, by ordinance, to amend Sections 17-3-4(C) and 17-4-3(B)(17); and enact
2 Section 17-4-3(D) of the Orem City Code to require a neighborhood meeting when a developer
3 connects a street to a required street connection point as shown on the Street Connection Master
4 Plan. Mrs. Black **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, Richard
5 Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The motion
6 **passed**, 6-0.

7
8 Mr. Andersen returned to the meeting at 6:42 p.m.

9
10 RESOLUTION – CONDITIONAL USE PERMIT - Conditional Use Permit approval for a
11 detached garage at 1014 North 1280 East in the PD-18 zone.

12
13 Mr. Bench reviewed the request, indicating the owner of the property at 1014 North 1280 East
14 desires to construct a detached garage containing 1,127 square feet. The property is located in the
15 PD-18 zone which requires a conditional use permit for any detached structure larger than
16 1,000 square feet. The proposed detached garage is 49 by 23 feet, and is approximately 12 feet tall
17 which complies with the 35 foot maximum height limit. The subject property is approximately an
18 acre in size and so there is plenty of room on the lot to accommodate the garage. It does not appear
19 that the proposed garage would have any negative impacts.

20
21 The PD-18 zone consists of the Tierra del Sol subdivision located at the address above as well as the
22 Berkshires subdivision located at 1290 South 1400 East.

23
24 Mr. Macdonald asked about any concerns from neighbors about this structure, and the applicant said
25 he was not aware of any.

26
27 Mrs. Black **moved**, by resolution, a conditional use permit for a detached garage at 1014 North 1280
28 East in the PD-18 zone. Mr. Sumner **seconded** the motion. Those voting aye: Hans Andersen,
29 Margaret Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent
30 Sumner. The motion **passed** unanimously.

31
32 ORDINANCE – PUBLIC WORKS ADVISORY COMMISSION

33
34 Chris Tschirki, Public Works Director, presented to Council a recommendation to create a Public
35 Works Advisory Commission.

36
37 The Commission would consist of seven members appointed by the Mayor with the advice and
38 consent of the City Council to act in an advisory capacity to the City Council and City Manager. The
39 term of service would be three years. The Commission members would have the following duties
40 and responsibilities:

- 41 • Review and make recommendations to the City Council on Public Works issues brought to
42 the Commission by the City Manager.
- 43 • Review and make recommendations to the City Council on master plans. The
44 recommendations may include a capital facilities plan, a financial plan, supporting utility
45 rates, and other relevant recommendations.

- 1 • Work toward the continuing education of citizens regarding Public Works issues in our
2 community.
- 3 • Plan and arrange for neighborhood meetings/open houses and attend such meetings to receive
4 and review public input.

5
6 The Commission would make recommendations regarding different types of the infrastructure within
7 the city, and would contribute to the formulation of a Public Works Master Plan over the next twelve
8 to fourteen months.

9
10 Mayor Brunst said he appreciated this proposal.

11
12 When Mr. Seastrand asked how the members would be staggered, Mr. Tschirki referred the Council
13 to Section 2-34-5 of the proposed City Code amendment. Three members would serve for two years
14 while four members would serve for three years. He indicated he has a list of about forty people who
15 are qualified to serve on the commission. A list of names will be presented at the next Council
16 meeting. Mr. Tschirki said he would appreciate any suggestions from Council members as well.

17
18 Mr. Seastrand asked if the City website was being utilized by citizens in submitting their names for
19 consideration. Mr. Tschirki said they will review any applications from the website as well.

20
21 Mayor Brunst **moved**, by ordinance, to create a Public Works Advisory Commission made up of
22 citizens to assist the City in addressing Public Works issues. Mr. Seastrand **seconded** the motion.
23 Those voting aye: Councilmembers Hans Andersen, Margaret Black, Richard Brunst, Tom
24 Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The motion **passed** unanimously.

25 **PERSONAL APPEARANCES CONTINUED**

26
27
28 No one came forward to speak.

29 **COMMUNICATION ITEMS**

30
31
32 There were no communication items.

33 **CITY MANAGER INFORMATION ITEMS**

34
35
36 At the request of Mr. Davison, Mr. Bench reviewed with the Council planning items that would be
37 coming before them in future meetings.

38 **ADJOURNMENT**

39
40
41 Mr. Andersen **moved** to adjourn the meeting. Mr. Spencer **seconded** the motion. Those voting aye:
42 Hans Andersen, Margaret Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David
43 Spencer, and Brent Sumner. The motion passed unanimously.

44
45 The meeting adjourned at 6:58 p.m.

UPCOMING EVENTS

DATE	BUSINESS AND LOCATION	TYPE
MAR 22	MISS OREM 7:00 PM Mountain View HS	SCHOLARSHIP PAGEANT
APRIL 9 – 11	ULCT Dixie Center, St. George	MIDYEAR CONFERENCE
MAY 13	CITY OF OREM / UTA 7:30 AM TBD	BIKE TO WORK DAY
SEPT 10 -12	ULCT SL Sheraton	ANNUAL CONFERENCE

Appointment: Library Advisory Commission.

James Jones
608 W 400 S, Orem

Mr. Jones and his wife, Rachel, have a long history of use of the Library. He is also the librarian for Orem High School, and we are looking forward to having his insight about services for teen students as well as a more direct link to the Alpine School District to better consider the needs of local teachers and schools.

CITY OF OREM
CITY COUNCIL MEETING
 FEBRUARY 25, 2014



REQUEST:	RESOLUTION – Accept Annexation Petition for Further Consideration – Sykes Addition – 1500 South Carterville Road
APPLICANT:	Scott Sykes
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State Noticing Website
- Faxed to newspapers
- E-mailed to newspapers
- Neighborhood Chair

SITE INFORMATION:

General Plan Designation:
In County
 Current Zone:
In County
 Acreage:
1.69
 Neighborhood:
Hillcrest
 Neighborhood Chair:
Dewon Holt

<p>PREPARED BY: Donna Weaver City Recorder</p>
<p>APPROVED BY:</p>

REQUEST:

Scott Sykes requests that the City Council, by resolution, accept his annexation petition for further consideration with regard to 1.69 acres at 1500 South Carterville Road.

BACKGROUND:

On February 3, 2014, Scott Sykes filed an application for the annexation of 1.69 acres into Orem.

Should the Council accept this petition for further consideration, the 30-day certification time period will begin. After the application is certified, the City Council must begin a 30-day noticing and protest period.

The certification process involves the City Recorder, City Attorney, County Clerk and surveyor to determine if the petition meets the requirements of Utah Code Subsections 10-2-403(2), (3), and (4). The County Clerk has 30 days to respond. The certification would tentatively be presented to the City Council as a consent item at the April 15th City Council meeting.

Once the certification is accepted, an additional 30-day noticing and protest period begins. If no protest is received, the public hearing would tentatively be scheduled for the May 27 City Council meeting. At this time, the City Council will decide whether or not to annex the property and what the zoning designation of the property will be.

Recommendation: Staff recommends the City Council accept the annexation petition for further consideration.

RESOLUTION NO. R-2014-

A RESOLUTION ACCEPTING FOR FURTHER CONSIDERATION THE PETITION OF SCOTT SYKES FOR ANNEXATION OF CERTAIN PROPERTY GENERALLY LOCATED AT 1500 SOUTH CARTERVILLE ROAD UNDER THE PROVISIONS OF UTAH CODE SECTIONS 10-2-403 AND 10-2-405

WHEREAS on January 27, 2014, Scott Sykes filed a petition with the City Recorder of the City of Orem, Utah County, State of Utah, requesting that property located generally at 1500 South Carterville Road be annexed into the corporate boundaries of the City of Orem; and

WHEREAS said petition contains the signature of the owner(s) of real property that is (1) located within the area of annexation, (2) covers a majority of the private land area within the area proposed for annexation, and (3) equal in value to at least one-third of the value of all the private real property within the area proposed for annexation; and

WHEREAS the said property for proposed annexation lies contiguous to the present boundaries of the City of Orem, and an accurate plat of the real property proposed for annexation prepared by a licensed surveyor has been filed with the City Recorder; and

WHEREAS the City Council is willing to accept the petition for the purpose of considering the annexation, pursuant to state law.

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

1. The annexation petition submitted by Scott Sykes to annex property located generally at 1500 South Carterville Road which is attached hereto as Exhibit "A" and incorporated herein by reference, is hereby accepted for further consideration under the provisions of Utah State annexation law and is hereby referred to the City Recorder for review pursuant to Utah Code Section 10-2-405(2).

2. This resolution shall become effective upon adoption.

PASSED, APPROVED, and ORDERED PUBLISHED this **25th** day of **February** 2014.

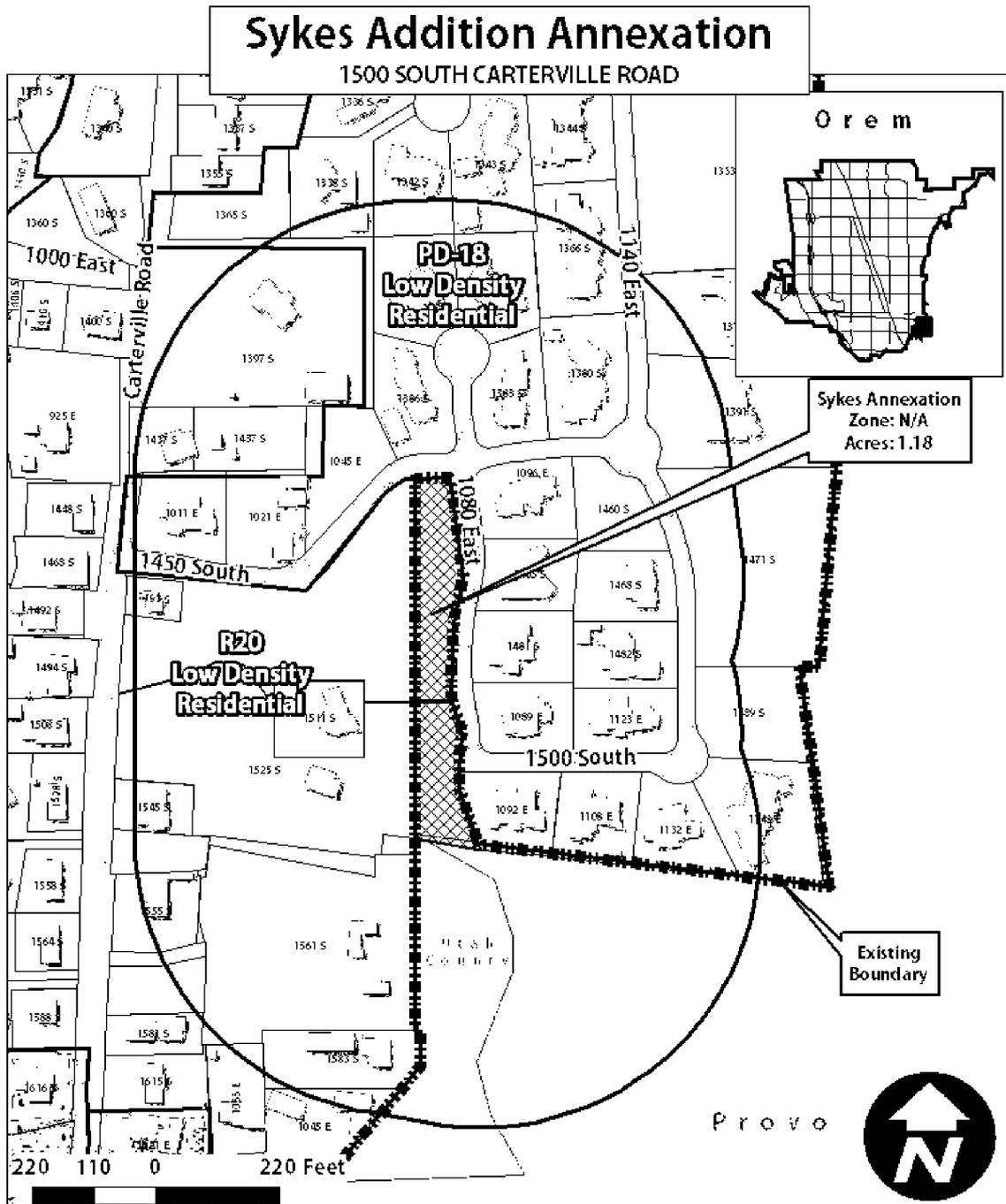
Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"



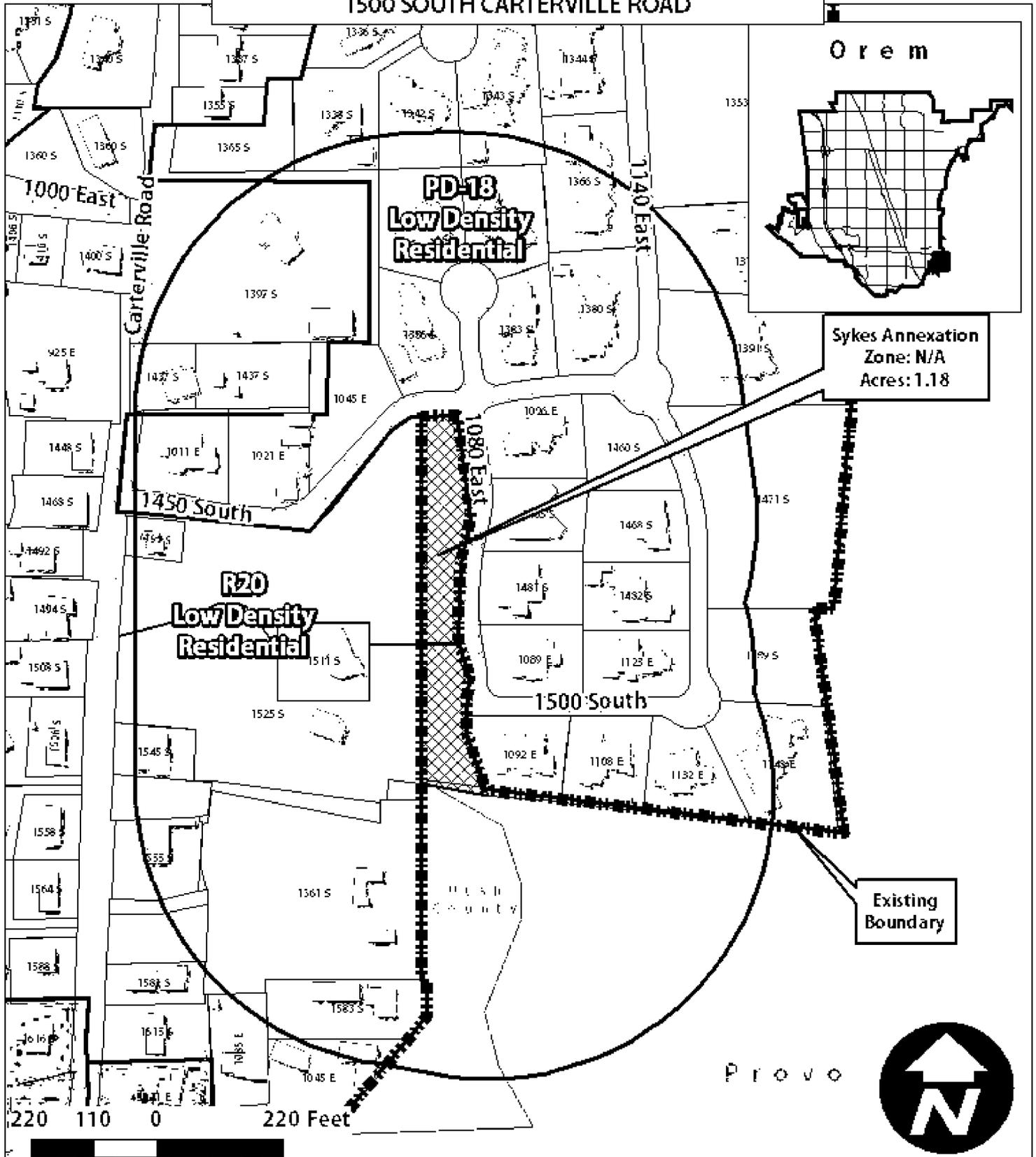
◆ Sykes Addition Annexation:
1.18 Acres.

NIA CONTACT:
Hillcrest Neighborhood
Dewon Holt

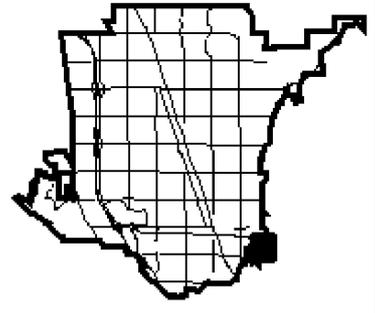
- Legend**
- ▭ Not Part of SA, 10287
 - ▣ Sykes Annex
 - ▭ Existing
 - ▭ Parcel

Sykes Addition Annexation

1500 SOUTH CARTERVILLE ROAD



Orem



Sykes Annexation
Zone: N/A
Acres: 1.18

Existing
Boundary

Provo



◆ Sykes Addition Annexation:
1.18 Acres.

NIA CONTACT:
Hillcrest Neighborhood
Dewon Holt

- Legend
-  Verification Boundary
 -  Sykes Annexation
 -  Existing Boundary
 -  Parcel

CITY OF OREM
CITY COUNCIL MEETING
FEBRUARY 25, 2014



REQUEST:	6:20 PUBLIC HEARING ORDINANCE - Amending Article 22-5-3(A) and the zoning map of Orem City by changing the zone on 0.29 acres at 747 East 1000 South from C2 to PD-34
APPLICANT:	Woodbury Corp.
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspaper
- Emailed to newspaper
- Posted on utah.gov/pmn
- Mailed 87 notices on January 27, 2014
- Posted property on January 29, 2014

SITE INFORMATION:

- General Plan
Regional Commercial
- Current Zone
C2
- Acreage
0.29
- Neighborhood
Hillcrest
- Neighborhood Chair
Dewon Holt

PLANNING COMMISSION RECOMMENDATION
Approve: 6-0

PREPARED BY: David Stroud, AICP Planner
APPROVED BY:

REQUEST: The applicant requests the City amend Article 22-5-3(A) and the zoning map of Orem City by changing the zone on 0.29 acres at 747 East 1000 South from the C2 zone to PD-34 zone.

BACKGROUND: The applicant requests a rezone of 0.29 acres to the PD-34 zone. This parcel was not included in the December 2013 Woodbury University Mall rezone request as the owners and Woodbury had not finalized the purchase of the property. The applicant has now contracted to purchase the property and request the property be rezoned to the PD-34 zone.

A neighborhood meeting was held on January 24, 2014, with fifteen neighborhood residents in attendance. The rezone was discussed as well as other development at University Mall.

Advantages

- Allows full-site development/redevelopment

Disadvantages

- None identified

RECOMMENDATION: The Planning Commission recommends the City Council approve this request. Staff also recommends approval of this request.



ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE ON APPROXIMATELY 0.29 ACRES AT 747 EAST 1000 SOUTH FROM THE C2 ZONE TO THE PD-34 ZONE

WHEREAS on January 13, 2014, Woodbury Corporation filed an application with the City of Orem requesting the City amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 0.29 acres at 747 East 1000 South from the C2 zone to the PD-34 zone; and

WHEREAS on February 5, 2014, the Planning Commission held a public hearing to consider the subject application and forwarded a positive recommendation to the City Council; and

WHEREAS on February 25, 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, orem.org, 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; and the effect upon the surrounding neighborhoods.

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 make the zoning on the subject parcel consistent with the land surrounding it and will allow for more efficient and effective development of the subject property as well as the surrounding property.

2. 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 0.29 acres at 747 East 1000 South from the C2 zone to the PD-34 zone, 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, RESOLVED and ORDERED PUBLISHED this **25th** day of **February** 2014.

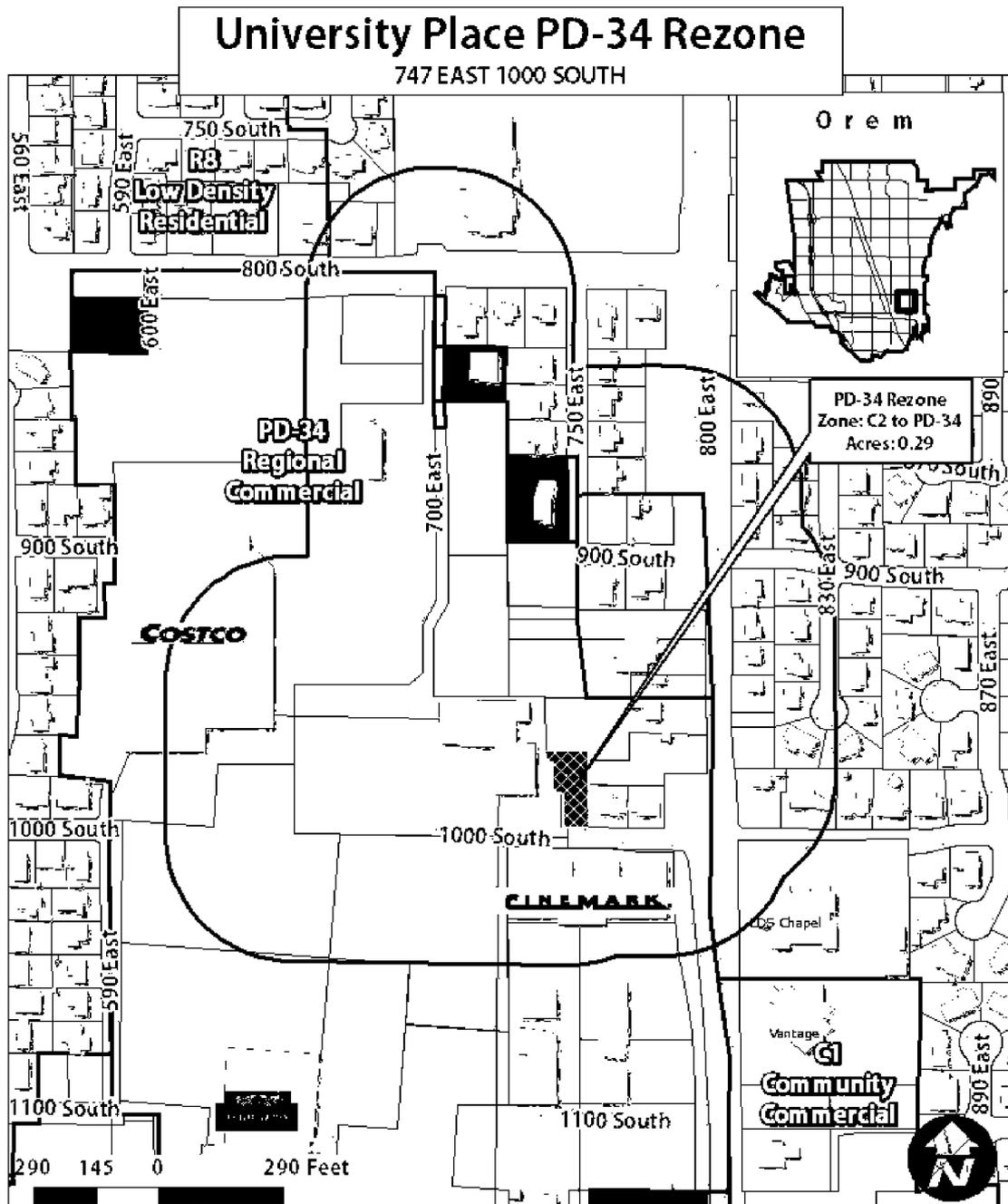
Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"



