



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
May 12, 2026

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

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

1. WORK SESSION ITEMS

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 — Utah Transportation Authority (UTA) Update (25 mins: 15 min presentation 10 min Q&A)**
Presenter: UTA Representative
- 1.2 **PRESENTATION — Legislative Report (20 min: 10 min presentation 10 min Q&A)**
Presenter: Val Peterson, Utah State Representative
- 1.3 **PRESENTATION - UTOPIA Report (25 min: 15 min presentation 10 Q&A)**
Presenter: UTOPIA Representative
- 1.4 **PRESENTATION — General Fund Sustainability Study Follow-Up (20 min: 10 min presentation 10 min Q&A)**
Presenter: Fred Philpot, LRB
- 1.5 **PRESENTATION - HeArt of Downtown (15 min: 10 min presentation 5 min Q&A)**
Presenter: Gary McGinn, Community Development Director
- 1.6 **PRESENTATION — Neighborhood Improvement Team and Parking Enforcement (55 min: 30 min presentation 25 min Q&A)**
Presenter: Aaron McKnight, Assistant City Attorney

2. 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.

2.1 **REPORTS: Quinn Mecham and LaNae Millett**

3. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: Grace Webb

6. PLEDGE OF ALLEGIANCE: Kai Harris

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1 PRESENTATION — Giving Machine Report

Presenter: Mark Seastrand, Director of Orem Giving Machines

7.2 PRESENTATION — Building Safety Awareness Month

Presenter: Paul Ashton, Chief Building Official

7.3 PRESENTATION — National Police Week (May 10-16)

Presenter: BJ Robinson, Police Chief

7.4 PRESENTATION — National Public Works Week (May 17-23)

Presenter: Chris Tschirki, Public Works Director

7.5 PRESENTATION — Youth Council Report

Presenter: Jennica Jones, Strategies and Innovations Manager, Sydney Bailey, Events Coordinator and Youth Council members

8. CONSENT ITEMS

8.1 APPROVAL OF MEETING MINUTES

April 28, 2026 and May 5, 2026

8.2 RESOLUTION - Adopting the HeArt of Downtown Master Plan

8.3 APPOINTMENT — Historic Preservation Advisory Commission

Rod Erickson

9. PERSONAL APPEARANCES

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. SCHEDULED ITEMS

10.1 PUBLIC HEARING – ORDINANCE – Request to vacate a 0.16-acre portion of the 1000 South right-of-way terminating at 590 East.

Presenter: Jared Hall, Planning Manager

"I move to approve (or deny) the vacation of a 0.16 acre portion of the 1000 South right-of-way terminating at 590 East."

10.2 PUBLIC HEARING – ORDINANCE – Request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 92 South 800 East from R8, Single-Family Residential to C1, Commercial. Approximately 1.0 acres in conjunction with a development agreement limiting the use of the property to assisted living facilities.

Presenter: Jared Hall, Planning Manager

"I move to approve (or deny), by ordinance, to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 92 South 800 East from R8, Single-Family Residential to C1, Commercial with a development agreement limiting the use of the property to assisted living facilities."

10.3 PUBLIC HEARING – ORDINANCE – Request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 1875 South Geneva Road from OS-5, Open Space to PRD, Planned Residential Development and to amend Appendix KK “Site Plan – Farm Haven” to include the property. Approximately 2.9 acres.

Presenter: Jared Hall, Planning Manager

"I move to approve (or deny), by ordinance, to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 1875 South Geneva Road from OS-5, Open Space to PRD, Planned Residential Development and to amend Appendix KK “Site Plan – Farm Haven” to include the property."

10.4 ORDINANCE — Cultural Arts and Recreation Enrichment (CARE) Tax Allotment

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to approve or deny, by ordinance, the Fiscal Year 2026-2027 CARE Tax awards as outlined in Exhibit A of the ordinance."

10.5 RESOLUTION--Creation of Public Safety Special Revenue Fund and Statement of Intent to dedicate the General Operations Portion of Property Tax to Public Safety

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to approve (or deny), by resolution, the creation of a new "Public Safety Special Revenue Fund" and state that the Orem City Council intends to dedicate all of the City of Orem's regular general operations property tax levy to this new fund."

10.6 Statement of Intent of Chief Financial Officer to State in Public Meeting that Tentative Budget Includes a Proposed Tax Rate Increase

The Chief Financial Officer of the City of Orem intends to state in a public meeting that there is a proposed property tax increase included in the FY 2026-2027 Tentative Budget.

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

10.7 PUBLIC HEARING — RESOLUTION — Fiscal Year 2026-2027 Tentative Budget

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to accept for consideration (or reject) the City of Orem Fiscal Year 2026-2027 Tentative Budget and set a public hearing to receive public comment and to accept, modify, or reject this Tentative Budget on June 9, 2026, at 6:00 p.m. and to set the specific date and time for an August public hearing to accept public comment on the proposed Public Safety Special Revenue Fund property tax increase."

10.8 Statement that the City is Considering Levying a Tax Rate that Exceeds the City's Certified Tax Rate, the Approximate Dollar Amount of and Purpose for the Additional Tax Revenue that Would be Generated by the Proposed Tax Increase, the Approximate Percentage Increase in Tax Revenue for the City Based on the Proposed Tax Rate Increase, and that if the City Proceeds with the Proposed Tax Rate Increase, the City Will Provide Notice of and Conduct a Public Hearing at Which Members of the Public Will Have an Opportunity to Provide Comments on the Proposed Tax Rate Increase, and Presentation of Property Tax Impact Schedule.

The Chief Financial Officer will also provide a "Proposed Property Tax Impact Schedule" which identifies the additional ad valorem tax revenue amount, the approximate percentage increase, and that if the City of Orem proceeds with the proposed tax increase, the City will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comments.

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to approve (or reject) the resolution acknowledging several state required actions related to increasing the City of Orem's property tax revenues as part of the Fiscal Year 2026-2027 Tentative Budget."

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 MEETING OF THE OREM REDEVELOPMENT AGENCY (RDA)

13. RDA CONSENT ITEMS

13.1 APPROVAL OF MEETING MINUTES

December 9, 2025

14. RDA SCHEDULED ITEMS

14.1 RESOLUTION — Redevelopment Agency of the City of Orem (RDA) Fiscal Year 2026-2027 Tentative Budget

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to accept (or reject), by resolution, the Redevelopment Agency Fiscal Year 2026-2027 Tentative Budget and to set a public hearing to adopt the final budget on June 9, 2026, at 6:10 p.m."

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

(SSLD)

16. SSLD CONSENT ITEMS

16.1 APPROVAL OF MEETING MINUTES

June 10, 2025

17. SSLD SCHEDULED ITEMS

**17.1 RESOLUTION — Special Service Lighting District of the City of Orem (SSLD)
Fiscal Year 2026-2027 Tentative Budget**

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to accept (or reject), by resolution, the Special Service Lighting District of the City of Orem (SSLD) Fiscal Year 2026-2027 Tentative Budget and to set a public hearing to adopt the final budget on June 9, 2026, at 6:20 p.m."

18. 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 12, 2026**

REQUEST:	RESOLUTION - Adopting the HeArt of Downtown Master Plan
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Gary McGinn, Community Development Director

REQUEST:

BACKGROUND:

RECOMMENDATION:

Adopt by Resolution the HeArt of Downtown Master Plan



CITY COUNCIL
May 12th, 2026

**Right-Of-Way
Vacation, 1000 South**

PUBLIC HEARING – Right-Of-Way Vacation
Request to approve an ordinance to vacate a 0.16-acre portion of the 1000 South right-of-way terminating at 590 East.

Prepared By:
Jared Hall

Applicant:
Woodbury Group

Notices:

Posted in 2 public places
Posted on City Webpage and City hotline
Posted at Utah.gov/pmn
Notices sent to property owners adjacent to that portion of ROW to be vacated

Site Information:

General Plan Designation:
Low Density Residential

Current Zone: **PD-34**
Acreage: **0.16 acres**
Neighborhood: **Hillcrest**

Action:

The City Council may approve or deny the request to vacate a portion of the right-of-way, or may continue the hearing to allow additional information or comment.

REQUEST: The applicant requests the City Council approve the vacation of a 0.16-acre portion of the 1000 South right-of-way (ROW) where it terminates at 590 East in the University Place shopping center property.

BACKGROUND: Plans for a new Home Depot have recently been approved through a series of applications reviewed by the Planning Commission and City Council, including changes in zoning, a subdivision, and site plan. The property (approximately 575 East 1000 South) is part of the University Place shopping center adjacent to a residential neighborhood.



Figure 1: Right-of-Way at 1000 South, portion to be vacated highlighted in red.

PLANNING COMMISSION ACTION: The Planning Commission reviewed the request to vacate this portion of the 1000 South ROW at a public hearing on May 6, 2026. The Commission voted to recommend approval with seven votes in favor and no votes opposed.

REVIEW & ANALYSIS: The public right-of-way at 1000 South currently terminates at University Place. The subdivision and site plans have anticipated that the end of the right-of-way would be vacated and included in the Home Depot development.

Zoning – The ROW to be vacated was included in the PD-34 Zone (University Place) with additional property adjacent to it. That request was approved late in 2025. As you can see in the illustration below, the lots adjacent to the ROW to be vacated had been acquired by University Place and rezoned for inclusion in the Home Depot site plan. The ROW that is the subject of this request is shown in red below.

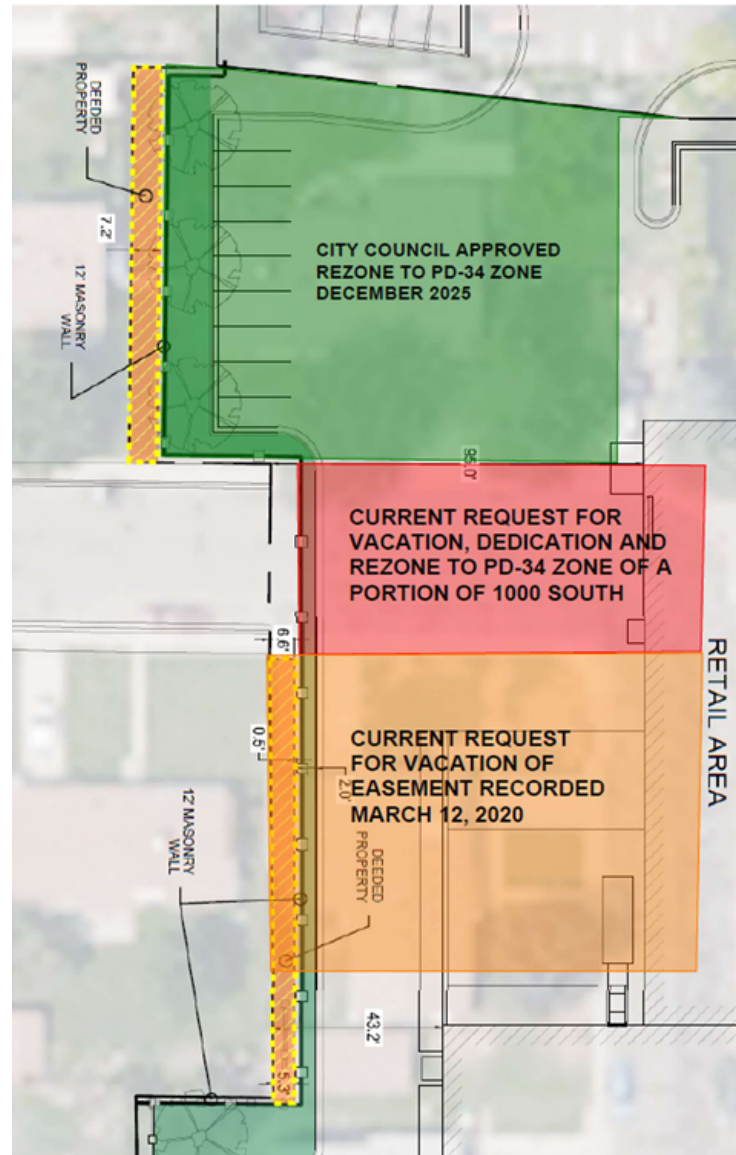


Figure 2: Showing the portion of 1000 South to be vacated relative to adjacent parcels inside and outside the Home Depot site.

Process – The vacation of right-of-way requires a review and recommendation by the Planning Commission and final decision by the City Council. Rights-of-Way are distinct from property that is held in other ways and cannot be declared surplus and sold. The City (or other entity) must vacate their interest and ownership of the right-of-way and then deed the property to the adjacent property owners abutting on either side. In this case the applicant is the only abutting property owner. The

remainder of the 1000 South ROW will be unaffected by the action to vacate, and all homes abutting it will still have access via 1000 South. An exhibit prepared by the applicants based on survey legally describes the portion to be vacated. Please see below, highlighted in red.

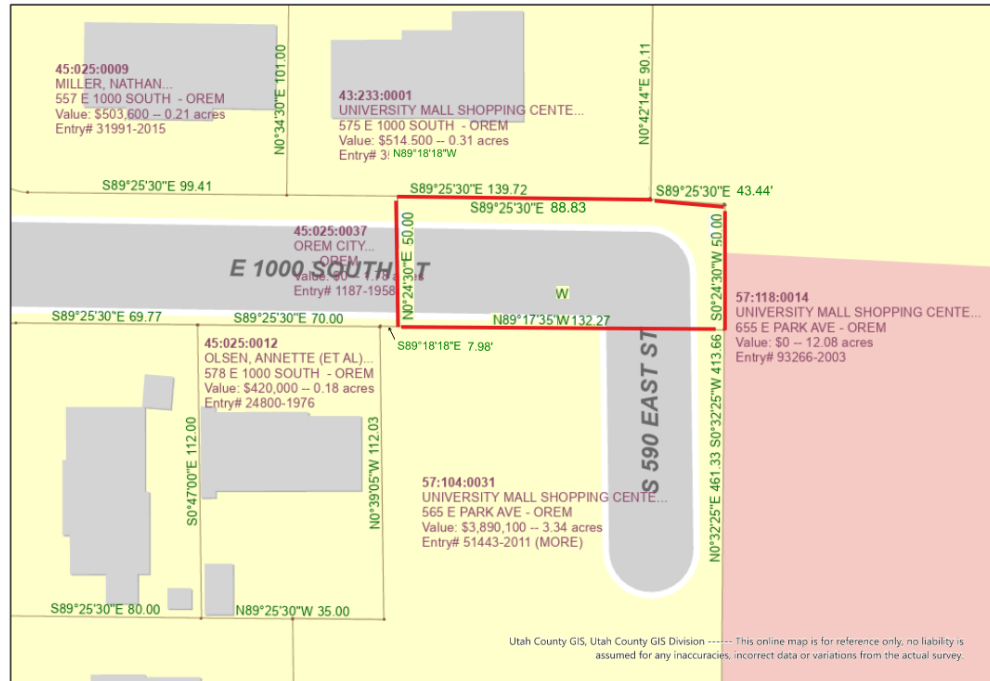


Figure 3: Legal description of the ROW portion to be vacated.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments including a requested right-of-way vacation like this, 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 MOTIONS:

Motion to Approve or Deny

“I move that the Orem City Council [choose **APPROVE** or **DENY**] an ordinance vacating the 0.16-acre portion of the 1000 South right-of-way terminating at 590 East as described.

Motion to Continue the Request

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

RESOLUTION NO. PC-2026-0020

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
TO FORWARD A **POSITIVE** RECOMMENDATION TO CITY
COUNCIL TO VACATE A 0.16-ACRE PORTION OF THE 1000
SOUTH RIGHT-OF-WAY TERMINATING AT 590 EAST

WHEREAS on October 23rd, 2025, Dan Zoldak filed an application with the City of Orem for a plat amendment located at 655 E Park Avenue that was approved by the Planning Commission on March 4th, 2026. In order for the plat amendment to be officially recorded at the county the applicant requests that City Council vacate a 0.16 acre portion of the 1000 South right-of-way terminating at 590 East; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on May 6th, 2026; and


WHEREAS a notice of the Planning Commission public hearing for this Text Amendment application was posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

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

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby **recommends** the City Council vacates a 0.16 acre portion of the 1000 South right-of-way terminating at 590 East.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 6th day of May 2026.

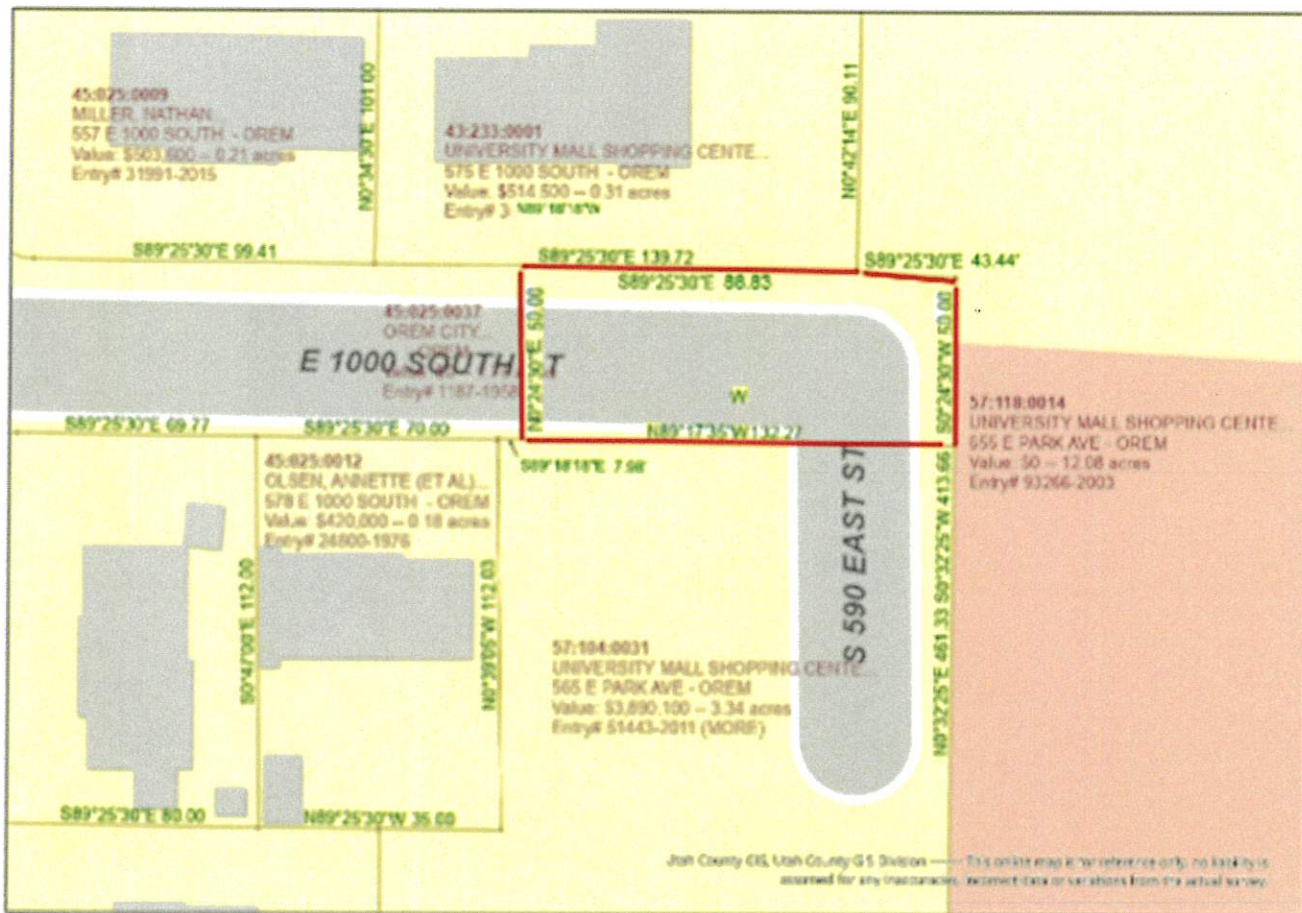

CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:


Gary McGinn, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jeff Reeves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Madsen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darren Hawkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Karl Radmall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Britton Runolfson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Micah Ladle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit "A" – Right-Of-Way Vacation Area





CITY COUNCIL
March 18th, 2026

**Zone Change,
Spring Hollow
Assisted Living**

PUBLIC HEARING – Zoning Map Amendment
Request to rezone the property located generally at 92 South 800 East from R8 (Residential) to C1 (Commercial) together with a development agreement limiting the use of the property to assisted living.

Prepared By:
Rebecca Gourley

Applicant:
Julie Smith, Dudley
and Associates

Notices:

Posted in 2 public places
Posted on City Webpage and City hotline
Posted at Utah.gov/pmn
156 notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation:
Low Density Residential
Current Zone: **R8**
Acreage: **1.00**
Neighborhood: **Orem**

Action:

The City Council may approve or deny the requested Zone Map Amendment or may vote to continue the hearing to a future date to allow for further review, or for additional information or public comment.

REQUEST: The applicant requests to amend Article 22-5-3(A) by rezoning the property located generally at 92 South 800 East from R8, Single-Family Residential to C1, Commercial.

BACKGROUND: On February 6th, 2026, the applicant submitted a request for a zone change at 92 South 800 East from R8 (Single Family Residential) to C1 (Commercial). The applicants wish to build an addition to the existing Spring Hollow Assisted Living Facility; however, the current facility is non-conforming in the R8 Zone (only smaller facilities are allowed in single-family residential zones currently.) Legal non-conforming uses can be expanded in some ways, but they cannot be expanded to accommodate additional units or density. The proposed addition to Spring Hollow’s existing facility would increase the number of residents at the facility. To accommodate the planned expansion the applicants have proposed the change of zoning together with a development agreement limiting the use of the property to Assisted Living Facilities in spite of the C1 designation.

