



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
October 13, 2026

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

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. WORK SESSION ITEMS

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

1.1 PRESENTATION - Employee Survey Results (20 min presentation / 10 min Q&A)

Presenter: Keri Rugg, Deputy City Manager and Whitney Kingsolver, Management Analyst

1.2 PRESENTATION - Text Amendment Definitions Related to Accessory Dwelling Units Ordinance and Non-Conforming Sign Ordinance (20 min presentation / 10 min Q&A)

Presenter: Jared Hall, Planning Director

1.3 DISCUSSION - Short Term Rental Continued (90 min)

Presenter: D. Jacob Summers, Deputy 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 Council Report

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: BY INVITATION

6. PLEDGE OF ALLEGIANCE: BY INVITATION

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1 PRESENTATION - Fire Prevention Night, Fire Training Facility Open House, and

the City Drill

Presenter: Marc Sanderson, Fire Chief and Heath Stevenson, Emergency Manager

7.2 PRESENTATION - Constitution Art Contest Winners

Presenter: Pete Wolfley, Civic Engagement Executive Director

8. PERSONAL APPEARANCES – 15 MINUTES

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

9. CONSENT ITEMS

9.1 APPROVAL OF MEETING MINUTES

September 22, 2026 and September 26, 2026 Joint Orem/Provo meeting

10. SCHEDULED ITEMS

10.1 PUBLIC HEARING - ORDINANCE - Amending Section 14-4-2 of the Orem City Code regarding alterations to legal non-conforming signs.

Presenter: Jared Hall, Planning Director

Possible motion language: I move to (approve/deny) amending 14-4-2 of the Orem City code regarding alterations to legal non-conforming signs.

10.2 PUBLIC HEARING – ORDINANCE – Amending the following sections of the Orem City Code by updating the definitions related to dwellings, accessory dwelling units, and accessory apartments: 19-5-3 - Definition of "dwelling", 21-1-2 - Definition of "accessory apartment", 21-2-2 - Definition of "multiple-family residence", 21-1-3(B)(3), 22-2-1 - Definition of "accessory apartment", 22-2-1 - Definition of "Dwelling, single-family", 22-6-8(F), 22-6-9(F), 22-6-9(M), 22-7-4(D), 22-11-28(E), 22-11-29(M)(15), 22-11-31(B)(2)(d), 22-11-32(B)(2), 22-11-35(P), 22-11-56(H)(18), 22-12-7(O)(17), 22-14-15(D)(7), and Appendix A - SLU 1111.

Presenter: Jared Hall, Planning Director

Possible motion language: I move to (approve/deny) amending the following sections of the Orem City Code by updating the definitions related to dwellings, accessory dwelling units, and accessory apartments: 19-5-3 - Definition of "dwelling", 21-1-2 - Definition of "accessory apartment", 21-2-2 - Definition of "multiple-family residence", 21-1-3(B)(3), 22-2-1 - Definition of "accessory apartment", 22-2-1 - Definition of "Dwelling, single-family", 22-6-8(F), 22-6-9(F), 22-6-9(M), 22-7-4(D), 22-11-28(E), 22-11-29(M)(15), 22-11-31(B)(2)(d), 22-11-32(B)(2), 22-11-35(P), 22-11-56(H)(18), 22-12-7(O)(17), 22-14-15(D)(7), and Appendix A - SLU 1111.

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 1075 South 1675 West from CM, Controlled Manufacturing to M1, Light Manufacturing, together with a development agreement limiting allowable uses to those of the CM Zone. Approximately 9.29 acres.

Presenter: Jared Hall, Planning Director

11. FINANCIAL ITEMS

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

11.1 Monthly Financial Summary

July 2026 and August 2026

12. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

13. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

**If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)**

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



**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 13, 2026**

REQUEST:	PUBLIC HEARING - ORDINANCE - Amending Section 14-4-2 of the Orem City Code regarding alterations to legal non-conforming signs.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY COUNCIL October 13, 2026	Text Amendment, "Alamo Storage"
	PUBLIC HEARING – TEXT AMENDMENT Request to amend Section 14-4-2 of the Orem City Code regarding alterations to legal nonconforming signs	Prepared By: Emma Tenney Applicant: YESCO Signs

Notices

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

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 is requesting a text amendment to Chapter 14 of the Orem City Code (Sign Ordinance) to add a new subsection D to Section 14-4-2. The proposed amendment seeks to establish a narrowly targeted exception to the City's restrictions on altering legal nonconforming signs. The proposed amendment would allow nonconforming freestanding signs located west of the I-15 and oriented toward freeway traffic to undergo a complete sign cabinet or sign face replacement without triggering the standard requirement to bring the entire sign structure into compliance with current zoning. This exception would not allow any increase in height or area of the sign and would prohibit replacing the primary load-bearing structural support poles or concrete foundations.

PLANNING COMMISSION ACTION: The Planning Commission reviewed the proposed amendment at a public hearing on September 2, 2026. The Commission voted to forward a recommendation of APPROVAL to the City Council with five votes in favor and none opposed.

BACKGROUND: Under Orem's current Sign Ordinance, "A legal nonconforming sign shall not be materially altered. Materially altered shall include but not be limited to the installation of a new cabinet, increase in square footage, or increase in height. The removal and installation of a new faceplate for a new tenant or business change shall not be considered a material alteration. No sign shall be reconstructed, raised, moved, placed, extended, or enlarged unless the sign is modified to conform with all of the provisions of this Chapter." *Section 14-4-2(A)(1)(a), Orem City Code.*

The ordinance does allow for minor routine maintenance, swapping out faceplates for new tenants, and updating the text on changeable copy signs, provided that the cost of repairing any damage or deterioration does not exceed 50% of the sign's total reproduction value. However, aesthetic improvements beyond this threshold would require the entire sign to be rebuilt to meet current code.

The applicant is working on behalf of Alamo Storage (located at 986 Industrial Park Road) to modernize the property's appearance by replacing a cluster of old, fragmented sign boxes with a single, cohesive, double-faced illuminated sign cabinet. The existing sign is 54' tall, over twice the maximum allowed height for this type of sign in this sign zone and is therefore nonconforming. Replacing the cabinet would require the sign to be brought into compliance with the height restriction. Consequently, the applicant has submitted a text amendment to allow cabinet

replacement and modernization on specific nonconforming signs while strictly maintaining existing height and square footage limits.

REVIEW & ANALYSIS:

Sign Ordinance Purpose – Per 14-1-3, the purpose of the Sign Ordinance is to “protect and promote the health, safety and general welfare of City residents and businesses by regulating the design, materials, size, construction, installation, location and maintenance of signs and sign structures in a manner consistent with the First Amendment of the United States Constitution and the Constitution of the State of Utah in order to achieve the following goals and objectives:

- a) To minimize distractions and obstructions that may be caused by signs and thereby reduce potential hazards to motorists and pedestrians;
- b) To preserve and improve the natural beauty and aesthetic quality of the City by reducing the visual clutter caused by an excess of signs and to thereby increase the desirability of the City as a place to live and work and as an attraction for non-residents to visit;
- c) To encourage signs that are harmonious with the property on which they are located;
- d) To safeguard and enhance property values;
- e) To provide for ample and adequate means of communication of both commercial and non-commercial messages to the public;
- f) To preserve the residential character of residential neighborhoods and residential zones; and
- g) To reduce the incompatibility between signs and their surroundings.”

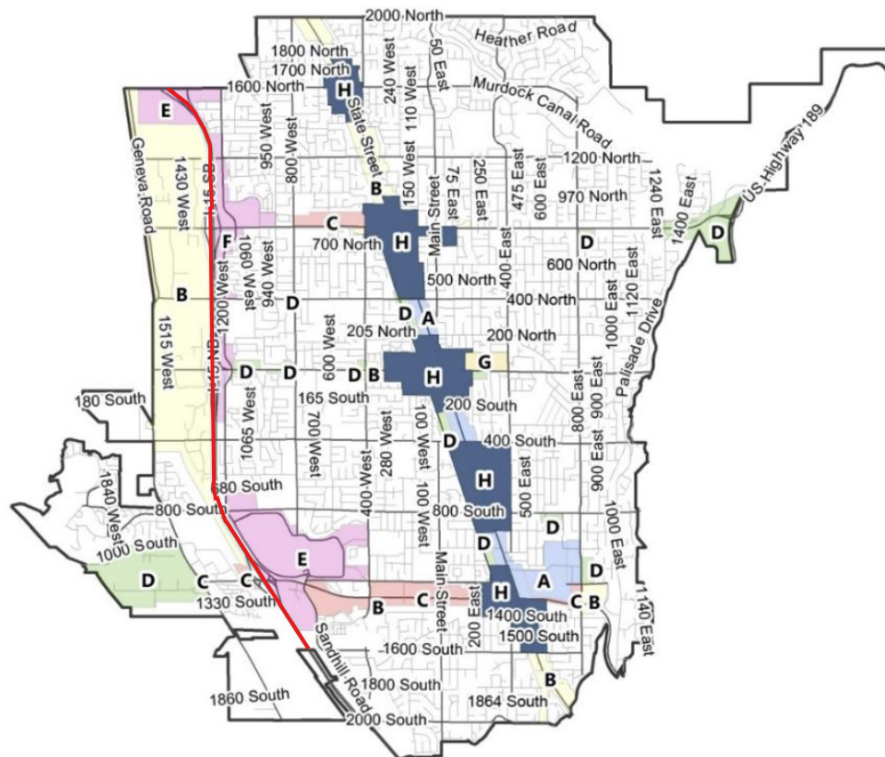


Figure 1, Orem City Sign Zone map. The I-15 is marked in red.

Sign Zone Standards – The commercial properties directly adjacent to the west side of the I-15 right-of-way fall almost entirely within Sign Zone B, with a very small portion situated in Sign Zone C, and another small portion in Sign Zone E (*see Sign Zone map above*).

The size limits for freestanding pole signs in Sign Zone B are as follows:

Sign Zone "B"		
Street Frontage (in feet)	Max. Sign Area (in sq. ft.)	Max. Height (in feet)
50 or less	Frontage X (.4) + 60	10
51 to 100	Frontage X (.4) + 60	15
101 to 125	Frontage X 1.0	20
126 to 150	Frontage X 1.0	21
151 to 175	Frontage X 1.0	22
176 to 200	Frontage X 1.0	23
201 to more	Frontage X 1.0	24

No sign in Zone "B" shall exceed 225 square feet in area.

Pole signs shall be set back a distance equal to or greater than the height of the pole sign.

Figure 2, Freestanding pole regulations for Sign Zone B

Because the limits in Sign Zone B are designed for local street corridors rather than an elevated interstate highway, virtually all historic, freeway-oriented signs on the west side exceed the permitted heights, making them legal nonconforming.

It should be noted that this text amendment applies only to freestanding signs, a designation in Orem's Sign Ordinance referring to detached pole or monument signs that advertise service or products that are offered on-site. This excludes billboards, which are defined as "Any sign erected for the purpose of advertising or promoting a product, event, person, or subject that may or may not be located on the premises on which the sign is located." *Section 14-3-2(B)(1)(a)*

Because the proposed text amendment specifically targets "legally established nonconforming freestanding signs," off-premise billboards along the I-15 corridor would not be eligible for this cabinet replacement exception. In fact, according to a review by Planning and Zoning staff, only seven (7) signs in the entire City of Orem meet these criteria laid out by this amendment. Because there are only 7 nonconforming freeway-oriented pole signs standing on the west side of I-15, the overall impact of this ordinance change is limited.

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

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

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

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Orem City Council [**choose APPROVE or DENY**] by ordinance the proposed amendments to the text of Section 14-4-2 of the Orem City Code regarding alterations to legal nonconforming signs.

Motion to Continue the Request

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

14-4-2. Alterations.

- A. A legal nonconforming sign shall not be materially altered **unless explicitly stated in this chapter**. Materially altered shall include, but not be limited to the installation of a new cabinet, increase in square footage, or increase in height. The removal and installation of a new faceplate for a new tenant or business change shall not be considered a material alteration. No sign shall be reconstructed, raised, moved, placed, extended, or enlarged unless the sign is modified to conform with all of the provisions of this Chapter.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-09-0014, Amended 06/23/2009; Ord. No. O-2013-0027, Amended 10/22/2013)

- B. Alterations shall not be interpreted to include changing the text or copy of off-premise advertising signs, signs for theaters, or other similar signs which are designed to accommodate changeable copy.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-2013-0027, Amended 10/22/2013)

- C. Minor repairs and maintenance may be made to a nonconforming sign; however, in the event such sign has deteriorated or is hereafter damaged by whatever means, including an act of God, and such damage exceeds fifty percent (50%) of the reproduction value of the sign, according to appraisal thereof by competent appraisers, the sign may be restored, reconstructed, altered or repaired only to conform with this Chapter.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-2013-0027, Amended 10/22/2013)

- D. **Notwithstanding general restrictions on nonconforming sign alterations, a legally established nonconforming freestanding sign located west of the I-15 right-of-way center line and oriented toward freeway traffic may undergo a sign cabinet or sign face replacement, provided all of the following criteria are met:**

- i. **The overall height of the sign structure, including the top of the replacement cabinet, framing, and base, shall not be increased beyond its existing nonconforming height.**
- ii. **The total display surface area (square footage), height, width, and depth of the replacement cabinet shall not exceed the existing nonconforming cabinet dimensions.**
- iii. **The replacement of the cabinet or sign face shall not involve the structural replacement, enlargement, or relocation of the primary vertical support pole(s), foundation, or main load-bearing framework. However, decorative pole wraps, cladding, architectural covers, or aesthetic enclosures may be installed over existing support poles for beautification, provided such coverings do not add display sign area or alter the primary structural load-bearing frame.**
- iv. **A cabinet change under this subsection shall be permitted even if the existing nonconforming height exceeds standard zone height limits, specifically to maintain established freeway sightlines impacted by the western grade differential.**

Text Amendment to Orem City Code Title 22, Chapter 14, Article 14-4, Section 14-4-2 ("Alterations") regarding freeway-oriented legal nonconforming signs.