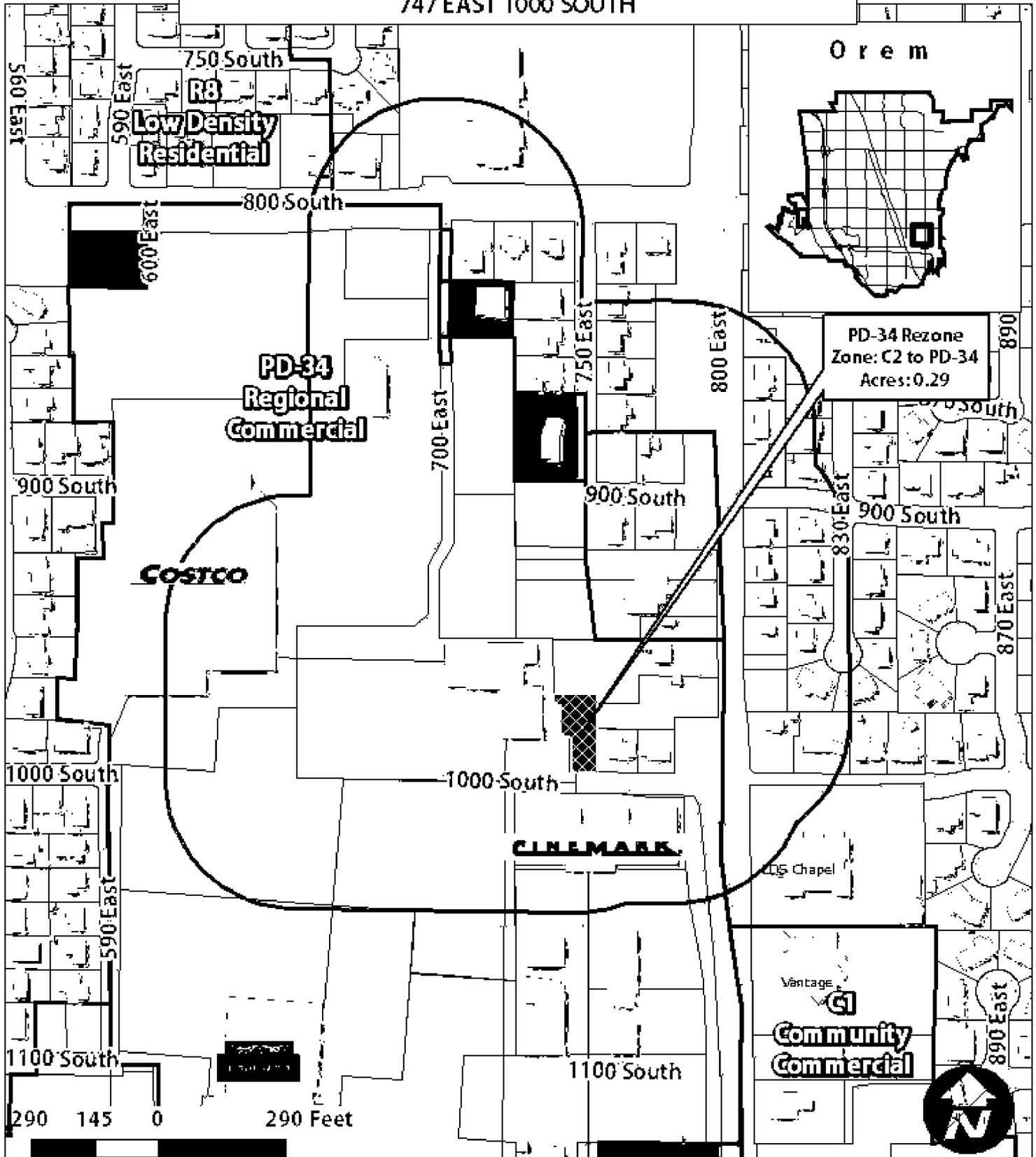
◆ University Place PD-34 Rezone:
0.29 Acres; C2 Zone

NIA CONTACT:
Hillcrest Neighborhood
Dewon Holt

Legend
 [Symbol] Neighborhood Boundary
 [Symbol] Building
 [Symbol] Parcel

University Place PD-34 Rezone

747 EAST 1000 SOUTH



◆ University Place PD-34 Rezone:
0.29 Acres; C2 Zone

NIA CONTACT:
Hillcrest Neighborhood
Dewon Holt

Legend
▭ Notification Boundary
▭ Parcel

AGENDA ITEM 4.1 is a request by Woodbury Corporation to recommend the City Council amend Article 22-5-3(A) and the zoning map of Orem City for property at 747 East 1000 South by changing the zone from C2 to PD-34.

Staff Presentation: The applicant requests a rezone of 0.29 acres to the PD-34 zone. This parcel was not included in the December 2013 Woodbury University Mall rezone request as the owners and Woodbury had not finalized the purchase of the property. The applicant has now contracted to purchase the property and request the property be rezoned to the PD-34 zone.



Advantages

Allows full-site development/redevelopment

Disadvantages

None identified

Recommendation: Based on compliance with the Orem General Plan and the Orem City Code 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.

Chair Moulton invited the applicant to come forward. Kris Longson introduced himself.

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.

Mr. Stroud showed the Planning Commission the notification boundary for this item.

Vice Chair Walker asked if all property of the Mall is now under contract. Mr. Longson said there are a few homes that are not in the zone. They own most of the homes in the north east part of the Mall property. He noted they held a neighborhood meeting and 15 people showed up. They answered their questions.

Chair Moulton called for a motion on this item.

Planning Commission Action: Vice Chair Walker said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend Section 22-5-3(A) and the zoning map of the city of Orem by rezoning property located generally at 757 East 1000 South from the C2 zone to the PD-34 zone. Chair Moulton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

**Proposed University Mall Mixed Use Development – Residential Phase 1
Neighborhood Meeting Minutes
January 24, 2014 6:00 to 8:00 pm
Community Room at University Mall**

Attendees:

- 128 Notices were sent out to nearby Orem City Residents (see attached listings)
- 15 neighborhood residents attended (see attached sign-in sheet)
- Woodbury/Ivory Team
 - Woodbury – Rob Kallas, Kris Longson, Kathy Olson
 - Ivory - Jim Seaberg, Ernie Willmore, Keith Bennett (architect)

Presentation 6:00 to 6:30 pm:

Rob Kallas made introductions and talked about the residents that had been notified about the neighborhood meeting.

Kris Longson began the PowerPoint presentation outlining the following items to be brought before Plan Commission:

- Request for Approval to Rezone the American Land & Leisure Parcel – a purchase contract has been signed and AL&L will be vacating the parcel on May 15. Woodbury will request Plan Commission Approval for the rezone of this parcel on February 5, and request City Council approval of the rezoning on February 25. Kris Longson asked if anyone had questions about this issue and no one did.
- Site Plan Approval of the Park – Woodbury expects to apply for Plan Commission Review of the park in March or April. This park is designed to be a community gathering place and will include a grand lawn area, an entertainment pavilion, waterfall/stream/fountain features, a large enclosed children’s play area, café seating, sculpture gardens, and terraced seating areas. The park will be the site of a community Christmas tree, Easter egg hunts, art shows, car shows, community dinners, yoga classes, vendor carts and patios with Wi-Fi. A huge LED screen will be hung adjacent to the pavilion which can broadcast sports events, or be used for movies in the park, fashion shows, or group gaming. The pavilion can be used for concerts, fashion shows, university talent shows, and can serve as an additional venue for the Timpanogas Storytelling Festival, including the possibility of having a huge Christmas Story telling venue during Christmas and the lighting of the big Christmas tree. Kris then opened up the floor to questions and the following questions were raised:
 - *Will the park be handicapped accessible?* The park will conform with all ADA requirements
 - *How much of the park will be built in 2014?* The southern half of the park will be built including the children’s play area. The north half of the park will not be constructed until one of the buildings flanking the north end of the park is constructed.
 - *Where is the new mall entrance during this phase?* Once the Mervyns building is demolished there will be an entrance at the north end of the mall building, and the existing mall entrance by See’s Candies will also remain open. Access is also available to the mall from the park through the H&M and Forever XXI stores.

- Site Plan Approval of the New Road Connecting State and 800 East - Woodbury expects to submit the road for Plan Commission review simultaneously with the park. The new road will be 4 lanes from State to the west edge of the park, 3 lanes along the edge of the park with drop off pullouts in two places along the park, 3 lanes with parallel parking between the park and the Village, and 3 lanes from the Village to 800 East. Road sections were presented showing the locations of the bike lanes and parking. Kris Longson asked if anyone had questions about this issue and no one did.

Kris Longson began the presentation of the Residential project with a brief overview of the PD-34 Zone Setback and Landscape Exhibit:

- Limited and Open Zones – The areas immediately adjacent to residential on 590 East, 1150 South and 800 East are designated as “Limited Zones” The uses, building heights and signage are restricted in these areas to minimize the effect of the development on surrounding residential areas.
- Setbacks and Landscaping – A comparison of the original Plan Commission Submission was shown and compared to the final version approved by City Council. Instead of a 20’ landscape setback, a 40’ landscape setback will be maintained along 800 East, protecting the existing landscaping and multipurpose path. For 50’ back from the curb line of 800 East, building heights shall be limited to 45’ not including parapets, architectural features, roof features, screening walls and mechanical equipment.

Keith Bennett (Ivory’s architect) then gave a presentation on the design of the residential project.

A breakdown showing the quantity of studio, 1, 2 and 3 bedroom units and the associated parking was presented for the entire 8 acre parcel. The construction schedule anticipates that Phase 1A (Buildings A and B) will begin in April or May this year. Phase 1B will follow as soon as lease-up of the Phase 1A buildings is completed. That way we won’t build more units than the market can handle, and won’t have a large number of unoccupied units sitting on the market. The site plan shows how we have broken the site up into 4 smaller U shaped buildings to break up the massing of the site. Parking is provided on the surface, and in a podium configuration underneath the residential buildings. All access is from 1000 South, 900 South and Costco. There is no direct vehicular access from 800 East.

The detailed site plan shows the amenities provided in the interior courtyards of the buildings. Building A has a swimming pool, barbeque area, hot tub and fire pit. Building B courtyard is raised over the podium parking and so is located at the second story level on the roof of the parking area. It contains terrace gardens, a barbecue area, fire pit, and outdoor seating. Each building will also have enclosed bike lockers and a dog wash area.

Building A will contain 114 units and building B will contain 103 units. A total of 252 parking spaces will be provided for these 217 units. Building C will be 102 units and Building D 138 units. Upon completion the 8 acre site will contain 457 units and 534 parking stalls.

The elevations contain a mixture of brick, split face block, Hardiboard and stucco. Fascias, soffits, railings and windows will all be dark bronze. The façade varies in depth based on the type of room located behind it. Living areas extend out farther, while bedroom areas are recessed for greater privacy. This also helps break up the massing of the building façade. All units have floor to ceiling windows and balconies. The garage level is hidden with a façade that matches the rest of building, and incorporates

landscaping and flower boxes to further screen the building. Top floor units have vaulted ceilings and clerestory windows.

Another major amenity that will be provided with the residential buildings is a 5500 SF community center. This center will include:

- Fitness center with a 2 story vaulted ceiling
- Great room with big screen TV kitchenette, pool table, and living room type seating
- Theater & Game Room
- Business Center with conference room
- Internet café
- Swimming pool and hot tub, with pergolas and sitting areas
- Fire pit with outdoor gathering spaces
- Barbecue areas

Jim Seaberg showed examples of other community centers built by Ivory, to give the audience an idea of the quality of construction that can be expected in our buildings. Examples included Garden Park, Park Lane, Ivory Ridge, Orchard Farms and District Heights.

Quality of finish examples were presented. The units will contain:

- Vinyl plank flooring on acoustical mat.
- High ceilings / Vaulted ceilings with clerestory windows
- Oversized floor-to-ceiling windows
- Granite countertops
- Specialty energy efficient lighting
- Laundry rooms in all units
- Balconies / patios in all units

7:00 to 8:00 pm – Question and Answer Session - After the presentation, neighbors raised the following questions:

- *How is the use of the balconies regulated? Will the balconies end up being storage and laundry areas for the units?* Ivory maintains strict management of balcony areas in their apartment projects. Residents are prohibited from having barbecues on their decks, and are not permitted to store bicycles or any other items on their balconies. Enclosed bike lockers will be provide in the parking garages for unit owners use, and Ivory provides additional storage units where people can keep Christmas trees and other large items for storage.
- *Do balconies have lights that will shine out at the houses on 800 East?* Some lighting is provided on the balconies, but it will be shielded so it does not shine at a 90 degree angle.
- *Is there any lighting of the facade of the building?* Some wall washing will be provided to accent the building, but the lighting will be minimal and mostly concentrated on the corner of the building at 1000S and 800E.
- *We are still having trouble getting our heads around 457 units on that parcel of land.* The density is very important to creating a successful mixed-use project. We have spent quite a bit of time

designing in the amenities and levels of finish that will insure that this will be a first class residential project, attracting only very high quality residents.

- *Not to bring up Midtown Village again, but are you really sure there is a market for 450 units?* Our marketing studies show strong demand for this sort of lifestyle project. Our project puts people within a 5 minute, tree-lined street walk of a 14 screen movie theater, 10 restaurants, a million SF of retail, and a central park programmed with year round activities. The residential buildings themselves have swimming pools with pergolas and barbecue areas as well as a large great room that can be used for entertaining grandchildren, friends and family members. And, as we mentioned before, we will start the project with buildings A and B first, and not begin construction on buildings C and D until the first two buildings lease up.
- *Your plans show 900 South connecting to 800 East. The city's master street planning does not show this street connecting to 800E.* In discussions with the city traffic engineers, this intersection was shown to have a high level of accidents and so 900 S was closed on the west side of 800E. If the connection is reopened, the intersection will be reconfigured as a High-T intersection, giving full turning movements to the neighborhood on the east side of 800 East, and Right-in/Right-out only to the residential development. In addition, we anticipate that this entrance will only serve as access to the residential development and not as a through street to Costco.
- *Is the site plan representative of the landscaping you expect to provide?* Yes.
- *Where will construction equipment access the site from?* The construction entrance will most likely be from 1000 South.
- *Where will construction staging occur?* Staging for Buildings A and B will occur on the Building D site, adjacent to the Costco parking lot.
- *Are you keeping the pedestrian access to the neighborhood to the Northwest open?* This access will be kept open for pedestrian use only. For safety purposes it may be necessary to close it periodically during the roadway construction.

We welcome additional comments and concerns to be voiced about this plan. We are in the process of setting up a web page where people can keep abreast of new developments, request information, make comments and raise issues. In the meantime you can email questions and concerns to:

k_olson@woodburycorp.com

LISTEN IN LAURET

UNIVERSITY PLACE NEIGHBORHOOD M

1/23/11

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Stephanie Palmer	1060 S. 545 E	Silkey4@juno.com
Randy Palmer	1060 S. 545 E	tubatrainer@yahoo.com
Jerry Crismon	1069 S. 545 E	jerry.crismon@gmail.com
Gene Latta	905 S. 800 E.	geneandjanetlatta@msn.com
Janet Latta	"	"
EMILY PETERSON	931 S. 200 E	EMILYP@MORINDA.COM
Ammon Avans	884 S 730 E	AmmonAvans@Gmail.com
Tom Christiansen (Vantage Controls)	1061 S 800 E	tom.christiansen@vantagecontrols.com
Mary Carter	849 E 1000 S	Carterthomas@aig.com
Dewon Holt	1442 So 605 E	dewonholt@g.com
Mark Stevenson	463 E 1070 S	markns@gmail.com
Shelly Parcell	657 E 750 S	sewparcell@gmail.com
Bucky Smith	924 So. 830 Ea.	Keep!homeuse@gmail
Bill & Barbara Jackson	902 So 830 E	jackmbarbarianva@gmail



2733 East Parleys Way, Suite 300 / Salt Lake City, Utah 84109-1662

(801) 485-7770
Fax (801) 485-0209

January 15, 2014

To: Neighbors of University Mall

RE: Notice of Neighborhood Meeting

Dear Neighbors,

You are invited to attend a neighborhood meeting:

Location: University Mall Community Room, 2nd Floor (Near Management Office)

Date: January 23, 2014

Time: 6:00 pm

Come participate with your fellow neighbors in a presentation and discussion for the proposed zone change for the American Land & Leisure parcel, currently located at 747 East & 1000 South. The PD-34 zone would be applied to this parcel, which is surrounded on all 4 sides by the existing PD-34 zone. The existing zoning classification of the property is C-2. In addition, we will be discussing the first phase of the residential development, which is located on 800 East & 1000 South, the proposed new road that connects State Street & 800 East, and the new park facility as reflected in the PD-34 concept plan.

"Pursuant to Orem City Code Section 22-1-5(F), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process."

We look forward to meeting with you.

Sincerely,

O. Randall Woodbury
University Mall Shopping Center, L.C.
2733 Parleys Way, Suite 300
Salt Lake City, UT 84109
801 485 7770
r_woodbury@woodburycorp.com



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: University Mall, LLC Phone: 801-224-6876
 Address: 575 East University Parkway suite N-260 FAX: 812241424
 City: Orem State: Utah Zip: 84097 e-mail: R.Kallas@woodburycorp.com

PROJECT INFORMATION

Project Name: University Place Rezoning
 Project Address: 747 East 1000 South Orem Utah 84097

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 \$400 + \$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 \$900 + \$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 checked="" 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/line (\$25 sign fee + \$20 building inspection fee/line)	

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 8 1/2" 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.

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: [Signature] Contact Person Name: Rob Kallas Phone: 801-224-6876

OFFICE USE ONLY

Date Filed: 1-13-14 Fees Paid: \$825.00 Received By: [Signature]

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 747 East 1000 South C2 to PD-34

1. DRC application date: 1/13/2014
2. Obtained Development Review Committee clearance on: 1/16/2014
3. Publication notice for PC sent to Records office on: 1/15/2014
4. Applicant held neighborhood meeting on: 1/24/2014
5. Neighborhood notice for PC/CC mailed on: 1/27/2014
6. Planning Division Manager received neighborhood notice on: 1/28/2014
7. Planning Commission recommended approval on: 2/5/2014
8. Publication notice for CC sent to Records office on: 1/27/2014
9. Property posted for PC and CC on: 1/31/2014
10. City Council approved request on: 2/25/2014

CITY OF OREM
CITY COUNCIL MEETING
 FEBRUARY 25, 2014



REQUEST:	6:20 PUBLIC HEARING ORDINANCE - Amending Section 22-11-1 and Section 22-11-2 of the Orem City Code pertaining to the purpose and applicability of PD zones
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspaper
- Emailed to newspaper
- Posted on utah.gov/pmn

SITE INFORMATION:

- General Plan
N/A
- Current Zone
N/A
- Acreage
N/A
- Neighborhood
N/A
- Neighborhood Chair
N/A

PLANNING COMMISSION RECOMMENDATION
Approve: 6-0

PREPARED BY: David Stroud, AICP Planner
APPROVED BY:

REQUEST: Development Services requests the City Council amend Section 22-11-1 and Section 22-11-2 of the Orem City Code pertaining to the purpose and applicability of PD zones.

BACKGROUND: Within the last year, the City has received and approved three requests for PD zones for high density housing along State Street. This has caused concern for how much residential development is appropriate in this corridor. High density housing along State Street provides a population base to patronize local businesses, but it also reduces the amount of property available for commercial development.

The City will soon issue an RFP (Request for Proposals) to study the long-term vision for State Street. One of the components of the study will be the degree to which residential development should be allowed on State Street. In order to prevent development that may conflict with the outcome of the study, staff have proposed an ordinance amendment that would prohibit any new residential PD zones along State Street while this study is pending. This restriction is intended to be limited in duration and may be reversed by the City Council after the State Street study has been completed. Residential PD zones can still be approved in other locations within the City.

Advantages

- Will allow the City time to study and implement a State Street plan
- If the City Council determines that residential PD zones are appropriate along State Street following the completion of the study, the Council will have the ability to amend the ordinance again to allow such PD zones
- May promote more commercial development along State Street

Disadvantages

- May frustrate current or future development plans of property owners along State Street

RECOMMENDATION: The Planning Commission recommended approval of the proposed amendment and further recommended that the restriction on residential PD zones be extended to 800 North, Center Street, and University Parkway. Staff also recommends the City Council approve this request.

22-11-1. PURPOSE AND APPLICABILITY.

1. The purpose of Planned Development (PD) zones 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.~~

22-11-2. APPLICABILITY.

2. PD zones are intended for use primarily in the following situations:

~~High density student housing projects near UVSC;~~

~~Mixed-use projects along State Street and University Parkway;~~

Where no existing zoning classification is both sufficiently permissive to allow uses that would be suitable on the property and sufficiently restrictive to protect the character and quality of neighboring properties. Examples of this type of situation may include, but are not limited to, the following:

a. Mixed-use developments;

b. Townhouse or other high-density residential developments;

c. Where a few uses in an existing zone (such as the C2 zone) would be appropriate on a particular parcel of property, but the remainder of the uses in that zone would not be appropriate;

d. Where the setbacks, building height limits or other standards of an existing zone are not necessary for the protection of neighboring properties or the general welfare of the City because of the proximity of a parcel of property to a particular landscape feature such as a cliff or a hillside where there would be no negative impact from a relaxation of such standards; and

e. Where additional setbacks or other buffers are needed to protect neighboring properties from uses to be employed on a parcel of property.

3. The City Council finds that State Street is a vital commercial corridor within the City and the City intends to conduct an intensive study and evaluation of State Street in 2014 to determine among other things, what types of uses are appropriate on State Street, ways to promote redevelopment along State Street, ways to attract new business and enhance the economic viability of the State Street corridor, the extent to which residential uses should be allowed on State Street, measures that can be taken to enhance the visual appeal of State Street, and ways to enhance transportation circulation and walkability. The City Council finds that it is in the best interest of the City to not allow any new PD zones for residential development along State Street pending the outcome of the State Street study and the City Council's evaluation of said study. Therefore, effective February 5, 2014, and notwithstanding anything herein to the contrary, no new application will be accepted for the creation of a PD zone that allows residential units within five hundred feet (500') of State Street. This prohibition shall remain in effect until modification of this section by the City Council. However, the current intent of the City Council is that this prohibition will be temporary and the City Council intends to reevaluate the appropriateness of residential PD zones along State Street after completion of the State Street study. Nothing herein shall prohibit the City Council from considering and approving a PD zone allowing residential dwellings along State Street where the application for the creation of such PD zone was received prior to February 5, 2014.

4. Nothing herein shall be construed to prevent an amendment to an existing PD zone.

22-11-2. Reserved.

4. PD zones shall not be created for residential development except in the following situations:

~~Subsections 1 and 2 above;~~

~~Residential development that is significantly different in design, layout or characteristics from the type of residential development allowed under existing zoning classifications. PD zones will not be available merely to increase density or to relax development requirements normally applicable to similar types of residential development in existing residential zones.~~

Parcels that are unsuitable for either single family dwellings or PRDs due to the location or topography of the land.

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING
SECTIONS 22-11-1 AND 22-11-2 OF THE OREM CITY CODE
PERTAINING TO THE PURPOSE AND APPLICABILITY OF PD
ZONES

WHEREAS on January 15, 2014, Development Services filed an application with the City of Orem requesting the City amend Section 22-11-1 and Section 22-11-2 pertaining to the purpose and applicability of PD zones; and

WHEREAS on February 5, 2014, the Planning Commission held a public hearing to consider the subject application and forwarded a positive recommendation to the City Council; and

WHEREAS on February 25, 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, orem.org, utah.gov/pmn, and in a newspaper of general circulation; 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 and the orderly development of land in the City.

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 the City time to study and implement a State Street plan and will allow the City time to determine to what extent residential development should be allowed on State Street.

2. The City Council hereby amends article 22-11-1 of the Orem City Code to read as follows:

22-11-1. Purpose and Applicability.

1. The purpose of Planned Development (PD) zones 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.

2. PD zones are intended for use primarily where no existing zoning classification is both sufficiently permissive to allow uses that would be suitable on the property and sufficiently restrictive to protect the character and quality of neighboring properties. Examples of this type of situation may include, but are not limited to, the following:

a. Mixed-use developments;

- b. Townhouse or other high-density residential developments;
- c. Where a few uses in an existing zone (such as the C2 zone) would be appropriate on a particular parcel of property, but the remainder of the uses in that zone would not be appropriate;
- d. Where the setbacks, building height limits or other standards of an existing zone are not necessary for the protection of neighboring properties or the general welfare of the City because of the proximity of a parcel of property to a particular landscape feature such as a cliff or a hillside where there would be no negative impact from a relaxation of such standards; and
- e. Where additional setbacks or other buffers are needed to protect neighboring properties from uses to be employed on a parcel of property.

