

PUBLIC HEARING – Adoption of the Lakeview Addition to Orem City Annexation
Petition.



City of Orem Lakeview Addition to Orem City Annexation Land Use Plan

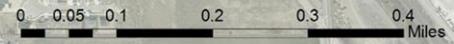
City Boundary



 Lakeview Addition Area

227.59 acres

2000 South



Sequence of Events:

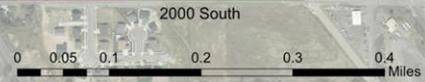
1. Annexation - Accept Lakeview Addition to Orem
2. Adopt General Plan designations for the annexation area
3. Apply a zone(s) to the area - Applying the OS-5 zone on approximately 184 acres. (all property except the PD-42 and PD-43 areas)
4. Consider the PD-42 and PD-43 zones - Including concept plans and Development Agreements. (If not approved, then zone to the OS5 zone)
5. Authorizing the City Manager to execute a “pioneering” development agreement
6. Adopt Impact Fees - Adopt the Impact Fee Facilities Plan and Impact Fee Analysis for the five impact fees by ordinance. (Water, Sewer, Storm water, Fire, and Parks)

City of Orem Lakeview Addition to Orem City Petition Signors



■ Signed Petition
■ Did Not Sign Petition
 Annexation Area

Petition Requirements		
Category	State Code	Lakeview Petition
Property Acreage	51%	77%
Property Value	33%	48%



City of Orem Southwest Annexation Area Easement Areas



-  Agriculture Easement
-  Conservation Easement
-  Lakeview Addition Petition Area
-  Orem City Boundary

Agriculture Easement

Lakeview Addition to Orem City
Annexation Petition Area

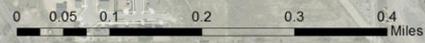
227.59 acres

Conservation Easement

Conservation Easement

Geneva Road

2000 South



City of Orem Lakeview Addition to Orem City Land Use Plan Option A: Medium Density



Zone	Acres	Units/Acre	Potential Units (ERUs)	
LI	Light Industrial	26	4	104
MDR	Medium Density Residential	88	8	704
HDR	High Density Residential	42	10	420
PS	Public Services	9	8	72
CC	Commercial	26	8	208
RDR	Rural Density Residential	16	0	0
Totals		207	7.3	1508

- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Light Industrial
- Medium Density Residential
- Professional Services
- Regional Commercial
- Rural Density Residential
- Orem City Boundary

Future Lakeview Parkway

LI

CC

Genevera Road

HDR

LI

MDR

MDR

RDR

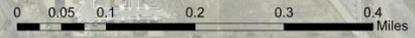
PS

CC

MDR

HDR

2000 South



City of Orem Lakeview Addition to Orem City Land Use Plan Option B: Industrial Land Use

Zone	Acres	Units/Acre	Potential Units (ERUs)	
LI	Light Industrial	169	4	576
PS	Public Services	9	8	72
CC	Commercial	13	8	104
RDR	Rural Density Residential	16	0	0
Totals			4.1	852

■	Community Commercial
■	High Density Residential
■	Industrial
■	Low Density Residential
■	Light Industrial
■	Medium Density Residential
■	Professional Services
■	Regional Commercial
■	Rural Density Residential
▬	Orem City Boundary