The applicant respectfully requests a text amendment to Orem City Code Section 14-4-2. Currently, Subsection A strictly prohibits the installation of a new sign cabinet on a legal nonconforming sign structure, defining it as a prohibited "material alteration".

For commercial properties located west of Interstate 15, freeway visibility is essential for business viability. Because of the natural eastern grade differential along I-15, signs along this corridor require specific height and profile maintenance to clear sightlines. Forcing property owners to completely demolish structural pole supports simply to replace aged or damaged sign boxes creates an undue economic hardship and leads to long-term visual blight along Orem's primary commercial bypass.

This proposed amendment adds Subsection D, creating a narrowly tailored allowance for freeway-oriented nonconforming signs west of I-15. It permits cabinet replacement, and decorative pole cladding while strictly locking in existing height, square footage, cabinet dimensions, and foundational structural frames.

The necessity of this code change is demonstrated by the existing multi-tenant sign at 986 Industrial Park Road (YESCO Drawing OPY-75183 R1):

- The existing sign consists of a scattered, outdated array of nine octagonal tenant sign boxes underneath a primary header cabinet. Over time, plastic faceplates crack, weather, and create a disorganized aesthetic along the I-15 corridor.**
- As designed by YESCO, the proposed remedy replaces the fragmented collection of sign boxes with one uniform, double-faced cabinet (18'-5" × 18'-5") equipped with modern, internal white LED illumination and clean tenant divider bars.**
- In strict accordance with proposed Subsection D(iii), the existing vertical structural poles and footings will remain completely intact. They will simply be encased in a pre-painted black aluminum support cover for immediate aesthetic beautification.**

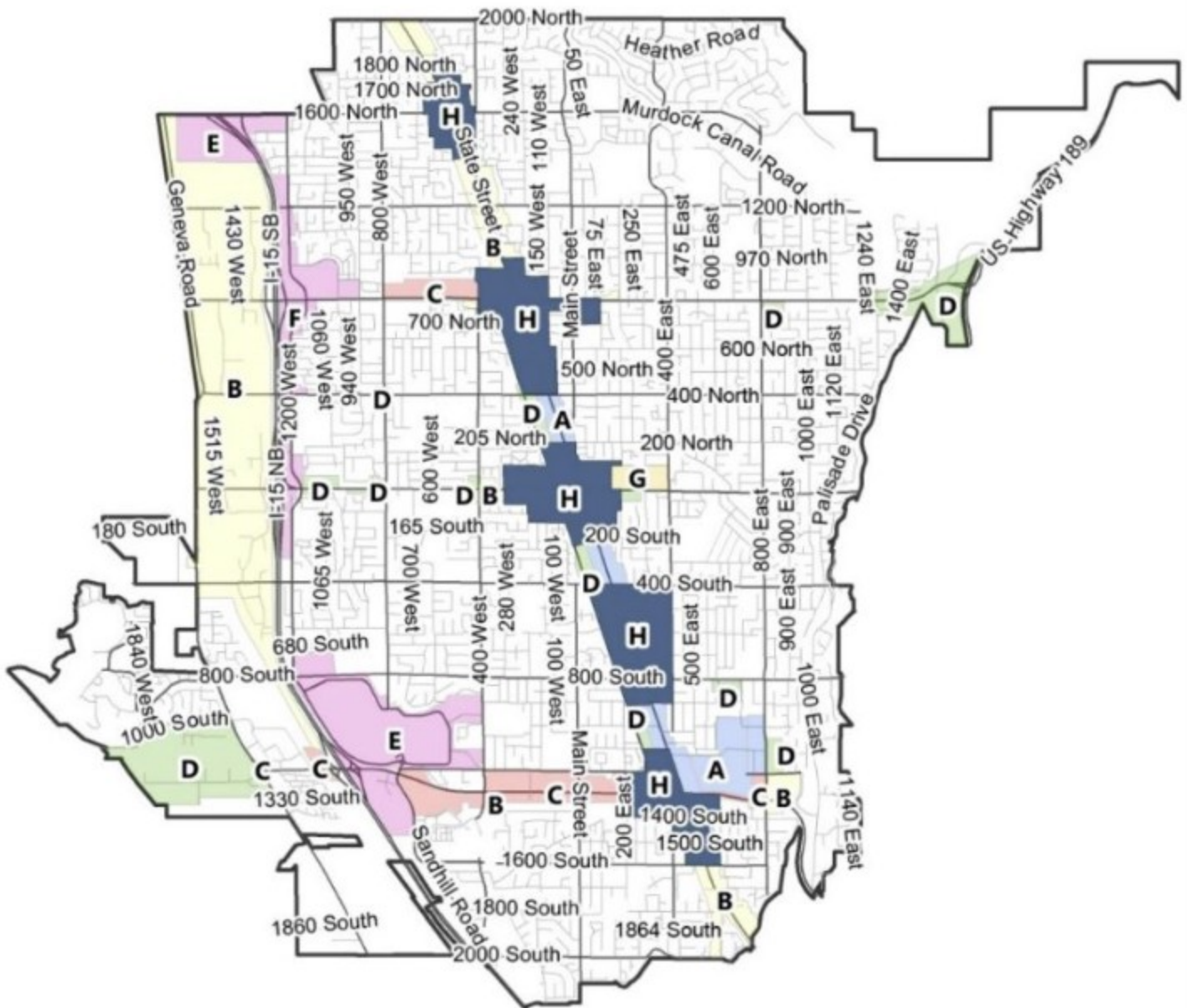
Due to the grade differences along the I-15 corridor west of the freeway, standard zoning height limits render existing signs functionally invisible to passing high-speed traffic if forced to lower. Subsection D recognizes this topographic reality and protects established sightlines.

The amendment contains strict legal guardrails. The overall structure height remains capped at its existing dimension (54'-10" on the attached plan). The total cabinet width, depth, and display square footage cannot expand beyond existing limits.

Replacing high-voltage, outdated fluorescent ballasts with modern LED illumination reduces energy consumption and improves safety. Allowing cabinet upgrades incentivizes property owners to invest heavily in corridor beautification without facing a cost-prohibitive requirement to completely tear down steel and concrete footings.

CITY OF OREM

SIGN ZONES



**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
September 2, 2026**

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- **3.1** - Approval of the July 15th, 2026 Minutes
- **3.2** - Approval of the August 5th, 2026 Minutes

ACTION ITEMS:

- **4.1 Plat Amendment - Fort Knox** - Located approximately at 993 Industrial Park Road in the M2 Zone
- **4.2 Site Plan - Fort Knox** - Located approximately at 993 Industrial Park Road in the M2 Zone
- **4.3 Preliminary Plat - Funez** - Located approximately at 115 North 800 West in the R8 Zone
- **4.4 Site Plan - Homebuilt** - Located approximately at 1950 North State Street in the PD-53 Zone

PUBLIC HEARINGS:

- **5.1 Sign Ordinance Text Amendment - Alamo Storage** - Amending section 14-4-2 regarding alterations to nonconforming signs

A recording of the meeting can be viewed online at
<https://www.youtube.com/live/bGiLQ9nDtY4?si=NmKSmNt53bjGP83r>.

PLANNING COMMISSION WORK SESSION

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

Chair Komen called the Planning Commission meeting to order at 4:34 PM.

Those present: Darren Hawkins, Madeline Komen, Susan Madsen, Karl Radmall (online), Jeff Reeves, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Rebecca Gourley, Emma Tenney, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Micah Ladle, Planning Commissioner; Grace Bjarnson, Planning and Zoning Staff

1. Agenda Items Discussion

DRAFT MINUTES FOR SEPTEMBER 2, 2026

Jared Hall presented a brief overview of the agenda and invited the Commissioners to ask questions about the items. Commissioner Madsen noted in regards to the Funez subdivision that there is a powerline that goes through the lot, which would cause issues with building area and easements. Staff suggested the Commission either approve the item conditional on resolving the powerline issue or continue the item. A discussion was held about parking at Fort Knox, and Commissioners asked general questions about Sign Ordinance Text Amendment.

Jared Hall presented updates on items that the Planning Commission has recently forwarded to the City Council, as well as updates on the Council's discussions on DADUs, the Transportation Advisory Commission's work on the Active Travel Plan, and the General Plan Timeline.

City Council Liaison Quinn Mecham provided the Commission with an update on the proposed Vesper Amphitheater, sharing how the Orem City Council feels and the resolution letter they sent to the Provo City Council.

2. Commissioner Training

Due to lack of time, no training was held.

The meeting was adjourned at approximately 5:15 PM.

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:31 PM**, Chair Komen called the Planning Commission meeting to order.
An invocation was offered by Commissioner Jeff Reeves.

Those present: Darren Hawkins, Madeline Komen, Susan Madsen, Karl Radmall (online), Jeff Reeves, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Rebecca Gourley, Emma Tenney, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Micah Ladle, Planning Commissioner; Grace Bjarnson, Planning and Zoning Staff

Agenda Item 3, Consent Agenda Items

- 3.1 - Approval of the July 15th, 2026 Minutes
- 3.2 - Approval of the August 5th, 2026 Minutes

DRAFT MINUTES FOR SEPTEMBER 2, 2026

Planning Commission Action: Chair Komen expressed concern about errors in the draft minutes for August 5th. Commissioner Madsen motioned that the Commission approve item 3.1 and continue item 3.2. Commissioner Reeves seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 4, Action Items

4.1 PLAT AMENDMENT - Fort Knox - Located approximately at 993 Industrial Park Road in the M2 Zone

Jared Hall presented this item, a request to adjust the lot lines of 5 lots in the M2 zone and reduce down to 4 lots.

Planning Commission Action: Commissioner Hawkins moved that the Planning Commission approve the Plat Amendment for Fort Knox. Commissioner Madsen seconded the motion.

YES: Darren Hawkins, Madeline Komen, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.2 SITE PLAN - Fort Knox - Located approximately at 993 Industrial Park Road in the M2 Zone

This is a request to add a 9,440 square foot addition to one of the existing buildings on the site. Jared Hall noted the parking and landscaping plans and confirmed that they meet Code requirements.

Planning Commission Action: Commissioner Hawkins moved that the Planning Commission approve the Site Plan for Fort Knox. Commissioner Reeves seconded the motion.

YES: Darren Hawkins, Madeline Komen, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.3 PRELIMINARY PLAT - Funez - Located approximately at 115 North 800 West in the R8 Zone

Jared Hall presented the request to split the residential lot at 115 N 800 West into two residential lots. Due to discussion held in the work session about the presence of a powerline running through the lot, staff suggested that the item be continued to a later date.

Planning Commission Action: Commissioner Madsen moved that the Planning Commission continue the Preliminary Plat for Funez until the powerline issue has been resolved. Commissioner Reeves seconded the motion.

YES: Darren Hawkins, Madeline Komen, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

The item was continued until the powerline issue has been resolved.

4.4 SITE PLAN - Homebuilt - Located approximately at 1950 North State Street in the PD-53 Zone

Jared Hall noted that this project has come before the Planning Commission before in the form of an amendment to the PD-53 zone. He noted that the site exceeds the parking requirements and adheres to the State Street frontage requirements regarding sidewalk buffers and landscaping. He also noted the setbacks and building height.

Staff asked that a condition of approval of this site plan be that parking easements are recorded for the neighboring properties in the shopping center.

The applicant was invited forward for questions. Commissioners had none.

Planning Commission Action: Commissioner Radmall moved that the Planning Commission approve the Site Plan for Homebuilt, on the condition that the parking agreements are recorded. Commissioner Hawkins seconded the motion.

