



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
March 11, 2025

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

3:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

1. WORK SESSION ITEMS

1.1 PRESENTATION - Alpine Aqueduct Project (20 min)

Presenter: Chris Elison, Project Manager CUWCD

1.2 PRESENTATION - Utility Master Plans (45 min)

Presenter: Chris Tschirki, Public Works Director and Reed Price Assistant Public Works Director

1.3 PRESENTATION - Supporting Orem Businesses: The Business Alliance, the UVU Resource Center, Streamlined Licensing and State Street Reinvestment (20 min)

Presenter: Kathi Lewis, Economic Development Manager

1.4 PRESENTATION - Short Term Rentals (30 min)

Presenter: D. Jacob Summers, Deputy City Attorney

1.5 TRAINING - Open Meetings Act (30 min)

Presenter: Steve Earl, City Attorney

1.6 PRESENTATION - City Council Change of Schedule (5 min)

Presenter: Teresa McKittrick, City Recorder

2. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

3. CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

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

3.1 Jenn Gale reports

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: Kevin Patten

6. PLEDGE OF ALLEGIANCE: Lynn Patten

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1 PRESENTATION - Wildland Fire Team Update

Presenter: Shaun Hirst, Assistant Fire Chief, Derek Spencer, Fire Division Chief, and Michael Hickman, Fire Captain

8. PERSONAL APPEARANCES – 15 MINUTES

Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the city. Comments should focus on issues concerning the city. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)

9. CONSENT ITEMS

9.1 APPROVAL OF MEETING MINUTES

January 14, January 28, and February 11, 2025

9.2 UPDATE - City Council 2025 Meeting Schedule

9.3 REAPPOINTMENT - Events Advisory Commission

Ashlie Mann and Christie Ekins

9.4 APPOINTMENT - Cultural Arts Advisory Commision

Jennifer Young

10. SCHEDULED ITEMS

10.1 PUBLIC HEARING – ORDINANCE - Ken Garff - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) (approximately 1.05 acres).

Presenter: Jared Hall, Planning Manger

The City Council moves to approve or deny, by ordinance, amending article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) (approximately 1.05 acres).

10.2 PUBLIC HEARING - Ordinance Amending Fiscal Year 2024-2025 Budget

Presenter: Brandon C. Nelson, CPA, Finance Director

The City Council moves to approve or deny, by ordinance, amending the Fiscal Year 2024-2025 Budget.

11. FINANCIAL INFORMATION

This item is for information purposes only. Find the financial statement in the City Council meeting packet.

11.1 MONTHLY FINANCIAL STATEMENT

January 2025

12. CITY MANAGER INFORMATION ITEMS

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.

13. ADJOURN

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 801-229-7000)**

This agenda is also available on the City's webpage at orem.org

City Council Meetings for 2025

Meetings held 6 PM at the City Center (56 N State Street)

City Council dates:

January 10-11, 2025

January 14, 2025

January 28, 2025

February 11, 2025

March 11, 2025

March 25, 2025

April 8, 2025

April 22, 2025

May 13, 2025

May 27, 2025

June 10, 2025

June 24, 2025

July 8, 2025

August 26, 2025

September 9, 2025

September 23, 2025

October 14, 2025

November 18, 2025

December 9, 2025

Other important dates and information

City Council Retreat

February 24th – 28th Mayor and Brenn in DC

March 31-April 4: ASD Spring Break

April 14th – 16th : UCMA Conference

April 16th – 18th : ULCT Mid-Year Conference

June 2nd – 7th: Oremfest

August 12 Primary Election Day

Board of Canvass

October 1-2nd ULCT Fall Conference

October 16 – 20st: ASD Fall Break

Oct 26-29th ICMA Conference

November 4th – General Election Day

Board of Canvass



**CITY OF OREM
CITY COUNCIL
MEETING
MARCH 11, 2025**

REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



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REQUEST:	UPDATE - City Council 2025 Meeting Schedule
APPLICANT:	
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REQUEST:

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RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
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REQUEST:	REAPPOINTMENT - Events Advisory Commission
APPLICANT:	
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PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
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MARCH 11, 2025**

REQUEST:	APPOINTMENT - Cultural Arts Advisory Commision
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



