



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
February 10, 2026

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

3:30 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. WORK SESSION ITEMS

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 ensures 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.

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

Presenter: Neil Schwendiman, District Manager, North Pointe Solid Waste Special Service District

1.2 PRESENTATION - General Plan Update (45 min)

Presenter: Gary McGinn, Community Development Director and Jared Hall, Planning Manager

1.3 PRESENTATION — Traffic Tiger Team Report (20 min)

Presenter: Chris Tschirki, Public Works Director

1.4 PRESENTATION - Citizen Academy (15 min)

Presenter: Chris Hadlock, Police Lieutenant

1.5 PRESENTATION - MyOrem/Boards and Commissions Training (15 min)

Presenter: McKay Barton, Software Development Project Manager

1.6 PRESENTATION - Orem Statistical Report (20 min)

Presenter: Jennica Jones, Strategies and Innovations Manager

2. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

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

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

3.1 REPORT - Jenn Gale

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

4. CALL TO ORDER
5. INVOCATION/INSPIRATIONAL THOUGHT: Darren Hawkins
6. PLEDGE OF ALLEGIANCE: Ellen Hawkins
7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1 PRESENTATION - Youth Council Legislative Day Recap

Presenter: Jennica Jones, Strategies and Innovations Manager

7.2 PRESENTATION - Sleepy Ridge Report

Presenter: Golden Holt, Sleepy Ridge

7.3 PRESENTATION - Family Fitness Center Annual Report

Presenter: Bryce Merrill, Library and Recreation Director

8. PERSONAL APPEARANCES – 15 MINUTES

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

9. CONSENT ITEMS

9.1 APPROVAL OF MEETING MINUTES

January 27, 2026

9.2 REAPPOINTMENT - Historical Preservation Advisory Commission

Lon Bowen, Olivia Johnson, and Britni Laidler

9.3 APPOINTMENT - Historical Preservation Advisory Commission

Brent Eliason

9.4 REAPPOINTMENT - Cultural Arts Advisory Commission

Scott Swain, Mike Ramsey, and La Beene

9.5 APPOINTMENT - Sleepy Ridge Golf Course Commission

Bryan Deucher

10. SCHEDULED ITEMS

10.1 PUBLIC HEARING - ORDINANCE - Request to amend the text of Appendix A of the Orem City Code, adding "Commissary Kitchens" to the language of Standard Land Use 6291, and allowing it as a permitted use in the C1, Commercial Zone.

Presenter: Jared Hall, Planning Manager

I move to approve or deny the amending of the text of Appendix A of the Orem City Code, adding "Commissary Kitchens" to the language of Standard Land Use 6291, and allowing it as a permitted use in the C1, Commercial Zone.

10.2 PUBLIC HEARING - ORDINANCE - Request to amend Article 22-11-47(H)(3) and 22-11-47(H)(4) and Appendix BB of the Orem City Code regarding wall

heights and landscaping in certain areas of the PD-34 Zone.

Presenter: Jared Hall, Planning Manager

I move to approve or deny the amending of Article 22-11-47(H)(3) and 22-11-47(H)(4) and Appendix BB of the Orem City Code regarding wall heights and landscaping in certain areas of the PD-34 Zone.

11. 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.

12. ADJOURN TO A CLOSED SESSION IN SUMMIT CONFERENCE ROOM

To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; the purchase or lease of real property; or the deployment of security personnel, devices, or systems

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.gov



City Council

February 10th, 2026

Text Amendment,
SLU 6291

Prepared By:
Jared Hall
Applicant:

PUBLIC HEARING – TEXT AMENDMENT

Request to amend the text of Appendix A of the Orem City Code, adding “Commissary Kitchens” to the language of Standard Land Use 6291, and allowing it as a permitted use in the C1, Commercial Zone.

Notices

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

Site Information:

The request is related to the applicant's proposed use of the property at 15 E. 700 North.

General Plan Designation:

Community Commercial

Current Zone: **C1**

Acreage: .37

Neighborhood: **Sharon Park**

Action

The Council may:

APPROVE the proposed text amendment.

DENY the proposed text amendment.

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

REQUEST: The applicant requests that the City Council approve a request to amend Appendix A of the Orem City Code by adding “Commissary Kitchens” to the existing Standard Land Use (SLU) 6291, “Catering Services”, and to add SLU 6291 to the list of approved uses in the C1 Zone.

BACKGROUND: The applicants are interested in establishing a commissary kitchen on property located at 15 East 700 North in the C1, Commercial Zone. The Standard Land Use (SLU) Codes are located in Appendix A of the City Code. Each zone allows certain SLU Codes as permitted or conditional uses. Currently, there is no allowance for SLU 6291 (catering services) in the C1 Zone. Additionally, commissary kitchens, while similar in use and impact to catering services, are not specifically listed in the current SLU Codes. The applicant's text amendment request is to add the specific reference to commissary kitchens to SLU 6291, but also to make SLU 6291 permitted as a use in the C1 Zone, where the property they wish to use is located.