3. The City Council finds that State Street is a vital commercial corridor within the City and the City intends to conduct an intensive study and evaluation of State Street in 2014 to determine among other things, what types of uses are appropriate on State Street, ways to promote redevelopment along State Street, ways to attract new business and enhance the economic viability of the State Street corridor, the extent to which residential uses should be allowed on State Street, measures that can be taken to enhance the visual appeal of State Street, and ways to enhance transportation circulation and walkability. The City Council finds that it is in the best interest of the City to not allow any new PD zones for residential development along State Street pending the outcome of the State Street study and the City Council's evaluation of said study. Therefore, effective February 5, 2014, and notwithstanding anything herein to the contrary, no new application will be accepted for the creation of a PD zone that allows residential units within five hundred feet (500') of State Street. This prohibition shall remain in effect until modification of this section by the City Council. However, the current intent of the City Council is that this prohibition will be temporary and the City Council intends to reevaluate the appropriateness of residential PD zones along State Street after completion of the State Street study. Nothing herein shall prohibit the City Council from considering and approving a PD zone allowing residential dwellings along State Street where the application for the creation of such PD zone was received prior to February 5, 2014.

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 policies or 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.

6. All other ordinances, resolutions, and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED, RESOLVED and ORDERED PUBLISHED this **25th** day of **February** 2014.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

DRAFT AGENDA ITEM 3.5 is a request by Development Services to recommend the City Council amend SECTIONS 22-11-1 AND 22-11-2 PERTAINING TO PD ZONES of the Orem City Code.

Staff Presentation: Mr. Stroud said within the last year, the City has received and approved three requests for high density housing along State Street. This has caused concern for how much residential is appropriate in this corridor. High density housing along State Street does provide a population base to patronize local businesses but it also removes property from the commercial zoning designation.

The City will soon request an RFP (Request for Proposal) for a study of State Street to determine the long-term vision. In the time between the study and potential adoption of the study, staff has proposed changes to the PD zone requirements.

The major change to the PD zone requirements is to prevent any PD zone that contains residential units within 500 feet of State Street. This could change depending on the outcome of the State Street study, but in the interim, the Code will reflect no new PD zones with a residential component along the State Street corridor. However, PD zones with residential uses can still be proposed elsewhere in the City.

Advantages

- Provides time to study and implement a State Street plan
- Code can be amended in the future should residential PD zones be deemed appropriate along State Street
- Commercial property along State Street must remain commercial

Disadvantages

- Eliminates future population bases close to commercial services and transit. However, once the study is completed, the PD ordinance will be revisited.

Recommendation: Based on compliance with the Orem General Plan and the Orem City Code and the advantages outlined above, staff recommends the Planning Commission recommend approval of this request to the City Council.

22-11-1. Purpose and Applicability.

1. The purpose of Planned Development (PD) zones 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.

22-11-2. Applicability.

2. PD zones are intended for use primarily in the following situations:

High-density student housing projects near UVSC;

Mixed-use projects along State Street and University Parkway;

Where no existing zoning classification is both sufficiently permissive to allow uses that would be suitable on the property and sufficiently restrictive to protect the character and quality of neighboring properties. Examples of this type of situation may include, but are not limited to, the following:

a. Mixed-use developments;

b. Townhouse or other high-density residential developments;

c. Where a few uses in an existing zone (such as the C2 zone) would be appropriate on a particular parcel of property, but the remainder of the uses in that zone would not be appropriate;

d. Where the setbacks, building height limits or other standards of an existing zone are not necessary for the protection of neighboring properties or the general welfare of the City because of the proximity of a parcel of property to a particular landscape feature such as a cliff or a hillside where there would be no negative impact from a relaxation of such standards; and

e. Where additional setbacks or other buffers are needed to protect neighboring properties from uses to be employed on a parcel of property.

3. The City Council finds that State Street is a vital commercial corridor within the City and the City intends to conduct an intensive study and evaluation of State Street in 2014 to determine among other things, what types of uses are appropriate on State Street, ways to promote redevelopment along State Street, ways to attract new business and enhance the economic viability of the State Street corridor, the extent to which residential uses should be allowed on State Street, measures that can be taken to enhance the visual appeal of State Street, and ways to enhance transportation circulation and walkability. The City Council finds that it is in the best interest of the City to not allow any new PD zones for residential development along State Street pending the outcome of the State Street study and the City Council's evaluation of said study. Therefore, effective February 5, 2014, and notwithstanding anything herein to the contrary, no new application will be accepted for the creation of a PD zone that allows residential units within five hundred feet (500') of State Street. This prohibition shall remain in effect until modification of this section by the City Council. However, the current intent of the City Council is that this prohibition will be temporary and the City Council intends to reevaluate the appropriateness of residential PD zones along State Street after completion of the State Street study. Nothing herein shall prohibit the City Council from considering and approving a PD zone allowing residential dwellings along State Street where the application for the creation of such PD zone was received prior to February 5, 2014.

4. Nothing herein shall be construed to prevent an amendment to an existing PD zone.

22-11-2. Reserved.

4. ——— PD zones shall not be created for residential development except in the following situations:

Subsections 1 and 2 above;

~~Residential development that is significantly different in design, layout or characteristics from the type of residential development allowed under existing zoning classifications. PD zones will not be available merely to increase density or to relax development requirements normally applicable to similar types of residential development in existing residential zones.~~

~~Parcels that are unsuitable for either single-family dwellings or PRDs due to the location or topography of the land.~~

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

Ms. Buxton asked where the City goes to find someone to do the study. Mr. Stroud said they can advertise in planning magazines/journals, national websites, large regional planning firm may specialize in this type of thing. This is not something a local person could handle.

Ms. Larsen asked how far off of State Street does the study go, Mr. Stroud said it would be 500 feet on each side of State Street.

Vice-Chair Walker said that it is good for the city to step back and look at the areas to study them for a year and revisit after the study.

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.

Jim Fawcett, Orem, suggested looking at all three major corridors: State Street, University Parkway and 800 North. If the City just looks at State Street it will push all development to the other two and have a great impact on them.

Mr. Bell indicated that the PD zone will still be allowed in the City. The only PD that will not be allowed is the high density residential developments in the specified areas. Ms. Larsen asked what the difference is between high and low density. Mr. Stroud said low density is the R8 zone, which are 3.5 units per acre. The PRD zone has about seven units per acre, which allows attached housing. Seven units per acre could be the beginning of higher density. It used to be that staff thought 16 units per acre was high density; now high density is 30-35 units per acre. Mr. Earl said that the General Plan identifies high density as starting at 8 units per acre and 5-7 units per acre is medium density. Ms. Jeffreys asked what the square footage would be. Mr. Stroud said that Promenade Place is 35 units per acre; an acre is 43,560 square feet. He noted in a neighborhood that is about 8000 square feet lots, 5-6 neighbors is about an acre. Mr. Bench said that Peach Haven, which is south of Ms. Jeffreys home is seven units per acre.

Ms. Larsen asked if this should include Geneva Road and the housing around UVU and the new TOD zone. Mr. Stroud indicated the north of Geneva is industrial. The City has a separate study slated for Geneva Road in the future with the new Lakeview connector road. Geneva Road is meant to handle a lot of traffic. Mr. Stroud then added the City Council will still have the option of denying rezone requests.

Vice Chair Walker asked if the study will take into account the connecting streets or just State Street. Mr. Stroud said it will be just State Street, however the study will take into account some of the uses on both State Street and the cross streets. Mr. Bench added the consultant will be requested to look citywide as far as the overall high density projects vs. apartments, condos, single family homes to see what Orem has compared to other cities and to see what the ultimate build out could be. This will help the City determine what the plan should be in the future for high density housing.

Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Mr. Whetten said he sees a lot of value in the study. He hoped there would be a public discourse after the study to make sure the citizens have opportunities to contribute. He noted that any change in the PD zone ought to reflect what is being studied and the study should reflect what the concerns are. In other words it should be limited to what is included in the study and not include other things.

Mr. Whetten left the meeting at 5:55 p.m.

Ms. Buxton asked if it really matters if the study covers more than the outline. Mr. Bench said the focus of the RFP will be on State Street. The consultant will look at commercial, retail, office, and high density housing on State Street. There will be a small component that will look citywide, but the main focus will on State Street.

Vice Chair Walker asked if this will shut down development on State Street and force the development to go other places. Mr. Stroud said the City Council will have the opportunity to say yes or no just as it does now. There are still places that are appropriate for a PD zone of high density housing within the City.

Mr. Earl said the focus of the study is going to be on how the City can attract more commercial development to State Street. The study will not come back and say that commercial should be limited. The City does not want to limit the commercial PD zones that will encourage commercial development. The focus is to limit the residential.

Mr. Iglesias said it is important to do what is necessary to attract business to the City and this study will be a big plus.

Staff presented three options for the study. They invited the Planning Commission to recommend one to the City Council.

1. Eliminate high density residential entirely from PD zones along key transportation corridors in the city, namely 800 North, Center Street, State Street and University Parkway.
2. Eliminate high density residential along the State Street corridor and continue to allow along other key corridors in the city (for example, University Parkway, 800 North, Center Street).
3. Continue status quo and "self-police" the placement of high density residential projects along the noted corridors.

After some discussion, the Planning Commission decided to support Option 1.

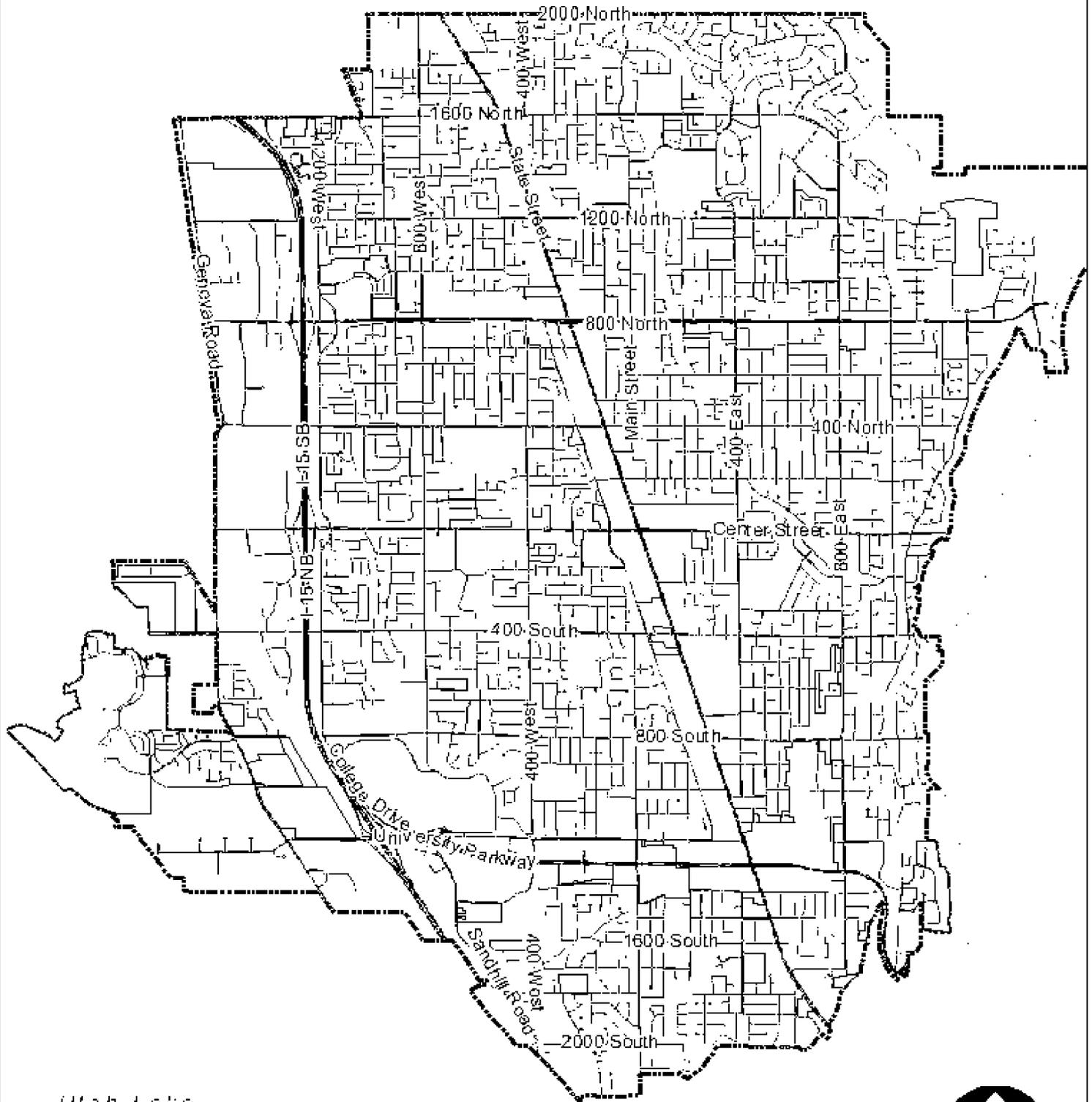
Ms. Jeffreys asked how this would affect anyone that currently has an open project. Mr. Stroud said if there is a current application it is okay.

Chair Moulton called for a motion on this item.

Planning Commission Action: Chair Moulton moved to recommend the City Council amend Sections 22-11-1 and 22-11-2 pertaining to the purpose and applicability of planned development zones in the City of Orem with the recommendation that the City Council also consider eliminating High Density housing along University Parkway,

800 North and State Street. Ms. Buxton seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

City of Orem PD Zones



Utah Lake





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: Development Services Phone: 801-229-7238
 Address: 56 N. State Street FAX: _____
 City: Orem State: Utah Zip: 84057 e-mail: jwbend@orem.org

PROJECT INFORMATION

Project Name: ZOA Sections 22-11-1 and 22-11-2 PD Zones
 Project Address: _____

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 \$400 + \$20/lot or unit + recording fees	<input checked="" 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 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: [Signature] Contact Person Name: Jason Bench Phone: 801-229-7238

OFFICE USE ONLY

Date Filed: 1/16/14 Fees Paid: 0 Received By: [Signature]

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.

CITY OF OREM
CITY COUNCIL MEETING
FEBRUARY 25, 2014



REQUEST:	6:30 P.M. PUBLIC HEARING ORDINANCE - Amending the Current Fiscal Year 2013-2014 Budget
APPLICANT:	City Manager
FISCAL IMPACT:	\$885,461.98

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on State Noticing Website
- Faxed to newspapers
- E-mailed to newspapers
- Neighborhood Chair

SITE INFORMATION:

General Plan Designation:
N/A
Current Zone:
N/A
Acreage:
N/A
Neighborhood:
N/A
Neighborhood Chair:
N/A

PREPARED BY:

Richard Manning
Admin. Services Dir.

APPROVED BY:

RECOMMENDATION:

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2013-2014 Budget and, by ordinance, amend the Fiscal Year 2013-2014 Budget

BACKGROUND:

The Fiscal Year 2013-2014 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, and other governmental or private entities/organizations; Water Reclamation facility ultra violet disinfection system funding; funding of economic development revolving loan projects through the use of Federal Housing & Urban Development (HUD) CDBG funds and Federal Department of Commerce EDA funds; and various other smaller technical corrections or minor budget adjustments that need to be made.

ORDINANCE NO. O-2014-

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF OREM,
UTAH, AMENDING THE FISCAL YEAR 2013-2014 BUDGET.

WHEREAS On June 11, 2013, the City Council adopted a final budget following State law; and

WHEREAS the City Council held a public hearing on February 25, 2014, to receive input from the public regarding proposed amendments to the Fiscal Year 2013-2014 budget; and

WHEREAS the budget has been revised as deemed appropriate to accommodate unexpected revenues and expenses.

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

1. The Council hereby amends the Fiscal Year 2013-2014 Budget as shown in Exhibit "D" which is attached hereto and incorporated herein by reference.

2. The City Manager is directed to implement these budget amendments in accordance with State laws and appropriate City procedures.

3. This ordinance shall take effect immediately upon publication.

PASSED, APPROVED and ORDERED PUBLISHED this **25th** day of **February** 2014.

Richard F. Brunst, Jr., Mayor

ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

EXHIBIT "D"

**EXHIBIT "D"
BUDGET AMENDMENTS
FISCAL YEAR 2013-2014**

REVENUES			Previous Budget	Current Budget
<u>Account Number</u>	<u>Note</u>	<u>Description</u>		
GENERAL FUND				
10-3316-001	1	Library - Utah Arts Council (Onstage Utah)	\$ -	\$ 1,250.00
10-3316-003	1	Library - Various Grants - G. Lehrman Institute Grant	-	1,200.00
10-3318-001	1	LEPC Grant	22,500.00	29,500.00
10-3318-005-003	1	HIDTA Grant - Calendar Yr 2014	-	181,240.00
10-3318-018	1	JAG Block Grant	-	8,796.00
10-3318-024	1	Internet Crimes Against Children Grant	-	20,000.00
10-3341	1	EMS Grant	10,000.00	11,460.00
10-3424-004-001	1	MCTF - Forfeitures Revenues - Federal	36,500.00	44,500.00
10-3424-009	1	MCTF - Evidence Revenues	44,000.00	55,500.00
10-3480-016		Fees - Youth Wrestling	500.00	1,850.00
10-3690-009		Misc Revenues - Recreation	-	441.00
10-3698	1	Library - Donations	4,171.01	25,674.99
10-3995-013	1	Cont. From - Fund 73 - Orem Foundation Trust	9,500.00	11,000.00
10-3995-030	1	Cont. From - Fund 72 - Friends of the Library	-	1,500.00
10-3997-008		App. Surp - Sub for Santa	-	3,000.00
Total			<u>\$ 127,171.01</u>	<u>\$ 396,911.99</u>
Net Fund Increase				<u>\$ 269,740.98</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-3690		Miscellaneous Revenues - 800 N Trail Match	\$ -	\$ 6,571.00
Total			<u>\$ -</u>	<u>\$ 6,571.00</u>
Net Fund Increase				<u>\$ 6,571.00</u>
WATER FUND				
51-3690		Miscellaneous Revenues	\$ 445,000.00	\$ 450,000.00
Total			<u>\$ 445,000.00</u>	<u>\$ 450,000.00</u>
Net Fund Increase				<u>\$ 5,000.00</u>
WATER RECLAMATION FUND				
52-3997-001	2	App. Surp - Ultra Violet Disinfection Project	\$ -	\$ 306,450.00
Total			<u>\$ -</u>	<u>\$ 306,450.00</u>
Net Fund Increase				<u>\$ 306,450.00</u>
TIMPANOGOS STORYTELLING FESTIVAL FUND				
72-3316-001	1	Grant - Utah Onstage Grant	\$ -	\$ 1,700.00
72-3997-004	4	App. Surp - Operations	-	37,000.00
Total			<u>\$ -</u>	<u>\$ 38,700.00</u>
Net Fund Increase				<u>\$ 38,700.00</u>
OREM FOUNDATION TRUST FUND				
73-3910-004	1	Donations - Orem City	\$ 1,000.00	\$ 2,500.00
Total			<u>\$ 1,000.00</u>	<u>\$ 2,500.00</u>
Net Fund Increase				<u>\$ 1,500.00</u>
COMMUNITY & NEIGHBORHOOD SERVICE FUND				
74-3622	3	CDBG - Loan Payments	\$ 45,500.00	\$ 143,000.00
74-3623	3	EDA - Loan Payments	52,500.00	212,500.00
Total			<u>\$ 98,000.00</u>	<u>\$ 355,500.00</u>
Net Fund Increase				<u>\$ 257,500.00</u>
Total City Funds			<u>\$ 671,171.01</u>	<u>\$ 1,556,632.99</u>
Net City Funds Increase				<u>\$ 885,461.98</u>

EXHIBIT "D"
BUDGET AMENDMENTS
FISCAL YEAR 2013-2014

EXPENDITURES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
Investigation Services				
10-6530-230-008	1	Employee Development - ICAC Grant	\$ -	\$ 8,000.00
10-6530-230-009	1	Employee Development - JAG Block Grant	-	2,884.00
10-6530-250-008	1	Equipment - ICAC Grant	-	12,000.00
10-6530-250-009	1	Equipment - JAG Block Grant	-	5,912.00
Major Crimes Task Force				
10-6531-140-003	1	Overtime - HIDTA - Jan-June	-	45,000.00
10-6531-230		Employee Development	45,000.00	51,765.00
10-6531-230-003	1	Employee Development - HIDTA - Jan-June	-	3,000.00
10-6531-240		Supplies	17,750.00	20,985.00
10-6531-600-003	1	C.J. Funds - HIDTA	-	55,000.00
10-6531-623-003	1	Equip/Facility Lease/Rent - HIDTA - Jan-June	-	78,240.00
10-6531-743		Equipment	4,000.00	5,500.00
10-6531-743-004	1	Equipment - Forfeitures	38,337.55	46,337.55
Fire & Medical Services				
10-6540-250-004	1	Equipment - Hazmat - LEPC Grant	22,500.00	29,500.00
EMS Grant				
10-6543-250	1	Equipment - EMS Grant	-	1,460.00
Parks				
10-7547-600	1	Miscellaneous Expenses	900.00	2,400.00
Recreation / Outdoor Programs				
10-8010-600		Sundry Expense	2,000.00	2,441.00
10-8116-310		Youth Wrestling - Prof. & Tech. Services	-	1,000.00
10-8116-480		Youth Wrestling - Equipment & Supplies	200.00	550.00
Library Administration				
10-8510-290	1	Maintenance & Repairs	100.00	9,100.00
10-8510-310	1	Prof. & Technical Services	-	5,883.00
10-8510-310-001	1	Prof. & Technical Services - UAC Onstage Grants	-	1,250.00
10-8510-310-005	1	Prof. & Technical Services - G. Lehrman Institute Grant	-	1,200.00
Access Services				
10-8520-462-001	1	Adult Collection	99,300.00	99,394.00
10-8520-463-001	1	Child Collection	95,000.00	95,088.00
10-8520-464-001	1	Media Collection	17,500.00	18,818.00
Reference & Collections Services				
10-8530-250	1	Equipment - Supplies & Maintenance	3,100.00	6,780.00
10-8530-310	1	Professional & Technical Services	2,500.00	5,250.00
10-8530-480	1	Special Departmental Supplies	5,151.24	5,342.22
Non-Departmental Expenditures				
10-9910-600-004		Sub for Santa	-	3,000.00
Total			<u>\$ 353,338.79</u>	<u>\$ 623,079.77</u>
Net Fund Increase				
				<u>\$ 269,740.98</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-6034-732-206		800 N Trail Project	\$ -	\$ 6,571.00
Total			<u>\$ -</u>	<u>\$ 6,571.00</u>
Net Fund Increase				
				<u>\$ 6,571.00</u>
WATER FUND				
51-7572-482-001		New Service Meters	\$ 18,000.00	\$ 23,000.00
Total			<u>\$ 18,000.00</u>	<u>\$ 23,000.00</u>
Net Fund Increase				
				<u>\$ 5,000.00</u>

EXHIBIT "D"
BUDGET AMENDMENTS
FISCAL YEAR 2013-2014

EXPENDITURES

<u>Account Number</u>	<u>Note</u>	<u>Description</u>	<u>Previous Budget</u>	<u>Current Budget</u>
WATER RECLAMATION FUND				
52-7583-734-259	2	Ultra Violet Disinfection Project	\$ 800,000.00	\$ 1,106,450.00
Total			<u>\$ 800,000.00</u>	<u>\$ 1,106,450.00</u>
Net Fund Increase				<u>\$ 306,450.00</u>
TIMPANOGOS STORYTELLING FESTIVAL FUND				
72-8598-240-002	4	Supplies	\$ 3,000.00	\$ 3,500.00
72-8598-310-002	4	Professional & Technical Services	89,000.00	124,000.00
72-8598-600-001	1	Misc. Expenses - Utah Onstage Grant	-	1,700.00
72-8598-920-030	1	Cont. To - Fund 10 - Orem Library	-	1,500.00
Total			<u>\$ 92,000.00</u>	<u>\$ 130,700.00</u>
Net Fund Increase				<u>\$ 38,700.00</u>
OREM FOUNDATION TRUST FUND				
73-8591-920-004	1	Cont. To - Fund 10 - Orem City	\$ 1,000.00	\$ 2,500.00
Total			<u>\$ 1,000.00</u>	<u>\$ 2,500.00</u>
Net Fund Increase				<u>\$ 1,500.00</u>
COMMUNITY & NEIGHBORHOOD SERVICE FUND				
74-4140-570-002	3	Economic Development - CDBG RLF	\$ 62,500.00	\$ 160,000.00
74-4140-570-003	3	Economic Development - EDA RLF	-	160,000.00
Net Fund Increase			<u>\$ 62,500.00</u>	<u>\$ 320,000.00</u>
				<u>\$ 257,500.00</u>
Total City Funds			<u>\$ 1,326,838.79</u>	<u>\$ 2,212,300.77</u>
Net City Funds Increase				<u>\$ 885,461.98</u>

**BUDGET AMENDMENTS
FISCAL YEAR 2013-2014**

NOTES

These notes are attached to the budget amendments summary to describe the more unusual or extraordinary amendments to the Fiscal Year 2013-2014 City of Orem Budget that have been necessitated to this point in the fiscal year. Many of the amendments listed in the summary are immaterial and/or are technical corrections that any organization of this size would expect to encounter during an operating year and therefore, no specific note has been given for these items. Please contact Brandon Nelson, Accounting Division Manager, at 801-229-7010, if you have any questions or concerns.