LI

Geneva Road

LI

LI

RDR

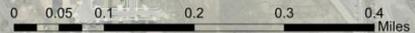
PS

CC

LI

Future Lakeview Parkway

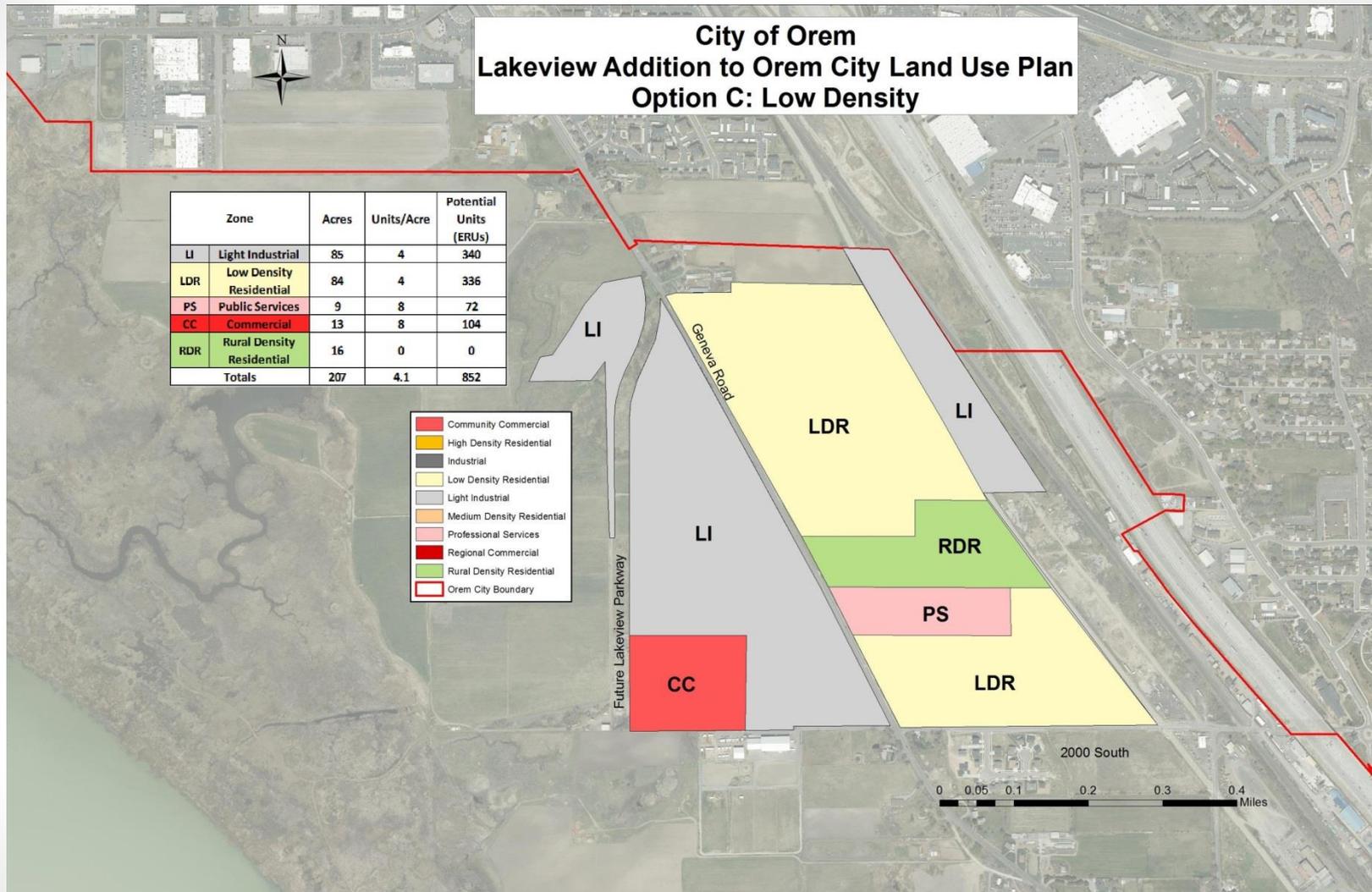
2000 South



City of Orem Lakeview Addition to Orem City Land Use Plan Option C: Low Density

Zone		Acres	Units/Acre	Potential Units (ERUs)
LI	Light Industrial	85	4	340
LDR	Low Density Residential	84	4	336
PS	Public Services	9	8	72
CC	Commercial	13	8	104
RDR	Rural Density Residential	16	0	0
Totals		207	4.1	852

- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Light Industrial
- Medium Density Residential
- Professional Services
- Regional Commercial
- Rural Density Residential
- Orem City Boundary



Advantages

- Area previously identified for annexation in General Plan;
- Potential future expansion of the business park and retail sales associated with growth in the area and the Lakeview Parkway;
- Infrastructure development provided through impact fees paid by developers.