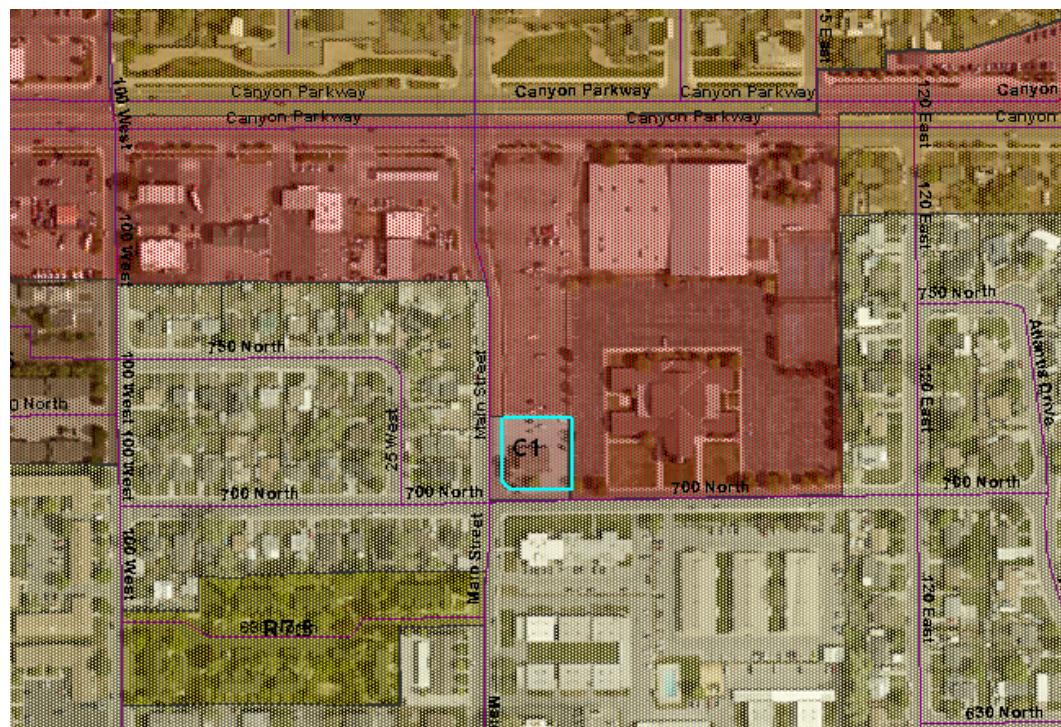


Figure 1: property at 15 East 700 North where the applicants hope to operate a commissary kitchen.

PLANNING COMMISSION ACTION: The Planning Commission reviewed the proposed text amendments at a public hearing on January 21st, 2026. The Commission voted to recommend approval with four votes in favor and none opposed.

REVIEW & ANALYSIS:

Although they are often brought by planning or other staff, requests to amend the text of the ordinance may be brought by any applicant or property owner. Much like reviewing requests to change the zoning of a property, the effect of any change to the text of the zoning ordinance should be considered for all properties it can potentially impact, and not only for the property that may have brought about the requested change.

SLU 6291 – Appendix A is a matrix of SLU codes and the City’s zones. A letter “P” means “Permitted” in that zone, and a letter “N” indicates “Not permitted.” Currently, the 6291 category (catering services) is allowed in the C2, C3, HS, M1, M2, and CM Zones, which are highlighted in the excerpt from Appendix A below.

		Appendix A																	
SLU		R5	R6	R 6.5	R7.5	R8	R12	R20	OSS / ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP	PF
6265	Residential Preschool	See Sec. 22-6-9(M)							N	N	N	N	N	N	N	N	N	N	N
6266	Pediatric Palliative Care Facility	N	N	N	C* See Section 22-6-9(N)	N	N	N	N	N	N	N	N	N	N	N	N	N	N
6291	Catering Services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N

Figure 2: From Appendix A, showing SLU 6291 and currently allowed zones

Catering Services and Commissary Kitchens – The applicant intends to use the property in question as a commissary kitchen. Catering services require the use of commercial kitchens to prepare the food they distribute. Those commercial kitchens can be assumed to be a part of catering services. A commissary kitchen is a commercial kitchen that may be shared or used by multiple businesses. Those businesses may include caterers, food truck owners, bakers, etc. A commissary is not a location where customers visit or purchase food – it is intended only for the preparation of that food. The applicant has proposed the addition of “commissary kitchens” to the existing “catering services” category because food trucks – like caterers – are required to have a location for a commissary kitchen to support their mobile operations.