- 1) The City receives grant or donation funds during the year to aid many different operations such as Public Safety (Major Crimes Task Force Grants) and Library Services (Utah Arts Council). The funds are received from Federal, State, and other governmental (or private) entities. These entries represent the adjustments necessary to adjust the appropriate budgets.
- 2) Due to technology advances that were included as part of the water reclamation facility expansion and upgrade, it was discovered that the treatment process was actually too efficient and was removing too much nitrogen. Due to the lack of nitrogen, ammonia levels were also too low. Ammonia keeps chlorine in the water instead of evaporating into the air. Chlorine is needed in the existing process to treat the water properly. Therefore, it was determined that the original plan to use an Ultra Violet disinfection system instead of chlorination would be the best course of action to relieve this problem and provide the best and most efficient water treatment process. Funds from other capital projects were identified and moved to this project. However, these funds did not cover the entire cost of the project and thus, this budget amendment to use "reserve" funds is needed.
- 3) The Economic Development division has identified several possible recipients of CDBG or EDA revolving loan funds. It is possible that these loans may not occur until late in the current fiscal year. In order to avoid any potential budgetary issues related to the issuance of these loans, this budget amendment has been proposed so as to accommodate them if they are approved for disbursement by the Economic Development Loan Committee.
- 4) The Timpanogos Storytelling Festival has identified a need to use their "reserves" to cover some professional services and operational supplies as donations are lagging behind those of prior years.

EXHIBIT "D"
BUDGET AMENDMENTS
FISCAL YEAR 2013-2014

REVENUES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
10-3316-001	1	Library - Utah Arts Council (Onstage Utah)	\$ -	\$ 1,250.00
10-3316-003	1	Library - Various Grants - G. Lehman Institute Grant	-	1,200.00
10-3318-001	1	LEPC Grant	22,500.00	29,500.00
10-3318-005-003	1	HIDTA Grant - Calendar Yr 2014	-	181,240.00
10-3318-018	1	JAG Block Grant	-	8,796.00
10-3318-024	1	Internet Crimes Against Children Grant	-	20,000.00
10-3341	1	EMS Grant	10,000.00	11,460.00
10-3424-004-001	1	MCTF - Forfeitures Revenues - Federal	36,500.00	44,500.00
10-3424-009	1	MCTF - Evidence Revenues	44,000.00	55,500.00
10-3480-016		Fees - Youth Wrestling	500.00	1,850.00
10-3690-009		Misc Revenues - Recreation	-	441.00
10-3698	1	Library - Donations	4,171.01	25,674.99
10-3995-013	1	Cont. From - Fund 73 - Orem Foundation Trust	9,500.00	11,000.00
10-3995-030	1	Cont. From - Fund 72 - Friends of the Library	-	1,500.00
10-3997-008		App. Surp - Sub for Santa	-	3,000.00
Total			<u>\$ 127,171.01</u>	<u>\$ 396,911.99</u>
Net Fund Increase				<u>\$ 269,740.98</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-3690		Miscellaneous Revenues - 800 N Trail Match	\$ -	\$ 6,571.00
Total			<u>\$ -</u>	<u>\$ 6,571.00</u>
Net Fund Increase				<u>\$ 6,571.00</u>
WATER FUND				
51-3690		Miscellaneous Revenues	\$ 445,000.00	\$ 450,000.00
Total			<u>\$ 445,000.00</u>	<u>\$ 450,000.00</u>
Net Fund Increase				<u>\$ 5,000.00</u>
WATER RECLAMATION FUND				
52-3997-001	2	App. Surp - Ultra Violet Disinfection Project	\$ -	\$ 306,450.00
Total			<u>\$ -</u>	<u>\$ 306,450.00</u>
Net Fund Increase				<u>\$ 306,450.00</u>
TIMPANOGOS STORYTELLING FESTIVAL FUND				
72-3316-001	1	Grant - Utah Onstage Grant	\$ -	\$ 1,700.00
72-3997-004	4	App. Surp - Operations	-	37,000.00
Total			<u>\$ -</u>	<u>\$ 38,700.00</u>
Net Fund Increase				<u>\$ 38,700.00</u>
OREM FOUNDATION TRUST FUND				
73-3910-004	1	Donations - Orem City	\$ 1,000.00	\$ 2,500.00
Total			<u>\$ 1,000.00</u>	<u>\$ 2,500.00</u>
Net Fund Increase				<u>\$ 1,500.00</u>
COMMUNITY & NEIGHBORHOOD SERVICE FUND				
74-3622	3	CDBG - Loan Payments	\$ 45,500.00	\$ 143,000.00
74-3623	3	EDA - Loan Payments	52,500.00	212,500.00
Total			<u>\$ 98,000.00</u>	<u>\$ 355,500.00</u>
Net Fund Increase				<u>\$ 257,500.00</u>
Total City Funds			<u>\$ 671,171.01</u>	<u>\$ 1,556,632.99</u>
Net City Funds Increase				<u>\$ 885,461.98</u>

EXHIBIT "D"
BUDGET AMENDMENTS
FISCAL YEAR 2013-2014

EXPENDITURES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
Investigation Services				
10-6530-230-008	1	Employee Development - ICAC Grant	\$ -	\$ 8,000.00
10-6530-230-009	1	Employee Development - JAG Block Grant	-	2,884.00
10-6530-250-008	1	Equipment - ICAC Grant	-	12,000.00
10-6530-250-009	1	Equipment - JAG Block Grant	-	5,912.00
Major Crimes Task Force				
10-6531-140-003	1	Overtime - HIDTA - Jan-June	-	45,000.00
10-6531-230		Employee Development	45,000.00	51,765.00
10-6531-230-003	1	Employee Development - HIDTA - Jan-June	-	3,000.00
10-6531-240		Supplies	17,750.00	20,985.00
10-6531-600-003	1	C.I. Funds - HIDTA	-	55,000.00
10-6531-623-003	1	Equip/Facility Lease/Rent - HIDTA - Jan-June	-	78,240.00
10-6531-743		Equipment	4,000.00	5,500.00
10-6531-743-004	1	Equipment - Forfeitures	38,337.55	46,337.55
Fire & Medical Services				
10-6540-250-004	1	Equipment - Hazmat - LEPC Grant	22,500.00	29,500.00
EMS Grant				
10-6543-250	1	Equipment - EMS Grant	-	1,460.00
Parks				
10-7547-600	1	Miscellaneous Expenses	900.00	2,400.00
Recreation / Outdoor Programs				
10-8010-600		Sundry Expense	2,000.00	2,441.00
10-8116-310		Youth Wrestling - Prof. & Tech. Services	-	1,000.00
10-8116-480		Youth Wrestling - Equipment & Supplies	200.00	550.00
Library Administration				
10-8510-290	1	Maintenance & Repairs	100.00	9,100.00
10-8510-310	1	Prof. & Technical Services	-	5,883.00
10-8510-310-001	1	Prof. & Technical Services - UAC Onstage Grants	-	1,250.00
10-8510-310-005	1	Prof. & Technical Services - G. Lehrman Institute Grant	-	1,200.00
Access Services				
10-8520-462-001	1	Adult Collection	99,300.00	99,394.00
10-8520-463-001	1	Child Collection	95,000.00	95,088.00
10-8520-464-001	1	Media Collection	17,500.00	18,818.00
Reference & Collections Services				
10-8530-250	1	Equipment - Supplies & Maintenance	3,100.00	6,780.00
10-8530-310	1	Professional & Technical Services	2,500.00	5,250.00
10-8530-480	1	Special Departmental Supplies	5,151.24	5,342.22
Non-Departmental Expenditures				
10-9910-600-004		Sub for Santa	-	3,000.00
Total			<u>\$ 353,338.79</u>	<u>\$ 623,079.77</u>
Net Fund Increase			<u>\$</u>	<u>\$ 269,740.98</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-6034-732-206		800 N Trail Project	\$ -	\$ 6,571.00
Total			<u>\$ -</u>	<u>\$ 6,571.00</u>
Net Fund Increase			<u>\$</u>	<u>\$ 6,571.00</u>
WATER FUND				
51-7572-482-001		New Service Meters	\$ 18,000.00	\$ 23,000.00
Total			<u>\$ 18,000.00</u>	<u>\$ 23,000.00</u>
Net Fund Increase			<u>\$</u>	<u>\$ 5,000.00</u>

EXHIBIT "D"
BUDGET AMENDMENTS
FISCAL YEAR 2013-2014

EXPENDITURES

<u>Account Number</u>	<u>Note</u>	<u>Description</u>	<u>Previous Budget</u>	<u>Current Budget</u>
WATER RECLAMATION FUND				
52-7583-734-259	2	Ultra Violet Disinfection Project	\$ 800,000.00	\$ 1,106,450.00
Total			<u>\$ 800,000.00</u>	<u>\$ 1,106,450.00</u>
Net Fund Increase				<u>\$ 306,450.00</u>
TIMPANOGOS STORYTELLING FESTIVAL FUND				
72-8598-240-002	4	Supplies	\$ 3,000.00	\$ 3,500.00
72-8598-310-002	4	Professional & Technical Services	89,000.00	124,000.00
72-8598-600-001	1	Misc. Expenses - Utah Onstage Grant	-	1,700.00
72-8598-920-030	1	Cont. To - Fund 10 - Orem Library	-	1,500.00
Total			<u>\$ 92,000.00</u>	<u>\$ 130,700.00</u>
Net Fund Increase				<u>\$ 38,700.00</u>
OREM FOUNDATION TRUST FUND				
73-8591-920-004	1	Cont. To - Fund 10 - Orem City	\$ 1,000.00	\$ 2,500.00
Total			<u>\$ 1,000.00</u>	<u>\$ 2,500.00</u>
Net Fund Increase				<u>\$ 1,500.00</u>
COMMUNITY & NEIGHBORHOOD SERVICE FUND				
74-4140-570-002	3	Economic Development - CDBG RLF	\$ 62,500.00	\$ 160,000.00
74-4140-570-003	3	Economic Development - EDA RLF	-	160,000.00
Net Fund Increase			<u>\$ 62,500.00</u>	<u>\$ 320,000.00</u>
				<u>\$ 257,500.00</u>
Total City Funds			<u>\$ 1,326,838.79</u>	<u>\$ 2,212,300.77</u>
Net City Funds Increase				<u>\$ 885,461.98</u>

**BUDGET AMENDMENTS
FISCAL YEAR 2013-2014**

NOTES

These notes are attached to the budget amendments summary to describe the more unusual or extraordinary amendments to the Fiscal Year 2013-2014 City of Orem Budget that have been necessitated to this point in the fiscal year. Many of the amendments listed in the summary are immaterial and/or are technical corrections that any organization of this size would expect to encounter during an operating year and therefore, no specific note has been given for these items. Please contact Brandon Nelson, Accounting Division Manager, at 801-229-7010, if you have any questions or concerns.

- 1) The City receives grant or donation funds during the year to aid many different operations such as Public Safety (Major Crimes Task Force Grants) and Library Services (Utah Arts Council). The funds are received from Federal, State, and other governmental (or private) entities. These entries represent the adjustments necessary to adjust the appropriate budgets.
- 2) Due to technology advances that were included as part of the water reclamation facility expansion and upgrade, it was discovered that the treatment process was actually too efficient and was removing too much nitrogen. Due to the lack of nitrogen, ammonia levels were also too low. Ammonia keeps chlorine in the water instead of evaporating into the air. Chlorine is needed in the existing process to treat the water properly. Therefore, it was determined that the original plan to use an Ultra Violet disinfection system instead of chlorination would be the best course of action to relieve this problem and provide the best and most efficient water treatment process. Funds from other capital projects were identified and moved to this project. However, these funds did not cover the entire cost of the project and thus, this budget amendment to use "reserve" funds is needed.
- 3) The Economic Development division has identified several possible recipients of CDBG or EDA revolving loan funds. It is possible that these loans may not occur until late in the current fiscal year. In order to avoid any potential budgetary issues related to the issuance of these loans, this budget amendment has been proposed so as to accommodate them if they are approved for disbursement by the Economic Development Loan Committee.
- 4) The Timpanogos Storytelling Festival has identified a need to use their "reserves" to cover some professional services and operational supplies as donations are lagging behind those of prior years.

CITY OF OREM
CITY COUNCIL MEETING
FEBRUARY 25, 2014



REQUEST:	CONDITIONAL USE PERMIT - Conditional Use Permit approval for a detached garage at 488 East 1320 North in the PD-14 zone
APPLICANT:	Bryan Clark
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- Emailed to newspapers
- Posted on State's notification website.
- Mailed 58 notices to properties within 500 feet of the project on Feb. 13, 2014.

SITE INFORMATION:

- General Plan
Low Density Residential
- Current Zone
PD-14
- Acreage
0.90
- Neighborhood
Windsor
- Neighborhood Chair
Cregg Jacobsen

PREPARED BY: Clinton A. Spencer Planner
APPROVED BY:

PLANNING COMMISSION RECOMMENDATION: 6-0 for approval
--

REQUEST:

Bryan Clark has requested the City approve a conditional use permit for a detached garage at 488 East 1320 North in the PD-14 zone.

BACKGROUND:

The applicant desires to construct a new detached garage on his property at 488 East 1320 North. The proposed garage would have a footprint of 1,582 square feet. In the PD-14 zone, a conditional use permit is required for any detached structure larger than 1,000 square feet. The proposed garage would contain a total of 3,657 square feet including a basement, main floor, and mezzanine floor.

Under City ordinances, the total footprint area of all accessory buildings on a residential lot may not exceed 8 percent of the area of the parcel on which they are located. Given the size of this lot, the footprint area of all accessory structures may not exceed a total of 3,135 square feet. In addition to the home, there is currently a detached pool house (650 sq. feet) and a maintenance shed (230 sq. feet) on the property. Including the proposed garage and the other accessory structures on the lot, the total square footage of all accessory structures would be 2,462 square feet which is well within the limit. The proposed garage is 24 feet tall which complies with the 24 foot maximum. Finishing materials for the garage match the existing home which are stucco and stone veneer.

Advantages:

- Allows the property owner the opportunity to maximize the use of his property.

Disadvantages:

- None identified.

RECOMMENDATION:

The Planning Commission recommends that the City Council approve this request. Based on the Planning Commission recommendation and compliance with the standards outlined in the PD-14 zone, staff also recommends approval of this request.

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL
APPROVING A CONDITIONAL USE PERMIT FOR A
DETACHED GARAGE AT 488 EAST 1320 NORTH IN THE
PD-14 ZONE

WHEREAS on February 3, 2014, Bryan Clark filed an application with the City of Orem requesting that the City approve a conditional use permit for a detached garage at 488 East 1320 North in the PD-14 Zone; and

WHEREAS the proposed conditional use permit would allow the applicant to construct a detached garage with a footprint of 1,582 square feet in the PD-14 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on February 19, 2014, and the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 North State Street; and

WHEREAS a public hearing considering the subject application was held before the City Council on February 25, 2014; 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 effect upon surrounding neighborhoods; and compliance with all City ordinances.

NOW, THEREFORE, BE IT RESOLVED 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 the applicant the opportunity to maximize the use and enjoyment of his property while having no negative effect upon surrounding properties.
2. The City Council hereby approves a conditional use permit for a detached garage at 488 East 1320 North in the PD-14 zone as shown on Exhibit "A" attached hereto and incorporated herein by reference.
3. All resolutions or policies in conflict herewith are hereby repealed.
4. This resolution shall take effect immediately upon passage.

PASSED, RESOLVED and ORDERED PUBLISHED this **25th** day of **February** 2014.

Richard F. Brunst, Jr., Mayor

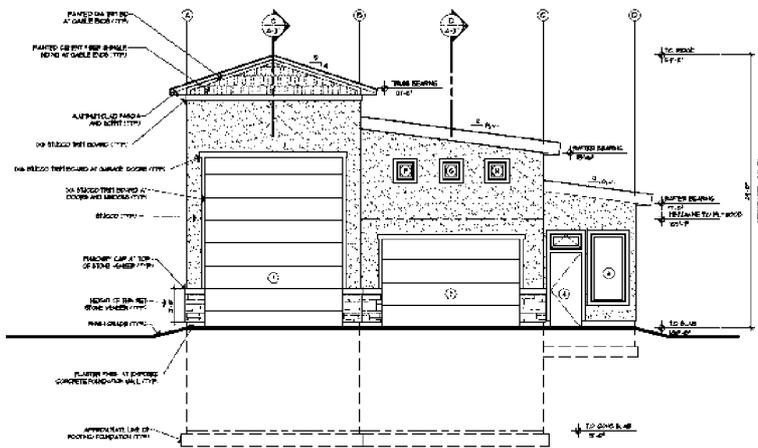
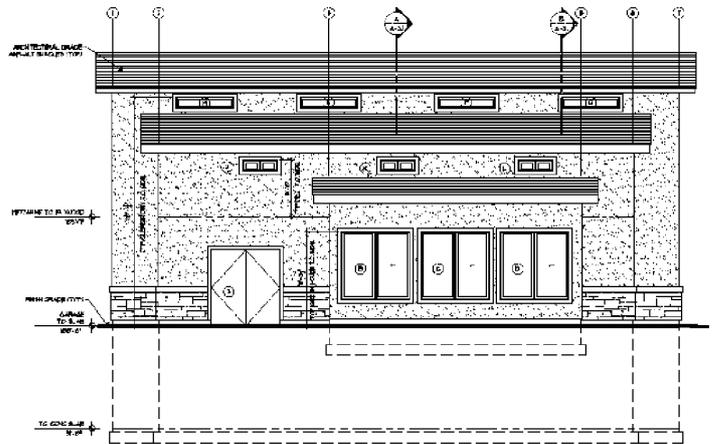
ATTEST:

Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

Exhibit "A"



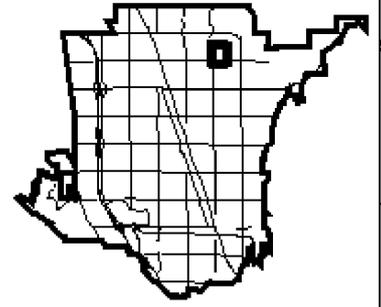
7 SOUTH ELEVATION
14' x 11'-0"

Clark Garage CUP

488 EAST 1320 NORTH

PD-14 Zone
Low Density
Residential

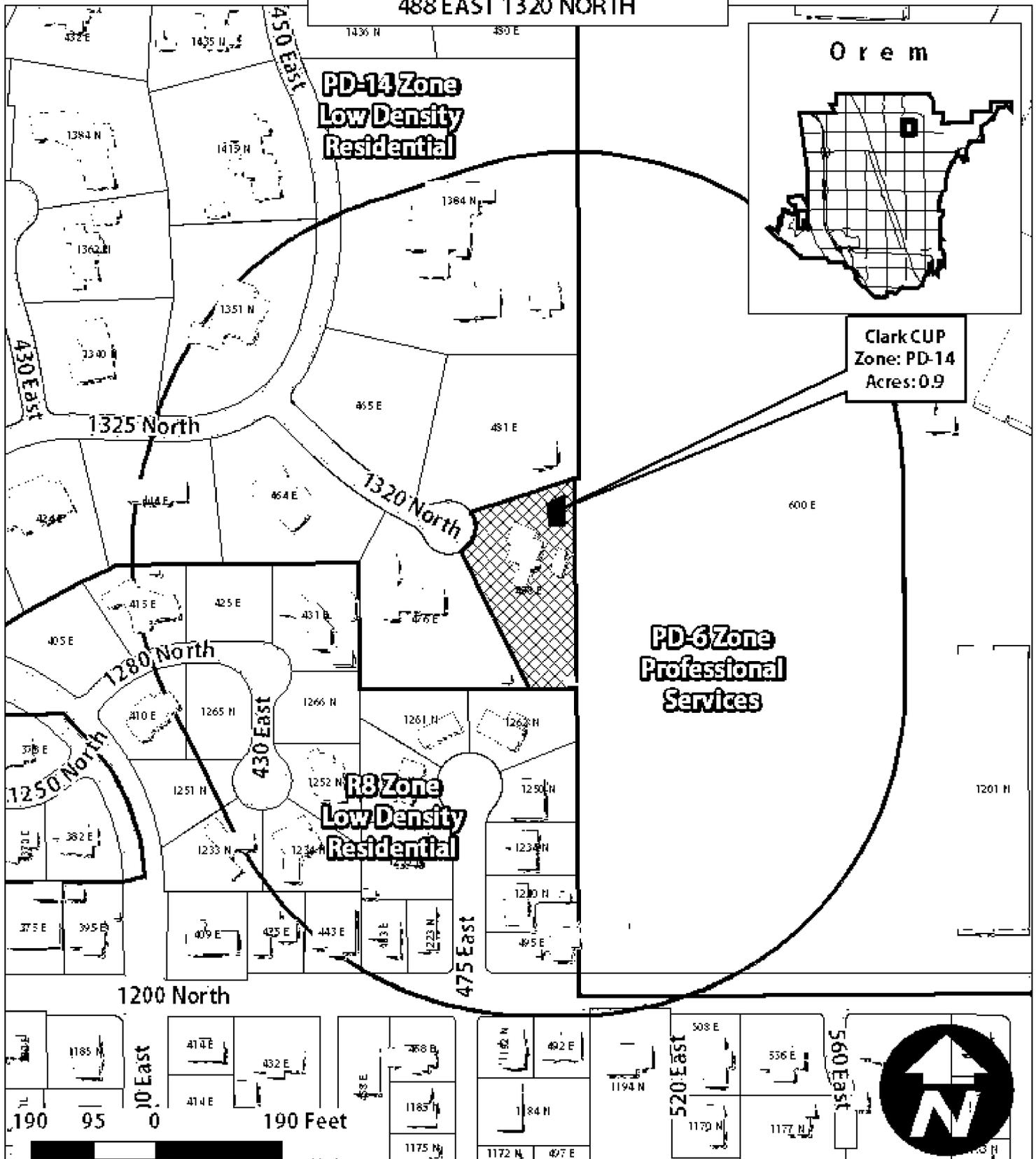
Orem



Clark CUP
Zone: PD-14
Acres: 0.9

PD-6 Zone
Professional
Services

R8 Zone
Low Density
Residential

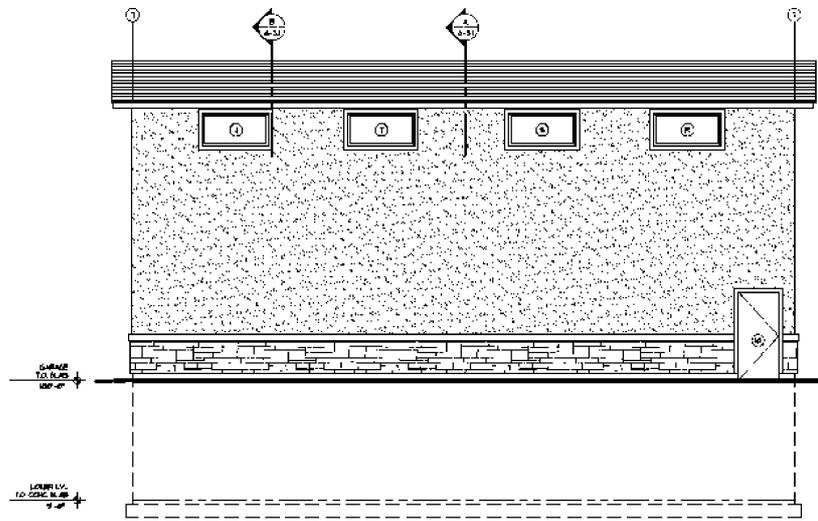


◆ Clark Garage CUP:
PD-14 Zone; 0.9 Acres.