YES: Darren Hawkins, Madeline Komen, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 5, Public Hearings

5.1 SIGN ORDINANCE TEXT AMENDMENT - Alamo Storage - Amending section 14-4-2 regarding alterations to nonconforming signs

Emma Tenney presented this item, a request to amend the section of the Sign Ordinance that regulates altering nonconforming signs. The applicant is Yesco Signs, on behalf of Alamo Storage, a storage unit company located just west of the I-15 in Orem. Alamo Storage has a freestanding pole sign that is legal nonconforming, and under the existing Sign Ordinance they are not able to make any material changes to the sign without bringing it fully into compliance with City Code. This would require reducing the height by almost half, and thereby making it so the sign could not be seen by freeway traffic. Ms. Tenney noted that this amendment would only impact freestanding signs west of the I-15 that are oriented towards freeway traffic, which limits the scope to only 7 signs.

Chair Komen invited the applicant forward to answer questions. Commissioner Hawkins asked about the Alamo Storage business and their sign, and the applicant gave a sense of the business and what they would like the sign to look like.

Chair Komen opened the meeting to public comment.

As no one was present to speak, Chair Komen closed the public comment.

Planning Commission Action: Chair Madsen moved that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to Orem City Code, 14-4-2, regarding alterations to nonconforming signs. Commissioner Reeves seconded the motion.

YES: Darren Hawkins, Madeline Komen, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

The motion passed.

Final Meeting Comments:

None

Adjournment:

Chair Komen asked for a motion to adjourn. Commissioner Hawkins motioned to adjourn, Commissioner Reeves seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **5:58 PM**.

DRAFT MINUTES FOR SEPTEMBER 2, 2026

A recording of the meeting can be viewed online at

<https://www.youtube.com/live/bGiLQ9nDtY4?si=NmKSmNt53bjGP83r>.

Reviewed and Approved: DRAFT



**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 13, 2026**

REQUEST:	PUBLIC HEARING – ORDINANCE – Amending the following sections of the Orem City Code by updating the definitions related to dwellings, accessory dwelling units, and accessory apartments: 19-5-3 - Definition of "dwelling", 21-1-2 - Definition of "accessory apartment", 21-2-2 - Definition of "multiple-family residence", 21-1-3(B)(3), 22-2-1 - Definition of "accessory apartment", 22-2-1 - Definition of "Dwelling, single-family", 22-6-8(F), 22-6-9(F), 22-6-9(M), 22-7-4(D), 22-11-28(E), 22-11-29(M)(15), 22-11-31(B)(2)(d), 22-11-32(B)(2), 22-11-35(P), 22-11-56(H)(18), 22-12-7(O)(17), 22-14-15(D)(7), and Appendix A - SLU 1111.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY COUNCIL October 13, 2026	Text Amendment, Chapters 19, 21, & 22 – aligning definitions with 22-6-11 Prepared By: Jared Hall
	PUBLIC HEARING – TEXT AMENDMENT <i>Amend the text of Orem City Code Chapters 19, 21, and 22 in order to align definitions and terms with the definitions in Section 22-26-11, Accessory Dwelling Units.</i>	

Notices

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

Action

The Council may approve or
deny the proposed text
amendments or may vote to
continue the hearing to a
future date.

REQUEST: The Planning Division requests that the City Council approve proposed amendments to the text in Chapters 19, 21, and 22 in order to align the use of definitions related to Section 22-26-11, Accessory Dwelling Units, which was adopted by Ordinance on September 22, 2026.

BACKGROUND: Earlier this year, the Utah State Legislature passed a bill that included a requirement that cities such as Orem allow detached accessory dwelling units as permitted uses on single-family residential properties that are at least 11,000 ft² or larger. Proposed amendment , 22-6-11, was reviewed by the Planning Commission in public hearing on July 15th, 2026, and was subsequently recommended to the City Council and then adopted on September 22, 2026. In review, it came to light that in several other sections of code, the term “Accessory Apartments” and some other related language will still be in use and will now be in conflict with the updated term “Accessory Dwelling Units” which is defined in its place in proposed Section 22-6-11. These text amendments are not substantive: they are intended only to make the terms used in the larger code the same as in the newly adopted section for accessory dwelling units. A document containing the redline and strikeout versions of these sections is attached to this report for your review. A brief summary of the different sections follows.

PLANNING COMMISSION ACTION: The Planning Commission reviewed the proposed changes at a public hearing on August 5, 2026. The Commission voted to forward a recommendation of APPROVAL to the City Council with five votes in favor and none opposed.

REVIEW & SUMMARY: The City Council adopted a new section of code, 22-6-11, where the regulations for both attached and detached accessory dwellings can be enumerated. To make the codes understandable, the term that had been previously used, “Accessory Apartments” was changed to “Accessory Dwelling Units.” Making this change has impacts that reach into other sections. Almost all changes proposed here are the updating of the term “Accessory Apartment” to “Accessory Dwelling Unit”. Others are updating references to the new Section 22-6-11 which has replaced 22-6-9(l). The changes are reviewed briefly in the following.

Chapter 19, Traffic– In Section 19-5-3, definitions, the definition for “Dwelling” contains a reference to “accessory apartments” which has been changed to “accessory dwelling units”.

Chapter 21, Water– There are two definitions in Section 21-1-2 that reference “accessory apartments”; Accessory Apartments and Multiple Family Residence. Additionally, there are two references in Section 21-1-3(B) (3) regarding requirements to connect water meters. In all cases the references have been adjusted to reflect “accessory dwelling units”.

Chapter 22, Zoning– There are multiple references that must be changed in this chapter:

- 22-2-1. Definitions – The definition of “Accessory Apartment” has been changed to “Accessory Dwelling Unit” and the language has been changed slightly to better reflect the language of proposed 22-6-11. The definition for “Dwelling, Single-family” contains a reference to accessory apartments which has been modified to “accessory dwelling unit”.
- 22-6-8. Zone Development Standards – Single-family development standards contain a reference to “Accessory Apartments” which has been changed to “Accessory Dwelling Units”.
- 22-6-9(F) Home Day Care Services – Child & Adult (SLU Code 6263) – part 6 of this section references a prohibition on home day care services operating from a home with an “accessory apartment”, so the term has been updated to “accessory dwelling unit”.
- 22-6-9(M) Residential Preschool (SLU Code 6265) – part 4 of this section references a prohibition on residential preschools in homes with an “accessory apartment”, so the term has been updated to “accessory dwelling unit”.
- 22-7-4 Planned Residential Developments (PRD) – part D references a prohibition on “accessory apartments” in PRDs, so the term has been updated to “accessory dwelling units”.
- Article 22-11. PD Zone – The PD-16, PD-17, PD-19, PD-20, PD-22, and PD-43 Zones all contain multiple references to “accessory apartments” which have been updated to “accessory dwelling units”. Additionally, a reference to the required plans for permitting an accessory dwelling unit has been updated to reflect the new citation of the same part in proposed Section 22-6-11.
- Article 22-14. Supplementary Regulations – The home occupation standards are found in Section 22-14-15(D, and part 7 references limits for home occupations where properties contain “accessory apartments”. That reference has been updated to “accessory dwelling units”.
- Appendix A. Standard Land Uses – The table of standard land use (SLU) codes includes SLU 1111 “Accessory Apartments”, which has been updated to “Accessory Dwelling Units”. The table also references which

zones allow the use, and refers to Section 22-6-9(F), which has been updated to Section 22-6-11.

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

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

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

N

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Orem City Council [**choose APPROVE or DENY**] by ordinance the proposed amendments to Chapters 19, 21, and 22, aligning definitions and terms with Section 22-6-11, Accessory Dwelling Units.”

Motion to Continue the Request

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

TEXT AMENDMENT, OREM CITY CODE CHAPTERS 19, 21, and 22: aligning definitions related to proposed Section 22-6-11, Accessory Dwelling Units.

CHAPTER 19. TRAFFIC

Article 19-5. Residential Parking Permit Program.

19-5-3. Definitions.

Dwelling shall mean any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as a residence by one or more families, but not including hotels, motels, bed and breakfast establishments, or residential or commercial buildings which are required to have off-street parking spaces such as apartments, condominium complexes, accessory ~~apartments-dwelling units~~, etc.

CHAPTER 21. WATER

Article 21-1. Water Services.

21-1-2. Definitions. The following words used in this Chapter shall have the following meanings unless a different meaning clearly appears from the context.

Accessory ~~Apartment Dwelling Unit.~~ ~~An apartment with an accessory apartment a single-family dwelling which is subordinate to the primary dwelling on the same lot or parcel and which has a~~ permit from the City of Orem.

Multiple family residence. A residential building having more than one living unit, if the living units are not separately owned or titled. Examples of multiple family residences include townhouses, duplexes, dormitories and apartments. ~~Accessory apartments~~ Accessory Dwelling Units are excluded from the definition of "multiple family residence."

21-1-3. Connection required.

21-1-3(B)(3). Accessory ~~apartments-Dwelling Units.~~ Accessory Dwelling Units shall be metered in one of the following ways:

- a. Common meter. The accessory ~~apartment dwelling unit~~ and the main dwelling are served by a common water meter. The bill for the water service shall be in the name of the owner of the main dwelling.

- b. Separate meters. The accessory ~~apartment dwelling unit~~ and the main dwelling are metered separately. The bill for each water service shall be in the name of the owner of the main dwelling

CHAPTER 22. ZONING

Article 22-2. Definitions

22-2-1. Definitions.

For the purpose of this Chapter, certain words and terms are defined as follows:

Accessory ~~Apartment Dwelling Unit~~ shall mean a single-family dwelling which is subordinate to the primary dwelling on the same lot or parcel, which has its own eating, sleeping, and sanitation facilities, ~~within a single-family dwelling~~.

Dwelling, Single-family shall mean a building or structure, or portion thereof, which is designed for a single dwelling unit and occupied by, or intended to be occupied by, a single family. Single-family dwellings may include accessory ~~apartments dwelling units~~.

Article 22-6. Residential Zones

22-6-8. Zone Development Standards.

F. **Single Family**. Only one (1) single family dwelling may be constructed per lot in a residential zone. A single family dwelling shall only be occupied by one single family or by a group home conforming to the requirements listed in Section 22-6-9(A), (B), (C), (D) or (E). Only one (1) single family shall occupy an ~~accessory apartment accessory dwelling unit~~.

22-6-9. Regulations Governing Particular Uses.

F. **Home Day Care Services-Child & Adult (SLU Code 6263)**. Home Day Care Services include a (1) Home Adult Day Care Facility, (2) Home Child Day Care, Small, (3) Home Child Day Care, Medium, and (4) Home Child Day Care, Large, as defined in Section 22-2-1. Home Day Care Services are permitted in residential zones subject to the following requirements:

- 6. No Home Day Care Service may be operated in a dwelling that has an ~~accessory apartment dwelling unit~~.

M. **Residential Preschool (SLU Code 6265)**. Preschools operating in residential zones are subject to the following requirements:

4. No Home Preschool Service may be operated in a dwelling that has an ~~accessory apartment dwelling unit~~.

Article 22-7. Planned Residential Developments (PRD)

22-7-4. Where Allowed, Types and Uses.

- D. ~~Accessory apartments~~ Accessory dwelling units shall not be permitted in PRDs.

Article 22-11. PD Zone

22-11-28. PD-16 Zone, 400 South 1800 West.

- E. Prohibited uses. Any use not specifically listed in subparagraphs (C) and (D) above shall be prohibited.

Except as provided in Section 22-6-9(C) of this Chapter, ~~accessory apartments~~ accessory dwelling units shall not be permitted within any attached dwelling.

22-11-29. PD-17 Zone, 1120 South Between 20 East and 150 East.

- M. Development Standards and Requirements. The following development standards and requirement shall be required with all PD-17 developments.

15. ~~Accessory Apartments~~ Accessory Dwelling Units. ~~Accessory apartments~~ Accessory dwelling units are not permitted within the PD-17 Zone.

22-11-31. PD-19 Zone, South Rim PRD, 1755 South 750 East.

- B. Development Standards.

1. PRD Ordinance. The development standards and requirements set forth in Article 22-7 of the Orem City Code shall apply to the PD-19 zone except as expressly modified below.

2.

- d. ~~Accessory Apartments~~ Accessory Dwelling Units. ~~Accessory apartments~~ Accessory dwelling units are not permitted within the PD-19 Zone.

22-11-32. PD-20, Jameson Pointe PRD, 1559 South 850 East.

B. Development Standards

1. [PRD Ordinance](#). The development standards set forth in Article VII, PRD Ordinance, of [CHAPTER 22](#) of the Orem City Code shall apply to the PD-20 Zone, except for [building setbacks](#) which are established by the Final Development Plan in Appendix N.
2. ~~Accessory Apartments~~ [Accessory Dwelling Units](#). ~~Accessory apartments~~ [Accessory dwelling units](#) are not permitted within the PD-20 Zone

22-11-35. PD-22 Zone, Urban Village.