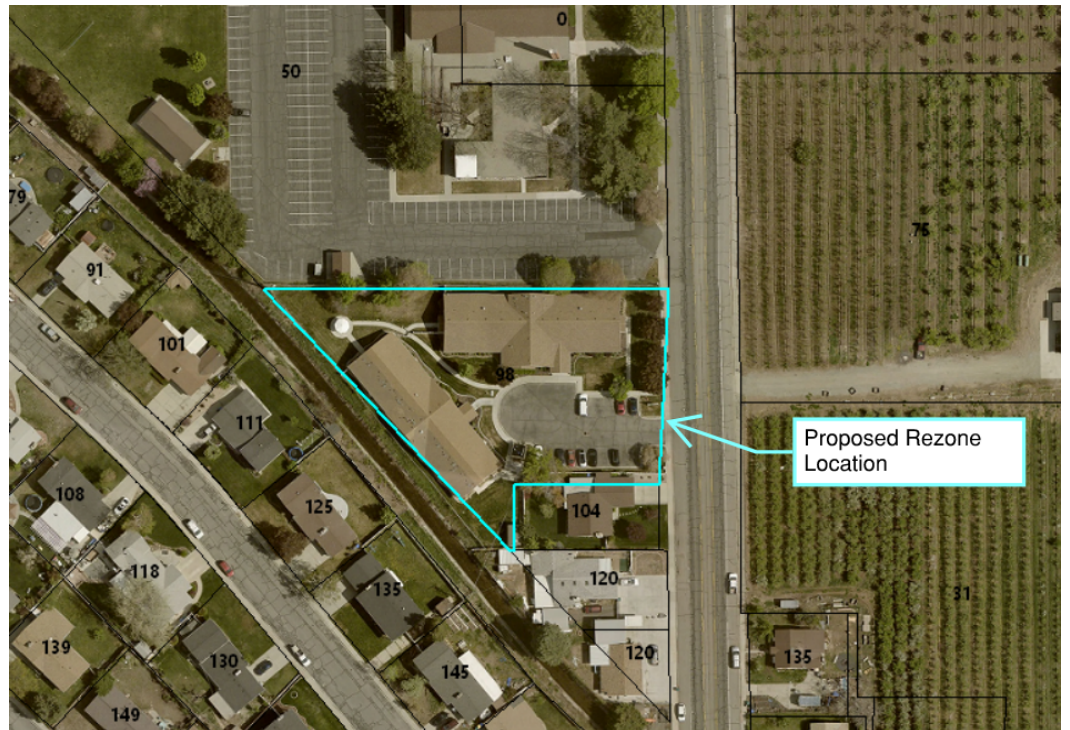


Figure 1: Subject Property aerial map

PLANNING COMMISSION ACTION: The Planning Commission reviewed the proposed change of zoning and development agreement at a public hearing on March 18, 2026. The Commission voted to recommend approval of the request together with the development agreement to the City Council with seven votes in favor and no votes opposed.

REVIEW & ANALYSIS:

General Plan & Development Agreement – The property is designated “Low Density Residential” on the Future Land Use Map. The requested zoning (C1, Commercial) is not listed as one of the preferred zones for this land use designation. The situation is unique in that the existing use is non-conforming to the zoning designation at this time. The applicants have proposed limiting the impacts of the proposed change of zoning through the use of a development agreement that will allow only the current assisted living facility use in spite of a designation as commercial. Given this approach, a change to the underlying General Plan designation would not be necessary or desirable. In the event that the facility is ever removed, the C1 Zone would revert to R8 and a commercial General Plan designation would then be inappropriate. The intent of the development agreement coupled with the C1 Zone is to allow the expansion of the facility and nothing more. If the City Council chooses to allow the rezone Staff would recommend against altering the General Plan’s land use designation in order to further limit any future impacts of the change of zoning.

Current Zoning– This property and all surrounding lots are currently zoned as R8. The R8 zone allows for the development of single-family lots, and a variety of residential care facilities. Residential care facilities located in the R8 must follow the setback requirements for R8 zone and must be compliant with the “Regulations Governing Particular Uses in Residential Zones” requirements outlined in section 22-6-9.

Legal Non-conforming Status – The Spring Hollow Assisted Living Center currently has a legal non-conforming status. The facility grounds have been in use since 1997, when it was originally approved by City Council through a conditional use permit for Beehive Homes Assisted Living. Building permits from 1997 allowed the facility to be built to the commercial standard of the time, which allowed significantly smaller setbacks than the current standard. As a result, the building is considered legal non-conforming and may continue to operate as-is; however, any new structures or changes to the property must be compliant with the current code.

Proposed Zoning – The applicants are requesting a rezone from the R8 to the C1 zone. The intent of the C1 zone is to promote non-retail commercial uses such as offices and financial institutions (*ref. 22-8-3*). Although the zone is more restrictive than other commercial zones, it still accommodates a variety of service-based uses such as financial institutions, personal services (e.g. insurance, real estate, dental, and other professional offices). A full list of uses allowed in the C1 Zone may be viewed in Appendix A of the City Code ([Appendix A](#)). While the C1 Zone allows these uses, the development agreement will limit the use to assisted living facilities only.

Additionally, the rezone will allow future structures to be built to the following setbacks:

Zone Development Standards					
Commercial and Professional Office Zones					
	PO	C1	C2	C3	HS
Minimum Lot area in square feet unless listed as acres Setbacks (Minimum)	18000*****	7000	7000	3 acres*	½ acre
From back of sidewalk adjacent to State Street or State Street Connector Street:	15'	15'	15'	15'	15'
From all other streets:	20'**	20'	20'*****	30'**	20'
From an adjoining Property in a nonresidential zone:	0	0	0	0	0
From an adjoining property in a residential zone****:	25'****	10'	10'	40'	10'
Structure Heights.					
Minimum:	8'	8'	8'	8'	8'
Maximum:	35'	48'	48'***	35'***	60'

Figure 2: general zone development standards from the Orem City Code

Concept Plan – The current concept plan for the Spring Hollow addition includes a proposed 2 story structure, which will include an additional kitchen and dining facility and 18 beds. Building elevations have not yet been proposed.

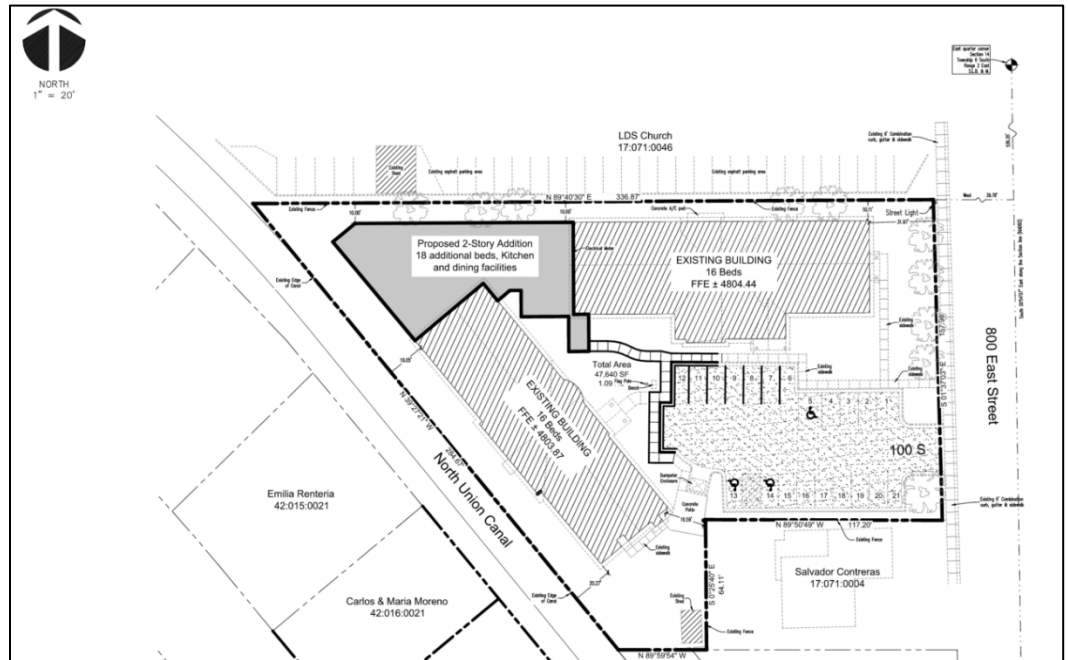


Figure 3: Concept Spring Hollow addition

NEIGHBORHOOD MEETING: A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting at the Orem Recreation Center, located at 575 West Center Street, Orem, Utah, on February 2nd at 6:00 PM. Neighbors within a 1,000-foot radius of the project were notified. A total of four individuals attended. Minutes, a copy of materials discussed, and a copy of the notices mailed by the applicants are attached to the agenda packet for review.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS: For land use amendments like the requested zone change, Utah State Code states that the

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

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

ALTERNATIVE ACTIONS: After review and consideration of the application the City Council may APPROVE or DENY the proposed amendments to the Zoning Map or may CONTINUE the hearing to allow for changes or additional information or comment.

ALTERNATIVE MOTIONS:

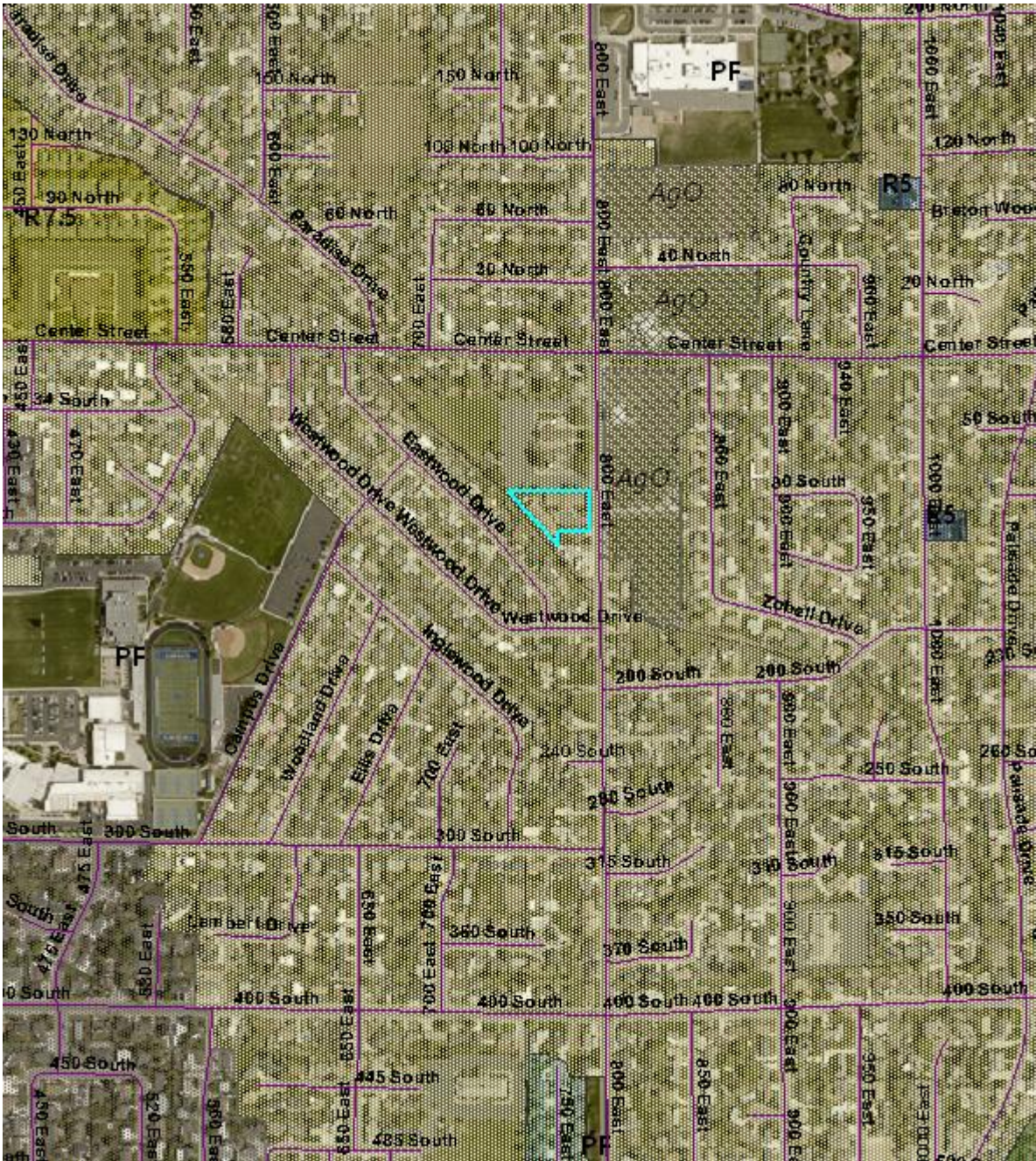
Motion to Approve or Deny

“I move that the Orem City Council [**choose APPROVE or DENY**] an ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 92 South 800 East from R8, Single Family Residential to C1, Commercial, approximately 1.0 acres in conjunction with the proposed development agreement that limits the use of the property to assisted living facilities.

Motion to Continue the Request

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

Spring Hollow Rezone – 92 S 800 East



Vicinity & Zoning Map

Zone: R8

Acres: Approx 1



Spring Hollow - Street View

(98 S 800 East)



CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
March 18, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- 3.1 - Approval of Minutes for the 03-04-2026 Planning Commission Meeting

ACTION ITEMS:

- 4.1 Preliminary Plat – Whitestone Plat A - Located generally at 710 West 2000 South in the R8 zone
- 4.2 Plat Amendment – Berkshire Plat U - Located generally at 1469 South 1020 East in the PD-18 zone

PUBLIC HEARINGS:

- 5.1 Text Amendment & Rezone – Westerly Way – Rezone from OS-5 (open Space) to PRD (Planned Residential Development) Located generally at 1875 S Geneva Road
- 5.2 Rezone – Request to Rezone property located generally at 92 S 800 East from R8(Residential) to C1 (Commercial)
- 5.3 Text Amendment – Amending Articles 2-15-2, 2-15-11, 2-16-2, 2-16-10, and 22-21-2 of Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions

A recording of the meeting can be viewed online at https://www.youtube.com/watch?v=CGcN6_rV8dA

PLANNING COMMISSION WORK SESSION

Place: Orem City Council Conference Room, 56 North State Street

At 4:31 p.m. Chair Komen called the Planning Commission meeting to order.

Those present: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Jeff Reeves, Micah Ladle, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Matt Taylor, Grace Bjarnson, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development, Aaron McKnight, Legal Staff.

Those excused: None

1. Discussion: Planning Commission Training

Staff and Commissioners reviewed training for new Commission members. A recording of the discussion can be viewed online at https://www.youtube.com/watch?v=CGcN6_rV8dA

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At 5:33 p.m. Chair Komen called the Planning Commission meeting to order. An invocation was offered by Micah Ladle.

Those present: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Jeff Reeves, Micah Ladle, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Matt Taylor, Grace Bjarnson, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development, Aaron McKnight, Legal Staff.

Those excused: None

AGENDA ITEM 3, CONSENT AGENDA ITEMS

- 3.1 - Approval of Minutes for the 03-04-2026 Planning Commission Meeting

Chair Komen introduced the consent agenda items. No questions were raised. Chair Komen requested a motion.

Planning Commission Action: Commissioner Britton Runolfson motioned to approve the Consent Agenda. Commissioner Darren Hawkins seconded the motion.

YES: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Micah Ladle, Jeff Reeves

NO: None ABSTAIN: None

AGENDA ITEM 4, ACTION ITEMS

4.1 PRELIMINARY PLAT – WHITESTONE PLAT A - LOCATED GENERALLY AT 710 WEST 2000 SOUTH IN THE R8 ZONE

Jared Hall presented the site plan for the Whitestone Subdivision (R8). This was recently rezoned from OS 5 to R8. The Planning Commission gives approval for the subdivision. After approval there is one

more review before a mylar is printed and recorded at the county. It will take some time before houses are being built. 50 building lots. The concept is similar to the rezone concept previously seen. There are several sizes of sidewalks due to trail connections and street sizes. There will be a vinyl fence on north and south of the subdivision and a masonry fence on the east side to block sound from trains. Lot 32 is a private lot for a storm water retention basin. A utility agreement dealing with pipe size, etc. is in process of being created. If approved, it should include conditions that: 1- The subdivision meets current city code. 2-The applicant will work on creating and approving a developer agreement for installation of utilities. 3-The applicant will create an HOA for management of storm water and record at county.

Commissioner Runolfson inquired if the HOA would be responsible for the south fence. Jared Hall believes that the fence most likely would be maintained by the property owners. The main purpose of the HOA is for storm water retention and maintenance.

Commissioner Susan Madsen inquired if city code requires certain sizes of subdivisions to have community green space or a park. Jared Hall shared that in a standard subdivision there is no requirement for community green space.

Planning Commission Action: Commissioner Madsen moved to approve the preliminary subdivision for Whitestone Estates at 710 West 2000 South in the R8 Zone, subject to conditions 1-3 as outlined in the staff report: 1- The applicant shall file a Final Subdivision application meeting all requirements of the Orem City Zoning and Subdivision Ordinances. 2- The applicant shall work with the city engineering staff to reach a developer agreement for the installation of utilities. 3- The applicant shall prepare and form a Homeowners Association for the maintenance and management of the stormwater retention basin. Commissioner Jeff Reeves seconded the motion.

YES: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Micah Ladle, Jeff Reeves

NO: None ABSTAIN: None

4.2 PLAT AMENDMENT – BERKSHIRE PLAT U - LOCATED GENERALLY AT 1469 SOUTH 1020 EAST IN THE PD-18 ZONE

Jared Hall introduced the plat amendment for Berkshire Plat U located at 1469 S 1020 East in the PD-18 zone. He explained that the property owner owns both the property at 1469 S 1020 East and the property behind it at 1470 S 1080 East. PD-18 has special rules, but it is not affected by the request. He wishes to combine lots so he can add a swimming pool in back.

This would create a double frontage lot, which the city tries to avoid. There are three instances where a double frontage lot can take place. The first situation is in a new subdivision where it is undesirable for the front lots to directly have driveways off a busy street. The previous project, the Whitestone Subdivision, is a good example of this. Another situation is where it can create a better aesthetic environment. In this case the owner would like to create a landscaping plan along 1080 East with a fence. If the Planning Commission feels that this will improve the aesthetics of the area they can approved the lot. There would be a development agreement for the gate, fencing and landscaping plan that would be

recorded against the property, meaning if anyone buys the property, the new owner must follow the agreement.

Commissioner Radmall inquired about maintenance. Staff clarified that the agreement would require that the landscaping stay in good condition. Commissioner Radmall disclosed that he previously had been a neighbor to the current owner of the property when they lived at a different location but haven't been neighbors for a decade or so.

Chair Komen invited the applicant to come forward. The applicant expressed that this is a gated community and the gates are always closed. The general public will not be seeing the lot or landscaping. The HOA requirements for landscaping upkeep are more rigid than the agreement he will sign with the City. His HOA has already approved the design. Chair Komen asked if there were any questions for the applicant. No questions were asked.

Planning Commission Action: Commissioner Darren Hawkins moved that the Planning Commission approve the Plat Amendment for Berkshire Plat U, subject to the following conditions: 1- The applicant shall construct and maintain the rear access per the submitted landscaping plan. 2- The applicant shall install landscaping in the area along the frontage of 1020 East per the landscaping plan and shall maintain it in good condition to meet the requirements of section 22-14-13(B) and (D) 3- The applicant shall enter a development Agreement to ensure the maintenance of conditions 1 and 2. Commissioner Britton Runolfson seconded the motion.

YES: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Micah Ladle, Jeff Reeves

NO: None ABSTAIN: None

A recording of the discussion can be viewed online at
https://www.youtube.com/watch?v=CGcN6_rV8dA.

AGENDA ITEM 5, ACTION ITEMS & PUBLIC HEARINGS

5.1 Text Amendment & Rezone – Westerly Way – Request to rezone the property located generally at 1875 South Geneva Road from OS-5 (Open Space) to PRD (Planned Residential Development); and to amend Appendix KK “Site Plan - Farm Haven” to include the subject property

Jared Hall presented the text amendment and rezone request for the Westerly Way project located to the west of where the Whitestone subdivision is located. He explained that the area to the east of the Autism Academy already had been approved as a PRD zone (planned residential development) known as “Farm Haven” and this application was to add some property just to the west of the PRD zone and to the south of the Autism Academy to the PRD zone and to change the design of the cottages to twin homes as well as rename it to “Westerly Way.” Twin homes can be individually owned.

The land that they are requesting to be added to the PRD zone is currently zoned Open space (OS-5). And to the south of the sliver of OS-5 is a residential subdivision zoned R8. Storm retention will be to the

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south and west of the autism academy. More parking for the academy and for the PRD will be added. Jared Hall shared a comparison of the previous approved PRD zone. There would be 44 twin homes with 2 car garages and extra parking spaces. There are roads into development to south and east. There is secondary access for emergency situations on the west to the south of the Autism Academy. Rear elevations will need to be changed to show 60% of same material like cultured stones that is seen in the front elevation. They are single story homes with basements.

Commissioner Susan Madsen asked about a note on one of the images talking about storm water. Jared clarified that the note she referred to was a note from the DRC review that was clarified concerning if the front storm water basin was handling the water from several parking areas.

Commissioner Jeff Reeves asked about the difference between cottages and twin homes. Jared Hall responded that the cottages were on smaller lots. It is very similar to a twin home. Commissioner Reeves asked about the PO zone labeled over the Autism Academy. Jared Hall responded that the Academy currently is zoned PO, it will not be in the PRD.

Commissioner Susan Madsen brought of the desire to discuss the shifting of usage from the OS Zone to the PRD zone. It would be going from 1 home per five acres to 5.5 homes per acre. That is a big change.

Commissioners asked clarifying questions about the previous PRD versus the proposed PRD.

There was access to Geneva Road provided in the previous PRD design. This new PRD does not allow free access to Geneva Road. The commissioners were concerned about the traffic being blocked.

Chair Komen invited the applicant to come forward and speak. Trisha Nelson represented the project. Chair Komen asked if the access to Geneva Road would be blocked. Trisha Nelson confirmed that there will be a gate there for emergency purposes. Additional questions regarding parking, traffic report and gate were clarified. The traffic report took into consideration the new development in the area. They are intending to create an HOA friendly to autistic people.

No traffic lights will be added. Jared Hall explained how a traffic report worked and the findings with this project as to what types of mitigation were needed.

Chair Komen Opened the Meeting to public Comment:

Pamela Moose. Lives on 800 West. Concerned about not having access to Geneva Road. This will increase traffic in her neighborhood. She believes that the Whitestone subdivision traffic only has one access point.

Phone Comment: Hayden Neybutt 1875 S Geneva Road. In favor of the project. He is proud to live in community that supports this.

Chair Komen Closed Public Comments

Chair Komen asked about the access of the Whitestone subdivision that is to the east of this project. A discussion about traffic measures of the Whitestone Subdivision and how traffic will flow in the area continued. There was a concern about the flow. The flow of traffic was anticipated in the traffic impact study.

Roger Dudley was asked to answer questions. He is the engineer for both projects. Some of the traffic design is due to Provo requirements on the edge of the projects. He doesn't feel need for the right in right out requirement at some roads.

Several commissioners shared that access to Geneva Road would be wise. He feels that without it the new PRD zone would be adding too much traffic to neighborhood. They asked the applicant if they have considered keeping access to Geneva Road open. They didn't want the Whitestone Subdivision to use the road to Geneva.

Britton asked to have access to the Traffic Study

Planning Commission Action: Commissioner Britton Runolfson moved that the Orem City Planning Commission continue the request for further consideration at the next Planning Commission meeting on April 1st. Commissioner Micah Ladle seconded the motion.

Jared Hall will provide more information about the traffic study.