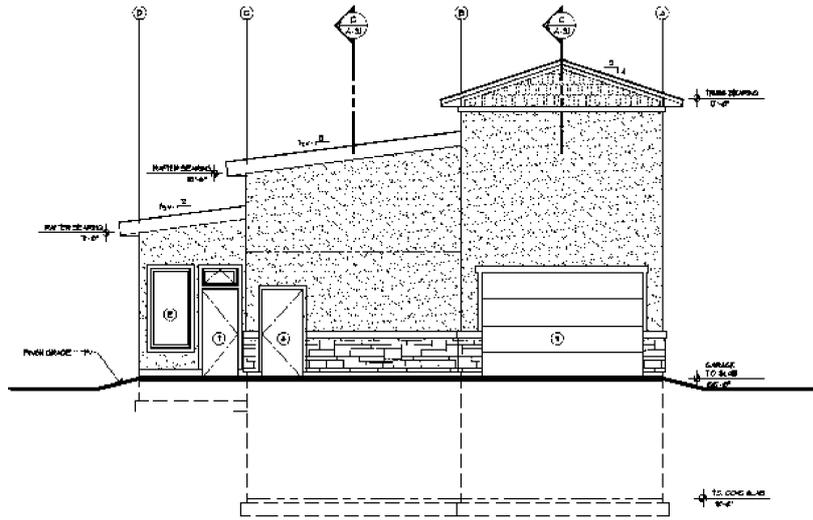
NIA CONTACT:
Windsor Neighborhood
Cregg Jacobsen

Legend

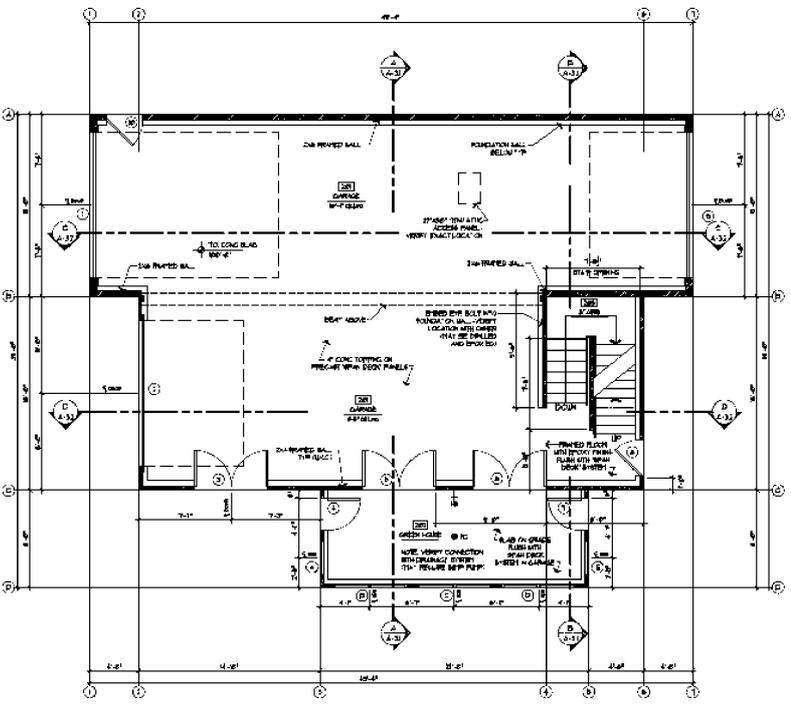
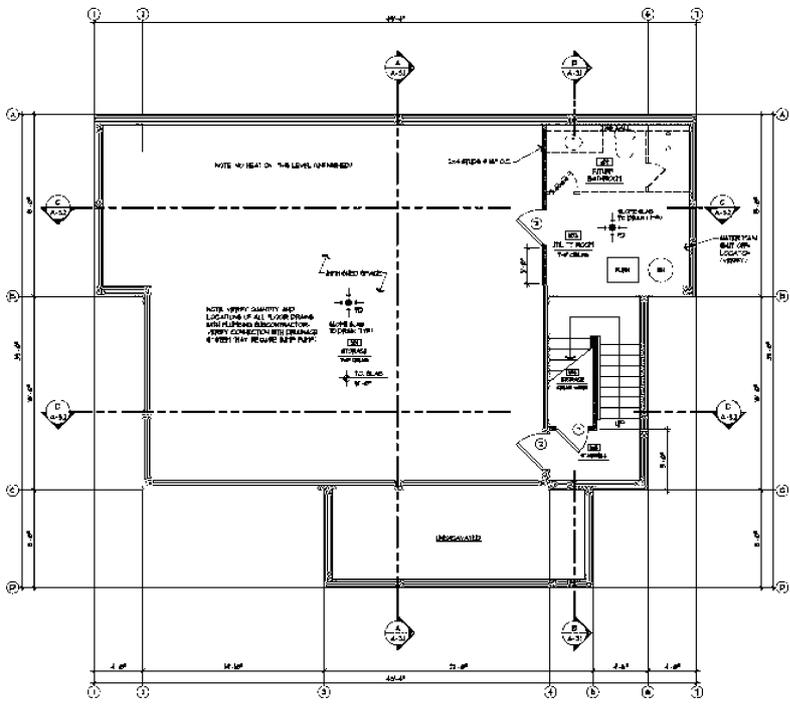
- Swirls
- Clark Garage
- Windsor Neighborhood
- Parcels



7 NORTH ELEVATION
1/4" = 1'-0"



8 EAST ELEVATION
1/4" = 1'-0"



DETAILS AND NOTES:
 1. DIMENSIONS TO FACE OF WED OR FACE OF CONCRETE WALL.
 2. DIMENSIONS TO FACE OF DOOR TO BE 4\"/>

WALL TYPES	
	CONCRETE FOUNDATION WALL - REFER TO STRUCTURAL DRAWING
	INTERIOR WALL - 2x4 WEDS @ 16\"/>
	EXTERIOR WALL - 2x4 WEDS @ 16\"/>
	FLOOR REFER TO STRUCTURAL DRAWING FOR DETAIL

LOWER LEVEL FLOOR PLAN

1
A-1
1/4" = 1'-0"

1/8" = 1'-0"



DETAILS AND NOTES:
 1. DIMENSIONS TO FACE OF WED OR FACE OF CONCRETE WALL.
 2. DIMENSIONS TO FACE OF DOOR TO BE 4\"/>

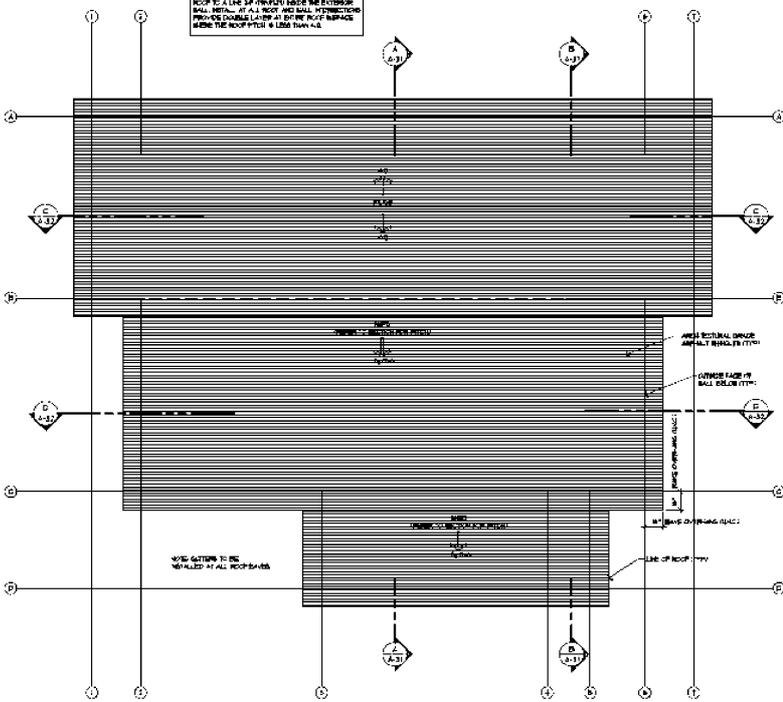
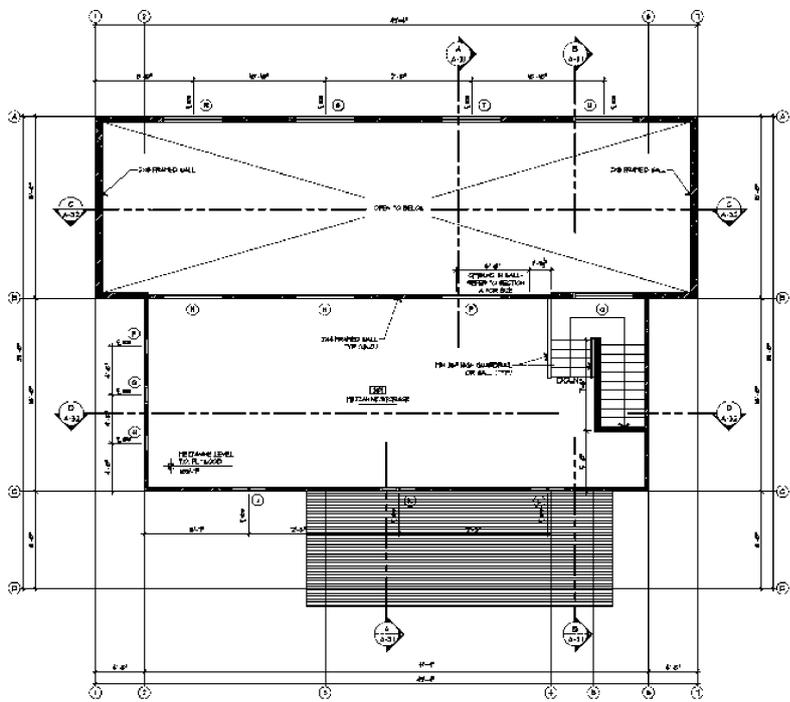
WALL TYPES	
	EXTERIOR WALL - 2x4 WEDS @ 16\"/>
	INTERIOR WALL - 2x4 WEDS @ 16\"/>
	FLOOR REFER TO STRUCTURAL DRAWING FOR DETAIL

MAIN LEVEL FLOOR PLAN

2
A-1
1/4" = 1'-0"

1/8" = 1'-0"



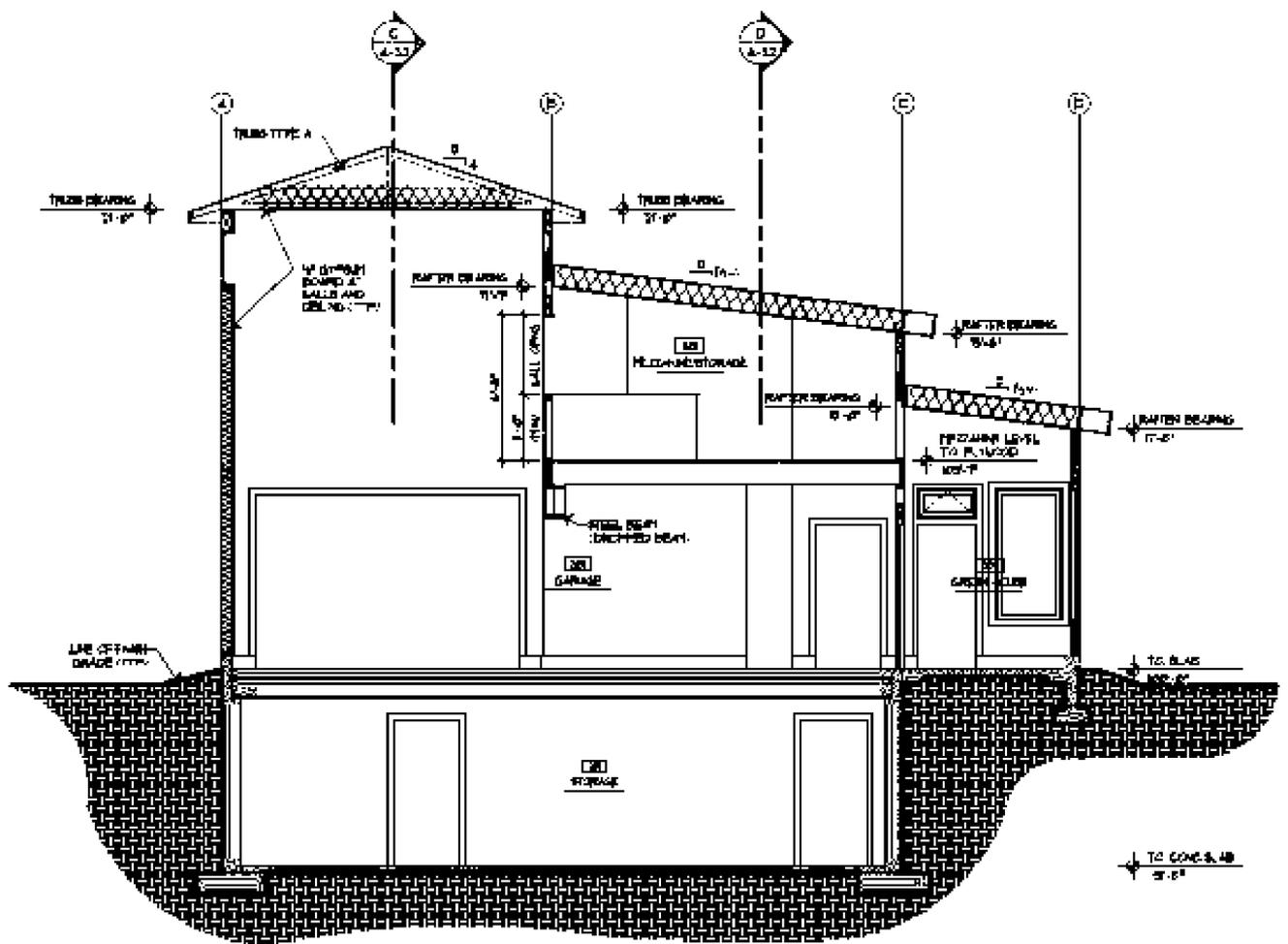


DISPATCH NOTES:
 1. TO REMOVE TOP SURFACE OF MEZO ON
 FACE OF CONCRETE, INC.
 2. FINISH MEZO ON TOP TO BE 1/2"
 FROM ALL EXISTING WALL AND OTHER
 DOORS & WALL OPENINGS UNLESS NOTED
 WALLS ARE LESS THAN 8"

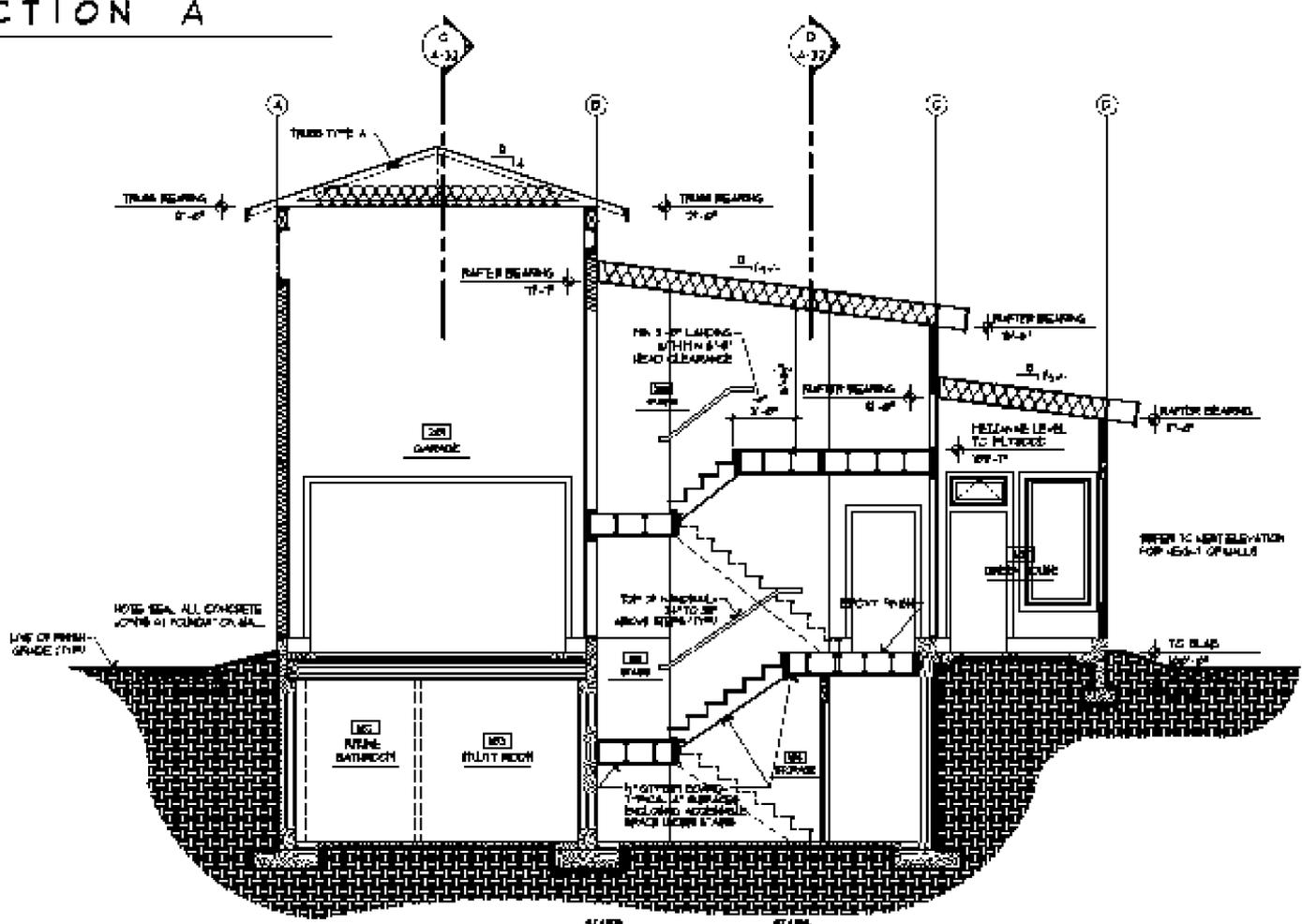
WALL TYPES	
	2x4 FRAMED WALL, FINISH TO BE 1/2" FROM ALL EXISTING WALLS UNLESS NOTED OTHERWISE
	WALLS, 2x4 STUDS, FINISH TO BE 1/2" FROM ALL EXISTING WALLS UNLESS NOTED OTHERWISE
	POINT, REFER TO STRUCTURAL DRAWINGS FOR 6-12

1 MEZZANINE LEVEL FLOOR PLAN
 1/4" = 1'-0"
 PROJECT NORTH

2 ROOF PLAN
 1/4" = 1'-0"
 PROJECT NORTH



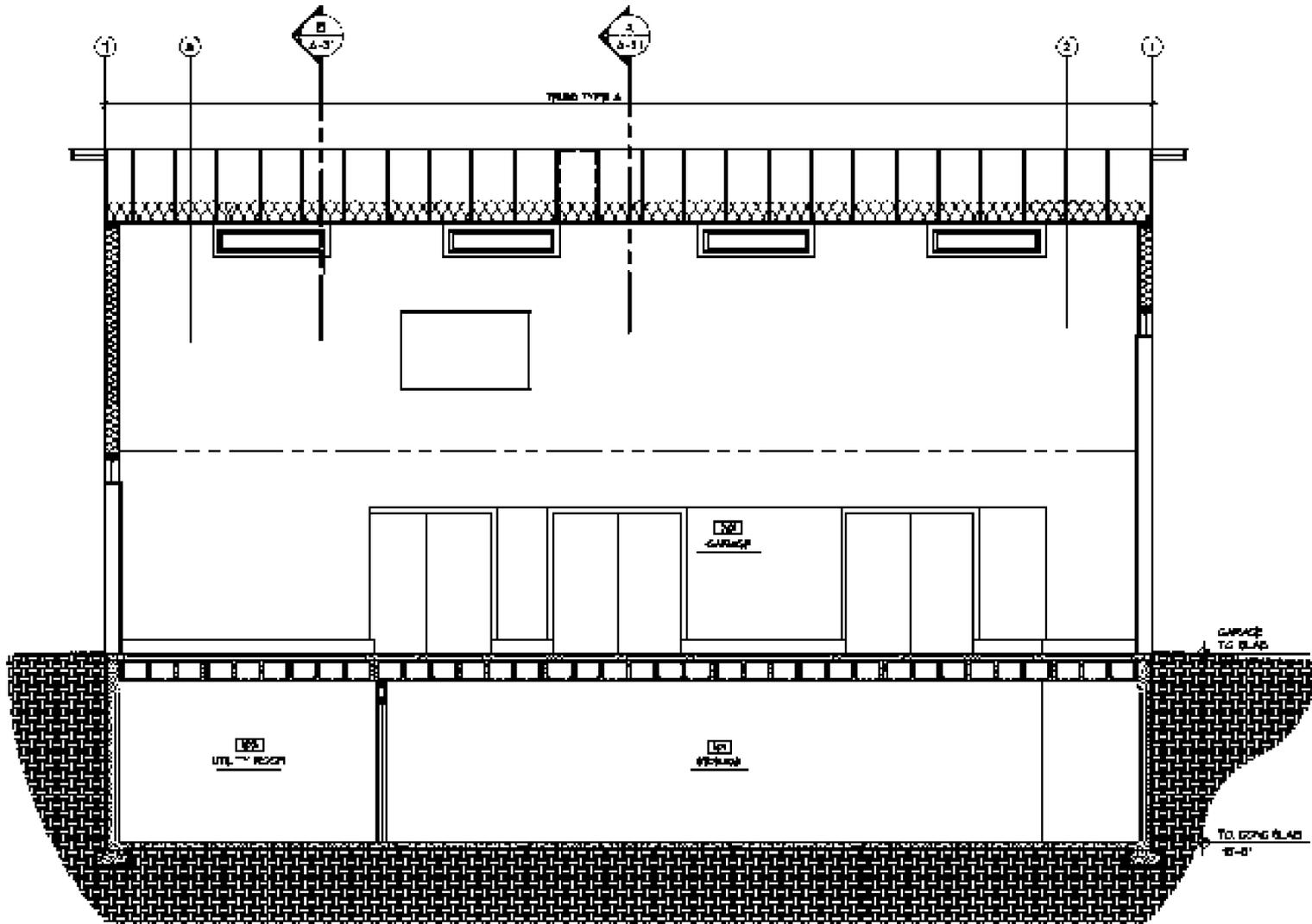
A SECTION A
 A-31 1/4" = 1'-0"



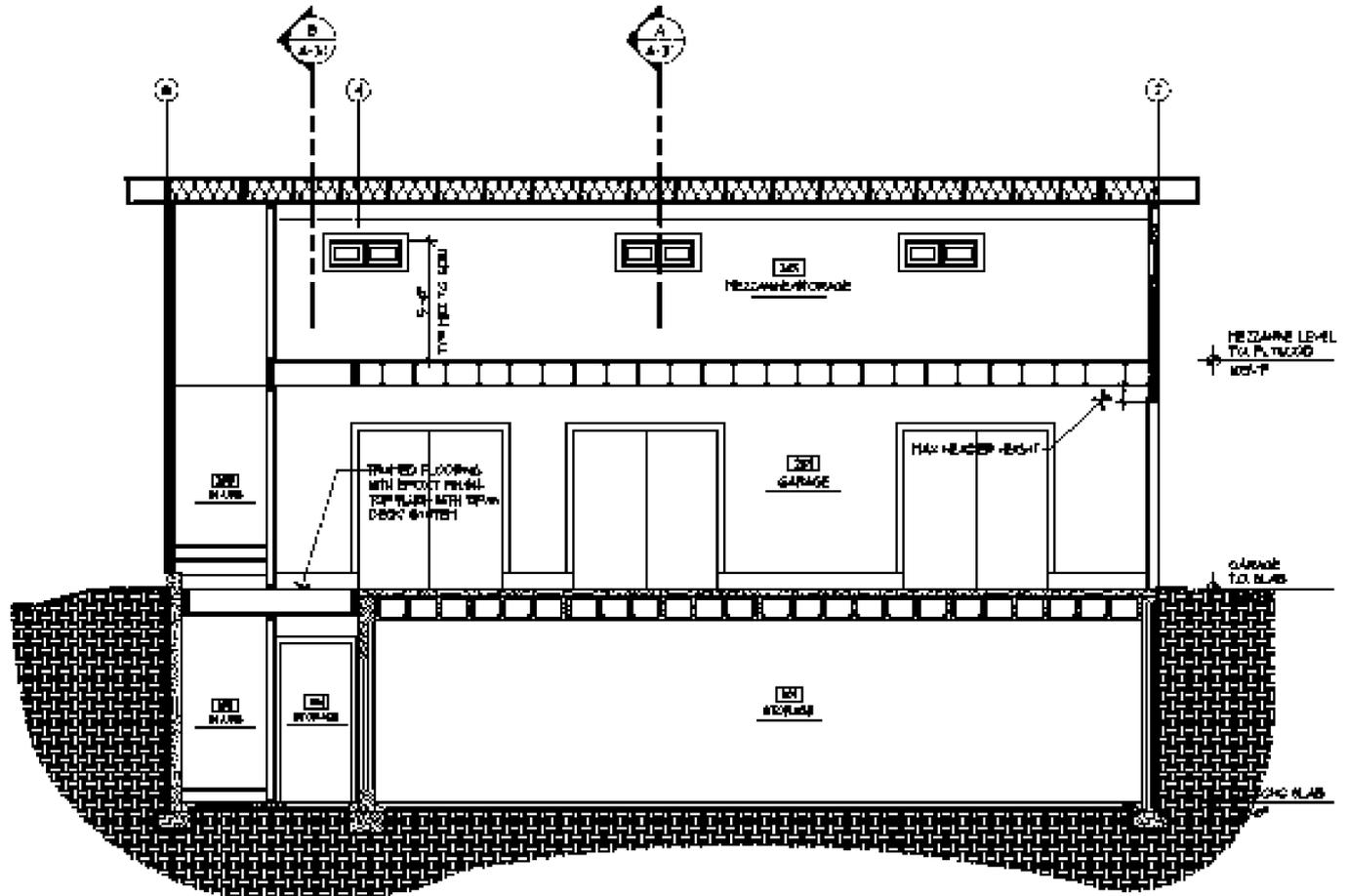
B SECTION B
 A-31 1/4" = 1'-0"

STAIRS
 BASED ON CHAIN LEVEL
 TOTAL RISE 8'-7"
 6 RISES AT 1'-7"
 3 TREADS AT 15" = 11 LANDINGS
 VERIFY ALL DIMENSIONS

STAIRS
 FIN TO MEASURE LEVEL
 TOTAL RISE 8'-7"
 6 RISES AT 1'-7"
 4 TREADS AT 15" = 11 LANDINGS
 VERIFY ALL DIMENSIONS



C SECTION C
 4-32 1/4" = 1'-0"



D SECTION D

February 13, 2014

PUBLIC NOTICE

To Whom It May Concern:

Bryan Clark proposes to construct a detached garage exceeding 1,000 square feet in the PD-14 zone at 488 East 1320 North. The garage is 24' tall and the finishing materials will match the existing home which includes stucco and stone veneer.