C1 Zone – The purpose statement of the C1 Zone is stated as “*...to promote nonretail commercial uses, such as offices and financial institutions, as the primary use and to encourage development in such a manner so as to be compatible with the adjacent residential uses.*”(22-8-3)

The request for text amendment is limited to the use list – no changes are being proposed to height, buffering, setbacks, or any other regulations of the current zone. The C1 Zone allows a number of uses, listed below:

- 0100 Solicitors (P)
- 0303 Shave Ice Stands (P)
- 0600 Containers for Recyclable Materials (P)

- 1282 Assisted Living Facilities (P)
- 1283 Transitional Treatment Home (P)
- 4711 Telephone Exchange Stations (P)
- 4812 Electricity Regulating Substations (P)
- 4833 Water Pressure Control Stations (P)
- 4842 Sewage Pressure Control Stations (P)
- 5920 Medical Cannabis Pharmacy (Subject to the requirements of Sec. 22-14-21(C)) (P)
- 6110 Banking & Credit Services (P)
- 6120 Security & Commodity Brokers, Dealers, & Exchanges (P)
- 6130 Insurance Agents, Brokers, Dealers, & Exchanges (P)
- 6150 Real Estate Agents, Brokers, & Related Services (P)
- 6152 Title Abstracting (P)
- 6153 Real Estate Operative Builders (P)
- 6154 Combination Real Estate, Insurance Loan, & Law (P)
- 6220 Photographic Services - Including Commercial (P)
- 6231 Beauty & Barber Shops (P)
- 6233 Massage Therapy (P)
- 6261 Commercial Child Day Care/Preschool Facility (P)
- 6262 Commercial Adult Day Care Facility (P)
- 6320 Consumer & Mercantile Credit Reporting Services - Adjustment & Collection Services
- 6330 Travel Arranging Services (P)
- 6331 Private Postal Services (P)
- 6332 Blueprinting & Photocopying (P)
- 6334 Stenographic Services, Duplicating, & Mailing, NEC (P)
- 6350 News Syndicate (P)
- 6360 Employment Services (P)
- 6381 Internet Services Research, Development, & Testing Services (P)
- 6391 Development & Testing Services (P)
- 6392 Business & Management Consulting (P)
- 6393 Detective & Protective Services (P)
- 6397 Stamp trading (P)
- 6398 Motion Picture Distribution & Services (P)
- 6510 Medical, Dental, & Health Services (P)
- 6512 Medical & dental laboratories (P)
- 6513 Medical Clinics - Outpatient (P)
- 6514 Chiropractic & Osteopaths Services (P)
- 6520 Legal Services (P)
- 6530 Professional Office (P)
- 6531 Authors Books, Magazines, Newspapers, and Computer Software (P)
- 6591 Engineering & Architectural (P)
- 6592 Educational & Scientific Research (P)
- 6593 Accounting, Auditing & Bookkeeping (P)
- 6594 Urban Planning (P)
- 6597 Family & Behavioral Counseling (P)
- 6598 Genealogical (P)
- 6599 Interior Design (P)
- 6610 Building Construction - General Contractor, Office Only (P)
- 6620 Landscaping Services, Office Only (P)
- 6710 City of Orem Governmental Services, Executive, Legislative, & Judicial Functions (P)
- 6711 Non-City of Orem Governmental Services, Executive, Legislative, & Judicial Functions (P)
- 6812 Public Primary & Secondary Schools (P)
- 6813 Private Primary and Secondary Schools - permitted* if adjacent to or across the street from a Public Primary or Secondary School See Section 22-6- 9(H) (P)
- 6814 Charter Schools (P)
- 6836 Driving Schools (P)

- 6991 Business Associations (P)
- 6992 Professional Members Organizations (P)
- 7610 Parks-General Recreation (P)
- 8120 Orchards (P)

The C1 Zone has been applied to a limited number of properties, with the C2 and C3 Zones being much more commonly used. The map below shows the properties located in the C1 Zone in red.

