



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
May 13, 2025

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

1. 3:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

While this is a public meeting, we kindly ask that only presenters and individuals specifically invited by the Mayor or City Council speak or ask questions. This helps us conduct the City's business in an efficient and orderly manner. If you would like to make a comment on an issue, please do so during the Public Appearances portion of the regular meeting. This will ensure that your comment is properly addressed and documented for the official record. Please keep side conversations to a minimum as it interferes with the audio recording.

2. WORK SESSION ITEMS

2.1 PRESENTATION - North Pointe Solid Waste Special Service District (15 min)

Presenter: Neil Schwendimann, North Pointe

2.2 DISCUSSION - Short Term Rentals (45 min)

Presenter: D. Jacob Summers, Deputy City Attorney

2.3 PRESENTATION - myOrem and Board and Commissions Program (30 min)

Presenter: Keri Rugg, Deputy City Manager and McKay Barton, Software Development Project Manager

2.4 DISCUSSION - Joint Planning Commission / City Council Session (60 min)

Presenter: Gary McGinn, Community Development Director

3. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

4. 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.

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

5. CALL TO ORDER

6. INVOCATION/INSPIRATIONAL THOUGHT: Serelle Lundeen

7. PLEDGE OF ALLEGIANCE: Joint Police/Fire Honor Guard

8. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

8.1 PRESENTATION - Orem Birthday/Kindness Week Recap and One Kind Act a Day Acknowledgments with Chantenettes Performance

Presenter: Keri Rugg, Deputy City Manager

8.2 PRESENTATION - Gold Star Memorial Monument Donation from Knights of Columbus-Fr. Escalante Council 1136 and Fr. Esclante Assembly 1146

Presenter: Dennis Robles, Knights of Columbus

8.3 REPORT - Natural Resources Advisory Commission

Presenter: Natural Resources Advisory Commission Members

8.4 PRESENTATION - Police Week (May 11-17)

Presenter: BJ Robinson, Acting Police Chief

8.5 PRESENTATION - Public Works Week (May 18-24)

Presenter: Chris Tschirki, Public Works Director

8.6 REPORT - Youth Council

Presenter: Jennica Jones, Strategies and Innovations Manager, Sydney Wong, Events Coordinator; and the Youth Council

9. 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.)

10. CONSENT ITEMS

10.1 APPROVAL OF MEETING MINUTES

March 25, 2025, April 8, 2025, and April 22, 2025

11. SCHEDULED ITEMS

11.1 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 Manager

The City Council moves to approve or deny, by ordinance, amending 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).

11.2 PUBLIC HEARING - ORDINANCE - Whitestone Estates - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 710 West 2000 South (Wilkerson Farm) from the OS5 zone to the R8 zone (approximately 14.01 acres).

Presenter: Jared Hall, Planning Manager

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 property located generally at

710 West 2000 South from the OS5 zone to the R8 zone (approximately 14.01 acres).

11.3 RESOLUTION - Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2025-2026

Presenter: Taylor Draney, Mountainlands Association of Governments

The City Council moves to approve or deny Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2025-2026

11.4 ORDINANCE - CARE Tax Distribution for FY 2025-2026

Presenter: Brandon C. Nelson, CPA, Finance Director

The City Council hereby authorizes the distribution of Fiscal Year 2025-2026 CARE Tax revenues to the organizations and projects and in the amounts set forth in Exhibit "A".

11.5 PUBLIC HEARING- RESOLUTION - Fiscal Year 2025-2026 Tentative Budget Adoption

Presenter: Brandon C. Nelson, CPA, Finance Director

The City Council, by resolution, adopts the Fiscal Year 2025-2026 Tentative Budget and sets a public hearing to adopt the final budget on June 10, 2025.

12. FINANCIAL INFORMATION

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

12.1 March 2025

13. 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.

14. ADJOURN TO A MEETING OF THE OREM REDEVELOPMENT AGENCY (RDA)

15. RDA CONSENT ITEMS

15.1 APPROVAL OF MEETING MINUTES

June 18, 2024

16. RDA SCHEDULED ITEMS

16.1 Public Hearing - Resolution - Redevelopment Agency of the City of Orem (RDA) Fiscal Year 2025-2026 Tentative Budget Adoption

Presenter: Brandon C. Nelson, CPA, Finance Director

The Board of Directors of the Redevelopment Agency of the City of Orem (RDA), by resolution, adopts the Fiscal Year 2025-2026 Tentative Budget and sets a public hearing to adopt the final budget on June 10, 2025.

17. ADJOURN TO A MEETING OF THE OREM SPECIAL SERVICE LIGHTING DISTRICT

(SSLD)

18. SSLD CONSENT ITEMS

18.1 APPROVAL OF MEETING MINUTES

June 18, 2024

19. SSLD SCHEDULED ITEMS

**19.1 Public Hearing - Resolution - Special Service Lighting District of the City of Orem
Fiscal Year 2025-2026 Tentative Budget Adoption**

Presenter: Brandon C. Nelson, CPA, Finance Director

The Board of Directors of the Special Service Lighting District of the City of Orem (SSLD), by resolution, adopts the Fiscal Year 2025-2026 Tentative Budget and sets a public hearing to adopt the final budget on June 10, 2025.

20. 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 OF OREM
CITY COUNCIL
MEETING
MAY 13, 2025**

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

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY COUNCIL May 13, 2025 (continued from March 12, 2025)		Item 11.1
	PUBLIC HEARING – Ken Garff Honda, Rezone Ordinance amending 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)		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 City Council 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 / DEVELOPMENT AGREEMENT:

The City Council first reviewed this application at a meeting on March 12, 2025. At that time, the Council voted to continue the discussion until a development agreement could be prepared that would memorialize actions that could be taken to mitigate impacts of the use of the property as part of the Ken Garff dealership if it were rezoned to C2 as requested. The development agreement has been prepared and ensures:

- The installation of a gate at the planned access on 1200 South to control and minimize traffic at that location.
- A masonry fence and landscaped improvements along the frontage of 1200 South, with landscaping on the street-facing side of the fence to soften the visual impacts.

The development agreement is attached to this report for your review. The other aspects of the application and concept plan are reviewed here as well.

PLANNING COMMISSION RECOMMENDATION:

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.

At the continued public hearing on February 19th, the Commission voted 3-3 on two separate motions to recommend approval and then to recommend approval with the condition of a development agreement to the Council. The Planning Commission forwarded no recommendation.

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 which would allow access from the dealership onto 1200 South that would make use of the dealership property more efficient. The subject properties must be commercially zoned to be included in the dealership site.

REVIEW & ANALYSIS:

Existing Zoning, R8 – The subject properties are currently zoned R8, Residential. The R8 Zone is intended to allow primarily single-family residential development. Uses in the R8 Zone include:

- Single-family residential subdivision with 8,000 ft² minimum lot sizes (multi-family residential uses are not permitted.)
- Public and quasi-public uses such as schools, churches, utilities, and parks.

Requested Zoning, C2 – The applicants have requested to rezone the properties C2, Commercial. The C2 Zone is intended to support a range of commercial and retail uses. Residential uses and industrial uses are not permitted. Vehicle sales are permitted in the C2 Zone.

Concept Plan – The applicant's concept plans for use of the subject properties do not include new buildings or structures. Their concept is to use the property for additional parking and for access.

Parking & Access - The concept plans include 79 new parking spaces and a new 26' wide access on 1200 South. The proposed parking expansion is integrated into the existing dealership parking lots. The development agreement will ensure that the proposed access from 1200 South includes a gate to minimize the impact of traffic to and from that point and mitigate the impact to the 1200 South neighborhood.

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. The development agreement will ensure that a minimum 6' high masonry fence is included along 1200 South, with landscaping in front of the fence on the 1200 South side to provide additional buffering and beautification. 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).

As stated previously, the Planning Commission was unable to successfully recommend approval or denial to the Council after their reviews.

ALTERNATIVE ACTIONS

After review and consideration of the application, the City Council may:

Approve the proposed amendment of the zoning map.

Deny 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 City Council [**approve** or **deny**] the 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 the Single Family Residential (R8) Zone to the Commercial (C2) Zone (approximately 1.05 acres).”

Motion to Continue the Request

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

DEVELOPMENT AGREEMENT

This Development Agreement is executed this ____ day of May, 2025, by and between the City of Orem, a municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057 (hereinafter referred to as the “City”); and the following additional entities:

1. Garff Properties-Orem 2, LLC, a Utah limited liability company with its principal offices located at 111 East Broadway, #900, Salt Lake City, Utah 84111 (hereinafter referred to as “Garff Properties”); and

2. Jeffery Graff and Carla Bennett, Successor Trustees of the V & A Graff Trust, Dated the 20th Day of February, 1989 aka the V. & A. Graff Trust, Dated February 20, 1989 (hereinafter referred to as the “Graffs”).

RECITALS

WHEREAS the Graffs are the owners of the following two parcels of property:

1. A parcel of property located at approximately 134 East 1200 South, Orem, Utah consisting of approximately 0.519 acres and identified on the records of the Utah County Recorder as Serial Number 19:014:0104 and more particularly described in Exhibit “A” which is attached hereto and by reference is made a part hereof.

2. A parcel of property located at approximately 110 East 1200 South, Orem, Utah consisting of approximately 0.284 acres and identified on the records of the Utah County Recorder as Serial Number 19:014:0105 and more particularly described in Exhibit “A” which is attached hereto and by reference is made a part hereof; and

WHEREAS the two parcels described above are hereinafter collectively referred to as the “Property;” and

WHEREAS Garff Properties and the Graffs are hereinafter collectively referred to as “Owner;” and

WHEREAS Garff Properties has entered into a contract to purchase the Property from the Graffs; and

WHEREAS the Property is currently zoned R8; and

WHEREAS Garff Properties has filed an application with the City to rezone the Property from the R8 zone to the C2 zone; and

WHEREAS Garff Properties would like to use the Property in connection with its auto dealership business which it currently operates on adjacent properties and more particularly for the parking and storing of vehicles related to the dealership business; and

WHEREAS the City is concerned about potential negative impacts that may result from use of the Property as part of an auto dealership and particularly impacts related to increased traffic that may access the Property from 1200 South and visual and noise impacts to the residential properties located across 1200 South to the north; and

WHEREAS in order to mitigate the potential negative impacts described above, Owner is willing to restrict access to the Property from 1200 South and is also willing to provide a masonry fence and a landscaped buffer adjacent to 1200 South; and

WHEREAS Owner is willing to enter into this Development Agreement and to develop the Property in accordance with the provisions of this Development Agreement; and

WHEREAS the City, acting pursuant to its authority under Utah Code Section 10-9-101, *et. seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to approve this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the promises and conditions set forth herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the City and Owner hereby agree as follows:

1. **Construction and Maintenance of Landscaped Buffer and Masonry Fence.** In order to mitigate the negative impacts that may result from the rezone of the Property to the C2 zone, the City and Owner agree as follows:

- 1.1 Owner agrees to install and maintain a landscaped buffer approximately ten feet (10') in width from the back of sidewalk to the new fence described below along the entire length of the Property adjacent to 1200 South. The landscaped buffer shall be maintained in an attractive condition and in accordance with good landscaping practices.
- 1.2 Owner shall also install and maintain in good condition, a post and panel Simtek fence along the entire rear length of the landscape buffer (at approximately 10') behind the back of sidewalk. Garff Properties will also replace the existing fence at the back of the adjacent Honda of Orem property with the same Simtek fence. The fence shall be at least six feet (6') in height. The City agrees to pay for or reimburse Owner the cost of the Simtek fence and its installation.
- 1.3 The location of the landscaped strip, fence, and gravel mulch landscaping shall be substantially as shown in Exhibit "B" which is attached hereto and by reference is made a part hereof.

2. **Access From 1200 South.** The parties acknowledge that Owner intends to use and maintain an access to the Property from 1200 South in the approximate location shown in Exhibit "B" (hereinafter referred to as the "1200 South Access"). In order to minimize the increase of traffic on

1200 South and other negative impacts that may occur from the use of the 1200 South Access for commercial purposes, Owner shall install and maintain a new swing gate at the 1200 South Access as shown in Exhibit “B” similar in aesthetics to the new fence described in Section 1.2 above. City agrees to pay for or reimburse Owner the cost of the gate and its installation.

2.1. **Bonding for Fence and Landscape Improvements.** Owner shall provide a bond to the City for the estimated cost of installing the landscape improvements described above as part of the bond that it provides to the City in connection with an application for any building permit to construct improvements on the Property or in connection with an application for approval of a final plat for the Property.

2.2. **Completion of Masonry Fence and Landscaped Improvements.** The installation of the new fence and buffers described in Section 1 on the Property shall occur before Owner begins use of the Property for commercial purposes. Garff Properties and the Graffs agree that it will be Garff Properties’ responsibility to perform all of Owner’s responsibilities under this Development Agreement once it purchases the Property from the Graffs.