The Planning Commission will hear this item at a public meeting at **4:30pm on Wednesday, February 19, 2014**, in the City Council Chambers at 56 North State Street. This meeting is open to the public and you are invited to attend.

This item is public meeting and not a public hearing. In a public meeting the Planning Commission chair is not required, and may not allow comments concerning this item. If you have questions or concerns regarding this item, it is recommended that you contact City staff prior to the public meeting.

For more information, please contact Clinton Spencer at 229-7267, caspencer@orem.org, or see www.orem.org for more information as it becomes available.

**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.**

Orem City Public Meeting Notice

Planning Commission Meeting

Wednesday, February 19, 2014,
4:30 PM, City Council Chambers, 56
North State Street.



City Council Meeting

Tuesday, February 25, 2014, 6:20 PM, City Council
Chambers, 56 North State Street.

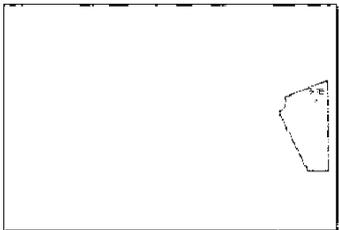
Conditional Use – Bryan Clark proposes to construct a detached garage larger than 1,000 square feet in the PD-14 zone at 488 East 1320 North. See other side for additional information and contact information below.

For more information, special assistance or to submit comments, contact Clinton A. Spencer, Planner, AICP, at caspencer@orem.org or 801-229-7267.

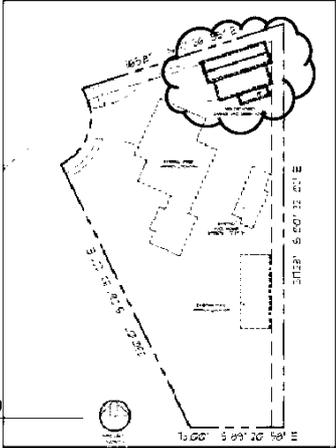
400 B. DAP N. ONE-1/2 UT

THIS IS A PRELIMINARY PLAN FOR THE
 CONSTRUCTION OF A ONE-1/2 UNIT
 DWELLING UNIT ON A 400 B. DAP N. LOT
 IN THE CITY OF LOS ANGELES, CALIFORNIA.
 THE PLAN IS SUBJECT TO THE APPROVAL
 OF THE CITY ENGINEER AND THE
 CITY PLANNING DEPARTMENT.
 THE PLAN IS NOT TO BE USED FOR
 ANY OTHER PURPOSES WITHOUT THE
 WRITTEN CONSENT OF THE CITY ENGINEER.

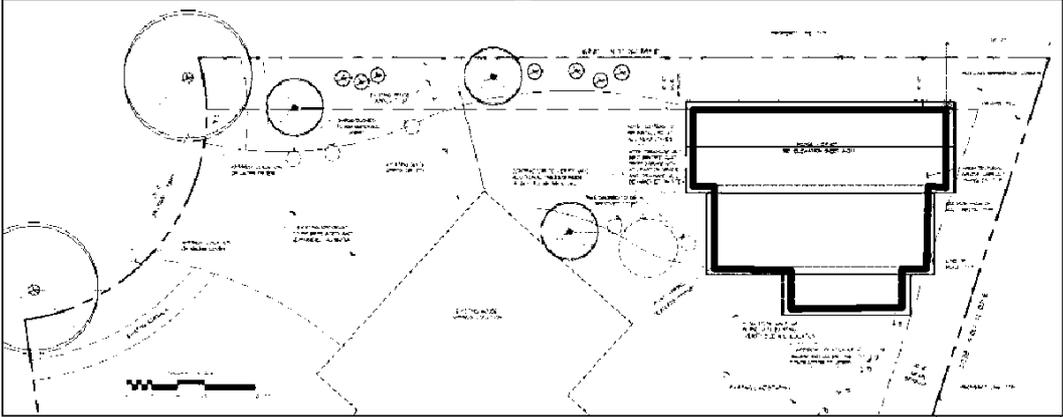
TABULATION TABLE		
NO.	DESCRIPTION	AMOUNT
1	TOTAL AREA	400.00
2	TOTAL COVERED AREA	150.00
3	TOTAL OPEN AREA	250.00
4	TOTAL AREA PER UNIT	150.00



VICINITY MAP



SITE OVERVIEW



SITE PLAN

PROVO CITY COMM. DEV.
PO BOX 1849
PROVO, UT 84603

BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

DTS/AGRC MANAGER
STATE OFFICE BLDG, RM 5130
SALT LAKE CITY, UT 84114

LINDON CITY
PLANNING DEPARTMENT
100 NORTH STATE STREET
LINDON, UT 84042

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

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606

HOUSING AUTHORITY UTAH
COUNTY
LYNELL SMITH
240 EAST CENTER
PROVO, UT 84606

GOODWIN, BRET D & ANGALEEN
184 W 1700 S
OREM, UT 84058

TOWN OF VINEYARD
240 E. GAMMON ROAD
VINEYARD, UT 84058

MUNOA, JANEEN & JANEEN R
410 E 1280 N
OREM, UT 84097

D&K WESTERN LLC
395 N PALISADES DR
OREM, UT 84097

PETERSON, EDWARD D & BARBARA
JO (ET AL)
415 E 1280 N
OREM, UT 84097

PHILLIPS, GARN G & MARIAM P
425 E 1200 N
OREM, UT 84097

HISTORIC HOMES LLC
415 E 128 N
OREM, UT 84097

SMITH, DARREN D & MARY JO
431 E 1280 N
OREM, UT 84097

LOSEE, GREGORY & BECKY
443 E 1200 N
OREM, UT 84097

D&K WESTERN LLC
--OR CURRENT RESIDENT--
425 E 1280 NORTH
OREM, UT 84097

KNOLES, CURTIS & JENNIFER MY
463 E 1200 N
OREM, UT 84097

WILSON, CONNIE W
464 E 1320 N
OREM, UT 84097

PFISTER, THOMAS W & MICHELLE M
444 E 1325 N
OREM, UT 84097

MALLORY, THOMAS J & PAMELA B
476 E 1320 N
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
481 E 1320 NORTH
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
465 E 1320 NORTH
OREM, UT 84097

GOODWIN, BRET D & ANGALEEN
--OR CURRENT RESIDENT--
492 E 1200 NORTH
OREM, UT 84097

DASTRUP, SCOTT C & HILLARY
495 E 1200 N
OREM, UT 84097

CLARK, BRYAN RALPH & CARNIE
STROM
488 E 1320 N
OREM, UT 84097

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

MAG
586 EAST 800 NORTH
OREM, UT 84097

ASHTON, BRUCE D & HELEN W
508 E 1200 N
OREM, UT 84097

BAUER, CHRISTOPHER & CHRISTY
1220 N 475 E
OREM, UT 84097

STEWART COWLEY
CANYON VIEW NEIGHBORHOOD
CHAIR
928 N 510 EAST
OREM, UT 84097

MAYOR RICHARD BRUNST
900 EAST COUNTRY DRIVE
OREM, UT 84097

PALICA, JOHN SR & TOULA
1229 S 1100 E
OREM, UT 84097

BROWN, GREG & HAYLEY
1223 GILLMAN CIR
OREM, UT 84097

ROBBINS, WENDY
1192 N 475 E
OREM, UT 84097

PALICA, JOHN SR & TOULA
--OR CURRENT RESIDENT--
1234 N 475 EAST
OREM, UT 84097

HISTORIC HOMES LLC
--OR CURRENT RESIDENT--
1233 N 430 EAST
OREM, UT 84097

BROWN, GREG & HAYLEY
--OR CURRENT RESIDENT--
1223 N 475 EAST
OREM, UT 84097

BAIRD, EUGENE F & COLLEEN E
1249 N 475 E
OREM, UT 84097

OWENS, TERRY S & LEESA A
1235 N 475 E
OREM, UT 84097

HOLDSWORTH, MICHAEL L
1234 N 430 E
OREM, UT 84097

D&K WESTERN LLC
--OR CURRENT RESIDENT--
1251 N 430 EAST
OREM, UT 84097

BELNAP, ROCK E & CAROL
--OR CURRENT RESIDENT--
1250 N 475 EAST
OREM, UT 84097

OWENS, TERRY S & LEESA A
--OR CURRENT RESIDENT--
1235 N GILLMAN CIR
OREM, UT 84097

BAKER, REEVES WILMER & SHAREY
ANN
1262 N 475 E
OREM, UT 84097

PETERSON, EDWARD & BARBARA
--OR CURRENT RESIDENT--
1252 N 430 EAST
OREM, UT 84097

BELNAP, ROCK E & CAROL
1250 N GILLMAN CIR
OREM, UT 84097

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

D&K WESTERN LLC
--OR CURRENT RESIDENT--
1265 N 430 EAST
OREM, UT 84097

GAUER, RICHARD B & KIMBERLY
1261 N 475 E
OREM, UT 84097

CREGG JACOBSEN
WINDSOR NEIGHBORHOOD CHAIR
1684 N 400 WEST
OREM, UT 84057

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
1384 N 450 EAST
OREM, UT 84097

D&K WESTERN LLC
--OR CURRENT RESIDENT--
1266 N 430 EAST
OREM, UT 84097

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

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

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

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



DRC APPLICATION

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7791

www.orem.org

APPLICANT INFORMATION

FORM EXPIRES: 06-30-2014

Name: BRYAN R CLARK Phone: (801) 400-5838
 Address: 488 E 1320 N FAX: _____
 City: OREM State: UT Zip: 84097 e-mail: B780clark@comcast.net

PROJECT INFORMATION

Project Name: DETACHED GARAGE
 Project Address: 488 E 1320 N OREM UT 84097

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

SUBDIVISION PLATS OR FINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
<input type="checkbox"/> Preliminary PRD \$700 + \$25 annual fee <input type="checkbox"/> Preliminary deep lot sign fee \$75 <input type="checkbox"/> Land \$75 + \$25 annual fee <input type="checkbox"/> Vacation/Amendment \$600 + \$25 annual fee <input type="checkbox"/> Final PRD \$600 + \$25 annual fee <input type="checkbox"/> Final Fine Adjustment \$300 + \$25 annual fee	<input type="checkbox"/> Sign \$675 <input type="checkbox"/> Subdivision \$500 Zoning Text \$100 <input type="checkbox"/> New PD Zone Text \$100 + \$25 annual fee <input type="checkbox"/> Rezoning \$800 + \$25 annual fee <input type="checkbox"/> New PD Zone, Rezoning \$800 + \$25 annual fee	<input type="checkbox"/> Land Use Map Change \$100 + \$25 annual fee <input type="checkbox"/> CUL Change \$100	<input type="checkbox"/> Site Plan Admin. Approval \$300 <input type="checkbox"/> Site Plan \$7500 + \$25 annual fee <input type="checkbox"/> Conditional/Masonry Conversion <input type="checkbox"/> Daycare Center Approval \$300 <input type="checkbox"/> Temporary Site Plan Approval \$300 <input checked="" type="checkbox"/> Conditional Use Permit \$500 + \$25 annual fee <input type="checkbox"/> Fence Modification/Wall \$100 <input type="checkbox"/> Condominium Conversion \$7500 + \$75 annual fee	<input type="checkbox"/> To City Council \$100 <input type="checkbox"/> To Planning Commission \$200 <input type="checkbox"/> Street Vacation \$800 <input type="checkbox"/> Annexation \$100 + \$5 page fee <input type="checkbox"/> Driveway Entrance Modification \$75 <input type="checkbox"/> Residential Use Alterations After Review \$200 <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 8 1/2" 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 lpmer@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 MEETINGS: The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: General Plan Amendments; Zoning Ordinance Amendment; Major Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.

DRC APPEALS: 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.

C: (801) 400-5838

Applicant's Signature: Bryan R Clark Contact Person Name: BRYAN CLARK H: (801) 226-0329

OFFICE USE ONLY

Date Filed: 7/17 Fees Paid: ✓ Received By: [Signature]

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, 229-7258; David Stroud, 229-7695; or Clinton Spencer, 229-7267.

Project Timeline

Project: Clark Garage CUP - 488 E 1320 North

1. Neighborhood Meeting held by applicant on: N/A
2. DRC Application Date: 2/3/2014
3. Obtained Development Review Committee Clearance on: 2/10/14 by: _____
4. Publication notice for PC sent to Records office on: N/A by: _____
5. Neighborhood notice (300') for Planning Commission mailed on: 2/13/14 by: _____
6. Planning Division Manager received neighborhood notice on: 2/14/14
7. Property posted for PC on: 2/13/14 by: _____ Removed on : _____
8. Planning Commission recommended approval / denial on : 2/19/14
9. Publication notice for CC sent to Records office on: N/A by: _____
10. Neighborhood notice (300') for City Council mailed on: 2/13/14 by: _____
11. Planning Division Manager received neighborhood notice on: 2/14/14
12. Property Posted for City Council on: 2/13/14 by: _____ Removed: 2/26/14
13. City Council Approved / Denied on: _____

AGENDA MEETING 02/25/2014

Once agenda is completed and on its way to the CC, the following steps can be completed:

- Agenda faxed to the press on: 02/20/2014
- Agenda posted—Lib. & City on: _____
- Emailed to Executive Staff & Council: 02/20/2014
- Agenda emailed to the press on: (blind copy) 02/20/2014
- Agenda posted on website on: 02/20/2014
- NIA Chairs informed on: 02/20/2014
- State Website: 02/20/2014
- Add agenda link to Facebook: 02/20/2014
- Contact applicants: Robert Franzen - Utah Honor flight 02/20/2014
 - Robert Kallas - 801-224-0810 02/20/2014
 - Scott Sykes - 801 791-6531 02/20/2014
 - Bryan Clark - 801-400-5838 02/20/2014
 - _____
 - _____

 *** MULTI TX/RX REPORT ***

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TX/RX INCOMPLETE		
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	[02]98013442985	DAILY HERALD
	[07]	
TRANSACTION OK		
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	[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
 February 25, 2014

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

4:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM

1. DISCUSSION – CARE Allocation – 50 min
2. DISCUSSION – Public Works Advisory Commission Vacancies – 10 min

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

3. PRESENTATION – EDCUtah – Jeff Edwards & Dennis Nordfelt – 25 min
4. DISCUSSION – Motions – 5 min

PREVIEW UPCOMING AGENDA ITEMS

5. Staff will present to the City Council a preview of upcoming agenda items.

AGENDA REVIEW

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

CITY COUNCIL - NEW BUSINESS

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



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56 North State Street, Orem, Utah
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CITY COUNCIL - NEW BUSINESS

7. **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

**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

APPROVAL OF MINUTES

- 8. Minutes from the City Council retreat held on January 22-23, 2014
- 9. Minutes from the City Council meeting on January 28, 2014
- 10. Minutes from the Special City Council meeting on January 30, 2014
- 11. Minutes from the City Council meeting on February 11, 2014

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

- 12. **UPCOMING EVENTS**
- 13. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
 - Library Advisory Commission 1 vacancy, 1 appointment
 - Summerfest Advisory Committee 1 vacancy
 - Public Works Advisory Commission 7 vacancies
- 14. **RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS**
- 15. **REPORT – Beautification Advisory Commission**
- 16. **PRESENTATION – Utah Honor Flight**

CITY MANAGER'S APPOINTMENTS

- 17. **APPOINTMENTS TO BOARDS AND COMMISSIONS**

PERSONAL APPEARANCES – 15 MINUTES

- 18. **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 3 minutes or less.)**

CONSENT ITEMS

- 19. **RESOLUTION – Accept Annexation Petition for Further Consideration – Sykes Addition – 1500 South Carterville Road**

REQUEST: Scott Sykes requests that the City Council, by resolution, accept his annexation petition for further consideration with regard to 1.69 acres at 1500 South Carterville Road.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Hillcrest

BACKGROUND: On February 3, 2014, Scott Sykes filed an application for the annexation of 1.69 acres into Orem.

Should the Council accept this petition for further consideration, the 30-day certification time period will begin. After the application is certified, the City Council must begin a 30-day noticing and protest period.

The certification process involves the City Recorder, City Attorney, County Clerk and surveyor to determine if the petition meets the requirements of Utah Code Subsections 10-2-403(2), (3), and (4). The County Clerk has 30 days to respond. The certification would tentatively be presented to the City Council as a consent item at the April 15, 2014, City Council meeting.

Once the certification is accepted, an additional 30-day noticing and protest period begins. If no protest is received, the public hearing would tentatively be scheduled for the May 27, 2014, City Council meeting. At this time, the City Council will decide whether or not to annex the property and what the zoning designation of the property will be.

RECOMMENDATION: Staff recommends the City Council accept the annexation petition for further consideration.

SCHEDULED ITEMS

6:20 P.M. PUBLIC HEARING

20. **ZONE ORDINANCE AMENDMENT – Amending Article 22-5-3(A) and the zoning map of Orem City by changing the zone on 0.29 acres at 747 East 1000 South from C2 to PD-34**

REQUEST: The applicant requests the City, by ordinance, amend Article 22-5-3(A) and the zoning map of Orem City by changing the zone on 0.29 acres at 747 East 1000 South from the C2 zone to PD-34 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Hillcrest

BACKGROUND: The applicant requests a rezone of 0.29 acres to the PD-34 zone. This parcel was not included in the December 2013 Woodbury University Mall rezone request as the owners and Woodbury had not finalized the purchase of the property. The applicant has now contracted to purchase the property and request the property be rezoned to the PD-34 zone.

A neighborhood meeting was held on January 24, 2014, with fifteen neighborhood residents in attendance. The rezone was discussed as well as other development at University Mall.

Advantages

- Allows full-site development/redevelopment.

Disadvantages

- None identified.

RECOMMENDATION: The Planning Commission recommends the City Council approve this request. Staff also recommends approval of this request.

6:20 P.M. PUBLIC HEARING

21. ZONE ORDINANCE AMENDMENT – Amending Article 22-11-1 and Article 22-11-2 of the Orem City Code pertaining to purpose and applicability of PD zones

REQUEST: Development Services requests the City Council amend Section 22-11-1 and Section 22-11-2 of the Orem City Code pertaining to purpose and applicability of PD zones.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: Within the last year, the City has received and approved three requests for PD zones for high density housing along State Street. This has caused concern for how much residential development is appropriate in this corridor. High density housing along State Street provides a population base to patronize local businesses, but it also reduces the amount of property available for commercial development.

The City will soon issue an RFP (Request for Proposals) to study the long-term vision for State Street. One of the components of the study will be the degree to which residential development should be allowed on State Street. In order to prevent development that may conflict with the outcome of the study, staff has proposed an ordinance amendment that would prohibit any new residential PD zones along State Street while this study is pending. This restriction is intended to be limited in duration and may be reversed by the City Council after the State Street study has been completed. Residential PD zones can still be approved in other locations within the City.

Advantages

- Will allow the City time to study and implement a State Street plan
- If the City Council determines that residential PD zones are appropriate along State Street following the completion of the study, the Council will have the ability to amend the ordinance again to allow such PD zones.
- May promote more commercial development along State Street

Disadvantages

- May frustrate current or future development plans of property owners along State Street.

RECOMMENDATION: The Planning Commission recommended approval of the proposed amendment and further recommended that the restriction on residential PD zones be extended to 800 North, Center Street, and University Parkway. Staff also recommends the City Council approve this request.

6:30 P.M. PUBLIC HEARING

22. ORDINANCE - Amending the Current Fiscal Year 2013-2014 Budget

REQUEST: The City Manager requests that the City Council, by resolution, approve the amendments to the Current Fiscal Year 2013-2014 Budget.

PRESENTER: Richard Manning

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: The Fiscal Year 2013-2014 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, and other governmental or private entities/organizations, Water Reclamation facility ultra violet disinfection system funding, funding of economic development revolving loan projects through the use of Federal Housing & Urban Development (HUD) CDBG funds and Federal Department of Commerce EDA funds, and various other smaller technical corrections or minor budget adjustments that need to be made.

23. RESOLUTION – CONDITIONAL USE PERMIT - Conditional Use Permit approval for a detached garage at 488 East 1320 North in the PD-14 zone.

REQUEST: Bryan Clark has requested the City, by resolution, approve a conditional use permit for a detached garage at 488 East 1320 North in the PD-14 zone.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Windsor

BACKGROUND: The applicant desires to construct a new detached garage on his property at 488 East 1320 North. The proposed garage would have a footprint of 1,582 square feet. In the PD-14 zone, a conditional use permit is required for any detached structure larger than 1,000 square feet. The proposed garage would contain a total of 3,657 square feet including a basement, main floor, and mezzanine floor.