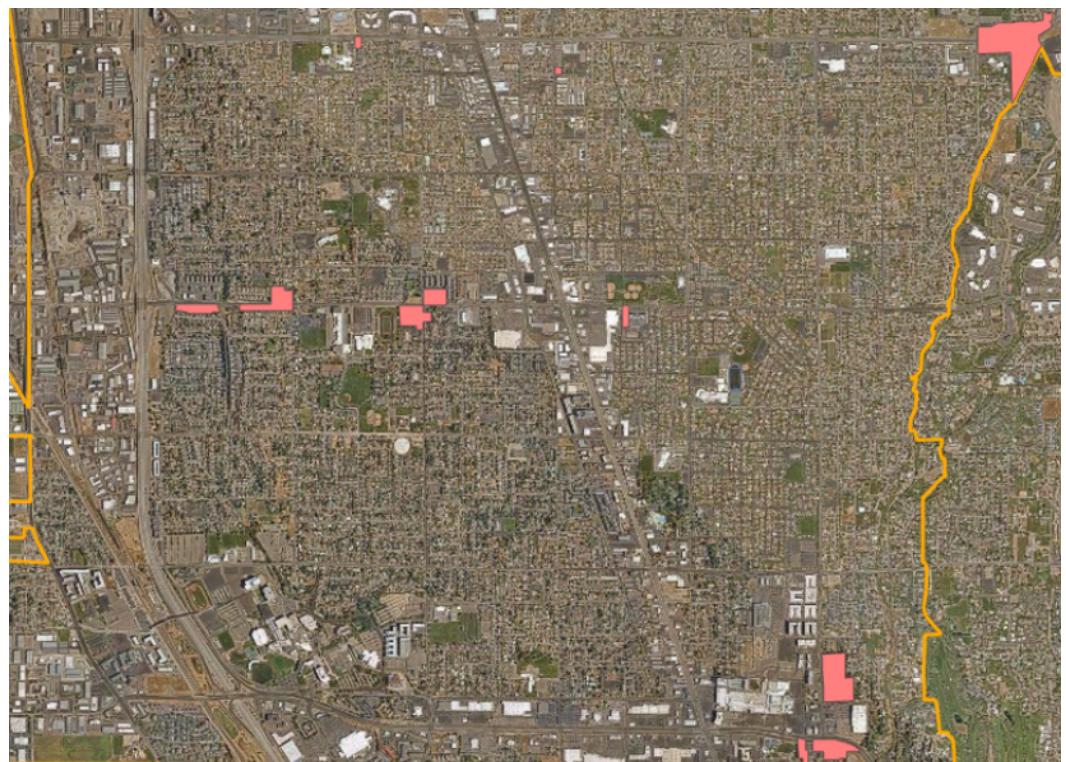


Figure 3: C1 Zoned properties in Orem City

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

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

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

ALTERNATIVE ACTIONS:

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

APPROVE or DENY the requested amendments to Appendix A; or

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

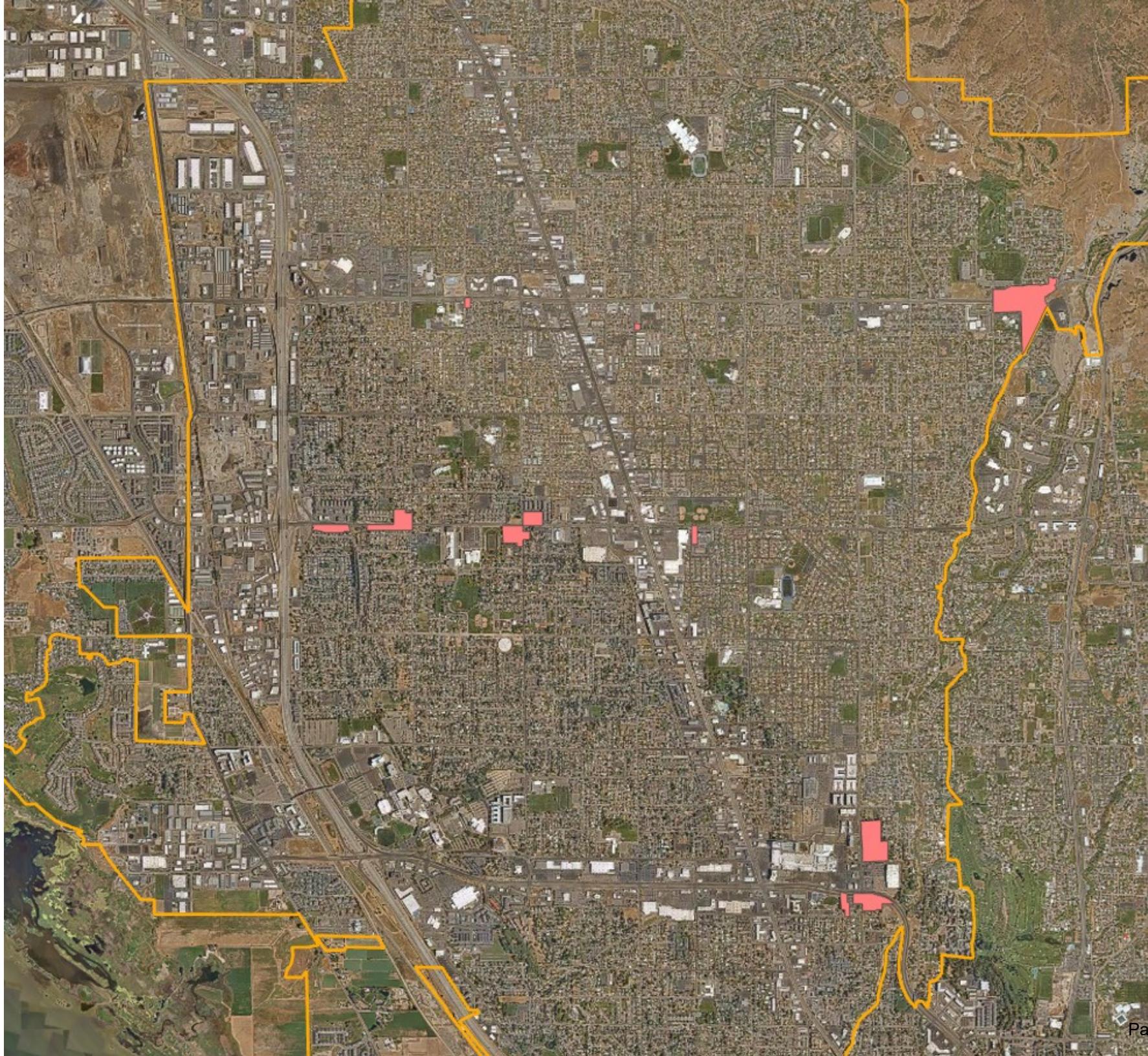
ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Orem City Council [choose APPROVE or DENY] the proposed amendments to Appendix A of the Orem City Code by adding the term “commissary kitchens” to the existing SLU 6291, and by adding SLU 6291 to the list of permitted uses in the C1, Commercial Zone.”