3. **Agreement Considered Mitigation of Impact.** In consideration for the covenants contained in this Development Agreement, the City staff shall make a recommendation to the Orem City Council to consider the terms of this Development Agreement as sufficient mitigation of the potential adverse impacts resulting from the request to change the zoning designation of the Property from the R8 zone to the C2 zone.

4. **No Guarantee of Rezone.** The improvements described in Section 1 are conditioned upon the City rezoning the Property to a C2 zone. The City makes no representation that the request of Owner to have the Property rezoned to the C2 zone will be approved by the Orem City Council. Therefore, this Agreement shall not be binding upon Owner unless the request for a rezone of the Property to the C2 zone is approved by the Orem City Council.

5. **No Limitation on Exercise of Police Power.** Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement.

6. **Compliance With All Applicable Laws.** Owner expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve Owner from the obligation to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats and a site plan (if applicable), including the payment of fees and compliance with all other applicable ordinances, resolutions, including the Orem City Zoning and Subdivision Ordinances and design and construction standards.

7. **Recordation and Binding Effect on Successors.** Upon the approval of the rezone of the Property to the C2 zone by the Orem City Council, this Agreement may be recorded against the Property and shall be deemed to run with the land and shall be binding on all successors and assigns of Owner.

8. **Indemnification**. Owner agrees to indemnify and hold the City harmless from and against any demand, claim, action, damages or loss of any type arising or resulting from the development of the Property except such demands, claims, actions, damages, or losses that are caused by the City's (or its employees') own negligence or willful misconduct.

9. **Lawful Agreement**. The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, bylaws, and other legal requirements applicable to their operation. The parties further represent that each of them has authority to enter into this Agreement and that the individuals signing this Agreement on behalf of each party have authority to bind the party represented by the signing individual.

10. **Applicable Law**. This Agreement shall be interpreted pursuant to the laws of the State of Utah.

11. **Time of Essence**. Time shall be of the essence of this Agreement.

12. **Interpretation**. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include the other gender. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

13. **Modifications**. No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement.

14. **Assignment**. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement.

15. **Relationship of Parties**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to a third party.

16. **Incorporation of Recitals**. The Recitals to this Agreement are incorporated by reference into the Covenants section of this Agreement as if fully set forth herein.

SIGNED and ENTERED INTO this _____ day of May, 2025.

CITY OF OREM, by:

Brenn Bybee, Orem City Manager

ATTEST: _____
Teresa McKittrick, City Recorder

JEFFERY GRAFF AND CARLA BENNETT, SUCCESSOR
TRUSTEES OF THE V & A GRAFF TRUST, DATED THE
20TH DAY OF FEBRUARY, 1989 aka the V. & A. Graff
Trust, Dated February 20, 1989

Jeffery Graff

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ____ day of May, 2025, by
Jeffery Graff, Successor Trustee of the V & A Graff Trust, Dated the 20th Day of February, 1989
aka the V. & A. Graff Trust, Dated February 20, 1989.

NOTARY PUBLIC

Carla Bennett

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ____ day of May, 2025, by
Carla Bennett, Successor Trustee of the V & A Graff Trust, Dated the 20th Day of February, 1989
aka the V. & A. Graff Trust, Dated February 20, 1989.

NOTARY PUBLIC

GARFF PROPERTIES-OREM 2 LLC

By: _____

John K. Garff, Manager

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of May, 2025, by John K. Garff, as the Manager of Garff Properties-Orem 2, LLC, who acknowledged that he/she signed this Agreement on behalf of Garff Properties-Orem 2, LLC.

NOTARY PUBLIC

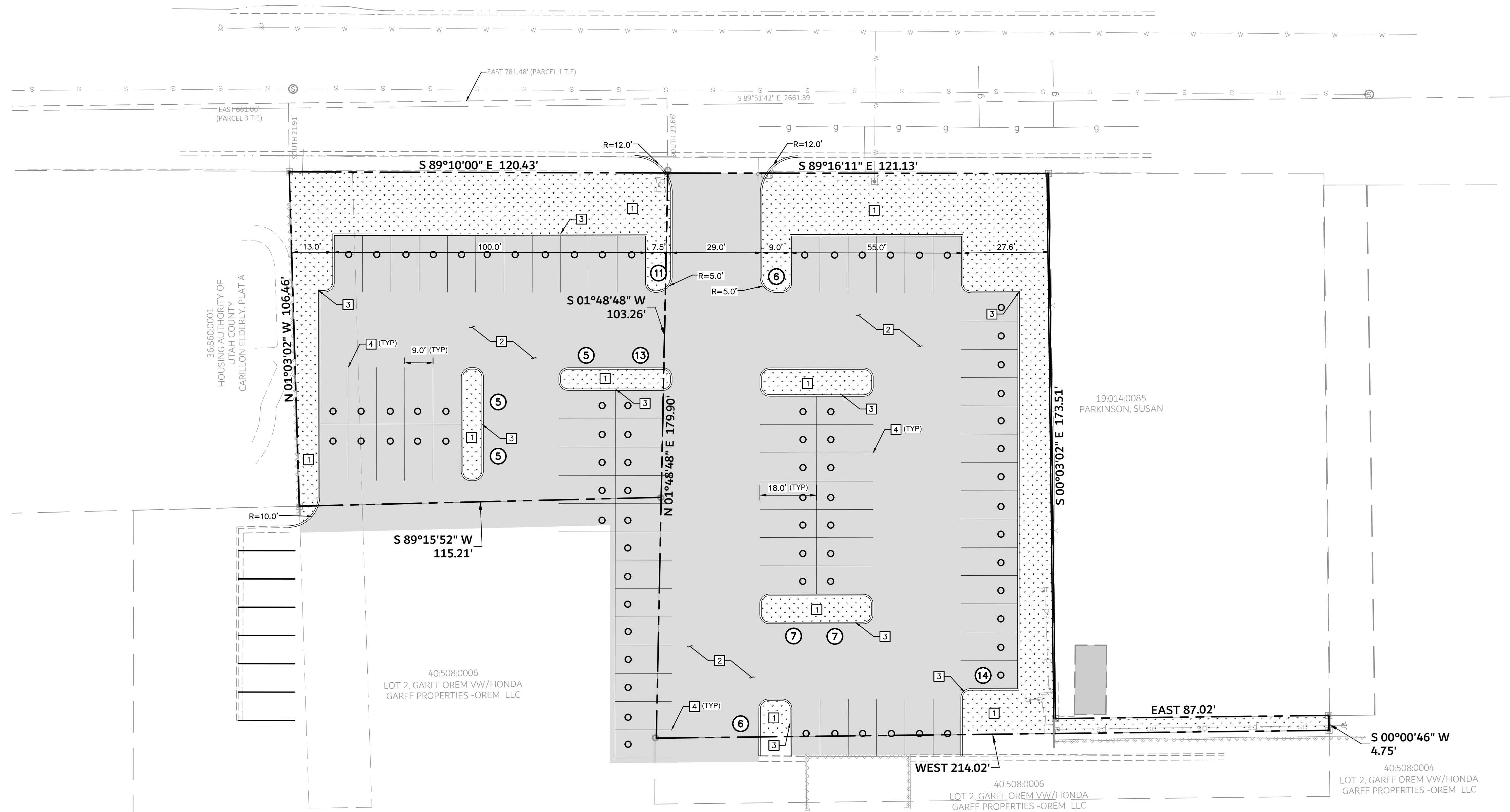
Ken Garff Rezone Lots – 134 East 1200 South, 110 East 1200 South



Zone: R8 (Current)
Acres: .79 Combined

NEIGHBORHOOD
Lakeridge

Legend
 Project Area



SITE INFORMATION

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL AREA
TOTAL SITE AREA	34,979 S.F.	0.80 AC	100%
TOTAL PROPOSED LANDSCAPING	8,922 S.F.	0.20 AC	25%
TOTAL PROPOSED PARKING	79 STALLS	—	—



GENERAL NOTES

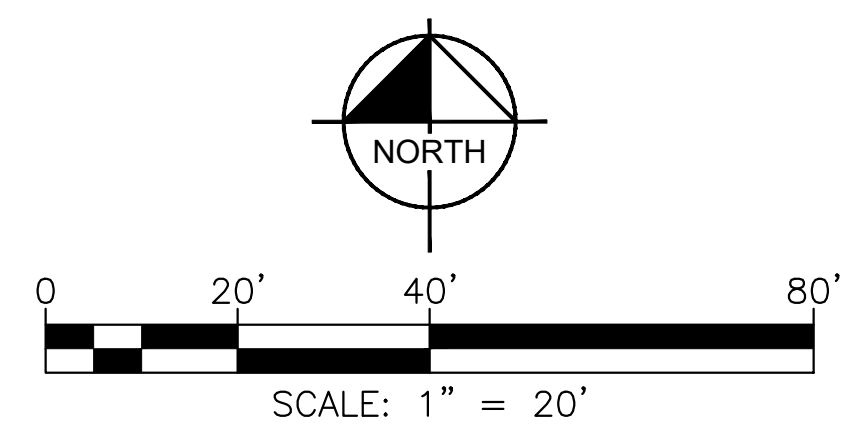
1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION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

CONSTRUCTION NOTES

- 1 LANDSCAPE AREA (TYP), REFER TO LANDSCAPE PLANS FOR DETAILS.
- 2 CONSTRUCT ASPHALT PAVEMENT PER DETAIL ON SHEET C6.10.
- 3 CONSTRUCT 6" TYPICAL VERTICAL CURB AND GUTTER PER OREM CITY STANDARDS AND SPECIFICATIONS. REFER TO DETAIL ON SHEET C6.00.
- 4 PAINT 4" WIDE WHITE PARKING STRIPING.

LEGEND

	PROPERTY LINE
	PROPOSED ASPHALT PAVEMENT. REFER TO PAVEMENT SECTION DETAILS ON SHEET C6.10.
	PROPOSED LANDSCAPE. REFER TO LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
	EXISTING BUILDING TO REMAIN.



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.

CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org

Dig Safely.  American Institute
of Certified Safety Engineers

[illegible]

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 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 upon consideration of the matter the City Council determined that a development agreement could be reached whereby potential impacts resulting from rezoning and development would be mitigated most effectively and subsequently voted to continue the review until such an agreement could be written; and

WHEREAS a public meeting was reconvened and the request and development agreement considered by the City Council on May 13, 2025; 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 13th day of May 2025.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCIL MEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

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.

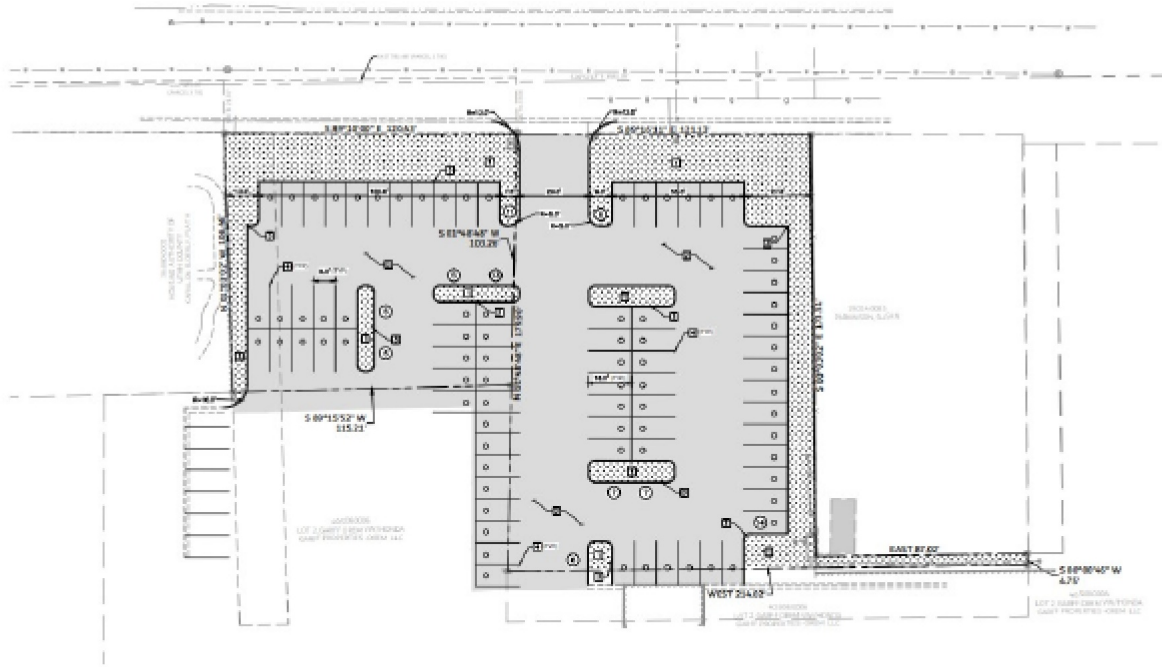
Name: Jennifer

C: also seconds the worry about keeping lighting screened.