Under City ordinances, the total footprint area of all accessory buildings on a residential lot may not exceed 8 percent of the area of the parcel on which they are located. Given the size of this lot, the footprint area of all accessory structures may not exceed a total of 3,135 square feet. In addition to the home, there is currently a detached pool house (650 sq. feet) and a maintenance shed (230 sq. feet) on the property. Including the proposed garage and the other accessory structures on the lot, the total square footage of all accessory structures would be 2,462 square feet which is well within the limit. The proposed garage is 24 feet tall which complies with the 24 foot maximum. Finishing materials for the garage match the existing home which are stucco and stone veneer.

Advantages

- Allows the property owner the same opportunity to maximize the use of his property.

Disadvantages

- None identified.

RECOMMENDATION: The Planning Commission that the City Council approve this request. Based on the Planning Commission recommendation and compliance with the standards outlined in the PD-14 zone, staff also recommends approval of the request.

PERSONAL APPEARANCES – CONTINUED (IF NECESSARY)

24. **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 3 minutes.)***

COMMUNICATION ITEMS

25. **There are no communication items.**

CITY MANAGER INFORMATION ITEMS

26. **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

A Proclamation

For a day of fasting and prayer for Orem City

Proclamations are not a new thing. George Washington declared a proclamation in 1789 on Thanksgiving and in part it says;

Whereas it is the duty of all nations to acknowledge the providence of Almighty God, to obey His will, to be grateful for His benefits, and humbly to implore His protection and favor and Whereas both Houses of Congress have, by their joint committee, requested me to *recommend to the people of the United States a day of public thanksgiving and prayer,*

Also a President of the United States, President Ronald Reagan, proclaimed a Proclamation on Prayer and in part it says;

That prayer is the mainspring of the American spirit, a fundamental tenet of our people since before the Republic was founded. A year before the Declaration of Independence, in 1775, the Continental Congress proclaimed the first National Day of Prayer.

Over two hundred years ago in 1783, a treaty officially ended the long, weary Revolutionary War during which a National Day of Prayer had been proclaimed every spring for eight years. When peace came the National Day of Prayer was forgotten. For almost half a century, as the Nation grew in power and wealth, we put aside this deepest expression of American belief -- our national dependence on the Providence of God.

It took the tragedy of the Civil War to restore a National Day of Prayer. As Abraham Lincoln said, "Intoxicated with unbroken success, we have become too self-sufficient to feel the necessity of redeeming and preserving grace, too proud to pray to the God that made us."

Revived as an annual observance by Congress in 1952, the National Day of Prayer has become a great unifying force for our citizens ... Prayer can unite people.

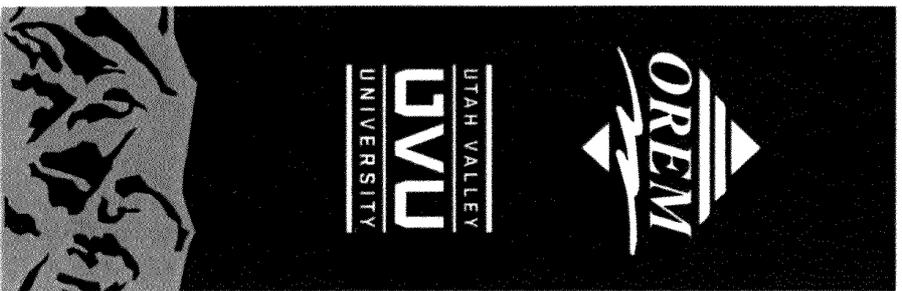
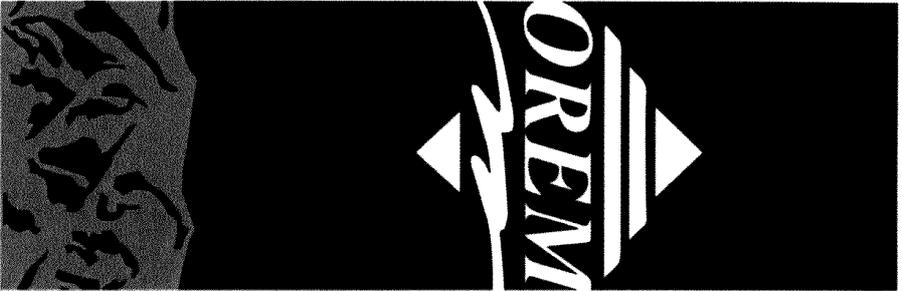
Remember General Washington's struggle at Valley Forge. George Washington during one of the most trying times in our history sought Gods help.

At this time in Orem history we need providence to guide us through a time of trouble because of debt and other troubling circumstance. We now have the chance to recognize God and ask for his help and blessings. So I would like the Mayor and Council to sign this Proclamation for a day of fasting and prayer on the first Sunday of March 2014 and annually.

Mayor

Orem City Council

OPTION 1 - NO ACCENT COLOR AT TOP, GREY COMBINATION BANNER



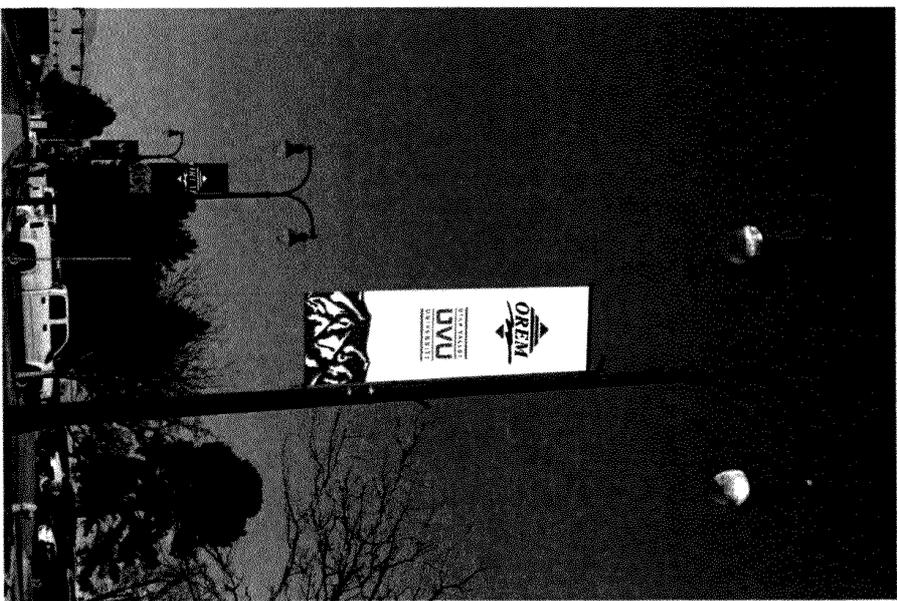
OPTION 1 - NO ACCENT COLOR AT TOP, GREY COMBINATION BANNER



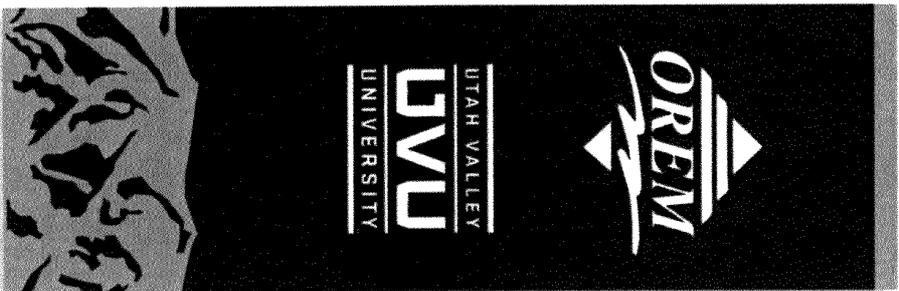
OPTION 2 - NO ACCENT COLOR AT TOP, WHITE COMBINATION BANNER



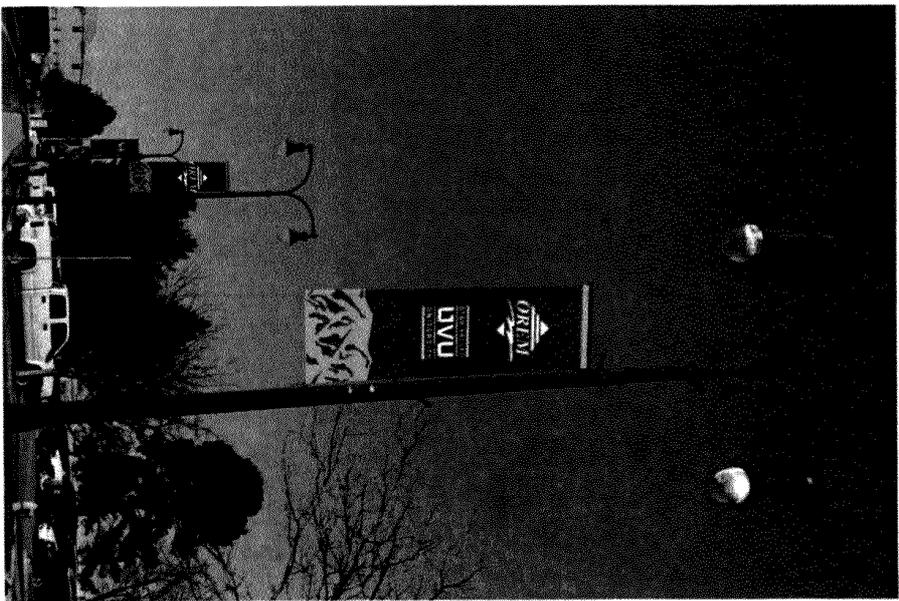
OPTION 2 - NO ACCENT COLOR AT TOP, WHITE COMBINATION BANNER



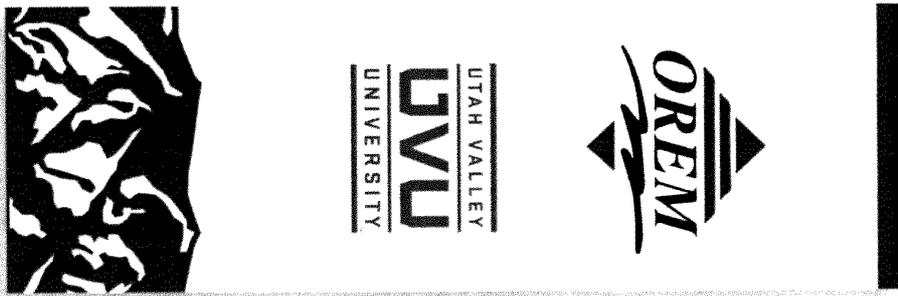
OPTION 3 - ACCENT LINE OF COLOR ON TOP; GREY COMBINATION BANNER



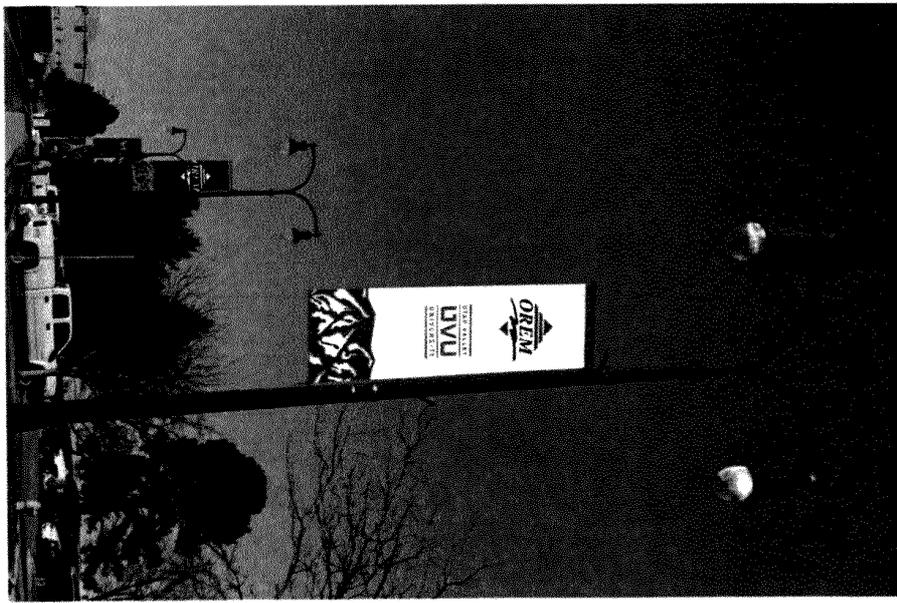
OPTION 3 - ACCENT LINE OF COLOR ON TOP, GREY COMBINATION BANNER



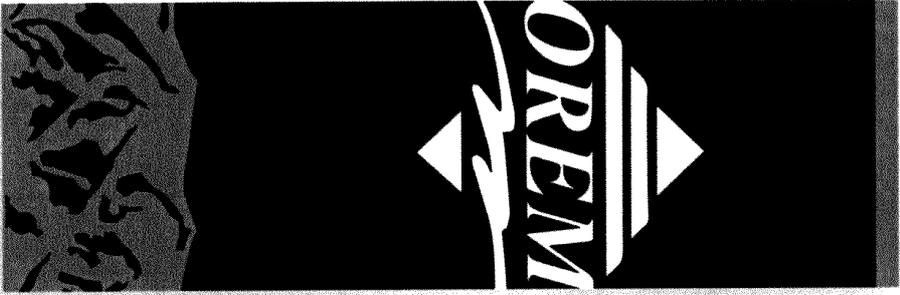
OPTION 4 - ACCENT LINE OF COLOR ON TOP, WHITE COMBINATION BANNER



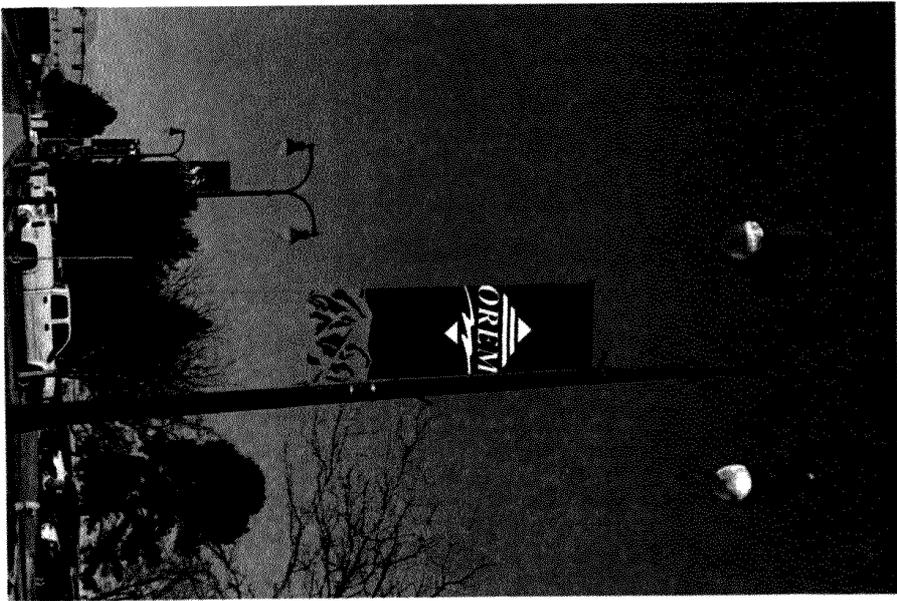
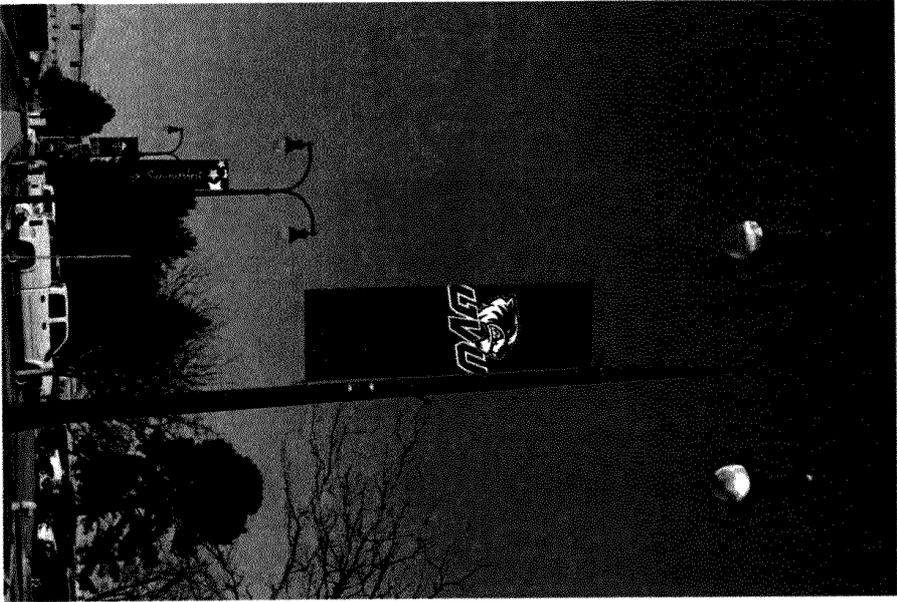
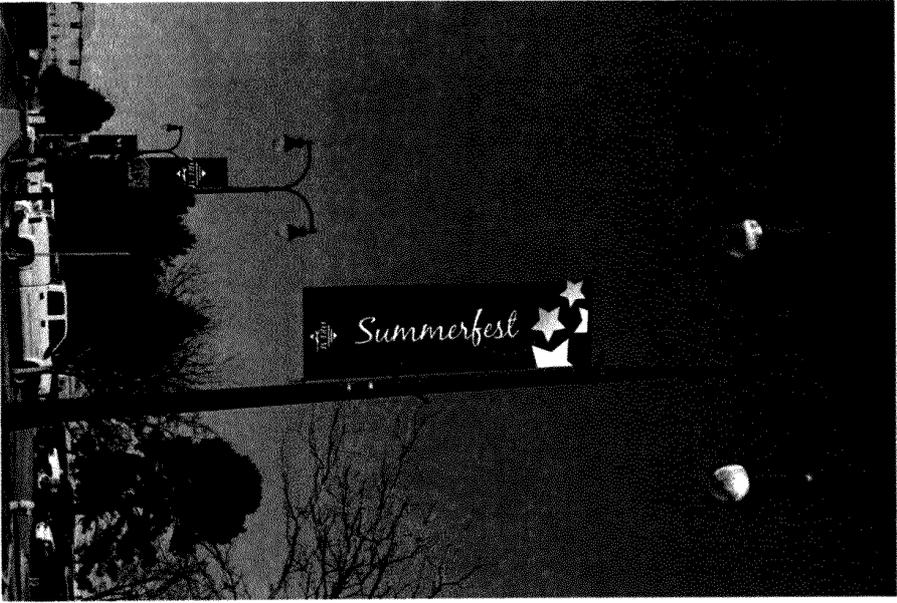
OPTION 4 - ACCENT LINE OF COLOR ON TOP, WHITE COMBINATION BANNER



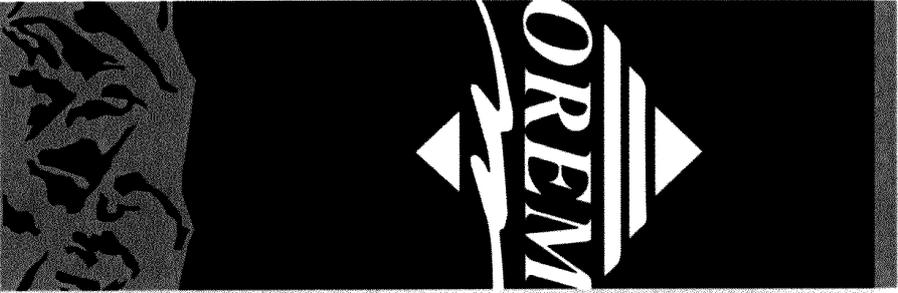
APPLICATION - ROTATING EVENT BANNERS



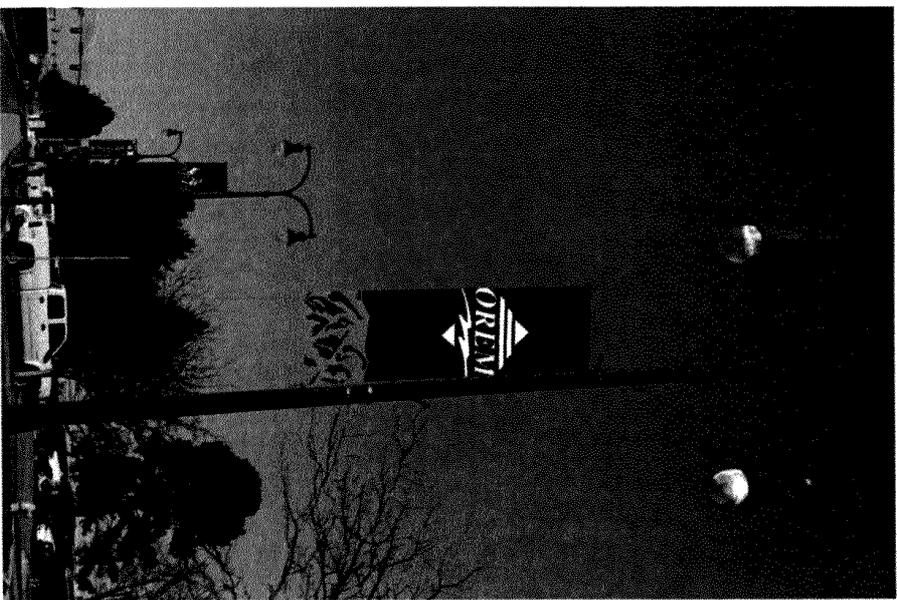
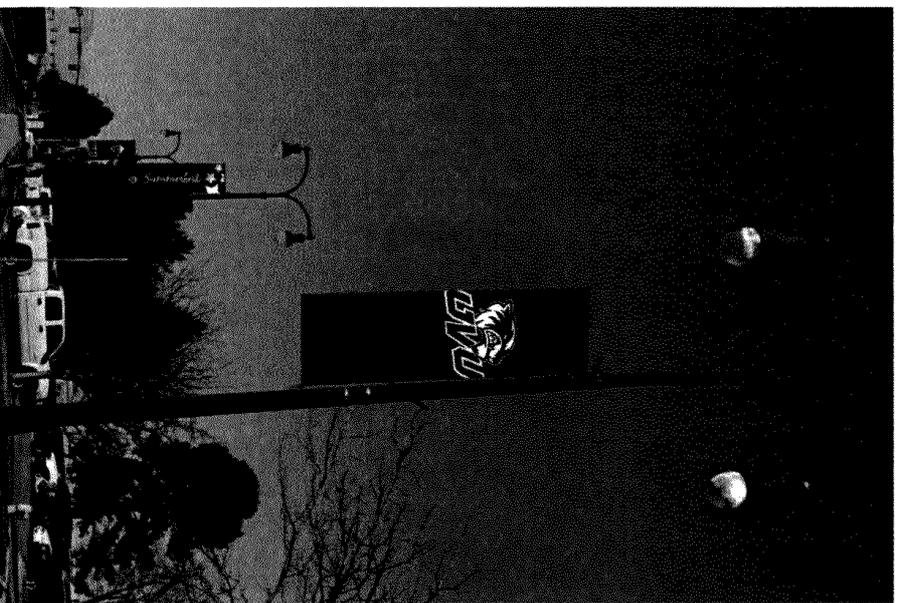
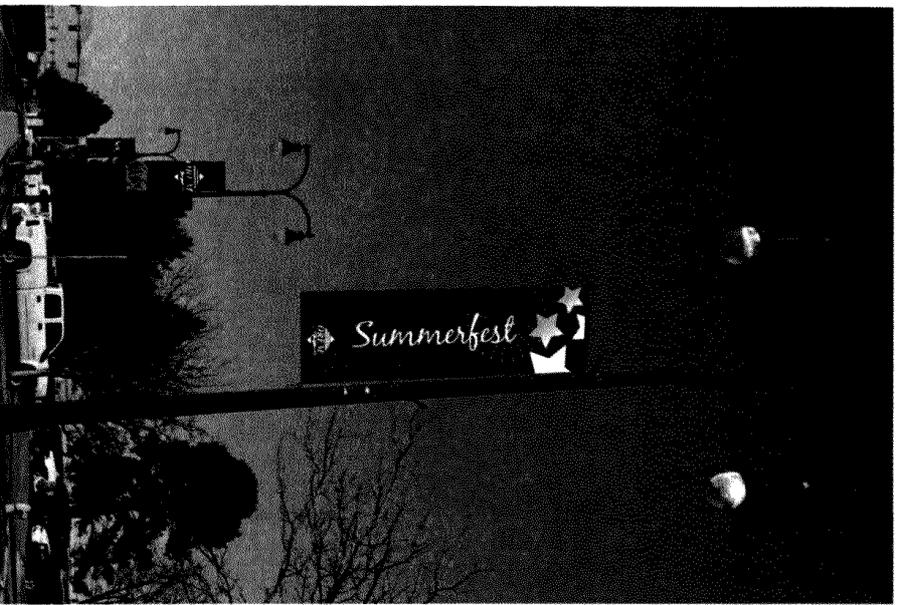
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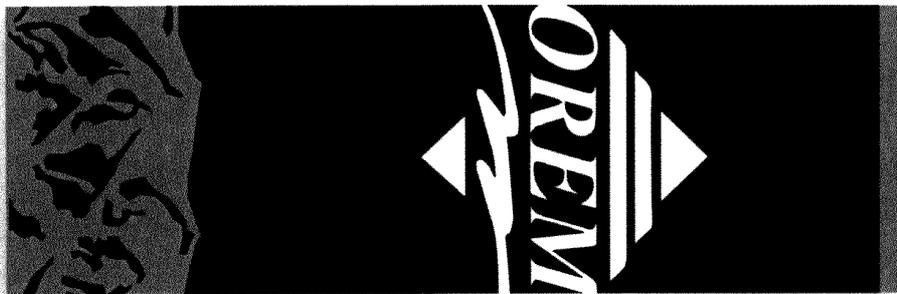
APPLICATION - ROTATING EVENT BANNERS



APPLICATION - ROTATING EVENT BANNERS



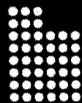
APPLICATION - ROTATING EVENT BANNERS



APPLICATION - ROTATING EVENT BANNERS



Economic Development Corporation of Utah 2012/13 Annual Report

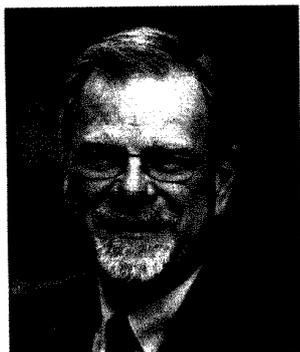


edcUTAH

ECONOMIC
DEVELOPMENT
CORPORATION
OF UTAH

A Message to Our Investors

We are happy to report that Fiscal Year 2013 was another outstanding year for economic development in Utah. With a record number of projects in the pipeline, EDCUtah sped past previous job creation numbers, helping generate more than 11,000 jobs. The numbers and statistics are impressive, but more importantly, those figures add up to a better quality of life for Utahns.