YES: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Micah Ladle, Jeff Reeves

NO: None ABSTAIN: None

A recording of the specifics can be found at

https://www.youtube.com/watch?v=CGcN6_rV8dA.

5.2 REZONE – REQUEST TO REZONE PROPERTY LOCATED GENERALLY AT 92 S 800 EAST FROM R8(RESIDENTIAL) TO C1 (COMMERCIAL)

Disclosure: Commissioner Darren Hawkins disclosed that he lives near area and serves the property often. Does not feel he will have a bias.

Jared Hall presented the proposal. When the senior assisted living center was put in it was allowed. The zone is R8 and we do not currently allow the number of residents they currently have. They wish to add to the facility and therefore must change the zone to c1 to allow the addition. The applicant is suggesting a developer agreement to limit the use to a senior living facility. Parking is adequate and meets code. It would be a 2 story addition, but height will be similar to single family homes in area. The development agreement would limit the use so that there would not be a change its current use. The development agreement could tie them to current plan and number of new beds.

Chair Komen asked for the applicant to come forward. Paul Washburn represented the project. This facility has been there for a long time. The intent is to add additional beds and better facilities. Hard to find housing for seniors in area. Large spaces between building and surrounding development. The development agreement is specific for residential facility for elderly people. Can't change use without going through rezone process again.

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Commissioner Susan Madsen is concerned that proposed parking will not be enough. Paul Washburn related that the parking lot rarely has more than four or five parking spaces in use at the current facility.

Chair Komen Opened to Public Comments:

Dean Dickerson. Lives in neighborhood. Concern for it to change to commercial. Quieting concerns that to the East of property is a conservancy district. Concerns about canal and potentially making it into a walking path. He is comfortable with height. Agrees that currently the project is overparked.

Garrett Obrian. Lives in neighborhood. He does not understand the scale of the project and height. Can it be referred to basketball hoops. Concerned about windows of 2nd story addition could look into his back yard. No objections to the senior center itself. Many people are coming here from other parts of the country.

John Heninger: Concerned with height. Doesn't want it to be 48 feet. Concerned about the noise. There will be 18 window units and large unit. These will be loud. Exhaust fan also will be loud. Windows on 2nd floor will ruin his privacy. Is there really a need to add units? This will decrease value of his property. Feels this doesn't meet goals of city.

Heidi Williams: Height and privacy concerns. Doesn't want it to change from a senior facility.

Phone Comments:

Eric Mckdonald: Doesn't want different uses due to zone change.

Elizabeth Hornbrook: Does not want it to be rezoned to a C1. Commercial use will spread into neighborhood. Does not want the facility to become bigger. Does not want it to be commercial. She believes a developer is behind this just trying to make money.

Maria: concerned about the height and the noise. Experienced hearing screams from facility.

Chair Komen closed the public Comments

Washburn responded that the development agreement will take care of most of these issues. Agrees to frost window.

Commissioner Britton Runolfson asked about the height of the project. Washburn shared that the peak of the roof is around 30 feet, which is less than the height limit on houses in area.

Commissioner Susan Madsen brought up the concern about AC units and noise. Washburn responded that they would be happy to put in the single unit and put the condenser facing the church. New AC units are much quieter than they used to be.

Jared Hall addressed the height question and said that in the C1 zone it allows up to 48 feet. But the plan would be tied down by the development agreement, and the height would be similar to what their plan is. The development agreement is tied to zoning. Any change would be made through going through the same process. New owners must follow the development agreement.

Jared Hall addressed the fact that the facility used to be permitted but code has changed, thus necessitating a rezone

Commissioner Darren Hawkins asked about the canal and if the new plans would affect possible canal development. Jared Hall was not sure how it could make a difference to the canal. Washburn likes trails and it does not seem likely that the project would affect it.

Planning Commission Action: Commissioner Susan Madsen moved that the Orem City Planning Commission forward a recommendation of approval to the City Council for the request to amend Article 22-5-3(A) and the zoning Map of the City of Orem by changing the zone of the property located generally at 92 S 800 East from R8, Single-Family Residential to C1, Commercial (approximately 1.09 acres) in conjunction with the proposed development agreement limiting the use of the property to an Assisted Living facilities and the concept expansion plan presented, as well as adding frosted glass to 2nd story windows facing residential areas and the addition of the orientation of the mechanicals being towards the church lot. Commissioner Britton Runolfson seconded the motion.

YES: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Micah Ladle, Jeff Reeves

NO: None ABSTAIN: None

A recording of the discussion can be viewed online at
<https://www.youtube.com/live/giscsCTIBFo?si=07cgxdQiiqxh1NGu>.

5.3 TEXT AMENDMENT – AMENDING ARTICLES 2-15-2, 2-15-11, 2-16-2, 2-16-10, AND 22-21-2 OF OREM CITY CODE RELATING TO THE POWERS AND DUTIES OF THE PLANNING COMMISSION AND SPECIAL EXCEPTIONS

Jared Hall presented the text amendment to switch the power to consider special exceptions from the Board of Adjustments to the Planning Commission. The special exceptions include billboards and exceptions to multi-family development. The Board of Adjustments must review exceptions first and then they go to the Planning Commission. This change would speed up the process, and it makes more sense that the Planning Commission who deals with design standards, deals with the exceptions that have design considerations. He reviewed the adjustments in the code required to make the change. It is difficult to get the Board of Adjustments together to decide on these things.

Darren Hawkins asked about the motive behind the amendment. Jared responded that it would help streamline and simplify the process.

Commissioner Karl Radmall asked if this makes it more difficult to apply and get through the process. Jared Hall responded that this makes it easier to get through the process.

Chair Komen expressed that this will be helpful for the city and will make the process easier for the applicant.

Chair Komen Opened and Closed Public Comments

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Planning Commission Action: Commissioner Darren Hawkins moved that the Orem City Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Article 2-15-2, 2-15-11, 2-16-2, 2-26-10, and 22-21 of the Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions. Jeff Reeves seconded the motion.

YES: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Micah Ladle, Jeff Reeves

NO: None ABSTAIN: None

Final Meeting Comments:

Gary McGinn thanked the commissioners for their service and encouraged them to reach out if they have any questions.

Commissioner Britton Runolfson expressed his thanks for Chair Komen's service and other

ADJOURNMENT:

Chair Komen asked for a motion to adjourn. Commissioner Britton Runolfson motioned to adjourn, Commissioner Darren Hawkins seconded.

YES: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Micah Ladle, Jeff Reeves

NO: None ABSTAIN: None

The Planning Commission Meeting adjourned at 7:20 p.m.

A recording of the meeting can be viewed online at
<https://www.youtube.com/live/giscsCTIBFo?si=07cgxdQiiqxh1NGu>.

Reviewed and Approved: 05/06/2026

RESOLUTION NO. PC-2026-0012

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION TO FORWARD A POSITIVE RECOMMENDATION TO THE CITY COUNCIL TO AMEND ARTICLE 22-5-3(A) OF THE OREM CITY CODE AND THE ZONING MAP BY REZONING THE PROPERTY LOCATED GENERALLY AT 92 SOUTH 800 EAST FROM THE SINGLE-FAMILY RESIDENTIAL (R8) ZONE TO COMMERCIAL (C1) ZONE (1 ACRE) **WITH AN ATTACHED DEVELOPMENT AGREEMENT**

WHEREAS on February 6th, 2026, Julie Smith filed an application with the City of Orem requesting the City amend Article 22-5-3(A) of the Orem City code and the zoning map by rezoning the 1 acre property at 92 S 800 East from the R8 zone to the C1 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 18th, 2026; and

WHEREAS a notice of the Planning Commission public hearing for this Text Amendment application was posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

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

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.

2. The Planning Commission hereby recommends the City Council amend 22-5-3(A) of the Orem City code and the zoning map to rezone the property at 92 S 800 East from R8 to C1, **subject to the terms fo the attached Development Agreement.**


3. This resolution shall take effect immediately upon passage.

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

5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby

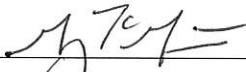
repealed.

PASSED and APPROVED this 18th day of March 2026.



CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:



Gary McGinn, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jeff Reeves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Madsen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darren Hawkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Karl Radmall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Britton Runolfson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Micah Ladle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit “A” – Text Amendment

DEVELOPMENT AGREEMENT

This Development Agreement is executed in duplicate this day of _____, 2026, 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”); M LLC, a Utah limited liability company with its principal address of 6000 S Fashion BLVD STE 102, Murray, UT, 84107 (hereinafter referred to as “Developer”);

RECITALS

WHEREAS Developer is the owner of a parcel of property consisting of approximately 1.0076 acres located at approximately 92 S 800 East, Orem, Utah which is identified on the records of the Utah County Recorder as Tax ID # 17:071:0080 and which is more particularly described in Exhibit “A” (hereinafter referred to as the “Property”); and

WHEREAS the Property is currently zoned R8; and

WHEREAS Developer has filed an application with the City to rezone the Property from R8 to the C1 zone in order to allow the addition to an Assisted Living Facility on the Property as shown in the concept plan attached hereto as Exhibit “B” (the “Project”); and

WHEREAS in order to mitigate the potential negative impacts of the Project on neighboring property owners and to ensure that the development on the Property is constructed and used in conformance with Developer’s representations, Developer and the City, are willing to enter into this Development Agreement; and

WHEREAS the City, acting pursuant to its authority under Utah Code Section 10-20-101, et. seq., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to approve this Agreement.

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

1. Development in Conformance with Concept Plan. The Parties acknowledge and agree that the concept plan, drawings and renderings that Developer presented to the City Council were a significant factor in the City Council’s favorable consideration of Developer’s request to rezone the Property to C1. The Property shall be developed in conformance with the concept plan, drawings and renderings attached hereto as Exhibit “B” including, but not limited to conformance with building location, building design, layout, lighting, landscaping – including trees to block second story window vision from adjacent neighbors, elevations and building finish materials, Packaged Terminal Air conditioner, and condensing units to be placed on the north side. Exhibit “B” is attached hereto and by reference is made a part hereof.
2. Limited Uses. The Parties acknowledge and agree that the proposed uses and Developer’s willingness to limit uses on the Property were also a significant factor in the City Council’s favorable consideration of Developer’s request to rezone the Property to C1. Therefore, Developer agrees to only allow Land Use Code 1281 pursuant to this agreement to be permitted on the Property:
3. Agreement Considered Mitigation of Impact. In consideration of the covenants of

Developer set forth in this 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 C1 zone.

4. No Guarantee of Rezone. The City makes no representation that the request of Developer to have the Property rezoned will be approved by the Orem City Council. Therefore, this Agreement shall not be binding upon Developer unless the request for a rezone of the Property to the C1 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. Nothing in this Agreement shall be deemed to relieve any person or entity who develops the Property 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. Agreement to be Recorded. Upon the approval of the rezone of the Property to the C1 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 Developer in the ownership or development of any portion of the Property.

8. Indemnification. Developer, if Developer develops the Property, 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. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. 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 only.

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.

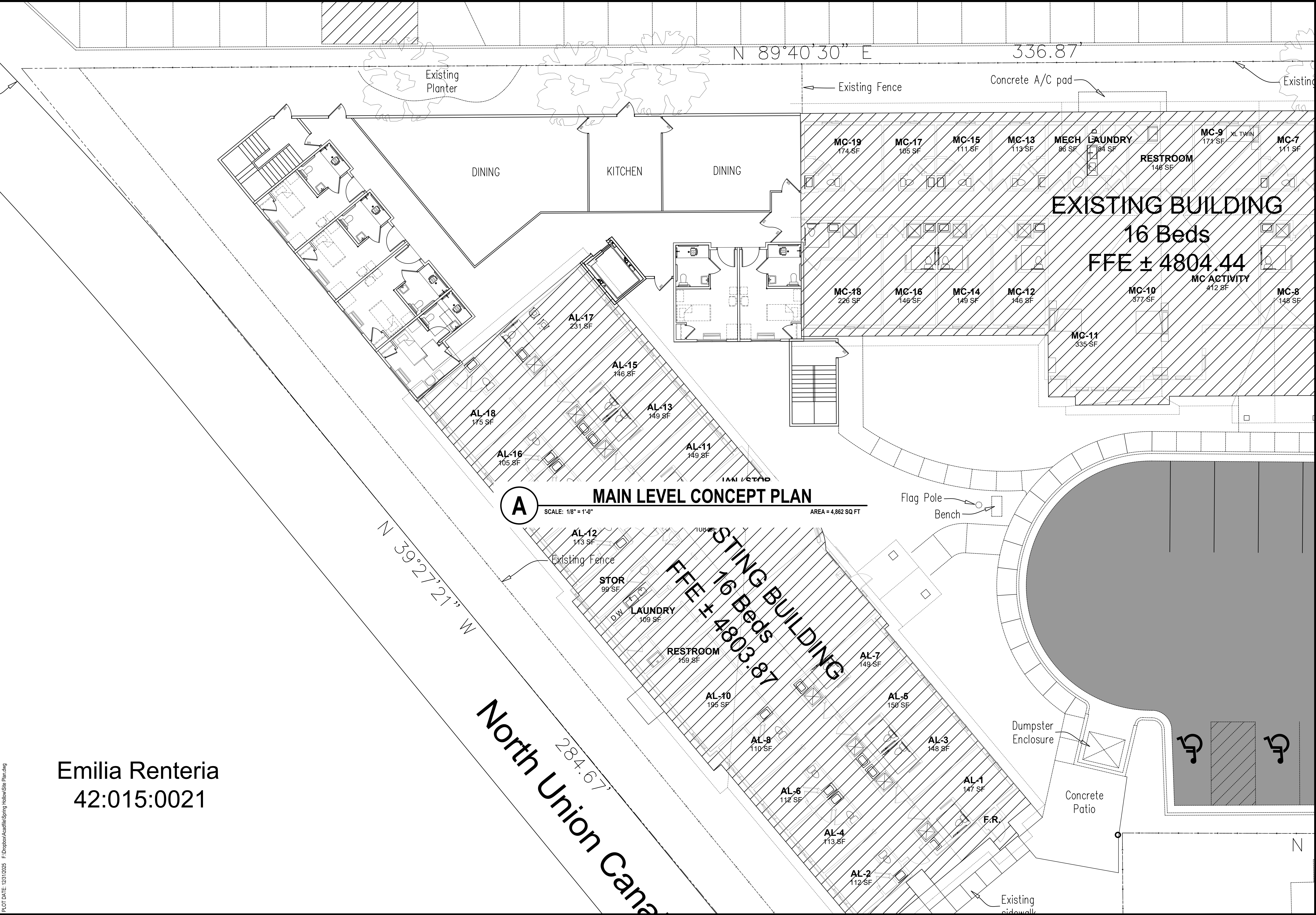
16. Incorporation of Recitals. The Recitals to this Agreement are incorporated by reference into the Covenants section of this Agreement as if fully set forth herein.

17. Electronic Transaction and Signature. Each party agrees that this transaction may be conducted by electronic means. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such a record, including facsimile or email electronic signatures.

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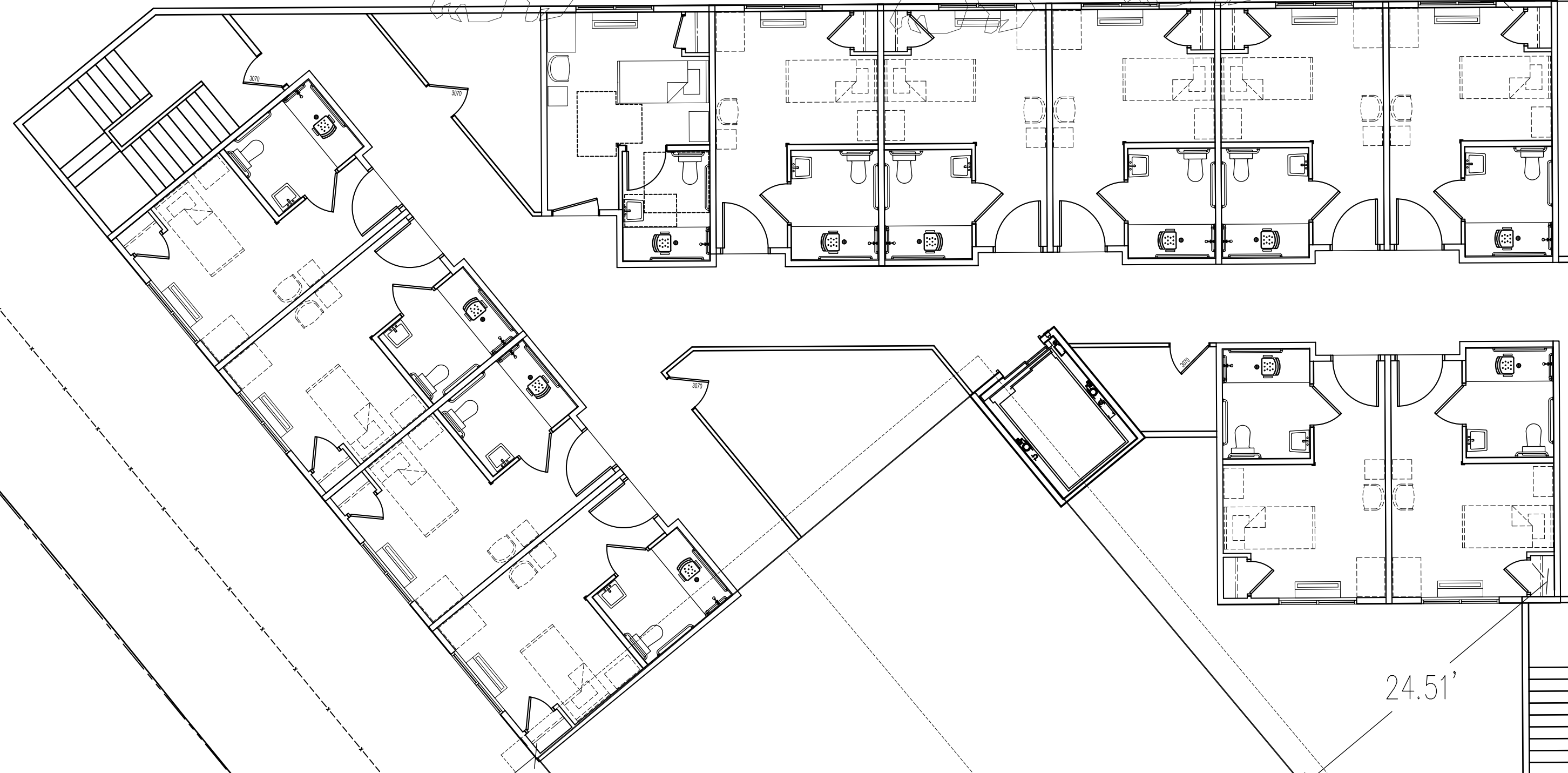
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PLOT DATE: 12/31/2025 F:\Dropbox\Acad\Spring Hollow\Site Plan.dwg

Emilia Renteria
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PLOT DATE: 12/31/2025 F:\Dropbox\Acadell\Spring Hollow\Site Plan_UPPER.dwg

Emilia Renteria
42:015:0021



EXISTING BUILDING
16 Beds
FFE ± 4804.44

B **UPPER LEVEL CONCEPT PLAN**
SCALE: 1/8" = 1'-0" AREA = 5,046 SQ FT

10.07'
19.05'
N 39°27'21" W

N 89°40'30" E 336.87'

10.08' Existing Fence

Concrete A/C pad

Existing

24.51'

Flag Pole
Bench

Existing Fence

Dumpster Enclosure

Concrete Patio

19.59'

Existing sidewalk

North Union Canal
284.67'

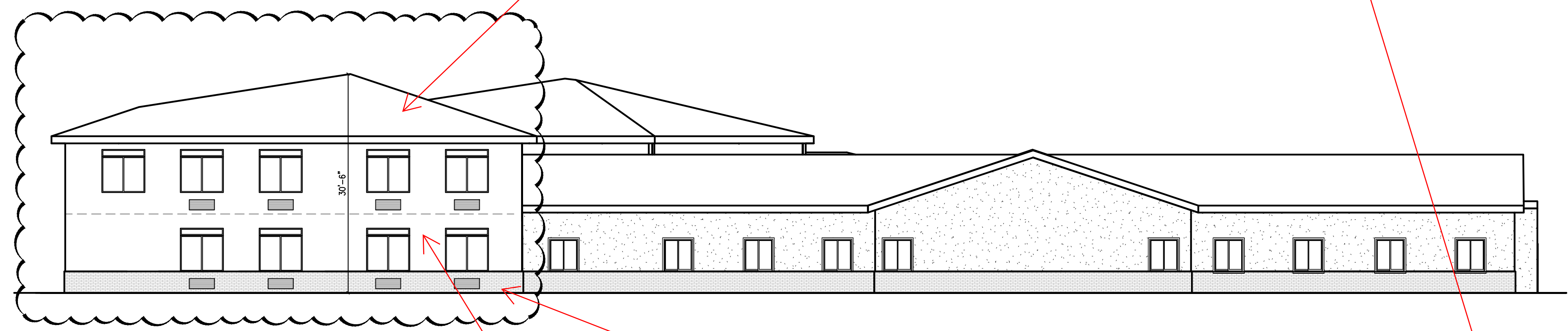




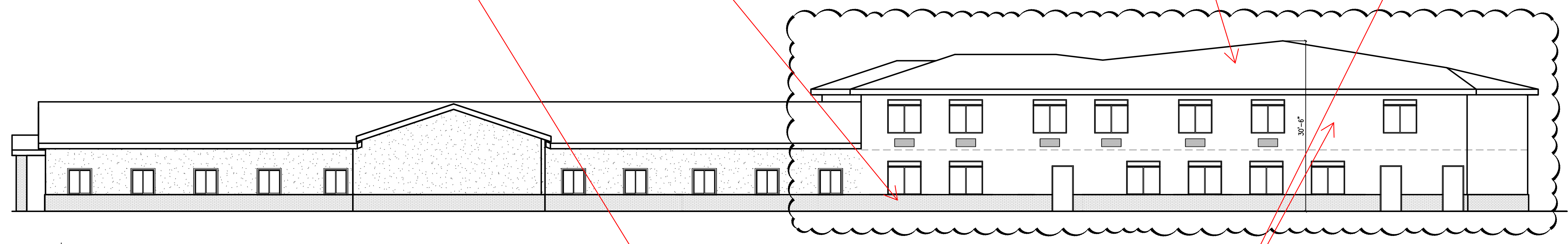
ARCHITECTURAL ROOF SHINGLES
TO MATCH EXISTING BUILDING
GOLDEN MEADOW (MIX OF
"HONEYED" GOLDEN BROWN & TAN)

BRICK WAINSTOT TO MATCH EXISTING BUILDING
(MIX OF BEIGE, WHITE, & CREME WITH A
HINT OF TERRACOTTA COLOR)

STUCCO TO MATCH EXISTING BUILDING
(MIX OF BEIGE, WHITE, & CREME WITH A
HINT OF TERRACOTTA COLOR)



4 | SIDE ELEVATION
3/32" = 1'-0"



2 | BACK LONG ELEVATION1
3/32" = 1'-0"

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CITY COUNCIL

May 12th, 2026

Zone Change,
Westerly Way PRD

PUBLIC HEARING – ZONING MAP & TEXT AMENDMENT

Request to rezone property located generally at 1875 South Geneva Road from OS-5, Open Space to PRD, Planned Residential Development (approximately 2.9 acres) and to amend Appendix KK “Site Plan – Farm Haven” to include the property.