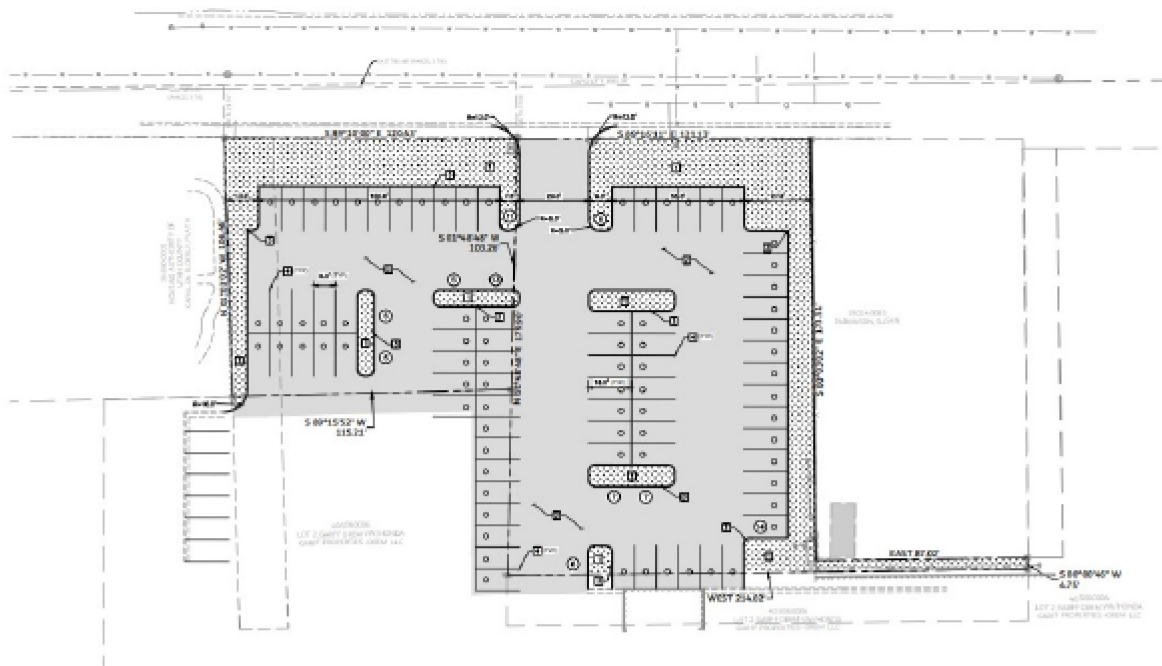
Name: Jeremy with Utah Housing Authority

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.



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

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

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

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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



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.

HE, JIA (ET AL)
--OR CURRENT RESIDENT--
1166 S 200 EAST
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.

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

City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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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



City Council Chambers, 56 N State Street

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JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



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



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



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



City Council Chambers, 56 N State Street

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



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



City Council Chambers, 56 N State Street

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



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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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DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

City Council Chambers, 56 N State Street

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



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



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



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



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



City Council Chambers, 56 N State Street

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ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097



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GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097



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DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097



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JENN GALE
1144 E 920 N
OREM, UT 84097



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CHRIS KILLPACK
15 N 920 E
OREM, UT 84097



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HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097



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BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097



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THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097



City Council Chambers, 56 N State Street

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OREM CITY
57 N STATE
OREM, UT 84097



City Council Chambers, 56 N State Street

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



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
%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

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



City Council Chambers, 56 N State Street

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



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



City Council Chambers, 56 N State Street

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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

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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MITTON, BENJAMIN
2384 N 1060 E
PROVO, UT 84604



City Council Chambers, 56 N State Street

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LIU PROPERTIES LLC
1026 W 1060 N
PROVO, UT 84604



City Council Chambers, 56 N State Street

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GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604



City Council Chambers, 56 N State Street

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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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UTAH COUNTY
100 E CENTER
PROVO, UT 84606



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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Wed, Jan 15, 2025
5:30 pm

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

City Council Chambers, 56 N State Street

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


Planning Commission Wed, Jan 15, 2025 5:30 pm
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ZHU, YIJUN (ET AL)
1177 COOPER RIVER DR
SAN JOSE, CA 95126

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 AVSALT LAKE	UT	84106
CARILLON SQUARE I	2415 E NEFFS LN SALT LAKE	UT	84109
FAGERGR%FAGERG	3381 S OAKWOOD STSALT LAKE	UT	84109
GARFF PROPERTIES	111 E BROADWAY STSALT 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 TEMPLESALT 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 GAPPMAYER PF	6239 S 4400 W SPANISH F UT	84660	
WAI, ELROY & LUCIA	5271 MANCHESTER IOCEANSIE CA		92056
ZHU, YIJUN (ET AL)	1177 COOPER RIVER SAN JOSE CA		95126

	<p align="center">CITY COUNCIL May 13, 2025</p>	<p align="center">Item 11.2</p>
	<p>PUBLIC HEARING – Whitestone Estates, Rezone Ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 710 W. 2000 South from the Open Space (OS5) Zone to the Single Family Residential (R8) Zone (14.01 acres)</p>	<p>Prepared By: Jared Hall</p> <p>Applicant: Julie Smith</p>

NOTICE

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

SITE INFORMATION

General Plan Designation:
LDR/SW (Low Density Residential/Southwest)

Zoning:

Current – OS5
Requested – R8

Total Acreage: 14.01

Neighborhood: Lakeview

ACTION

The City Council may:

Approve the zoning map amendment.

Deny the zoning map amendment

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

REQUEST:

The current application is a request to rezone the 14.01-acre parcel located at 710 West 2000 South (commonly known as Wilkerson Farms) from OS5 (Open Space) to R8 (Single Family Residential). The intent is to remove the agricultural and entertainment uses and redevelop property into a single-family subdivision if the change of zoning is approved.

PLANNING COMMISSION RECOMMENDATION:

The application was reviewed by the Planning Commission at a public hearing on March 19, 2025. The Planning Commission voted 5-1 (with one abstaining) to forward a recommendation of DENIAL to the City Council. The minutes of the meeting are attached to this report for your review.

BACKGROUND:

The subject property is a large parcel which has been used as an active, producing farm including an entertainment component. The applicant in this case had previously proposed a Planned Residential Development (PRD) to include a mix of townhome units and detached homes but withdrew that application after receiving a negative recommendation from the Planning Commission, eventually filing the current application for a change to R8 Zoning.

REVIEW & ANALYSIS:

Existing Zoning, OS5 – The subject property is in the Open Space OS5 Zone. The OS5 Zone is intended to promote large lot residential development and preserve open space. The property has most recently been in use for agriculture and entertainment. Uses in the OS5 Zone include:

- single family residential with minimum lot sizes of five acres.
- public and quasi-public uses such as schools, churches, utilities, and parks.
- agricultural and recreation uses such as farmer’s markets, orchards, apiaries, crops, agri-tainment.
- recreation facilities and golf courses.

Requested Zoning, R8 – The applicants have requested to rezone the property to R8, Residential. The R8 Zone is intended to allow primarily single-family residential development. Uses in the R8 Zone include:

- Single-family residential subdivision with 8,000 ft² minimum lot sizes (multi-family residential uses are not permitted.)
- Public and quasi-public uses such as schools, churches, utilities, and parks.

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

Lots – The concept includes 53 single-family lots either meeting or exceeding the 8,000 ft² minimum, ranging from 8,000 ft² up to 18,506 ft². The average lot size in this concept is 9,218 ft².

Access – The concept shows access from 750 West and one stubbed toward 800 West through the Utah Autism Academy property. A third access is shown stubbed northward to the property line with the Cherry Hill Farm. All proposed streets are shown as public rights-of-way. Traffic Impact Studies have been provided previously for the proposals to rezone and develop the property at higher residential densities. Those studies indicate that residential development of the property can be accomplished appropriately.

Additional Applications & Review – In the case of a rezone to R8, the concept plan is intended to illustrate possible or even likely subdivision layouts, but it is important to remember that subdivision of the property will require a separate series of applications. If this application is approved by the City Council and the property is rezoned to R8, an application for subdivision must be made and reviewed against the requirements and standards of the R8 Zone, including minimum lot sizes, widths, and setbacks. Other requirements for public improvements and access such as streets and sidewalks, sewer, water and other utilities, and grading and drainage would also be reviewed. The Planning Commission reviews and approves subdivisions for compliance with the City Code before they can be recorded.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

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

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the

planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

The Planning Commission voted on March 19, 2025, to forward a recommendation of DENIAL to the City Council.

ALTERNATIVE ACTIONS

After review and consideration of the application, the City Council may:

APPROVE the proposed ordinance amending the zoning map from OS5 to R8.

DENY the proposed ordinance amending the zoning map from OS5 to R8.

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

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the City Council [**approve** or **deny**] the ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the Open Space (OS5) Zone to the Single Family Residential (R8) Zone (approximately 14.01 acres).”

Motion to Continue the Request

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

Whitestone Estates – 710 W 2000 South



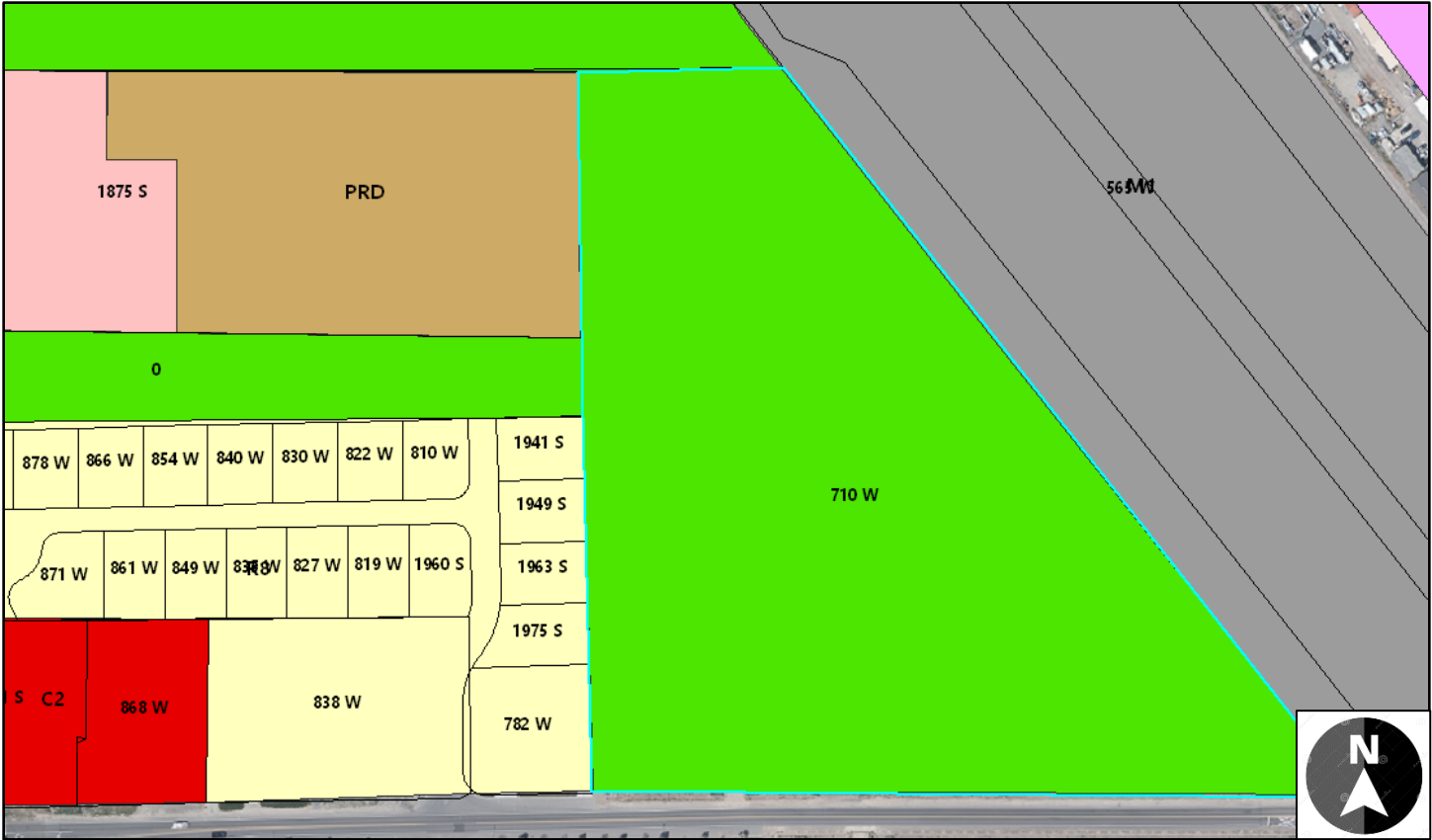
Legend

Site Plan
Zone: OS5
Acres:14.18

NEIGHBORHOOD
Lakeview

- 2000 South
- Buildings
- Parcel

Whitestone Estates – 710 West 2000 South



Legend

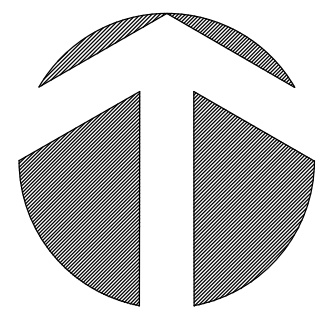
- | | |
|--|---|
|  C2 |  OS5 |
|  M2 |  PRD |
|  R8 |  PO |