Disadvantages

- Conservation/Agriculture Protection areas make comprehensive planning more difficult;
- Potential traffic concerns on existing right of ways, including: Geneva Road, 2000 South, and Sandhill Road;
- Promoting high density development in far corners of the city away from future service connections;
- Promoting residential development may hamper expansion of the business park.



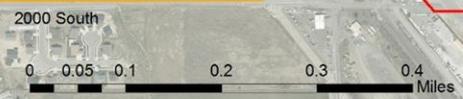
City of Orem Lakeview Addition to Orem City Annexation Land Use Plan

City Boundary



227.59 acres

 Lakeview Addition Area





City of Orem Lakeview Addition to Orem City Holding Zone Map



Agriculture Easement

OS5

Future Lakeview Parkway

Conservation Easement

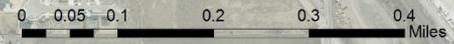
Conservation Easement

PD-43

PD-42

- Lakeview Addition Annexation Area
- Orem City Boundary
- Conservation Easements**
 - Agriculture Easement
 - Conservation Easement
- Zoning**
 - OS5
 - PD42
 - PD43

2000 South



City of Orem Southwest Area Impact Fees Study Area



Agriculture Easement

Geneva Road

Future Lakeview Parkway

Conservation Easement

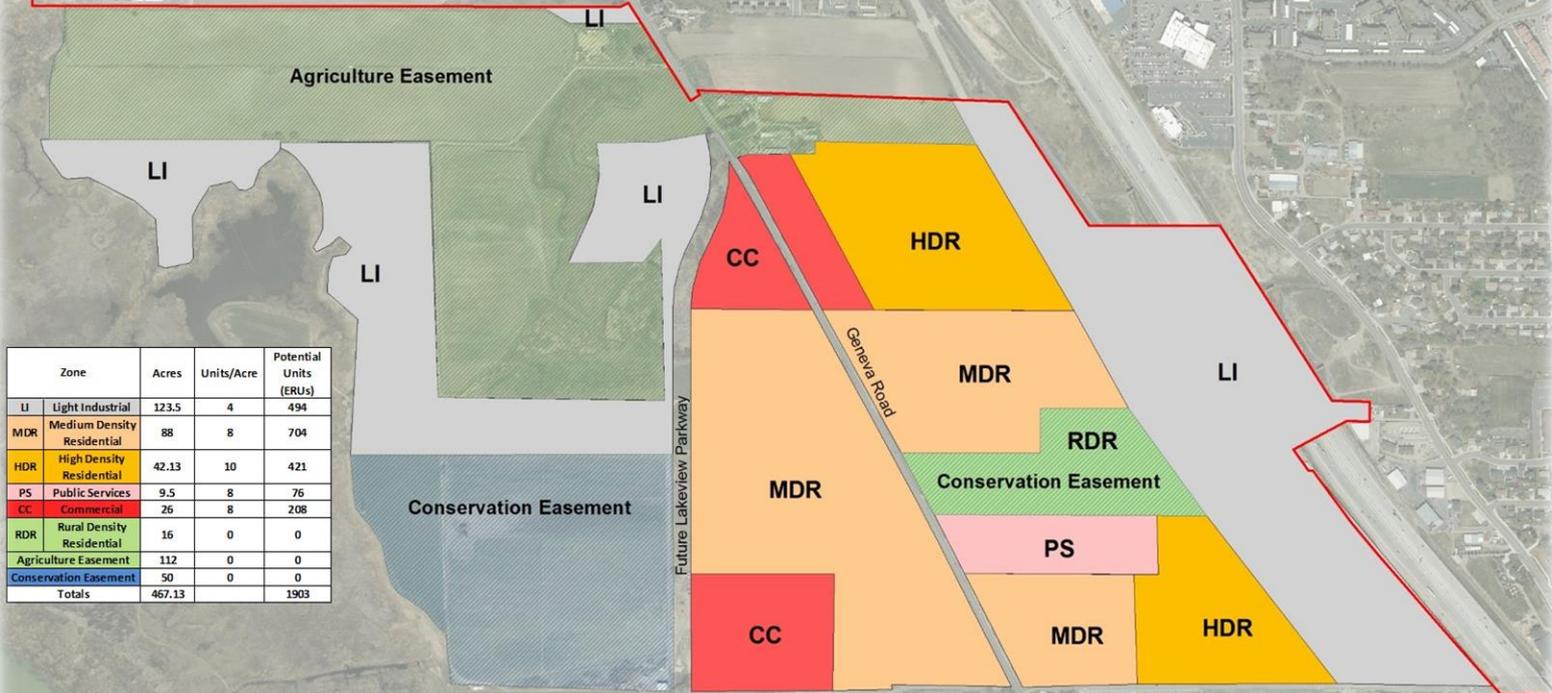
Conservation Easement

-  Orem City Boundary
-  Impact Fee Area
- Conservation Easements**
 -  Agriculture Easement
 -  Conservation Easement

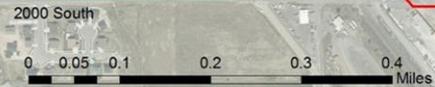
2000 South

0 0.05 0.1 0.2 0.3 0.4
Miles

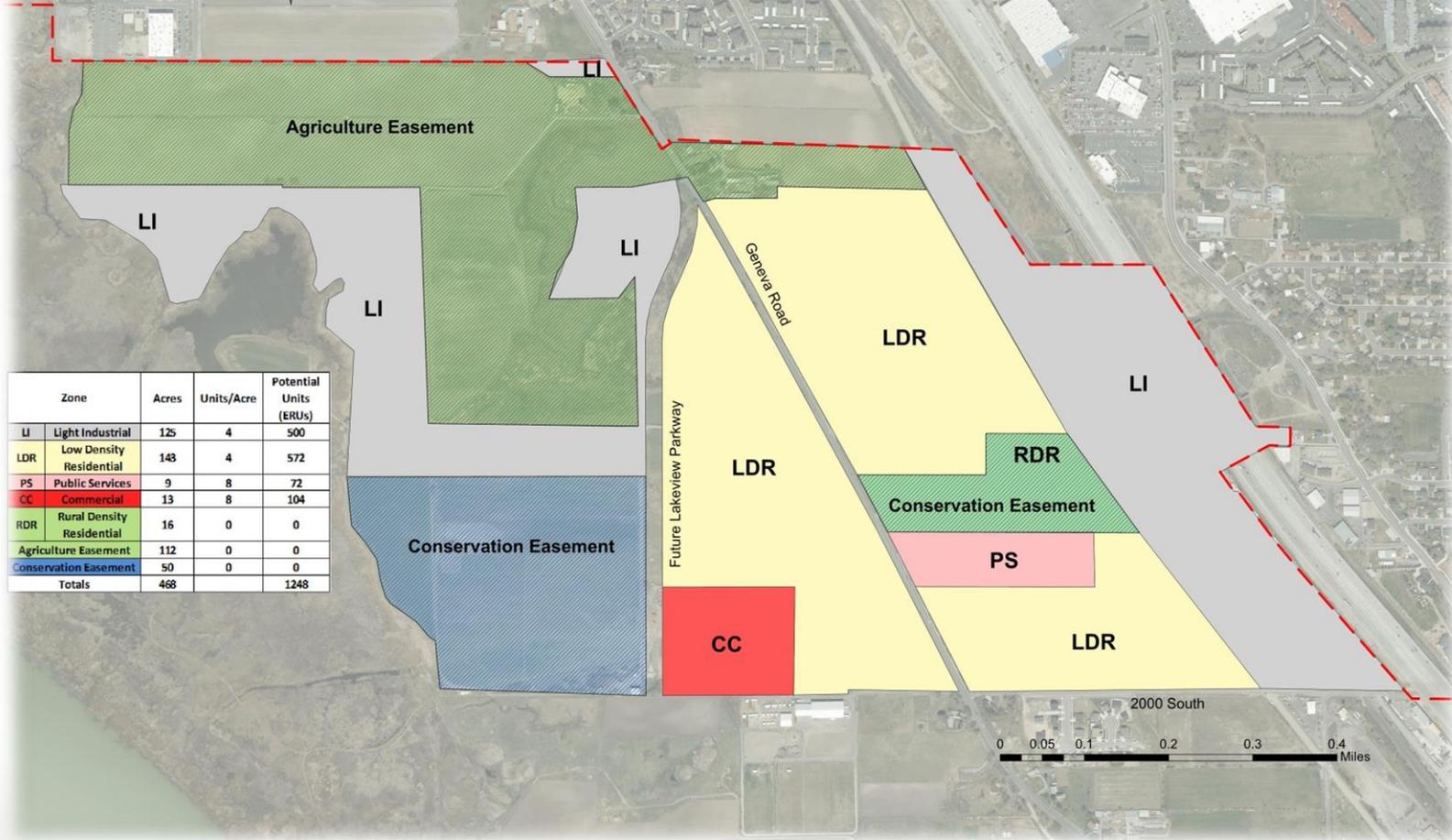
City of Orem Southwest Area Annexation Land Use Plan