Prepared By:
Jared Hall

Applicant:
Craig Brady,
Utah Autism Academy

Notices:

Posted in 2 public places
 Posted on City Webpage and City hotline
 Posted at Utah.gov/pmn
 Notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation:
Low Density Residential SW
 Current Zone: **OS5**
 Acreage: **2.9 acres**
 Neighborhood: **Lakeview**

Action:

The City Council may approve or deny the requested Zone Map Amendment or may vote to continue the hearing to a future date to allow for further review, or for additional information or public comment.

REQUEST: The applicant requests that the City Council rezone the subject property at 1875 South Geneva Road to be included in the existing PRD property adjacent to the north, and to amend the text of Appendix KK for the Farm Haven Cottages to include it. The new plan (Westerly Way) is for a twin-home subdivision rather than smaller, single-family detached cottage lots (Farm Haven).

BACKGROUND: A Planned Residential Development (PRD) called Farm Haven Cottages was previously approved on the rear acreage of the Autism Academy building property. Since that time, the subject property at 1875 S. Geneva Road (immediately south of the Autism Academy and Farm Haven Cottages PRD) became available to the applicants. This application seeks to modify the existing PRD into a twin-home project and extend it onto the subject property.

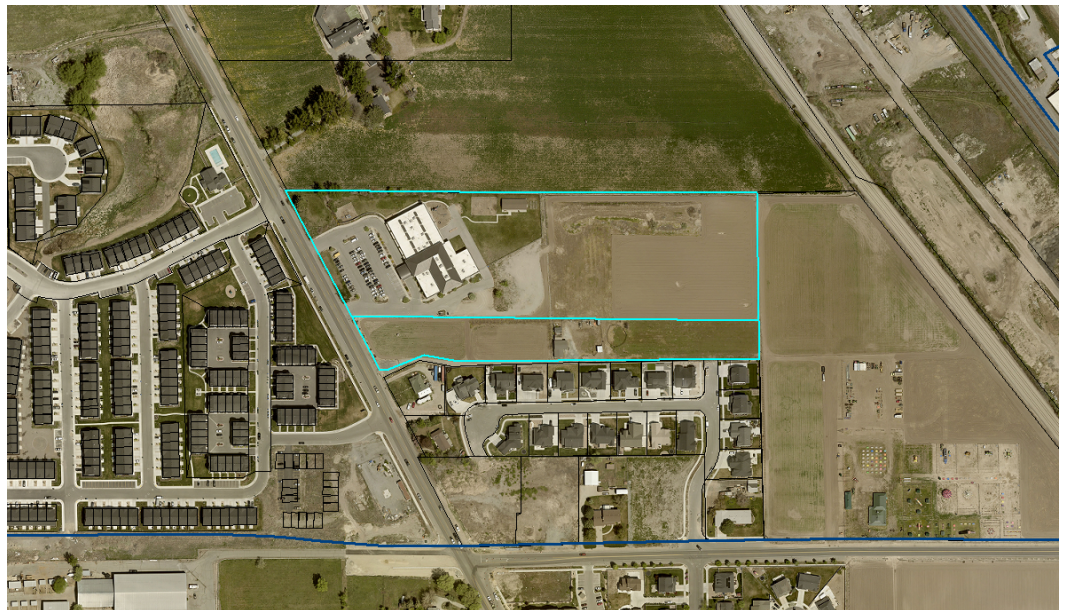


Figure 1: Subject Properties, aerial view. |

PLANNING COMMISSION ACTION: The Planning Commission reviewed the proposed amendments at a public hearing on March 18, 2026. The Commission voted to recommend approval to the City Council on the condition that the plan would be modified to include a public right-of-way connecting the subdivision to Geneva Road. The plan has not been modified to meet the Planning Commission’s condition. The applicant requests review by the City Council without the inclusion of access to Geneva Road, so the Planning Commission’s recommendation of approval is void.

REVIEW & ANALYSIS:

Process– The application has two components. The first is a change of zoning on the parcel at 1875 S. Geneva Road from OS-5, Open Space, to PRD, Planned Residential Development. The second component is technically a text amendment. When property is rezoned to PRD a concept site plan and elevations have to be approved and recorded in the City Code under Appendix KK. If this request is approved, Appendix KK will be modified to include a concept and elevations for “Westerly Way PRD” in place of the existing “Farm Haven PRD.”

While the rezone and concept plan recorded in Appendix KK would rezone the property and make the project possible, before it could be constructed it would still require site plan (for multi-family projects, which would include the proposed twin-homes because they are attached units) and subdivision approval, both of which require additional applications and reviews by the Planning Commission. The subdivision and site plan will have to comply with the concept plan that established the PRD.

Review– The subdivision and site plan reviews that would follow if the PRD changes requested here were to be approved would be more in-depth, and additional civil engineering and other work would be required to provide those details. The review of the Concept plan establishing the PRD is intended to help the city determine whether the broader concept of planned housing is appropriate in this location.

General Plan– The property to be added to the existing PRD Zone (1875 S. Geneva Road) is designated “Low Density Residential, SW” on the Future Land Use Map. This land use category prioritizes single-family zoning, but the subcategory of “SW” was created to allow for the possibility of PRDs and other housing options in the area if appropriate.

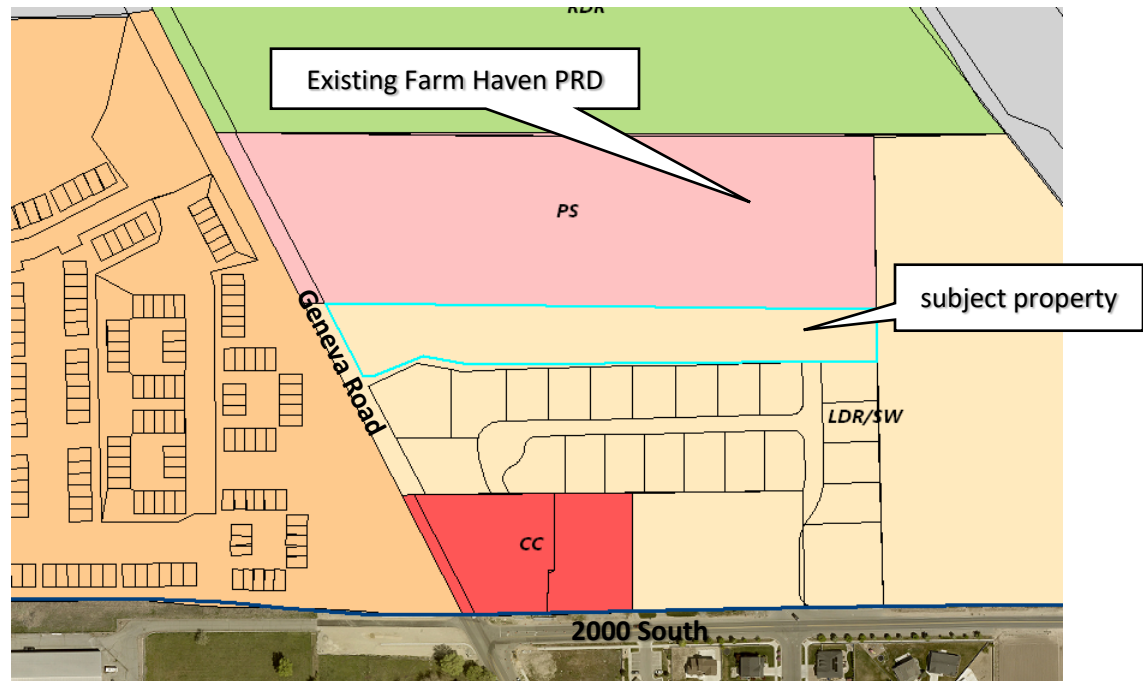


Figure 2: Subject Property, General Plan designation LDR SW

The surrounding area is a mix of open space (Cherry Hill conservation area to the north), single-family like the Payton Crossing subdivision and proposed Whitestone Estates to the east and south, higher-density residential across Geneva Road and non-residential uses like the Autism Academy and commercial zoning at the corner of Geneva Road and 2000 South. The proposed residential as twin-homes (approximately 6 units per acre) would be considered medium density residential.

Current Zoning– The subject property is currently zoned OS-5, Open Space. The OS-5 zone is a very low density residential and agriculture zone, allowing one single-family residential development with a minimum 5-acre lot size, and various agricultural uses. The property to which it would be added (existing “Farm Haven” plan) is located in the PRD Zone.

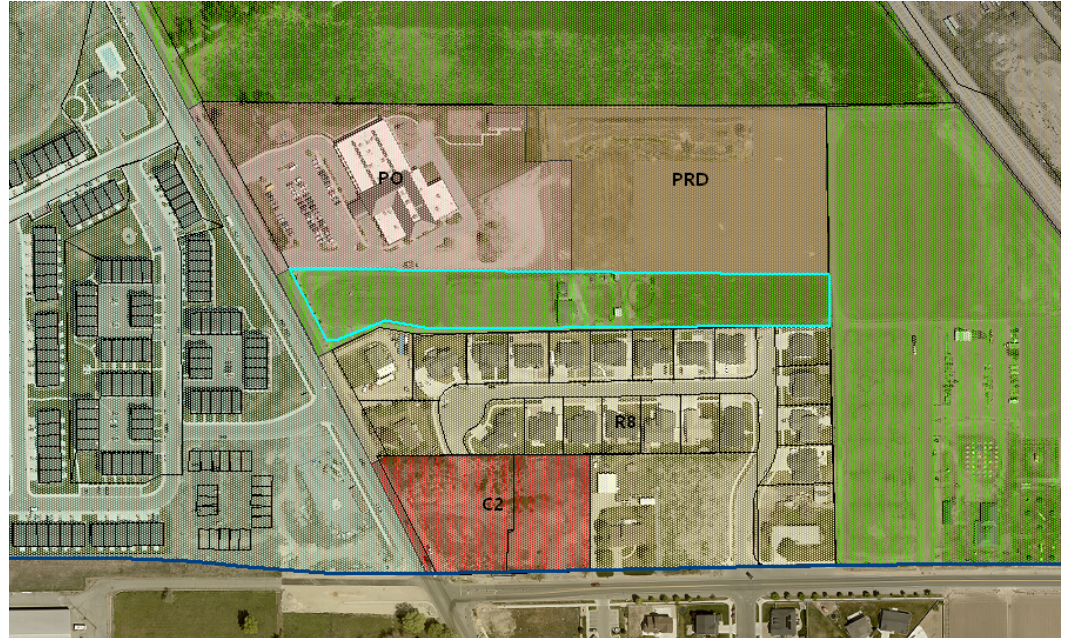


Figure 3: Existing Zoning, OS-5

Proposed Zoning– The applicants have proposed PRD Zoning which allows residential development of greater densities and which include attached housing types such as townhomes, condominiums, twin homes, zero lot-line developments, and apartments. Although many types of housing are allowed, the PRD is tied to the concept plan adopted when the PRD is established. In this case, if a PRD Zone is approved it will only allow the development of the number and type of units proposed in the concept plan. Any changes would have to go through the same process to amend the PRD again.

Concept Plan– The existing PRD, Farm Haven, is made up of cottage lots which are smaller than regular zoning. The proposed new concept plan (Westerly Way) consists of 44 twin-home lots. Each twin home is a single-family home sharing a zero-lot line with the interior side with another twin home. The overall density of the residential portion of the PRD is 5.5 units per acre. Some aspects of the concept plan are reviewed below:

- **Parking.** Each twin home will have a driveway and two-car garage. Because the twin driveways will make on-street parking limited or impossible, 39 additional parking spaces are offered in three separate locations on the site. The resulting

parking ratio is almost three spaces per unit, not including driveways. PRDs are required to provide a minimum of 2.5 spaces per unit.

- **Streets.** The proposed PRD subdivision would be served by public dedicated rights-of-way (ROWs) meeting Orem City sub-local standards: 28' of asphalt, curb + gutter, park strips, and sidewalks. All twin home lots have access to one of these ROWs.
- **Access.** The proposed subdivision is accessed primarily from existing 800 West (which is a road through Payton Crossing subdivision, currently stubbed into the subject property) and a proposed stub road in the Whitestone Estates subdivision. The concept proposes secondary access to Geneva Road that would allow for emergency services running through parking lots. This would not be a public ROW. The existing PRD (Farm Haven) includes a third ROW connecting the subdivision to Geneva Road. The Planning Commission voted to recommend approval on condition of the new plan providing direct access to Geneva Road as well.

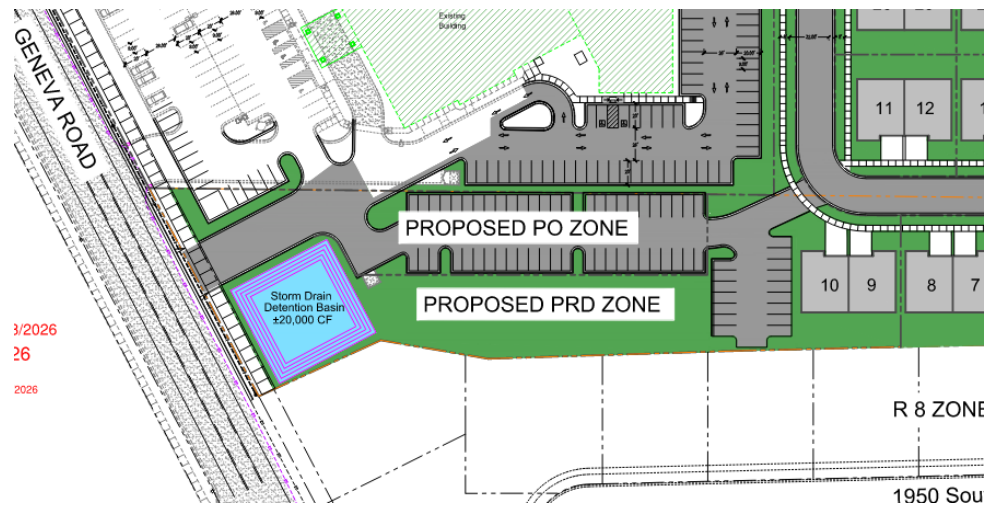


Figure 4: Secondary access to Geneva Road proposed in the Westerly Way

- **Utilities & Drainage.** Preliminary civil engineering has been reviewed for utilities and drainage. For purposes of the concept, a project like this could be served by the utilities in the area. A storm drain basin is proposed near Geneva Road that could serve the subdivision and some additional storm flow from the Autism Academy.
- **Traffic.** Traffic Impact Studies have been reviewed for the concept and could be updated if a PRD Zone is approved before site plan and subdivision reviews. The proposed and existing ROWs are adequate for the proposed levels of existing and anticipated development.
- **Height.** PRDs have limitations on height, depending upon location and unit type. The proposed twin homes are all single-story and would meet the height requirements.
- **Fencing.** The concept plan will need to be modified to meet the requirements for 6' solid perimeter fencing per the requirements of PRDs.

- **Elevations.** Elevations and floor plans have been attached with this report for your review. PRDs require that front elevations of units include a minimum of 60% finish of brick, stone, stucco, wood, or a combination. The proposed front elevations meet these requirements. Rear elevations must have at least 40% in the same exterior finishes. The rear elevations will need to be modified to include 40% in those finishes to meet requirements.

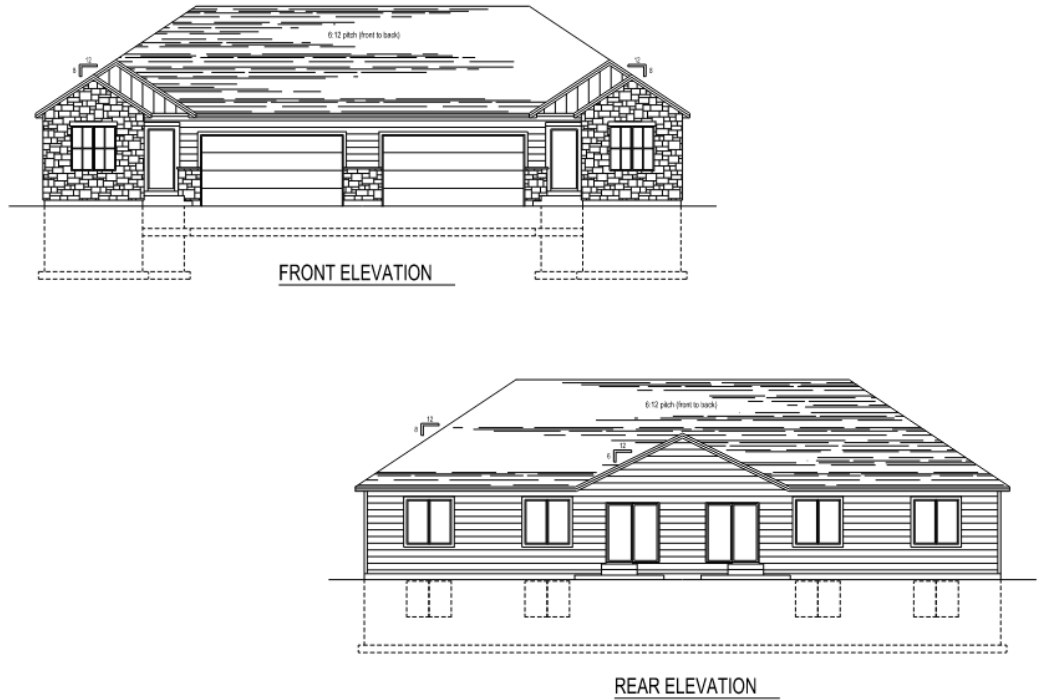


Figure 5: Proposed Elevations. Rear lacks the necessary 40% finish materials required by code.

NEIGHBORHOOD MEETING: A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting at the Autism Academy building. The meeting notes are included for review. Concerns included access through the Payton Crossing subdivision specifically and increased traffic from the new development. The original Farm Haven PRD had principal access onto Geneva Road. There were also some concerns about traffic from the Autism Academy filtering through the existing neighborhoods as a result of the connection.

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

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

ALTERNATIVE ACTIONS: After review and consideration of the application the City Council may APPROVE or DENY the proposed amendments to the Zoning Map and Appendix KK or may CONTINUE the hearing to allow for changes or additional information or comment.

ALTERNATIVE MOTIONS:

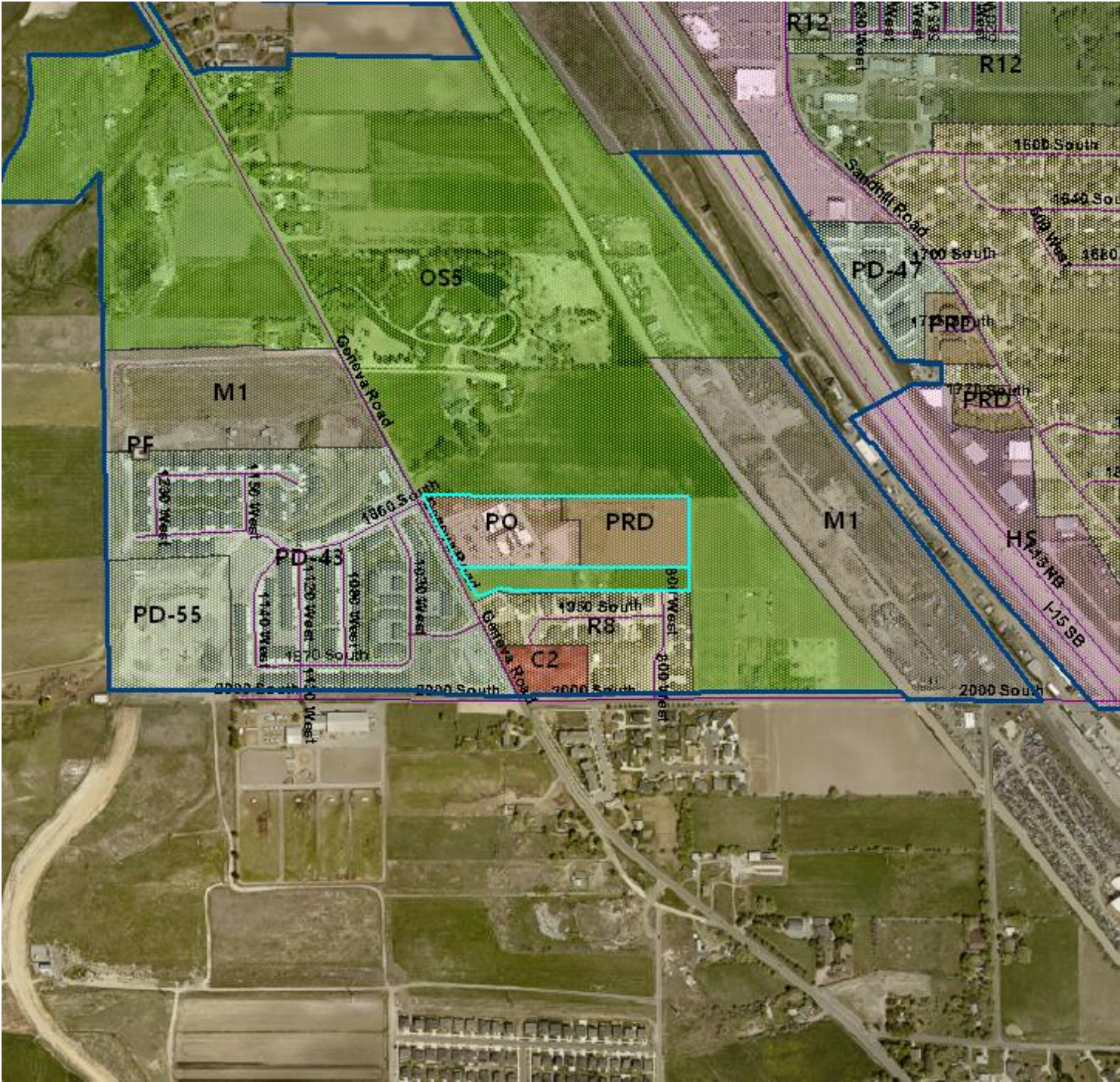
Motion to Approve or Deny

“I move that the Orem City Council [**choose APPROVE or DENY**] an ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 1875 S. Geneva Road from OS-5, Open Space to PRD, Planned Residential Development (approximately 2.9 acres) and to amend Appendix KK “Site Plan – Farm Haven” of the Orem City Code.