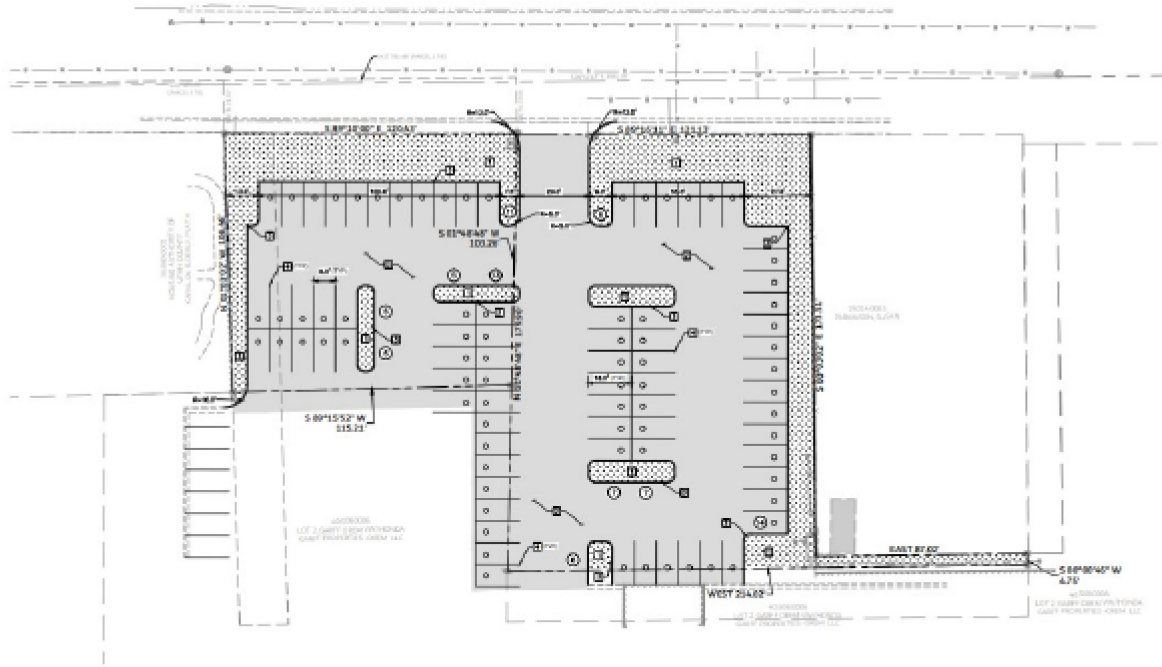
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APPLICANT:	
NOTICES:	
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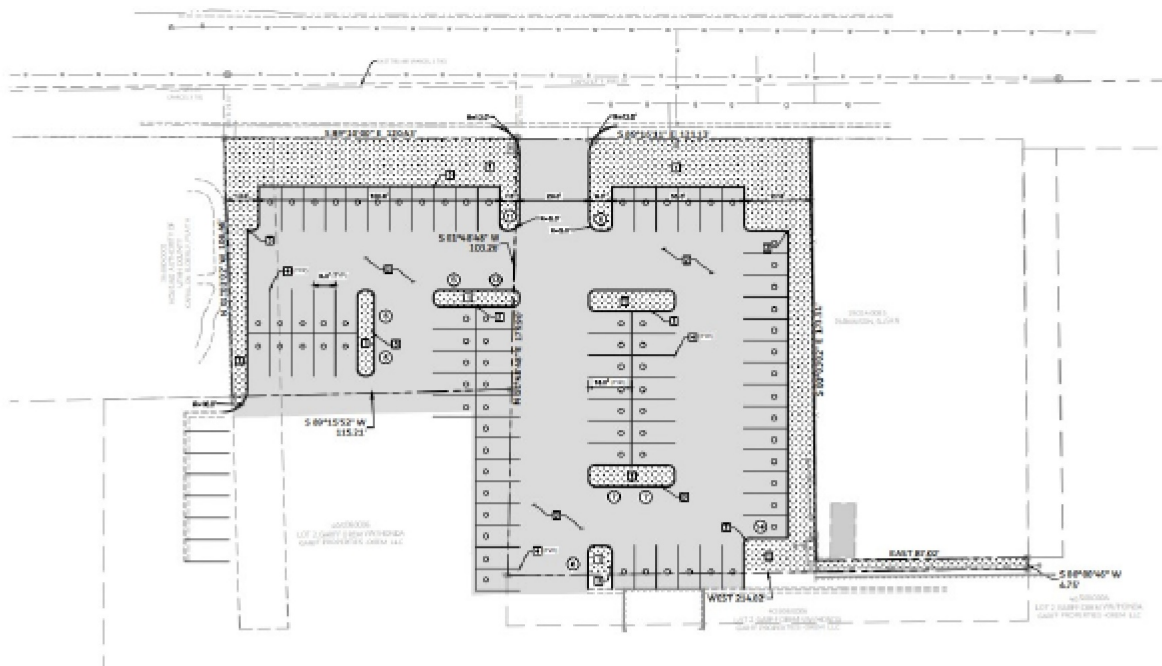
REQUEST:

BACKGROUND:

RECOMMENDATION:



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



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



City Council Chambers, 56 N State Street

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

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

Public Hearing - Rezone
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HE, JIA (ET AL)
1478 COLLINS DR
MARTINEZ, GA 30907



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



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1191 SOUTHEAST LLC
1735 SUNBURST DR
TROY, MI 48098



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



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KELLER, DEREK
2212 REAL CATORCE
AUSTIN, TX 78746



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



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



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



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MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057



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JEFF LAMBSON
156 E 1060 N
OREM, UT 84057



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MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057



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LANAE MILLETT
288 W 1500 N
OREM, UT 84057



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



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



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



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



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



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



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



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



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



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



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HWANG, CHEAYUN & EUIGYU
1158 S 200 E
OREM, UT 84058



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



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



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



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



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



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



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



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JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058



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GTG PROPERTIES LLC
12 W 560 S
OREM, UT 84058



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



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



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



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



City Council Chambers, 56 N State Street

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

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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

R&S GAPPMAYER PROPERTIES LLC
--OR CURRENT RESIDENT--
95 E 1200 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

GRAFF, V DORAL & VANCE DORAL (ET AL)
134 E 1200 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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Planning Commission
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5:30 pm

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

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

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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

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Wed, Jan 15, 2025
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DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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FAGERGREN FAMILY LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
101 E STARCREST LN
OREM, UT 84058



City Council Chambers, 56 N State Street

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

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



City Council Chambers, 56 N State Street

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

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



City Council Chambers, 56 N State Street

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

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



City Council Chambers, 56 N State Street

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

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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Planning Commission
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5:30 pm

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

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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5:30 pm

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

JENN GALE
1144 E 920 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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

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

OREM CITY
57 N STATE
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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5:30 pm

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

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



City Council Chambers, 56 N State Street

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

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Wed, Jan 15, 2025
5:30 pm

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

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



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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5:30 pm

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



City Council Chambers, 56 N State Street

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

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Wed, Jan 15, 2025
5:30 pm

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

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



City Council Chambers, 56 N State Street

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Wed, Jan 15, 2025
5:30 pm

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



City Council Chambers, 56 N State Street

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

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

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Wed, Jan 15, 2025
5:30 pm

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

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



City Council Chambers, 56 N State Street

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

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Wed, Jan 15, 2025
5:30 pm

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

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



City Council Chambers, 56 N State Street

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

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Wed, Jan 15, 2025
5:30 pm

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

MITTON, BENJAMIN
2384 N 1060 E
PROVO, UT 84604



City Council Chambers, 56 N State Street

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

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

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

LIU PROPERTIES LLC
1026 W 1060 N
PROVO, UT 84604



City Council Chambers, 56 N State Street

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Wed, Jan 15, 2025
5:30 pm

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Wed, Jan 15, 2025
5:30 pm

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

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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Wed, Jan 15, 2025
5:30 pm

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

UTAH COUNTY
100 E CENTER
PROVO, UT 84606



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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



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

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

NOTICES

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

SITE INFORMATION

General Plan Designation:

Regional Commercial /
Medium Density
Residential

Current Zone: R8

Requested Zone: C2

Total Acreage: 1.05 acres

Neighborhood: Lakeridge

ACTION

The Commission may:

Approve the proposed
zoning map amendment.

Deny the proposed zoning
map amendment.