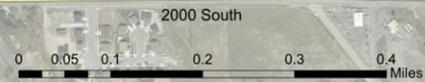
Zone	Acres	Units/Acre	Potential Units (ERUs)
LI Light Industrial	123.5	4	494
MDR Medium Density Residential	88	8	704
HDR High Density Residential	42.13	10	421
PS Public Services	9.5	8	76
CC Commercial	26	8	208
RDR Rural Density Residential	16	0	0
Agriculture Easement	112	0	0
Conservation Easement	50	0	0
Totals	467.13		1903



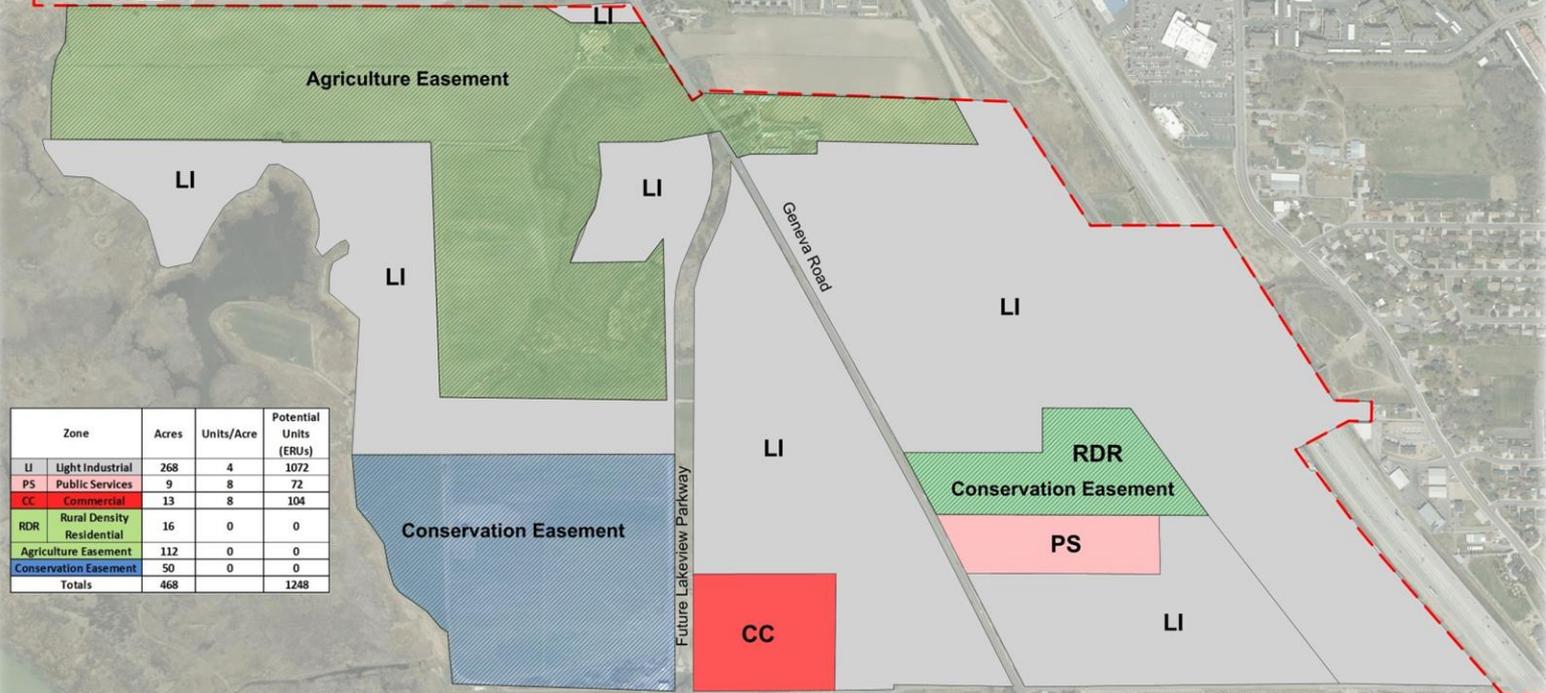
City of Orem Southwest Area Annexation Land Use Plan



Zone	Acres	Units/Acre	Potential Units (ERUs)	
LI	Light Industrial	125	4	500
LDR	Low Density Residential	148	4	572
PS	Public Services	9	8	72
CC	Commercial	13	8	104
RDR	Rural Density Residential	16	0	0
Agriculture Easement		112	0	0
Conservation Easement		50	0	0
Totals		468		1248



City of Orem Southwest Area Annexation Land Use Plan



Zone	Acres	Units/Acre	Potential Units (ERUs)
LI Light Industrial	268	4	1072
PS Public Services	9	8	72
CC Commercial	13	8	104
RDR Rural Density Residential	16	0	0
Agriculture Easement	112	0	0
Conservation Easement	50	0	0
Totals	468		1248

Service Type	Cost of Necessary Infrastructure	Type of Infrastructure
Culinary Water	\$2,947,796	New well, fire hydrants, and distribution pipes
Sanitary Sewer	\$3,364,926	New collection pipes, manholes, lift stations, and property easements
Storm Water	\$2,552,605	New collection pipes, manholes, property easements, and detention basin
Total	\$8,865,327	

Tax Rate Information	Current Status (2014)	Post-Annexation Status (2015)
Tax District	030	090
Aggregate Tax Rate	0.0122840	0.0114190
Parcel 19:036:0047	\$914.79	\$850.37