- P. ~~Accessory Apartments~~ [Accessory Dwelling Units](#). ~~Accessory apartments~~ [Accessory dwelling units](#) shall be allowed in the PD-22 zone only under the following circumstances:
1. Allowed only in [Townhouses](#). An accessory ~~apartment- dwelling unit~~ shall be allowed only in a “townhouse” style unit (non-stacked), and only in a unit that is attached to another unit on one side only.
 2. Allowed only in Original Construction. An accessory ~~apartment- dwelling unit~~ shall be allowed only when the ~~apartment unit~~ is designated in a plat/site plan that is approved prior to completion of original construction and the issuance of a certificate of occupancy for the unit in which it is located. An accessory ~~apartment- dwelling unit~~ may not be added to a townhouse after the first certificate of occupancy is issued for that unit.
 3. Owner Occupancy Required. An accessory ~~apartment- dwelling unit~~ shall be allowed only in owner-occupied townhouses as the term “owner-occupied” is defined in section [22-6-9\(l\)\(1\)](#).
 4. Number of Units. No more than one (1) accessory ~~apartment- dwelling unit~~ shall be allowed in a townhouse.
 5. Parking. An accessory ~~apartment- dwelling unit~~ shall be treated as an additional unit for purposes of calculating the number of parking stalls required in the development.
 6. Size. An accessory ~~apartment- dwelling unit~~ shall be at least 300 square feet in size and no larger than 900 square feet.

7. Building entrance. A separate entrance to the accessory ~~apartment- dwelling unit~~ shall not be allowed on the front facade of the unit in which it is located. The entrance to the accessory ~~apartment- dwelling unit~~ shall be located on the side of the unit in which it is located.
8. Compliance with Building Code. All construction shall comply with all building code requirements in effect at the time of construction.
9. Utility Meters. A townhouse with an accessory ~~apartment- dwelling unit~~ shall have no more than two (2) meters for each water, gas, and electricity utility service and each meter shall be in the property owner's name.
10. Permit. Any person constructing or causing the construction of a townhouse that has an accessory ~~apartment- dwelling unit~~ must obtain an accessory ~~apartment- dwelling unit~~ permit from the ~~Development Services Community Development~~ Department and shall comply with the requirements of section ~~22-6-9(I)(8)(a-c) 22-6-11(C)(7)(a-c)~~.

22-11-56. PD-43 (Auburn Meadows) 2000 South Geneva.

H. Development Standards and Requirements. The following development standards shall apply to all development in the PD-43 zone.

1. ~~Accessory Apartments Dwelling Units~~. Accessory ~~apartment- dwelling units~~ are not permitted in the PD-43 zone.

Article 22-12. Overlay Zones.

22-12-7. Affordable Senior Housing (ASH) Overlay Zone.

O. Development Standards and Requirements. The following development standards and requirements apply to all affordable senior housing developments in the ASH zone.

17. ~~Accessory Apartments Dwelling Units~~. Accessory ~~apartments- dwelling units~~ are not permitted within the ASH zone.

Article 22-14. Supplementary Regulations.

22-14-15. Home Occupation Requirements.

D. Home Occupations. As a matter of public policy, commercial and industrial activities should be conducted in zones where such activities are specifically permitted. Except as

otherwise specifically provided, it shall be unlawful to conduct a business or occupation in a residential [dwelling](#) unless a home occupation permit has been issued by the City. The Director of Finance may issue a home occupation permit to allow limited business activities to be conducted within a residential dwelling located in any zone in the City if the following requirements are met:

7. A home occupation may be allowed in a residential [structure](#) with an [accessory apartment-dwelling unit](#) (whether in the main dwelling, accessory-~~apartment-dwelling unit~~, or both) only if the home occupation does not have (1) customers who come to the home, (2) deliveries to the home, or (3) an employee who lives outside the home. The existence of any of the above three factors after issuance of a home occupation permit shall be grounds for revocation of the permit.

APPENDIX A.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5 / ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
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1000	RESIDENTIAL																	
1100	All Personal Residences, NEC	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
1110	Single Family	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N
1111	Accessory ~~Apartments~~ ~~Dwelling Units~~	N	See Sec. ~~22-6-9(F)~~ ~~22-6-11~~								N	N	N	N	N	N	N	N
1112	Condominiums	See Sec. 22-7								N	N	N	N	N	N	N	N	

DRAFT MINUTES FOR AUGUST 5, 2026

CITY OF OREM PLANNING COMMISSION MEETING MINUTES August 5, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- **3.1** - Approval of the July 15th, 2026 Minutes

ACTION ITEMS:

- **4.1 Preliminary Plat** - PH Tennis Center Plat A - Located generally at 92 E 800 North
- **4.2 Site Plan** - PH Tennis Center - Located generally at 92 E 800 North
- **4.3 Preliminary Plat** - Johnson Farms Plat A - Located generally at 1700 S Geneva Road
- **4.4 Site Plan** - The Shops at Johnson Farms - Located generally at 1700 S Geneva Road
- **4.5 Preliminary Plat** - Valor Homes Plat A - Located generally at 1301 W 400 South

PUBLIC HEARINGS:

- **5.1 Text Amendment** - Aligning definitions in Chapters 19, 21, and 22 with proposed Section 22-6-11, Accessory Dwelling Units

A recording of the meeting can be viewed online at

https://www.youtube.com/live/KYUsv0c4jjk?si=Z7CgcEXk8_XdxweK

PLANNING COMMISSION WORK SESSION

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

Chair Komen called the Planning Commission meeting to order at 4:31 PM.

Those present: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Planning Commissioners; Jared Hall, Grace Bjarnson, Rebecca Gourley, Emma Tenney, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Darren Hawkins, Planning Commissioner; Quinn Mecham, City Council Liaison.

1. Agenda Items Discussion

In a previous meeting, the Planning Commission forwarded a recommendation to the Council for a DADU ordinance. Jared Hall noted that the item on tonight's agenda about DADUs is a text

DRAFT MINUTES FOR AUGUST 5, 2026

amendment to make several small clarifying changes to definitions in City Code to align them with the new DADU ordinance.

Mr. Hall presented an overview of the General Plan timeline and what things will be included in it. Commissioners had no questions or comments.

Mr. Hall then presented some visuals of the proposed setbacks for Detached Accessory Dwelling Units (DADUs). The Commission has already forwarded a recommendation to the Council for a DADU ordinance, and this presentation was to provide visual examples of what the ordinance might look like in practice. Commissioners discussed permitting procedures, setbacks, fencing, and maximum DADU size.

The meeting was adjourned at 5:14 PM.

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:31 PM**, Chair Komen called the Planning Commission meeting to order.
An invocation was offered by Commissioner Karl Radmall.

Those present: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Planning Commissioners; Jared Hall, Grace Bjarnson, Rebecca Gourley, Emma Tenney, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Darren Hawkins, Planning Commissioner; Quinn Mecham, City Council Liaison.

Agenda Item 3, Consent Agenda Items

- **3.1** - Approval of the July 15th, 2026 Minutes

Planning Commission Action: Chair Komen expressed concern about errors in the draft minutes. Commissioner Karl Radmall motioned to continue the Consent Agenda item to the next meeting. Commissioner Susan Madsen seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 4, Action Items

4.1 PRELIMINARY PLAT - PH Tennis Center Plat A - Located generally at 92 E 800 North

Jared Hall presented this item, a request to combine three properties into one in order to establish public utility easements and prepare the property for site planning. The applicant was invited to come forward, and the Commission had no questions.

Planning Commission Action: Commissioner Madsen moved that the Planning Commission approve the Preliminary Plat for PH Tennis Center Plat A. Commissioner Reeves seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.2 SITE PLAN - PH Tennis Center Plat A - Located generally at 92 E 800 North

Jared Hall presented the site plan for the PH Tennis Center, noting the current zoning, required setbacks, height restrictions, and neighborhood meeting information. Chair Komen invited the applicant to come forward again, and asked what external lighting would be present at the pickleball court. The applicant noted that there is a 7ft masonry wall separating the court from the residential properties and noted that they have considered adding another wall to the south. Commissioner Radmall asked about potential hours for lighting. Commissioner Madsen pointed out that the pickleball court has moved in the plans, and asked about hours of operation. The applicant responded that due to utility access, the court had to be moved, and Mr. Hall noted that concerns about lighting will be addressed in the building permit process. Chair Komen asked what the site and the court specifically will be used for, and the applicant responded that they do not anticipate any commercial use, that the building is for executive office space and the court is for private use.

Planning Commission Action: Commissioner Radmall moved that the Planning Commission approve the Site Plan for PH Tennis Center Plat A. Commissioner Reeves seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.3 PRELIMINARY PLAT - Johnson Farms Plat A - Located generally at 1700 S Geneva Road

Mr. Hall noted that this property was previously brought to the Commission for a rezone application. This Plat is necessary to create a developable lot. The Commission had no questions.

Planning Commission Action: Commissioner Madsen moved that the Planning Commission approve the Preliminary Plat for Johnson Farms Plat A. Commissioner Ladle seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.4 SITE PLAN - The Shops at Johnson Farms - Located generally at 1700 S Geneva Road

Mr. Hall presented the Site Plan for The Shops at Johnson Farms. He noted that this property is now zoned C2, with a Development Agreement that limits uses and hours of operation beyond what the zone allows. He also discussed parking, pointing out that the site provides more parking than is required, and showed the conceptual drawings of buildings that the applicant provided.

Chair Komen invited the applicant, Paul Washburn, to come forward. Commissioner Madsen asked clarifying questions about potential business uses on the property.

Planning Commission Action: Commissioner Radmall moved that the Planning Commission approve the Site Plan for The Shops at Johnson Farms. Commissioner Ladle seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

4.5 PRELIMINARY PLAT - Valor Homes Plat A - Located generally at 1301 W 400 South

The site plan for this project was approved on the condition that this plat be recorded. The property is currently just a parcel, not a lot, and this plat will create a single lot subdivision with the vacation of a right-of-way easement.

The Commission had no questions or comments.

DRAFT MINUTES FOR AUGUST 5, 2026

Planning Commission Action: Commissioner Madsen moved that the Planning Commission approve the Preliminary Plat for Valor Homes Plat A. Commissioner Ladle seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: None

ABSTAIN: None

Agenda Item 5, Public Hearings

5.1 TEXT AMENDMENT - Aligning definitions in Chapters 19, 21, and 22 with proposed Section 22-6-11, Accessory Dwelling Units

Mr. Jared Hall presented this text amendment, an add on to the Detached Accessory Dwelling Unit ordinance that the Planning Commission forwarded with approval to the City Council in a previous meeting. As part of the ordinance, accessory apartments will now be referred to as “Accessory Dwelling Units,” and staff in the City’s legal department pointed out that there are several places in City Code that refer to accessory apartments that will need to be updated. This text amendment addresses those changes for clarity. The amended sections are 19-5-3, 21-1-2, 21-1-3, 22-2-1, 22-6-8, 22-6-9, 22-7-4, 22-11-28, 22-11-19, 22-11-31, 22-11-32, 22-11-35, 22-11-56, 22-12-7, 22-14-15, and Appendix A of Orem City Code.

Chair Komen opened the meeting to public comment.

As no one was present to speak, Chair Komen closed the public comment.

Planning Commission Action: Commissioner Madsen moved that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Orem City Code Chapters 19, 21, and 22, aligning definitions with proposed Section 22-26-11, Accessory Dwelling Units. Commissioner Ladle seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves

NO: Darren Hawkins

ABSTAIN: None

The motion passed.

DRAFT MINUTES FOR AUGUST 5, 2026

Final Meeting Comments:

None

Adjournment:

Chair Komen asked for a motion to adjourn. Commissioner Reeves motioned to adjourn, Commissioner Radmall seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **6:13 PM**.

A recording of the meeting can be viewed online at

https://www.youtube.com/live/KYUsv0c4jjk?si=Z7CgcEXk8_XdxweK

Reviewed and Approved: DRAFT



**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 13, 2026**

REQUEST:	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 1075 South 1675 West from CM, Controlled Manufacturing to M1, Light Manufacturing, together with a development agreement limiting allowable uses to those of the CM Zone. Approximately 9.29 acres.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

REVIEW & ANALYSIS:

General Plan– The property is designated “LI, Light Industrial” on the Future Land Use Map. The requested zoning (M1, Light Manufacturing) is one of the preferred zoning designations for the “Light Industrial” land use designation, and meets the intent of the General Plan, which is to retain “the ability to buffer and protect adjacent residential uses.” (Orem General Plan, 2.1.3) The area surrounding the subject property is mostly located within the Light Industrial category. However, to the north across 1000 South, is Low and Medium Density Residential.