Motion to Continue the Request

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

Westerly Way – 1875 S Geneva Road



Vicinity & Zoning Map

Zone: OS-5 to PRD

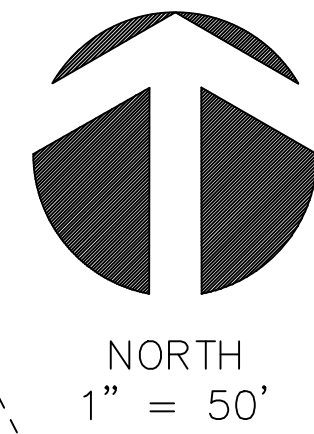
Acres: Approx 2.9 Acres



Westerly Way Street View (1875 S Geneva Road)

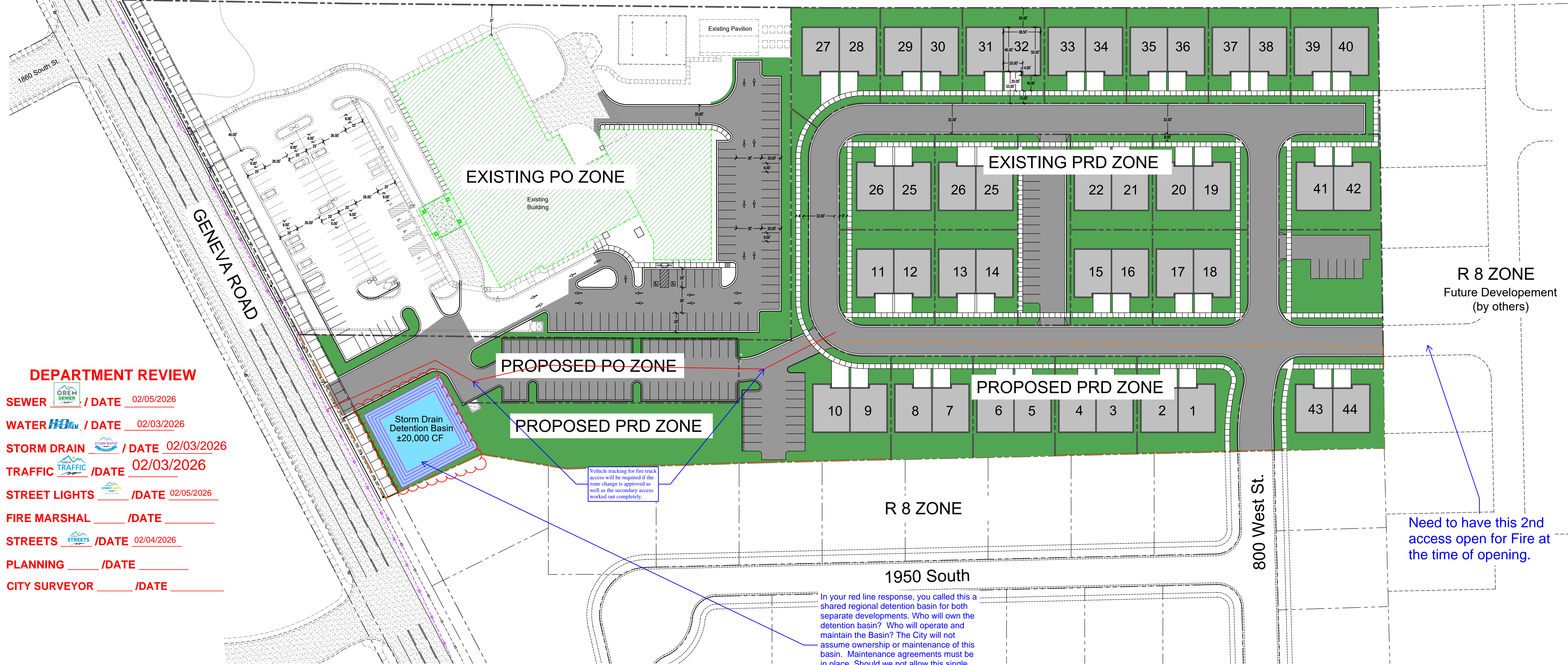


Westerly Way



Note to developer: HOA will be needed to maintain all common areas which means a Storm Water Maintenance Agreement and Plan will be requested by the Storm Water Division. The public streets will have city owned and operated storm facilities, but the private parking lots will need their own drainage system.

OS5 ZONE



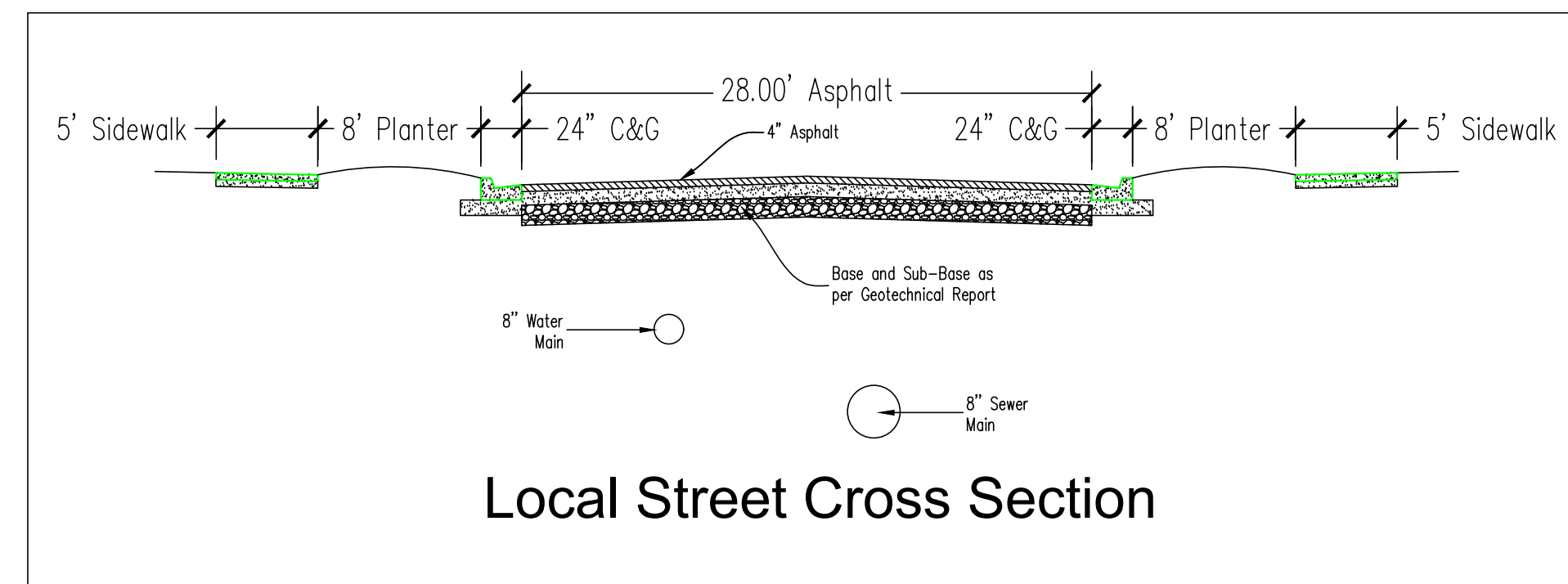
DEPARTMENT REVIEW

- SEWER / DATE 02/05/2026
- WATER / DATE 02/03/2026
- STORM DRAIN / DATE 02/03/2026
- TRAFFIC / DATE 02/03/2026
- STREET LIGHTS / DATE 02/05/2026
- FIRE MARSHAL _____ / DATE _____
- STREETS / DATE 02/04/2026
- PLANNING _____ / DATE _____
- CITY SURVEYOR _____ / DATE _____

Vehicle tracking for fire truck access will be required if the zone change is approved as well as the secondary access worked out completely.

In your red line response, you called this a shared regional detention basin for both separate developments. Who will own the detention basin? Who will operate and maintain the Basin? The City will not assume ownership or maintenance of this basin. Maintenance agreements must be in place. Should we not allow this single basin to be shared but rather require two separate basins? This will need to be worked out if rezoning is approved.

Need to have this 2nd access open for Fire at the time of opening.



Owner / Developer:

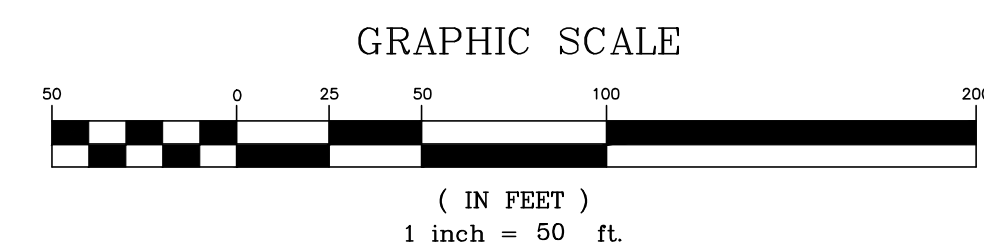
Utah Autism Academy
 Craig Brady
 1875 South Geneva Road
 Orem, Utah 84058
 Office (801)437-0490
 cbrady@utahautismacademy.com

Engineer:

Dudley and Associates, Inc.
 353 East 1200 South
 Orem, Utah 84058
 801-224-1252

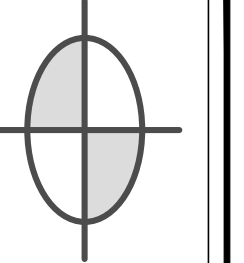
Site Data:

The PO portion of the zone change request has increased in size by .65 acres to allow for more parking.
 The PRD portion has increased to 7.32 acres (approx 2.44 additional acres)
 The number of PRD units is 44, which is 6/acre.
 The number of visitor parking stalls has increased to 39.



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.
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 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111



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

Utah
 Orem
Concept Plan

Revisions

Date	1-28-2026
Scale	1" = 50'
By	TD
Tracing No.	L - 14701

Sheet No.
C - 2.0



Dear Neighbor,

This letter is to inform you of an upcoming "Neighborhood Meeting" to discuss a change in the masterplan and zoning on properties located generally at 1875 South Geneva Road in Orem. Parcel #19:036:0084, currently occupied by Utah Autism Academy, is partially zoned "Professional Office". The applicant wishes to rezone the eastern portion of the parcel to "Planned Residential" and change the underlying masterplan to low density residential. The applicant also wishes to rezone Parcel #19:036:0088, currently owned by Al Switzler and zoned OS-5, to "Professional Office" on the northwest portion of the parcel. The remaining Switzler property is proposed to be rezoned to "Planned Residential" and change the underlying masterplan to low density residential. The "Planned Residential" rezone is proposed to be developed as twin home residences.

A neighborhood meeting will be held at Utah Autism Academy, located at 1875 S Geneva Rd. The meeting will begin at 6:00 pm on December 15th, 2025. 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.

"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 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 Craig Brady at 801-437-0490 or email cbrady@utahautismacademy.com.

Best regards,

Craig Brady
Utah Autism Academy
1875 S. Geneva Road
Orem, UT 84058
801.437.0490
cbrady@utahautismacademy.com

Neighborhood Meeting: Introduction & Discussion of the new concept plan for Westerly Way

Date: December 15th

Time: 6:00pm (discussions continued until approx. 8:30pm)

Attendance: See attendance sheet

Presentation of Plan: Craig Brady (Tricia Nelson present to answer questions as well)

The concept plan C - 2.0 11-24-2025 (1"=50') from Dudley and Associates was presented for attendees to inspect.

The history of UAA's effort to develop its vacant parcel was reviewed. It included the original plan to rezone the approximately 5 acre parcel from OS-5 to PRD, with a concept plan of 23-approximately 3,200-3,400 sf free-standing homes. The City of Orem Development Services team had required access points to 800 West and to the east adjacent parcel (previously known as Wilkerson Farms). Neither of those access points were available to UAA at the time, due to the Dolan DeLeew 3 acre parcel in between. The concept plan provided a public road access to Geneva Road and a fire lane access through the north end of the existing clinical facility.

The original application was presented to the Orem City Council August 27, 2023 and was approved for a PRD. The application was withdrawn by UAA shortly thereafter due to the news that the owner of the east parcel had purchased the south parcel (DeLeew) and was placing both on the market for future development. This news created concern for the safety of the clients of Utah Autism Academy. It was anticipated that this would allow considerably more traffic to utilize the Geneva Road access that was designed to pass near the entrance of the clinical facility.

The parcels being sold were placed under contract with Keystone Construction and an R-8 rezone of the east parcel was approved by the Orem City Council in February 2025.

The south parcel was terminated from the purchase contract, and UAA has agreed to purchase that parcel.

A new concept plan was introduced in the neighborhood meeting. It calls for 44 twin-homes (about 2,500 sf each) on approximately 7-½ acres (including the south parcel). The Geneva Road access has been eliminated from the plans, and the original access points on 800 West and to the east parcel have remained. It was shared with the residents that UAA's goal is to create more affordable housing for the autism community by placing more units in the development with the twin home concept and by reducing the square footage.

Neighborhood feedback

The main concern of residents is the access of 44 units through 800 West. It was mentioned that previous flooding of 800 West has occurred, that there are many children in the area, that 800 West was not designed for this kind of traffic, and that 2000 South will become more congested with the traffic from this development and the other current and future developments.

Some recommended not using the “outdated” 2014 traffic study. It was indicated that we would follow the requirements of the City of Orem which may include a new traffic study. Several of the neighbors also wanted to close access to their neighborhood from the Keystone development to the east.

One neighbor was concerned about the behavior of individuals with autism living near her neighborhood. UAA is firmly committed to assisting with the development of a safe and friendly neighborhood.

Neighbors were concerned about the number of residents and vehicles at each unit. UAA shared its desire to restrict the number of vehicles per unit by creating the HOA CC&Rs. The neighbors requested these documents be available for the presentation to the Planning Commission.

Neighbors asked about backyard set-backs and roof heights, which were clarified as per city code.

There was considerable discussion about UAA's closure of the access to Geneva Road (as a change from the previous plan). It was indicated that UAA refuses to have traffic from the new Keystone development passing close to the clinic, as it poses substantial risk for clientele. It was discussed that if the Keystone (east parcel) access were to be permanently closed, UAA would petition UDOT and the City of Orem to allow the Geneva Road access. UAA is supportive of this possibility.

Craig Brady & Tricia Nelson stayed to answer any questions or address any concerns of neighbors.

Westerly Way Neighborhood Meeting

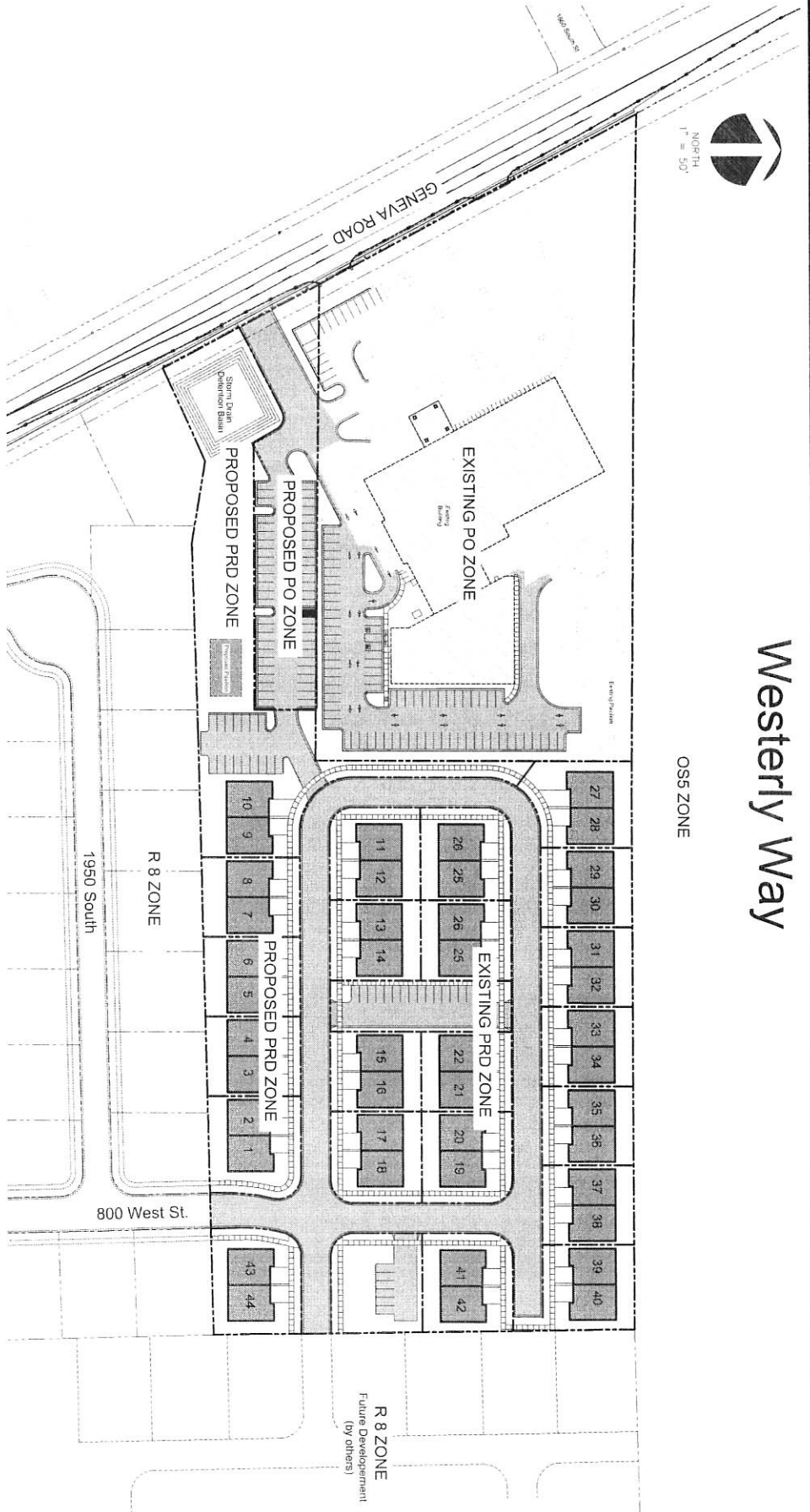
12/15/25

Name	Address	Email	Phone
Terrie Foster	861 W 1950 S	Terrie.Foster@gmail.com	
Barbara Linda Brown	788 W 2000 S.		
HARDEN HARBUT	1877 S 1630 W	HARDENHARBUT@gmail.com	
JOHN PARTEZ	861 W 1950 S	JOHNPARTEZ@gmail.com	951-675-2202
Pamela Moose	1949 S. 800 W		
Laurie Berrett	878 W. 1950 S.	Laurieberrett@gmail.com	308 251-1505
Sherril Fong	840 W 1950 S.	sherril@aol.com	
Tom Fong	840 W 1950 S.	biskopff@bishopfong@gmail.com	
ADAM BREVIER	866 W 1950 S.	EZITEADT@gmail.com	801-592-5296
Don Bahru	1949 N. G. Green Road	bahrlend@gmail.com	801 822 2479
Vonda Bahru	1949 N. G. Green Road	bahrlend@gmail.com	" " "
Alan Moose	1949 S. 800 W, OREM, UT		

Westerly Way



OSS ZONE

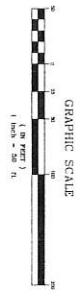


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 UTILITY CONNECTION CENTER, INC.
 WWW.811UTAH.COM
 800-452-4111

Owner / Developer
 Utah Autism Academy
 Craig Brady
 1875 South Geneva Road
 Orem, Utah 84058
 Office (801) 437-0490
 cbrady@utahautismandemacy.com

Engineer
 Dudley and Associates, Inc.
 353 East 1200 South
 Orem, Utah 84058
 801-224-1252

Site Data
 PRD ZONE = 319,294 sq.ft. or 7.33 Acres
 Total number of Units = 44
 PO ZONE = 28,314 sq.ft. or 0.65 Acres



<p>DATE 11-26-2025</p> <p>BY TJD</p> <p>SCALE 1" = 50'</p> <p>PROJECT Westerly Way</p> <p>NO. C-210</p>	<p>REVISIONS</p> <table border="1"> <tr><th>No.</th><th>Description</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	No.	Description							<p>Author</p> <p>Checked</p> <p>Drawn</p> <p>Reviewed</p>	<p>Client</p> <p>Utah</p>	<p>Concept Plan</p>	<p>DUDLEY AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS 353 EAST 1200 SOUTH, OREM, UTAH 801-224-1252</p>	
No.	Description													

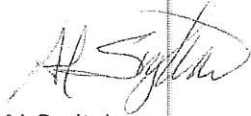
December 1, 2025

Utah Autism Academy
1875 S. Geneva Road Orem, UT 84058
Office Phone # (801)437-0490
Fax # - (801)456-9954

Dear Mr. Brady

Subject: Rezoning of Orem Acreage Adjacent to Utah Autism Academy

I have no objections to the rezoning of the property in Orem, UT adjacent to the Utah Autism Academy. I am sure the Academy will put the land to good use in support of the mission of the school.

A handwritten signature in black ink, appearing to read "Al Switzler". The signature is stylized and cursive.

Al Switzler
801.602.5543



Items needed for Westerly Way Application

Rebecca Gourley <rsgourley@orem.gov>
To: Craig Brady <cbrady@utahautismacademy.com>
Cc: Grace Bjarnson <gebjarnson@orem.gov>

Mon, Nov 24, 2025 at 5:14 PM

Hi Craig,

Thank you for coming in today. Here are the items we will need for the rezone.

1. A copy of the Neighborhood Meeting letter
I've attached a list of all neighbors who need to be notified of the rezone. Please ensure that when you apply, you include a digital copy of one.
2. A copy of materials presented at the Neighborhood Meeting
3. Neighborhood Meeting Attendance Roster
4. A copy of the minutes of the Neighborhood Meeting
5. In-writing agreement from the owners of the property confirming that they are aware of the rezone and agree to it.

The letter and the meeting date must contain or adhere to the following:

1. **Neighborhood Meeting.** *The applicant for a site plan within or adjacent to a residential zone shall hold a neighborhood meeting prior to submitting an application for site plan approval. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. The applicant shall send written notice of the place, date, and time of the neighborhood meeting to all property owners, as listed in the records of the Utah County Recorder the notice shall be written on letterhead which includes the contact information of the applicant, including but not limited to a name, address, phone number and an e-mail address. The notice must include the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property. The notice must also include the following language:*

"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 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."

All required notices shall be provided at least one week prior to the date of the meeting. The neighborhood meeting must be conducted at a location within the City boundaries. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. The applicant shall keep detailed minutes of the content of the neighborhood meeting. The application for site plan approval shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the neighborhood meeting.