Rezone Area

Current Zone: OS5
Acres: 14.18

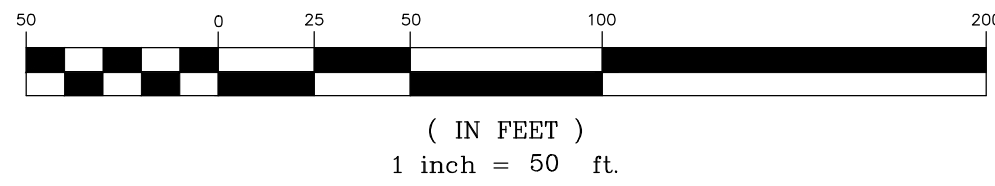
Neighborhood

Lakeview



NORTH
1" = 50'

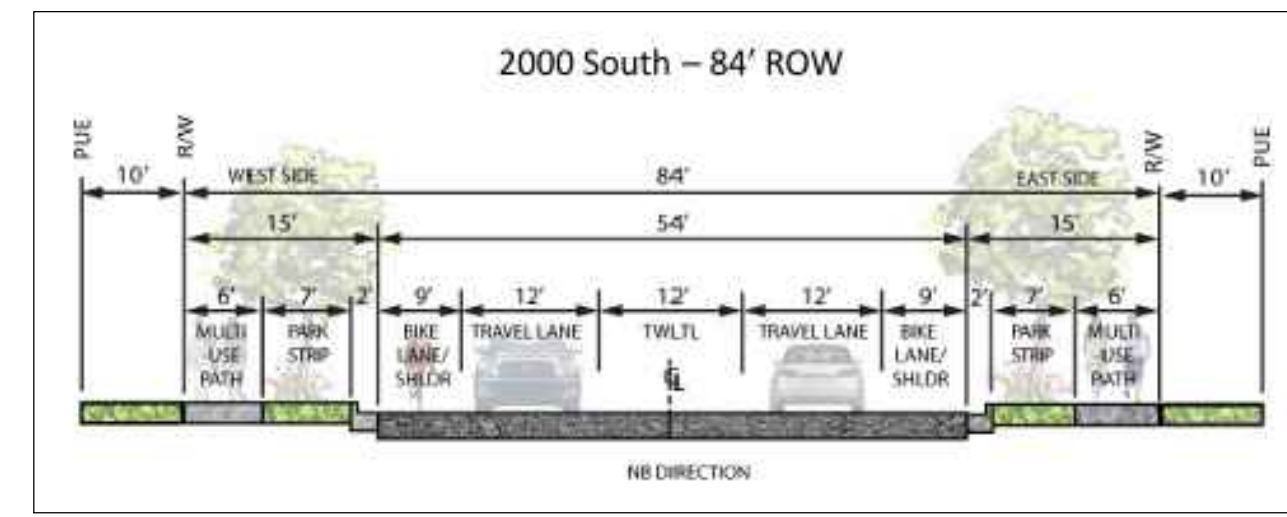
GRAPHIC SCALE



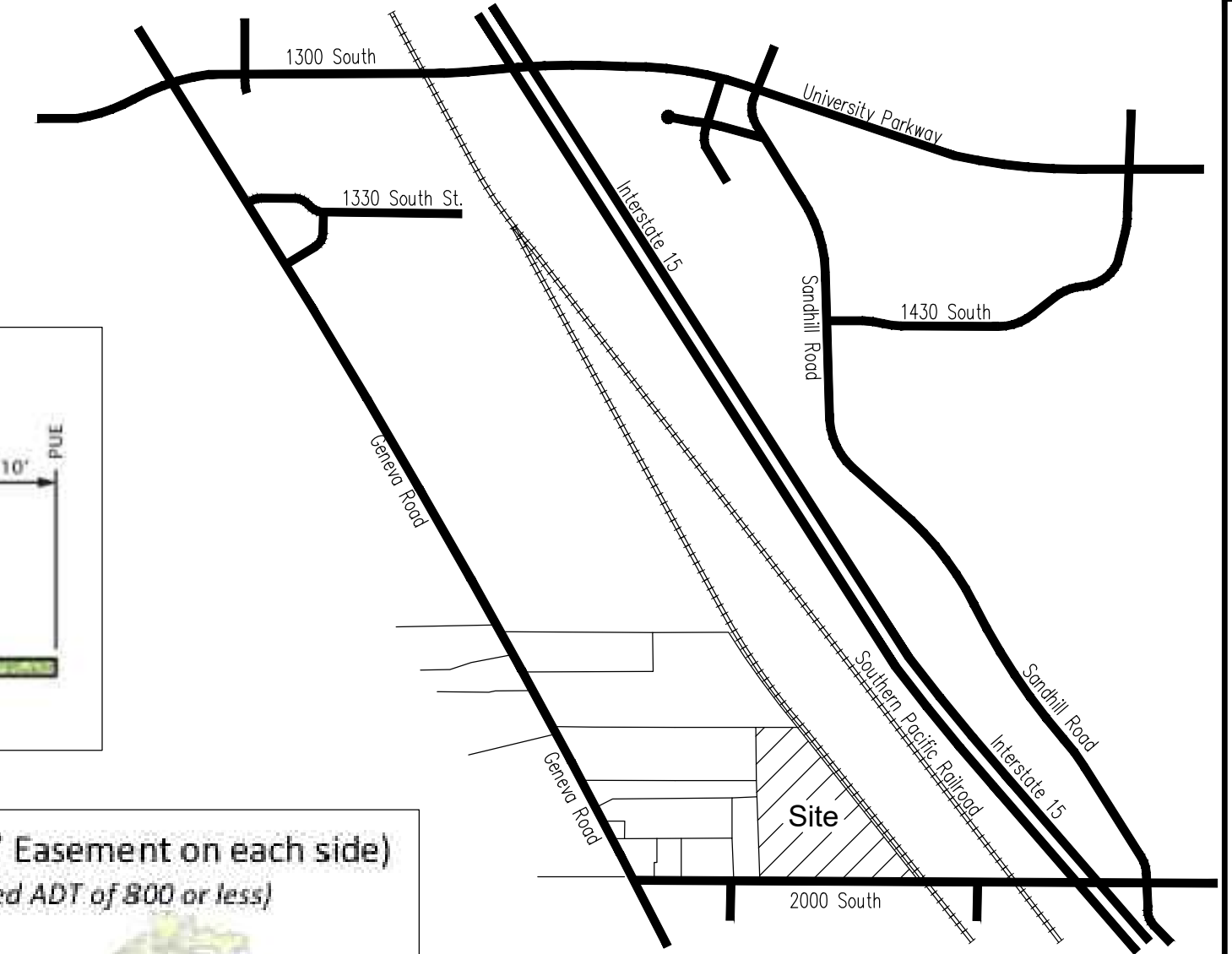
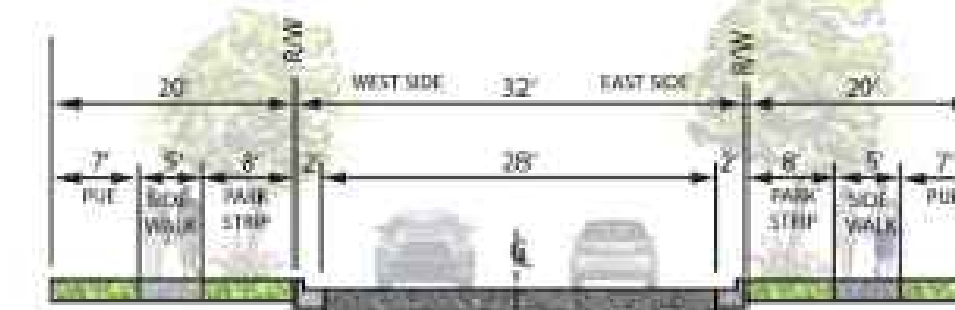
CHERRY HILL FARM

Whitestone Estates

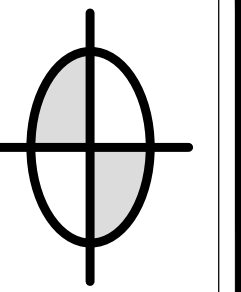
Orem, Utah



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



Vicinity Map



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

Utah

R8 Zone Concept Plan

Orem

STORM DRAINAGE NOTE:

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

UTAH AUTISM ACADEMY

AL SWITZLER

1950 South

800 West St.

800 West St.

Detention Basin

750 West

750 West

1900 South

1950 South

1980 South

2000 South Street

FRONT RUNNER

700 West

Lot 10
0.19 AC
8,349 sq.ft.

Lot 9
0.19 AC
8,363 sq.ft.

Lot 8
0.19 AC
8,369 sq.ft.

Lot 7
0.23 AC
9,894 sq.ft.

Lot 53
0.19 AC
8,079 sq.ft.

Lot 52
0.24 AC
10,414 sq.ft.

Lot 11
0.27 AC
11,915 sq.ft.

Lot 12
0.19 AC
8,421 sq.ft.

Lot 13
0.20 AC
8,850 sq.ft.

Lot 51
0.18 AC
8,044 sq.ft.

Lot 50
0.18 AC
8,041 sq.ft.

Lot 49
0.18 AC
8,038 sq.ft.

Lot 48
0.18 AC
8,034 sq.ft.

Lot 47
0.18 AC
8,031 sq.ft.

Lot 46
0.18 AC
8,028 sq.ft.

Lot 45
0.18 AC
8,024 sq.ft.

Lot 44
0.21 AC
9,251 sq.ft.

Lot 43
0.28 AC
12,155 sq.ft.

Lot 42
0.20 AC
8,692 sq.ft.

Lot 41
0.21 AC
9,136 sq.ft.

Lot 40
0.42 AC
18,506 sq.ft.

Lot 38
0.21 AC
8,983 sq.ft.

Lot 39
0.20 AC
8,846 sq.ft.

Lot 32
0.20 AC
8,815 sq.ft.

Lot 33
0.19 AC
8,205 sq.ft.

Lot 34
0.19 AC
8,303 sq.ft.

Lot 35
0.19 AC
8,401 sq.ft.

Lot 36
0.20 AC
8,499 sq.ft.

Lot 37
0.21 AC
8,965 sq.ft.

Lot 31
0.20 AC
8,691 sq.ft.

Lot 30
0.18 AC
8,000 sq.ft.

Lot 29
0.18 AC
8,000 sq.ft.

Lot 28
0.18 AC
8,000 sq.ft.

Lot 27
0.18 AC
8,000 sq.ft.

Lot 26
0.20 AC
8,843 sq.ft.

Lot 21
0.20 AC
8,594 sq.ft.

Lot 22
0.21 AC
9,000 sq.ft.

Lot 23
0.21 AC
9,000 sq.ft.

Lot 24
0.21 AC
9,015 sq.ft.

Lot 25
0.31 AC
13,291 sq.ft.

Lot 20
0.23 AC
9,999 sq.ft.

Lot 19
0.23 AC
9,965 sq.ft.

Lot 18
0.23 AC
9,965 sq.ft.

Lot 17
0.26 AC
11,383 sq.ft.

Lot 14
0.23 AC
9,921 sq.ft.

Lot 15
0.23 AC
9,990 sq.ft.

Lot 16
0.29 AC
12,644 sq.ft.

Lot 6
0.22 AC
9,388 sq.ft.

Lot 5
0.19 AC
8,384 sq.ft.

Lot 4
0.19 AC
8,318 sq.ft.

Lot 3
0.19 AC
8,252 sq.ft.

Lot 2
0.19 AC
8,185 sq.ft.

Lot 1
0.19 AC
8,119 sq.ft.

Barry & Linda Brown
49:925:0001
Lot 1, Plat A
Payton Crossing

Paul & Paula Mahedy
49:925:0003
Lot 3, Plat A
Payton Crossing

Alan & Pamela Moose
49:925:0004
Lot 4, Plat A
Payton Crossing

Shauna Roylance
49:925:0005
Lot 5, Plat A
Payton Crossing

CAUTION!!! Notice to contractors

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

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Developer:

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

Site Data:

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

Revisions

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

Sheet No.
C -

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 rezoning the property located generally at 710 West 2000 South from the Open Space (OS-5) Zone to the Single Family Residential (R8) Zone (approximately 14.01 acres).