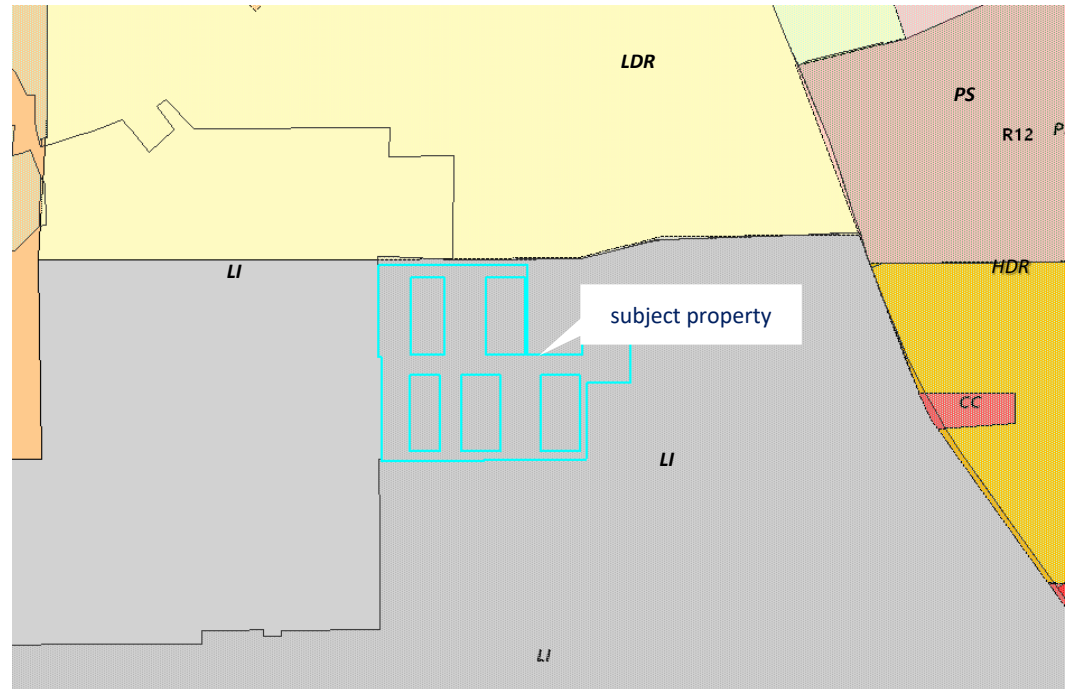


Figure 2: From the Land Use Map, General Plan

Current Zoning– The property is currently located in the CM, Controlled Manufacturing Zone. CM Zoning is a light industrial district, focused on the development of industrial parks and sites. 22-9-4 states: “The CM Zone is established to provide areas where planned manufacturing parks may be developed. The zone is designed to provide for uses on well-landscaped sites such that they can be located in proximity to residential uses. Aside from some allowable uses, the biggest difference in the existing CM Zone and the Proposed M1 Zone relates to setbacks.

Development Standards – The M1 and CM Zone require the same rear and side setbacks when adjacent to a residential zone or street. The CM Zone requires greater building front and general side setbacks. The M1 zone would allow for further development on the west side of the property.

22-9-7. Zone Development Standards.

Zone Development Standards - Manufacturing, and Research and Development Zones					
	M1	M2	CM	BP	PF
Minimum Zone Area:	5 Ac	10 Ac	5 Ac	20 Ac	5 Ac
Minimum Lot Area:	1/4 Ac	1/4 Ac	1 Ac	1/4 Ac	5 Ac
Minimum Frontage:	No Restrictions				
Lot Setbacks (Minimum)					
Front:	20'	20'	30'	40'	25'
Side:	0	0	20'	20'	20'
Side when adjacent to a street:	20'	20'	30'	40'	20'
Side without one hour firewall:	20'	20'	20'	20'	20'
Rear:	0	0	20'	20'	25'
Rear when adjoining a parcel in a residential zone:	40'	80'	40'	40'	25'
Maximum Structure Heights:	48'	60'	48'	48'	48'*

Figure 3: Development Standards in the CM and M2 Zones, compared

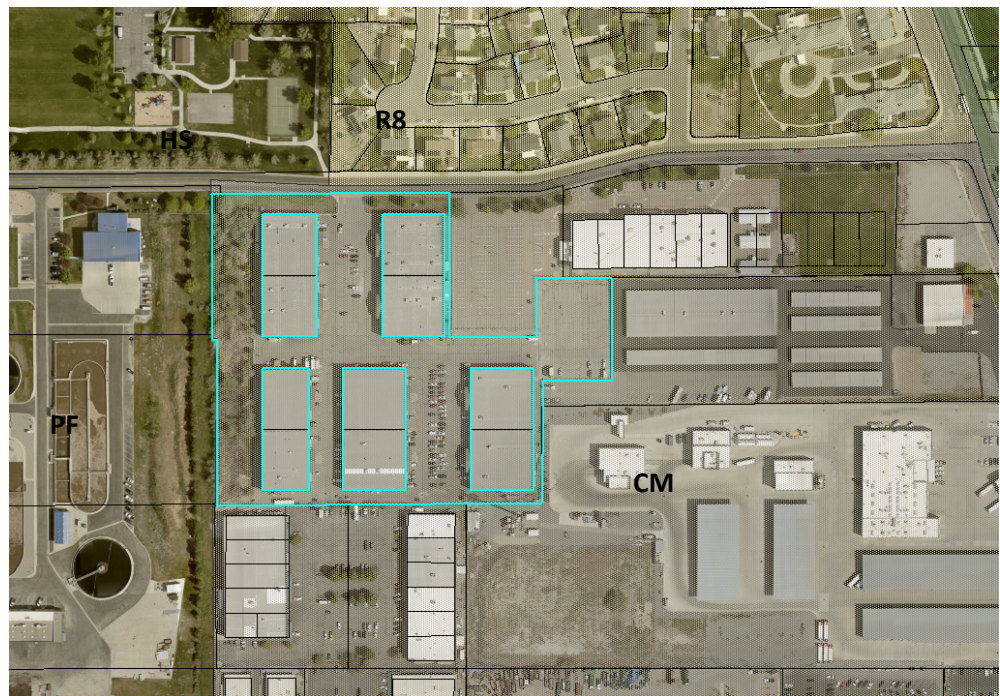


Figure 4: Existing Zoning of the subject and surrounding properties

Proposed Zoning– The applicants request a rezone from the CM to the M1 Zone. The intent of the M1 Zoning change is to allow the construction of Flex Space units on an undeveloped portion of the property. Many permitted uses are allowed in both the existing CM and proposed M1 Zone, however, there are a handful of uses not allowed in the CM zone that are allowed in the M1 zone. These include:

- Meat & Dairy Manufacturing (SLU 2120)
- Tobacco Products Manufacturing (SLU 3910)
- Motor Freight Terminals (SLU 4221)
- Motor Freight Garaging & Equipment Maintenance (SLU 4222)
- Gasoline Storage & Distribution Points (SLU 4823)
- Gas Pressure Control Stations (SLU 4824)
- Drinking Places – Bars & Taverns (SLU 5820)
- Pawn Shops (SLU 6112)
- Animal Kennels and Runs (SLU 6517)

A full list of uses allowed in the different zones may be viewed in Appendix A of the City Code.

Development Agreement– During the Planning Commission’s review, concern was raised from the residential neighborhood to the north about the potential impacts of some of the uses allowed by the M1 Zone, such as gasoline storage and distribution and drinking places, which are not allowed in the CM Zone. The applicant’s concept of flex industrial tenant spaces does not accommodate any of the heavier manufacturing uses of the M1, and they agreed with the Planning Commission’s suggestion that a development agreement limiting the uses to those of the CM Zone but allowing the development standards of the M1 Zone would alleviate those concerns. A development agreement has been prepared.

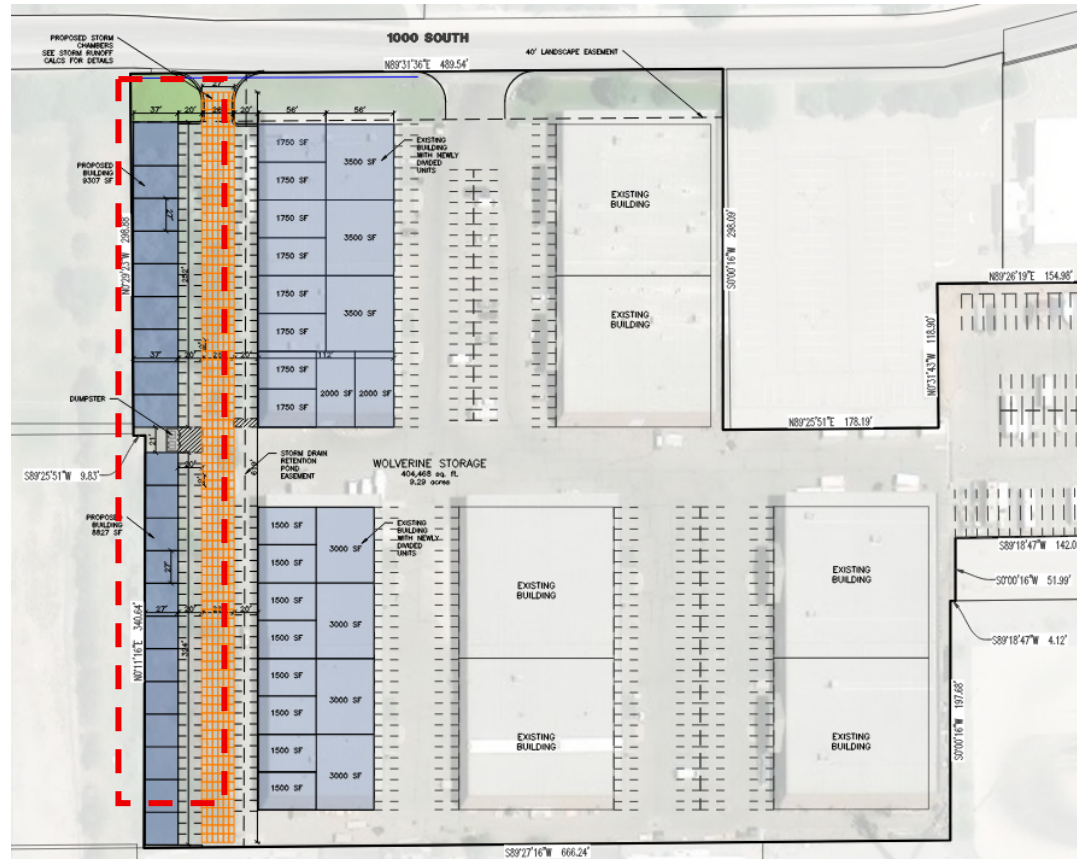


Figure 5: Concept Plan, Wolverine Storage, the currently undeveloped area of the property highlighted

Concept Plan–The applicants have submitted a concept plan for the development of the property if the change in zoning were to be approved. A copy of the concept plan is attached for your review. It includes two new buildings (one 9,307 ft² and one 8,827 ft²) housing new Flex Space units and new, larger units created out of existing buildings on the site to the east. One concern the Development Review Committee (DRC) intended to be forwarded to the Commission with the application relates to storm water retention. The area where the concept anticipates developing new buildings for storage units is currently functioning as a significant regional retention facility for storm water. The applicant’s proposed solution to dealing with the existing storm drainage and the drainage needs that will be generated by additional development of this area is a series of drainage chambers installed below the access way between the new buildings and the existing

buildings. The concept plan that the applicant provided has been reviewed by the technical staff of the Development Review Committee.

Process, Additional Applications – If the change in zoning is approved, the applicants will need to submit applications for site plan approvals through the DRC and Planning Commission, as well as applications to amend the existing commercial condominium subdivision of the property. Those submittals will require a greater degree of detail with regard to engineering and site development concerns such as grading and drainage, traffic impact, and other plans.