With the time needed for noticing and for completing the neighborhood meeting, we anticipate this rezone going to PC on either December 17, 2025 or January 7th, 2026. If there are corrections required during the review, these dates may be pushed back.

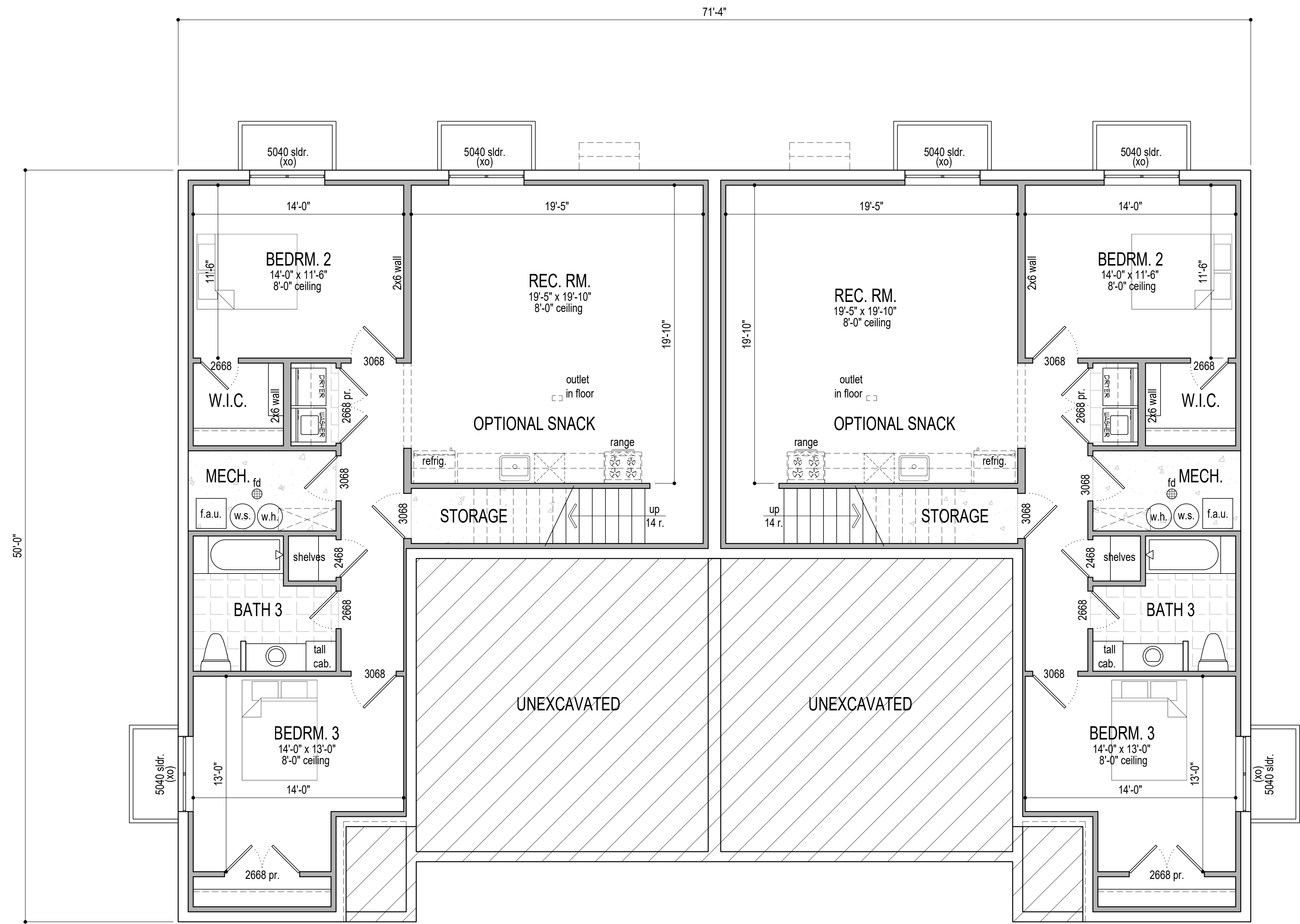
Let Grace or I know if you have any other questions.

Thank you,

Rebecca Gourley
Associate Planner
56 N State St | Orem, Utah 84057
rsgourley@orem.gov | (801) 229-7183



20251124_1_Labels.docx
25K



DEPARTMENT REVIEW

- SEWER / DATE 02/05/2026
- WATER / DATE 02/03/2026
- STORM DRAIN _____ / DATE _____
- TRAFFIC / DATE 02/03/2026
- STREET LIGHTS / DATE 02/05/2026
- FIRE MARSHAL _____ / DATE _____
- STREETS / DATE 02/04/2026
- PLANNING _____ / DATE _____
- CITY SURVEYOR _____ / DATE _____

GENERAL & KEYED NOTES

- 1 Header heights u.n.o.
Exterior header heights - 7'-6" a.s.f.
Interior header heights - 6'-8" a.s.f.
- 2 Provide shelves as per owner

FLOOR FINISH SCHEDULE

- Carpet
- Tile
- LVP

LIVING AREA - 1,274 sq. ft.



PROJECT TITLE:
Westerly Way Twinhomes

800 West 1900 South Orem, Utah

DRAWING TITLE:
BASEMENT LEVEL FLOOR PLAN

All dimensions and size designations given are subject to verification on the job site and adjustment to fit job conditions. Designer is not an architect or engineer.

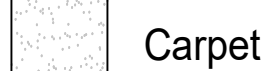


Job # 25MD-027
October 14, 2025
1/8" = 1'-0" on 12"x18"
1/4" = 1'-0" on 24"x36"

A4

GENERAL & KEYED NOTES

- 1 Header heights u.n.o.
Exterior header heights - 7'-0" a.s.f.
Interior header heights - 6'-8" a.s.f.
- 2 This header height to be at 7'-0" a.s.f.
- 3 This header height to be at 6'-8" above garage slab
- 4 Provide cased opening w/ top at 7'-3" a.s.f.
- 5 Provide shelves as per owner
- 6 Vented hood to have makeup air provided when 400 CFM or more
- 7 Location of electrical panel

FLOOR FINISH SCHEDULE

	Carpet		Tile
	LVP		

MAIN LIVING - 1,220 sq. ft.
GARAGE - 413 sq. ft.
COVERED PORCH - 26 sq. ft.



MILLHAVEN
— DESIGN —

PROJECT TITLE:

**Westerly Way
Twinhomes**

800 West 1900 South Orem, Utah

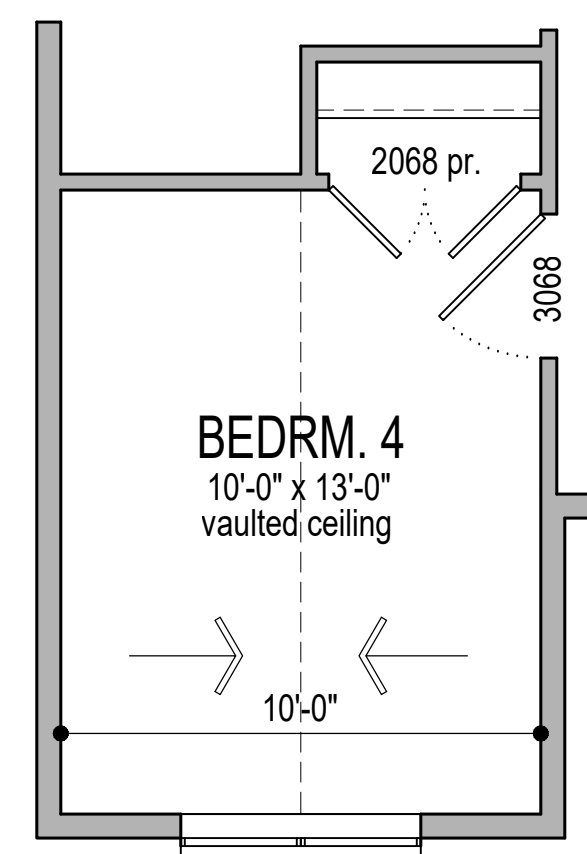
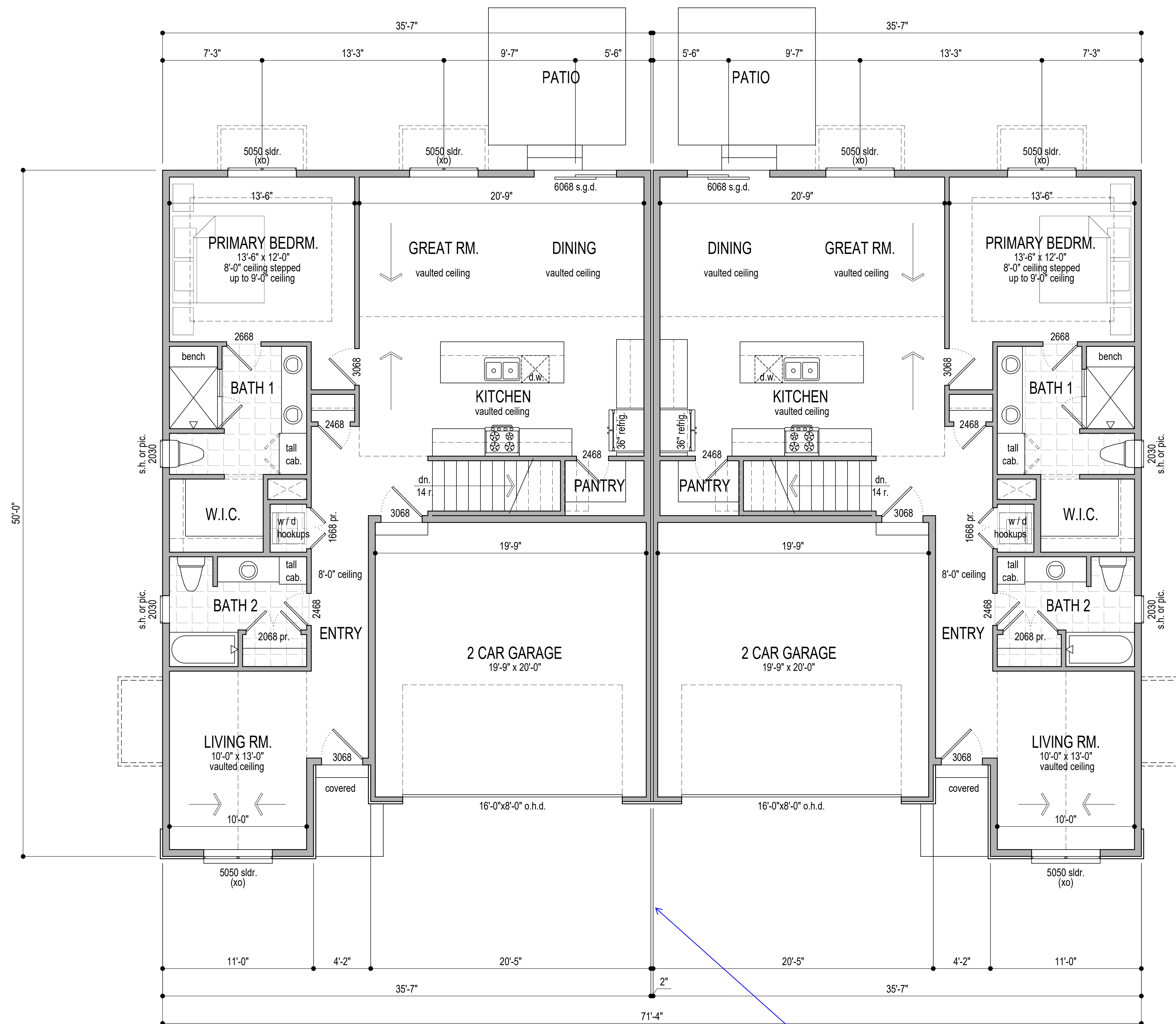
DRAWING TITLE

**MAIN LEVEL
FLOOR PLAN**

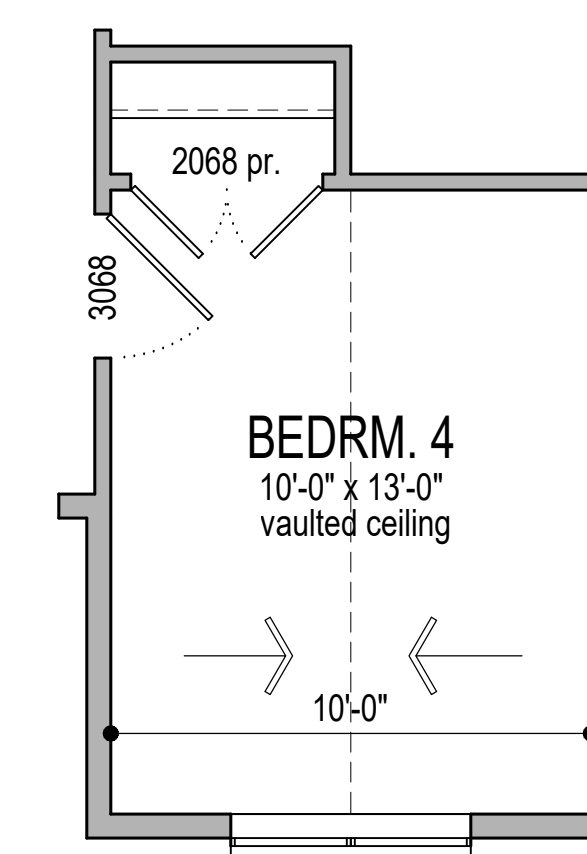
All dimensions and size designations given are
are subject to verification on the job site and
adjustment to fit job conditions.
Designer is not an architect or engineer.

Job # 25MD-027
October 14, 2025
1/8" = 1'-0" on 12"x18"
1/4" = 1'-0" on 24"x36"

A6

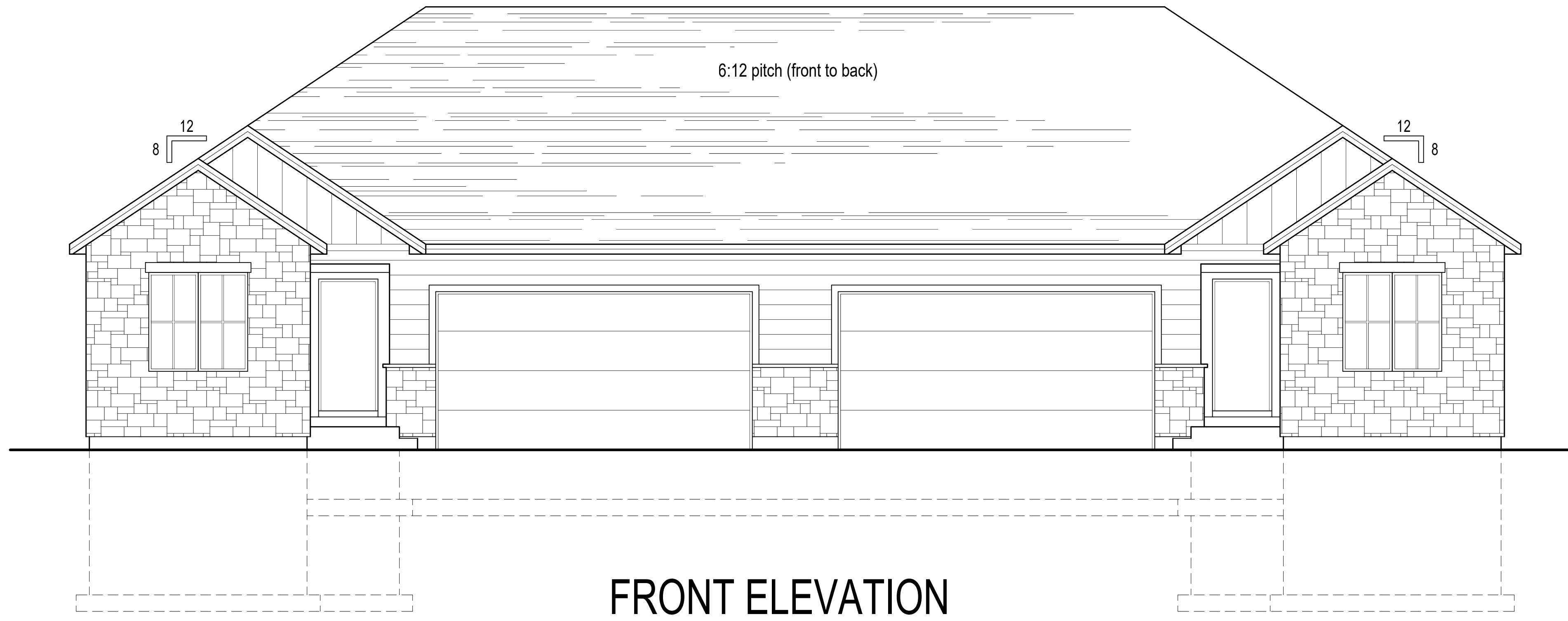


BEDRM. OPTION

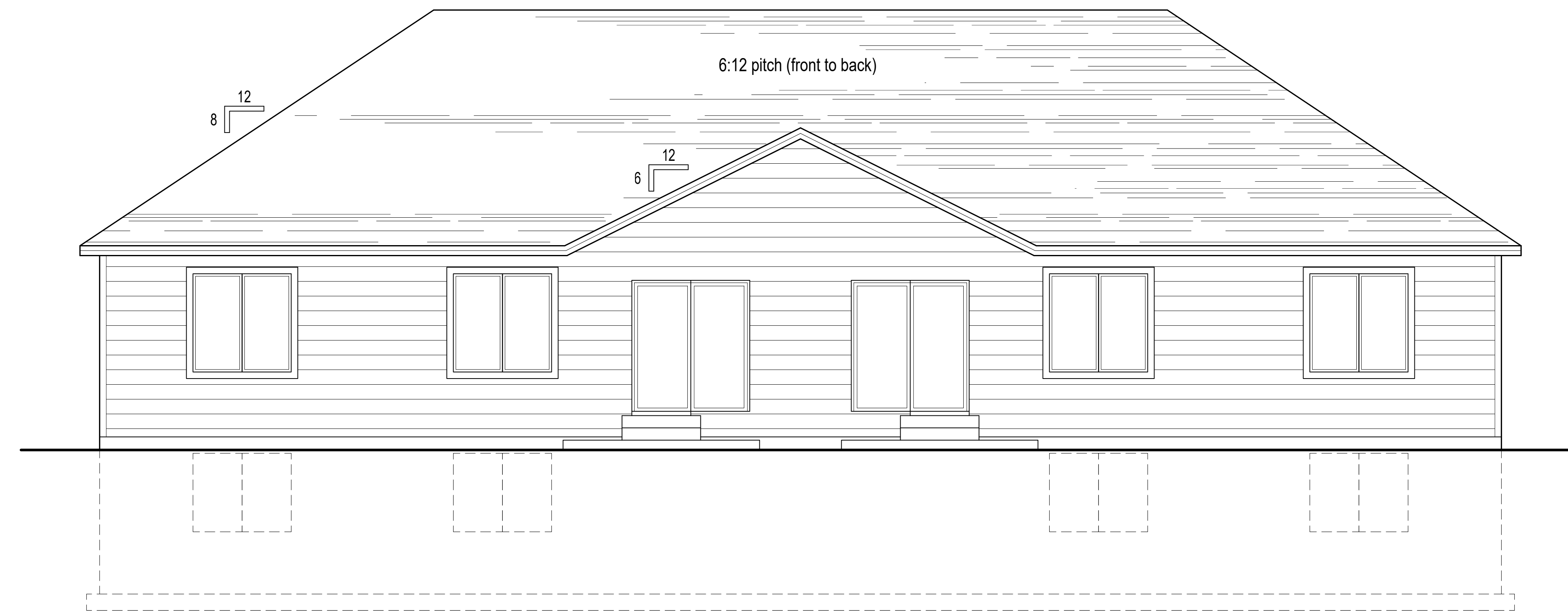


BEDRM. OPTION

Provide Length of
Driveway if rezone is
approved.