Motion to Continue the Request

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





City Council

February 10th, 2026

Text Amendment,
PD-34 Zone

Prepared By:

Jared Hall

Applicant:

Home Depot

PUBLIC HEARING – TEXT AMENDMENT

Request to amend Article 22-11-47(H)(3) and 22-11-47(H)(4) and appendix BB regarding the height of required masonry walls and landscaped areas of setbacks in certain areas of the PD-34 Zone

Notices

Posted in 2 public places

Posted on City Webpage and
City hotline

Posted at Utah.gov/pmn

Action

The City Council is the land use authority for these requested amendments, and may:

APPROVE the proposed text amendments

DENY the proposed text amendment

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

REQUEST: The applicant requests that the City Council approve amendments to Article 22-11-47(H)(3) and 22-11-47(H)(4) and appendix BB regarding the height of required masonry walls and landscaped setbacks in portions of the PD-34 Zone.

BACKGROUND: This request for text amendment is related to the zone change of property at 575 E. 1000 South that was reviewed and approved by the City Council on December 9, 2025, as a part of the overall plan to develop a new Home Depot on the adjacent properties in the PD-34 Zone. In order to mitigate some impacts of the Home Depot development on residential neighbors the developer agreed to modify the proposed site plan by adding a 12' masonry wall adjacent to some properties, as well as deeding some property to the adjacent neighbors to create more distance from their homes to the 12' high wall that will be installed. These two proposed changes will have an impact on the PD-34 Zone and a re-development agency (RDA) participation agreement in place for the PD-34 Zone.



Figure 1: Areas highlighted along the west boundary of the PD-34 Zone impacted by the text amendment.

PLANNING COMMISSION ACTION: The Planning Commission reviewed the proposed text amendments at a public hearing on January 21st, 2026. The

Commission voted three in favor and one abstaining on a motion to recommend approval. The Commission's rules state that no motion can carry with less than four votes, so the Commission was unable to forward a recommendation.

REVIEW & ANALYSIS:

RDA Participation Agreement – An RDA participation agreement is in place for development in the PD-34 Zone. That agreement specifies the developers' required actions, such as the installation of walls and landscaping to buffer adjacent residential zoning. The RDA Board has already approved a modification to the participation agreement to reflect the agreed upon installation of the 12' masonry wall and the placement of it to allow use or sale of additional property to the adjacent residentially zoned properties. The proposed text amendment is intended to bring the language and exhibits of the PD-34 Zone into alignment with the changes the RDA Board approved.

PD-34 Zone – To accommodate the changes to the wall height and landscaping on the west property boundary, changes to the text of the PD-34 Zone and to the site plan exhibits for the PD-34 Zone located in Appendix BB are necessary.

Text, 12' Wall – The proposed change to 22-11-47(h)(3) is shown below:

3. **Masonry Wall**. A masonry wall at least eight feet (8') in height shall be maintained along the west boundary of the PD-34 zone where it adjoins existing residential development and where the PD-34 zone adjoins 1100 South Street. However, no masonry wall shall be required where residential development in the PD-34 zone fronts on an adjoining residential street such as 590 East or 1100 South. A masonry wall of twelve feet (12') in height shall be installed and maintained along those portions of the est boundary adjoining existing residential development as shown on the "Setbacks and Landscape Strips" exhibit in Appendix BB, page 3.1.

It is proposed to add the descriptive language to the end of the subsection and to reference the site plan exhibit itself for additional clarity.

Text, Landscaping – The landscape strip on the development side of the 12' wall will be reduced, placing the wall closer to the development and 6.6' feet further from the residential home at 578 E. 1000 South. The strip on the developers' side will be reduced to two feet (2') in order to make this change. The proposed additional language for 2-11-47(H)(4) is shown below:

4. **Landscaping**. Landscaping shall be provided and maintained as generally shown in Appendix BB. A landscaping plan shall be submitted to the City for approval as a part of any site plan. Landscaping in the PD-34 zone shall include the following elements:
 - a. A "Major Park" consisting of at least thirty-five thousand (35,000) square feet with landscaping, trees, fountain, sculpture, benches walking paths, and other features shall be provided and maintained. At least twenty thousand (20,000) square feet of the Major Park shall be constructed concurrently with the first residential or office building that fronts on the location of the

Major Park as shown in Appendix BB. The developer shall have flexibility to relocate or reconfigure the Major Park as market forces may require provided that the area of the Major Park is not reduced.

b. A landscaped strip at least eight feet in width shall be maintained adjacent to the residential property west of the PD-34 zone from approximately 850 South to 1100 South and where the PD-34 zone adjoins 1100 South. The landscaped strip shall be maintained on the PD-34 side of the required masonry wall except that such landscaped strip shall be maintained on the west side of the wall for the two lots located directly to the north and south of the 900 South hammerhead. That portion of the landscaped strip located adjacent to the 900 South hammerhead is only required to be three feet (3') in width. The landscaped strip adjacent to the twelve-foot (12') masonry wall at the property line shared with the 1000 South right-of-way and the residential property at 578 E. 1000 South is required to be no less than two feet (2') as shown on the "Setbacks and Landscape Strips" exhibit in Appendix BB, page 3.1.