Neighborhood Meeting – A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting on Wednesday, February 25th, 2026. Minutes and other materials from the neighborhood meeting 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 zoning map amendment or may CONTINUE the hearing to allow for changes or additional information:

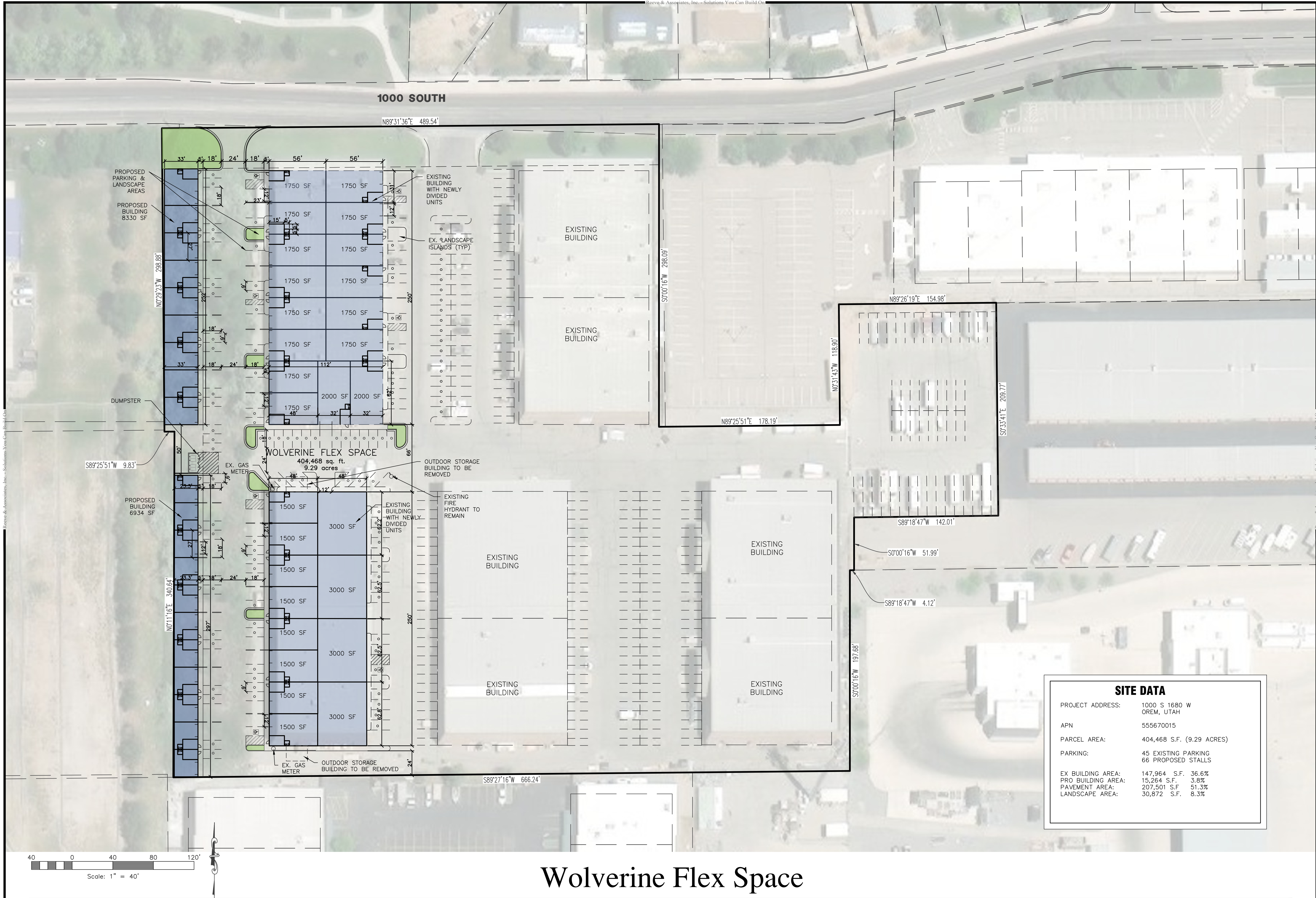
ALTERNATIVE MOTIONS:

Motion to Approve or Deny -

“I move that the Orem City Council [**choose APPROVE or DENY**] 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 1075 South 1675 West from CM, Controlled Manufacturing to M1, Light Manufacturing, approximately 9.49 acres, together with the development agreement limiting the uses to those permitted in the CM Zone.”

Motion to Continue the Request –

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



Wolverine Flex Space

1000 S 1680 W, Orem, Utah County, Utah

SITE DATA			
PROJECT ADDRESS:	1000 S 1680 W OREM, UTAH		
APN	555670015		
PARCEL AREA:	404,468 S.F. (9.29 ACRES)		
PARKING:	45 EXISTING PARKING 66 PROPOSED STALLS		
EX BUILDING AREA:	147,964 S.F.	36.6%	
PRO BUILDING AREA:	15,264 S.F.	3.8%	
PAVEMENT AREA:	207,501 S.F.	51.3%	
LANDSCAPE AREA:	30,872 S.F.	8.3%	

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeveco.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS		DATE	DESCRIPTION
	CONCEPT	2025-12-10	
	UNIT SIZE	2025-01-06	
	EX CON & STRM	2025-03-25	
	UNIT LAYOUT	2025-04-21	
	EXISTING & PROPOSED LAYOUT	2025-07-08	
	PT BLD LAYOUT/OH	2025-07-28	

Wolverine Flex Space

PART OF THE SE 1/4 OF SECTION 20 T.6S, R.2E., S.11B & M., U.S. SURVEY
OREM, UTAH COUNTY, UTAH

Concept Plan

Project Info.	
Engineer:	N. Reeve
Planner:	C. Cave
Designer:	P. Toone
Date:	12-10-25
Name:	Wolverine Storage
Number:	5975-23

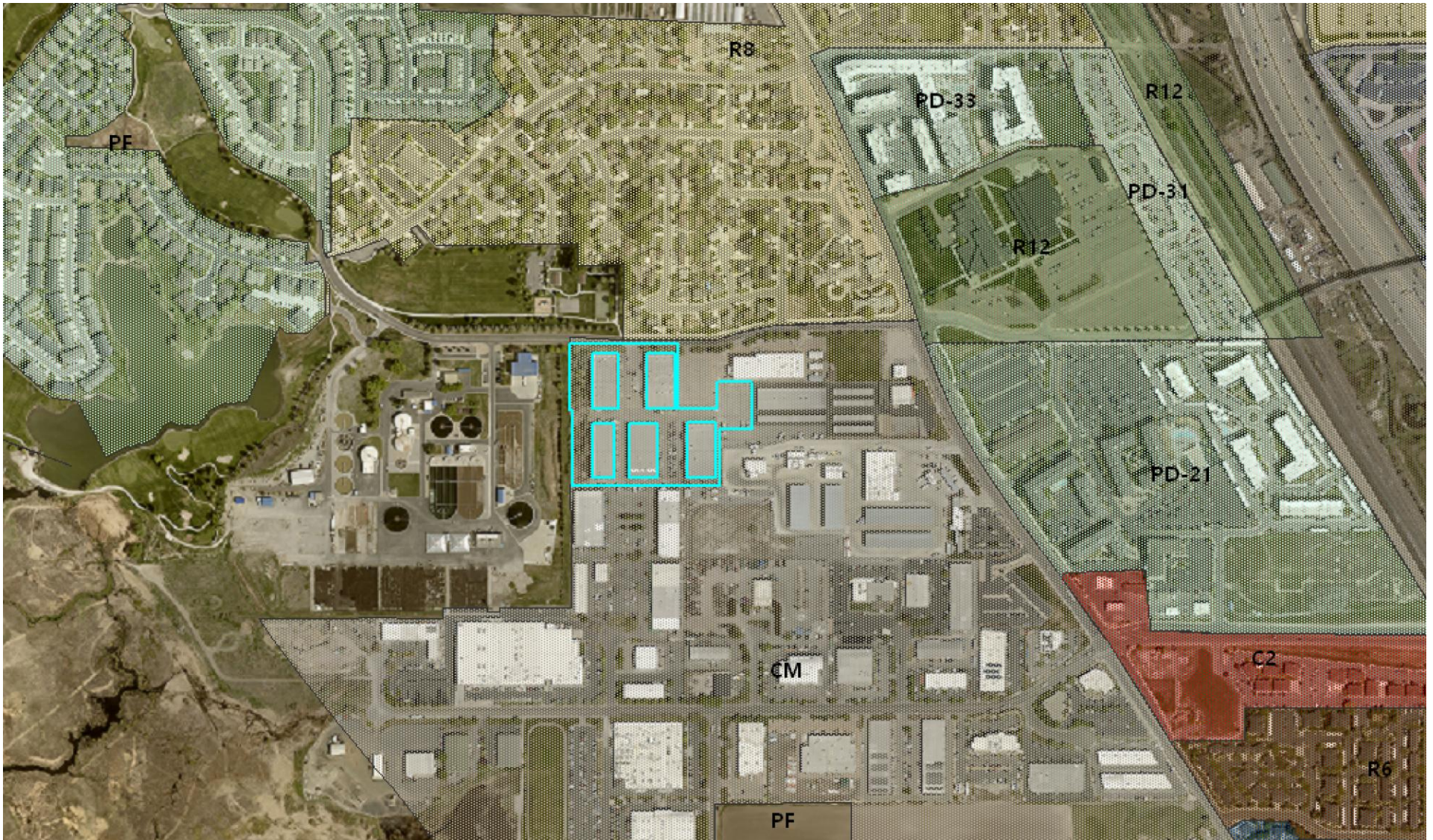
Sheet	1
1	Sheets

Wolverine Rezone - Street View

(1075 South 1675 West)



Wolverine Rezone – 1075 South 1675 West



Vicinity and Zoning Map

Zone: CM

Acres: 9.28

Neighborhood:

Sunset Heights West



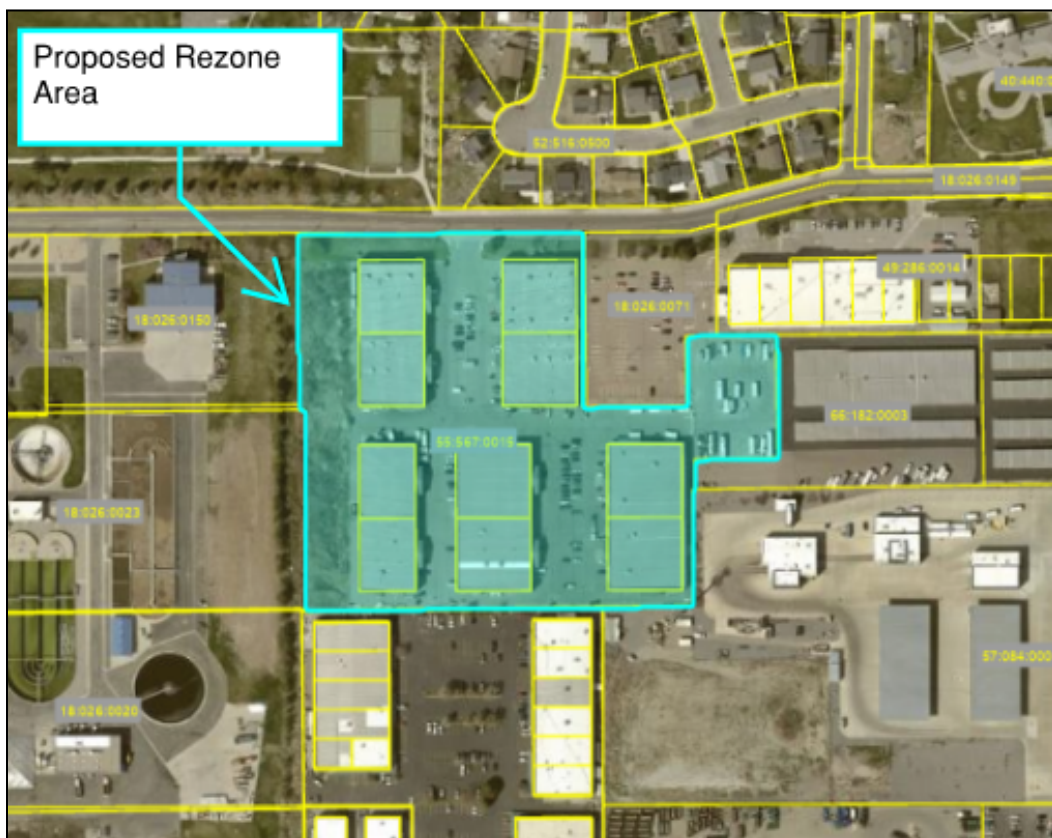
NOTICE OF PUBLIC HEARING

Orem Community Development | 801-229-7058

Dear Neighbor,

The following item will be open for public comment at **Planning Commission**:

“Wolverine” REZONE - Request to rezone the property located generally at 1075 South 1675 West from Commercial Manufacturing (CM) to Manufacturing (M1)



Planning Commission will be held at:

Orem City Hall
56 N State Street, Orem - City Council Chambers, 1st floor
5:30 pm on Wednesday, May 6th, 2026

*If you are unable to attend the meeting and wish to make a public comment, or have questions prior to the meeting, please contact **Planning and Zoning** at (801) 229 - 7058 or jrhall@orem.gov*



RE: Neighborhood Meeting – Proposed Zone Change

Project: Wolverine Warehouse

Address: 1075 South 1675 West, Orem, UT 84058

Dear Property Owner,

We are writing to invite you to a neighborhood meeting to discuss a proposed zoning map amendment for the property located at **1075 South 1675 West**.

The Proposal We are applying to change the current zoning of the property from **CM (Commercial Manufacturing)** to **M1 (Manufacturing)**. This change is being requested to facilitate the construction of new warehouses on the undeveloped portion of the existing site.

Meeting Details We invite you to attend the open house to view the concept plan and discuss the proposal with us.

- **Date: Wednesday, February 25, 2026**
- **Time: 6:00 PM – 7:00 PM**
- **Location: 1020 South 1680 West, Orem, UT 84059**
 - *Note: Meeting will be held in the vacant unit at this address.*

City Notice Pursuant to Orem City Code Section 22-14-20(1), 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.

Applicant Contact Information If you have questions but cannot attend the meeting, please contact us at:

Tiffany Ferguson
Union Fort Properties
(801) 224-2700

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office@reeve.co • www.reeve.co

February 25, 2026 6:00 PM - 7:00 PM

Kris Hammond 801-372-2900
ham.kris@gmail.com

Orem Center West Business Park

Brian Fruit - HOA President

Deana Hillier 801-360-1974

Stefanie Barthel 801-400-2312

Mike Carpenter 801-368-5972

Crystal Muhlestein 801-660-5000

(in close
proximity)

Planning
Commission
City Council

Neighboring Public Hearing Minutes 2/25/26

2 neighbors Deana and Stefanie that live to the northeast showed up and were concerned, but we were able to answer their questions and concerns about the type of buildings' height and use. The HOA manager of the neighbor to the south Kris Hammond also came and was concerned that the zoning was changing for their business park. We assured her that the proposal only applies to our property.