WHEREAS on February 11, 2025, Julie Smith 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 property located generally at 710 West 2000 South from the Open Space (OS-5) zone to the Residential (R8) zone (approximately 14.01 acres); and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 19, 2025 where the Planning Commission voted five votes to one vote with one abstaining to recommend denial of the application to the City Council; and

WHEREAS a public meeting considering the subject application was held by the City Council on May 13, 2025; and

WHEREAS notices were mailed to 159 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 property located generally at 710 West 2000 South from the Open Space (OS-5) zone to the Single Family Residential (R8) zone (approximately 14.01 acres) 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 13th day of May 2025.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCIL MEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

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

NEIGHBORHOOD MEETING NOTICE

Dear neighbor,

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

A neighborhood meeting will be held at:

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

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

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

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

ATTENDEES

Tonia & John Perl

Connie & John Porter

Pamela Moose

Tom Fong

Sharon Fong

Sarah Banks

Neighborhood Meeting March 10, 2025

Orem Recreation Center

Orem, Utah

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

Discussions included:

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

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



City Council Chambers, 56 N State Street

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

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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

MILLHAVEN CONSTRUCTION LLC
295 N STATE ST
LINDON, UT 84042



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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

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

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



City Council Chambers, 56 N State Street

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

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Wed, Mar 19, 2025
5:30 pm

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

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MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057



City Council Chambers, 56 N State Street

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5:30 pm

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JEFF LAMBSON
156 E 1060 N
OREM, UT 84057



City Council Chambers, 56 N State Street

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5:30 pm

Planning Commission
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MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057



City Council Chambers, 56 N State Street

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LANAE MILLETT
288 W 1500 N
OREM, UT 84057



City Council Chambers, 56 N State Street

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JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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



City Council Chambers, 56 N State Street

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

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



City Council Chambers, 56 N State Street

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5:30 pm

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

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
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PULHAM, KURT TERRY
822 W 1950 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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5:30 pm

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



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
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MORRILL, JENNIFER
835 W 1950 S
OREM, UT 84058



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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

SANDHILL DEVELOPMENT LC
40 N GENEVA RD
OREM, UT 84058



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

Planning Commission
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5:30 pm

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

UTAH AUTISM ACADEMY
1875 S GENEVA RD
OREM, UT 84058



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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Wed, Mar 19, 2025
5:30 pm

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

POND, RANDY
1785 SANDHILL RD
OREM, UT 84058



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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5:30 pm

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

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



City Council Chambers, 56 N State Street

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

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

Planning Commission
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5:30 pm

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

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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

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

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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

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

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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

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

JENN GALE
1144 E 920 N
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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

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

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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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Wed, Mar 19, 2025
5:30 pm

Planning Commission
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5:30 pm

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

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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Wed, Mar 19, 2025
5:30 pm

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

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097



City Council Chambers, 56 N State Street

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THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097



City Council Chambers, 56 N State Street

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

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



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
5:30 pm

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

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

CORNERSTONE STRATEGY INC
601 W 1820 S
PROVO, UT 84601



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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

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



City Council Chambers, 56 N State Street

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

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

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



City Council Chambers, 56 N State Street

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

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Wed, Mar 19, 2025
5:30 pm

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

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



City Council Chambers, 56 N State Street

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Wed, Mar 19, 2025
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LONGSON PROPERTIES LLC
284 N 3000 W
PROVO, UT 84601



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Wed, Mar 19, 2025
5:30 pm

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Wed, Mar 19, 2025
5:30 pm

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



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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



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



City Council Chambers, 56 N State Street

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FLYGARE, KELLY
1959 N 3100 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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HERNANDEZ, GABRIELA COMPRES &
GABRIELA
1979 N 3100 W
PROVO, UT 84601



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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



City Council Chambers, 56 N State Street

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PROVO CITY
351 W CENTER ST
PROVO, UT 84601



City Council Chambers, 56 N State Street

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GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604



City Council Chambers, 56 N State Street

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TUCKER, GEORGE
51 W 4750 N
PROVO, UT 84604



City Council Chambers, 56 N State Street

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ADJ INVESTMENTS THREE LLC
1794 COBBLESTONE DR
PROVO, UT 84604



City Council Chambers, 56 N State Street

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

COMMON AREA
100 E CENTER ST
PROVO, UT 84606



City Council Chambers, 56 N State Street

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

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UTAH COUNTY
2855 S STATE
PROVO, UT 84606



City Council Chambers, 56 N State Street

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5:30 pm

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

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

HAMBERLIN, ALAN D
2511 E MELROSE ST
MESA, AZ 85213

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

SANDHILL DEVELOPMENT LC
40 N GENEVA RD
OREM, UT 84058

TUCKER, GEORGE
51 W 4750 N
PROVO, UT 84604

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LONGSON PROPERTIES LLC
284 N 3000 W
PROVO, UT 84601

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MILLHAVEN CONSTRUCTION LLC
295 N STATE ST
LINDON, UT 84042

PROVO CITY
351 W CENTER ST
PROVO, UT 84601

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

CORNERSTONE STRATEGY INC
601 W 1820 S
PROVO, UT 84601

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

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

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

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

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

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

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

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

MORRILL, JENNIFER
835 W 1950 S
OREM, UT 84058

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

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

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

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

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

POND, RANDY
1785 SANDHILL RD
OREM, UT 84058

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

ADJ INVESTMENTS THREE LLC
1794 COBBLESTONE DR
PROVO, UT 84604

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

UTAH AUTISM ACADEMY
1875 S GENEVA RD
OREM, UT 84058

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

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

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

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

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

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

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

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

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

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

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

FLYGARE, KELLY
1959 N 3100 W
PROVO, UT 84601

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

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

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

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

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

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

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

HERNANDEZ, GABRIELA COMPRES &
GABRIELA
1979 N 3100 W
PROVO, UT 84601

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

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

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

HAMBERLIN, ALAN D
2511 E MELROSE ST
MESA, AZ 85213

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

UTAH COUNTY
2855 S STATE
PROVO, UT 84606

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

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

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

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

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

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

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



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 13, 2025**

REQUEST:	RESOLUTION - Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2025-2026
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 13, 2025**

REQUEST:	ORDINANCE - CARE Tax Distribution for FY 2025-2026
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

Orem residents voted to continue their support of the Cultural Arts and Recreation Enrichment Tax (CARE) in November 2023 and the Orem City Council desires to encourage and support the advancement of recreational and cultural facilities and organizations in Orem. This ordinance provides for the distribution of Fiscal Year 2025-2026 to approved projects and organizations.

RECOMMENDATION:

The City Manager of Orem City recommends the City Council authorize the distribution of Fiscal Year 2025-2026 CARE Tax funds to the entities and projects as set forth in Exhibit "A".

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY
OF OREM, UTAH, PROVIDING FOR THE DISTRIBUTION
OF FISCAL YEAR 2025-2026 CARE TAX REVENUES.

WHEREAS on November 21, 2023, Orem residents voted to continue their support of the Cultural Arts and Recreation Enrichment Tax (CARE tax); and

WHEREAS the Orem City Council recognizes that recreation and the arts enrich the quality of life in a community; and

WHEREAS the Orem City Council desires to encourage and support the advancement of recreational and cultural facilities and cultural arts organizations in Orem; and

WHEREAS the purpose of this ordinance is to provide for the distribution of the Fiscal Year 2025-2026 CARE tax revenues

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

1. The Orem City Council hereby authorizes the distribution of Fiscal Year 2025-2026 CARE tax revenues to the entities and in the amounts set forth in Exhibit "A," which is attached hereto and incorporated herein by reference.

2. No CARE tax revenues shall be distributed to an entity for operational expenses until the entity has signed a contract with the City meeting the requirements of the City's CARE tax program policies and procedures.

3. The City may choose to only pay seventy-five percent (75%) of the CARE tax distribution awarded to individual Major Grant recipients upon signing of the contract between the City and the Major Grant recipient (but no sooner than July 1, 2025). If this option is elected, the City would pay the remaining twenty-five percent (25%) of the CARE tax distribution awarded to individual Major Grant recipients after the City has received its final CARE tax distribution (which is in August) from the State of Utah. If the final total CARE tax distributions from the State of Utah are less than the total amount of CARE tax distributions awarded to all CARE tax recipients pursuant to this ordinance, then the City will withhold the twenty five percent (25%) payment to Major Grant recipients until the City Council has had a chance to reallocate all grant awards based on the final amounts distributed from the State of Utah.

4. CARE tax revenues in future fiscal years will also be awarded after a competitive application process based on merit and availability of funds. Receipt of CARE tax funding in this round of applications does not guarantee CARE tax funding in future fiscal years.

5. The City Manager is hereby authorized to sign any documents required to proceed with the distribution of CARE tax revenues as set forth in this ordinance.

DRAFT

6. All acts, orders, resolutions, ordinances, and parts thereof, in conflict with this ordinance are hereby rescinded.

7. If any portion of this ordinance is for any reason held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

8. This ordinance shall become effective immediately after a summary of this ordinance has been published or posted as required by law.

PASSED, APPROVED, and ORDERED PUBLISHED this **13th** day of **May 2025**.

CITY OF OREM, by
David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCIL MEMBERS	AYE	NAY	ABSTAIN
Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom W. Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David M. Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT "A"

Mini/Mid-Major Arts Grants	Proposed Award
Better Together (New)	\$ 1,000
Cantorum Chamber Choir	\$ 4,500
Chauntenette Women's Chorus	\$ 3,500
Colonial Heritage Foundation	\$ 11,000
Da Pacem Choir	\$ 1,000
Excellence in the Community	\$ 4,000
Garden Valley Pipe Band	\$ 4,000
Grassroots Shakespeare	\$ 7,000
Haitian Community of Utah	\$ 1,000
Justice by Objectives (New)	\$ 1,000
Mountain Springs Music Festival (New)	\$ 1,000
National Institute for Story	\$ 2,000
Ngoma y'Africa Cultural Center	\$ 2,000
Resonance	\$ 2,000
Roots of Freedom Foundation	\$ 5,600
The Orchard Children's Museum	\$ 1,000
The Orem Chorale	\$ 3,000
The Refuge Utah (New)	\$ 150
Thomas Cordner Memorial Pipe Band	\$ 2,000
Timpanogos Bluegrass Festival	\$ 2,000
Timpanogos Symphony Orchestra	\$ 10,000
United Angels Foundation	\$ 2,500
Utah Baroque Ensemble	\$ 3,000
Utah Brazilian Festival	\$ 3,000
Utah Cultural Alliance Foundation	\$ 500
Utah Shakespeare Festival	\$ 1,500
Utah Symphony and Opera	\$ 9,000
Utah Theater Bloggers Association	\$ 250
Utah Valley Civic Ballet Company	\$ 2,500
Utah Valley Interfaith Choir (New)	\$ 1,500
Utah Valley Operafest	\$ 3,000
Wasatch Chorale	\$ 2,500
Wasatch Contemporary Dance	\$ 3,000
Witness Music	\$ 6,500
World Folkfest	\$ 3,500

Subtotal - Mini/Mid-Major Arts Grants \$ 111,000

Major Arts Grants	Proposed Award
SCERA	\$ 959,909
Utah Metropolitan Ballet	\$ 25,000
Utah Live Concerts Foundation	\$ 17,000

Subtotal - Major Arts Grants \$ 1,001,909

EXHIBIT "A"

Civic-Related Arts Grants	Proposed Award
Heart of Downtown / Arts District Improvements	\$ 445,000
Library Hall Technical Upgrades	\$ 48,000
Library Hall - CARE Recipient Performances	\$ 42,000
Other Projects	\$ 2,091

Subtotal - Civic-Related Arts Grants \$ 537,091

TOTAL - ARTS GRANTS \$ 1,650,000

City Recreation Grants	Proposed Award
Co-Sponsored Groups	\$ 50,000
Events Trailer Chairs & Tables	\$ 27,500
Events Safety Barricades	\$ 68,000

Subtotal - City Recreation Grants \$ 145,500

City Parks Grants	Proposed Award
Windsor Park - Court, Lighting, etc.	\$ 710,000
Community Park	\$ 350,000
Scera Park	\$ 34,500
Foothill Park	\$ 275,000
Fitness Center	\$ 85,000
City Center Park - Bathroom Refresh	\$ 35,000
Lakeside Park	\$ 15,000

Subtotal - City Parks Grants \$ 1,504,500

TOTAL - CITY RECREATION & PARKS GRANTS \$ 1,650,000

ADMINISTRATION ALLOCATION (1.5%) \$ 50,000

GRAND TOTAL - CARE TAX \$ 3,350,000



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 13, 2025**

REQUEST:	PUBLIC HEARING- RESOLUTION - Fiscal Year 2025-2026 Tentative Budget Adoption
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

On May 13, 2025, the City Council received a copy of the Fiscal Year 2025-2026 Tentative Budget. Prior to being presented with the Tentative Budget, the City Council and staff have met in a series of public meetings to discuss elements of this budget, reviewed each of the Enterprise Funds, Special Revenue Funds, and the General Fund, and the recommended adjustments to the City's Fees and Charges.

This budget does not contain any request to increase the property tax rate. Various proposed fee changes will be reviewed in the budget presentation.

RECOMMENDATION:

The City Manager recommends the City Council, by resolution, adopt the Fiscal Year 2025-2026 Tentative Budget and set a public hearing to adopt the final budget on June 10, 2025, at 6:00 p.m.