Utah County Tax Rates



City of Orem SOUTH WEST ANNEXATION PLAN FLOODPLAIN AREA

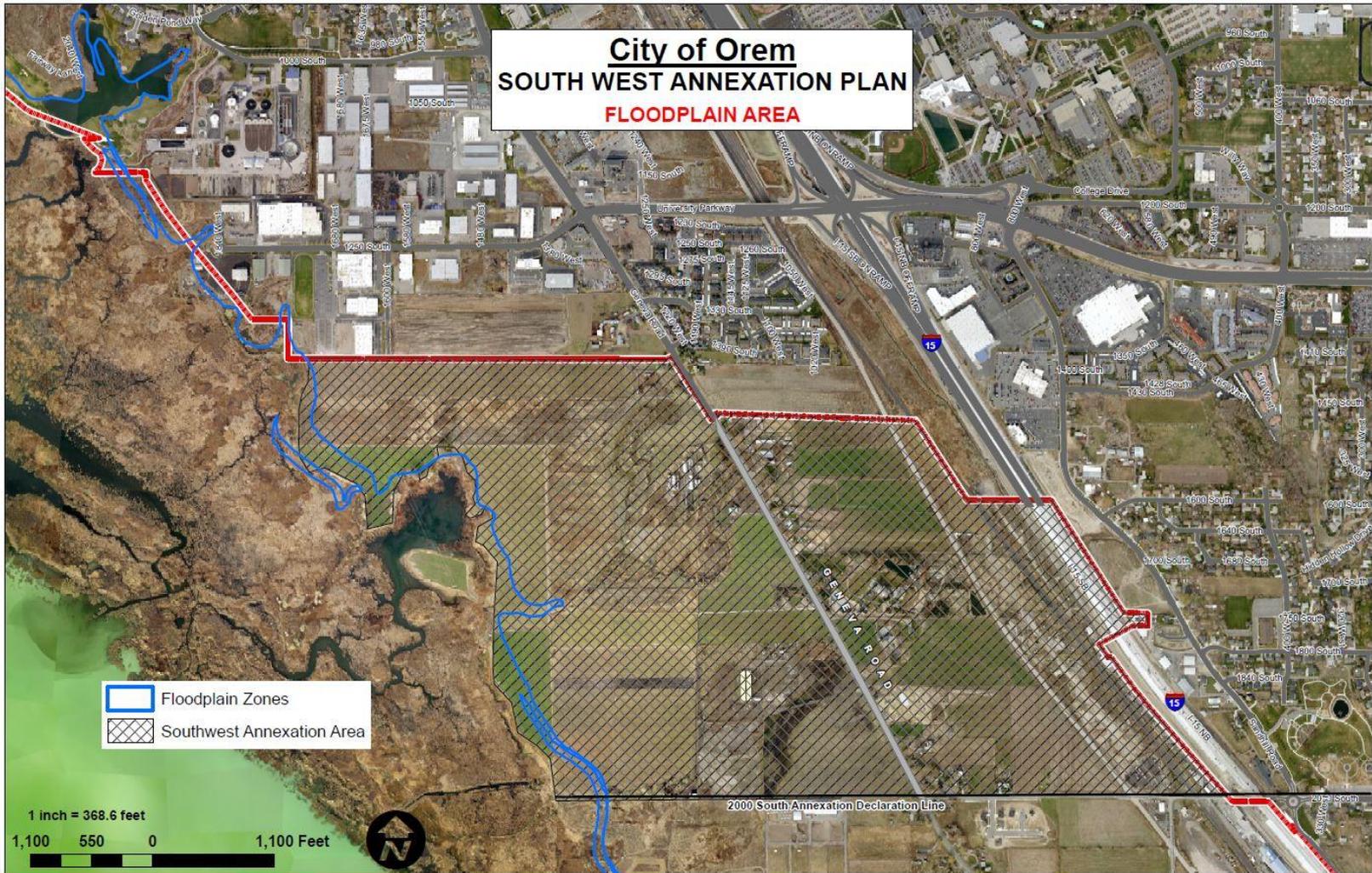
-  Floodplain Zones
-  Southwest Annexation Area

1 inch = 368.6 feet

1,100 550 0 1,100 Feet



2000 South Annexation Declaration Line



Property Area		Property Value	
Total Private Property	208.136 acres	Total Value of Property	\$11,284,384
Total Acreage Owned by Signors	160.256 acres	Total Value Owned by Signors	\$5,453,984
Percent Owned by Signors	77%	Percent Owned by Signors	48.3%
Percent Required for Annexation	51%	Percent Required for Annexation	33%