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

REQUEST:

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

UPDATE:

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

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

BACKGROUND:

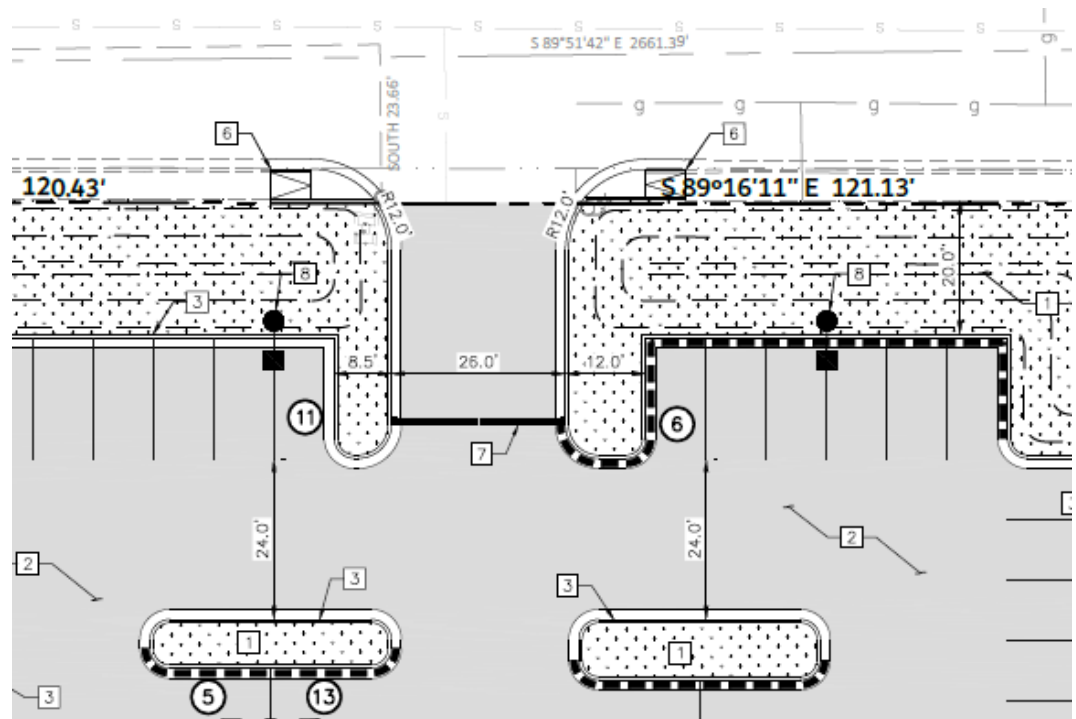
The subject properties are residentially zoned lots (R8) along 1200 South adjacent to the existing Ken Garff dealership operations. The lot at 110 East is vacant, the lot at 134 East is an existing single-family home that would be removed if the property is rezoned. The applicant would like to integrate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

REVIEW & ANALYSIS:

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

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

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



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

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS

After review and consideration of the application, the Planning Commission may:

Recommend Approval of the proposed amendment of the zoning map.

Recommend Denial of the proposed amendment of the zoning map.

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

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

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

Motion to Continue the Request

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

October 21, 2024

Dear Resident,

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

Date: Monday, November 4, 2024

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

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

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



11.13.24



Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process. Thank you for your attention to this important matter. We look forward to your participation in shaping the future of your community.

Sincerely,

Chris Bick

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

Phone: 385-235-6536

Email: chris.bick@kimley-horn.com

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

Jenniter Young
 SUSAN PARKINSON

Gary Jensen
 Camron Howell

Jenni Young
 Susan Parkinson
 Gary Lee Jensen
 Camron Howell

Ken Garff Honda Orem Neighborhood Meeting

Resident Questions and Answers Provided

November 4, 2024

Name: Jeff

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

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

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

A: something we can talk about.

Name: Debbie

Concern: prefer no access on 1200 for driveway.

Name: Lucy

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

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

A: we will talk to Ken Garff.

Name: Stuart

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

Name: Debbie

Q: Ken Garff said they would not unload there again

Name: Chris B

Q: issue for all traffic, private traffic

A: Steve says on public.

Name: Jeff

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

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

Name: Anne

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

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

Name: Lucy

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

Name: Gary

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

Name: Susan

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

Name: Anne

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

A: We will bring it up.

Name: Eric

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

A: Everything will be updated to current city code.

Name: Issac

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

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

Name: Remington

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

Name: Mike

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

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

Name: Remington

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

Name: Cameron

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

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

Name: Stuart

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

A: Still in communication.

Name: Danette

C: no access on 1200

GC: Would like a wall, 8 feet high

Name: Jasmine

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

Name: Remington

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

A: no traffic study yet, too early

Name: Lucy

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

Name: Susan

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

Name: Lucy

Q: Do they need to drop off cars there.

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

Name: Stuart

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

Name: Jeff

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

Name: Deby

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

Name: Lucy

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

Name: Anne

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

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

Name: Stuart

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

Name: Lucy

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

A: There would be a study conducted later.

Name: Cameron

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

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

Name: Eric

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

GC: A roundabout would not be good for 1200.

Name: Stuart

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

Name: Jeff

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

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

Name: Eric

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

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

Name: Anne

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

Name: Stuart

Q: what would be the rendition of the site.

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

Name: Lucy

Q: is the fence there showing.

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

Name: Eric

Q: Area for Mazda owned by Ken Garff.

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

Name: Lucy

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

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

Name: Remington

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

A: traffic study would be done.

Name: Susan

C: There is less traffic on the east side.

Name: Issac

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

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

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

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

Name: Stuart

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

Name: Susan

C: Wants fence around her parking.

Name: Jeff

C: wants the original gate shut.

Name: Lucy

Q: Can we do something about car alarms.

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

Name: Danette

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

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

Name: Gary

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

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

Name: Jennifer

C: also seconds the worry about keeping lighting screened.