The planning commission member Mike and a city council member Crystal. They did not have concerns but came to assess the neighbors' concerns if any. Crystal was pleased that the two neighbors, Deana and Stefanie were in approval of the proposal.

City council member was pleased that the two residents were in agreement of the zoning change. Those who were in attendance are the following

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
September 14, 2026**

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- **3.1** - Approval of the September 2nd, 2026 Minutes
- **3.2** - Approval of the August 5th, 2026 Minutes

ACTION ITEMS:

- **4.1 Condominiumization - Shelly Lane** - A request to condominiumize the townhomes in the Shelly Lane subdivision, located generally at 750 N 100 West in the R6 zone.

PUBLIC HEARINGS:

- **5.1 Rezone - “Wolverine Rezone”** - Request to amend Article 22-53(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 1075 South 1675 West from CM (Controlled Manufacturing) to M1 (Light Manufacturing). Approximately 9.29 acres.
- **5.2 Text Amendment - “Hale Center”** - Request to amend the text of Article 22-11-5 by modifying the PD-13 zone and adopting a new Concept Plan on the property located generally at 225 West 400 North. Approximately 2.42 acres.

A recording of the meeting can be viewed online at
https://www.youtube.com/live/apr5H_hx0bE?si=1xcAilbVOKcD3aqp.

PLANNING COMMISSION WORK SESSION

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

Chair Komen called the Planning Commission Work Session to order at 4:37 PM.

Those present: Darren Hawkins, Madeline Komen, Micah Ladle, Karl Radmall, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Rebecca Gourley, Emma Tenney, Grace Bjarnson, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Susan Madsen, Jeff Reeves, Planning Commissioners

1. Agenda Items Discussion

DRAFT MINUTES FOR SEPTEMBER 14, 2026

Staff provided a brief overview of each item on the agenda and Commissioners had the opportunity to ask questions about each item.

The meeting was adjourned at 5:15 PM.

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:30 PM**, Chair Komen called the Planning Commission meeting to order.
An invocation was offered by Commissioner Micah Ladle.

Those present: Darren Hawkins, Madeline Komen, Micah Ladle, Karl Radmall, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Rebecca Gourley, Emma Tenney, Grace Bjarnson, Planning and Zoning Staff; Aaron McKnight, City Attorney.

Those excused: Susan Madsen, Jeff Reeves, Planning Commissioner

Agenda Item 3, Consent Agenda Items

- **3.1** - Approval of the September 2nd, 2026 Minutes
- **3.2** - Approval of the August 5th, 2026 Minutes

Planning Commission Action: Commissioner Karl Radmall moved that the Planning Commission approve the Consent Agenda items. Commissioner Micah Ladle seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Karl Radmall

NO: None

ABSTAIN: None

Agenda Item 4, Action Items

4.1 CONDOMINIUMIZATION - Shelly Lane - A request to condominiumize the townhomes in the Shelly Lane subdivision, located generally at 750 N 100 West in the R6 zone.

DRAFT MINUTES FOR SEPTEMBER 14, 2026

Rebecca Gourley presented this item, a request to condominiumize the townhomes in the Shelly Lane subdivision.

The applicant, Paul Washburn, was present and noted that the subdivision was approved a long time ago, and that the plans themselves have not changed, just the method of ownership.

Planning Commission Action: Commissioner Darren Hawkins moved that the Planning Commission approve the Condominiumization for Shelly Lane. Commissioner Micah Ladle seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Karl Radmall

NO: None

ABSTAIN: None

Agenda Item 5, Public Hearings

5.1 PUBLIC HEARING – "Wolverine" Rezone – Request to amend Article 22-53(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 1075 South 1675 West from CM (Controlled Manufacturing) to M1 (Light Manufacturing)

Jared Hall presented this item, a request to rezone approximately 9.29 acres from CM to M1 due to setback requirements and restrictions on uses.

The applicant, Ian Boggess, spoke regarding homeless concerns in the area and stated that the rezone would allow them to better maintain the area.

Chair Komen opened the meeting to public comment.

Albany Sing: Lives across the park; expressed concern about new M1 uses, noting CM is more limited as far as what uses are permitted, and questioned buffers and incompatible uses. She also asked questions regarding staff concerns with the stormwater retention ability of the site

Chair Komen closed the public comment.

The applicant addressed the concerns, stating that they have consulted with civil engineers about the stormwater issue and have been reassured that their new plans will be an improvement to the existing infrastructure. Commissioners reviewed what uses would be allowed in the M1 zone that are not allowed in the current CM zoning, and asked the applicant if they would be open to limiting the allowed uses on this site to only those allowed in the CM zone. The applicant stated they would be amenable to that proposal.

Planning Commission Action: Commissioner Radmall moved that the 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 1075 South 1675 West from CM, Controlled Manufacturing to M1, Light Manufacturing, approximately 9.49 acres, with the stipulation that the additional uses allowed in M1 that are not allowed in CM be removed through a development agreement. Commissioner Ladle seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Karl Radmall

NO: None

ABSTAIN: None

The motion passed.

5.1 PUBLIC HEARING – “Hale Center” - Request to amend the text of Article 22-11-5 by modifying the PD-13 zone and adopting a new Concept Plan on the property located generally at 225 West 400 North. Approximately 2.42 acres.

Jared Hall presented this item, which is a request to amend the PD-13 zone to allow condominium and residential uses on the property.

The applicant, Reid Dixon, shared a presentation and explained that significant time was spent researching options for missing middle housing to serve first-time home buyers using shared income. He discussed key aspects of the project, including housing costs, building height, distribution of housing, and setbacks, noting that three neighborhood meetings had been held, in addition to meetings with the city.

Chair Komen opened the meeting to public comment.

Kim Nelson: Expressed concern that the project places too many people in the space, creating severe parking issues. She noted that there is no extra parking in the surrounding area, parking is already a major issue, and there is no guarantee the units will remain owner-occupied. She emphasized that each unit needs at least two parking spaces.

Dan Chambers: This location is not suitable for a four-story building in the middle of the city and expressed that it would create a nightmare for parking.

Tyler Keel: Raised concerns regarding the parking analysis and questioned whether the property could end up being used as mixed-use rather than strictly residential.

Chair Komen closed the public comment.

In response to public comments, the applicant shared that he previously lived near a similar condominium project that functioned very well and stated he is trying to achieve something similar as a start to addressing parking concerns.

DRAFT MINUTES FOR SEPTEMBER 14, 2026

The Planning Commission discussed the item. Chair Komen and Commissioner Ladle both expressed strong concerns regarding high density and overall livability, with Commissioner Ladle identifying density as the primary issue. Commissioner Radmall agreed that density is a concern and suggested meeting somewhere in the middle. Commissioner Hawkins thanked the applicant, appreciated the neighbors' input, and asked staff if this proposal sits at the high end of density for the area. Mr. Hall clarified that density depends on the specific location, noting that higher density makes sense near public transportation and that middle housing acts as a buffer, though it can be difficult to balance at this density level. Commissioner Ladle reiterated concerns regarding density, views, and traffic impacts.

Planning Commission Action: Chair Komen moved that the Planning Commission continue this item to give the applicant time to bring a more concrete plan that addresses concerns about density and parking. Commissioner Radmall seconded the motion.

YES: Darren Hawkins, Madeline Komen, Micah Ladle, Karl Radmall

NO: None

ABSTAIN: None

The motion passed.

Final Meeting Comments:

None

Adjournment:

Chair Komen asked for a motion to adjourn. Commissioner Radmall motioned to adjourn, Commissioner Ladle seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **6:51 PM**.

A recording of the meeting can be viewed online at
https://www.youtube.com/live/apr5H_hx0bE?si=1xcAilbVQKcD3agp.

Reviewed and Approved: DRAFT

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED JULY 2026

Percent of Year Expired: 8%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2027	% To Date FY 2026	Notes
10 GENERAL FUND								
Revenues	60,725,643	3,714,305	3,714,305			6%	5%	
Appr. Surplus - Current	54,083	54,083	54,083			100%		
Appr. Surplus - Prior Year	10,531,052	10,531,052	10,531,052			100%		
Std. Interfund Transactions	8,080,916	8,080,916	8,080,916			100%		
Total Resources	79,391,694	22,380,356	22,380,356		57,011,338	28%	23%	
Expenditures	79,391,694	12,279,817	12,279,817	1,548,061	65,563,816	17%	17%	
20 ROAD FUND								
Revenues	4,885,000							
Appr. Surplus - Current	418,000	418,000	418,000			100%		
Appr. Surplus - Prior Year	4,508,836	4,508,836	4,508,836			100%		
Total Resources	9,811,836	4,926,836	4,926,836		4,885,000	50%	38%	1
Expenditures	9,811,836	504,134	504,134	1,422,096	7,885,606	20%	22%	
21 CARE TAX FUND								
Revenues	3,524,000	16,952	16,952			0%		
Appr. Surplus - Current	31,000	31,000	31,000			100%		
Appr. Surplus - Prior Year	2,656,021	2,656,021	2,656,021			100%		
Total Resources	6,211,021	2,703,973	2,703,973		3,507,048	44%	42%	
Expenditures	6,211,021	1,104,908	1,104,908	16,296	5,089,817	18%	18%	
24 TRANSPORTATION SALES TAX FUND								
Revenues	4,710,000							
Appr. Surplus - Current	1,244,000	1,244,000	1,244,000			100%		
Appr. Surplus - Prior Year	5,773,998	5,773,998	5,773,998			100%		
Total Resources	11,727,998	7,017,998	7,017,998		4,710,000	60%	36%	2
Expenditures	11,727,998	347,237	347,237	75,386	11,305,375	4%	21%	
28 PUBLIC SAFETY FUND								
Revenues	44,769,443	4,245,710	4,245,710			9%		
Appr. Surplus - Prior Year	72,974	72,974	72,974			100%		
Std. Interfund Transactions	234,333	234,333	234,333			100%		
Total Resources	45,076,750	4,553,017	4,553,017		40,523,733	10%		
Expenditures	45,076,750	3,354,554	3,354,554	1,200,146	40,522,050	10%		
30 DEBT SERVICE FUND								
Revenues	6,622,492	555,979	555,979			8%	8%	
Total Resources	6,622,492	555,979	555,979		6,066,513	8%	8%	
Expenditures	6,622,492	46,535	46,535		6,575,957	1%	1%	
45 CIP FUND								
Revenues	386,700	27,016	27,016			7%	2%	
Appr. Surplus - Prior Year	10,374,041	10,374,041	10,374,041			100%		
Total Resources	10,760,741	10,401,057	10,401,057		359,684	97%	96%	
Expenditures	10,760,741	29,752	29,752	1,571,524	9,159,465	15%	30%	3
51 WATER FUND								
Revenues	24,242,000	3,512,925	3,512,925			14%	17%	
Appr. Surplus - Prior Year	18,675,115	18,675,115	18,675,115			100%		
Total Resources	42,917,115	22,188,040	22,188,040		20,729,075	52%	57%	4
Expenditures	42,917,115	5,206,047	5,206,047	11,574,310	26,136,758	39%	31%	
52 WATER RECLAMATION FUND								
Revenues	20,610,000	1,360,671	1,360,671			7%	6%	
Appr. Surplus - Prior Year	33,906,424	33,906,424	33,906,424			100%		
Total Resources	54,516,424	35,267,095	35,267,095		19,249,329	65%	56%	
Expenditures	54,516,424	3,182,913	3,182,913	8,110,301	43,223,210	21%	16%	
55 STORM WATER FUND								
Revenues	8,080,000	759,741	759,741			9%	10%	
Appr. Surplus - Prior Year	7,658,134	7,658,134	7,658,134			100%		
Total Resources	15,738,134	8,417,875	8,417,875		7,320,259	53%	60%	
Expenditures	15,738,134	1,796,824	1,796,824	2,183,772	11,757,538	25%	18%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED JULY 2026