Appendix BB – An additional Site Plan exhibit is proposed to be added to the current “Setbacks and Landscape Strips” portion of Appendix BB, shown below:

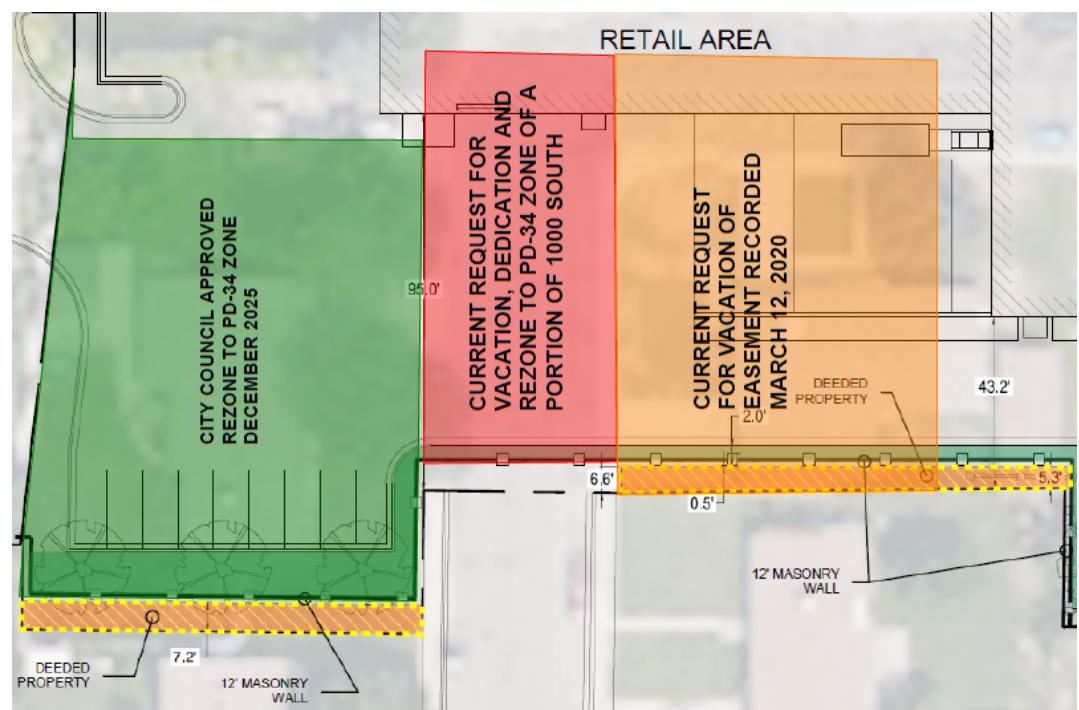


Figure 2: proposed pg. 3.1, Appendix BB "Setbacks and Landscape Strips."

The exhibit shows the change in height for the masonry wall and indicates the reduced landscaping and additional areas adjacent to the residential properties at 557 E. 1000 South and at 578 E. 1000 South to be deeded to those properties from the developers' parcel. This will be reflected in the applicant's site plan and subdivision related to the project as well.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

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

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

ALTERNATIVE ACTIONS:

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

Approve or Deny the requested text amendments; or

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 Orem City Council [choose APPROVE or DENY] the proposed amendments to Article 22-11-47(H)(3) and 22-11-47(H)(4) and to appendix BB regarding the height of required masonry walls and landscaped setbacks in portions of the PD-34 Zone.”