FRONT ELEVATION



REAR ELEVATION



MILLHAVEN
— DESIGN —

PROJECT TITLE:

**Westerly Way
Twinhomes**

800 West 1900 South Orem, Utah

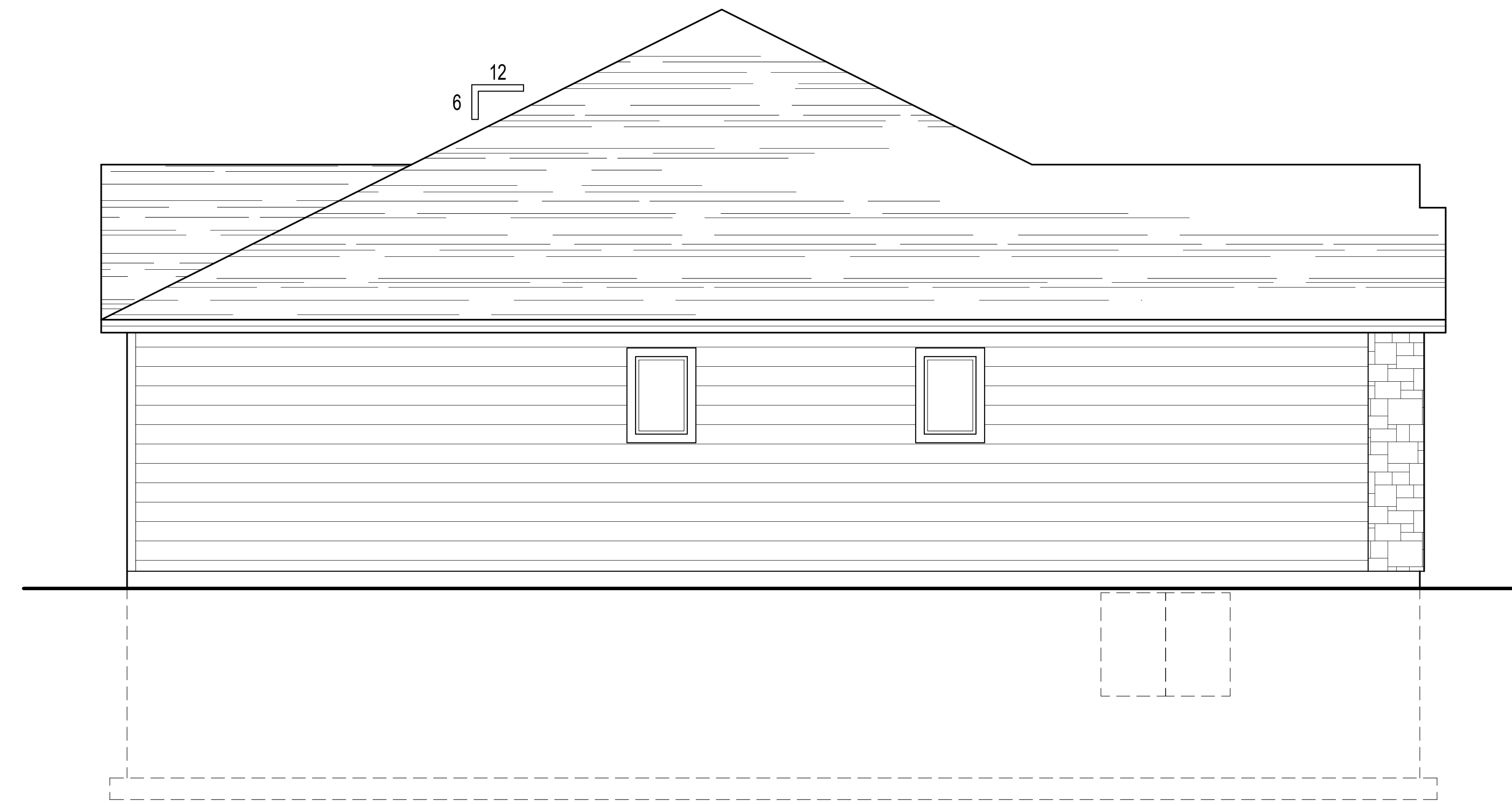
DRAWING TITLE:

**FRONT & REAR
ELEVATIONS**

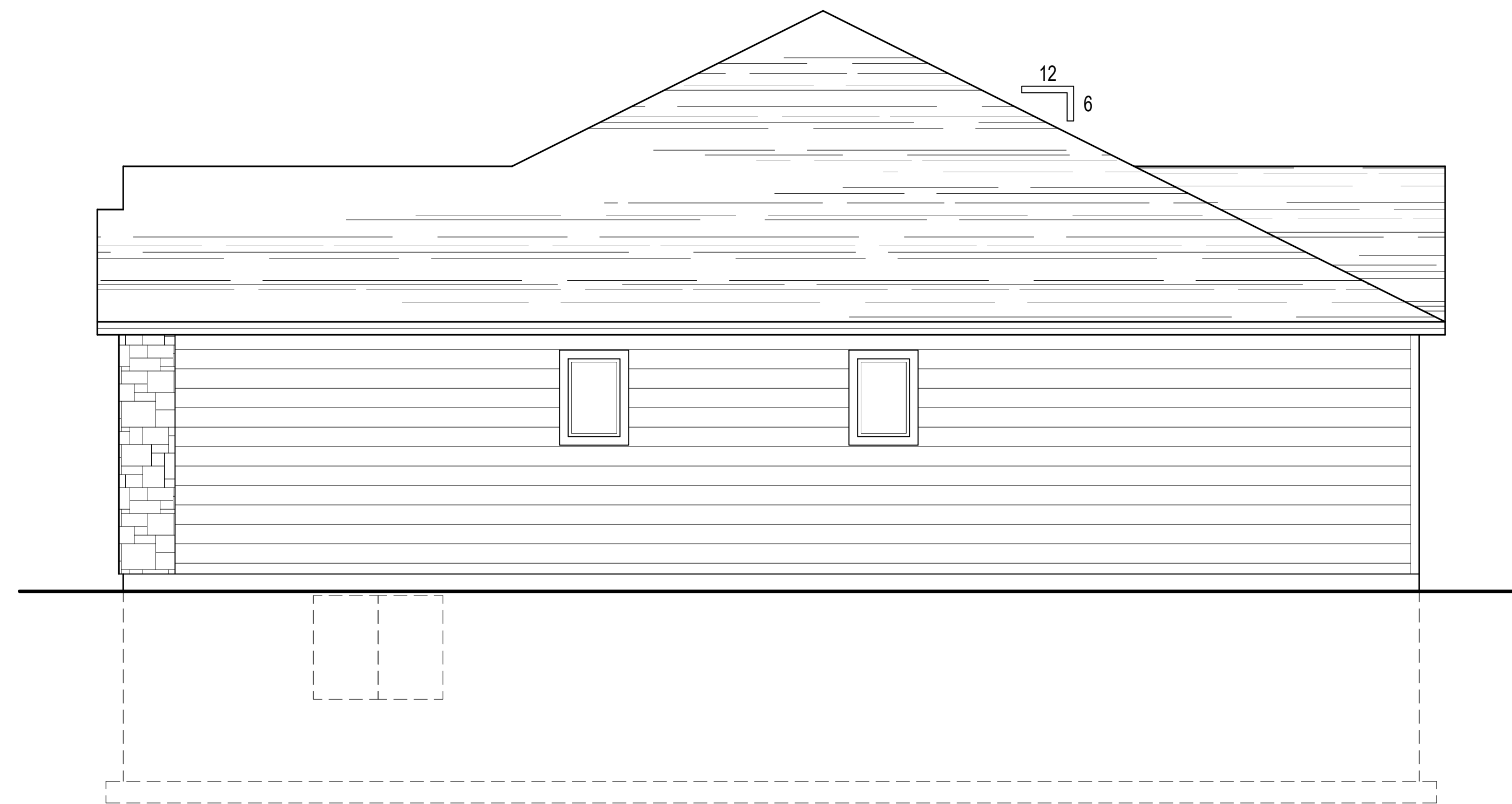
All dimensions and size designations given are
are subject to verification on the job site and
adjustment to fit job conditions.
Designer is not an architect or engineer.

Job # 25MD-027
October 14, 2025
1/8" = 1'-0" on 12"x18"
1/4" = 1'-0" on 24"x36"

A10



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



MILLHAVEN
— DESIGN —

PROJECT TITLE:

**Westerly Way
Twinhomes**

800 West 1900 South Orem, Utah

DRAWING TITLE

**LEFT & RIGHT SIDE
ELEVATIONS**

All dimensions and size designations given are
subject to verification on the job site and
adjustment to fit job conditions.
Designer is not an architect or engineer.

Job # 25MD-027
October 14, 2025
1/8" = 1'-0" on 12"x18"
1/4" = 1'-0" on 24"x36"

A11

RESOLUTION NO. PC-2026-0011

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE REQUEST TO AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 1875 SOUTH GENEVA ROAD FROM OPEN SPACE (OS-5) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) (APPROXIMATELY 2.9 ACRES) AND TO AMEND APPENDIX KK “SITE PLAN - FARM HAVEN” OF THE OREM CITY CODE **SUBJECT TO THE CONDITION THAT THERE IS A PUBLIC ACCESS ROAD FROM THE PRD DEVELOPMENT TO GENEVA ROAD**

WHEREAS on August 14th, 2025, Craig Brady filed an application with the City of Orem requesting the City amend Article 22-5-3(A) of the Orem City code and the zoning map by rezoning the 2.9 acre property at 1875 South Geneva Road from the OS-5 zone to the PRD zone, and amend Appendix KK “Site Plan – Farm Haven”; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 18th and April 1st, 2026; and

WHEREAS a notice of the Planning Commission public hearing for this Rezone and Text Amendment application was posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

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


BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby forwards a recommendation to the City Council to amend 22-5-3(A) of the Orem City code and the zoning map to rezone the property at 1875 S Geneva Road from OS-5 to PRD, and amend Appendix KK “Site Plan – Farm Haven” **subject to**

the condition that there is a public access road from the PRD development to Geneva Road.

- 3. This resolution shall take effect immediately upon passage.
- 4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
- 5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 15th day of April 2026.



CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:



Gary McGinn, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jeff Reeves	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Madsen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darren Hawkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Karl Radmall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Britton Runolfson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Micah Ladle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

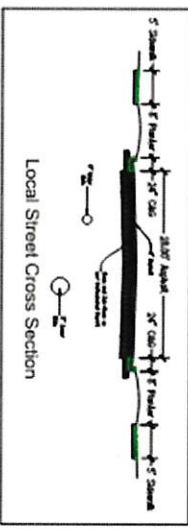


Westerly Way

OSS ZONE



Know what's below.
Call 811 before you dig.
 811
 CALL 811 before you dig.
 811-UTAH-811



Owner/Developer:
 Utah Adult Academy
 Craig Blain
 1775 South Canyon Blvd
 Ogden, UT 84403
 Office: (801) 467-0498
 cblain@utahadultacademy.com

DATE: 01/15/2019
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 801-224-1252

Site Data:
 The PO portion of the zone change request was increased in size by 66 acres to allow for more parking.
 The PRD portion was increased to 7.207 acres (larger 7.44 acre portion removed).
 The number of PRD units is set at 18716 (18700).
 The number of single parking stalls has been increased to 38.



<p>Project No. C-20</p> <p>Revision</p> <p>DATE</p> <p>BY</p> <p>CHECKED</p>	<p>Concept Plan</p>	<p>DUDLEY AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS 353 EAST 1200 SOUTH, OREM, UTAH 801-224-1252</p>
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**CITY OF OREM
CITY COUNCIL
MEETING
MAY 12, 2026**

REQUEST:	ORDINANCE — Cultural Arts and Recreation Enrichment (CARE) Tax Allotment
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

On November 21, 2023, Orem residents voted to continue their support of the Cultural Arts and Recreation Enrichment Tax (CARE tax); the Orem City Council recognizes that recreation and the arts enrich the quality of life in a community; and the Orem City Council desires to encourage and support the advancement of recreational and cultural facilities and cultural arts organizations in Orem.

RECOMMENDATION:

The City Manager recommends the Orem City Council authorize the distribution of Fiscal Year 2026-2027 CARE tax revenues to the entities and in the amounts 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 2026-2027 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 2026-2027 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 2026-2027 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, 2026). 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 12th day of **May 2026**.

CITY OF OREM, by
Karen A. McCandless, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCIL MEMBERS	AYE	NAY	ABSTAIN
Mayor Karen A. McCandless	<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"/>
Quinn Mecham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crystal Muhlestein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mini/Mid-Major Grants	Proposed Award
Alianza Venezolana Utah (New)	\$ 2,500
Aloha Fest (New)	\$ 3,500
BetterTogether	\$ 1,000
Cantorum Chamber Choir	\$ 5,500
Centro Hispano Elevate Utah	\$ 7,000
Chauntenette Women's Chorus	\$ 3,300
Colonial Heritage Foundation	\$ 15,000
Excellence In The Community	\$ 2,000
Garden Valley Pipe Band	\$ 3,000
Grassroots Shakespeare	\$ 7,000
Mountain Springs Music Festival	\$ 3,000
Nashville in the Rockies (New)	\$ 3,000
Ngoma y'Africa Cultural Center	\$ 5,000
Resonance	\$ 2,000
Roots of Freedom Foundation	\$ 5,000
The Orem Chorale	\$ 3,000
Timpanogos Chorale (New)	\$ 2,000
Timpanogos Bluegrass Roots Festival	\$ 4,000
Timpanogos Symphony Orchestra	\$ 10,000
United Angels Foundation	\$ 3,000
Utah Brazilian Festival	\$ 3,000
Utah Chinese Association	\$ 2,000
Utah Live Concerts Foundation	\$ 9,000
Utah Symphony & Opera	\$ 9,000
Utah Theater Bloggers Association	\$ 600
Utah Valley Civic Ballet Company	\$ 5,000
Utah Valley Interfaith Choir	\$ 2,000
Utah Valley Monster Concert (New)	\$ 1,850
Wasatch Chorale	\$ 2,250
Wasatch Contemporary Dance	\$ 5,000
Witness Music	\$ 6,500
World Folkfest	\$ 7,000
Subtotal - Mini/Mid-Major Grants	\$ 143,000
Major Grants	Proposed Award
SCERA	\$ 1,071,408
Utah Metropolitan Ballet	\$ 25,000
Subtotal - Major Grants	\$ 1,096,408
Civic-Related Arts	Proposed Award
Heart of Downtown	\$ 463,437
Library Hall/City Facilities Rent - CARE Recipients	\$ 45,000
Honorarium Program	\$ 20,000
Artist/Writer in Residence	\$ 30,000
Artists - Career Advancement Grants	\$ 5,000
Subtotal - Civic-Related Arts Grant	\$ 563,437
TOTAL - ARTS GRANTS	\$ 1,802,845

City Recreation Grants		Proposed Award
Co-Sponsored Groups	\$	50,000
Subtotal - City Recreation Grants		\$ 50,000
City Parks Grants		Proposed Award
Lakeside Park (Ninja Course, Playground, etc.)	\$	725,000
Park (Pump Track)	\$	500,000
Springwater Park (RC Crawler & Basher Course)	\$	150,000
Library Gardens	\$	125,000
Bonneville Sports Court	\$	100,000
Dog Park & Rainbow Bridge	\$	85,000
Orem Elementary Softball Dugout Repairs	\$	15,000
Other Park Projects	\$	1,845
Subtotal - City Parks Grants		\$ 1,701,845
TOTAL - CITY RECREATION & PARKS GRANTS	\$	1,751,845
ADMINISTRATION ALLOCATION (1.5%)	\$	50,310
GRAND TOTAL	\$	3,605,000



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 12, 2026**

REQUEST:	RESOLUTION--Creation of Public Safety Special Revenue Fund and Statement of Intent to dedicate the General Operations Portion of Property Tax to Public Safety
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

The City of Orem recognizes the importance of police and fire services provided to its residents and desires to establish a dedicated property tax levy to support these operations as well as creating a Public Safety Special Revenue Fund to account for the expenditure of these tax revenues.

RECOMMENDATION:

The City Council should approve the creation of a new "Public Safety Special Revenue Fund" and state that it intends to dedicate all of the City of Orem's regular general operations property tax levy to this new fund.

Special Revenue Fund



What Is It?

Per Utah State Code 10-6-133, the City can establish a dedicated “**Special Revenue Fund**” that legally restricts all property tax collected into this fund for

Why We are interested?

- Ensures stable funding for the Orem Police Department and Orem Fire Department
- Improves transparency - Every dollar of property tax will be legally restricted to critical public safety services only
- Midvale in 2025 & South Salt Lake in 2022 have added a dedicated Special Revenue Fund for

How Will it work?

- Decrease Orem’s “General Operations” property tax amount by 100%
- Shift all current “General Operations” property tax into new line item titled “Orem City Public Safety”
 - Because it is a “new” tax, the reported increase for this new line item will be 100%
- Truth in Taxation will not need to be pursued unless we want to increase the total revenue collected from property tax

Special Revenue Fund

The Budget

- **FY26:** \$8.1M general property tax & \$32.8M sales tax budgeted
- **FY26 Police and Fire Budgets:** \$38.1M Total (\$21.4M Police & \$16.7M Fire)
- **FY27:** Total property tax will only cover approximately 20% of total Police and Fire Department expenditures. Remaining expenditures will be covered through



Implementation Timeline

Orem would need to complete Phase 3 by June

Phase 1: Preparation

- **Departmental Analysis:** Chief Financial Officer and Police and Fire Chiefs determine the exact dollar amount and revenue sources to move to the new Public Safety Fund

Phase 2: Tentative Budget & resolution - May 12

- **Tentative Budget and Resolution:** Presentation of tentative FY27 budget, resolution to adopt the Tentative Budget, and resolution to establish the new Special Revenue Fund

Phase 3: Public Hearing & Adoption of final budget - June 9

- **Budget Ordinance:** Ordinance to adopt FY 2027 budget with language outlining and approving the tax levy, including moving all property tax into the new Special Revenue Fund
- **Public Hearing**
- **Adoption of FY2027 Budget**

Key Constraint

- The City must report annually on this fund in its Annual Comprehensive Financial Report (ACFR)

PROPERTY TAX TIMELINE

TWO TIMELINES FOR TWO SCENARIOS

NO PROPERTY
TAX INCREASE

PROPERTY TAX
INCREASE Proposed

NO PROPERTY TAX INCREASE Timeline

May 12, 2026

- **FY 2026-2027 Tentative Budget:** Council Meeting Noticed as a Public Hearing as required by state law.
- Presentation by Finance Director and/or Budget Manager. Meeting opened for public comment. Following public comment, possible discussion and then city council approves a resolution “Adopting” the FY 2026-2027 Tentative Budget
- Sets the date and time of the Final Budget adoption on June 9

June 9, 2026

- **FY 2026-2027 Adopted Budget:** Council Meeting Noticed as a Public Hearing as required by state law.
- Presentation by Finance Director and/or Budget Manager. Meeting opened for public comment.
- Following public comment, possible discussion and then city council approves an ordinance adopting the FY 2026-2027 Tentative Budget as the Final Adopted Budget. The ordinance approves all compensation programs, the fees and

PROPERTY TAX INCREASE PROPOSAL Timeline

May 12, 2026

- **FY 2026-2027 Tentative Budget:**

Meeting Noticed (not necessarily as a Public Hearing) as required by state law. The agenda for this meeting must have a separate agenda item notifying the public that an executive officer or budget officer intends to state in the public meeting that the FY 2026-2027 Interim/Tentative Budget includes a proposed tax rate increase and includes a “Property Tax Impact Schedule.”

- The Finance Director and/or Budget Manager will state that the FY 2026-2027 Interim/Tentative Budget includes a proposed tax rate increase and includes a “Property Tax Impact Schedule.”
- Present the FY 2026-2027 Interim/Tentative Budget. Possible discussion and then city council approves a resolution setting the date and time of the next budget meeting on June 9 which will allow for public comment (public hearing)

PROPERTY TAX INCREASE PROPOSAL Timeline

June 9, 2026

- **FY 2026-2027 Adopted Budget:** Council Meeting Noticed as a Public Hearing as required by state law. The agenda for this meeting must have a separate agenda item notifying the public that an executive officer or budget officer intends to state in the public meeting that the FY 2026-2027 Interim/Tentative Budget includes the following:
 - a proposed tax rate exceeding the City's certified tax rate,
 - the approximate dollar amount and purpose of the revenue increase,
 - the approximate percentage increase in property tax revenue,
 - that if the city council proceeds with the proposed tax rate increase, the city will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comment

PROPERTY TAX INCREASE PROPOSAL Timeline

June 9, 2026

- **FY 2026-2027 Adopted Budget:** Council Meeting Noticed as a Public Hearing as required by state law. The agenda for this meeting must have a separate agenda item notifying the public that an executive officer or budget officer intends to state in the public meeting that the FY 2026-2027 Interim/Tentative Budget includes the following:
 - a proposed tax rate exceeding the City's certified tax rate,
 - the approximate dollar amount and purpose of the revenue increase,
 - the approximate percentage increase in property tax revenue,
 - that if the city council proceeds with the proposed tax rate increase, the city will provide notice of and conduct a public hearing at which members of the public will

The city have an opportunity to provide comment on all compensation programs, the fees and charges schedule, all tax rates except property taxes, and several other items. The ordinance would note the future council meeting to approve or remove the proposed property tax increase.

PROPERTY TAX INCREASE PROPOSAL Timeline

AUGUST 2026 - Date to be set by the County

- Presentation of “Property Tax Impact Schedule” by Finance Director and/or Budget Manager.
- Meeting opened for public comment.
- Following public comment, possible discussion and then city council approves an ordinance adopting the FY 2026-2027 Interim/Tentative Budget as the Final Adopted Budget.
- The ordinance approves the Property Tax Rate.

Special Note: any public hearing where the property tax increase is discussed requires the meeting to have a virtual participation option with audio, video or both and must allow written comments before and during the public hearing.



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 12, 2026**

REQUEST:	Statement of Intent of Chief Financial Officer to State in Public Meeting that Tentative Budget Includes a Proposed Tax Rate Increase
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

The City of Orem proposes to increase its property tax revenues by increasing its tax rate beyond the certified tax rate and is thus required to state this in a public meeting along with providing an impact schedule which outlines what the City intends to do with the increased revenues.

RECOMMENDATION:

Approve the resolution which expresses the City Council's desire to increase the City's property tax revenue by increasing its tax rate beyond the certified tax rate.

PROPOSED PROPERTY TAX IMPACT SCHEDULE

The City of Orem is considering an increase to its Public Safety property tax rate from 0.000603 to 0.000645 (estimated) in order to generate an additional \$450,000 of property tax revenue within the City's new Public Safety Special Revenue Fund.

The following information is intended to provide an explanation of how the City's Public Safety Special Revenue Fund operations would be affected if the proposed property tax increase is adopted:

City of Orem Public Safety Current Certified Property Tax Rate	0.000603
City of Orem Public Safety Current Budgeted Property Tax Revenue	\$ 6,414,258
Proposed revenue with tax change	\$ 6,864,258
New Property Tax Revenue to City of Orem Public Safety	\$ 450,000

Estimated % Increase to City of Orem Public Safety Property Tax Revenue	7.02%
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Estimated Annual Increase to a Primary Residence valued at \$513,000	\$ 11.85
Estimated Annual % Increase to a Primary Residence valued at \$513,000	6.97%
Estimated Annual Increase to a Business valued at \$513,000	\$ 27.57
Estimated Annual % Increase to a Business valued at \$513,000	8.91%

Affected Department	FY 2026-2027		
	FY 2026-2027 Proposed Budget	Budget (No Tax Change)	FY 2026-2027 Budget Change
Police	\$ 25,056,938	\$ 24,606,938	\$ 450,000

Impact of Tax Increase for FY 2026-2027:
 The Police Department will hire two (2) new officers and purchase all related equipment.



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 12, 2026**

REQUEST:	PUBLIC HEARING — RESOLUTION — Fiscal Year 2026-2027 Tentative Budget
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

On May 12, 2026, the City Council received a copy of the Fiscal Year 2026-2027 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 and the General Fund, and the recommended adjustments to the City's Fees and Charges

This budget does contain a request to increase the property tax revenues of the City by increasing the City's tax rate beyond the certified tax rate. Various proposed fee changes will be reviewed in the budget presentation.

The Fiscal Year 2026-2027 Tentative Budget is available for review and to download at www.orem.gov.

RECOMMENDATION:

The City Manager recommends the City Council, by resolution, accept the Fiscal Year 2026-2027 Tentative Budget and set a public hearing to adopt the tentative budget on June 9, 2026, at 6:00 p.m. and set the specific date and time for the August public hearing to accept public comment on the proposed property tax increase.



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 12, 2026**

REQUEST:	Statement that the City is Considering Levying a Tax Rate that Exceeds the City's Certified Tax Rate, the Approximate Dollar Amount of and Purpose for the Additional Tax Revenue that Would be Generated by the Proposed Tax Increase, the Approximate Percentage Increase in Tax Revenue for the City Based on the Proposed Tax Rate Increase, and that if the City Proceeds with the Proposed Tax Rate Increase, the City Will Provide Notice of and Conduct a Public Hearing at Which Members of the Public Will Have an Opportunity to Provide Comments on the Proposed Tax Rate Increase, and Presentation of Property Tax Impact Schedule.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 12, 2026**

REQUEST:	RESOLUTION — Redevelopment Agency of the City of Orem (RDA) Fiscal Year 2026-2027 Tentative Budget
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

On May 12, 2026, the Board of Directors received the RDA Tentative Budget for Fiscal Year 2026-2027. The purpose of this item is to accept the Tentative Budget and set the public hearing on June 9, 2026 at 6:10 p.m. to adopt the final budget for Fiscal Year 2026-2027.