Percent of Year Expired: 8%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2027	% To Date FY 2026	Notes
56 RECREATION FUND								
Revenues	4,703,000	651,001	651,001			14%	13%	
Appr. Surplus - Prior Year	354,832	354,832	354,832			100%		
Total Resources	5,057,832	1,005,833	1,005,833		4,051,999	20%	24%	
Expenditures	5,057,832	1,158,531	1,158,531	488,801	3,410,500	33%	31%	
57 SOLID WASTE FUND								
Revenues	6,045,000	482,887	482,887			8%	9%	
Appr. Surplus - Prior Year	295,807	295,807	295,807			100%		
Total Resources	6,340,807	778,694	778,694		5,562,113	12%	12%	
Expenditures	6,340,807	785,884	785,884	1,479	5,553,444	12%	17%	
58 STREET LIGHTING FUND								
Revenues	1,434,000	131,400	131,400			9%	9%	
Appr. Surplus - Current	260,000	260,000	260,000			100%		
Appr. Surplus - Prior Year	348,542	348,542	348,542			100%		
Total Resources	2,042,542	739,942	739,942		1,302,600	36%	21%	
Expenditures	2,042,542	637,503	637,503	242,023	1,163,016	43%	43%	
61 FLEET MAINTENANCE FUND								
Appr. Surplus - Prior Year	17,557	17,557	17,557			100%		
Std. Interfund Transactions	1,150,000	1,150,000	1,150,000			100%		
Total Resources	1,167,557	1,167,557	1,167,557			100%	100%	
Expenditures	1,167,557	360,501	360,501	42,133	764,923	34%	32%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Prior Year								
Std. Interfund Transactions	555,000	555,000	555,000			100%		
Total Resources	555,000	555,000	555,000			100%	100%	
Expenditures	555,000	175,501	175,501		379,499	32%	31%	
63 SELF INSURANCE FUND								
Revenues	940,000	80,324	80,324			9%	9%	
Appr. Surplus - Prior Year	58,406	58,406	58,406			100%		
Std. Interfund Transactions	1,660,000	1,660,000	1,660,000			100%		
Total Resources	2,658,406	1,798,730	1,798,730		859,676	68%	69%	
Expenditures	2,658,406	1,073,113	1,073,113	53,436	1,531,857	42%	38%	
64 INFORMATION TECH FUND								
Revenues						100%	100%	
Appr. Surplus - Prior Year	477,718	477,718	477,718			100%		
Std. Interfund Transactions	5,050,000	5,050,000	5,050,000			100%		
Total Resources	5,527,718	5,527,718	5,527,718			100%	100%	
Expenditures	5,527,718	442,724	442,724	399,079	4,685,915	15%	14%	
65 FACILITIES MAINTENANCE FUND								
Appr. Surplus - Prior Year	19,097	19,097	19,097			100%		
Std. Interfund Transactions	2,275,000	2,275,000	2,275,000			100%		
Total Resources	2,294,097	2,294,097	2,294,097			100%	100%	
Expenditures	2,294,097	317,766	317,766	628,480	1,347,851	41%	42%	
74 CDBG FUND								
Revenues	599,542	197	197			0%		
Appr. Surplus - Prior Year	139,724	139,724	139,724			100%		
Total Resources	739,266	139,921	139,921			19%	12%	
Expenditures	739,266	16,392	16,392	208	722,666	2%	13%	
CITY TOTAL RESOURCES	264,080,680	127,866,701	127,866,701		135,614,634	48%	50%	
CITY TOTAL EXPENDITURES	264,080,680	29,466,082	29,466,082	28,357,385	206,257,213	22%	27%	

5

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED JULY 2026

Percent of Year Expired: 8%

						%	%	
Fund	Current	Monthly	Year-To-Date			To Date	To Date	
	Appropriation	Total	Total	Encumbrances	Balance	FY 2027	FY 2026	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED JULY 2026:

- 1) The current year revenues are higher in comparison to the prior year due to the current year carryovers (\$4,508,836) being higher than in the prior fiscal year (\$2,629,599). The majority of this change is due to the street overlay and traffic signal projects carrying over more funds in the current fiscal year than in the prior fiscal year.
- 2) The current year revenues are higher in comparison to the prior year due to the current year carryovers (\$5,773,998) being significantly higher than in the prior fiscal year (\$2,011,516). The majority of this change is due to street overlay & Lakeview Parkway projects which had \$3.4 million carried over in the current year but did not have any funds carried over in the prior fiscal year.
- 3) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$1,571,524) being significantly lower than in the prior fiscal year (\$2,813,070) at this date in time. Also, current year carryovers (\$10,323,032) were less than the prior fiscal year (\$11,136,411).
- 4) The current year revenues are lower in comparison to the prior year due to water conservation efforts by Orem water customers.
- 5) The current year expenditures are lower in comparison to the prior year due to paying off the Section 108 HUD economic growth loan in FY 2025. Thus, no such loan payment was required to be paid in the current fiscal year. The final payment in FY 2025 was \$101,369.

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

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED AUGUST 2026

Percent of Year Expired: 17%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2027	% To Date FY 2026	Notes
10 GENERAL FUND								
Revenues	61,015,006	1,612,048	5,326,353			9%	8%	
Appr. Surplus - Current	54,083		54,083			100%		
Appr. Surplus - Prior Year	10,531,052		10,531,052			100%		
Std. Interfund Transactions	8,080,916		8,080,916			100%		
Total Resources	79,681,057	1,612,048	23,992,404		55,688,653	30%	25%	
Expenditures	79,681,057	6,349,818	18,629,636	1,633,540	59,417,881	25%	25%	
20 ROAD FUND								
Revenues	4,885,000	20,764	20,764			0%		
Appr. Surplus - Current	418,000		418,000			100%		
Appr. Surplus - Prior Year	4,508,836		4,508,836			100%		
Total Resources	9,811,836	20,764	4,947,600		4,864,236	50%	38%	1
Expenditures	9,811,836	286,497	790,631	1,434,738	7,586,467	23%	26%	
21 CARE TAX FUND								
Revenues	3,524,000	17,072	34,024			1%	1%	
Appr. Surplus - Current	31,000		31,000			100%		
Appr. Surplus - Prior Year	2,736,021		2,736,021			100%		
Total Resources	6,291,021	17,072	2,801,045		3,489,976	45%	43%	
Expenditures	6,291,021	299,512	1,404,420	26,196	4,860,405	23%	33%	
24 TRANSPORTATION SALES TAX FUND								
Revenues	4,710,000	21,188	21,188			0%		
Appr. Surplus - Current	1,244,000		1,244,000			100%		
Appr. Surplus - Prior Year	5,773,998		5,773,998			100%		
Total Resources	11,727,998	21,188	7,039,186		4,688,812	60%	36%	2
Expenditures	11,727,998	2,150,796	2,498,034	75,381	9,154,583	22%	21%	
28 PUBLIC SAFETY FUND								
Revenues	44,535,110	3,073,935	3,469,645			8%		
Appr. Surplus - Prior Year	72,974		72,974			100%		
Std. Interfund Transactions	234,333		234,333			100%		
Total Resources	44,842,417	3,073,935	3,776,952		41,065,465	8%		
Expenditures	44,842,417	347,878	3,702,432	1,161,094	39,978,891	11%		
30 DEBT SERVICE FUND								
Revenues	6,622,492	546	556,526			8%	9%	
Total Resources	6,622,492	546	556,526		6,065,966	8%	9%	
Expenditures	6,622,492	48,463	94,999		6,527,493	1%	1%	
45 CIP FUND								
Revenues	3,409,617	57,236	84,252			2%	16%	
Appr. Surplus - Prior Year	10,374,041		10,374,041			100%		
Total Resources	13,783,658	57,236	10,458,293		3,325,365	76%	97%	
Expenditures	13,783,658	377,639	407,391	1,855,063	11,521,204	16%	42%	3
51 WATER FUND								
Revenues	24,242,000	2,512,074	6,024,998			25%	29%	
Appr. Surplus - Prior Year	18,675,115		18,675,115			100%		
Total Resources	42,917,115	2,512,074	24,700,113		18,217,002	58%	63%	
Expenditures	42,917,115	1,141,885	6,347,932	11,867,415	24,701,768	42%	55%	4
52 WATER RECLAMATION FUND								
Revenues	20,610,000	1,765,781	3,126,452			15%	12%	
Appr. Surplus - Prior Year	33,906,424		33,906,424			100%		
Total Resources	54,516,424	1,765,781	37,032,876		17,483,548	68%	59%	
Expenditures	54,516,424	609,547	3,792,460	7,833,314	42,890,650	21%	17%	
55 STORM WATER FUND								
Revenues	8,080,000	653,945	1,413,686			17%	18%	
Appr. Surplus - Prior Year	7,658,134		7,658,134			100%		
Total Resources	15,738,134	653,945	9,071,820		6,666,314	58%	64%	
Expenditures	15,738,134	665,765	2,462,589	1,310,297	11,965,248	24%	23%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED AUGUST 2026

Percent of Year Expired: 17%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2027	% To Date FY 2026	Notes
56 RECREATION FUND								
Revenues	4,703,000	283,173	934,173			20%	19%	
Appr. Surplus - Prior Year	354,832		354,832			100%		
Total Resources	5,057,832	283,173	1,289,005		3,768,827	25%	29%	
Expenditures	5,057,832	365,355	1,523,886	487,306	3,046,640	40%	32%	
57 SOLID WASTE FUND								
Revenues	6,045,000	487,201	970,088			16%	17%	
Appr. Surplus - Prior Year	295,807		295,807			100%		
Total Resources	6,340,807	487,201	1,265,895		5,074,912	20%	21%	
Expenditures	6,340,807	379,815	1,165,699	288,311	4,886,797	23%	25%	
58 STREET LIGHTING FUND								
Revenues	1,434,000	130,552	261,952			18%	17%	
Appr. Surplus - Current	260,000		260,000			100%		
Appr. Surplus - Prior Year	348,542		348,542			100%		
Total Resources	2,042,542	130,552	870,494		1,172,048	43%	28%	5
Expenditures	2,042,542	81,514	719,017	99,000	1,224,525	40%	51%	
61 FLEET MAINTENANCE FUND								
Appr. Surplus - Prior Year	17,557		17,557			100%		
Std. Interfund Transactions	1,150,000		1,150,000			100%		
Total Resources	1,167,557		1,167,557			100%	100%	
Expenditures	1,167,557	69,983	430,484	46,477	690,596	41%	37%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Prior Year								
Std. Interfund Transactions	555,000		555,000			100%		
Total Resources	555,000		555,000			100%	100%	
Expenditures	555,000	33,720	209,221	5,951	339,828	39%	36%	
63 SELF INSURANCE FUND								
Revenues	940,000	81,272	161,596			17%	17%	
Appr. Surplus - Prior Year	58,406		58,406			100%		
Std. Interfund Transactions	1,660,000		1,660,000			100%		
Total Resources	2,658,406	81,272	1,880,002		778,404	71%	72%	
Expenditures	2,658,406	471,499	1,544,612	35,997	1,077,797	59%	43%	6
64 INFORMATION TECH FUND								
Revenues						100%	100%	
Appr. Surplus - Prior Year	477,718		477,718			100%		
Std. Interfund Transactions	5,050,000		5,050,000			100%		
Total Resources	5,527,718		5,527,718			100%	100%	
Expenditures	5,527,718	450,404	893,128	236,365	4,398,225	20%	23%	
65 FACILITIES MAINTENANCE FUND								
Appr. Surplus - Prior Year	19,097		19,097			100%		
Std. Interfund Transactions	2,275,000		2,275,000			100%		
Total Resources	2,294,097		2,294,097			100%	100%	
Expenditures	2,294,097	175,231	492,998	598,596	1,202,503	48%	47%	
74 CDBG FUND								
Revenues	599,542	198	395			0%		
Appr. Surplus - Prior Year	139,724		139,724			100%		
Total Resources	739,266	198	140,119			19%	12%	
Expenditures	739,266	38,759	55,150	168	683,948	7%	13%	
CITY TOTAL RESOURCES	267,472,960	7,643,050	135,589,750		131,284,063	51%	47%	
CITY TOTAL EXPENDITURES	267,472,960	13,996,202	43,462,287	27,834,115	196,176,558	27%	29%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED AUGUST 2026

Percent of Year Expired: 17%

						%	%	
	Current	Monthly	Year-To-Date			To Date	To Date	
Fund	Appropriation	Total	Total	Encumbrances	Balance	FY 2027	FY 2026	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED AUGUST 2026:

- 1) The current year revenues are higher in comparison to the prior year due to the current year carryovers (\$4,508,836) being higher than in the prior fiscal year (\$2,629,699). The majority of this change is due to the street lighting construction project which was added in the prior fiscal year but did not exist in FY 2025.
- 2) The current year revenues are higher in comparison to the prior year due to the current year carryovers (\$5,773,998) being significantly higher than in the prior fiscal year (\$2,011,516). The majority of this change is due to street overlay & Lakeview Parkway projects which had \$3.4 million carried over in the current year but did not have any funds carried over in the prior fiscal year.
- 3) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$1,855,063) being significantly lower than in the prior fiscal year (\$3,479,219) at this date in time. Also, current year budgeted revenues are more in the current year than the prior fiscal year due to adding a \$3 million federal grant for fire station #1 construction.
- 4) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$11,867,415) being significantly lower than in the prior fiscal year (\$18,684,368) at this date in time. The majority of this change has to do with the culinary water booster pump project which spent down almost \$5 million in FY 2026.
- 5) The current year revenues are higher in comparison to the prior year due to the appropriation of surplus to complete the final Rocky Mountain Power street light conversions to city street lights in the current year of \$260,000. There was no such surplus appropriation in the prior fiscal year.
- 6) The current year expenditures are higher in comparison to the prior year due to insurance liability payments being made in August for the current fiscal year but not being paid until September in the prior fiscal year.

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