NOTICE OF PUBLIC HEARING
OF THE CITY COUNCIL OF THE CITY OREM
TENTATIVE BUDGET PUBLIC HEARING

The City of Orem will hold a public hearing on Tuesday, May 13, 2025, at 6:00 p.m. in the Orem City Council Chambers, 56 North State Street, Orem, to consider the adoption of the tentative budget of the City of Orem for Fiscal Year 2025-2026. The total budget as proposed is \$176,999,002.

All interested persons are invited to attend the public hearing and will have an opportunity to make oral comment concerning the proposed budget.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL
CITY OF OREM MEETINGS.**

**If you need a special accommodation to participate in this
City of Orem public hearing, please call the City Recorder's Office.
Voice (801) 229-7074**

RESOLUTION NO.

A RESOLUTION BY THE OREM CITY COUNCIL ADOPTING
THE CITY OF OREM TENTATIVE BUDGET FOR FISCAL
YEAR 2025-2026 AND SETTING A PUBLIC HEARING FOR
THE ADOPTION OF THE FINAL BUDGET ON JUNE 10, 2025,
AT 6:00 P.M.

WHEREAS on May 13, 2025, the City Manager of the City of Orem submitted a tentative budget to the City Council; and

WHEREAS the City Council desires to adopt the tentative budget as required by State law; and

WHEREAS the City Council desires to make the tentative budget available for public review and comment at least ten days prior to the final budget adoption public hearing; and

WHEREAS the City Council desires to set a public hearing for June 10, 2025, at 6:00 p.m. to receive additional public input on the budget.

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

1. The City Council hereby adopts the tentative budget attached to this resolution as Exhibit "A".

2. The City Council will conduct a public hearing to adopt the final budget for Fiscal Year 2025-2026 on June 10, 2025, at 6:00 p.m.

PASSED AND APPROVED this **13th** day of **May** 2025.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

BOARD MEMBERS	AYE	NAY	ABSTAIN
Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MARCH 2025

Percent of Year Expired: 75%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2025	% To Date FY 2024	Notes
10 GENERAL FUND								
Revenues	72,838,600	5,601,781	51,058,837			70%	83%	
Appr. Surplus - Current	72,077		72,077			100%		
Appr. Surplus - Prior Year	11,853,226		11,853,226			100%		
Std. Interfund Transactions	5,982,945		5,982,945			100%		
Total Resources	90,746,848	5,601,781	68,967,085		21,779,763	76%	88%	1
Expenditures	90,746,848	4,497,042	55,381,520	2,086,798	33,278,530	63%	70%	
20 ROAD FUND								
Revenues	4,000,000	634,460	2,951,453			74%	52%	
Appr. Surplus - Prior Year	3,214,166		3,214,166			100%		
Total Resources	7,214,166	634,460	6,165,619		1,048,547	85%	74%	
Expenditures	7,214,166	313,248	2,954,838	400,732	3,858,596	47%	48%	
21 CARE TAX FUND								
Revenues	3,300,000	250,970	1,974,176			60%	58%	
Appr. Surplus - Prior Year	1,038,853		1,038,853			100%		
Total Resources	4,338,853	250,970	3,013,029		1,325,824	69%	76%	
Expenditures	4,338,853	83,753	1,212,492	108,637	3,017,724	30%	80%	2
24 TRANSPORTATION SALES TAX FUND								
Revenues	4,425,000	331,809	2,549,016			58%	61%	
Appr. Surplus - Prior Year	1,109,162		1,109,162			100%		
Total Resources	5,534,162	331,809	3,658,178		1,875,984	66%	80%	
Expenditures	5,534,162	247,331	1,507,575	270,469	3,756,118	32%	67%	3
30 DEBT SERVICE FUND								
Revenues	7,126,271	1,582	4,916,839			69%	77%	
Total Resources	7,126,271	1,582	4,916,839		2,209,432	69%	77%	
Expenditures	7,126,271	47,167	2,104,092		5,022,179	30%	33%	
45 CIP FUND								
Revenues	5,908,852	258,170	1,573,417			27%	66%	
Appr. Surplus - Prior Year	23,445,404		23,445,404			100%		
Total Resources	29,354,256	258,170	25,018,821		4,335,435	85%	99%	
Expenditures	29,354,256	1,141,698	13,556,554	5,101,395	10,696,307	64%	84%	4
51 WATER FUND								
Revenues	20,445,445	1,119,212	16,559,511			81%	82%	
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	1,119,212	45,513,609		3,885,934	92%	95%	
Expenditures	49,399,543	2,915,893	16,238,682	9,993,506	23,167,355	53%	51%	
52 WATER RECLAMATION FUND								
Revenues	15,648,864	1,329,428	13,393,736			86%	80%	
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	1,329,428	42,379,503		2,255,128	95%	93%	
Expenditures	44,634,631	730,639	12,446,640	3,030,119	29,157,872	35%	20%	5
55 STORM WATER FUND								
Revenues	6,492,002	543,371	5,098,350			79%	84%	
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	543,371	14,820,300		1,393,652	91%	94%	
Expenditures	16,213,952	630,633	5,627,932	468,232	10,117,788	38%	33%	
56 RECREATION FUND								
Revenues	4,623,200	557,848	3,102,980			67%	72%	
Appr. Surplus - Prior Year	351,261		351,261			100%		
Total Resources	4,974,461	557,848	3,454,241		1,520,220	69%	73%	
Expenditures	4,974,461	300,693	3,045,448	79,707	1,849,306	63%	75%	6

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MARCH 2025

Percent of Year Expired: 75%

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	485,966	4,205,053			77%	76%	
Appr. Surplus - Prior Year	83,653		83,653			100%		
Total Resources	5,540,653	485,966	4,288,706		1,251,947	77%	77%	
Expenditures	5,540,653	738,331	3,855,797	3,979	1,680,877	70%	65%	
58 STREET LIGHTING FUND								
Revenues	1,278,500	113,058	1,056,496			83%	79%	
Appr. Surplus - Prior Year	325,634		325,634			100%		
Total Resources	1,604,134	113,058	1,382,130		222,004	86%	87%	
Expenditures	1,604,134	68,178	994,026	167,742	442,366	72%	73%	
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%	101%	
Expenditures	1,189,686	60,331	749,974	53,128	386,584	68%	77%	
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	32,844	378,872	37,382	110,148	79%	78%	
63 SELF INSURANCE FUND								
Revenues	800,000	68,191	656,064			82%	77%	
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	68,191	2,428,329		143,936	94%	93%	
Expenditures	2,572,265	-22,469	2,274,972	4,834	292,459	89%	89%	
64 INFORMATION TECH FUND								
Revenues	8,200	678	6,858			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	678	3,900,995		1,342	100%	100%	
Expenditures	3,902,337	199,911	2,396,986	87,884	1,417,467	64%	64%	
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	259,029	1,490,390	174,912	450,613	79%	89%	
74 CDBG FUND								
Revenues	726,207	77,506	95,691			13%	77%	
Appr. Surplus - Prior Year	96,362		96,362			100%		
Total Resources	822,569	77,506	192,053			23%	84%	
Expenditures	822,569	87,966	404,990	38,857	378,722	54%	56%	
CITY TOTAL RESOURCES	277,811,104	11,374,030	233,931,440		43,249,148	84%	91%	
CITY TOTAL EXPENDITURES	277,811,104	12,332,218	126,621,780	22,108,313	129,081,011	54%	58%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MARCH 2025

Percent of Year Expired: 75%

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

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED MARCH 2025

- 1) The current year revenues are lower in comparison to the prior year due to ARPA revenues being significantly lower than in the prior fiscal year 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 (\$108,637) being significantly lower than in the prior fiscal year (\$2,435,112) 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 (\$270,469) being significantly lower than in the prior fiscal year (\$908,408) 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 (\$5,101,395) being significantly lower than in the prior fiscal year (\$22,315,043) at this date in time. The majority of this change is due to encumbrances for the new city hall 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 higher in comparison to the prior year due to the current year encumbrances (\$3,030,119) being significantly higher than in the prior fiscal year (\$1,506,176) at this date in time. The majority of this change is due to encumbrances for the water reuse project and biosolids building in the current year while they were much lower or didn't exist in the prior 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.

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).

NOTICE OF REDEVELOPMENT AGENCY
OF THE CITY OF OREM
BUDGET PUBLIC HEARING

The Redevelopment Agency of the City of Orem will hold a public hearing on Tuesday, May 13, 2025, at 6:10 p.m. in the Orem City Council Chambers, 56 North State Street, Orem, to consider the adoption of the Tentative budget of the Redevelopment Agency of the City of Orem for Fiscal Year 2025-2026. The proposed budget for the Agency is \$1,390,000.

All interested persons are invited to attend the public hearing and will have an opportunity to make oral comment concerning the proposed budget.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL
REDEVELOPMENT AGENCY MEETINGS.
If you need a special accommodation to participate in the Redevelopment
Agency Meeting, please call the City Recorder's Office.
(Voice 229-7074)**

RESOLUTION NO.

A RESOLUTION BY THE REDEVELOPMENT AGENCY OF
THE CITY OF OREM, UTAH, TO ADOPT THE TENTATIVE
BUDGET FOR FISCAL YEAR 2025-2026 AND SET A PUBLIC
HEARING FOR JUNE 10, 2025, AT 6:10 P.M.

WHEREAS on May 13, 2025, the Executive Director submitted the tentative budget for review of the Redevelopment Agency of the City of Orem; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem considered the Fiscal Year 2025-2026 tentative budget on May 13, 2025; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem, Utah, desires to adopt the Fiscal Year 2025-2026 tentative budget as required by State law; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem, Utah desires to make the tentative budget available for public review and comment at least ten days prior to the final budget adoption public hearing; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem, Utah, desires to set a public hearing for June 10, 2025, at 6:10 p.m. to receive additional public input on the budget.

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

1. The Board of Directors of the Redevelopment Agency of the City of Orem, Utah, hereby adopts the Fiscal Year 2025-2026 tentative budget, which is attached as Exhibit "A."
2. The Board of Directors of the Redevelopment Agency of the City of Orem, Utah, will conduct a public hearing and adopt a final budget on June 10, 2025, at 6:10 p.m.
3. All ordinances, resolutions, or policies in conflict herewith are repealed.
4. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 13th day of May 2025.

REDEVELOPMENT AGENCY OF
THE CITY OF OREM, by
David A. Young, Chair

ATTEST:

Teresa McKittrick, Secretary

BOARD MEMBERS	AYE	NAY	ABSTAIN
Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM**

TENTATIVE BUDGET

FISCAL YEAR 2025-2026



City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

The Redevelopment Agency of the City of Orem (RDA) is a separate legal entity from the City of Orem that has the statutory ability to provide redevelopment services within the City. These redevelopment services include improving, rehabilitating, and redeveloping areas within the City. The City Council acts as the governing authority for the Redevelopment Agency.

REVENUES

Revenues for the Redevelopment Agency Fund are primarily derived from property taxes collected by Utah County and remitted to the City.

REVENUE DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Haircut - Project Area #85-01	\$ -	\$ -	\$ -	\$ -
Haircut - Project Area #87-10	-	-	-	-
Tax Increment - Project Area #90-08	16,190	-	-	-
Haircut - Project Area #90-08	110,248	103,594	-	-
Tax Increment - University Place CDA	1,320,886	1,352,294	2,025,071	2,050,000
Interest Earnings	192,041	266,401	235,000	-
Miscellaneous Revenue	13,200	13,200	13,200	-
Appropriations of Surplus	-	-	-	65,000
FUND TOTALS	\$ 1,652,565	\$ 1,735,489	\$ 2,273,271	\$ 2,115,000

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

BUDGET SUMMARY

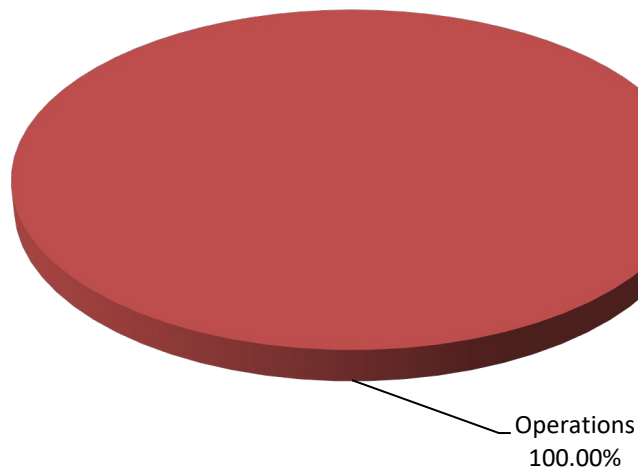
REDEVELOPMENT AGENCY FUND

FY 2025 - 2026

	<u>PERSONNEL</u>	<u>OPERATIONS</u>	<u>CAPITAL</u>	<u>TOTAL</u>
Project Area #85-03B	\$ -	\$ 65,000	\$ -	\$ 65,000
University Place CDA	-	2,050,000	-	2,050,000
TOTALS	<u><u>\$ -</u></u>	<u><u>\$ 2,115,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,115,000</u></u>

REDEVELOPMENT AGENCY FUND

Expenditures by Category



**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-01

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002. This area no longer has any remaining active project participation agreements.