RECOMMENDATION:

The Chief Executive Officer of the Redevelopment Agency of the City of Orem recommends the Board of Directors, by resolution, accept the Fiscal Year 2026-2027 Tentative Budget and set a public hearing to adopt the final budget on June 9, 2026, at 6:10 p.m.

RESOLUTION NO.

A RESOLUTION BY THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH, TO ACCEPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 AND SET A PUBLIC HEARING FOR JUNE 9, 2026, AT 6:10 P.M.

WHEREAS on May 12, 2026, 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 2026-2027 tentative budget on May 12, 2026; and

WHEREAS the Board of Directors of the Redevelopment Agency of the City of Orem, Utah, desires to accept the Fiscal Year 2026-2027 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 9, 2026, 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 accepts the Fiscal Year 2026-2027 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 9, 2026, 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 12th day of May 2026.

REDEVELOPMENT AGENCY OF
THE CITY OF OREM, by
Karen A. McCandless, Chair

ATTEST:

Teresa McKittrick, Secretary

BOARD MEMBERS	AYE	NAY	ABSTAIN
Mayor Karen A. McCandless	<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"/>
Quinn Mecham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crystal Muhlestein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM**

TENTATIVE BUDGET

FISCAL YEAR 2026-2027



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

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

FISCAL YEAR 2026-2027

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

FISCAL YEAR 2026-2027

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 '23-'24	ACTUAL FY '24-'25	ESTIMATED ACTUAL FY '25-'26	TENTATIVE BUDGET FY '26-'27
Haircut - Project Area #90-08	\$ 103,594	\$ -	\$ -	\$ -
Tax Increment - University Place CDA	1,352,294	2,025,071	1,846,331	2,000,000
Interest Earnings	266,401	239,626	220,000	-
Miscellaneous Revenue	13,200	14,300	13,200	-
Appropriations of Surplus	-	-	-	65,000
FUND TOTALS	\$ 1,735,489	\$ 2,278,997	\$ 2,079,531	\$ 2,065,000

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

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

BUDGET SUMMARY

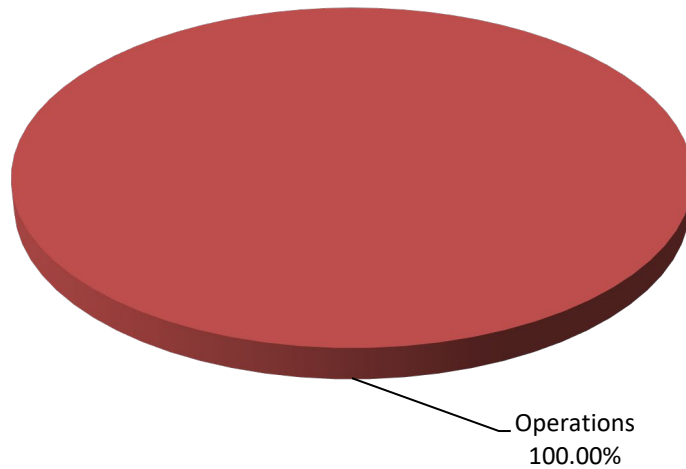
REDEVELOPMENT AGENCY FUND

FY 2026 - 2027

	<u>PERSONNEL</u>	<u>OPERATIONS</u>	<u>CAPITAL</u>	<u>TOTAL</u>
Project Area #85-03B	\$ -	\$ 65,000	\$ -	\$ 65,000
University Place CDA	-	2,000,000	-	2,000,000
TOTALS	\$ -	\$ 2,065,000	\$ -	\$ 2,065,000

REDEVELOPMENT AGENCY FUND

Expenditures by Category



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

FISCAL YEAR 2026-2027

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.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 500	\$ 4,700	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ 500	\$ 4,700	\$ 4,200	\$ -

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

FISCAL YEAR 2026-2027

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, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

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

FISCAL YEAR 2026-2027

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.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ 4,200	\$ 4,200	\$ -

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

FISCAL YEAR 2026-2027

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, 2026:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

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.

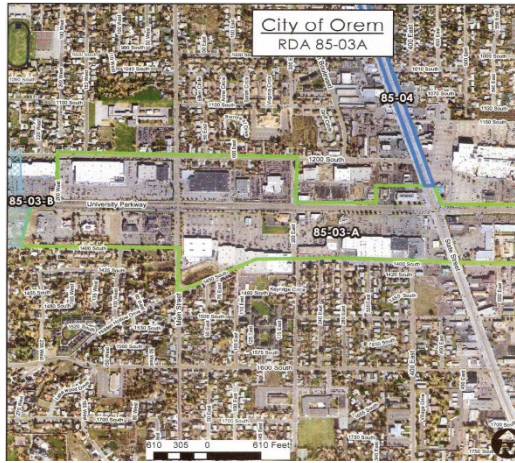
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,100	\$ 4,100	\$ -
Miscellaneous Expenses	-	-	-	-
Capital Projects	-	-	49,765	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ 4,100	\$ 53,865	\$ -

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

FISCAL YEAR 2026-2027

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, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

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

FISCAL YEAR 2026-2027

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.

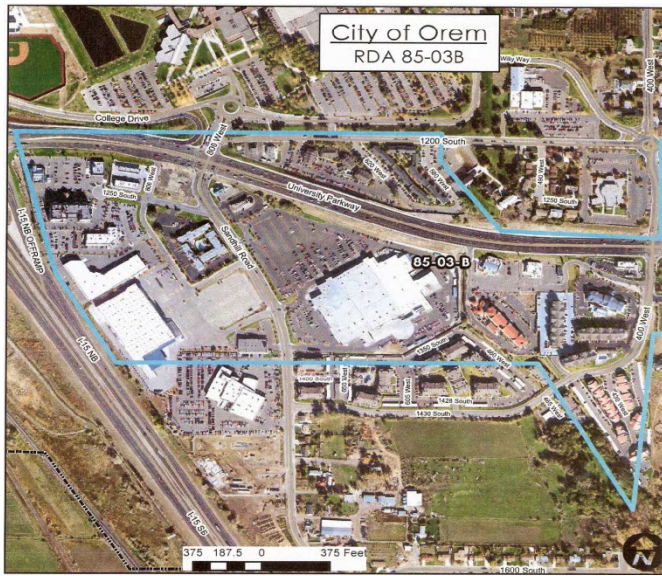
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,200	\$ 5,875	\$ 15,000
Capital Projects	-	-	-	-
Contributions to Other Funds	-	50,000	50,000	50,000
PROJECT AREA TOTALS	<u>\$ -</u>	<u>\$ 54,200</u>	<u>\$ 55,875</u>	<u>\$ 65,000</u>

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

FISCAL YEAR 2026-2027

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, 2026:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

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.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 3,300	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	102,624	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	<u>\$ 3,300</u>	<u>\$ 4,200</u>	<u>\$ 106,824</u>	<u>\$ -</u>

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

FISCAL YEAR 2026-2027

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, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

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

FISCAL YEAR 2026-2027

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.

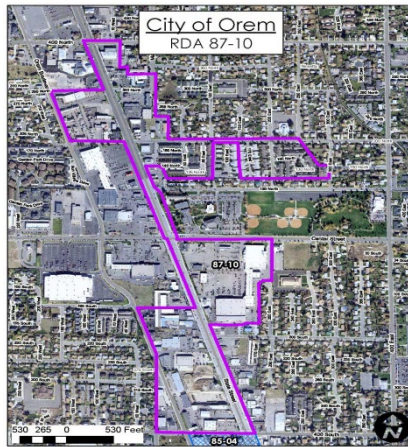
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 4,500	\$ 4,200	\$ 8,700	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	<u>\$ 4,500</u>	<u>\$ 4,200</u>	<u>\$ 8,700</u>	<u>\$ -</u>

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

FISCAL YEAR 2026-2027

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, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

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

FISCAL YEAR 2026-2027

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.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 18,300	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	315,000	-	-	-
PROJECT AREA TOTALS	\$ 908,208	\$ 319,200	\$ 4,200	\$ -

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

FISCAL YEAR 2026-2027

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, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

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

FISCAL YEAR 2026-2027

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.

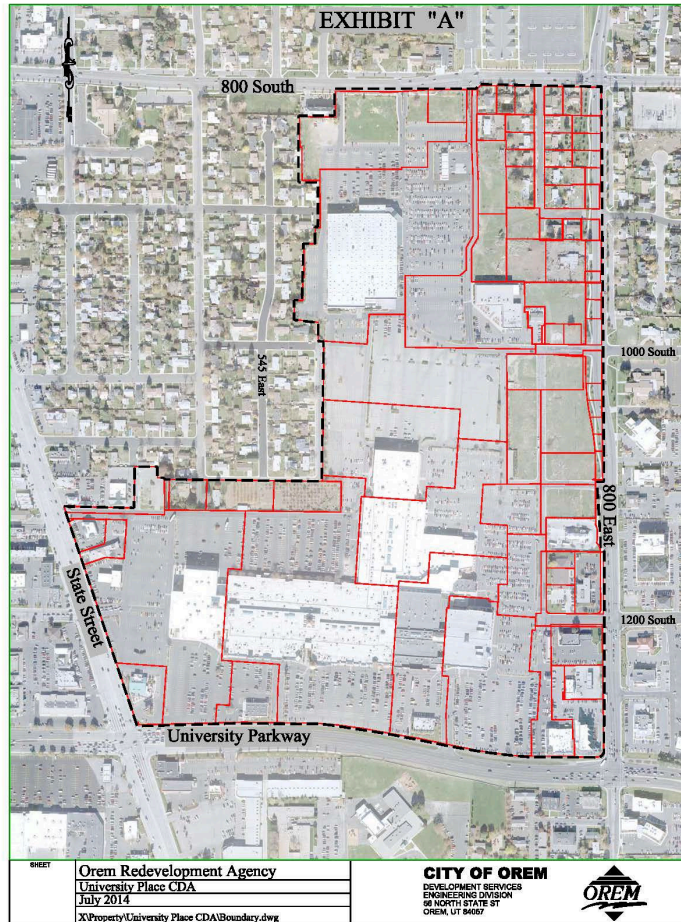
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
University Place CDA Incentive Agreement	\$ 1,217,065	\$ 1,822,564	\$ 1,661,698	\$ 1,800,000
Professional & Technical Services	-	4,200	4,200	-
Future Projects	-	-	92,317	100,000
Cont To - Fund 10 - Overhead	<u>67,615</u>	<u>101,254</u>	<u>92,317</u>	<u>100,000</u>
Contributions to Other Funds	<u>67,615</u>	<u>101,254</u>	<u>92,317</u>	<u>100,000</u>
PROJECT AREA TOTALS	<u>\$ 1,284,680</u>	<u>\$ 1,928,018</u>	<u>\$ 1,850,532</u>	<u>\$ 2,000,000</u>

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

FISCAL YEAR 2026-2027

**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, 2026:	\$2,050,000
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**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

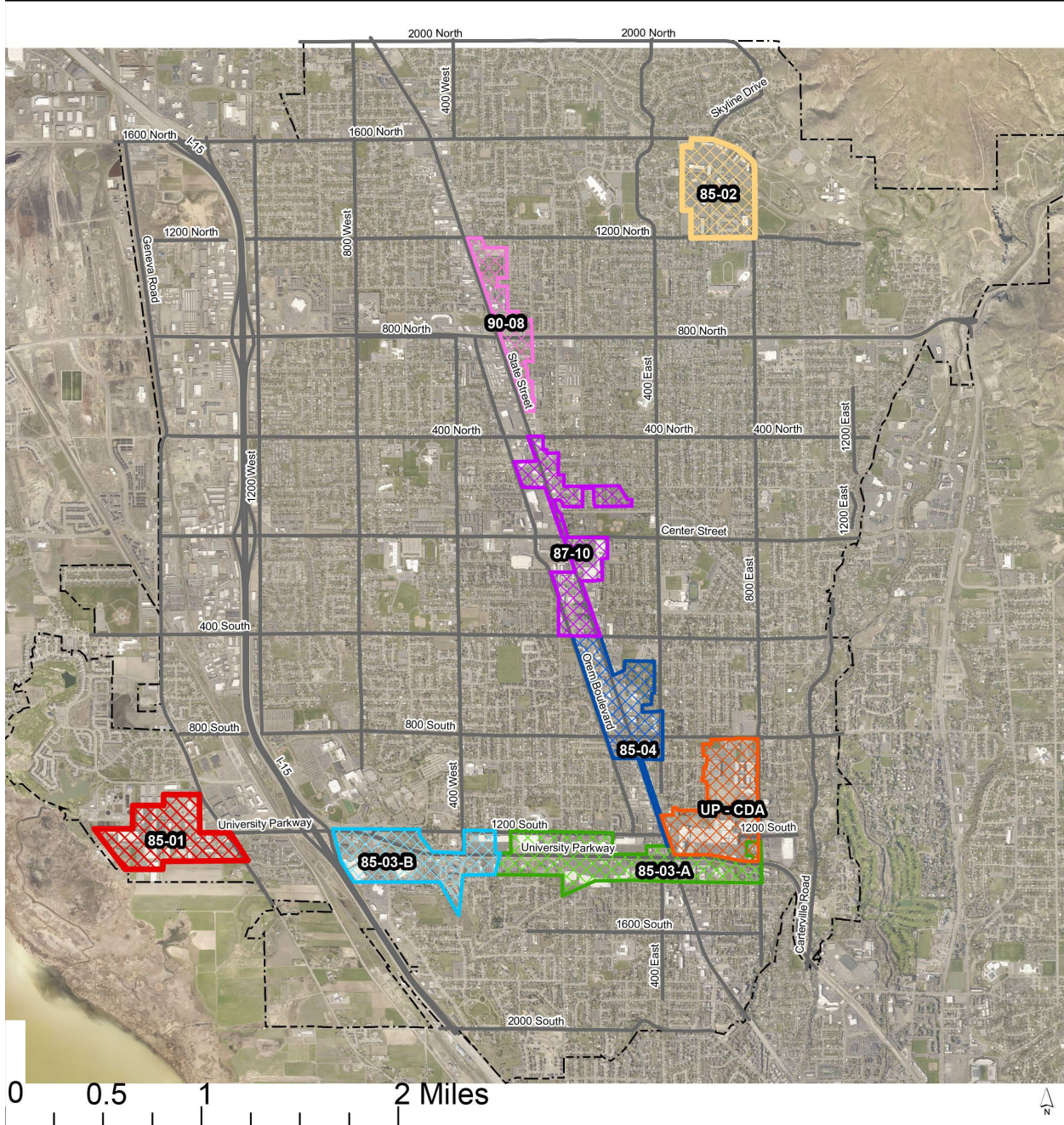
RELATED OUTSTANDING DEBT

NONE

REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET

FISCAL YEAR 2026-2027

CITY OF OREM
RDA MAP





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



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 12, 2026**

REQUEST:	RESOLUTION — Special Service Lighting District of the City of Orem (SSLD) Fiscal Year 2026-2027 Tentative Budget
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

On May 12, 2026, the Board of Directors received the Tentative Budget for Fiscal Year 2026-2027. In a public work session, the fiscal year budget has been reviewed with the Board of Directors. The purpose of this item is to accept the Tentative Budget and set the public hearing on June 9, 2026, at 6:20 p.m. to consider public input and to adopt the final budget for Fiscal Year 2026-2027.

RECOMMENDATION:

The Chief Executive Officer of the Special Service Lighting District of the City of Orem (SSLD) recommends the Board of Directors, by resolution, accept the Fiscal Year 2026-2027 Tentative Budget and set a public hearing to adopt the final budget on June 9, 2026, at 6:20 p.m.

RESOLUTION NO.

A RESOLUTION BY THE SPECIAL SERVICE LIGHTING DISTRICT OF THE CITY OF OREM, UTAH, TO ACCEPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 AND SET A PUBLIC HEARING FOR ADOPTION OF THE FINAL BUDGET ON JUNE 9, 2026, AT 6:20 P.M.

WHEREAS on May 12, 2026, the Executive Director provided the Board of Directors with copies of the Fiscal Year 2026-2027 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 12, 2026, 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 2026-2027 Tentative Budget available for public review; and

WHEREAS the Board of Directors desires to set a public hearing for June 9, 2026, 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 accepts the Fiscal Year 2026-2027 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 9, 2026, at 6:20 p.m.

PASSED AND APPROVED this 12th day of May 2026

SPECIAL SERVICE LIGHTING
DISTRICT OF THE CITY OF
OREM, by
Karen A. McCandless, Chair

ATTEST:

Teresa McKittrick, Secretary

BOARD MEMBERS	AYE	NAY	ABSTAIN
Mayor Karen A. McCandless	<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"/>
Quinn Mecham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crystal Muhlestein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

TENTATIVE BUDGET

FISCAL YEAR 2026-2027



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 2026-2027

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

FISCAL YEAR 2026-2027

**STREET
LIGHTING
FUND**

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

FISCAL YEAR 2026-2027

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 FY '23-'24	ACTUAL FY '24-'25	ESTIMATED ACTUAL FY '25-'26	TENTATIVE BUDGET FY '26-'27
Street Lighting Fees	\$ 1,070,404	\$ 1,332,283	\$ 1,307,500	\$ 1,350,000
Interest Earnings	50,754	39,128	40,000	30,000
Miscellaneous Revenues	3,540	25,070	50,000	35,000
Convenience Fees - Credit Cards	3,876	4,074	3,500	4,000
Contributions from Other Funds	15,000	15,000	15,000	15,000
Appropriations of Surplus	-	-	-	260,000
FUND TOTALS	<u>\$ 1,143,574</u>	<u>\$ 1,415,555</u>	<u>\$ 1,416,000</u>	<u>\$ 1,694,000</u>

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

FISCAL YEAR 2026-2027

STREET LIGHTING FUND

BUDGET SUMMARY

STREET LIGHTING FUND

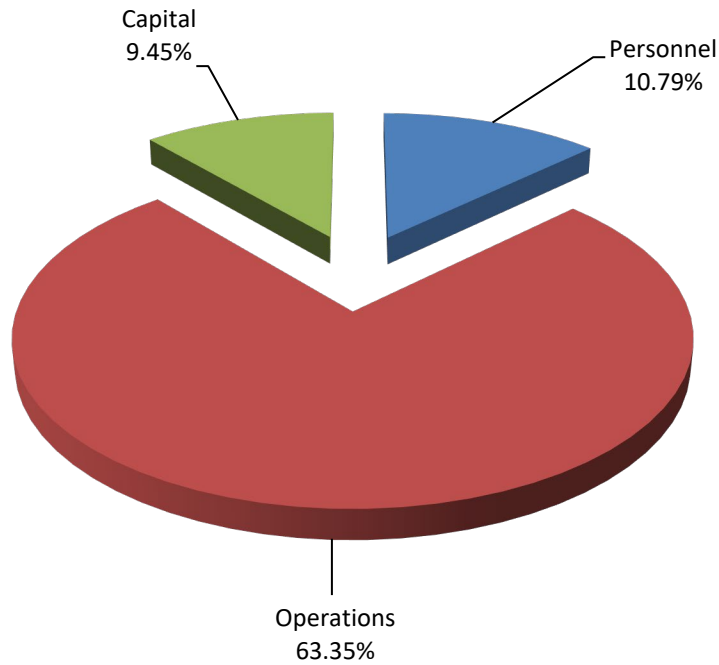
FY 2026 - 2027

	# OF EMP. *	PERSONNEL	OPERATIONS	CAPITAL	TOTAL
Street Lighting Administration	1	\$ 231,688	\$ 395,809	\$ 420,000	\$ 1,047,497
Street Lighting Electric Power	0	-	102,000	-	102,000
Street Lighting Holiday Lighting	0	-	250,000	-	250,000
Street Lighting Energy Savings Lease	0	-	294,503	-	294,503
TOTALS	1	\$ 231,688	\$ 1,042,312	\$ 420,000	\$ 1,694,000

* Number of benefitted employees

STREET LIGHTING FUND

Expenditures by Category



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

FISCAL YEAR 2026-2027

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 '23-'24	ACTUAL FY '24-'25	ESTIMATED ACTUAL FY '25-'26	TENTATIVE BUDGET FY '26-'27
Salaries & Wages - Permanent	\$ 65,680	\$ 65,680	\$ 66,359	\$ 69,457
Salaries & Wages - Temporary	26,719	26,719	64,300	110,000
Salaries & Wages - Overtime	9,325	9,325	11,000	11,000
Fringe Benefits	42,364	42,364	41,176	41,231
Subscriptions, Memberships, & Publications	270	270	290	290
Employee Development	1,854	1,854	2,500	2,500
Supplies	1,483	1,483	2,000	2,000
Uniforms	512	512	1,200	2,200
Equipment	5,055	5,055	11,000	15,000
Fuel	2,954	2,954	3,500	3,500
Electric Power	100,716	100,716	102,000	102,000
Telephone & Communications	214	214	2,000	6,000
Maintenance & Repair	51,788	51,788	95,750	95,750
Fleet Maintenance Charge	6,276	6,276	3,485	5,168
Facilities Maintenance Charge	1,167	1,167	1,385	1,448
Professional & Technical Services	-	-	200,000	250,000
Insurance & Surety	458	458	609	961
Miscellaneous Expenses	52	52	119,303	25,434
Administration Charge	68,480	68,480	93,045	94,823
Purchasing & Warehousing Charge	6,831	6,831	2,103	5,811
Information Technology Charge	11,808	11,808	15,458	20,358
Equipment Lease/Rent	-	-	2,500	2,500
311 Services Charge	10,384	10,384	9,211	9,335
Bad Debt Expense	473	473	2,000	2,000
Depreciation Expense	121,708	121,708	-	-
Street Lighting Construction	-	-	120,000	380,000
Vehicle Replacement & Other Capital Items	-	-	40,000	40,000
Contributions to Other Funds	671,901	671,901	403,826	395,234
FUND TOTALS	\$ 1,208,472	\$ 1,208,472	\$ 1,416,000	\$ 1,694,000

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

FISCAL YEAR 2026-2027

**FEES &
CHARGES**

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

FISCAL YEAR 2026-2027

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 \$3.36 per month.

STREET LIGHTING FEE

Fee Description	Proposed Fee
Street Lighting Fee (cost per month):	
All Neighborhoods	\$3.36
All businesses, apartments, institutional accounts (schools, churches, nonprofits, etc.) *	\$3.36

* Businesses will pay their annual street lighting fee upon issuance or renewal of their business license.
(12 Months x \$3.36 = \$40.32)

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

FISCAL YEAR 2026-2027

**FUND
TRANSFERS**

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

FISCAL YEAR 2026-2027

STREET LIGHTING FUND

OVERVIEW

This section of the FY 2026-2027 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	0.9%



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