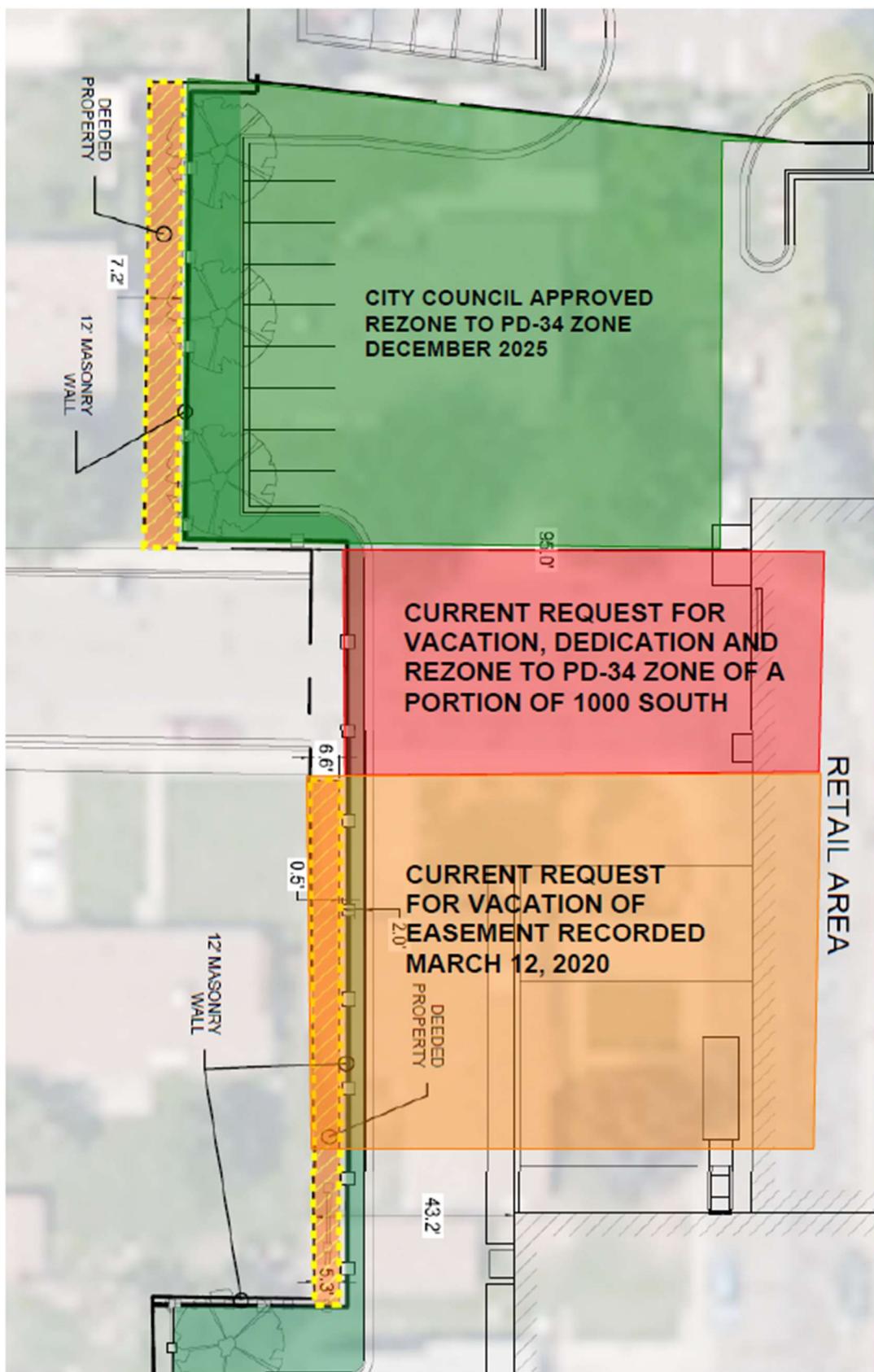
Motion to Continue the Request

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

3. **Masonry Wall**. A masonry wall at least eight feet (8') in height shall be maintained along the west boundary of the PD-34 zone where it adjoins existing residential development and where the PD-34 zone adjoins 1100 South Street. However, no masonry wall shall be required where residential development in the PD-34 zone fronts on an adjoining residential street such as 590 East or 1100 South. **A masonry wall of twelve feet (12') in height shall be installed and maintained along those portions of the est boundary adjoining existing residential development as shown on the “Setbacks and Landscape Strips” exhibit in Appendix BB, page 3.1.**
4. **Landscaping**. Landscaping shall be provided and maintained as generally shown in [Appendix BB](#). A landscaping plan shall be submitted to the City for approval as a part of any site plan. Landscaping in the PD-34 zone shall include the following elements:
 - a. A “Major Park” consisting of at least thirty-five thousand (35,000) square feet with landscaping, trees, fountain, sculpture, benches walking paths, and other features shall be provided and maintained. At least twenty thousand (20,000) square feet of the Major Park shall be constructed concurrently with the first residential or office building that fronts on the location of the Major Park as shown in [Appendix BB](#). The developer shall have flexibility to relocate or reconfigure the Major Park as market forces may require provided that the area of the Major Park is not reduced.
 - b. A landscaped strip at least eight feet in width shall be maintained adjacent to the residential property west of the PD-34 zone from approximately 850 South to 1100 South and where the PD-34 zone adjoins 1100 South. The landscaped strip shall be maintained on the PD-34 side of the required masonry wall except that such landscaped strip shall be maintained on the west side of the wall for the two lots located directly to the north and south of the 900 South hammerhead. That portion of the landscaped strip located adjacent to the 900 South hammerhead is only required to be three feet (3') in width. **The landscape strip adjacent to the twelve-foot (12') masonry wall at the property line shared with the 1000 South right-of-way and the residential property at 578 E. 1000 South is required to be no less than two feet (2') as shown on the “Setbacks and Landscape Strips” exhibit in Appendix BB, page 3.1.**
 - c. The landscaped strip shall be maintained with lawn, shrubs and trees with trees spaced no further than 30 feet apart. However, this landscaped strip shall not be required in locations where residential [dwellings](#) in the PD-34 zone front on 590 East or 1100 South.