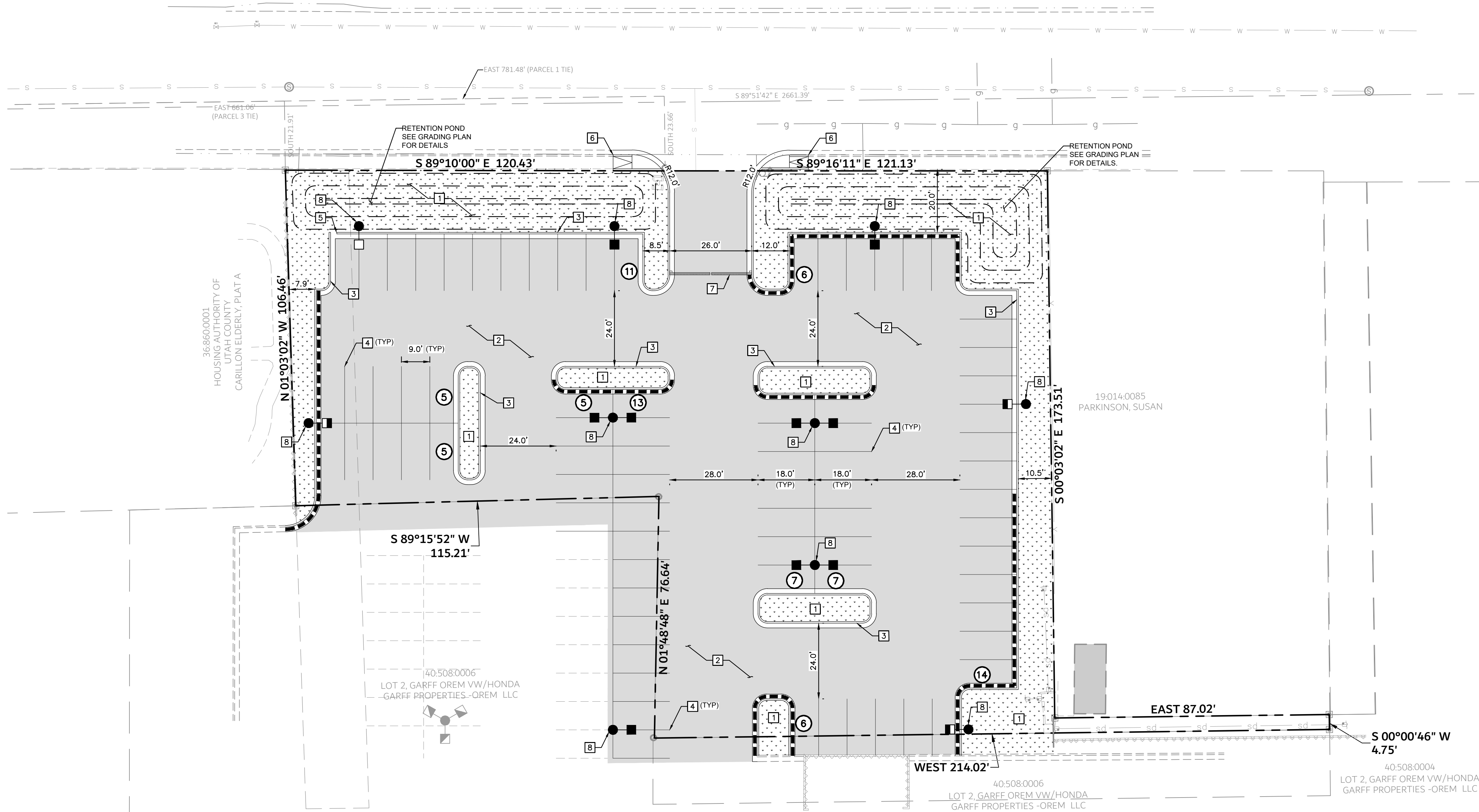
Name: Jeremy with Utah Housing Authority

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

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

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

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



SITE INFORMATION

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

GENERAL NOTES

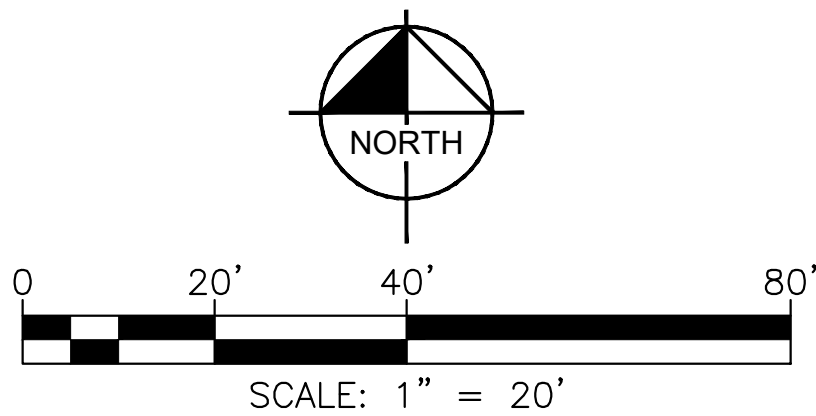
1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION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

CONSTRUCTION NOTES

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

LEGEND

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



CAUTION: NOTICE TO CONTRACTOR

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

DATE	DESCRIPTION
1/22/2025	BSA
1/22/2025	BSA
1/22/2025	CPB
093528028	PROJECT No.
AS SHOWN	SCALE
SHEET C3.10	

SITE PLAN

KEN GARFF HONDA
PARKING ADDITION
134 1200 S, OREM, UT 84058

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

DRAWN BY: BSA 1/22/2025

DESIGNED BY: BSA 1/22/2025

CHECKED BY: BSA 1/22/2025

PROJECT No.: 093528028

SCALE: AS SHOWN

SEAL
REGISTERED PROFESSIONAL ENGINEER
No. 10844212-2202
CHRISTOPHER PAUL BICK
8/28/2023
STATE OF UTAH



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

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

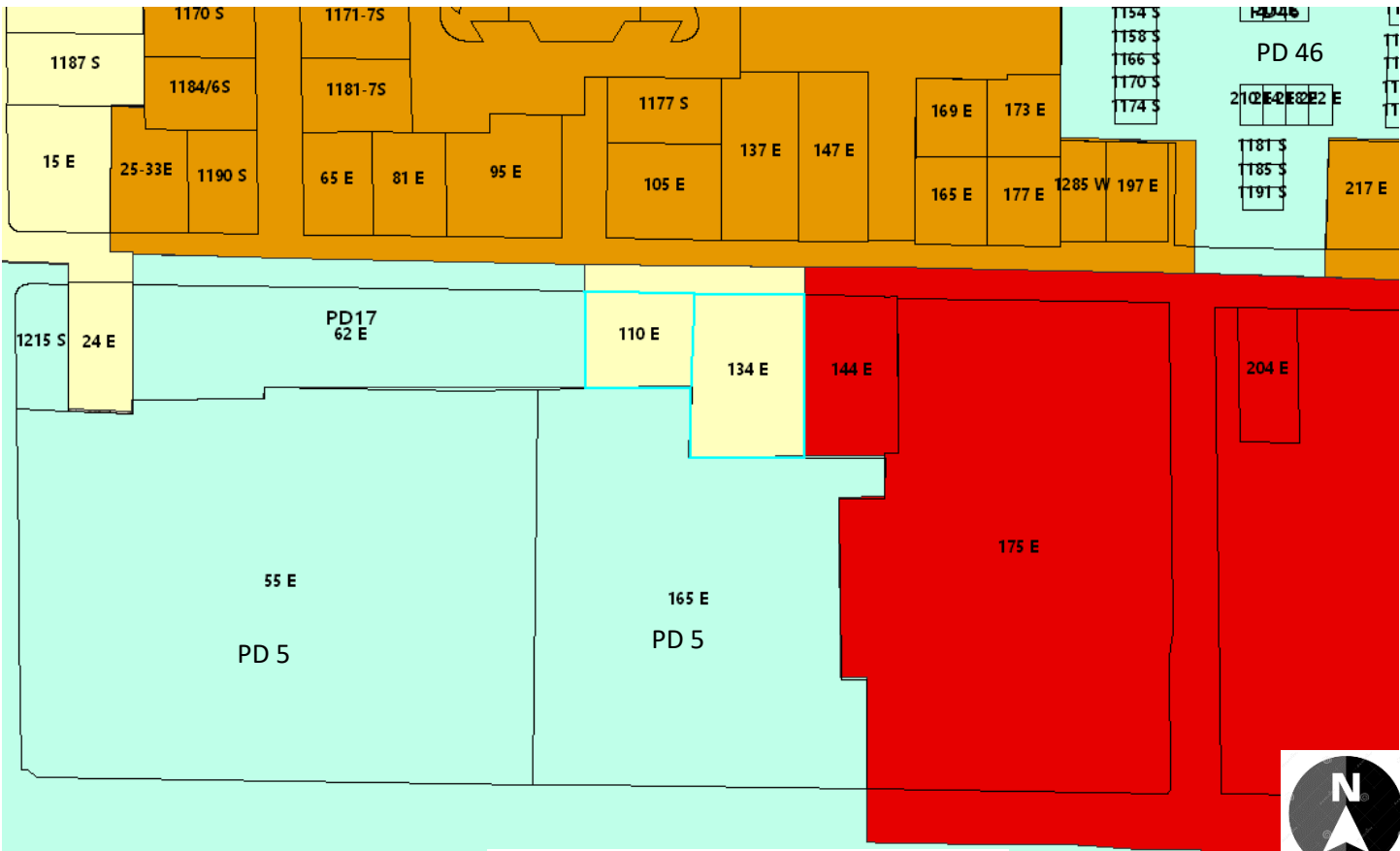


Zone: R8 (Current)
Acres: .79 Combined

NEIGHBORHOOD
Lakeridge

Legend
 Project Area

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



Legend

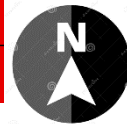
- C2
- PD Zones
- R8
- R 6.5

Rezone Area

Current Zone: R8
 Current General Plan Zone: RC
 Acres: 14.18

Neighborhood

Lakeridge



ORDNANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3 (A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTIES LOCATED GENERALLY AT 134 EAST 1200 SOUTH AND 110 EAST 1200 SOUTH FROM THE SINGLE FAMILY RESIDENTIAL (R8) ZONE TO THE COMMERCIAL (C2) ZONE (APPROXIMATELY 1.05 ACRES).

WHEREAS on November 11, 2024, Chris Bick filed an application with the City of Orem to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from the Single Family Residential (R8) zone to the Commercial (C2) zone (approximately 1.05 acres); and

WHEREAS public hearings considering the subject application were held by the Planning Commission on January 15, 2025 and February 19, 2025 where the Planning Commission did not make a recommendation to the City Council as the Planning Commission's vote was split, 3 in favor and 3 against, recommending approval of the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on March 11, 2025; and

WHEREAS notices were mailed to 472 property owners within a 1,000-foot radius of the property; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to the request.

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

1. The City Council finds this request to be in the best interest and general welfare of the City.
2. The City Council hereby amends Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from the Single Family Residential (R8) zone to the Commercial (C2) zone (approximately 1.05 this) as shown in Exhibit "A" which is attached hereto and incorporated herein by this reference.
3. If any part of this ordinance shall be declared invalid, such a decision shall not affect the validity of the remainder of this ordinance.

4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 11th day of **March 2025**.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Jenn Gale	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Chris Killpack	☐	☐	☐
David Spencer	☐	☐	☐

EXHIBIT A

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

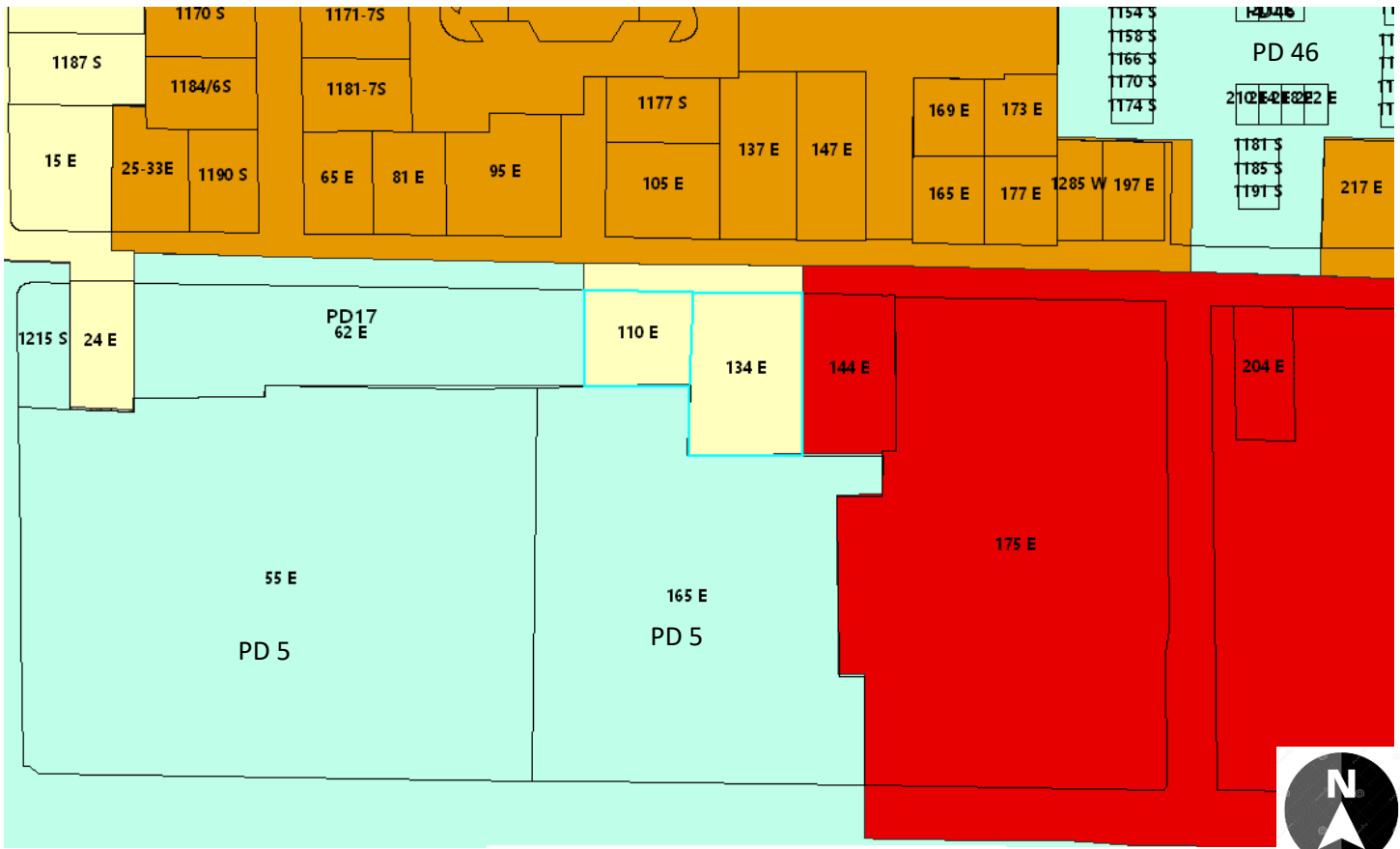


Zone: R8 (Current)
Acres: .79 Combined

NEIGHBORHOOD
Lakeridge

Legend
 Project Area

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



Legend

 C2

■ PD Zones

 R8

 R 6.5

Rezone Area

Current Zone: R8

Current General Plan Zone: RC

Acres: 14.18

Neighborhood

Lakeridge





**CITY OF OREM
CITY COUNCIL
MEETING
MARCH 11, 2025**

REQUEST:	PUBLIC HEARING - Ordinance Amending Fiscal Year 2024-2025 Budget
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

The Fiscal Year 2024-2025 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 or organizations; appropriating Senior Citizens surplus funds for a couple of facility related projects; appropriating reserves in the General Fund and transferring them to the Capital Projects Fund in order to meet state legal compliance requirements regarding maximum General Fund “fund balance” as well as providing various project funding; purchasing recreation and parks equipment using excess current fiscal year revenues; and using saved fire insurance proceeds to fund a new paramedic vehicle.

RECOMMENDATION:

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2024-2025 Budget and, by ordinance, amend the Fiscal Year 2024-2025 Budget.

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2024-2025

REVENUES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
10-3316-004	1	Library - Local Arts Agency Grant	\$ -	\$ 6,700.00
10-3620-004	2	Rental Revenues - Athletic Fields	175,000.00	232,616.00
10-3640	3	Sales of Fixed Assests	-	17,000.00
10-3690	4	Miscellaneous Revenues	-	135,000.00
10-3698-010	1	Donations - Gold Star Family Monument/Memorial	-	33,789.96
10-3995-013	1	Cont. From - Fund 73 - Orem Foundation	-	10,968.00
10-3995-014	1	Cont. From - Fund 73 - Orem Foundation - Oremfest	-	5,133.00
10-3997-004	5	App. Surp. - CIP Projects	-	3,200,000.00
10-3997-009	1	App. Surp. - Gold Star Family Monument/Memorial	-	10,684.17
Total			<u>\$ 175,000.00</u>	<u>\$ 3,651,891.13</u>
Net Fund Increase				<u>\$ 3,476,891.13</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-3318-005-003	1	Grant - MCTF - HIDTA Jan-June	\$ -	\$ 308,949.00
Total			<u>\$ -</u>	<u>\$ 308,949.00</u>
Net Fund Increase				<u>\$ 308,949.00</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-3321-001	1	Grant - NPS/DNR - LWCF	\$ 411,928.50	\$ 1,069,277.00
45-3995-001	1	Cont. From - Fund 10	-	47,256.13
45-3995-001	5	Cont. From - Fund 10	-	3,200,000.00
45-3995-013	1	Cont. From - Fund 73 - Orem Foundation	-	13,350.00
Total			<u>\$ 411,928.50</u>	<u>\$ 4,329,883.13</u>
Net Fund Increase				<u>\$ 3,917,954.63</u>
OREM COMMUNITY FOUNDATION FUND				
73-3910-003	1	Donations - Orem Library	\$ -	\$ 336.00
73-3910-004	1	Donations - Orem City	-	14,100.00
73-3910-004-001	1	Donations - Orem City - Gold Star Memorial	-	9,882.00
73-3912	1	Oremfest - Sponsorships / Donations	-	5,133.00
Total			<u>\$ -</u>	<u>\$ 29,451.00</u>
Net Fund Increase				<u>\$ 29,451.00</u>
SENIOR CITIZENS FUND				
76-3997-004	6	App. Surp. - Operations	\$ 42,809.62	\$ 141,684.62
Total			<u>\$ 42,809.62</u>	<u>\$ 141,684.62</u>
Net Fund Increase				<u>\$ 98,875.00</u>
Total City Funds			<u>\$ 629,738.12</u>	<u>\$ 8,461,858.88</u>
Net City Funds Increase				<u>\$ 7,832,120.76</u>

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2024-2025

EXPENDITURES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
Oremfest				
10-4013-600-001	1	Oremfest - Administration	\$ 22,000.00	\$ 27,133.00
Advisory Boards & Commissions				
10-4020-540-013	1	Cultural Arts Commission	10,000.00	16,700.00
Support Services				
10-6550-250-012	1	Equipment - VIPS	1,140.00	8,990.00
Fire & Medical Services				
10-7040-792-025	4	Vehicle #3070 - Replace Vehicle #3055	-	135,000.00
Public Works - Parks				
10-7547-240	3	Supplies	162,000.00	179,000.00
Recreation / Outdoor Programs				
10-8010-741-001	2	Deep Tine Aerator	-	57,616.00
Patron Services				
10-8530-240-013	1	Supplies - Maker Space - Donations	-	336.00
Non-Departmental Expenditures				
10-9910-920-001	1	Cont. To - Fund 45 - CIP	-	47,256.13
10-9910-920-001	5	Cont. To - Fund 45 - CIP	-	3,200,000.00
Total			<u>\$ 195,140.00</u>	<u>\$ 3,672,031.13</u>
Net Fund Increase				<u>\$ 3,476,891.13</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-6531-140-003	1	Overtime - HIDTA - Jan-June	\$ -	\$ 80,000.00
25-6531-230-003	1	Employee Development - HIDTA - Jan-June	-	2,000.00
25-6531-290-003	1	Maintenance & Repairs - HIDTA - Jan-June	-	19,500.00
25-6531-600-003	1	C.I. Funds - HIDTA - Jan-June	-	58,400.00
25-6531-623-003	1	Equip/Facility Lease/Rent - HIDTA - Jan-June	-	107,049.00
25-6531-623-023	1	Vehicle Lease/Rent - HIDTA Jan-June	-	42,000.00
			<u>\$ -</u>	<u>\$ 308,949.00</u>
Net Fund Increase				<u>\$ 308,949.00</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-6034-720-804	1	Community Park - Restroom & Maintenance Shed	\$ -	\$ 240,003.50
45-6034-731-230	5	Future Projects	320,000.00	3,520,000.00
45-6034-732-354	1	Northridge Park - Tennis/Pickleball Courts & Improvements	-	417,345.00
45-6034-732-488	1	Gold Star Family Monument/Memorial	-	60,606.13
Total			<u>\$ 320,000.00</u>	<u>\$ 4,237,954.63</u>
Net Fund Increase				<u>\$ 3,917,954.63</u>
OREM COMMUNITY FOUNDATION FUND				
73-8591-920-002	1	Cont. To - Fund 10 - Orem Library	\$ -	\$ 336.00
73-8591-920-004	1	Cont. To - Fund 10 - Orem City	-	10,632.00
73-8591-920-013	1	Cont. To - Fund 45 - Orem City	-	13,350.00
73-8591-920-014	1	Cont. To - Fund 10 - Orem City - Oremfest	-	5,133.00
Total			<u>\$ -</u>	<u>\$ 29,451.00</u>
Net Fund Increase				<u>\$ 29,451.00</u>
SENIOR CITIZENS FUND				
76-8097-730-167	6	Senior Center - Boiler Replacement	\$ -	\$ 64,419.00
76-8097-741-168	6	Senior Center - Kitchen Equipment	-	34,456.00
Total			<u>\$ -</u>	<u>\$ 98,875.00</u>
Net Fund Increase				<u>\$ 98,875.00</u>
Total City Funds			<u>\$ 515,140.00</u>	<u>\$ 8,347,260.76</u>
Net City Funds Increase				<u>\$ 7,832,120.76</u>

**BUDGET AMENDMENTS
FISCAL YEAR 2024-2025**

NOTES

These notes are attached to the budget amendments summary to describe the more unusual or extraordinary amendments to the Fiscal Year 2024-2025 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 C. Nelson, CPA, Finance Director, 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 the Police Department (Major Crimes Task Force Grants, Gold Star Memorial, and VIPS), Public Works (LWCF Grants), and the Library (Local Arts Agency Grant). 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) Athletic field rentals have exceeded budget revenues and the Recreation Department would like to purchase a Deep Tine Aerator using these additional funds.
- 3) The Parks division sold some ballfield dirt from Lakeside Sports Park to Highland City when the turf fields were installed. They would like to use those funds to purchase additional supplies needed at various park facilities.
- 4) This amendment allows the Fire Department to purchase a paramedic vehicle using funds received from the insurance proceeds of the fire engine whose engine caught fire back in November 2020.
- 5) After completing the Fiscal Year 2023-2024 Annual Comprehensive Financial Report (ACFR) and calculating the State of Utah's maximum allowable General Fund fund balance, the City exceeded the maximum allowable amount of 35%. Therefore, the City is required to either spend or transfer \$3,200,000 by the end of the current fiscal year. City staff has identified a number of projects that could be funded by these excess funds. However, these projects may not be able to be completed by fiscal year end and thus, the funds need to be transferred to the Capital Projects Fund so that the funds will be available when the specific projects are identified and receive approval to proceed. By making this transfer, the General Fund's fund balance would fall below the State of Utah's fund balance maximum and the City would then be in compliance.
- 6) The Orem Senior Friendship Center needs to replace its boiler as well as various failing kitchen equipment. This amendment allocates funds from Senior Citizens Fund surplus to address these issues.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE
CITY OF OREM, UTAH, AMENDING THE
FISCAL YEAR 2024-2025 BUDGET

WHEREAS On June 18, 2024, the City Council adopted a final budget following State law; and

WHEREAS the City Council held a public hearing on March 11, 2025, to receive input from the public regarding proposed amendments to the Fiscal Year 2024-2025 budget; and

WHEREAS the budget has been revised as deemed appropriate to accommodate new 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 2024-2025 Budget as shown in Exhibit "A" 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 AND APPROVED this 11th day of **March 2025**.

CITY OF OREM, by
David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCIL MEMBERS	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jenn Gale	☐	☐	☐
Chris Killpack	☐	☐	☐
Jeff Lambson	☐	☐	☐
Tom W. Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
David M. Spencer	☐	☐	☐

DRAFT

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CITY OF OREM, by
David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCIL MEMBERS	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
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Chris Killpack	☐	☐	☐
Jeff Lambson	☐	☐	☐
Tom W. Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
David M. Spencer	☐	☐	☐

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED JANUARY 2025

Percent of Year Expired: 58%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2025	% To Date FY 2024	Notes
10 GENERAL FUND								
Revenues	72,759,681	6,818,618	40,243,062			55%	67%	
Appr. Surplus - Current	61,449		61,449			100%		
Appr. Surplus - Prior Year	8,653,226		8,653,226			100%		
Std. Interfund Transactions	5,982,945		5,982,945			100%		
Total Resources	87,457,301	6,818,618	54,940,682		32,516,619	63%	76%	1
Expenditures	87,457,301	5,325,699	45,796,361	1,862,738	39,798,202	54%	60%	
20 ROAD FUND								
Revenues	4,000,000	821,102	2,294,741			57%	50%	
Appr. Surplus - Prior Year	3,214,166		3,214,166			100%		
Total Resources	7,214,166	821,102	5,508,907		1,705,259	76%	73%	
Expenditures	7,214,166	112,824	2,477,788	847,352	3,889,026	46%	48%	
21 CARE TAX FUND								
Revenues	3,300,000	259,380	1,411,351			43%	43%	
Appr. Surplus - Prior Year	1,038,853		1,038,853			100%		
Total Resources	4,338,853	259,380	2,450,204		1,888,649	56%	67%	
Expenditures	4,338,853	5,000	1,128,739	176,309	3,033,805	30%	80%	2
24 TRANSPORTATION SALES TAX FUND								
Revenues	4,425,000	336,164	2,695,390			61%	42%	
Appr. Surplus - Prior Year	1,109,162		1,109,162			100%		
Total Resources	5,534,162	336,164	3,804,552		1,729,610	69%	71%	
Expenditures	5,534,162	22,547	2,142,477	478,473	2,913,212	47%	58%	3
30 DEBT SERVICE FUND								
Revenues	7,126,271	891,538	4,913,955			69%	63%	
Total Resources	7,126,271	891,538	4,913,955		2,212,316	69%	63%	
Expenditures	7,126,271	45,806	2,010,189		5,116,082	28%	32%	
45 CIP FUND								
Revenues	2,702,585	19,010	995,086			37%	62%	
Appr. Surplus - Prior Year	23,527,642		23,527,642			100%		
Total Resources	26,230,227	19,010	24,522,728		1,707,499	93%	99%	
Expenditures	26,230,227	1,589,674	11,162,989	5,011,693	10,055,545	62%	80%	4
51 WATER FUND								
Revenues	20,445,445	1,141,985	14,246,048			70%	70%	
Appr. Surplus - Current Year	11,000		11,000			100%		
Appr. Surplus - Prior Year	28,943,098		28,943,098			100%		
Total Resources	49,399,543	1,141,985	43,200,146		6,199,397	87%	91%	
Expenditures	49,399,543	1,433,025	12,287,410	10,408,563	26,703,570	46%	61%	5
52 WATER RECLAMATION FUND								
Revenues	15,648,864	1,355,427	10,779,556			69%	61%	
Appr. Surplus - Current Year	6,000		6,000			100%		
Appr. Surplus - Prior Year	28,979,767		28,979,767			100%		
Total Resources	44,634,631	1,355,427	39,765,323		4,869,308	89%	87%	
Expenditures	44,634,631	1,308,720	9,546,924	3,663,322	31,424,385	30%	31%	
55 STORM WATER FUND								
Revenues	6,492,002	550,316	4,000,398			62%	66%	
Appr. Surplus - Current Year	3,000		3,000			100%		
Appr. Surplus - Prior Year	9,718,950		9,718,950			100%		
Total Resources	16,213,952	550,316	13,722,348		2,491,604	85%	86%	
Expenditures	16,213,952	417,950	4,867,637	641,638	10,704,677	34%	32%	
56 RECREATION FUND								
Revenues	4,623,200	290,023	2,284,041			49%	53%	
Appr. Surplus - Prior Year	351,261		351,261			100%		
Total Resources	4,974,461	290,023	2,635,302		2,339,159	53%	55%	
Expenditures	4,974,461	230,527	2,515,550	154,675	2,304,236	54%	68%	6