JEFF EDWARDS
EDCUTAH PRESIDENT & CEO



ROB JIBSON
EDCUTAH CHAIRMAN

During the fiscal year, 31 companies announced decisions to either relocate or expand in Utah. These companies will add 9,405 quality jobs to the state's economy, retain another 1,931 jobs and make capital investments in Utah totaling more than \$1.4 billion.

During the fiscal year, 31 companies announced decisions to either relocate or expand in Utah.

EDCUtah, together with our partners, remains successful because Utah's young and educated workforce continues to grow, state and local governments are fiscally responsible and stable, the cost of doing business remains low, and Utah's transportation infrastructure is one of the best in the country.

Utah also continues to receive recognition as a leading global city, enjoying significant accolades from the national media and organizations like Pollina Corporate Real Estate, which ranked Utah No. 1 on its list of Ten Pro Business States. These recognitions do not just happen by chance but come through visionary leadership with a commitment to big ideas and bold plans.

Our efforts do not happen in a vacuum and require the help of many partners. Our sincere thanks to all of you who share in our success.

As always, we thank you for your ongoing support.

Another Record Year for Jobs Created and Retained

Notable project wins during the fiscal year include Emery Refining, with 125 jobs in Emery County; SyberJet, with 1,200 jobs in Cedar City; HireVue, with 540 jobs in South Jordan; SolarWinds, with 1,040 jobs in Utah County; Boeing with 100 jobs in West Jordan and Enve, with 324 jobs in Ogden.

More than half of EDCUtah's active projects are related to manufacturing companies, but our organization is also seeing significant interest and several new projects in the IT sector.



SyberJet's new facility in Cedar City brings 1,200 jobs to the state.

FINAL NUMBERS FOR THE 2012/13 FISCAL YEAR

Jobs Created	9,405
Jobs Retained	1,931
Capital Investment	\$1.4B
Headquarter Moves	9
Square Feet	3.45M
Total Active Projects	354
Site Visits	82
Project Wins	31

Highlights in 2012/13

EDCUtah closed the year with 82 site visits and, currently, has a record 354 open projects, which is more than 50 open projects than this time last year.

Partnership with State and Local Governments

EDCUtah partners with the Governor's Office of Economic Development (GOED) to handle the State's business recruitment efforts. In addition, EDCUtah works hand-in-hand with cities and counties across the state in a collaborative approach to economic development. These strong partnerships provided great success in

EDCUtah responded to 744 requests for data, up 14 percent from last year.

recruiting businesses to Utah. Providing businesses with additional resources in the private sectors allows for a unified approach to business recruitment. Business leaders visiting Utah report that they are

impressed with the level of collaboration they experience as they work with the state and local economic development organizations.

Research is Our Game

EDCUtah continues to be the go-to source for business data pertinent to company expansions and relocations. In addition to a plethora of up-to-date business and economic data, we create custom reports for businesses, partners and communities. In FY2013, EDCUtah researchers created 61 custom operating cost models for companies considering relocating to Utah, up 13 percent from FY2012. The team also responded to 744 requests for data, up 14 percent from the previous year.

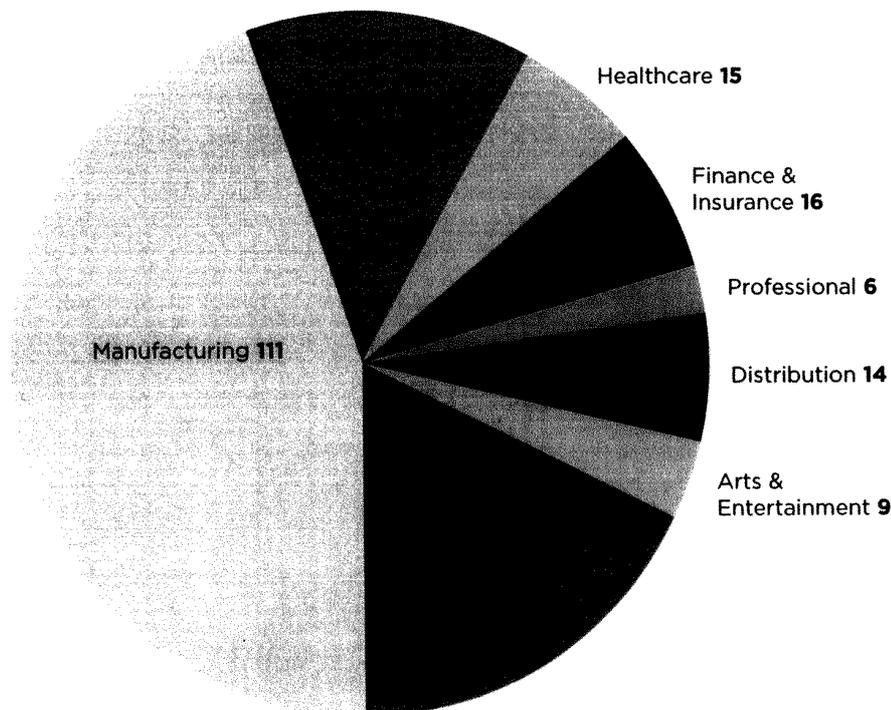
Onward and Upward

With the solid growth in Utah's economy, plus the strength of our partnerships with state and local communities, EDCUtah is positioned to see its economic numbers continue to grow. Look for ongoing success in the year ahead.

2012/13 Fiscal Year Wins

PB Systems Inc.
 Xi3 Corp.
 Monson Snowboards
 Mindcrest
 BioFire Diagnostics Inc.
 Vexxel
 Earthmine Inc.
 United States Cold Storage
 Enve Composites
 Orange Soda Inc.
 Klune Industries
 U.S. Translation Co.
 Qualtrics
 Royal Bank of Scotland
 Workday
 Instructure
 Orbit Irrigation Products, Inc.
 GAF
 Boeing Realty Corp.
 Petzl America
 1-800-Contacts
 doTERRA
 Capital Access Network Inc.
 FireEye
 GeoMetWatch
 Solarwinds
 Blu
 SyberJet
 HireVue
 Master Control
 Emery Refining

Projects by Industry



Current EDCUtah Investors

3 Squares, Inc.
 American Fork Chamber of Commerce
 American Fork City
 American Heart Association
 American Pacific Corporation
 Amer Sports
 Aon Risk Solutions
 Aquatherm
 Architectural Nexus, Inc.
 Arrow Quality International
 Associated Builders and Contractors, Inc.
 Associated General Contractors of Utah
 Automated Business Products
 Axis Architects
 Ballard Spahr LLP
 Ballet West
 Bank of Utah
 Beaver County
 Beckstrand & Associates
 Big-D Construction
 Bluffdale City
 BNA Consulting, Inc.
 Bonneville Companies
 Bonneville Research
 Boulder Ventures Development, Inc.
 Bountiful Area Chamber of Commerce
 Box Elder County
 Brahma Group Inc.
 Brigham City Corporation
 Broadcast International
 C7 Data Centers, Inc.
 Cache Valley Chamber of Commerce
 Cache Valley Electric
 Cactus & Tropicals, Inc.
 Cameron Construction
 Candesa
 Canon Business Solutions
 CB Richard Ellis - UT
 CCI Mechanical, Inc.
 Cedar City
 CenturyLink
 Certified Handling Systems
 CH2M Hill - UT
 ChamberWest
 Chapman and Cutler LLP
 Clearfield City Corporation
 Clyde Companies, Inc.
 Coldwell Banker Commercial NRT
 Coldwell Banker Residential Brokerage
 Relocation Services
 Comcast
 Commerce Real Estate Solutions - Salt Lake
 Company AP
 Concierge Relocation - A Division of Prudential Utah
 Real Estate
 ConsultNet, LLC
 Cornerstone - OPD Alliance
 Corporate Alliance
 Cottonwood Development Services
 Cottonwood Heights City
 Cuisine Unlimited Catering & Special Events
 Daggett County
 Daines Goodwin & Company
 Davis Chamber of Commerce
 Davis Conference Center
 Davis County
 Department of Workforce Services-Utah
 Des Barker Associates
 Downtown Alliance
 Draper Area Chamber of Commerce
 Draper City
 Duncan Aviation
 Durham Jones & Pinegar
 Eagle Mountain City
 Eagle Mountain Properties
 EDA Architects, Inc.
 EmployBridge ProLogistix
 EmployBridge Resource Accounting/PersonnelOne

EmployBridge Resource MFG
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 Enterprise Holdings
 Enterprise Integration
 Ephraim City
 Ernst & Young LLP - UT
 Fabian, Attorneys at Law
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 Farmland Reserve, Inc.
 FFRR Architects
 Fidelity Investments - UT
 Fillmore City
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 Hamilton Partners, Inc.
 HEI Security
 Henriksen Butler Design Group
 Herriman City
 Hilton Salt Lake City Center
 Hired Guns LLC
 HJ & Associates, LLC
 Holiday Chamber of Commerce
 Hotel Monaco
 Hughes General Contractors, Inc.
 Hunt Electric
 Hunt Hill Development, LLC
 I.J. & Jeanne Wagner Jewish Community Center
 IBI Group
 Industrial Supply Company, Inc.
 IntegraCore
 Integrecom
 Interiors West, LLC
 Jacobsen Construction Co., Inc.
 JAN-PRO Cleaning Systems
 Jones Waldo Holbrook & McDonough
 JP Morgan Chase Bank, NA
 Juab County
 Juan Diego Catholic High School
 K/P Corporation
 Kane County
 KeyBank N.A.
 Kirton McConkie
 KUER 901 - U of U
 Layton City
 Layton Companies, Inc.
 LDS Employment Resource Services
 Lehi City
 Les Olson Company
 Lewis Young Robertson & Birmingham, Inc.
 Living Planet Aquarium
 LNR Property, LLC
 Logan City
 Marsh USA
 Max Farberman & Associates
 Mechanical Services & Systems, Inc.
 Mesa Systems, Inc.
 Midvale City
 Millard County
 MKL Public Relations
 Morgan Area Chamber
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 MountainWest Capital Network
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 Murray City Corporation
 NAIOP Utah Chapter
 NC Operations
 Nelson Laboratories, Inc.

Newmark Grubb ACRES
 Commercial Real Estate Services
 Ninigret Realty
 North American Title
 North Salt Lake City
 Northwest Research, Inc.
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 Ray, Quinney & Nebeker
 REA Salt Lake
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 SelectHealth
 Sevier County
 Siemens Industry, Inc.
 Smith Hartvigsen, PLLC
 Snell & Wilmer
 Snow College - Ephraim
 SOS Employment Group
 Southern Utah University
 South Jordan Chamber of Commerce
 South Jordan City
 South Salt Lake Chamber of Commerce
 Southwest Valley Chamber of Commerce
 Springville Area Chamber of Commerce
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 Staker Parson Companies
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 Syringa Networks LLC
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 The Enterprise Newspaper Group
 The Exoro Group
 The Game of Work, LLC
 Tooele City Corporation
 Tooele County
 Tooele County Chamber of Commerce
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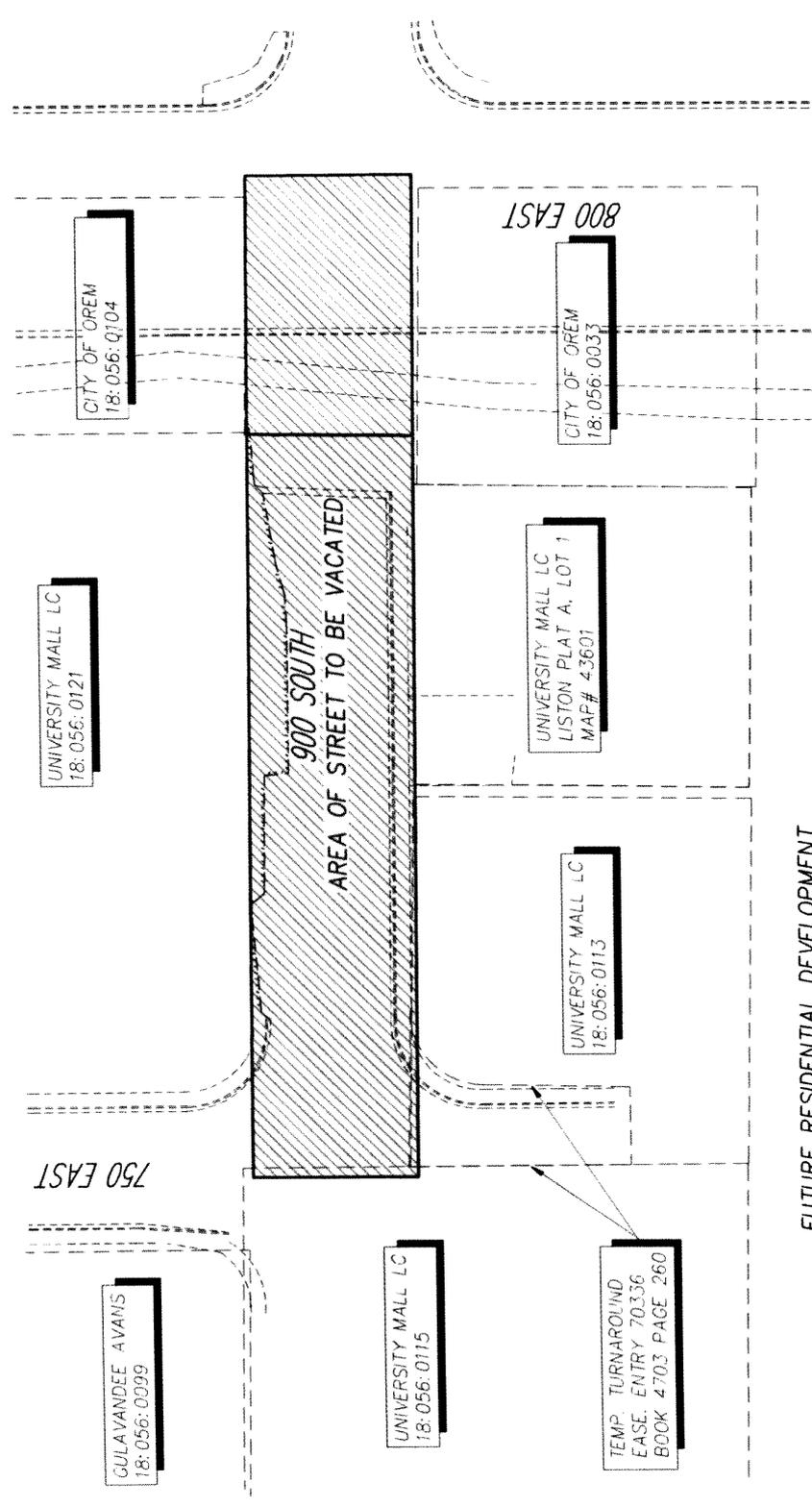
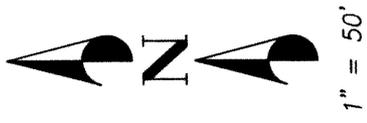
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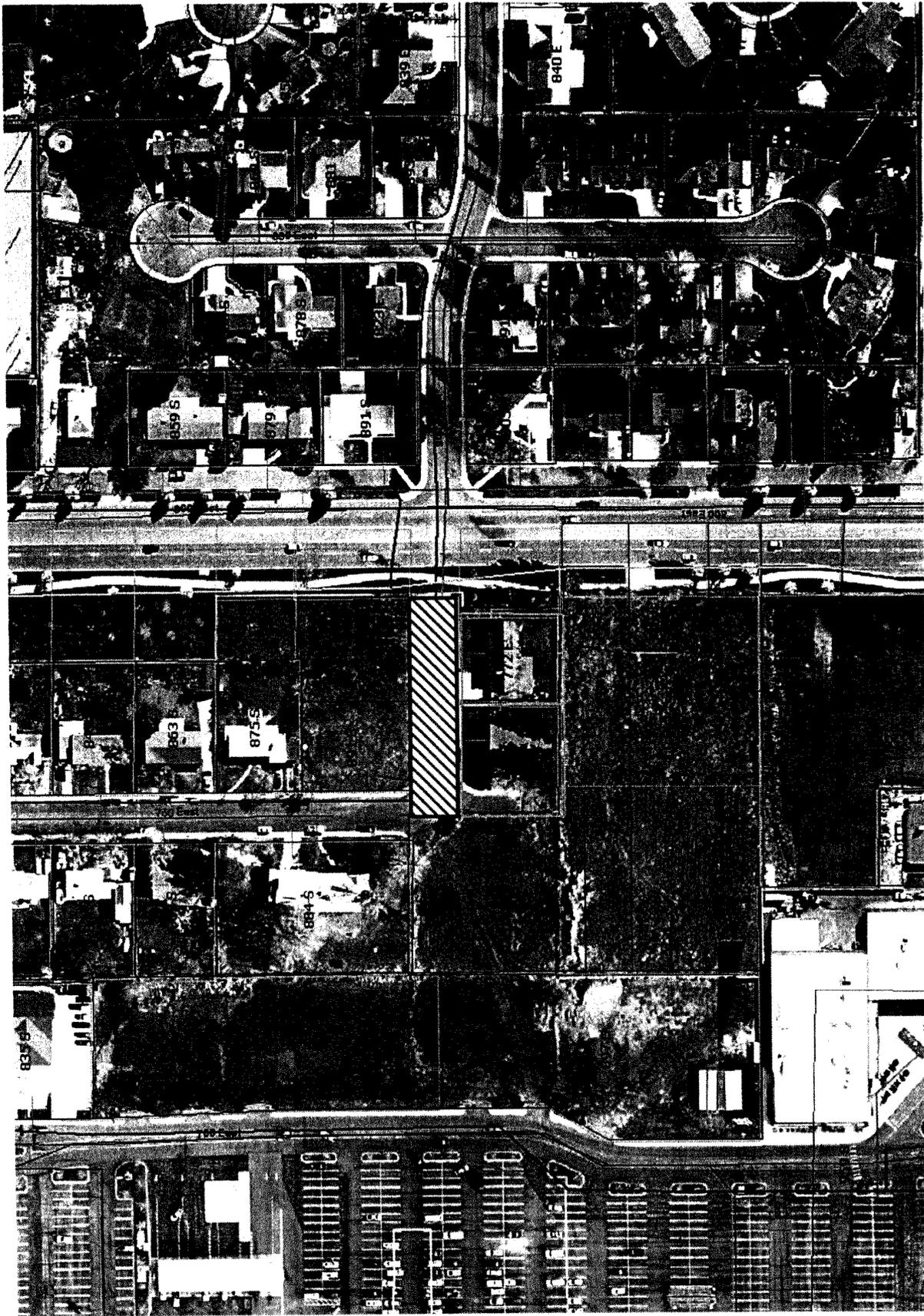
LISTON PLAT A 900 S. STREET VACATION



FUTURE RESIDENTIAL DEVELOPMENT

PEPG CONSULTING LLC
 8805 S. SANDY PARKWAY • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551

LISTON PLAT 'A'	
900 SOUTH VACATION	
6077.1410 PROJECT NUMBER	900s-liston-exp FILE NAME
	2-12-2014 DATE



Street Vacation – 900 South (between 750 East and 800 East)

CITY COUNCIL WORK SESSION CARE TAX REVIEW
SUBMITTED BY OREM CITIZEN BOB WRIGHT

Feb. 24, 2014

As you know, there are TWO SEPARATE sections to the CARE tax law. CULTURAL ARTS AND RECREATION with different applications of distribution/ The City Council has authorized a 50/50 split of funds. The 50 % for Recreation half is allocated to the City Recreation fund for construction, maintenance and operation of parks and recreation facilities. approved by the City Council.

The 50% allocation for Cultural Arts is available to applications from existing local non profit performing arts groups based on a percentage of their operating costs, and recommended by a citizens committee to the City Council for distribution.

Over the past 8 years the City Staff and City Council has been in violation of the State Care tax law, and the State Code for City Operations, by allocating \$300,000 a year for a non existing Center For Story. The law is quite specific in that the Care tax money is for existing, not for profit, performing arts groups. The Center for Story telling not existing building does not meet that criteria. The State Code governing City operations, in effect states that City Elected officials, and City Staff shall not participate in promoting, or soliciting funds for a Private Enterprise business, subject to conflict of interest charges and fines and dismissal by suit..

I recommend that the City Mayor and City Council do not allocate any further CARE tax (taxpayer) money for this non existing Center for Story Building, and in fact transfer all existing Center For Story funding on hand to the Recreation Center remodeling project.

Respectfully,
Bob Wright

Recreation CARE Projects and Allocations

Handrails SCERA shell - Completed-

Remaining budget transferred to Fitness Center remodel - \$ 9,977

Dog Park – Transferred to Fitness Center project

Total Allocation: \$ 20,000

Expenditures: \$1,165

Reallocated Funds: \$18,835 (Fitness Center Remodel)

Orem City Ball fields

Total Allocation: \$300,000

Projects:	Shade structures	\$222,172.19	Completed
	Back Stops	\$ 29,000.00	Completed
	Remaining funds	\$ 48,827.81	

Proposed projects :

- City Center bathrooms
- Bleachers – City Center ball fields
- Infield material City Center ball fields

Lakeside Sports Park – Parking

Total Allocation: \$200,000

Anticipated cost of property purchase: \$300,000

Deficient: \$100,000

Funding source 2014 (new) CARE: \$100,000

Pool addition and re-model

Total CARE allocation to date : \$2,983,772

Current project budget: \$3,612,000

Project Funding:

Previous CARE \$2,983,772

2014 (old) CARE \$ 375,000

Utah County Grant \$ 85,000

Total \$3,443,772

Funding Gap \$ 168,228

Proposal to fund gap:

Funding Gap: \$ 168,228

2014 (new) CARE \$ 123,256

\$ 44,972

Expansion of project \$ 38,000

Recreation Reserve \$ 82,972

2014 (new) Recreation Funds \$223,256