This project area's normal tax increment expired in calendar year 2014 and its additional tax increment (haircut) expired in calendar year 2021.

EXPENDITURES DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Professional & Technical Services	\$ 500	\$ 500	\$ 4,700	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ 500	\$ 500	\$ 4,700	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

Project 85-01: Orem Business Park

Date Created:	March 26, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2021 Taxable Value:	\$159,256,255
Base Year Taxable Value:	\$1,472,221
Marginal Value:	\$157,784,034
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational "Additional Tax Increment" Budgeted
(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2025:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-02

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

EXPENDITURES DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Professional & Technical Services	\$ -	\$ -	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ -	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

Project 85-02: Timpanogos Research and Technology Park

Date Created:	May 14, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$93,383,743
Base Year Taxable Value:	\$7,333,972
Marginal Value:	\$86,049,771
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2025:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-03A

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

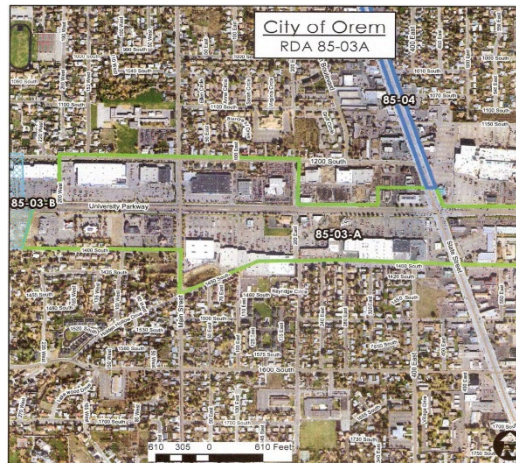
EXPENDITURES DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Professional & Technical Services	\$ -	\$ -	\$ 4,100	\$ -
Miscellaneous Expenses	-	-	-	-
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ -	\$ 4,100	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

Project 85-03A: 1300 South, 200 East to 800 East (Various Properties)

Date Created:	December 3, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$159,607,815
Base Year Taxable Value:	\$30,552,708
Marginal Value:	\$129,055,107
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2025:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-03B

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

EXPENDITURES DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Professional & Technical Services	\$ 1,495	\$ -	\$ 4,200	\$ 15,000
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	50,000	50,000
PROJECT AREA TOTALS	\$ 1,495	\$ -	\$ 54,200	\$ 65,000

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

Project 85-03B: 1300 South, 200 East to 1500 West (Various Properties)

Date Created:	December 12, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$167,181,572
Base Year Taxable Value:	\$6,854,457
Marginal Value:	\$160,327,115
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted
(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2025:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-04

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

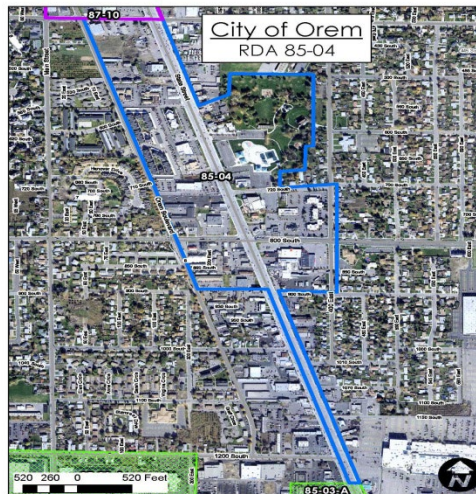
EXPENDITURES DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Professional & Technical Services	\$ -	\$ 3,300	\$ 4,200	\$ -
Capital Projects	88,600	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ 88,600	\$ 3,300	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

Project 85-04: State Street, 400 South to 800 South (Various Properties)

Date Created:	September 30, 1986
Base Year for Computing Tax Increment:	1986
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$70,947,173
Base Year Taxable Value:	\$18,801,179
Marginal Value:	\$52,145,994
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2025:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #87-10

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2014 and its additional tax increment (haircut) expired in calendar year 2021.

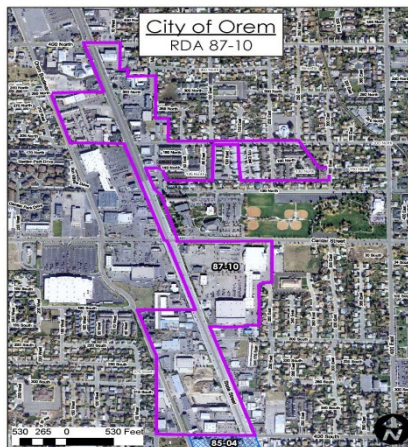
EXPENDITURES DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Professional & Technical Services	\$ -	\$ 4,500	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ 4,500	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

Project 87-10: State Street, 400 North to 400 South (Various Properties)

Date Created:	February 2, 1988
Base Year for Computing Tax Increment:	1988
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2021 Taxable Value:	\$132,699,613
Base Year Taxable Value:	\$32,815,215
Marginal Value:	\$99,884,398
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2025:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #90-08

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expires in calendar year 2020 and its additional tax increment (haircut) expires in calendar year 2023.

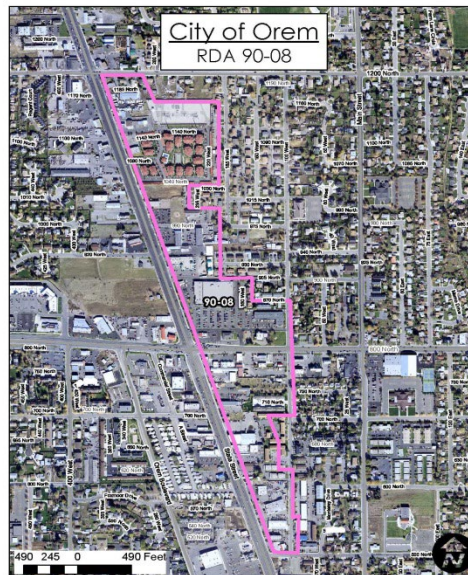
EXPENDITURES DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Professional & Technical Services	\$ -	\$ 18,300	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	574,908	315,000	-	-
PROJECT AREA TOTALS	\$ 574,908	\$ 333,300	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

Project 90-08: 500 North to 1200 North between 100 West & State Street (Various Properties)

Date Created:	May 1, 1990
Base Year for Computing Tax Increment:	1990
Initial Tax Increment Request:	Fiscal Year 1992-93
Calendar Year Ending December 31, 2022 Taxable Value:	\$59,195,225
Base Year Taxable Value:	\$11,172,447
Marginal Value:	\$48,147,248
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2025:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$0
---	-----

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

UNIVERSITY PLACE CDA

Expenditures in the University Place Community Development Area (CDA) are intended to improve, revitalize, repurpose and/or expand development within the CDA. This includes residential, retail, hotel, and professional office development.

This project area's normal tax increment expires in calendar year 2037.

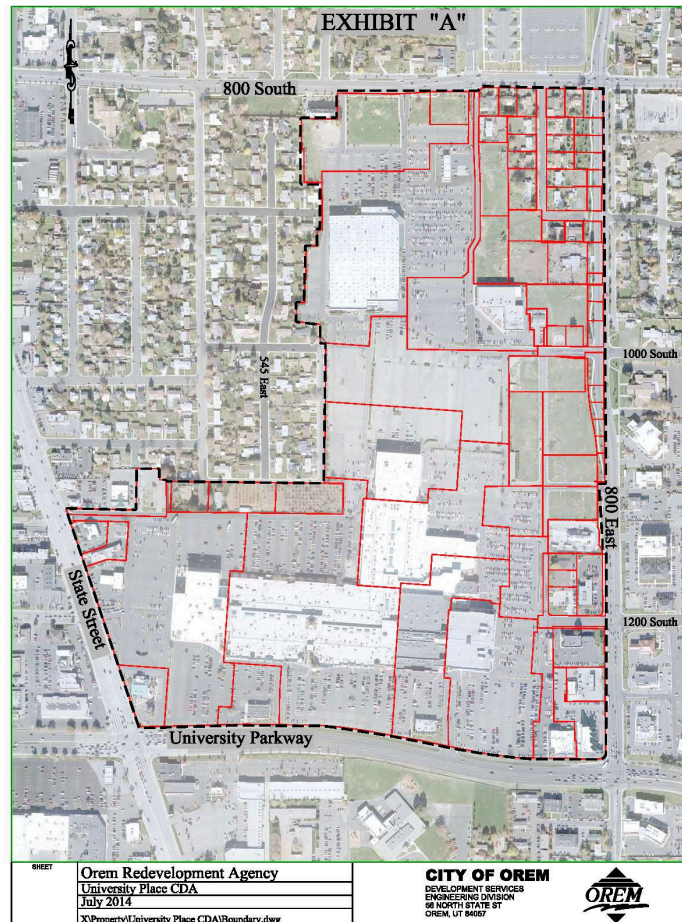
EXPENDITURES DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
University Place CDA Incentive Agreement	\$ 1,188,797	\$ 217,065	\$ 1,822,564	\$ 1,845,000
Professional & Technical Services	-	-	4,200	-
Future Projects	-	-	101,254	102,500
Contributions to Other Funds	66,044	67,615	101,254	102,500
PROJECT AREA TOTALS	<u>\$ 1,254,841</u>	<u>\$ 284,680</u>	<u>\$ 2,029,272</u>	<u>\$ 2,050,000</u>

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

**University Place CDA: Approximately 800 South to 1300 South (University Parkway) between
800 East & State Street (Various Properties)**

Date Created:	September 23, 2014
Base Year for Computing Tax Increment:	2013
Initial Tax Increment Request:	Fiscal Year 2018-2019
Calendar Year Ending December 31, 2022 Taxable Value:	\$375,307,863
Base Year Taxable Value:	\$129,187,998
Marginal Value:	\$246,119,865
Calendar Year 2025 Increment Percentage (All Non-ASD):	75%
Calendar Year 2025 Increment Percentage (Alpine School District):	65%



Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$2,050,000
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

**REDEVELOPMENT AGENCY FUND
ACTIVE PARTICIPATION AGREEMENTS**

Agreement Number	Project Area	Name	Description	Terms
RDA-A-2015-0001	UP CDA	University Mall Shopping Center L.C.	90% of Available Tax Increment Received (Subject to Benchmarks & Caps/Maximums)	20 Years Starts: Fiscal Year 2018-2019 Ends: Fiscal Year 2037-2038