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED JANUARY 2025

Percent of Year Expired: 58%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2025	% To Date FY 2024	Notes
57 SOLID WASTE FUND								
Revenues	5,457,000	469,691	3,248,220			60%	59%	
Appr. Surplus - Prior Year	83,653		83,653			100%		
Total Resources	5,540,653	469,691	3,331,873		2,208,780	60%	60%	
Expenditures	5,540,653	1,489	2,742,764	369,549	2,428,340	56%	57%	
58 STREET LIGHTING FUND								
Revenues	1,278,500	117,674	829,975			65%	61%	
Appr. Surplus - Prior Year	325,634		325,634			100%		
Total Resources	1,604,134	117,674	1,155,609		448,525	72%	76%	
Expenditures	1,604,134	-1,502	907,576	110,507	586,051	63%	62%	
61 FLEET MAINTENANCE FUND								
Appr. Surplus - Prior Year	104,686		104,686			100%		
Std. Interfund Transactions	1,085,000		1,085,000			100%		
Total Resources	1,189,686		1,189,686			100%	100%	
Expenditures	1,189,686	67,143	689,644	67,521	432,521	64%	68%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Prior Year	56,402		56,402			100%		
Std. Interfund Transactions	470,000		470,000			100%		
Total Resources	526,402		526,402			100%	100%	
Expenditures	526,402	26,139	321,163	44,623	160,616	69%	67%	
63 SELF INSURANCE FUND								
Revenues	800,000	67,378	520,674			65%	61%	
Appr. Surplus - Current Year	36,517		36,517			100%		
Appr. Surplus - Prior Year	20,748		20,748			100%		
Std. Interfund Transactions	1,715,000		1,715,000			100%		
Total Resources	2,572,265	67,378	2,292,939		279,326	89%	88%	
Expenditures	2,572,265	106,766	2,177,973	80,459	313,833	88%	75%	
64 INFORMATION TECH FUND								
Revenues	8,200	1,356	5,424			100%		
Appr. Surplus - Current Year	42,000		42,000			100%		
Appr. Surplus - Prior Year	442,137		442,137			100%		
Std. Interfund Transactions	3,410,000		3,410,000			100%		
Total Resources	3,902,337	1,356	3,899,561		2,776	100%	100%	
Expenditures	3,902,337	224,324	1,948,509	136,376	1,817,452	53%	53%	
65 FACILITIES MAINTENANCE FUND								
Appr. Surplus - Prior Year	27,751		27,751			100%		
Std. Interfund Transactions	2,088,164		2,088,164			100%		
Total Resources	2,115,915		2,115,915			100%	100%	
Expenditures	2,115,915	158,787	1,112,589	375,494	627,832	70%	75%	
74 CDBG FUND								
Revenues	726,207	491	17,707			2%	50%	
Appr. Surplus - Prior Year	96,362		96,362			100%		
Total Resources	822,569	491	114,069			14%	65%	
Expenditures	822,569	10,684	308,020	48,592	465,957	43%	50%	
CITY TOTAL RESOURCES	271,397,528	13,140,153	210,090,201		60,598,827	77%	83%	
CITY TOTAL EXPENDITURES	271,397,528	11,085,602	104,144,302	24,477,884	142,775,342	47%	57%	

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CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED JANUARY 2025

Percent of Year Expired: 58%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2025	% To Date FY 2024	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED JANUARY 2025

- 1) The current year revenues are lower in comparison to the prior year due to ARPA revenues (\$446,092) being significantly lower than in the prior fiscal year (\$8,190,621) at this date in time. The majority of this change is due to recognizing deferred revenues in the prior year due to construction costs at Hillcrest Park while there were none in the current year since the park has been completed.
- 2) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$176,309) being significantly lower than in the prior fiscal year (\$3,161,742) at this date in time. The majority of this change is due to encumbrances for Lakeside Park projects in the prior year while there were no such encumbrances in the current year.
- 3) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$478,473) being significantly lower than in the prior fiscal year (\$1,026,934) at this date in time. The majority of this change is due to encumbrances for overlay & reconstruction projects in the prior year while there were no such encumbrances in the current year.
- 4) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$5,011,693) being significantly lower than in the prior fiscal year (\$23,089,239) at this date in time. The majority of this change is due to encumbrances for the new city center as the full amount of these encumbrances were put into place in this month of the prior year while those encumbrances have been paid down to a lower amount in the current year.
- 5) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$10,408,563) being significantly lower than in the prior fiscal year (\$20,891,349) at this date in time. The majority of this change is due to encumbrances for the storage tank and water reuse projects in the prior year while they were much lower in the current year.
- 6) The current year expenditures are lower in comparison to the prior year primarily due to changing facilities maintenance personnel. The personnel working at the fitness center and outdoor pool were reassigned to the recreation fund directly rather than being allocated as part of the facilities maintenance fund. In FY 2024, an allocation for this staff occurs in its entirety at the beginning of the fiscal year but since this allocation did not occur in FY 2025 (due to the personnel being charged directly in the recreation fund), these costs are expended as these employees are paid instead of the entire amount being charged in July.
- 7) The current year revenues are lower than the prior year revenues primarily due to a housing rehabilitation loan being paid off in its entirety (\$18,000) last year but did not occur in the current year. Additionally, we have been working through some issues with HUD representatives which has affected the timing of reimbursement drawdowns.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Brandon Nelson (229-7010).