- d. All other land within the PD-34 zone not covered by buildings, driveways, sidewalks, parking areas, playgrounds, plazas, hardscape or other Amenities shall be landscaped.
- e. All landscaping shall be maintained in accordance with good landscaping practices. An underground sprinkling system shall be installed and maintained for all landscaped areas.
- f. Trees shall be maintained in the landscaped areas along 800 South. The trees required under this subsection shall be spaced no more than forty feet apart and shall consist of English Oak, Norway Maple, Littleleaf Linden or comparable trees approved by the City Urban Forester. The required trees shall be at least two inches (2") in caliper measured four feet (4') above the ground.
- g. Notwithstanding anything herein to the contrary, landscaping for the areas shown in Appendix TT of the Orem City Code along the University Parkway frontage shall be provided and maintained as shown in Appendix TT. The owner of each property in the PD-34 zone shall be responsible for the maintenance of all landscaping located between the back of street curb and the lot line and for the removal of snow, ice, weeds, dirt and debris from any public sidewalk located on the property or between the back of street curb and the property line

APPENDIX BB – SETBACKS AND LANDSCAPE STRIP CONFIGURATIONS



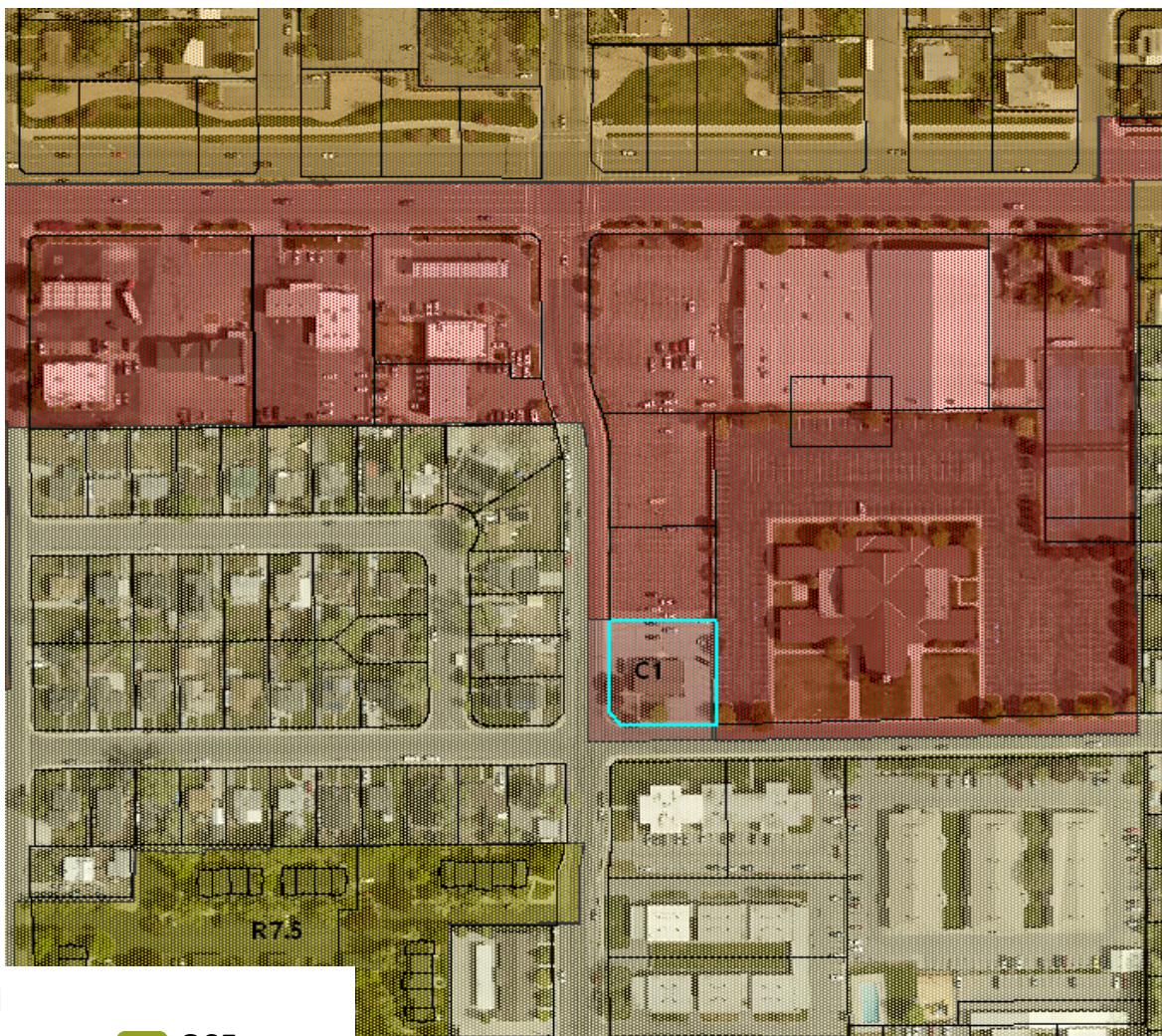
Home Depot – 565 E Park Avenue



Vicinity Map
Zone: R8/PD-34



Commissary Request – 15 East 700 North



Legend

	C2
	R8

	OS5
	R6.5

Neighborhood
Sharon Park