RELATED OUTSTANDING DEBT

NONE

REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET

FISCAL YEAR 2025-2026

CITY OF OREM
RDA MAP

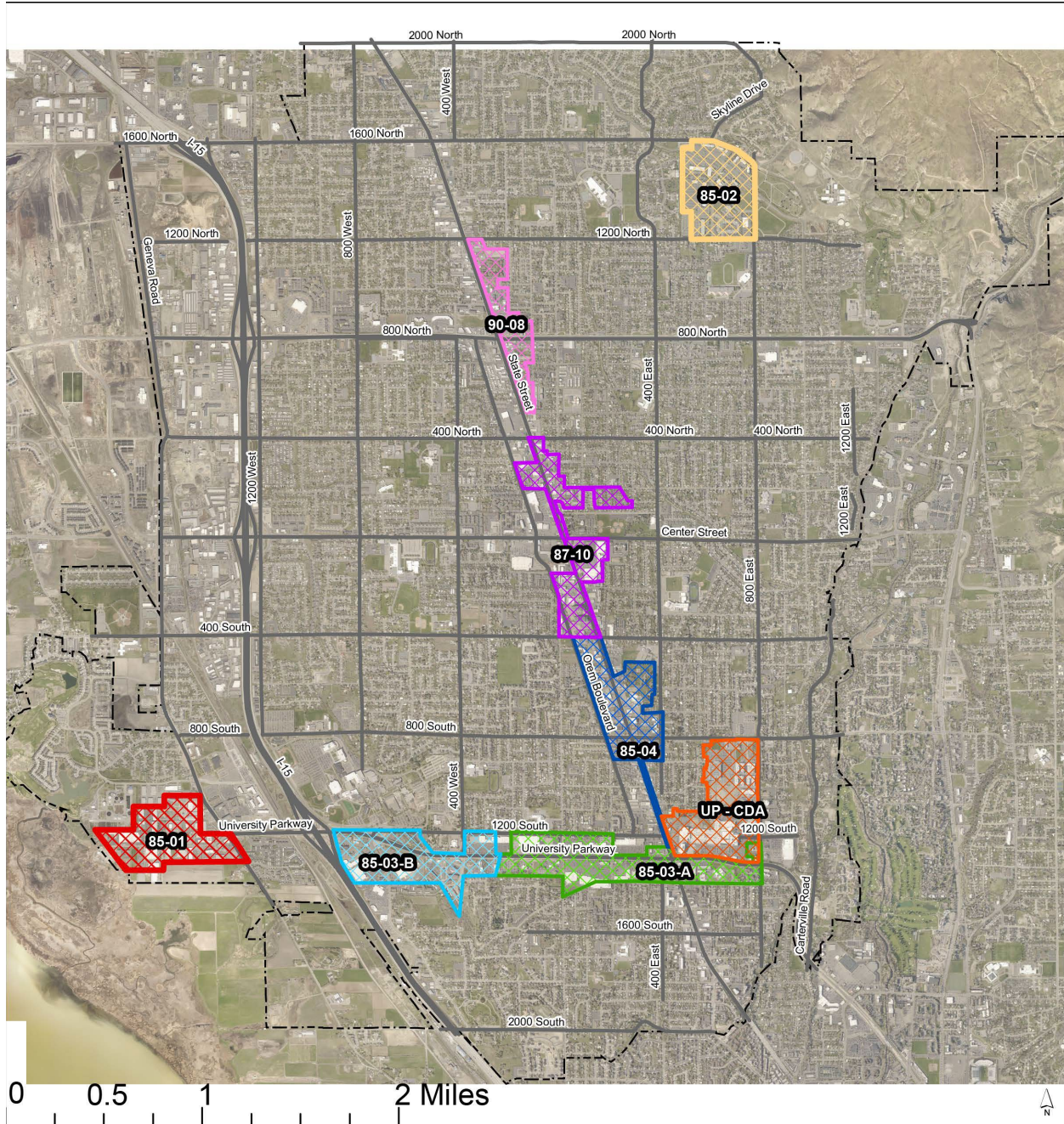


EXHIBIT "B"
BUDGET AMENDMENTS
FISCAL YEAR 2024-2025

REDEVELOPMENT AGENCY FUND

REVENUES

Account Number	Description	Previous Budget	Current Budget
23-3111-014	Tax Increment - University Place CDA	\$ 1,325,000.00	\$ 2,025,070.58
23-3610	Interest Earnings	-	15,000.00
53-3610	Interest Earnings	-	215,000.00
53-3690-003-100	Misc Revenue - Nissan Loan - 85-03A	-	13,200.00
Total		<u>\$ 1,325,000.00</u>	<u>\$ 2,268,270.58</u>
Net Fund Increase (Decrease)			<u>\$ 943,270.58</u>

EXPENDITURES

Account Number	Description	Previous Budget	Current Budget
University Place CDA			
23-9714-540	University Place Rebate Agreement	\$ 1,192,500.00	\$ 1,822,563.52
23-9714-731-100	Temp Proj University Place CDA	237,953.07	287,956.60
23-9714-920-001	Cont To - Fund 10 - Overhead	66,250.00	101,253.53
Project Area 85-01			
53-9701-731-462	Temp Proj 85-01	339,134.39	359,134.39
Project Area 85-02			
53-9702-731-462	Temp Proj 85-02	246,229.98	259,229.98
Project Area 85-03A			
53-9703-731-100	Temp Proj 85-03A	42,830.78	57,030.78
Project Area 85-03B			
53-9703-731-101	Temp Proj 85-03B	3,209,467.96	3,372,467.96
Project Area 85-04			
53-9704-731-100	Temp Proj 85-04	101,392.07	105,392.07
Project Area 90.08			
53-9708-731-100	Temp Proj 90-08	185,278.08	192,278.08
Project Area 87-10			
53-9710-731-100	Temp Proj 87-10	176,128.04	183,128.04
Total		<u>\$ 5,797,164.37</u>	<u>\$ 6,740,434.95</u>
Net Fund Increase (Decrease)			<u>\$ 943,270.58</u>



City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov

NOTICE OF SCITY
OF THE CITY OF OREM
TENTATIVE BUDGET PUBLIC HEARING

The Special Service Lighting District of the City of Orem will hold a public hearing on Tuesday, May 13, 2025, at 6:20 p.m. in the Orem City Council Chambers, 56 North State Street, Orem, to consider the adoption of the budget of the Special Service Lighting District of the City of Orem for Fiscal Year 2025-2026. The total budget as proposed is \$1,416,000.

All interested persons are invited to attend the public hearing and will have an opportunity to make oral comment concerning the proposed budget.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL
SPECIAL SERVICE LIGHTING DISTRICT MEETINGS.**

**If you need a special accommodation to participate in the
Special Service Lighting District, please call the City Recorder's Office.
Voice (801) 229-7074**

RESOLUTION NO.

A RESOLUTION BY THE SPECIAL SERVICE LIGHTING DISTRICT OF THE CITY OF OREM, UTAH, TO ADOPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2025-2026 AND SET A PUBLIC HEARING FOR ADOPTION OF THE FINAL BUDGET ON JUNE 10, 2025, AT 6:20 P.M.

WHEREAS on May 13, 2025, the Executive Director provided the Board of Directors with copies of the Fiscal Year 2025-2026 Tentative Budget; and

WHEREAS the Executive Director has discussed with the Board of Directors in a public work session the budget needs and challenges of the SSLD; and;

WHEREAS on May 13, 2025, the Executive Director formally submitted the tentative budget to the Board of Directors for consideration; and

WHEREAS the Board of Directors desires to make the Fiscal Year 2025-2026 Tentative Budget available for public review; and

WHEREAS the Board of Directors desires to set a public hearing for June 10, 2025, at 6:20 p.m. to receive additional public input on the budget.

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

1. The Board of Directors hereby adopts the Fiscal Year 2025-2026 Tentative Budget, attached as Exhibit "A."
2. The Board of Directors will conduct a public hearing to accept public input and adopt the final budget on June 10, 2025, at 6:20 p.m.

PASSED AND APPROVED this 13th day of May 2025

SPECIAL SERVICE LIGHTING
DISTRICT OF THE CITY OF
OREM, by
David A. Young, Chair

ATTEST:

Teresa McKittrick, Secretary

BOARD MEMBERS	AYE	NAY	ABSTAIN
Mayor David A. Young	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM

TENTATIVE BUDGET

FISCAL YEAR 2025-2026



City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov

SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET

FISCAL YEAR 2025-2026

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Fund Transfers	
Fund Transfers	8

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

**STREET
LIGHTING
FUND**

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

STREET LIGHTING FUND

The Special Service Lighting District (or Street Lighting Fund) is a separate legal entity from the City of Orem that has the statutory ability to provide street lighting services within the City. The City Council acts as the governing authority for the Special Service Lighting District.

REVENUES

Revenues for the Street Lighting Fund are primarily derived from a street lighting fee collected on city utility bills and a contribution from the City's General Fund.

REVENUE DESCRIPTION	ACTUAL	ACTUAL	ESTIMATED	TENTATIVE
	FY '22-'23	FY '23-'24	ACTUAL	BUDGET
	FY '24-'25	FY '25-'26		
Street Lighting Fees	\$ 964,735	\$ 1,070,404	\$ 1,185,000	\$ 1,307,500
Interest Earnings	48,410	50,754	25,000	40,000
Miscellaneous Revenues	17,303	7,416	53,500	53,500
Contributions from Other Funds	15,000	15,000	15,000	15,000
FUND TOTALS	\$ 1,045,448	\$ 1,143,574	\$ 1,278,500	\$ 1,416,000

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

STREET LIGHTING FUND

BUDGET SUMMARY

STREET LIGHTING FUND

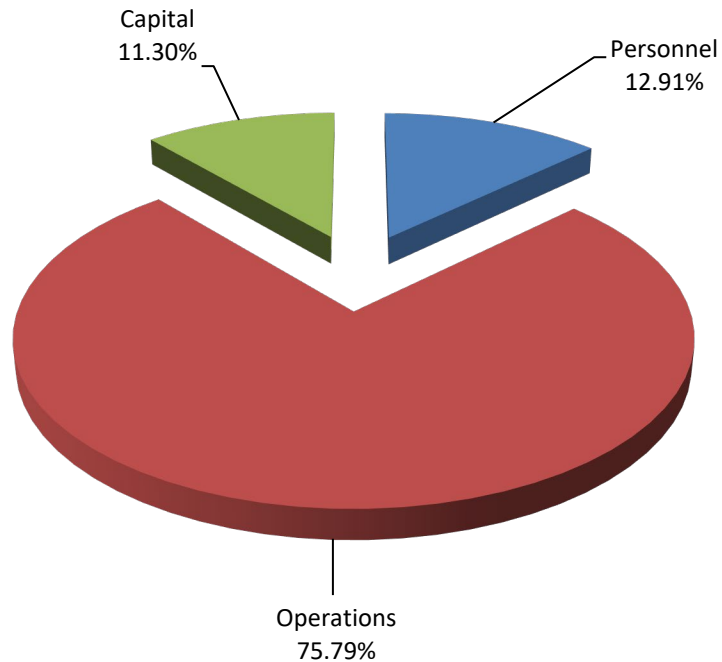
FY 2025 - 2026

	# OF EMP. *	PERSONNEL	OPERATIONS	CAPITAL	TOTAL
Street Lighting Administration	1	\$ 182,837	\$ 484,529	\$ 160,000	\$ 827,366
Street Lighting Electric Power	0	-	100,000	-	100,000
Street Lighting Holiday Lighting	0	-	200,000	-	200,000
Street Lighting Energy Savings Lease	0	-	288,634	-	288,634
TOTALS	1	\$ 182,837	\$ 1,073,163	\$ 160,000	\$ 1,416,000

* Number of benefitted employees

STREET LIGHTING FUND

Expenditures by Category



**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

STREET LIGHTING FUND

EXPENSES

Provides administration and maintenance services for the City Street Lighting program and provides funding for the street lighting lease that paid for energy efficiency improvements to the City-wide street lighting system.

EXPENSE DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	TENTATIVE BUDGET FY '25-'26
Salaries & Wages - Permanent	\$ 52,247	\$ 65,680	\$ 67,868	\$ 66,359
Salaries & Wages - Temporary	71,905	26,719	64,300	64,300
Salaries & Wages - Overtime	6,509	9,325	11,000	11,000
Fringe Benefits	40,853	42,364	39,669	41,176
Subscriptions, Memberships, & Publications	250	270	290	290
Employee Development	1,883	1,854	2,350	2,500
Supplies	5,624	1,483	2,000	2,000
Uniforms	799	512	700	1,200
Equipment	9,240	5,055	13,000	11,000
Fuel	4,782	2,954	3,500	3,500
Electric Power	88,750	100,716	100,000	102,000
Telephone & Communications	2,309	214	4,000	2,000
Maintenance & Repair	47,986	51,788	97,916	95,750
Fleet Maintenance Charge	4,130	6,276	5,071	3,485
Facilities Maintenance Charge	975	1,167	1,250	1,385
Professional & Technical Services	-	-	200,500	200,000
Insurance & Surety	1,751	458	609	609
Miscellaneous Expenses	-	52	500	119,303
Administration Charge	68,107	68,480	78,407	93,045
Purchasing & Warehousing Charge	4,445	6,831	4,923	2,103
Information Technology Charge	10,159	11,808	12,128	15,458
Equipment Lease/Rent	-	-	2,500	2,500
311 Services Charge	10,881	10,384	9,956	9,211
Bad Debt Expense	14	473	2,000	2,000
Depreciation Expense	105,914	121,708	-	-
Street Lighting Construction	-	-	58,300	120,000
Vehicle Replacement & Other Capital Items	-	-	5,500	40,000
Contributions to Other Funds	654,013	671,901	678,897	403,826
FUND TOTALS	\$ 1,193,526	\$ 1,208,472	\$ 1,467,134	\$ 1,416,000

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

**FEES &
CHARGES**

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

STREET LIGHTING FUND

FEES & CHARGES

The City has moved into maintaining a mature street lighting system. The fees listed in the table below will cover ongoing system operations and maintenance with a small capital budget. The City has adopted an ELU structure which bills each residence, business, and institution one ELU of \$3.28 per month.

STREET LIGHTING FEE

Fee Description	Proposed Fee
Street Lighting Fee (cost per month):	
All Neighborhoods	\$3.28
All businesses, apartments, institutional accounts (schools, churches, nonprofits, etc.) *	\$3.28

* Businesses will pay their annual street lighting fee upon issuance or renewal of their business license.
(12 Months x \$3.28 = \$39.36)

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

**FUND
TRANSFERS**

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2025-2026

STREET LIGHTING FUND

OVERVIEW

This section of the FY 2025-2026 Tentative Budget outlines and summarizes the intended transfers of money from the City's Street Lighting Fund to other funds as required under Utah Municipal Code 10-6-135.5(3)(b).

TRANSFERS

The Street Lighting Fund transfers that are not classified as an allocation of costs between funds, are not associated with costs pertaining to the purpose for which this fund was created, and will not be repaid are listed in the table below.

<u>TRANSFER FROM</u>	<u>TRANSFER TO</u>	<u>TRANSFER AMOUNT</u>	<u>% OF TOTAL ENTERPRISE FUND EXPENDITURES</u>
Street Lighting Fund	General Fund	\$ 15,000	1.1%



City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov