



CITY OF OREM  
CITY COUNCIL MEETING  
56 North State Street, Orem, Utah  
March 29, 2016

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

**3:00 P.M. WORK SESSION – PUBLIC SAFETY TRAINING ROOM**

1. **BUDGET DISCUSSION/PREVIEW – Operational Changes (30 min)**  
Presenters: Richard Manning
2. **BUDGET DISCUSSION/PREVIEW – CIP, Fleet, IT (60 min)**  
Presenters: Richard Manning, Sam Kelly, Reed Price, and Ernesto Lazalde
3. **UPDATE – UTOPIA and UIA (30 min)**  
Presenters: Roger Timmerman, UTOPIA Executive Director, and Kurt Sudweeks,  
UTOPIA Chief Financial Officer

**5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

PREVIEW UPCOMING AGENDA ITEMS

4. **Staff will present to the City Council a preview of upcoming agenda items.**

AGENDA REVIEW

5. **The City Council will review the items on the agenda.**

CITY COUNCIL - NEW BUSINESS

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

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

CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT: By Invitation

PLEDGE OF ALLEGIANCE: By Invitation

**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 229-7074)**

**This agenda is also available on the City's Internet webpage at [orem.org](http://orem.org)**

APPROVAL OF MINUTES

7. MINUTES of City Council Meeting – March 8, 2016

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

8. **UPCOMING EVENTS**
9. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
10. **PROCLAMATION – Fair Housing Month 2016**
11. **REPORT – Sleepy Ridge Golf Course**

CITY MANAGER’S APPOINTMENTS

12. **APPOINTMENTS TO BOARDS AND COMMISSIONS**

PERSONAL APPEARANCES – 15 MINUTES

13. **Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)**

CONSENT ITEMS

14. **There are no Consent Items.**

SCHEDULED ITEMS

15. **6:00 P.M. PUBLIC HEARING – Receive Public Comment on the Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2016-2017**

*PRESENTER: Steven Downs*

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: During the past few months, the CDBG Citizen Advisory Commission heard funding proposals from various applicants who wish to receive CDBG funding. The Commission will present its recommendations to the City Council then the public hearing will be opened for comment on the proposed uses of funds.

Tonight’s public hearing is the first of two opportunities for public comment on the recommendations before the City Council officially adopts the Final Statement of Projected Uses of Funds for Orem’s 2016-2017 Community Development Block Grant. Following a second public hearing that is scheduled for May 10, 2016, at 6:00 p.m., the

City Council will adopt a resolution approving the CDBG Final Statement of Projected Uses of Funds for 2016-2017.

Please see the allocation recommendations below:

Public Services – limited by HUD to 15% of new entitlement funding

Family Support & Treatment - \$11,000  
Project Read - \$3,000  
PERC - \$2,000  
Center for Women & Children in Crisis - \$8,295  
Community Actions Services - \$16,000  
Mountainland Community Health - \$4,500  
Literacy Resources - \$2,000  
RAH - \$7,000  
Friends of the Children's Justice Center - \$12,000  
Friends of the Food and Care Coalition - \$7,000  
Utah County 4-H - \$1,000  
Community Health Connect - \$4,000  
Kids on the Move - \$5,000  
People Helping People - \$4,500  
Experience Children's Museum -\$0  
Rocky Mountain University of Health Professionals - \$4,000

Other

Habitat for Humanity - \$229,341\*  
Code Enforcement - \$130,000  
Infrastructure - \$150,000  
Administration - \$103,000  
Section 108 Loan Repayment - \$105,000

\*SUBJECT TO CHANGE BASED ON END OF YEAR BALANCE IN CURRENT HOUSING REHABILITATION FUNDING

RECOMMENDATION: The Assistant to the City Manager recommends the City Council hold the first of two public hearings to receive public comment on the projected uses of funds for the 2016-2017 Community Development Block Grant.

**6:00 P.M. PUBLIC HEARING – PD-21 – PARKWAY LOFTS SIGN REQUIREMENTS**

**16. ORDINANCE – Amending Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road**

*PRESENTER: Jason Bench*

REQUEST: Ben Lowe requests the City Council amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road.

## POTENTIALLY AFFECTED AREA: Sunset Heights West Neighborhood

**BACKGROUND:** The PD-21 zone is divided into three distinct areas with each owned by a separate entity. Area 1 is the existing Wolverine Crossing adjacent to Geneva Road and also includes the Holiday Inn, Subway and CNG station next to University Parkway. Area 2 is Parkway Lofts which is owned and currently being developed by the applicant. Area 3 is the remaining vacant ground along University Parkway owned by Nelson Brothers.

Because of the internal location of Area 2 in the PD-21 zone, the applicant desires to amend the sign provisions of the PD-21 zone to allow additional signage that will provide greater visibility for the project. In addition to window and canopy signs, signage allowed in Area 2 of the PD-21 zone currently includes two wall signs and one monument sign along 1000 South. The current code also allows two monument signs (not yet constructed) along University Parkway in Area 3. However, Area 3 is not under control of the applicant.

The applicant requests that the PD-21 zone be amended to make the following modifications:

1. Allow fourteen permanent flagpole signs in Area 2 with each flagpole sign having a maximum height of 22 feet and a maximum sign area of 25 square feet. The sign area of these signs may be composed of rigid materials (as opposed to the requirement in the general City sign ordinance which requires that the sign area of a flagpole sign consist of non-rigid materials).
2. Allow two additional wall signs in Area 2.
3. Allow an additional monument sign in Area 1 or Area 2 which is intended to provide directions between Wolverine Crossing (Area 1) and Parkway Lofts (Area 2).
4. Provide that one of the currently allowed monument signs along University Parkway (Area 3) be allowed in either Area 1 or Area 2.
5. Reduce the allowed height of all monument signs from 16 feet to eight feet and reduce the allowed area of all such signs from 150 square feet to 100 square feet (applies to all areas).

A neighborhood meeting was held by the applicant on November 23, 2015. One property owner spoke at the meeting and made a comment about through traffic across his property.

### **22-11-33 PD-21 Zone, Student Housing Village, 1200 South Geneva Road.**

#### **Q. Signage.**

1. Except as otherwise provided below, signage in the PD-21 zone shall comply with the provisions of Chapter 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-21 zone:

a. Because Area Two does not have frontage on any arterial or collector street, fourteen (14) flag pole signs (permanent) may be located in Area Two and a total of (4) four wall signs may be located on buildings in Area Two. The fourteen (14) flag pole signs (permanent) and the four (4) wall signs shall conform to the following requirements:

(1) The wall signs shall either be banners or consist of individual letters on a flat face in conformance with the general style and quality shown on the concept plan. The dimensions of these wall signs shall not exceed fifteen (15) feet in height and forty (40) feet in width.

(2) The dimensions of the signs shall not exceed fifteen (15) feet in height and forty (40) feet in width.

(3) The wall signs shall not be electronic message signs although they may be backlit.

- (4) The wall signs shall be oriented toward I-15 to the west, 1000 South to the north or University Parkway to the south.
  - (5) The wall signs must be on-premise signs.
  - (6) The permanent flag pole signs shall not exceed twenty-two (22) feet in height and twenty (25) square feet.
  - (7) The flag portion of the flag pole signs may be constructed using rigid materials and may be backlit.
2. Signage for businesses on private and public streets is limited to wall signs, window signs, monument signs, and canopy signs, and the following shall apply:
- a. Wall signs and canopy signs shall be placed on the commercial portion of the building only.
  - b. Wall signs may not exceed fifteen percent (15%) of the commercial portion of the wall to which the sign is attached.
  - c. Wall signs extending more than six (6) inches from the wall and less than twenty-four (24) inches shall not be within seven (7) feet of the finished grade adjacent to the building at the base of the wall to which the sign is attached. Projecting signs, signs that project more than twenty-four (24) inches from the wall, are prohibited.
  - d. Canopy signs may only be placed above primary entrances to a business.
  - e. Window signs shall not exceed fifty percent (50%) of the total transparent area of any window on which they are attached.
  - f. One (1) monument sign is permitted along Geneva Road, one (1) monument sign shall be permitted along University Parkway, two (2) monument signs shall be permitted along 1250 West in Area 1 or Area 2, and one (1) monument sign shall be permitted along 1000 South. Monument signs shall be limited to a maximum height of eight (8) feet as measured from the existing grade and one hundred (100) square feet of sign area. If the existing grade is below the top back of curb, the maximum sign height shall be measured from the curb at a point perpendicular to the sign location. The signs shall be located at least five (5) feet from the back of sidewalk or from the curb when no sidewalk is present and shall be located outside the clear vision triangle. The monument signs shall be limited to identifying the project and the commercial tenants located within the PD-21 zone.
  - g. Monument signs permitted in subparagraph (f) shall have no exposed poles or covered poles. The width of the sign shall be uniform in size from the top of the sign to the bottom of the sign where it meets the grade.
  - h. The architecture of signs not attached to a building shall be consistent with the architecture of the existing buildings in the PD-21 zone.
3. A cross-street architectural feature sign no greater than thirty-five (35) feet high may be placed across a private street in Area 1 and shall only advertise the name of the development and related logo decals. The sign must have a minimum clearance height of thirteen (13) six (6) inches for fire apparatus access and must be set back at least three hundred eighty-five (385) feet from University Parkway and one hundred seventy-five (175) feet from Geneva Road. A single support pylon may be used. A single support pylon sign may be used.
4. A single interior sign shall be allowed in Area 1 at a height not to exceed twenty-seven (27) feet. The interior sign may include on-premise advertising and may also display noncommercial messages. The interior sign may have an electronic sign display on up to fifty percent (50%) of the sign square footage. The interior sign shall be set back at least three hundred eighty-five (385) feet from University Parkway and one hundred seventy-five (175) feet from Geneva Road.

RECOMMENDATION: The Planning Commission recommends the City Council amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone. Staff supports the recommendation of the Planning Commission.

**6:00 P.M. PUBLIC HEARING – PD-40 Amendment – Sun Canyon Villas**  
**17. ORDINANCE – Amending Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street**

*PRESENTER: Jason Bench*

REQUEST: Craig Peay requests the City Council amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street.

POTENTIALLY AFFECTED AREA:

BACKGROUND: The City Council approved the PD-40 zone in January, 2014. The concept plan approved in connection with the PD-40 zone shows three residential apartment buildings on the western portion of the property adjacent to Orem Boulevard. It also shows one mixed-use building containing both residential and commercial uses adjacent to State Street.

At the time it approved the PD-40 zone, the City Council expressed its desire that the PD-40 zone should not be entirely residential, but that a commercial component should also be developed. The City Council expressed concern that after approval, all of the residential buildings might be constructed but the commercial building might not be constructed for an extended period of time, if ever.

To ensure that construction of the mixed-use building would not be left until the end, the City Council included a requirement in the text of the PD-40 zone that requires the developer to construct the mixed-use building prior to the construction of the second residential building.

The developer has now completed or is near completion of the first residential building and is ready to proceed with construction of the second residential building. The applicant would like to begin construction of the second residential building and to start construction of the mixed-use building at the same time.

In order to do this, the applicant proposes to amend the text of the PD-40 zone to allow the second residential building to be constructed concurrently with the mixed-use building.

The proposed text changes are as follows:

22-11-53(H)

21. Order of Development. The commercial/mixed-use building shown in Area B of the concept plan must be constructed either 1) before a second building may be constructed in Area A or 2) concurrent with the second building in Area A and before construction of a third building in Area A.  
This is to ensure that there will be commercial development in the PD-40 zone

RECOMMENDATION: The Planning Commission recommends the City Council amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street. Staff supports the recommendation of the Planning Commission.

COMMUNICATION ITEMS

**18. Monthly Financial Summary – February 2016**

CITY MANAGER INFORMATION ITEMS

19. **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.**

ADJOURNMENT

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CITY OF OREM  
CITY COUNCIL MEETING  
56 North State Street Orem, Utah  
March 8, 2016

## 3:00 P.M. WORK SESSION – PUBLIC SAFETY TRAINING ROOM

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Greg Stephens, City Attorney; Richard Manning, Administrative Services Director; Bill Bell, Development Services Director; Karl Hirst, Recreation Director; Chris Tschirki, Public Works Director; Scott Gurney, Fire Department Director; Gary Giles, Police Department Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; Paul Goodrich, Transportation Engineer; Steven Downs, Assistant to the City Manager; and Jackie Lambert, Deputy City Recorder

### BUDGET DISCUSSION/PREVIEW – Revenue and Compensation

Mr. Manning presented the first of several budget discussions about the City's revenues and compensation. He said the local economy was strong, and Utah County led the nation in job creation. Unemployment was low, and wages were growing both locally and nationally. He said as employment and wages grew, household spending would flow. Inflation was growing toward the Federal Reserve's 2 percent goal, currently at 1.7 percent. He said the downside was China's economy was slowing down, and Europe continued to be stagnant. Depressed oil prices were a drain on the national economy, which continued to fluctuate. He said he had been talking with Mr. Spencer and asked him to share his perspective.

Mr. Spencer said his business was imports/exports with brokers around the world. He had been watching the shipping patterns and was concerned that the patterns were very closely matching the patterns in 2007-2008 before the economic downturn. There could be a false sense of hope in where the economy was, because his experience and the information he had pointed to trouble in the near future.

Mr. Manning said historically they were overdue for a dip in the economy. Human nature would assume circumstances would remain the same even those the only constant was change.

He said then explained how the City's finances were run through a series of funds. The General Fund encompassed the core City services such as police, fire, ambulance, parks, streets, etc. Finances for the utilities were run through enterprise funds, so they stood on their own and were

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1 self-supporting. There were several internal service funds to account for things such as self-  
2 insurance, warehouse, IT, etc.

3  
4 In response to a query from Mr. Macdonald about General Fund and enterprise fund monies  
5 moving back and forth, Mr. Manning said some of those transfers were the City reimbursing  
6 itself. An example would be water used in City parks. Mr. Davidson added that said transfers  
7 typically were only for water, sewer, storm water, and street lighting funds, where the City was  
8 paying its bill and transferring the funds back.

9  
10 Mr. Manning reviewed individual revenue sources that contributed to the General Fund,  
11 categorized into taxes, fees, fines, licenses, and grants. He said they had been conservative in  
12 their estimates of increase for the General Fund, projecting an increase of approximately \$1.25  
13 million. A reason for the conservative projection was that police tickets and court fees were  
14 trending down, which was an issue nationwide.

15  
16 Mr. Davidson noted that calls for police service had increased over the last ten years, but they  
17 currently had fewer officers to respond than ten years ago. Officers were more likely to go from  
18 call to call and had less time to monitor traffic. He said they were requesting additional officers  
19 to address that trend.

20  
21 Mr. Manning reviewed City General Obligation (GO) bond amounts available to convert to  
22 regular property tax through to FY '25. He said the length of the longest bond was UTOPIA,  
23 which went out to 2040, with Siemens as the second longest, going out to 2031. He went over  
24 information about sales tax, saying building-related sales tax was showing strong growth while  
25 retail and clothing sales were shrinking. That was because of other available options like online  
26 shopping. He said building and home furnishing sales went hand in hand, and automobile sales  
27 were increasing in importance to the City. General sources like grocery and supermarket stores  
28 typically made up the rest.

29  
30 Mrs. Lauret asked if the retail would see a bump as the mall continued to expand and improve.  
31 Mr. Manning thought there would be a bump, but they had not projected localized growth there.

32  
33 Mr. Sumner asked if the new RC Willey location would show a bump at the mall. Mr. Manning  
34 said RC Willey's move to the mall had been mutually beneficial to them and the City. Mr.  
35 Davidson commented that Woodbury representatives had collected data showing that RC  
36 Willey's busiest entrance was the mall corridor.

37  
38 Mrs. Lauret asked if there was a dollar amount a police officer could bring in to essentially cover  
39 the costs for their salary.

40  
41 Chief Giles said they did not see things that way, that tickets were a penalty for behavior and not  
42 a revenue stream. Officers were not assigned dollar amounts or given quotas to meet. He said a  
43 traffic officer could potentially average between 100-150 tickets a month, whereas a patrol  
44 officer could average between 25-30 tickets a month.

45  
46 Mr. Davidson added that fees and fines for various charges were set by the State, and a portion of  
47 those revenues were returned to the State. Another portion was used to pay the high operational

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1 costs of having a city justice court. They had never discussed revenues brought in by police or  
2 court services with the police or with the Judge.

3  
4 Mr. Manning showed revenues in the water, sewer, and storm water utilities, as well as those  
5 from the Orem Fitness Center and the Scera Pool. He said employee compensation and  
6 development had been a Council objective from last year. He reviewed the plan, noting that they  
7 would use a market-driven plan to attract and retain good quality employees, and increase of pay  
8 would be based on merit and not longevity. Many cities had moved away from considering Cost  
9 of Living Adjustments (COLAs). He said the salary to benefits was split 65-35. He shared  
10 information about employee salary increases from other Utah cities.

11  
12 Mr. Macdonald asked if any employees were under a defined benefit. Mr. Davidson said  
13 everyone was under defined benefit.

14  
15 Mr. Lentz asked what percentage of employees earned merit increases. Mr. Davidson said last  
16 year was the first year they had implemented the system, and Mr. Manning added that over  
17 50 percent of employees had received a 3 percent increase or more, and some of those that had  
18 not were new hires. He said they followed a market pool to make sure the salaries were in line.

19  
20 Mr. Davidson said it had become a source of discussion and frustration for many jurisdictions.  
21 Recruiting employees had been difficult, particularly public safety employees because retirement  
22 plans had changed from twenty years of service to twenty-five years. Some were suggesting that  
23 the retirement plan was a disincentive to go into those fields.

24  
25 Mr. Manning reviewed information about the employee insurance health plans, which were both  
26 high deductible plans. They had switched from Select Health to United Health Care. They had  
27 seen a 6.93 percent reduction in premiums from 2015, and in light of that had given employees a  
28 small Christmas bonus.

29  
30 Mr. Davidson reminded the Council that they would continue to have budget discussions during  
31 work sessions moving forward. He encouraged them to reach out to Mr. Manning and his staff if  
32 they had questions they wanted addressed.

## 33 34 DISCUSSION – Provo/Orem TRIP Update

35 Mr. Goodrich introduced Lori Labrum, Kevin Farley, and Greg Graham with AECOM, and  
36 Janelle Robertson with UTA. He said they had been calling this project the BRT or Bus Rapid  
37 Transit project, but it encompassed much more than that. The project involved Provo, Orem,  
38 Utah County, UTA, UDOT, and MAG, and covered much more than extra lanes for bus travel.  
39 The project would now be known as the Provo/Orem TRIP (Transportation Improvement  
40 Project). He said the City Council approved a resolution in 2008 that included specifications for  
41 a BRT project, which staff had used as a guideline. Mr. Goodrich said landscaping was an  
42 amenity, and as much as possible they were going to move the sidewalk back and buffer it from  
43 the street. UDOT was involved for intersection improvements, adequate shoulder widths, etc. He  
44 said the idea for landscape replacement had initially been a 1:1 ratio, but that would result in a  
45 loss of approximately 800 parking stalls along University Parkway. There needed to be a balance  
46 in the landscaping while still maintaining parking stalls.

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1 Mr. Davidson said retailers in the area had specific parking requirements in their lease  
2 agreements, so there were many parties involved in shaping this project. Some landowners were  
3 frustrated at the possibility of losing parking stalls. Mr. Goodrich said losing parking stalls  
4 started conversations on renegotiating lease agreements. The current plan eliminated  
5 approximately 141 parking stalls.

6  
7 Bill Knowles, Business Community Liaison with UTA, said he had spoken with the larger  
8 businesses along the University Parkway corridor. He said there was some frustration from those  
9 businesses as they had their own parking standards they hoped to maintain, but most had been  
10 supportive of the project. He said the number of eliminated stalls would never be zero, but they  
11 would try to work with retailers to achieve a reasonable balance.

12  
13 Mr. Goodrich added that while landowners had been opposed, actual tenants had been much  
14 more supporting of the improvement project.

15  
16 Ms. Labrum thanks staff for the hours they had given to the project. She recognized that this may  
17 potentially be a painful process, but they were trying to make it as easy as possible. They hoped  
18 to incorporate the following into the landscaping plan:

- 19 • Consistent tree coverage through the corridor
- 20 • Variety of planting materials
- 21 • Decorative retaining walls
- 22 • Sidewalk with stamped concrete
- 23 • Landscape lighting
- 24 • Decorative hand rails

25  
26 Mr. Graham said the inclusion of hand rails would meet ADA requirements in specific areas. He  
27 said there were many factors to consider when it came to trees and planting materials, like soil  
28 volumes and the width of the park strip for healthy growth. He said a typical urban tree planting  
29 was for thirteen years, but thought they could plant trees with closer to fifty-year lifespans.

30  
31 Ms. Labrum said this was a critical time for the project. The specific details still needed to be  
32 worked out, and there were requirements laid out by the City Council in the 2008 Resolution  
33 they wanted to meet.

34  
35 Slides were presented, showing various lighting, hand rail, decorative wall, and planting material  
36 possibilities. A 3D simulation of the proposed landscaping plan was shown. Consultants  
37 reviewed the details of a given portion of University Parkway with graphics and overhead maps.

38  
39 Mr. Davidson said this was a report to the Council on the project so far, and deciding specific  
40 planting materials and design preferences would be forthcoming. He said there were many  
41 aspects to consider in the way of maintenance as well. For example, it would not be practicable  
42 to have grass that would need mowing in strips down the middle of the parkway.

43  
44 Subsequent Council discussion included the following issues:

- 45 • Landscaping maintenance
- 46 • Number and possible location of future stations
- 47 • Planting materials and xeriscaping

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- 1 • Loss of parking for auto dealerships
- 2 • Visibility with tree coverage
- 3 • Safety issues
- 4 • Bus lanes
- 5 • Irrigation issues and environmental impact
- 6 • Ingress and egress along the parkway

7  
8 Mr. Goodrich said it was not uncommon to require landowners to maintain the landscaping, and  
9 used the example of Sandy City in which approximately 90 percent of landowners maintained  
10 their landscaping. He said xeriscaping had not been particularly popular at open houses, and that  
11 people preferred landscaping generally.

12  
13 Ms. Labrum said the plantings created a buffer between the traffic and the pedestrians, and made  
14 the parkway feel safer and more walkable for pedestrians. She said a typical cross section would  
15 have a ten-foot park strip, and may likely include a low decorative wall separating the retailers  
16 from the sidewalk. The goal was to get the 10-foot park strip in as many places as possible, and  
17 use flexible design elements to create a similar feel in the areas where a ten-foot park strip would  
18 not be possible. She said shoulders near auto dealerships would remain, allowing potential  
19 customers to park there.

20  
21 Mr. Farley said they had looked at views with tree plantings and were careful not to create  
22 blockage or safety hazards. He said the trees may create a shadowy canopy at night, which was  
23 one reason they were considering decorative up-lighting. Mr. Farley said they were also looking  
24 at the irrigation system, but did not have details at this time.

25  
26 Mr. Goodrich said they were planning on three stations along the corridor, with a fourth by  
27 UVU's campus. He said the station at the campus would go through the roundabout at  
28 1200 West. He said there would be a dedicated bus lane with stations in the road median, and  
29 would have designated traffic signals allowing for left turns and such.

30  
31 Ms. Labrum said existing bus routes would be considered as well. She said they were planning to  
32 impact ingress and egress as little as possible, with some obvious impact on median left turn  
33 opportunities.

34  
35 Mr. Goodrich said the removal of parking spaces was not being done lightly, but the hope was as  
36 ridership increased that fewer cars would be on the road and therefore fewer parking stalls would  
37 be needed. There were zoning setback requirements in the PD zones that would also need to be  
38 considered, as well as modifications for bicycle trails.

39  
40 Mr. Knowles said some businesses had concerns about their frontage or signs being hidden by  
41 the tree canopy. He said the placement of trees would help with that, and that the main comment  
42 he heard was about balancing the traffic of the parkway with a welcoming landscaping.  
43 Landowners had signed off on landscaping when they entered their leases, and the hope was that  
44 changes would not be dramatically different than what existed currently but was improved.

45  
46 Mr. Davidson said decisions of planting materials would be critical considerations for visibility.  
47 There had also been some concern about the decorative walls, but they would not be a height to

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1 block any view. They were a buffer instrument to allow for better walkability. The tallest  
2 proposed walls were areas around University Place mall.

3  
4 Mr. Graham said similar landscaping could be seen in Salt Lake City, with decorative lighting,  
5 hand rails and decorative walls, and other amenities. He said 400 South in Salt Lake City was a  
6 prime example.

7  
8 Mr. Goodrich provided scroll landscaping plots to the Council, and encouraged them to send any  
9 questions and feedback they had to him or the project consultants.

## 10 DISCUSSION – City Council Outreach

11  
12 Mr. Downs asked the Council for clarification regarding their discussions on City Council/public  
13 outreach, particularly the suggested town hall meetings. He said they ran into open meeting  
14 issues when all seven Council members were at a given meeting which required additional staff  
15 and support. He also said that having a full quorum might take away from the informal, open  
16 question-and-answer feel they were hoping the meeting to have. He suggested having two or  
17 three members of the Council at a meeting, but no more than three, and that they rotate in  
18 assignments to attend those meetings so each had the opportunity to participate.

19  
20 Mayor Brunst said he thought that was a good suggestion, and said he would like to present at all  
21 the meetings. He thought the town hall meetings should be held quarterly at elementary schools  
22 throughout Orem. He hoped it would be an open dialogue format for residents to get to know the  
23 Council.

24  
25 Mr. Lentz said having only two or three councilmembers at a meeting was good because then  
26 they would not be competing with each other to answer questions. He suggested having a  
27 member of Orem executive staff attend as well, so the public got to know department heads and  
28 staff they may otherwise have never interacted with.

29  
30 Mrs. Lauret suggested that newer members of the Council be paired with longer-serving  
31 members.

32  
33 Mr. Seastrand said it might be worthwhile to reach out to neighborhood chairs for the town hall  
34 meetings.

35  
36 Mr. Downs said his second clarification request was for the “ask me anything” opportunities they  
37 had suggested. He inquired if their intent was to have that done through social media. He also  
38 asked if they wanted those to be limited to the Council or include staff on rotation, so people  
39 could ask technical questions and receive specific answers.

40  
41 Mr. Lentz thought social media would be a good way to conduct the “ask me anything” outreach.

42  
43 Mayor Brunst said it would be good to have robo-calls go out to tell people about the town hall  
44 meetings, and they could rotate who was leaving the message.

45  
46 Mr. Davidson said there were many ways to inform people about town hall meetings, above and  
47 beyond robo-calling.

# DRAFT

## **5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM**

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Greg Stephens, City Attorney; Richard Manning, Administrative Services Director; Bill Bell, Development Services Director; Karl Hirst, Recreation Director; Chris Tschirki, Public Works Director; Scott Gurney, Fire Department Director; Gary Giles, Police Department Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; Paul Goodrich, Transportation Engineer; Neal Winterton, Water Division Manager; Reed Price, Maintenance Division Manager; Steven Downs, Assistant to the City Manager; and Jackie Lambert, Deputy City Recorder

### Preview Upcoming Agenda Items

Staff presented a preview of upcoming agenda items.

### Agenda Review

The City Council and staff reviewed the items on the agenda.

### City Council New Business

There was no City Council new business.

The Council adjourned 5:56 p.m. to the City Council Chambers for the regular meeting.

## **6:00 P.M. REGULAR SESSION – COUNCIL CHAMBERS**

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Councilmembers Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Greg Stephens, City Attorney; Richard Manning, Administrative Services Director; Bill Bell, Development Services Director; Karl Hirst, Recreation Director; Chris Tschirki, Public Works Director; Scott Gurney, Fire Department Director; Gary Giles, Police

# DRAFT

1 Department Director; Charlene Crozier, Library Director;  
2 Jason Bench, Planning Division Manager; Steven Downs,  
3 Assistant to the City Manager; Pete Wolfley,  
4 Communications Specialist; and Jackie Lambert, Deputy  
5 City Recorder  
6

## 7 **INVOCATION /**

8 **INSPIRATIONAL THOUGHT** **Kat Bleyl**

9 **PLEDGE OF ALLEGIANCE** **Kaden Bleyl**

## 10 **APPROVAL OF MINUTES**

11  
12  
13 Mr. Spencer **moved** to approve the February 5-6, 2016, City Council Retreat minutes. Mr.  
14 Seastrand **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz,  
15 Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed**  
16 **unanimously**.

17  
18 Mr. Spencer **moved** to approve the February 9, 2016, City Council meeting minutes. Mr.  
19 Seastrand **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz,  
20 Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed**  
21 **unanimously**.

22  
23 Mr. Spencer **moved** to approve the February 23, 2016, City Council meeting minutes. Mr.  
24 Seastrand **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz,  
25 Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed**  
26 **unanimously**.

## 27 **MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL**

### 28 Upcoming Events

29  
30 The Mayor referred the Council to the upcoming events listed in the agenda packet.  
31  
32

### 33 Appointments to Boards and Commissions

34 Mrs. Lauret **moved** to appoint Sally Taylor to the Beautification Advisory Commission. Mr.  
35 Sumner **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz,  
36 Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed**  
37 **unanimously**.

38  
39 Mrs. Lauret **moved** to appoint Chitrlekha Duttgupta to the Library Advisory Commission. Mr.  
40 Sumner **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz,  
41 Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed**  
42 **unanimously**.

## 43 **CITY MANAGER'S APPOINTMENTS**

### 44 Appointments to Boards and Commissions

45  
46 There were no appointments to boards and commissions.  
47

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**PERSONAL APPEARANCES**

Mayor Brunst expressed condolences to the Longhurst family, who recently lost their 11-year-old son, Eric, who was hit by a car while crossing a street.

Time was allotted for the public to express their ideas, concerns, and comments on items not on the agenda. Those wishing to speak should have signed in prior to the meeting, and comments were limited to three minutes or less.

Bob Wright, resident, wanted to speak about the Sewer Master Plan, which he felt should be a public hearing since it pertained to monthly increases to the citizens. He remarked that many Orem citizens were having difficulties making ends meet financially, and that the proposed increases were exorbitant. Mr. Wright argued that the citizens were already paying for this service, and felt that projects such as sewer and pipe replacements could be accomplished on a pay-as-you-go basis. He stated that the City received millions of dollars in income from sales, property, and franchise taxes. Mr. Wright asked the City Council to reconsider the proposed rate increases that had been outlined in the Sewer Master Plan.

Sam Taylor, resident, stated that he moved to the area from Boston and could have moved anywhere in Utah, but he and his family chose to move to the Sunset Heights neighborhood because it was such an attractive neighborhood. A few weeks after they purchased their home, they learned about the possibility of a rezone that would allow for the development of a high-density student housing apartment complex. After considering the implications that this type of development would have on his family, he had determined that the apartment complex would have a negative impact on the neighborhood for a number of reasons. As such, he and his wife wanted to add their voices to those who were in opposition of the proposed rezone and possible development that might occur as a result of that decision.

**CONSENT ITEMS**

MOTION – Reschedule the March 22, 2016 City Council Meeting to March 29, 2016

Mr. Macdonald **moved** to reschedule the March 22, 2016, City Council meeting to March 29, 2016. Mr. Spencer **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed unanimously**.

**SCHEDULED ITEMS**

6:10 P.M. PUBLIC HEARING – Rezone PD-22 and R8 to HS zone – 1045 North 1200 West  
ORDINANCE – Amending the General Plan by changing the land use designation on approximately 0.47 acres from Low Density Residential (LDR) to Regional Commercial (RC) and amending Section 22-5-3(A) and the zoning map of the City of Orem by rezoning approximately 1.83 acres of property located at 1045 North 1200 West from the PD-22 and R8 zones to the Highway Services (HS) zone

1  
2 Mr. Bench presented the applicant's request that the City amend the General Plan by changing  
3 the land use designation on approximately 0.47 acres from Low Density Residential (LDR) to  
4 Regional Commercial (RC) and amend Section 22-5-3(A) and the zoning map of the City of  
5 Orem by zoning approximately 1.83 acres of property located at 1045 North 1200 West from the  
6 PD-22 and R8 zones to the HS zone.

7  
8 The applicant proposed to construct a new office building with 21,500 square feet on property at  
9 1045 North 1200 West. The property on which the development was proposed consisted of two  
10 separate parcels. The first parcel was located on 1200 West directly north of BJ's Plumbing at  
11 1045 North and was currently zoned PD-22 (Northgate). The second parcel was located directly  
12 north of and adjacent to the first parcel. The second parcel was currently zoned R8 and had  
13 access from a residential cul-de-sac (1160 West).

14  
15 There were a number of elements related to the current zoning that the applicant wanted to  
16 change in order to develop the property as desired. The first issue concerned parking. The PD-  
17 22 zone required five stalls per thousand square feet which was a higher standard than the City's  
18 other commercial zones which typically required four stalls per thousand square feet. The lower  
19 parking standard of the HS zone (which would require 22 fewer stalls for a building of this size)  
20 would enable the applicants to add an additional 5,000 square feet of space in a basement level  
21 which they would otherwise be unable to do.

22  
23 Rezoning the property to HS would also grant the applicant greater flexibility with regards to  
24 architectural style and exterior finish materials. The PD-22 zone required buildings to comply  
25 with a Tuscan architectural style and exterior finish materials. The HS zone would simply  
26 require that the building be finished with brick, fluted block, colored textured block, glass,  
27 synthetic stucco and/or wood.

28  
29 The applicant also desired to rezone the second parcel from R8 to HS so that it could be used as  
30 parking area for the office building. The grade of this second parcel would be lowered  
31 substantially so that its use as parking would have a reduced impact on the adjoining residential  
32 lots. The access to this lot from the cul-de-sac would be eliminated and it was anticipated that  
33 the area of the access would be conveyed to the adjoining residential lots.

34  
35 The applicant's proposed development would require considerable grading on the property due  
36 to the existing slope. Formal approval of the grading plan would be required prior to site plan  
37 approval.

38  
39 A neighborhood meeting regarding the proposed rezone was held on December 10, 2015, at the  
40 City Center with three people in attendance. At the meeting the proposed site plan was shown  
41 and the need for the residential lot for parking was discussed. The two neighbors adjacent to the  
42 residential parcel were concerned with the existing access from the cul-de-sac that they used to  
43 access their backyards and whether the project would be accessed from the cul-de-sac. They  
44 were informed that the project will not be accessible from the cul-de-sac and the stem of the flag  
45 lot would be deeded to the adjacent property owners to maintain their backyard access.

# DRAFT

1 No issues from residents were expressed during the Planning Commission public hearing on  
2 February 17, 2016.

3  
4 The traffic study for the project showed that rezoning the residential property to a commercial  
5 use would allow for a larger building and the increase in trip generation would be minimal (extra  
6 44 trips.)

7  
8 The Planning Commission recommended the City Council amend the General Plan by changing  
9 the Land Use designation on approximately 0.47 acres from Low Density Residential (LDR) to  
10 Regional Commercial (RC) and amend Section 22-5-3(A) and the zoning map of the City of  
11 Orem by zoning approximately 1.83 acres of property located at 1045 North 1200 West from the  
12 PD-22 and R8 zones to the HS zone. City staff supported the Planning Commission  
13 recommendation.

14  
15 Mr. Bench presented the staff report, as well as an aerial map of the property in question, which  
16 he noted was located near Winco and BJ's plumbing. He explained that the residential portion of  
17 the property was a deep lot, and was not part of the request. Rather, this portion would be  
18 deeded to the two existing residential properties that were located to the east and west.

19  
20 The applicant was requesting the Highway Services Zone (HS), because it would allow for up to  
21 almost 27,000 square feet of usable space. There was a significant slope between the upper level  
22 of the residential area and the lower area where the office building would be located. Therefore,  
23 a retaining wall would be put in as part of the project in order to match the existing 1200 West  
24 elevation. This would prohibit access into the residential zone and would create a separation  
25 between the two areas. Mr. Bench reviewed the proposed elevations. The rezone application  
26 was posted on [www.mysidewalk.com](http://www.mysidewalk.com), and as of yesterday nine people had responded; seven  
27 individuals were in favor the proposal, whereas two people were opposed. Another suggestion  
28 was made to bring the building out and create a more walkable area.

29  
30 Mr. Macdonald asked if the applicant was present. The applicant identified himself and came  
31 forward to the podium. Mr. Macdonald asked what kind of tenants they were anticipating would  
32 occupy the building. He did not want to see parking in the neighborhood if the structure could  
33 not support it.

34  
35 Boyd Brown explained that the proposed building would be primarily owner occupied. The  
36 nature of the business was a residential real estate firm and they had been operating for nine  
37 years in the Northgate Village. Mr. Brown stated that he was very familiar with the area and the  
38 parking requirements. There were a few times when all nine of the real estate agents would be in  
39 the office at the same time. There were a few times per week when the building was used for  
40 meetings and training purposes. They would prefer to have five parking stalls per 1000 square  
41 feet, so as to create separation from Northgate. They planned on finishing half the basement for  
42 training activities, a break room, and a place for functions. Since this would be usable space,  
43 then they needed to have sufficient parking in order to obtain the building permit. Mr. Boyd  
44 explained that they would occupy the upper two floors; in other words, 21,000 square feet and 70  
45 percent of the building. Other title and mortgage tenants would rent the remaining portion of the  
46 building on the main floor. Currently the proposal was for four stalls per 1000 square feet, for a  
47 total of 108 parking stalls.

# DRAFT

1  
2 Mr. Macdonald asked Mr. Brown if he was comfortable with having four stalls per thousand  
3 square feet, to which Mr. Brown answered affirmatively. Almost every other zone in the City  
4 required four stalls per thousand square feet, with the exception of retail which was five stalls per  
5 thousand square feet. Mr. Bench added that the majority of the City's office zones had a parking  
6 requirement of four stalls per thousand square feet.

7  
8 Mr. Lentz had questions related to the use of the basement, and asked if the spike in activity  
9 would cause parking issues. Mr. Brown replied that the few times per month in which parking  
10 would be used to full capacity would be during training activities. However, he did not believe  
11 that this would create problems with over-parking. They would be well in excess of the parking  
12 requirement, and would be closer to having five stalls per thousand square feet. Mr. Lentz asked  
13 if the training activities would only be for the people who already worked in the office space, or  
14 if people would be brought in from outside. Mr. Brown answered that activities would involve  
15 all of the agents who worked for the company, including those who worked in the office building  
16 as well as those who were based out of a home office. They hoped and anticipated that the  
17 training activities would be well attended so that all of the company's agents could have a chance  
18 to connect on a regular basis. Tickets would not be sold to public for any of the activities that  
19 would take place in the facility.

20  
21 Mr. Lentz asked Mr. Bench if they would run into any issues if the basement was eventually  
22 converted into additional office space with desks and cubicles. Mr. Bench explained that the  
23 parking was calculated based on square footage; therefore, they would have the option of  
24 converting that basement space if they so choose.

25  
26 Mr. Seastrand commented that the purpose of PD zones was to maintain a consistent look and  
27 feel in a given area. He stated that the applicant's building design was different from the rest of  
28 the neighborhood.

29  
30 Mr. Brown said he was not a huge fan of the Tuscan style. He preferred the HS zone, and the  
31 barrier created between the PD Zone at Northgate Village. He said he wanted to design a  
32 building that was more unique and stood out. He used photos of the Jordan Heights office  
33 building to show that the proposed building would be very similar in style and esthetic. Mr.  
34 Seastrand explained that part of the challenge was to establish design standards that would create  
35 a consistent look throughout developments in the area.

36  
37 Mrs. Lauret asked if by adding another commercial building on 1200 West traffic would be of  
38 great concern. Mr. Bench replied that the applicant was required to have a traffic study  
39 conducted, and it was included in the application packet. According to the traffic study, the new  
40 building would create about 64 extra trips, which was insignificant in comparison to the overall  
41 capacity of the road.

42  
43 Mr. Brown stated that originally they only had the property on 1200 West under contract.  
44 However, when they walked the site, they discovered that the north border of their property,  
45 where the retaining wall would be located, lined up with the Northgate Village. Once the grade  
46 was brought down and the retaining wall was built, the proposed development would fit more  
47 congruently with the Northgate Village project.

# DRAFT

1  
2 Mayor Brunst asked Mr. Brown if he anticipated a lot of growth within his company. Mr. Brown  
3 replied that they were hopeful, and that their goal was to grow in Utah County. They were  
4 pushing for the 26,000 square feet because it would help facilitate a ten-year growth cycle. They  
5 were hoping to attract flexible tenants to occupy the vacant space.

6  
7 Mayor Brunst commented that the building would be a great addition to the neighborhood, and  
8 would tie in well with the other buildings in the area. He liked the look and esthetic of the  
9 building.

10  
11 Mayor Brunst opened the public hearing. There were no public comments, so Mayor Brunst  
12 closed the public hearing.

13  
14 Mayor Brunst **moved**, by ordinance, to amend the General Plan by changing the land use  
15 designation on approximately 0.47 acres from Low Density Residential (LDR) to Regional  
16 Commercial (RC) and amending Section 22-5-3(A) and the zoning map of the City of Orem by  
17 rezoning approximately 1.83 acres of property located at 1045 North 1200 West from the PD-22  
18 and R8 zones to the Highway Services (HS) zone. Mr. Lentz **seconded** the motion. Those  
19 voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand,  
20 David Spencer, Brent Sumner. The motion **passed unanimously**.

21  
22 6:30 P.M. PUBLIC HEARING – 2<sup>nd</sup> Quarter Budget Amendments  
23 ORDINANCE – Amending the Current Fiscal Year 2015-2016 Budget  
24

25 The Fiscal Year 2015-2016 City of Orem budget had many adjustments that occurred throughout  
26 the fiscal year. These adjustments included grants received from Federal, State, and other  
27 governmental or private entities/organizations; receipt of rental fees for use of the City's athletic  
28 fields; additional funds received for the adult flag football program due to increased  
29 participation; the debt disbursement related to the sale of a piece of property in the Northgate  
30 SID that occurred in the prior fiscal year; increased revenue and available capital project funds  
31 due to the previously approved increase to the City's storm sewer fee; and various other smaller  
32 technical corrections or minor budget adjustments that needed to be made.

33  
34 The City Manager recommended the City Council hold a public hearing to discuss amending the  
35 current Fiscal Year 2015-2016 Budget and, by ordinance, amend Fiscal Year 2015-2016 Budget.

36  
37 Mr. Manning explained that every quarter staff presented quarterly budget amendments to the  
38 City Council, which kept the City in good standing with regard to State auditing requirements.  
39 He then turned the time over to Mr. Nelson.

40  
41 Mr. Nelson stated that he would primarily focus on revenues, so that the Council could see that  
42 there was a reason behind each one of the elements. He would also receive questions pertaining  
43 to expenditures. A large portion of the amendments made to the General Fund had to do with  
44 grants that were awarded for various projects. Small adjustments were also made for items, and  
45 in particular flag football. More teams signed up, and so more t-shirts and supplies were needed.  
46 Additional revenues were also generated from rental fees from the athletic fields. The largest  
47 amendment was in the debt service fund. In January 2015, there was a large portion of property

# DRAFT

1 that sold in the Northgate area; however, the bond payment was not due until November. The  
2 City collected assessments as the property was sold, or as appropriate entities were billed.  
3 Additional monies were received over and above the minimum, and those funds were then paid  
4 in November of the current fiscal year.

5  
6 Mayor Brunst asked for clarification regarding the forfeitures and revenues from the Federal  
7 Treasury. Mr. Nelson explained that the Utah County Drug Task Force received funds from  
8 drug stings, which were then sent to the Criminal and Juvenile Justice Group. Afterwards, some  
9 of the money was granted back to the City. Those funds were not used until the Utah County  
10 Drug Task Force identified a specific need.

11  
12 Mr. Nelson explained that the last amendment item was the approval of the increased storm  
13 sewer fee, which would have impact on the capital projects for the current year.

14  
15 Mayor Brunst opened the public hearing. There were no public comments, so Mayor Brunst  
16 closed the public hearing.

17  
18 Mr. Seastrand **moved**, by ordinance, to amend the current Fiscal Year 2015-2016 Budget. Mrs.  
19 Lauret **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz,  
20 Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion **passed**  
21 **unanimously**.

## 22 RESOLUTION – Adopt the 2016 Sewer Master Plan and accept the Sewer User Rate Study

23  
24  
25 The Public Works Director recommended that the Orem City Council, by resolution, adopt the  
26 2016 Sewer Master Plan prepared by Bowen Collins & Associates, Inc. (BCA) and accept the  
27 Sewer User Rate Study prepared by Lewis Young Robertson & Burningham, Inc (LYRB).

28  
29 The Orem Water Reclamation Facility (OWRF) was constructed in 1958. Major upgrades were  
30 completed in 1984, 1994, and 2012. The OWRF treats an average of eight million gallons of  
31 sanitary sewer per day. The OWRF included 160 pumps, high-tech controls and instruments,  
32 blowers, digesters, clarifiers, back-up generators, and a recently added ultra-violet disinfection  
33 system. Following a very strict and specific permit issued by the State of Utah Division of Water  
34 Quality (DWQ), which was regulated by the USEPA Region 8, the OWRF discharges treated  
35 water to Powell Slough. The collection system consists of over 287 miles of pipe, 6,000  
36 manholes, six lift stations, and six miles of pressurized force main.

37  
38 In February 2014, the City hired BCA to perform a Sewer Master Plan. The request for  
39 engineering services was organized into 12 tasks. Some of the highlights included: develop a  
40 hydraulic model, identify existing and future needs, develop a Capital Facilities Plan,  
41 recommend a solution to the struvite problem at the OWRF, evaluate maintenance and  
42 manpower, and develop sewer rates to support the operations and capital needs of the sewer  
43 utility. Together with City staff, the Public Works Advisory Commission, the general public,  
44 and the City Council, BCA created a sewer master plan for consideration.

45  
46 Recommended improvements identified by BCA included improvements to both the OWRF and  
47 the collection system totaling \$48 million (present value). Some projects were identified by

# DRAFT

1 specific address and others, in future years, were yet to be determined and would be constructed  
2 as the need was identified with a full condition assessment. The City sewer maintenance efforts  
3 included CCTV and inspection - about 20,000' per month. More than half of the City's sewer  
4 collection system consisted of concrete pipe that was susceptible to hydrogen sulfide gas. Lining  
5 concrete pipe prior to losing its integrity or completely failing was a measure similar to  
6 overlaying a road versus total reconstruction. The rehabilitation would extend the life of the  
7 pipeline, was about 30-40% of the cost and, in the case of sewer, would prevent a potentially  
8 disastrous event.

9  
10 LYRB was subcontracted by BCA to review the existing sewer rates and provide a  
11 recommended rate schedule based on changes in forecasted expenses and capital improvements  
12 and on a pay-as-you-go basis. The primary objectives of the rate analysis were to ensure  
13 sufficient revenues to cover all operation and maintenance expenses while maintaining bond  
14 covenants, ensuring the appropriate debt service coverage ratio, and providing sufficient revenue  
15 to fund the proposed projects identified in the master plan.

16  
17 A review of projected revenues under the existing rate structure relative to proposed expenses  
18 illustrated that the City would not have sufficient revenues to fund the needed capital  
19 improvements without a rate increase. The results of this master plan were the basis for a rate  
20 study that was used to establish supporting sewer rates for the City. Originally, a five-year rate  
21 increase was proposed by City staff in conjunction with BCA and LYRB. After receiving public  
22 feedback and upon the recommendation of the City Council, a pay-as-you-go funding plan over  
23 5-, 7-, and 10-year periods, and a bonding plan, were developed.

24  
25 In January 2016, the City Council adopted a plan to change the billing procedure for the sewer  
26 base rate for multi-unit residential accounts and non-residential accounts with a water meter  
27 larger than 3/4 inch. Due to the change, in the first year of all plans a rate increase was not  
28 deemed necessary.

29  
30 The rate scenarios specified were structured to produce a 2026 final base rate of \$16.03 and a  
31 final volume rate of \$3.66/1,000 gallons. Scenarios 2 and 3 would fund a reduced CIP in order  
32 to allow for a more moderate annual increase in the rates. Scenarios 2 and 3 would result in an  
33 overall revenue reduction of \$2,527,838 and \$5,885,836, respectively, over the same 10-year  
34 period. The result would be a delay in completion of capital facility projects and an on-going  
35 liability for increased sewer line maintenance and potential failures. Scenario 4 included some  
36 bonding and allowed for projects to be completed within the 5-year CIP plan but would keep  
37 rates to more moderate increases.

38  
39 Mr. Tschirki reported that staff had been working on the Sewer Master Plan for the past twenty  
40 to twenty-four months. Two open houses took place in August, and a large amount of  
41 information had been distributed through newsletters and social media. The Public Works  
42 Advisory Commission (PWAC) had also been involved with this process. Mr. Macdonald was  
43 previously the Council Member representative to the PWAC, and Mr. Spencer now represented  
44 the Council in this capacity.

45  
46 Mayor Brunst asked if the PWAC meetings were public, to which Mr. Tschirki answered  
47 affirmatively. The meetings were held every 3<sup>rd</sup> Tuesday at 7:00 a.m. at the Public Works

# DRAFT

1 building. The meetings were a great opportunity for the public to become familiarized with the  
2 Public Works Department. He then turned the time over to Mr. Winterton.

3  
4 Mr. Winterton stated that they wanted the Sewer Master Plan to be approved, and have the  
5 Council recommend a financial plan moving forward. Last month, the storm water utility was  
6 discussed as an invisible utility. He noted that Lawrence Burton was the Department's Water  
7 Reclamation Section Manager, and had worked for the City of Orem for thirty-two years and  
8 eight months. The Department's Field Supervisors had each worked for thirty-six years and  
9 thirty-one years of experience, respectively. Collectively, the team had a vast knowledge of  
10 water reclamation. Mr. Winterton stated that beneath the streets, buried close to twenty feet  
11 underground, were the City's sewer pipes that carried and conveyed sewer to the treatment plant.  
12 When it came to basic water needs, citizens expected a reliable service, clean water, and a  
13 resource that was both available and endless. Mr. Winterton commented that the sewer was  
14 often taken for granted.

15  
16 Mr. Winterton presented a picture of the City's reclamation facility, which was taken from a  
17 drone. The photo displayed four primary clarifiers, the four secondary clarifiers, and the race  
18 tracks. He then showed a simplified graphic of how the sewer system worked. The Orem Water  
19 Reclamation Facility (OWRF) was built in 1958, which was previously operated on a septic  
20 system that discharged at a central location near 800 South, west of Utah Valley University. The  
21 facility processed 2.8 billion gallons per year, which was just less than eight million gallons per  
22 day. Mr. Winterton emphasized that the flow never stopped. Ultimately, discharge took place at  
23 Powell Slough, which was conveyed through a collection system that was made up of 287 miles  
24 of pipe and over 6,000 manholes. The majority of sewerage was conveyed through an eight-inch  
25 pipe, though there were many pipes of different sizes as well. The purpose of the Master Plan  
26 was to look at potentially existing deficiencies and take preventive measures for future  
27 deficiencies as well. It was a working document, because Orem was a City that changed every  
28 day.

29  
30 Mr. Winterton stated that peak flow at build out was about thirteen million gallons per day,  
31 which did not include infiltration. The plant was designed for about 13.5 million gallons per  
32 day. They were actively promoting conservation efforts within the City of Orem, which would  
33 improve the process. Mr. Winterton noted that, ideally, they liked the pipes to be about half full  
34 at capacity, and problems existed when capacity was exceeded. As the City approached peak  
35 flow conditions at build out, they would determine whether or not improvements were needed.  
36 Maintenance areas included settling pipes, tilting manholes, or too little flow in a pipe. Proposed  
37 maintenance projects were prioritized on a weekly, biweekly, monthly, or quarterly schedule.  
38 Further prioritization took place depending on funding availability.

39  
40 Mayor Brunst asked what would happen to maintenance areas if project funding was unavailable.  
41 Mr. Winterton replied that maintenance areas would continue to increase and require cleaning  
42 and servicing more often. JetVac trucks, which were large trucks, used high pressure (similar to  
43 a carwash) on a reverse mushroom nozzle that went up the line. Whatever was scoured and  
44 cleaned out was sucked up through the manhole and hauled off, so that it did not flow  
45 downstream and cause more problems. The nozzle stretched as far as 1000 feet. Manholes were  
46 spaced between 400 to 600 feet, and sometimes up to 1000 feet apart. Manholes were less  
47 effective the farther away that they were spaced.

# DRAFT

1  
2 Mr. Winterton explained that when the sewer did not travel as fast, or had intermittent flow from  
3 a lift station, hydrogen sulfide gas could be generated. Over 50 percent of the City's system was  
4 concrete pipe, which was a bad combination with hydrogen sulfide gas. Staff was proposing a  
5 plan to line those pipes with an inert pipe lining that had no reaction to hydrogen sulfide gas. If  
6 they could get ahead of complete failure on the pipes, then they could rehabilitate the  
7 conveyance systems for about thirty or forty percent of what it would cost the City if they waited  
8 and had to do an open cut down through the roadway. If they lined the pipes now, it would be  
9 hardly noticeable to the residents.

10  
11 Mr. Seastrand asked how long the lining would last. Mr. Winterton said between 75 to 100 years.  
12 The technology was not to the point where the first liners had worn out. He noted that concrete  
13 pipe in a sewer environment lasted about 50 years.

14  
15 Mr. Sumner asked if by installing new lining they would not have to replace any pipes. Mr.  
16 Winterton explained that they hoped to catch the degradation of concrete pipe while they still  
17 had a host carrier pipe. The liner was fiberglass and resin that was moldable and flexible. Once  
18 the lining was heated, it was molded into a new pipe inside the existing pipe. If the existing pipe  
19 was already badly degraded, then it needed to be dug out and replaced. In a worst case scenario,  
20 sewer lines might even collapse. In response to a question from Mr. Sumner, Mr. Winterton  
21 explained that this was not new technology, but when the patent ran out in 2005 the product  
22 became more competitively priced.

23  
24 Mr. Winterton explained that they had identified future system improvements. He presented a  
25 map of the planning and development of the collection system, and pointed out that only the first  
26 seven had been identified through 2026. Continued monitoring would take place to determine  
27 the exact time that those projects would be needed. The SS1, otherwise known as the Carterville  
28 Forced Main Relocation Project, needed to happen because of its location. The SS1 would be in  
29 conjunction with a Bus Rapid Transit project. The SS2, which was the Spring Water lift station,  
30 had also served its useful life and a new lift station was needed. The project would cost around  
31 \$1.5 million. The most recent lift station was the Geneva Road station, which was built about  
32 five or six years ago and cost around \$1.2 million.

33  
34 Mr. Winterton stated that a plan was created in order to fund the Sewer Master Plan, which was  
35 available to review online. He presented a bar graph, which showed their desired funding level  
36 in comparison to their present funding. The graph also showed what would happen if nothing  
37 was done. They had presented rates that reflected the desired CIP funding, and based on the  
38 Council's feedback staff had developed 5-year, 7-year, 10-year, and bonding options. The graph  
39 also took into account fleet replacement. Mr. Tschirki noted that the JetVac trucks cost \$400,000  
40 apiece and Orem City owned three of them, as well as other vehicles that were used to maintain  
41 the system.

42  
43 Mr. Tschirki stated that two years ago Steve Weber worked on a fleet maintenance project,  
44 where he identified every single licensed vehicle that was owned by the City of Orem. On an  
45 average annual basis, it cost approximately \$400,000 per year for vehicle replacement. The City  
46 owned several pieces of equipment which each cost a few hundred thousand dollars. In looking

# DRAFT

1 ahead, they had developed a pay-as-you-go plan in order to maintain and/or replace the City's  
2 vehicles.

3  
4 Mr. Winterton presented a graphic of how monthly increases would affect sewer bills. Staff  
5 recognized that this would be an increased bill to the residents of Orem, and staff and elected  
6 officials were sympathetic to this reality. As such, they were directed to develop alternatives.  
7 Mr. Winterton stated that the proposed plan did not put them above average in comparison to  
8 other cities in the County and throughout the State. Nevertheless, they had presented the projects  
9 and the need for this CIP funding. The benchmark was the 5-year implementation, and if this  
10 was stretched to seven years, the City would lose \$2.5 million of available project money. If  
11 stretched to a 10-year implementation plan, the City would lose \$5.9 million of available  
12 funding. The bond would be forced to be revenue neutral. Tonight, staff was seeking the  
13 Council's recommendation for upcoming years. In 2018, staff would present a recommendation  
14 based on the City's needs at that time. In 2019, staff would report back to the Council and seek  
15 approval, and projects would be reported each subsequent year thereafter.

16  
17 Mr. Winterton then presented a summary of all of the projects over the next ten years, totaling  
18 \$49 million. He explained that the City had two fees to fund these projects; the base rate fee and  
19 consumption fee. The billing method for the sewer base rate fee changed in January 2016 to  
20 include all units. Staff was not recommending a change in the coming budget years of 2017 and  
21 2018. The sewer volume charge was based on per thousand gallons, and no changes were being  
22 recommended for 2017.

23  
24 Mr. Tschirki mentioned that this was a self-funded enterprise fund. Similar to all other  
25 enterprise funds, it was funded through fees and charges that were assessed. Taxes were not  
26 charged for these funds. Other services such as attorney fees, accounting, utility/billing,  
27 engineering, etc. were also paid internally by way of fees that had been collected.

28  
29 Mayor Brunst asked how the bonding rate scenario would work. Mr. Winterton presented a slide  
30 which summarized the monthly bill increase for each scenario. A 2018 sewer bond would have a  
31 principal balance of \$4.5 million, and an interest payment of \$2.3 million. The annual payment  
32 would be approximately \$340,000 for a twenty year note. In 2021, the proposed bond amount  
33 would have a \$7.5 million principal, with a \$3.8 million interest payment and an annual payment  
34 of \$566,000 on a twenty year note. In the first ten years they would be building these projects,  
35 and in the subsequent ten years they would continue to pay for those projects.

36  
37 Mr. Seastrand asked how the annual payment broke down on a monthly basis per home. Mr.  
38 Winterton answered that he did not have that figure readily available. The Council made some  
39 rough calculations and determined that it would cost each home around \$1.00 to \$2.50 each  
40 month.

41  
42 Mr. Lentz asked if they would be able to tie the rates to inflation without any additional  
43 increases, so that the net effect to the homeowner would be insignificant. Mr. Seastrand added  
44 that once the rate was met, no additional capital improvement bonding would be needed. Mr.  
45 Winterton affirmed that Mr. Lentz and Mr. Seastrand correctly summarized the implications of  
46 the bonding proposal.

# DRAFT

1 Mrs. Lauret inquired on the lifespan of the projects, should they decide to proceed with bonding.  
2 Mr. Winterton answered that the proposed rehabilitation projects would have a fifty- to seventy-  
3 five year lifespan.

4  
5 Mr. Sumner stated that they recently passed the door rate, and made additional calculations based  
6 on the information that had been presented. Mr. Winterton clarified that the information  
7 presented was a straight volume charge for a single family home.

8  
9 Mr. Spencer inquired as to what the best option would be in the event of an economic downturn.  
10 Mr. Tschirki answered that the least impact to the individual single-family home owner would be  
11 to bond over a ten year period, as it would have the least monthly impact. There was further  
12 review of the graph that was previously shown.

13  
14 Mr. Lentz commended the Public Works Department, BCA, the PWAC, and members of staff,  
15 for all the time and effort that they had invested into this effort. He was appreciative of their  
16 mindfulness in being responsible and accountable to the citizens of Orem, so that these projects  
17 could be done in a cost-effective and proactive way. He quoted Henry Ford, who stated: “If you  
18 need a machine and you don’t buy it, you’ll soon find that you paid for it, but don’t have it.” Mr.  
19 Lentz stated that he did not want this to happen in Orem because they did not devote the proper  
20 funds to make the necessary improvements. This was not the first time that the City had had this  
21 discussion; however, unfortunately, the last time a decision was made in 1998, they did not stick  
22 to the original plan. Not only did the Council want to make the resolution whether or not to  
23 accept the Sewer Master Plan, but to also indicate to the Public Works Department which path  
24 they would like to go down. Mr. Lentz asked the audience what approach they would take to try  
25 and meet these needs proactively. He opined that the bonding scenario was a hybrid approach  
26 that not only maintained a low impact on single-family households, but also provided the  
27 funding mechanism that was needed for the projects. His recommendation was to pursue the  
28 bonding approach.

29  
30 Mr. Macdonald clarified that the discussion was not a public hearing. He stated that there did not  
31 seem to be a compelling reason to bond because the estimated cost of increase would be so much  
32 greater than the current interest costs. However, it seemed that the anticipated inflation rate was  
33 not any higher than the anticipated interest rate. Mr. Larson replied that there were some costs  
34 associated with bonding.

35  
36 Mr. Macdonald stated that the fact that Orem was the lowest rate in the area was not good news.  
37 Rather, it meant that they had delayed necessary improvements for too long. He had heard this  
38 presentation for the past two years, and as a Council they had heard multiple reports as well. He  
39 believed that they needed to increase the price of sewer and other critical services so that  
40 problems did not occur in the future. He was of the opinion that they could opt for a pay-as-you-  
41 go scenario, rather than a bonding situation, and was favorable to a 7-year plan. Mr. Macdonald  
42 stated that this plan had been well prepared and he had great confidence in those who had put it  
43 together.

44  
45 Mayor Brunst commended Mr. Macdonald for his work on the PWAC.

# DRAFT

1 Mr. Seastrand stated that Orem City benefited greatly by being prepared and having plans in  
2 place. When the opportunity arose, the City was able to get a 0% interest loan and capitalize on  
3 that advantage. He commended the effort and energy of those who had been involved to solve  
4 problems in the City. Mr. Seastrand recognized that plans could have variable changes;  
5 therefore, flexibility was required when executing a plan. He was in favor of holding off on  
6 bonding, and felt that a 7-year plan would be the best option. There were multiple factors when  
7 deciding whether or not bonding was the appropriate option.  
8

9 Mr. Sumner also thanked those who were involved with all of the diligent study and work that  
10 went into developing the Sewer Master Plan. He inquired as to what the general public response  
11 was at community open houses, and whether or not there had been any pushback while  
12 information had been available on the City's website.  
13

14 Mr. Tschirki replied that it had been a very educational process, and they had taken their time  
15 sending out multiple mailings and holding several meetings. Some residents supported a more  
16 aggressive plan, while others preferred less aggressive approaches. Overall, there had been  
17 widespread support in moving forward, and Mr. Tschirki felt that it had been a very well devised  
18 and engineered plan. The primary concerns that had been expressed through online feedback  
19 pertained to how quickly the process would move forward. While there had been some pushback  
20 from a small portion of the community regarding sewer base rate changes, he had not personally  
21 received any calls pertaining to the Sewer Master Plan. Mr. Winterton added that he had  
22 received an equal amount of both positive and negative feedback.  
23

24 Mr. Spencer explained that his opinion had varied throughout the discussions that had taken  
25 place on this issue. While he was not opposed to bonding, he did not believe that this was the  
26 appropriate time and place to pursue bonding. His opinion reflected what Mr. Macdonald and  
27 Mr. Seastrand had expressed, in that he was also in favor of a 7-year plan.  
28

29 Mayor Brunst remarked that he appreciated the comments that had been made from each of the  
30 Council Members. He then proceeded to again review the calculations that had been presented  
31 and deliberated upon throughout the discussion. Mayor Brunst stated that he personally believed  
32 that there would be more "bang for the buck" in the 5-year plan.  
33

34 Mr. Lentz stated that he wanted to provide context for his support for the hybrid bonding model.  
35 The pay-as-you-go option was his first choice, for many of the same reasons that were outlined  
36 by Mr. Macdonald. However, while campaigning this year, several senior citizens suggested to  
37 him that bonding would be a more fair way of assessing the costs. He viewed the hybrid  
38 approach as a compromise that would limit the amount of interest that was paid, but would still  
39 help ensure that those benefitting from the infrastructure and facilities would be the ones paying  
40 for it. He was not saying he could never support the 5- or 7-year model; but, he felt that the  
41 hybrid approach would generate the best "bang for the buck".  
42

43 Mayor Brunst asked the Council to consider the best way for funding the necessary  
44 infrastructure, while helping to reduce the financial burden to the citizens. They needed to  
45 consider the implications of all options.  
46

# DRAFT

1 Mr. Seastrand stated that there was flexibility in terms of when some of the repairs could be  
2 made. The proposal of a 10-year plan provided some indication that they could accomplish what  
3 was needed over that time period. He asked if this was a fair assumption, to which Mr.  
4 Winterton answered that this was more so the case with the sewer utility than the water utility.  
5 Mr. Seastrand explained that taking an additional \$5 million out of the pockets of the residents  
6 was hard to justify. He stressed that they were using the citizens' money to pay for this  
7 infrastructure, and so they needed to spend effectively and efficiently, so that the job got done  
8 appropriately.

9  
10 Mr. Macdonald explained that as per his calculations, they would be looking at approximately  
11 \$55 million in the 5-year plan over the ten years. Mr. Larson explained that it would be \$49  
12 million in today's dollars. Mr. Macdonald stated that it was more important to look at the  
13 accumulative bill rather than the monthly increase. He opined that the 7-year plan would be  
14 more palatable for the people, and he was more supportive of a pay-as-you-go, rather than  
15 bonding approach.

16  
17 Mr. Lentz inquired about the \$2.5 million difference in CIP funds that were available. He made  
18 reference to a slide that was presented earlier, which showed routine maintenance. He wondered  
19 if the additional maintenance operations could cost more than \$2.5 million, by not having  
20 upgraded infrastructure. Mr. Tschirki responded that this could be a possibility, depending on  
21 the integrity of the pipes. If the pipes were not structurally stable, then they would have to  
22 openly excavate them. Mr. Lentz stated that he was concerned about not investing in  
23 infrastructure and taking those risks.

24  
25 Mr. Winterton explained that the City conducted CCTV inspections on 20,000 feet of sewer line  
26 per month, and got through the entire City every seven years. Staff wanted to contract for a  
27 conditional assessment and use upgraded technology to do a blitz on the system. Funding was  
28 not currently available for this project, but it would take place first in order to better define a  
29 hydrogen sulfide replacement program. This would shift around projects in order of importance  
30 within a 7-year plan.

31  
32 Mr. Lentz stated that upgrading the infrastructure could last for several more decades. He was  
33 concerned that if they stretched operational costs out too long, they would end up costing the  
34 City more in the long run.

35  
36 Mr. Spencer stated that he was anticipating an economic downturn, and in a recent conversation  
37 with Mr. Manning, they discussed that the best time to bond was in an economic downturn.  
38 With that in mind, Mr. Spencer felt that they needed to move at a slower pace and that the 7-year  
39 plan was the best option with which to start. He was nervous about the future, and suggested that  
40 they stay the course and be conservative.

41  
42 Mrs. Lauret commented that she had been studying this item for a few months and was also  
43 leaning toward the 7-year plan, with the option to bond in a year or two if the market was right.  
44 Bonding was always appealing because the costs were spread out, and it was usually the cheapest  
45 way to go. However, she liked the idea of waiting to see what would happen economically.

# DRAFT

1 Mr. Sumner added that he was also in favor of the 7-year plan, which would cause the City to  
2 better prioritize projects. Mr. Winterton responded that any of the plans would cause the City to  
3 prioritize needs based on funding availability. For a lot of senior citizens, a few dollars made a  
4 huge difference in their monthly bill.

5  
6 Mr. Seastrand expressed appreciation for Mr. Wright's comments earlier in the meeting. He  
7 clarified they were not increasing or approving any rates tonight. Tonight they had the  
8 opportunity to review the plan that was created by Staff, BCA and the PWAC and to accept so  
9 doing the plan. By accepting the plan, it now became a significant part of the public record.  
10 Furthermore, the Council was giving a recommendation on the planning that they would like the  
11 group to anticipate and plan for in the future.

12  
13 Mr. Wright expressed appreciation for the comments from the Council, and indicated that he did  
14 not approve of a bonding option. He wondered if the increased rates would remain the same  
15 after the infrastructure was fully built out, or if they would be reduced again. He emphasized  
16 that he was concerned for the citizens' point of view.

17  
18 Mr. Tschirki stated that the goal was to reach a sustainable line, as the City had not been keeping  
19 up with repairs and maintenance as had been needed. Mr. Macdonald remarked that the same  
20 discussions had taken place in 1998. There was further deliberation upon the matter.

21  
22 Mayor Brunst **moved**, by resolution, to adopt the 2016 Sewer Master Plan and accept the Sewer  
23 User Rate Study and recommended the 7-year plan while keeping the door open for a bonding  
24 option. Mr. Seastrand **seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret,  
25 Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, Brent Sumner. The motion  
26 **passed unanimously**.

## 27 28 **COMMUNICATION ITEMS**

29  
30 There were no Communication Items.

## 31 32 **CITY MANAGER INFORMATION ITEMS**

33 There were no City Manager Information Items.

## 34 35 **ADJOURNMENT**

36  
37 Mr. Seastrand **moved** to adjourn to the meeting. Mrs. Lauret **seconded** the motion. Those  
38 voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand,  
39 David Spencer, Brent Sumner. The motion **passed unanimously**.

40  
41 The meeting adjourned at 7:52 p.m.

## PROCLAMATION

WHEREAS, April marks the 48th anniversary of the passage of the Federal Fair Housing Law, Title VIII of the Civil Rights Act of 1968, as amended, which enunciates a national policy of fair housing without regard to race, color, national origin, religion, sex, familial status, or disability, and encourages fair housing opportunities for all citizens; and

WHEREAS, this year's theme, *Fair Housing: Together We Build our Neighborhood*, indicates a new day when the collaborative efforts of HUD and its housing partners realize increased housing opportunities for every individual; and

WHEREAS, we must, as individuals and as a people, take our stand to make equal opportunity for all, including equal opportunity in housing a reality in our community; and

WHEREAS, the state of Utah passed its own Fair Housing Act in 1989, recognizing the right of all residents of this state to be free from discrimination in the sale, rental and financing of their homes based on race, color, religion, sex, national origin, familial status, disability and source of income; and

WHEREAS, the City of Orem welcomes this opportunity to reaffirm our commitment to provide equal housing to all people and support the right of every citizen to live where they choose without fear of discrimination.

NOW THEREFORE, I, Richard F. Brunst Jr., Mayor of the City of Orem, Utah, do hereby proclaim the month of April 2016, as

## FAIR HOUSING MONTH

in the City of Orem and urge all citizens to recognize this celebration for the purpose of improving the quality of life for all residents.



Dated this 29<sup>th</sup> day of March 2016

Richard F. Brunst Jr., Mayor

ATTEST:

Donna Weaver, City Recorder

CITY OF OREM  
**CITY COUNCIL MEETING**  
 MARCH 29, 2016



<b>REQUEST:</b>	<b>6:00 P.M. PUBLIC HEARING</b> <b>Receive Public Comment on the Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2016-2017</b>
<b>APPLICANT:</b>	City of Orem City Manager's Office
<b>FISCAL IMPACT:</b>	\$808,636

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Neighborhood Chair

**SITE INFORMATION:**

- General Plan Designation: N/A
- Current Zone: N/A
- Acreage: N/A
- Neighborhood: N/A
- Neighborhood Chair: N/A

**PREPARED BY:**  
 Steven Downs  
 Asst. to City Manager

**RECOMMENDATION:**

**The Assistant to the City Manager recommends the City Council hold the first of two public hearings to receive public comment on the projected uses of funds for the 2016-2017 Community Development Block Grant.**

**BACKGROUND:**

During the past few months, the CDBG Citizen Advisory Commission heard funding proposals from various applicants who wish to receive CDBG funding. The Commission will present its recommendations to the City Council then the public hearing will be opened for comment on the proposed uses of funds.

Tonight's public hearing is the first of two opportunities for public comment on the recommendations before the City Council officially adopts the Final Statement of Projected Uses of Funds for Orem's 2016-2017 Community Development Block Grant. Following a second public hearing that is scheduled for May 10, 2016, at 6:00 p.m., the City Council will adopt a resolution approving the CDBG Final Statement of Projected Uses of Funds for 2016-2017.

Please see the allocation recommendations below:

Public Services – limited by HUD to 15% of new entitlement funding

- Family Support & Treatment - \$11,000
- Project Read - \$3,000
- PERC - \$2,000
- Center for Women & Children in Crisis - \$8,295
- Community Actions Services - \$16,000
- Mountainland Community Health - \$4,500
- Literacy Resources - \$2,000
- RAH - \$7,000
- Friends of the Children's Justice Center - \$12,000
- Friends of the Food and Care Coalition - \$7,000
- Utah County 4-H - \$1,000
- Community Health Connect - \$4,000
- Kids on the Move - \$5,000
- People Helping People - \$4,500
- Experience Children's Museum - \$0
- Rocky Mountain University of Health Professionals - \$4,000

Other

Habitat for Humanity - \$229,341\*

Code Enforcement - \$130,000

Infrastructure - \$150,000

Administration - \$103,000

Section 108 Loan Repayment - \$105,000

\* SUBJECT TO CHANGE BASED ON END OF YEAR BALANCE IN CURRENT HOUSING  
REHABILITATION FUNDING

DRAFT

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ADOPTING THE COMMUNITY DEVELOPMENT  
BLOCK GRANT STATEMENT OF COMMUNITY DEVELOPMENT  
OBJECTIVES AND USE OF FUNDS AS REQUIRED BY THE U.S.  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR  
FISCAL YEAR 2016-2017

WHEREAS the City of Orem qualifies as an Entitlement Community under the Department of Housing and Urban Development's Community Development Block Grant Program and has been allocated \$608,636 for the 2016-2017 program year; and

WHEREAS the City of Orem is required by the U. S. Department of Housing and Urban Development to submit a formal request for funding entitled a STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS for new and reprogrammed funding; and

WHEREAS the City Council of the City of Orem has established a Community Development Block Grant Citizen Advisory Commission to gather citizen input on project proposals; and

WHEREAS the Citizen Advisory Commission has gathered such input and has prepared a STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS for review and approval by the City Council; and

WHEREAS the City Council held public hearings on March 29, 2016, and May 10, 2016, to consider citizen comments regarding CDBG expenditures and has reviewed these suggestions and proposals in a manner fair to all residents of Orem and pursuant to law.

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

1. The Community Development Block Grant Statement of Community Development Objectives and Projected Use of Funds, which is attached hereto as "Exhibit A" and incorporated herein by this reference, is hereby adopted and shall be submitted to the United States Department of Housing and Urban Development as part of Orem's formal request for the 2016-2017 grant amount of \$608,636, Housing Rehab program income estimated to be \$15,000, as well as reprogrammed money in the amount of approximately \$185,000.
2. This resolution shall take effect immediately upon passage.

DRAFT

3. All other resolutions, ordinances, and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED AND APPROVED this **10th** day of **May** 2016.

\_\_\_\_\_  
Richard F. Brunst, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

\_\_\_\_\_  
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COUNCIL MEMBERS VOTING "NAY"

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**FINAL STATEMENT OF COMMUNITY DEVELOPMENT  
OBJECTIVES AND PROJECTED USE OF FUNDS  
PROGRAM YEAR 41  
JULY 1, 2016 THROUGH JUNE 30, 2017  
GRANT NO.: B-14-MC-49-002  
CITY OF OREM, UTAH**

The City of Orem intends to meet the requirement of seventy percent benefit to low and moderate-income persons in the aggregate use of funds to be expended during the program year 2016-2017.

The Community Development Block Grant is designed to assist communities in efforts to improve living conditions for low and moderate-income residents. Each eligible activity must meet at least one of the national objectives established by the Department of Housing and Urban Development (HUD). Activities must benefit fifty-one percent low and moderate-income persons in a given census tract or block group, improve designated areas of slum and blight, or address an urgent community need.

The activities identified below meet at least one of the national objectives established by HUD. They also meet local objectives specific to the City of Orem.

The targeted local objectives include the following:

1. Improve the quality of life for families by funding projects, which address the needs of low and moderate-income residents.
2. Stabilize older residential neighborhoods and decrease the amount of substandard housing through housing rehabilitation and through eliminating or improving slum and/or urban blight.
3. Encourage and pursue the establishment of commerce and industry, which will provide quality employment for the unemployed and under-employed.
4. Remove architectural barriers and achieve all compliable directives of the Americans with Disabilities Act (ADA), thereby making the community more accessible.

The HUD national objectives include the following:

<b>HUD Defined-Outcome/Objective Codes</b>	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

DRAFT

**FINAL STATEMENT OF COMMUNITY DEVELOPMENT  
OBJECTIVES AND PROJECTED USE OF FUNDS  
PROGRAM YEAR 41  
JULY 1, 2015 THROUGH JUNE 30, 2016  
GRANT NO.: B-15-MC-49-002  
CITY OF OREM, UTAH**

ORGANIZATION	FUNDING ALLOCATION	LOCAL OBJECTIVE	NATIONAL OBJECTIVE
CENTER FOR WOMEN AND CHILDREN IN CRISIS	\$ 8,295	1	SL-3
CHILDREN’S JUSTICE CENTER	12,000	1	SL-3
COMMUNITY ACTION SERVICES	16,000	1	SL-3
COMMUNITY HEALTH CONNECT	4,000	1	SL-3
FAMILY SUPPORT& TREATMENT CENTER	11,000	1	SL-3
FOOD AND CARE COALITION	7,000	1	SL-3
KIDS ON THE MOVE	5,000	1	SL-3
MOUNTAINLAND COMMUNITY HEALTH CENTER	4,500	1	SL-3
LITERACY RESOURCES (OREM LITERACY CENTER)	2,000	1	SL-3
PARENT EDUCATION RESOURCE CENTER (PERC)	2,000	1	SL-3
PROJECT READ	3,000	1	SL-3
RECREATION AND HABILITATION	7,000	1	SL-3
PEOPLE HELPING PEOPLE	4,500	3	EO-1
UTAH COUNTY 4-H	1,000	1	SL-3
EXPERIENCE CHILDREN’S MUSEUM	0	3	EO-2
ROCKY MOUNTAIN UNIVERSITY OF HEALTH PROFESSIONALS	4,000	1	SL-3
HABITAT FOR HUMANITY*	229,341	2	DH-2
CITY OF OREM – CODE ENFORCEMENT	130,000	1	SL-3
CITY OF OREM – SECTION 108 LOAN REPAYMENT	105,000	3	EO-3
CITY OF OREM – PUBLIC FACILITIES, STREETS/SIDEWALKS	150,000	1,4	SL-3
CITY OF OREM – PROGRAM ADMINISTRATION	103,000	ALL	ALL
CITY OF OREM – BUSINESS REVOLVING LOAN FUND	0	3	EO-2
TOTAL	\$808,836		

**\* SUBJECT TO CHANGE BASED ON END OF YEAR BALANCE IN CURRENT HOUSING REHABILITATION FUNDING**

DRAFT

**CDBG FINAL STATEMENT**

**FUNDING SOURCES**  
**Program Year 41**  
**July 1, 2015 through June 30, 2016**  
**B-15-MC-49-0002**  
**City of Orem, Utah**

CDBG FUNDING SOURCES AVAILABLE FOR USE:

CDBG Fund Allocation	\$608,636.00
-Repayments in the Housing-Rehabilitation Loan Fund	15,000.00
-Reprogrammed Money	185,000.00
<b>TOTAL</b>	<b>\$808,836.00</b>

The City of Orem intends to meet the requirement of seventy percent benefit to low and moderate-income persons in the aggregate use of funds to be expended during the program years through 2016-2017.

# 2016-17 Orem CDBG Allocation



# Additional Data – CDBG Applicants

Below is a summary of the services each applicant provides, along with the number of people they plan to serve.

There is a separate slide for each organization.

# CENTER FOR WOMEN AND CHILDREN IN CRISIS

## What is their mission?

Provide a caring, advocating, safe, and educationally based environment for survivors of domestic violence and sexual assault.

### Ask

\$10,000

### Number of Unduplicated People Served with Requested Funds

74 (Approx. \$135 per person)

### Recommendation

\$8,295



# FAMILY SUPPORT AND TREATMENT CENTER

## **What is their mission?**

To build a community of healthy, happy individuals and families through education and the prevention and treatment of child abuse, trauma and other personal and family concerns.

## **Ask**

\$15,000

## **Number of Unduplicated People with Requested Funds**

40 (Approx. \$375 per person)

## **Recommendation**

\$11,000

# PROJECT READ

## What is their mission?

Project Read provides one-on-one tutoring services to 100 functionally illiterate adults in Utah County each year and changes lives through literacy by empowering individuals, strengthening families, and building community.

### Ask

\$7,500

### Number of Unduplicated People with Requested Funds

100 (Approx. \$75 per person)

### Recommendation

\$3,000



CHANGING LIVES THROUGH LITERACY

# PARENT EDUCATION RESOURCE CENTER (PERC)

## What is their mission?

PERC is a free lending library of learning aids. Its purpose is to help improve parenting skills, to improve parent involvement in their children's education, and to support families in this process. All items for check out are geared toward teaching children, or the adults working with them, in a wide range of subject areas.

**Ask**

\$3000

## Number of Unduplicated People with Requested Funds

1000 (Approx. \$3 per person)

**Recommendation**

\$2,000

# COMMUNITY ACTION SERVICES AND FOOD BANK

## **What is their mission?**

Community Action Services and Food Bank is dedicated to fostering self-reliance in individuals, families, and communities.

## **Ask**

\$17,500

## **Number of Unduplicated People with Requested Funds**

3900 (Approx. \$4.50 per person)

## **Recommendation**

\$16,000

# EXPERIENCE CHILDREN'S MUSEUM

## **What is their mission?**

The Orem Children's Museum would provide vibrant and engaging interactive activities that invite children and families to discover, imagine and create.

## **Ask**

\$100,000

## **Number of Unduplicated People with Requested Funds**

Unable to Determine

## **Recommendation**

\$0

# LITERACY RESOURCES, INC.

## What is their mission?

We are an organization which serves the Utah County community, tutoring children and adults who are below grade level in reading and writing skills.

## Ask

\$3,300

## Number of Unduplicated People with Requested Funds

25

## Recommendation

\$2,000



# RECREATION AND HABILITATION SERVICES (RAH)

## **What is their mission?**

RAH is a private, non-profit organization that provides a variety of services and supports to people with disabilities. We help our participants develop greater independence, social awareness, confidence and social well being, which helps them to become fully participating members of their community.

## **Ask**

\$13,785

## **Number of Unduplicated People with Requested Funds**

62

## **Recommendation**

\$7,000



# MOUNTAINLANDS COMMUNITY HEALTH CENTER

## **What is their mission?**

For many individuals in the communities we serve, access to affordable and appropriate health care is limited. Our mission is to provide low-income, uninsured, and under-insured individuals with high quality health care. We believe that everyone in our community is benefited as access to appropriate and affordable health care is provided to those who face the most significant barriers to care.

## **Ask**

\$15,000

## **Number of Unduplicated People with Requested Funds**

150

## **Recommendation**

\$4,500

# HABITAT FOR HUMANITY

## **What is their mission?**

Seeking to put God's love into action, Habitat for Humanity of Utah County helps lift people, fosters hope, and unites diverse groups to improve the lives of individuals, families, and communities by building, renovating, and repairing homes.

## **Ask**

\$246,000

## **Number of Unduplicated People with Requested Funds**

20

## **Recommendation**

\$169,341 (subject to change)



## **What is their mission?**

The Children's Justice Center is a homelike facility which serves children and families who are experiencing the crisis and chaos that comes with the disclosure of significant physical or sexual abuse of a child.

### **Ask**

\$35,000

### **Number of Unduplicated People with Requested Funds**

200

### **Recommendation**

\$12,000



# FRIENDS OF THE COALITION

## **What is their mission?**

The Children's Justice Center is a homelike facility which serves children and families who are experiencing the crisis and chaos that comes with the disclosure of significant physical or sexual abuse of a child.

## **Ask**

\$10,000

## **Number of Unduplicated People with Requested Funds**

3500-4000

## **Recommendation**

\$7,000

# UTAH COUNTY 4-H

## **What is their mission?**

A day in 4-H Afterschool consists of: A healthy snack and homework help time, Reciting of the American and 4-H pledges, A group activity to get the kids focused for 4-H clubs, 90 minutes of club time on a variety of topics ranging from cooking and sewing to robotics and karaoke. Program runs for 32 weeks

### **Ask**

\$5,515

### **Number of Unduplicated People with Requested Funds**

250

### **Recommendation**

\$1,000



# COMMUNITY HEALTH CONNECT

## **What is their mission?**

Our mission is to improve access to quality health and dental care for low-income uninsured men, women, and children in Utah County. We accomplish this goal through the coordination of a Volunteer Provider Network, providing health education and maximizing existing community resources.

### **Ask**

\$5,000

### **Number of Unduplicated People with Requested Funds**

20

### **Recommendation**

\$4,000



# KIDS ON THE MOVE, INC.

## **What is their mission?**

Our **Early Head Start** program serves low-income families and expectant mothers that are in need of parenting support. We promote healthy family functioning and literacy, and nurturing parent-child interaction. By creating a positive model, we help families track their children's development and gain self-sufficiency.

## **Ask**

\$13,804

## **Number of Unduplicated People with Requested Funds**

75

## **Recommendation**

# PEOPLE HELPING PEOPLE

## **What is their mission?**

People Helping People is dedicated to reducing the number of children living in poverty by teaching low-income women, primarily single moms, how to earn a living wage.

### **Ask**

\$10,000

### **Number of Unduplicated People with Requested Funds**

68

### **Recommendation**

\$4,500



**People Helping People**  
Strengthening Families through Successful Employment

## **What is their mission?**

Provide physical therapy to uninsured and underserved citizens of Orem through their Community Rehabilitation Clinic.

### **Ask**

\$20,000

### **Number of Unduplicated People with Requested Funds**

100

### **Recommendation**

\$4,000

## **What is the request for?**

This request pays for the cost of administering this program each year, including the oversight and management of sub recipients, completing all necessary reports, and working with HUD to submit all appropriate documentation

### **Ask**

\$103,000

### **Number of Unduplicated People with Requested Funds**

N/A

### **Recommendation**

\$103,000



# CITY OF OREM – SECTION 108 LOAN PAYMENT

## **What is the request for?**

This allows the City to meet the annual payment obligation from a \$1.32 million borrowing from HUD to spur economic development and create jobs in our community.

### **Ask**

\$105,000

### **Number of Unduplicated People with Requested Funds**

N/A

### **Recommendation**

\$105,000



# CITY OF OREM – PUBLIC FACILITIES

## **What is the request for?**

This pays for the cost of construction of necessary infrastructure improvements in CDBG-qualifying neighborhoods. The focus will be sidewalks that are in disrepair.

### **Ask**

\$150,000

### **Number of Unduplicated People with Requested Funds**

N/A

### **Recommendation**

\$64,332 (plus \$85,668 reprogrammed)



# CITY OF OREM – CODE ENFORCEMENT

## **What is the request for?**

Help pay for our neighborhood preservation officers (the request pays for approximately XX% of their salary). Approximatley XX% of our visits are in CDBG-qualifying neighborhoods.

### **Ask**

\$130,000

### **Number of Unduplicated People with Requested Funds**

N/A

### **Recommendation**

\$130,000



**CITY OF OREM**  
**CITY COUNCIL MEETING**  
**MARCH 29, 2016**



<b>REQUEST:</b>	<b>6:00 P.M. PUBLIC HEARING – PD-21 PARKWAY LOFTS SIGN REQUIREMENTS ORDINANCE – Amending Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road</b>
<b>APPLICANT:</b>	Ben Lowe
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Mailed 122 notices on February 10, 2016

**SITE INFORMATION:**

General Plan Designation:  
**High Density Residential**  
 Current Zone:  
**PD-21**  
 Acreage:  
**42.06**  
 Neighborhood:  
**Sunset Heights West**  
 Neighborhood Chair:  
**Frank Redd**

**PLANNING COMMISSION  
 RECOMMENDATION**

4-0 for approval

**PREPARED BY:**

David Stroud, AICP  
 Planner

**REQUEST:**

**Ben Lowe requests the City Council amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road.**

**BACKGROUND:**

The PD-21 zone is divided into three distinct areas with each owned by a separate entity. Area 1 is the existing Wolverine Crossing adjacent to Geneva Road and also includes the Holiday Inn, Subway and CNG station next to University Parkway. Area 2 is Parkway Lofts which is owned and currently being developed by the applicant. Area 3 is the remaining vacant ground along University Parkway owned by Nelson Brothers.

Because of the internal location of Area 2 in the PD-21 zone, the applicant desires to amend the sign provisions of the PD-21 zone to allow additional signage that will provide greater visibility for the project. In addition to window and canopy signs, signage allowed in Area 2 of the PD-21 zone currently includes two wall signs and one monument sign along 1000 South. The current code also allows two monument signs (not yet constructed) along University Parkway in Area 3. However, Area 3 is not under control of the applicant.

The applicant requests that the PD-21 zone be amended to make the following modifications:

1. Allow fourteen permanent flagpole signs in Area 2 with each flagpole sign having a maximum height of 22 feet and a maximum sign area of 25 square feet. The sign area of these signs may be composed of rigid materials (as opposed to the requirement in the general City sign ordinance which requires that the sign area of a flagpole sign consist of non-rigid materials).
2. Allow two additional wall signs in Area 2.
3. Allow an additional monument sign in Area 1 or Area 2 which is intended to provide directions between Wolverine Crossing (Area 1) and Parkway Lofts (Area 2).
4. Provide that one of the currently allowed monument signs along University Parkway (Area 3) be allowed in either Area 1 or Area 2.
5. Reduce the allowed height of all monument signs from 16 feet to eight feet and reduce the allowed area of all such signs from 150 square feet to 100 square feet (applies to all areas).

A neighborhood meeting was held by the applicant on November 23, 2015. One property owner spoke at the meeting and made a comment about through traffic across his property. Minutes of the discussion are included.

**22-11-33 PD-21 Zone, Student Housing Village, 1200 South Geneva Road.**

**Q. Signage.**

1. Except as otherwise provided below, signage in the PD-21 zone shall comply with the provisions of Chapter 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-21 zone:

a. Because Area Two does not have frontage on any arterial or collector street, ~~two~~fourteen (14) flag pole signs (permanent) may be located in Area Two and a total of (4) four wall signs may be located on buildings in Area Two. The ~~two~~fourteen (14) flag pole signs (permanent) and the four (4) wall signs shall conform to the following requirements:

(1) The wall signs shall either be banners or consist of individual letters on a flat face in conformance with the general style and quality shown on the concept plan. The dimensions of these wall signs shall not exceed fifteen (15) feet in height and forty (40) feet in width.

(2) The dimensions of the signs shall not exceed fifteen (15) feet (~~15~~) in height and forty (40) feet (~~40~~) in width.

(3) The wall signs shall not be electronic message signs although they may be backlit.

(4) The wall signs shall be oriented toward I-15 to the west, 1000 South to the north or University Parkway to the south.

(5) The wall signs must be on-premise signs.

(6) The permanent flag pole signs shall not exceed twenty-two (22) feet in height and twenty (25) square feet.

(7) The flag portion of the flag pole signs may be constructed using rigid materials and may be backlit.

2. Signage for businesses on private and public streets is limited to wall signs, window signs, monument signs, and canopy signs, and the following shall apply:

a. Wall signs and canopy signs shall be placed on the commercial portion of the building only.

b. Wall signs may not exceed fifteen percent (15%) of the commercial portion of the wall to which the sign is attached.

c. Wall signs extending more than six (6) inches (~~6~~) from the wall and less than twenty-four (24) inches (~~24~~) shall not be within seven (7) feet (~~7~~) of the finished grade adjacent to the building at the base of the wall to which the sign is attached. Projecting signs, signs that project more than twenty-four (24) inches (~~24~~) from the wall, are prohibited.

d. Canopy signs may only be placed above primary entrances to a business.

e. Window signs shall not exceed fifty percent (50%) of the total transparent area of any window on which they are attached.

f. One (1) monument sign is permitted along Geneva Road, ~~two (2) one (1) monument signs~~ shall be permitted along University Parkway, two (2) monument signs shall be permitted along 1250 West in Area 1 or Area 2, and one (1) monument sign shall be permitted along 1000 South. ~~All such Monument~~ signs shall be limited to a maximum height of ~~sixteen (16)~~eight (8) feet as measured from the existing grade and one hundred ~~fifty (150)~~ (100) square feet of sign area. If the existing grade is below the top back of curb, the maximum sign height shall be measured from the curb at a point perpendicular to the sign location. The signs shall be located at least five (5) feet from the back of sidewalk or from the curb when no sidewalk is present and shall be located outside the clear vision triangle. The monument signs shall be limited to identifying the project and the commercial tenants located within the PD-21 zone.

g. Monument signs permitted in subparagraph (f) shall have no exposed poles or covered poles. The width of the sign shall be uniform in size from the top of the

sign to the bottom of the sign where it meets the grade.

h. The architecture of signs not attached to a building shall be consistent with the architecture of the existing buildings in the PD-21 zone.

3. A cross-street architectural feature sign no greater than thirty-five (35) feet high may be placed across a private street in Area 1 and shall only advertise the name of the development and related logo decals. The sign must have a minimum clearance height of ~~thirteen (13) feet~~ ~~six (6) inches~~ for fire apparatus access and must be set back at least three hundred eighty-five (385) feet ~~(385)~~ from University Parkway and one hundred seventy-five (175) feet ~~(175)~~ from Geneva Road. A single support pylon may be used. A single support pylon sign may be used.

4. A single interior sign shall be allowed in Area 1 at a height not to exceed twenty-seven (27) feet. The interior sign may include on-premise advertising and may also display noncommercial messages. The interior sign may have an electronic sign display on up to ~~fifty percent (50%)~~ of the sign square footage. The interior sign shall be set back at least three hundred eighty-five (385) feet from University Parkway and one hundred seventy-five (175) feet ~~(175)~~ from Geneva Road.

#### Advantages:

- Provides greater visibility to Parkway Lofts which is located in the interior of the PD-21 zone.

#### Disadvantages:

- Removes one potential monument sign from Area 3 which is not under control of the applicant. However, Area 3 will still be permitted one monument sign.

#### **RECOMMENDATION:**

The Planning Commission recommends the City Council amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone. Staff supports the recommendation of the Planning Commission.

# DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-11-33(Q) OF THE OREM CITY CODE PERTAINING TO SIGNAGE REQUIREMENTS IN THE PD-21 ZONE AT 1200 SOUTH GENEVA ROAD

WHEREAS on November 24, 2015, Ben Lowe filed an application with the City of Orem requesting the City amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road; and

WHEREAS the proposed amendments make changes to the number and type of signs allowed in the PD-21 zone; and

WHEREAS notices of the public hearing to be held before the Planning Commission and City Council on the subject application were mailed on February 10, 2016, to all residents and property owners within 500 feet of the subject property; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on February 17, 2016, and the Planning Commission recommended approval of the request; and

WHEREAS a public hearing considering the subject application was held by the City Council on March 29, 2016; and

WHEREAS the agenda of the City Council meeting at which the request was heard was posted at the Orem Public Library, on the Orem City webpage, at the City Offices at 56 North State Street and at [utah.gov/pmn](http://utah.gov/pmn); and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon adjacent properties; and the special conditions applicable to the request.

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

1. The City Council finds this request is in the best interest of the City because it will provide greater visibility to development in Area 2 of the PD-21 zone which is located within the interior of the PD-21 zone and does not have good natural visibility from public streets.

2. The City Council hereby amends Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva road as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

DRAFT

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

4. All other ordinances and polices in conflict herewith, either in whole or part, are hereby repealed.

5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City.

PASSED, APPROVED and ORDERED PUBLISHED this 29<sup>th</sup> day of March 2016.

\_\_\_\_\_  
Richard F. Brunst, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COUNCIL MEMBERS VOTING "NAY"

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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
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## EXHIBIT A

### **22-11-33 PD-21 Zone, Student Housing Village, 1200 South Geneva Road.**

#### **Q. Signage.**

1. Except as otherwise provided below, signage in the PD-21 zone shall comply with the provisions of Chapter 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-21 zone:
  - a. Because Area Two does not have frontage on any arterial or collector street, fourteen (14) flag pole signs (permanent) may be located in Area Two and a total of (4) four wall signs may be located on buildings in Area Two. The fourteen (14) flag pole signs (permanent) and the four (4) wall signs shall conform to the following requirements:
    - (1) The wall signs shall either be banners or consist of individual letters on a flat face in conformance with the general style and quality shown on the concept plan. The dimensions of these wall signs shall not exceed fifteen (15) feet in height and forty (40) feet in width.
    - (2) The dimensions of the signs shall not exceed fifteen (15) feet in height and forty (40) feet in width.
    - (3) The wall signs shall not be electronic message signs although they may be backlit.
    - (4) The wall signs shall be oriented toward I-15 to the west, 1000 South to the north or University Parkway to the south.
    - (5) The wall signs must be on-premise signs.
    - (6) The permanent flag pole signs shall not exceed twenty-two (22) feet in height and twenty (25) square feet.
    - (7) The flag portion of the flag pole signs may be constructed using rigid materials and may be backlit.
  2. Signage for businesses on private and public streets is limited to wall signs, window signs, monument signs, and canopy signs, and the following shall apply:
    - a. Wall signs and canopy signs shall be placed on the commercial portion of the building only.
    - b. Wall signs may not exceed fifteen percent (15%) of the commercial portion of the wall to which the sign is attached.
    - c. Wall signs extending more than six (6) inches from the wall and less than twenty-four (24) inches shall not be within seven (7) feet of the finished grade adjacent to the building at the base of the wall to which the sign is attached. Projecting signs, signs that project more than twenty-four (24) inches from the wall, are prohibited.
    - d. Canopy signs may only be placed above primary entrances to a business.
    - e. Window signs shall not exceed fifty percent (50%) of the total transparent area of any window on which they are attached.
    - f. One (1) monument sign is permitted along Geneva Road, one (1) monument sign shall be permitted along University Parkway, two (2) monument signs shall be permitted along 1250 West in Area 1 or Area 2, and one (1) monument sign shall be permitted along 1000 South. Monument signs shall be limited to a maximum height of eight (8) feet as measured from the existing grade and one hundred (100) square feet of sign area. If the existing grade is below the top back of curb, the maximum sign height shall be measured from the curb at a point perpendicular to the sign location. The signs shall be located at least five (5) feet from the back of sidewalk or from the curb when no sidewalk is present and shall be located outside the clear

# DRAFT

vision triangle. The monument signs shall be limited to identifying the project and the commercial tenants located within the PD-21 zone.

g. Monument signs permitted in subparagraph (f) shall have no exposed poles or covered poles. The width of the sign shall be uniform in size from the top of the sign to the bottom of the sign where it meets the grade.

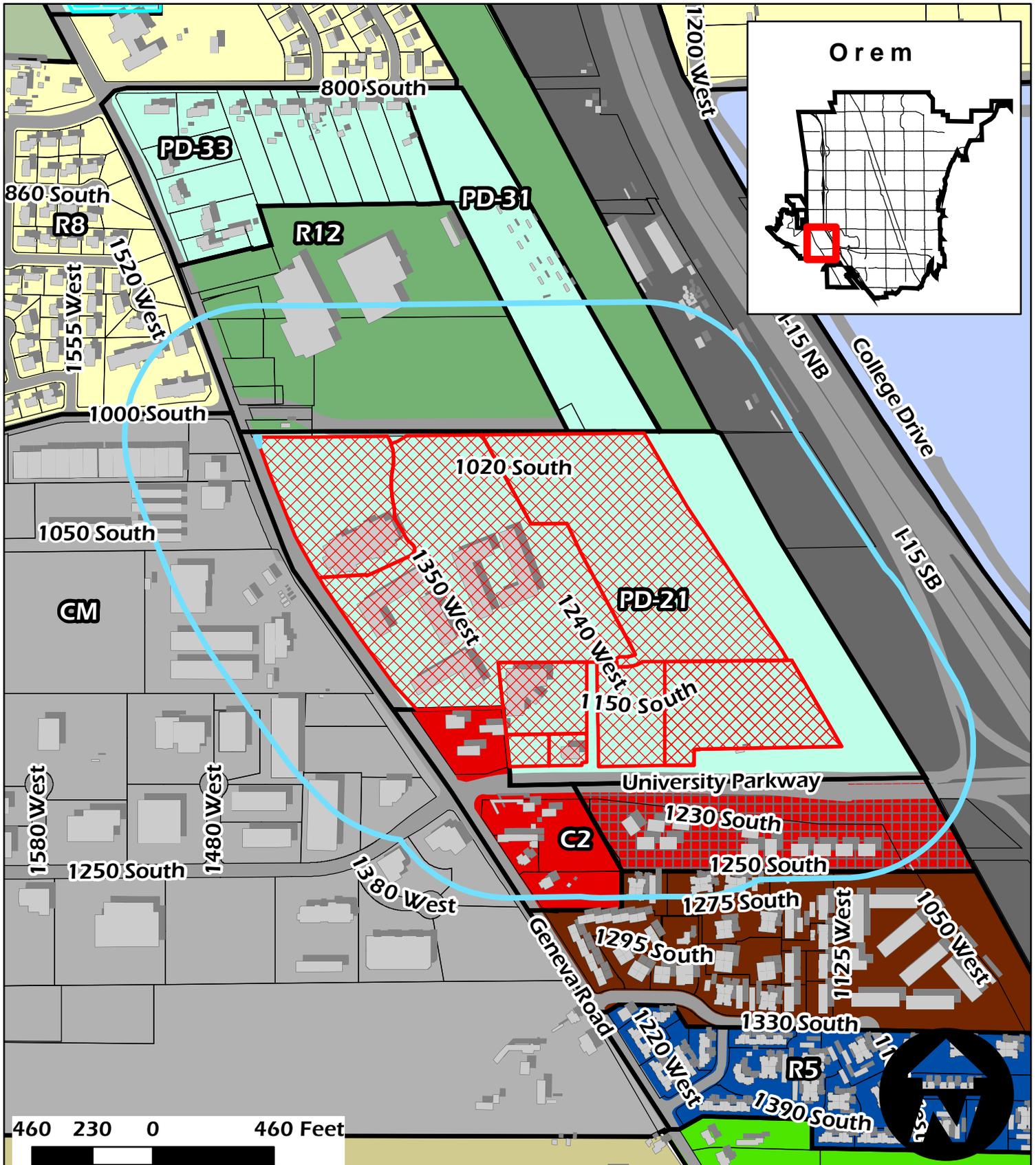
h. The architecture of signs not attached to a building shall be consistent with the architecture of the existing buildings in the PD-21 zone.

3. A cross-street architectural feature sign no greater than thirty-five (35) feet high may be placed across a private street in Area 1 and shall only advertise the name of the development and related logo decals. The sign must have a minimum clearance height of thirteen (13) six (6) inches for fire apparatus access and must be set back at least three hundred eighty-five (385) feet from University Parkway and one hundred seventy-five (175) feet from Geneva Road. A single support pylon may be used. A single support pylon sign may be used.

4. A single interior sign shall be allowed in Area 1 at a height not to exceed twenty-seven (27) feet. The interior sign may include on-premise advertising and may also display noncommercial messages. The interior sign may have an electronic sign display on up to fifty percent (50%) of the sign square footage. The interior sign shall be set back at least three hundred eighty-five (385) feet from University Parkway and one hundred seventy-five (175) feet from Geneva Road.

# PD-21 Text Amendment

1100 SOUTH GENEVA ROAD



◆ Text Change Section 22-11-33  
43.15 acres

NIA CONTACT:  
Sunset Heights West  
Frank Redd

Legend  
500' notification boundary  
PD-21

**22-11-33 PD-21 Zone, Student Housing Village, 1200 South Geneva Road.**

**Q. Signage.**

1. Except as otherwise provided below, signage in the PD-21 zone shall comply with the provisions of Chapter 14 of the Orem City Code. The following additions and modifications shall apply to signage in the PD-21 zone:

a. Because Area Two does not have frontage on any arterial or collector street, ~~two~~fourteen (14) flag pole signs (permanent) may be located in Area Two and a total of (4) four wall signs may be located on buildings in Area Two. The ~~two fourteen (14) flag pole signs (permanent) and the four (4)~~ wall signs shall conform to the following requirements:

(1) The wall signs shall either be banners or consist of individual letters on a flat face in conformance with the general style and quality shown on the concept plan. The dimensions of these wall signs shall not exceed fifteen (15) feet in height and forty (40) feet in width.

(2) The dimensions of the signs shall not exceed fifteen (15) feet (15') in height and forty (40) feet (40') in width.

(3) The wall signs shall not be electronic message signs although they may be backlit.

(4) The wall signs shall be oriented toward I-15 to the west. 1000 South to the north or University Parkway to the south.

(5) The wall signs must be on-premise signs.

(6) The permanent flag pole signs shall not exceed twenty-two (22) feet in height and twenty (20) square feet.

(7) The flag portion of the flag pole signs may be constructed using rigid or non-rigid materials and may be backlit.

2. Signage for businesses on private and public streets is limited to wall signs, window signs, monument signs, and canopy signs, and the following shall apply:

a. Wall signs and canopy signs shall be placed on the commercial portion of the building only.

b. Wall signs may not exceed fifteen percent (15%) of the commercial portion of the wall to which the sign is attached.

c. Wall signs extending more than six (6) inches (6") from the wall and less than twenty-four (24) inches (24") shall not be within seven (7) feet (7') of the finished grade adjacent to the building at the base of the wall to which the sign is attached. Projecting signs, signs that project more than twenty-four (24) inches (24") from the wall, are prohibited.

d. Canopy signs may only be placed above primary entrances to a business.

e. Window signs shall not exceed fifty percent (50%) of the total transparent area of any window on which they are attached.

f. One (1) monument sign is permitted along Geneva Road, ~~two (2) one (1) monument signs~~ shall be permitted along University Parkway, one (1) monument sign and one (1) directional monument sign shall be permitted along 1250 West in Area 1 or Area 2, and one (1) monument sign shall be permitted along 1000 South. ~~All such Monument signs~~ shall be limited to a maximum height of ~~sixteen (16) eight (8)~~ feet as measured from the existing grade and one hundred ~~fifty (150) (100)~~ square feet of sign area and directional monument signs shall be limited to a maximum height of five (5) feet as measured from the existing grade and thirty (30) square feet of sign area. If the existing grade is below the top back of curb, the maximum sign height shall be measured from the curb at a point perpendicular to the sign location. The signs shall be located at least five (5) feet from the back of sidewalk or from the curb when no sidewalk is present and shall be located outside the clear vision triangle. The monument signs shall be limited to identifying the project and the commercial tenants located within the PD-21 zone.

g. Monument signs permitted in subparagraph (f) shall have no exposed poles or covered poles. The width of the sign shall be uniform in size from the top of the sign to the bottom of the sign where it meets the grade.

h. The architecture of signs not attached to a building shall be consistent with the architecture of the existing buildings in the PD-21 zone.

3. A cross-street architectural feature sign no greater than thirty-five (35) feet high may be placed across a private street in Area 1 and shall only advertise the name of the development and related logo decals. The sign must have a minimum clearance height of thirteen (13)'; six (6)'' inches for fire apparatus access and must be set back at least three hundred eighty-five (385) feet (385') from University Parkway and one hundred

seventy-five (175) feet ~~(175')~~ from Geneva Road. A single support pylon may be used. A single support pylon sign may be used.

4. A single interior sign shall be allowed in Area 1 at a height not to exceed twenty-seven (27) feet. The interior sign may include on-premise advertising and may also display noncommercial messages. The interior sign may have an electronic sign display on up to fifty percent (50%) of the sign square footage. The interior sign shall be set back at least three hundred eighty-five (385) feet from University Parkway and one hundred seventy-five (175) feet ~~(175')~~ from Geneva Road.

**PLANNING COMMISSION MINUTES – FEBRUARY 17, 2016**

**AGENDA ITEM 3.1** is a request by Ben Lowe to **AMEND SECTION 22-11-33(Q) OF THE OREM CITY CODE PERTAINING TO SIGNAGE REQUIREMENTS IN THE PD-21 ZONE** at 1200 South Geneva Road.

**Staff Presentation:** Mr. Stroud said the PD-21 zone is divided into three distinct areas with each owned by a separate entity. Area 1 is the existing Wolverine Crossing adjacent to Geneva Road, which also includes Holiday Inn, Subway and the CNG station next to University Parkway. Area 2 is Parkway Lofts, which is owned by the applicant and is currently under construction. Area 3 is the remaining vacant ground along University Parkway owned by Nelson Brothers.

From the Code: the PD-21 zone “is created for the purpose of providing student housing and other high-density residential housing in a mixed-use village, recognizing the present and future demand for student housing in the vicinity of Utah Valley State College. The objective of the PD-21 Zone is to create a mixed residential and commercial use village with a safe, comfortable and pleasant environment such as might be found in older European town villages.”



Because of the internal location of Area 2 in the PD-21 zone, the applicant requests a change to the sign code to allow greater visibility of the project. Current signs permitted in Area 2 besides window and canopy signs are two wall signs and one monument sign along 1000 South. In addition, the current code allows two monument signs (not yet constructed) along University Parkway in Area 3. This area is not under control of the applicant, however.

Proposed changes are as follows:

- Fourteen permanent flagpole signs with rigid construction up to 22 feet high and 25 square feet in area located in Area 2
- Two additional wall signs in Area 2
- A directional sign to differentiate between Wolverine Crossing (Area 1) and Parkway Lofts (Area 2) with a maximum height of 5 feet and 30 square feet of area
- Relocating one of the currently allowed monument signs along University Parkway (Area 3) to either Area 1 or Area 2
- Reducing monument sign height from 16 feet high to 8 feet high and from 150 square feet to 100 square feet in area (applies to all areas)

A neighborhood meeting was held by the applicant on November 23, 2015. One property owner spoke at the meeting and made a comment about through traffic across his property.

**Advantages**

- Provides greater visibility to Parkway Lofts which is located on the interior of the PD-21 zone.
- Meets the purpose and objective of the PD-21 zone.

**Disadvantages**

- Removes one potential monument sign from Area 3 which is not under control of the applicant. However, Area 3 will still be permitted one monument sign

**Recommendation:** The Development Review Committee has determined this request complies with the purpose and objective of the PD-21 zone. The project coordinator recommends the Planning Commission amend Section 22-11-33(Q) of the Orem City Code pertaining to signage in the PD-21 zone at 1200 South Geneva Road.

Chair Larsen asked if the Planning Commission had any questions for Mr. Stroud.

Chair Larsen asked if this applied to Area 2 only. Mr. Stroud said this would take away one of the monument signs from Areas 1 or 3 and give to Area 2. Chair Larsen then asked if Areas 1 or 3 wanted to do something similar, they would have to come in with their plan. Mr. Stroud said yes. He also indicated these areas may lose a sign, but since the businesses are operating they already have their signs.

Chair Larsen invited the applicant to come forward. Ben Lowe introduced himself.

Mr. Lowe said originally they added into the text the ability for their project to have a cross street 35' architectural sign and the ability to have Area 2 to do a 27' interior sign. When Nelson Brothers came through and amended their text, they brought in an older version and so the current sign package was taken out because it was not redlined. It probably was not legally changed and so that needs straightened out.

Because of the large Wolverine Crossing sign, they thought it would not be tasteful to have another big sign. They changed the sign package, and are okay with losing the signs that Nelson Brothers got rid of as long as they can have these signs. If tonight's proposal is not acceptable, they request the old package be reinstated. They want the monument sign along University Parkway to be used by their project, which was originally their request.

Mr. Iglesias asked where the 14 interior signs will be. Mr. Lowe said there will be three in the middle in front of the clubhouse, three flags on 1000 South, three on the entrance to the project from 1250 South and the rest scattered throughout the project.

Chair Larsen said there is a directional monument sign at the end of 1250 South and to the east there will be 6-7 more flag signs. Mr. Lowe said that when Nelson Brothers came through and submitted their plan their buildings are exceptionally tall and blocked their buildings. They are trying to bring the signs out as far as possible in order to make sure the entry is visible. They, along with Wolverine Crossing are confused about where the different projects are located and desire to have signage that will be helpful.

Mr. Lowe indicated they are reducing the size of the monument signs. The sizes allowed were too big and not tasteful. The sign package is high end and fits well with the type of architecture.

Chair Larsen said she was concerned about the flagpole idea. She likes the fact that it will be a hardscaped and back lit. Mr. Lowe said it is an internal LED illumination that is a slow color changing backdrop. It is the most expensive sign they have ever seen in this type of project. Mr. Iglesias added that it is sturdy and will not blow with the wind. The initial concern was the amount of flagpoles, but this looks good. Mr. Lowe said it is hard to keep up with the maintenance of flags and so this is a better solution.

Chair Larsen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Larsen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

**Planning Commission Action:** Mr. Iglesias said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then recommended the City Council amend Section 22-11-33(Q) of the Orem City Code pertaining to signage requirements in the PD-21 zone at 1200 South Geneva Road. Mr. Cook seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

For more information, contact  
David Stroud at (801) 229-7095  
or [david3720@orem.org](mailto:david3720@orem.org)



City Council Chambers, 56 N State Street

City Council  
Tue, Mar 29, 2016  
6:00 pm

RESCHEDULED CITY COUNCIL MEETING

The March 22, 2016, City Council meeting has been rescheduled to March 29, 2016. Ben Lowe requests the City amend Section 22-11-33(Q) of the City Code pertaining sign requirements in the PD-21 zone at 1200 South Geneva Road. Information regarding the proposed amendments is available in Development Services at 56 North State Street. This notice has been mailed to all residents and property owners within 500 feet.

OREM LODGING LLC  
PO BOX 4850  
ABERDEEN, SD 57402

For more information, contact  
David Stroud at (801) 229-7095  
or [david3720@orem.org](mailto:david3720@orem.org)



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CONKLIN, CANDICE  
1125 LINDENMEIER RD  
FORT COLLINS, CO 80524

For more information, contact  
David Stroud at (801) 229-7095  
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City Council  
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FARMER, DALE L & CHRISTINE G  
7331 S WELLINGTON ST  
CENTENNIAL, CO 80015

For more information, contact  
David Stroud at (801) 229-7095  
or [david3720@orem.org](mailto:david3720@orem.org)



City Council Chambers, 56 N State Street

City Council  
Tue, Mar 29, 2016  
6:00 pm

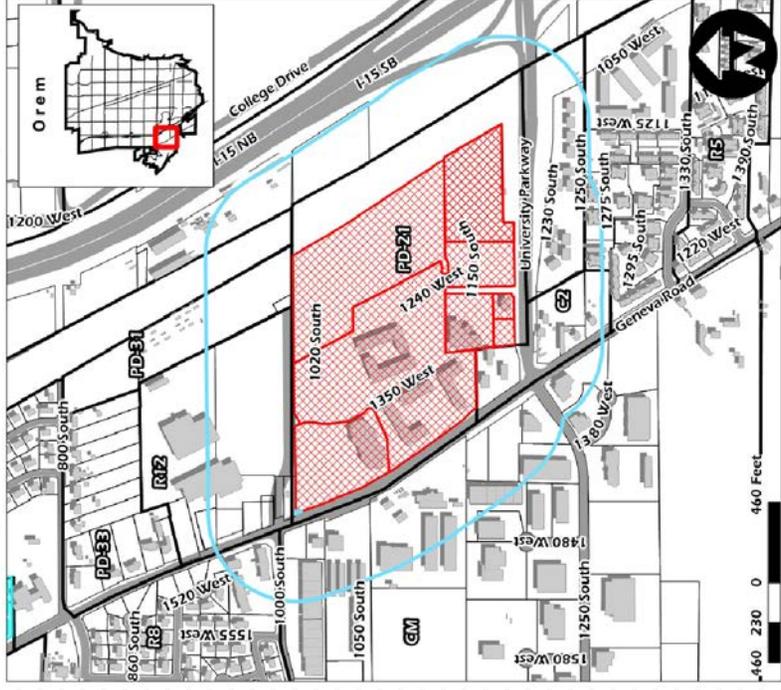
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VANCO INC (ET AL)  
1050 S 175 E  
BURLEY, ID 83318

# PD-21 Text Amendment

1100 SOUTH GENEVA ROAD



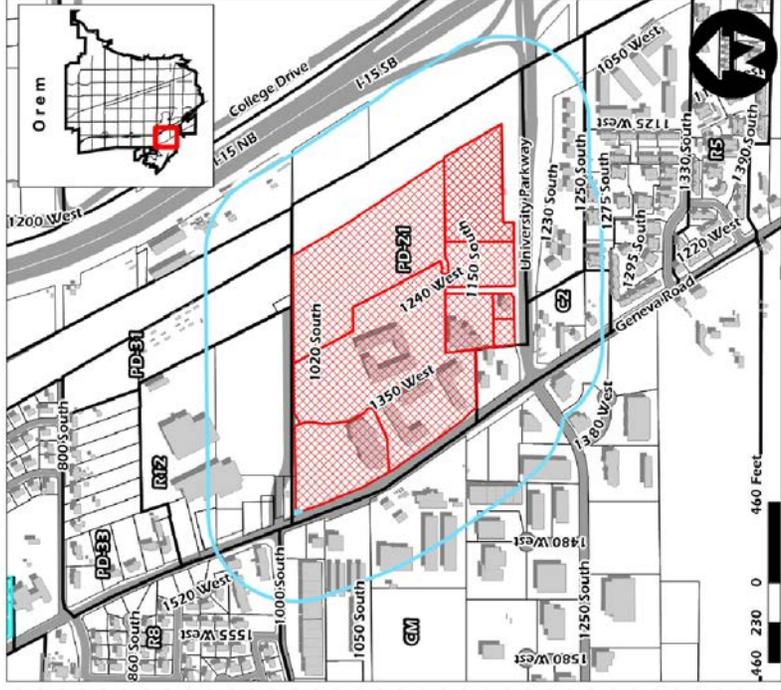
Text Change Section 22-11-33  
43.15 acres

NIA CONTACTS:  
Sunset Heights West  
Frank Redd

Legend  
100' reduction boundary  
200' Prohibit

# PD-21 Text Amendment

1100 SOUTH GENEVA ROAD



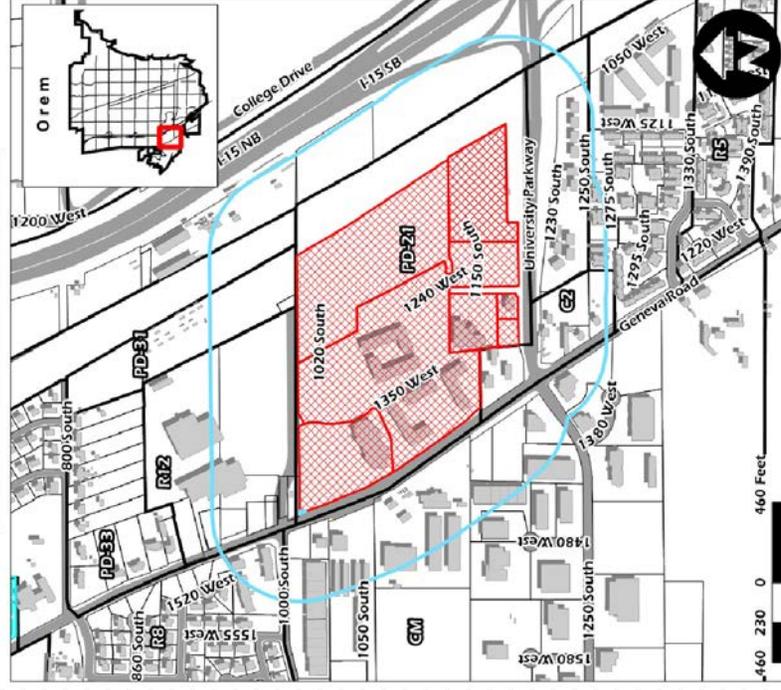
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43.15 acres

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200' Prohibit

# PD-21 Text Amendment

1100 SOUTH GENEVA ROAD



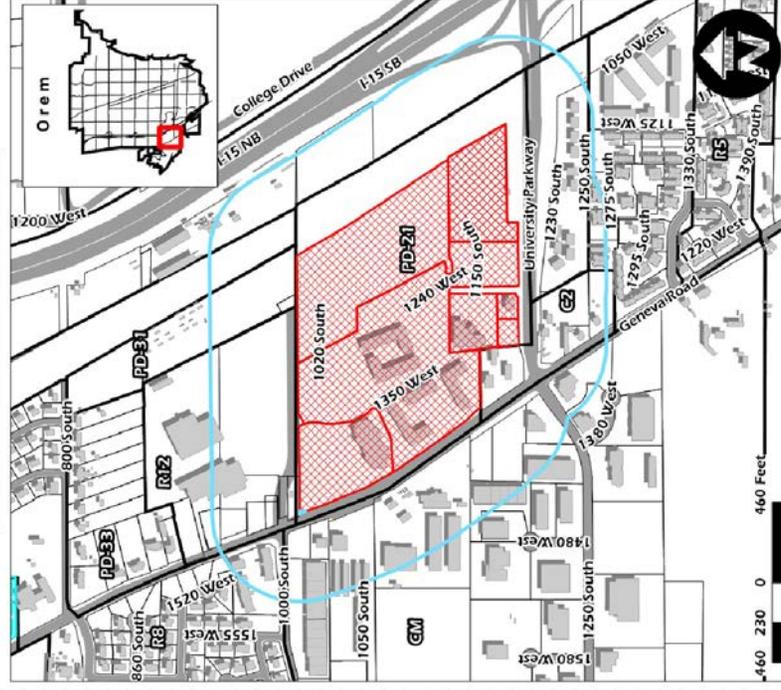
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Legend  
100' reduction boundary  
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Text Change Section 22-11-33  
43.15 acres

NIA CONTACTS:  
Sunset Heights West  
Frank Redd

Legend  
100' reduction boundary  
200' Prohibit

UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 148420  
SALT LAKE CITY, UT 84114

PROVO CITY COMM. DEV.  
PO BOX 1849  
PROVO, UT 84603

UTAH TRANSIT AUTHORITY  
%PROPERTY MANAGEMENT  
PO BOX 30810  
SALT LAKE CITY, UT 84130

ANDERSON, STEVEN D & CARLY R  
PO BOX 336  
DRAPER, UT 84020

UTAH DEPARTMENT OF  
TRANSPORTATION  
PO BOX 45678  
SALT LAKE CITY, UT 84145

OREM LODGING LLC  
PO BOX 4850  
ABERDEEN, SD 57402

DTS/AGRC MANAGER  
STATE OFFICE BLDG, RM 5130  
SALT LAKE CITY, UT 84114

MARK SEASTRAND  
35 WEST 1670 SOUTH  
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF  
JESUS CHRIST OF LDS  
50 E NORTH TEMPLE FL 22  
SALT LAKE CITY, UT 84150

CITY OF OREM  
56 N STATE  
OREM, UT 84058

CITY OF OREM  
56 N STATE  
SALT LAKE CITY, UT 84119

KRISTIE SNYDER  
56 N STATE STREET  
OREM, UT 84057

OREM CITY  
57 N STATE STATE  
OREM, UT 84097

ROCKY MOUNTAIN POWER  
70 NORTH 200 EAST  
AMERICAN FORK, UT 84003

CENTURY LINK  
75 EAST 100 NORTH  
PROVO, UT 84606

COMMON AREA  
100 E CENTER  
PROVO, UT 84604

UTAH COUNTY  
100 E CENTER ST  
PROVO, UT 84606

LINDON CITY  
PLANNING DEPARTMENT  
100 NORTH STATE STREET  
LINDON, UT 84042

PORTER, SCOTT & CATHLEEN  
104 EMIGRANT CT  
FOLSOM, CA 95630

NELSON BROTHERS UNIVERSITY  
DOWNS LLC  
130 VANTIS # 150  
ALISO VIEJO, CA 92656

GLAZIER, SCOTT  
152 W 640 N  
AMERICAN FORK, UT 84003

OAKHURST APARTMENTS LLC  
185 S STATE ST STE 1300  
SALT LAKE CITY, UT 84111

PARKWAY PROPERTIES INC  
219 W 1880 S  
OREM, UT 84058

HOUSING AUTHORITY UTAH  
COUNTY  
LYNELL SMITH  
240 EAST CENTER  
PROVO, UT 84606

TOWN OF VINEYARD  
240 E. GAMMON ROAD  
VINEYARD, UT 84058

VILLAGE ON THE PARKWAY UT LLC  
251 RIVER PARK DR STE 300  
PROVO, UT 84604

GARR JUDD  
LAKEVIEW NEIGHBORHOOD CHAIR  
273 W 2000 SOUTH  
OREM, UT 84058

FRANK REDD  
SUNSET HEIGHTS WEST  
NEIGHBORHOOD CHAIR  
451 S 2020 WEST  
OREM, UT 84058

YOUNG, CRAIG J & PAMELA D  
473 S 900 E  
OREM, UT 84097

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

ALPINE SCHOOL DISTRICT  
575 N 100 E  
AMERICAN FORK, UT 84003

MAG  
586 EAST 800 NORTH  
OREM, UT 84097

MARTINS, ANTONIO ORIONDES &  
HILDA  
669 W 1025 N  
OREM, UT 84057

BRENT SUMNER  
744 WEST 550 SOUTH  
OREM, UT 84058

SET IN STONE PROPERTIES LLC  
774 W CENTER ST  
OREM, UT 84057

MOUNTAINLAND APPLIED  
TECHNOLOGY COLLEGE  
789 E BAMBERGER DR STE A  
AMERICAN FORK, UT 84003

UTAH VALLEY UNIVERSITY  
800 W UNIVERSITY PKY  
OREM, UT 84058

ANDERSON, LAURY  
836 E 315 S  
OREM, UT 84097

SAM LENTZ  
882 W 1720 N  
OREM, UT 84057

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.  
900 E HIGH COUNTRY DRIVE  
OREM, UT 84097-2389

UTAH TRANSIT AUTHORITY  
--OR CURRENT RESIDENT--  
951 S 1350 WEST  
OREM, UT 84058

SARATOGA HEALTH HOLDINGS LLC  
--OR CURRENT RESIDENT--  
960 S GENEVA ROAD  
OREM, UT 84058

MOUNTAINLAND APPLIED  
TECHNOLOGY COLLEGE (ET AL)  
987 S GENEVA RD  
OREM, UT 84058

ALLEN, LOREN & SANDY  
1028 E 1010 N  
OREM, UT 84097

PARKWAY STORAGE CENTER LLC  
1042 S GENEVA RD  
OREM, UT 84058

VANCO INC (ET AL)  
1050 S 175 E  
BURLEY, ID 83318

OAKHURST APARTMENTS LLC  
--OR CURRENT RESIDENT--  
1110 W 1315 SOUTH  
OREM, UT 84058

SK5 - WOLVERINE CROSSING LLC  
--OR CURRENT RESIDENT--  
1111 S 1350 WEST  
OREM, UT 84058

CONKLIN, CANDICE  
1125 LINDENMEIER RD  
FORT COLLINS, CO 80524

ANDERSON, LAURY  
--OR CURRENT RESIDENT--  
1142 W 1275 SOUTH  
OREM, UT 84058

MOUNTAINLAND APPLIED  
TECHNOLOGY COLLEGE (ET AL)  
1166 S GENEVA RD  
OREM, UT 84058

VILLAGE ON THE PARKWAY UT LLC  
--OR CURRENT RESIDENT--  
1181 W 1230 SOUTH  
OREM, UT 84058

FARMER, DALE L & CHRISTINE G  
--OR CURRENT RESIDENT--  
1182 W 1275 SOUTH  
OREM, UT 84058

ROLIM, LUIZ EDUARDO & MARIA L  
1184 W 1275 S  
OREM, UT 84058

ANDERSON, STEVEN D & CARLY R  
--OR CURRENT RESIDENT--  
1186 W 1275 SOUTH  
OREM, UT 84058

FLETCHER, JORDAN & SHELBI B  
1188 W 1275 S  
OREM, UT 84058

VANCO INC (ET AL)  
--OR CURRENT RESIDENT--  
1189 S 1480 WEST  
OREM, UT 84058

BARTLETT, MARK  
1202 W 1275 S  
OREM, UT 84058

OLIVEIRA, RAPHAEL F & SUZANNE T  
1204 W 1275 S  
OREM, UT 84058

GLAZIER, SCOTT  
--OR CURRENT RESIDENT--  
1206 W 1275 SOUTH  
OREM, UT 84058

PARRA, MAGDALENA  
--OR CURRENT RESIDENT--  
1210 W 1275 SOUTH  
OREM, UT 84058

DENTON, KYLE (ET AL)  
1212 W 1275 S  
OREM, UT 84058

PARKWAY LOFTS LLC  
--OR CURRENT RESIDENT--  
1225 W 1000 SOUTH  
OREM, UT 84058

PARRA, MAGDALENA  
1253 E 60 S  
LINDON, UT 84042

MARTINS, ANTONIO ORIONDES &  
HILDA  
--OR CURRENT RESIDENT--  
1254 S 1220 WEST  
OREM, UT 84058

VAN HOOSE, TERESA  
1256 S 1220 W  
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S  
--OR CURRENT RESIDENT--  
1258 S 1220 WEST  
OREM, UT 84058

CHAMBERY WOODS LLC  
--OR CURRENT RESIDENT--  
1260 S 1170 WEST  
OREM, UT 84058

YOUNG, CRAIG J & PAMELA D  
--OR CURRENT RESIDENT--  
1260 S 1220 WEST  
OREM, UT 84058

HARRIS, ANDREA L  
1261 S 1220 W  
OREM, UT 84058

WELCH, KRISTIN  
1262 S 1170 W  
OREM, UT 84058

ALLEN, LOREN & SANDY  
--OR CURRENT RESIDENT--  
1262 S 1220 WEST  
OREM, UT 84058

STINSON, JERRY L & DELOIS G  
--OR CURRENT RESIDENT--  
1264 S 1170 WEST  
OREM, UT 84058

KENNEDY, DANIEL & EEVA IRENE  
1264 S 1220 W  
OREM, UT 84058

BEZZANT, RUSSELL & MELISSA  
--OR CURRENT RESIDENT--  
1265 S 1220 WEST  
OREM, UT 84058

RICHARDSON, RYAN V & CAROL  
1266 S 1170 W  
OREM, UT 84058

CONKLIN, CANDICE  
--OR CURRENT RESIDENT--  
1266 S 1220 WEST  
OREM, UT 84058

CHAMBERY WOODS LLC  
--OR CURRENT RESIDENT--  
1268 S 1220 WEST  
OREM, UT 84058

MARSHALL, SHARI  
--OR CURRENT RESIDENT--  
1269 S 1220 WEST  
OREM, UT 84058

UTAH DEPARTMENT OF  
TRANSPORTATION  
1269 S GENEVA RD  
OREM, UT 84057

JOHNSON, WANDA L  
1269 S GENEVA RD  
OREM, UT 84058

RUCKER, BENJAMIN  
--OR CURRENT RESIDENT--  
1270 S 1170 WEST  
OREM, UT 84058

CANNON, STEPHEN C & MC CALL B  
1270 S 1220 W # 10  
OREM, UT 84058

KNUDSEN, GAVIN A & BRITTNEY M  
(ET AL)  
1271 S 1220 W  
OREM, UT 84058

PORTER, SCOTT & CATHLEEN  
--OR CURRENT RESIDENT--  
1272 S 1220 WEST  
OREM, UT 84058

SET IN STONE PROPERTIES LLC  
--OR CURRENT RESIDENT--  
1274 S 1220 WEST  
OREM, UT 84058

RUCKER, BENJAMIN  
1291 S 1145 W  
OREM, UT 84058

KAK LC  
--OR CURRENT RESIDENT--  
1308 W UNIVERSITY PKY  
OREM, UT 84058

RISE LEGACY DEVELOPMENT LLC  
1358 W BUSINESS PARK DR  
OREM, UT 84058

FACKRELL HOLDINGS LLC  
1365 W BUSINESS PARK DR  
OREM, UT 84058

RISE LEGACY DEVELOPMENT LLC  
--OR CURRENT RESIDENT--  
1370 W 1250 SOUTH  
OREM, UT 84058

PINNACLE CANYON VIEW  
APARTMENTS  
C/O MANAGER  
1401 S SANDHILL ROAD  
OREM, UT 84058

CHAMBERY WOODS LLC  
1434 E 820 N  
OREM, UT 84097

T & D PROPERTIES LLC  
1441 W 570 N  
PROVO, UT 84601

BJBD LC  
1483 SPRINGDELL DR  
PROVO, UT 84604

ALPINE SCHOOL DISTRICT  
--OR CURRENT RESIDENT--  
1525 W 1000 SOUTH  
OREM, UT 84058

QUESTAR GAS COMPANY  
1640 NORTH MTN. SPRINGS PKWY.  
SPRINGVILLE, UT 84663

STINSON, JERRY L & DELOIS G  
1670 N CHURCH ST  
LAYTON, UT 84041

DEBBY LAURET  
1869 N 80 E  
OREM, UT 84057

JASON BENCH  
1911 N MAIN STREET  
OREM, UT 84057-2101

UTAH CNTY SOLID WASTE DISTRICT  
C/O RODGER HARPER  
2000 WEST 200 SOUTH  
LINDON, UT 84042

MARSHALL, SHARI  
2017 S 400 E  
KAYSVILLE, UT 84037

SK5 - WOLVERINE CROSSING LLC  
2090 N HILL FIELD RD  
LAYTON, UT 84041

UTOPIA  
2175 S REDWOOD ROAD  
WEST VALLEY CITY, UT 84119

PARKWAY LOFTS LLC  
2319 S FOOTHILL DR STE 265  
SALT LAKE CITY, UT 84109

OREM TEK DEVELOPMENT  
CORPORATION (ET AL)  
2667 E HILLSDEN DR  
SALT LAKE CITY, UT 84117

UINTAH COMMERCIAL  
INVESTMENTS LLC (ET AL)  
3199 ROCKPORT BLVD  
WANSHIP, UT 84017

UTAH TRANSIT AUTHORITY  
3600 S 700 W  
SALT LAKE CITY, UT 84130

COUNTRYVIEW PROPERTIES LLC  
%MOWER, MARILYN  
3713 N 970 E  
PROVO, UT 84604

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
SALT LAKE CITY, UT 84119

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
SALT LAKE CITY, UT 84129

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
TAYLORSVILLE, UT 84129

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
WEST VALLEY CITY, UT 84119

CHAMBERY WOODS LLC  
5132 N 300 W STE 100  
PROVO, UT 84604

REAM, JOSEPH JAMES & KAY S  
5269 WINDSOR LA  
HIGHLAND, UT 84003

KAK LC  
6183 PRAIRIE VIEW DR # 102  
TAYLORSVILLE, UT 84118

FARMER, DALE L & CHRISTINE G  
7331 S WELLINGTON ST  
CENTENNIAL, CO 80015

COMCAST  
9602 SOUTH 300 WEST  
SANDY, UT 84070

BEZZANT, RUSSELL & MELISSA  
9985 N 6670 W  
HIGHLAND, UT 84003

SARATOGA HEALTH HOLDINGS LLC  
27101 PUERTA REAL # 450  
MISSION VIEJO, CA 92691

March 8, 2016

Minutes of Neighborhood Meeting held March 8, 2016, at the project jobsite, in Pentalon Construction's trailer, for the proposed Parkway Lofts Apartments at approximately 1000 South 1300 West, Orem.

Neighbors were notified properly as required by Orem City. The meeting began at 6:35 p.m.

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1. *Meeting was called to order, commencing at 6:35 p.m. Attendance log was also passed around for sign-in.*
2. *Mike Anderson opened the meeting by explaining the reason for the meeting: to notify and provide access to documentation regarding proposed signage updates, some of which being proposed being larger than the sign ordinance maximum standard sign square footage. The site plan diagram with associated general concept for signage and reasons for proposed size increase was explained. Flag poles were also discussed as part of the overall look and feel for the project as well as to distinguish the project for wayfinding purposes.*
3. *Mike Anderson distributed and presented the proposed signage packet to each attendee. The following points were reviewed and discussed:*
  - a. *Building façade mounted channel letter signage – (2) proposed – one facing I-15 and one facing University Parkway. Locations were observed as illustrated on the overall site plan diagram as well as pages 1 and 3 of the packet.*
  - b. *Monument signs – (2) proposed at both the north and south project entry points were discussed and reviewed as illustrated on the overall site plan diagram as well as page 7 of the packet.*
  - c. *Flagpole signage – (14) proposed along north and south project entry points as well as near the round-a-bout were discussed and reviewed as illustrated on the overall site plan diagram as well as pages 4 and 5 of the packet.*
  - d. *Directional monument sign – (1) proposed at the south entry to the project was discussed and reviewed as illustrated on overall site plan diagram as well as page 6 from the packet.*
  - e. *Other (for informational purposes only):*
    - *Temporary site proposed sign (1) as illustrated in overall site plan and sheet 9 from the packet.*
    - *LED strip lighting proposed for exteriors – as illustrated on overall site plan diagram as well as page 2 from the packet.*
    - *Wall sconce proposed fixture and application was reviewed as illustrated on overall site plan as well as pages 2 and 8 from the packet.*

4. *Andrea Austin, manager from Wolverine Crossing indicated that she has not observed any disturbance to their property as a result of the construction. She was interested to better understand the demographic of the target tenant for the development. It was expressed that the development is largely targeting young professionals and really hopes to take advantage of the close proximity to the intermodal hub.*
5. *Mike Anderson explained general project progress and schedule.*
6. *Andrea Austin was given a copy of the proposed signage packet to present to the property owner's group.*
7. *Meeting concluded at approximately 6:45 p.m.*
8. *To conclude the meeting general questions and discussion regarding surrounding properties occurred.*

**Neighborhood Meeting**  
 Regarding  
 Parkway Lofts Apartments  
 Approximately 1000 South 1300 West  
 Orem, Utah

	Name	Address	Phone #
1-	Andrea Austin	Wolverine Crossing	801-437-0000
2-	MIKE ANDERSON	CURTIS MINER ARCHITECTURE	801-769-3000
3-			
4-			
5-			
6-			
7-			
8-			
9-			
10-			
11-			
12-			
13-			
14-			
15-			
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23-			
24-			

Meeting to be held at 6:30 pm, Tuesday, 8 March 2016  
 North Side of the Property at Pentalon Construction's job trailer  
 1250 West Street and University Parkway (1200 South Street), Orem, Utah



# 11665

**Development Review Committee (DRC) Application  
Ordinance Amendment**

Development Services Department 56 North State Street, Orem, Utah (801) 229-7183

www.orem.org

**Applicant Information**

<b>Name:</b> Compass Development, Ben Lowe		<b>Phone:</b> (801) 582-3188
<b>Address:</b> 2319 South Foothill Drive, Suite 265		<b>Email:</b> ben@compassdevgroup.com
<b>City:</b> Salt Lake City	<b>State:</b> Utah	<b>Zip:</b> 84109

**Project Information**

<b>Project Name</b>	Parkway Lofts
<b>Project Address</b>	1225 West 1000 South Orem, Utah 84058

Request	Fees	Total
Subdivision Text	\$1,100	
X Zoning Text	\$1,100	1,100
Sign Text	\$1,100	
Rezone	\$1,200 + \$25 sign fee	
New PD Zone Text	\$2,200 + \$25 sign fee	
Land Use Map Change	\$1,000 + \$25 sign fee	
General Plan Text Change	\$1,000	
X Neighborhood Notice	TBD at time of submittal, if needed	118.50
X Public Notice	\$100 each for PC and CC, if needed	200
Development Agreement UT Co. Fees	TBD at time of recordation	
<b>Total</b>		<b>1,418.50</b>

**Required Copies**

Two (2) full-size copies no larger than 24" x 36", one (1) 11" x 17" and a PDF and/or Word of all applicable drawings and plans. Files can be emailed to Lori Merritt at [lperritt@orem.org](mailto:lperritt@orem.org) or submitted on disc prior to the deadline.

**General Notes, Signature, and Contact Person**

**Planning Commission/City Council Meetings.** Once the Development Review Committee determines your application is complete and complies with all applicable City ordinances, it shall be forwarded to the Planning Commission if required, and City Council, if required. The City Council is the final approving authority of conditional use permits, appeals, City Code amendments, General Plan amendments, fence modifications, and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

**Neighborhood Meeting.** The applicant shall hold a neighborhood meeting in accordance with City Code for the following requests: General Plan amendments, Zoning Ordinance amendments, commercial development adjacent to a residential zone, all non-residential uses in a residential zone.

**DRC Application.** The DRC application must be complete at the time of submittal or it may not be accepted.

**Filing Fee Notice.** Applications filed after July 1 are subject to fee changes regardless of the fee listed on the application used at the time of submittal.

**Deadline.** The deadline for filing a DRC application is Monday noon for first review the following Thursday. In the case of a Monday holiday, the deadline is Tuesday at noon. Contact information to inquire about the status of an application: Jason Bench, 801-229-7238; David Stroud (south of Center Street) 801-229-7095; Clinton Spencer (north of Center Street) 801-229-7267, Brandon Stocksdale, 801-229-7054.

**Applicant's Signature:** 

**Contact Person:** Ben Lowe **Phone:** (801) 582-3188

**Office Use Only**

<b>Date Filed:</b> 11-24-15	<b>Fees Paid:</b> 1418.50	<b>Received By:</b> TB	<b>Receipt #:</b> 2016-14009 2
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## **Project Timeline**

### **PD-21 1200 South Geneva Road**

1. Neighborhood meeting held on: 11/23/2015
2. DRC application on: 11/24/2015
3. Obtained Development Review Committee clearance on: 12/3/2015
4. Legal Services review on: 1/29/2016
5. Neighborhood notice for PC/CC sent on: 2/9/2016
6. Planning Commission recommended approval on: 2/17/2016
7. Neighborhood meeting held on: 3/18/2016
8. City Council approved/denied request on: 3/29/2016

CITY OF OREM  
**CITY COUNCIL MEETING**  
 MARCH 29, 2016



<b>REQUEST:</b>	<b>6:00 P.M. PUBLIC HEARING – PD-40 AMENDMENT – SUN CANYON VILLAS ORDINANCE – Amending Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street</b>
<b>APPLICANT:</b>	Craig Peay
<b>FISCAL IMPACT:</b>	None

**NOTICES:**

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Mailed 158 notices on February 9, 2016

**SITE INFORMATION:**

General Plan Designation:  
**Community Commercial**  
 Current Zone:  
**PD-40**  
 Acreage:  
**3.62**  
 Neighborhood:  
**Stonewood**  
 Neighborhood Chair:  
**Vacant**

**PLANNING COMMISSION  
 RECOMMENDATION**

4-0 for approval

**PREPARED BY:**

David Stroud, AICP  
 Planner

**REQUEST:**

**Craig Peay requests the City Council amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street.**

**BACKGROUND:**

The City Council approved the PD-40 zone in January, 2014. The concept plan approved in connection with the PD-40 zone shows three residential apartment buildings on the western portion of the property adjacent to Orem Boulevard. It also shows one mixed-use building containing both residential and commercial uses adjacent to State Street.

At the time it approved the PD-40 zone, the City Council expressed its desire that the PD-40 zone should not be entirely residential, but that a commercial component should also be developed. The City Council expressed concern that after approval, all of the residential buildings might be constructed but the commercial building might not be constructed for an extended period of time, if ever.

To ensure that construction of the mixed-use building would not be left until the end, the City Council included a requirement in the text of the PD-40 zone that requires the developer to construct the mixed-use building prior to the construction of the second residential building.

The developer has now completed or is near completion of the first residential building and is ready to proceed with construction of the second residential building. The applicant would like to begin construction of the second residential building and to start construction of the mixed-use building at the same time.

In order to do this, the applicant proposes to amend the text of the PD-40 zone to allow the second residential building to be constructed concurrently with the mixed-use building.

The proposed text changes are as follows:

22-11-53(H)

21. Order of Development. The commercial/mixed-use building shown in Area B of the concept plan must be constructed [either 1\)](#) before a second building may be constructed in Area A [or 2\) concurrent with the second building in Area A and before construction of a third building in Area A.](#) This is to ensure that there will

be commercial development in the PD-40 zone

Advantages:

- The time-frame of project build-out is potentially decreased.
- The purpose of the timing requirement will still be met while at the same time providing additional flexibility to the developer.

Disadvantages:

- None identified

**RECOMMENDATION:**

The Planning Commission recommends the City Council amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street. Staff supports the recommendation of the Planning Commission.

# DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-11-53(H)(21) OF THE OREM CITY CODE PERTAINING TO THE ORDER OF DEVELOPMENT IN THE PD-40 ZONE AT 470 SOUTH STATE STREET

WHEREAS on January 19, 2016, Craig Peay filed an application with the City of Orem requesting the City amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street; and

WHEREAS the proposed amendment permits a second residential building to be constructed concurrently with the mixed-use building adjacent to State Street; and

WHEREAS notices of the public hearing to be held before the Planning Commission and City Council on the subject application were mailed on February 9, 2016, to all residents and property owners within 500 feet of the subject property; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on February 17, 2016, and the Planning Commission recommended approval of the request; and

WHEREAS a public hearing considering the subject application was held by the City Council on March 29, 2016; and

WHEREAS the agenda of the City Council meeting at which the request was heard was posted at the Orem Public Library, on the Orem City webpage, at the City Offices at 56 North State Street and at [utah.gov/pmn](http://utah.gov/pmn); and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; and the special conditions applicable to the request.

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

1. The City Council finds this request is in the best interest of the City because it will provide additional flexibility to the developer while still meeting the intent of the provision relating to the timing of construction in the PD-40 zone.
2. The City Council hereby amends Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development as shown below:

22-11-53(H)

DRAFT

21. Order of Development. The commercial/mixed-use building shown in Area B of the concept plan must be constructed either 1) before a second building may be constructed in Area A, or 2) concurrent with the second building in Area A and before construction of a third building in Area A. This is to ensure that there will be commercial development in the PD-40 zone

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

4. All other ordinances and polices in conflict herewith, either in whole or part, are hereby repealed.

5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City.

PASSED, APPROVED and ORDERED PUBLISHED this 29<sup>th</sup> day of March 2016.

\_\_\_\_\_  
Richard F. Brunst, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

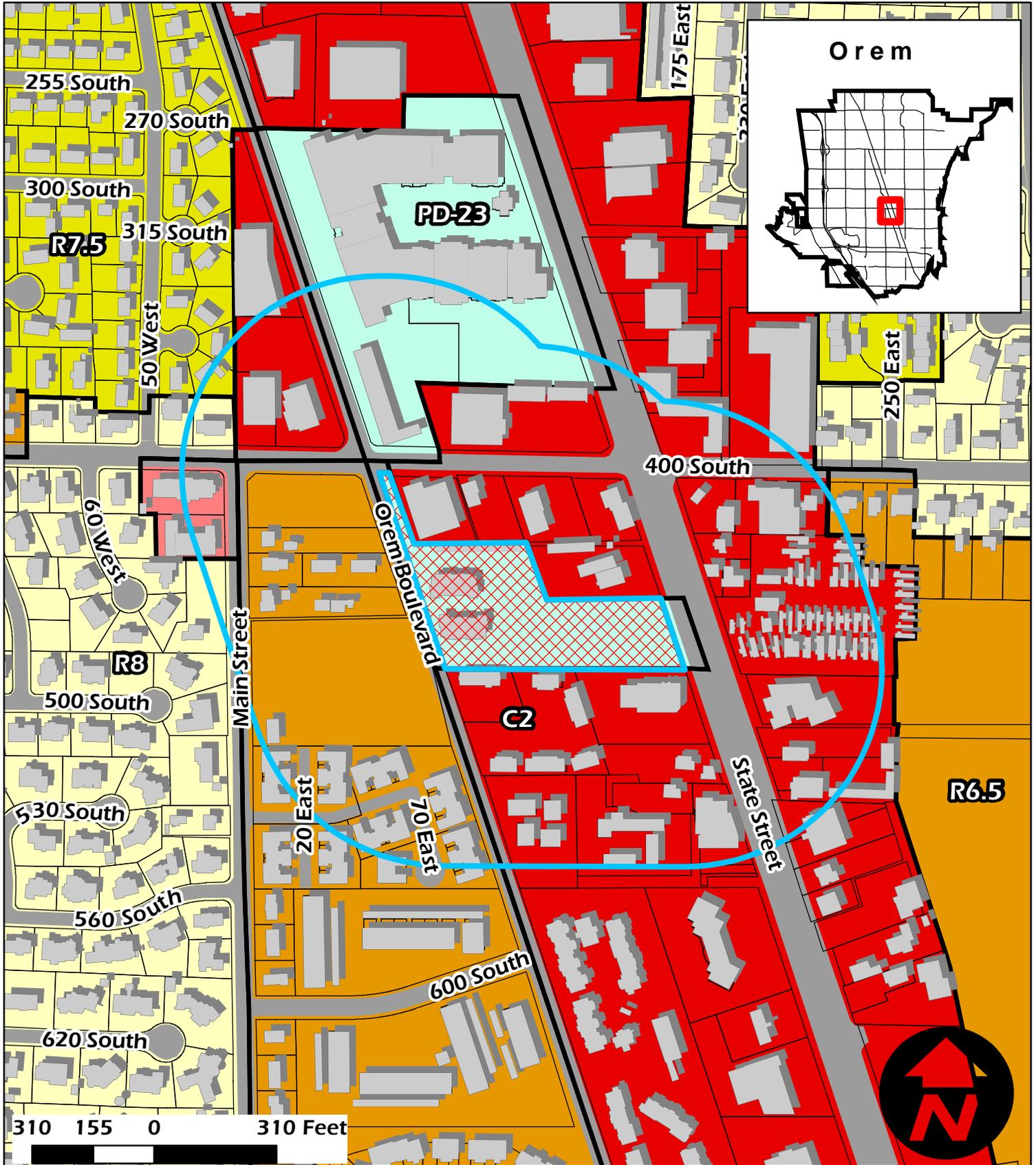
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COUNCIL MEMBERS VOTING "NAY"

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# PD-40 Text Amendment

470 SOUTH STATE STREET



◆ PD-40 Text Amendment  
3.59 acres

NIA CONTACT:  
Stonewood  
Vacant

Legend  
500' notification boundary  
PD-40  
Parcels

**PLANNING COMMISSION MINUTES – FEBRUARY 17, 2016**

**AGENDA ITEM 3.2** is a request by Julie Smith to **AMEND SECTION 22-11-53(H)(21) OF THE OREM CITY CODE PERTAINING TO THE ORDER OF DEVELOPMENT IN THE PD-40 ZONE** at 470 South State Street.

**Staff Presentation:** Mr. Stroud said the Code states: “The purpose of the PD-40 zone is to allow development of a high-density residential apartment complex and mixed use development which maintains the street-level commercial character of State Street.”



The approved text of the PD-40 zones requires the applicant to construct the commercial building adjacent to State Street prior to the construction of the second residential building. The concept plan of the PD-40 zone shows three residential buildings accessed from Orem Boulevard and one mixed-use building with commercial access from State Street and residential access from Orem Boulevard.

The applicant proposes a code change to allow construction of the mixed-use building and the second residential building at the same time. The City Council required this in the ordinance to guarantee that the development would follow the concept plan and that commercial development would remain along State Street. So long as the commercial building is built in conjunction with the second residential building, the intent of that particular requirement of the ordinance is maintained.

The developer and City Council signed a development agreement at the time the property was rezoned to the PD-40 zone. This development agreement should be amended to state that the second residential building shall not be issued a certificate of occupancy prior to the commercial building receiving a certificate of occupancy. Recommending approval of the text change should be subject to the amended development agreement. The proposed changes are as follows:

22-11-53(H)

21. Order of Development. The commercial/mixed-use building shown in Area B of the concept plan must be constructed either 1) before a second building may be constructed in Area A or 2) concurrent with the second building in Area A and before construction of a third building in Area A. This is to ensure that there will be commercial development in the PD-40 zone

**Advantages**

- The time-frame of project build-out is decreased
- Meets the purpose of the PD-40 zone

**Disadvantages**

- None identified

**Recommendation:** The Development Review Committee has determined this request complies with the purpose of the PD-40 zone. The project coordinator recommends the Planning Commission amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street.

Chair Larsen asked if the Planning Commission had any questions for Mr. Stroud.

Chair Larsen asked if the tot lot and fencing would need to be done before the next building. Mr. Stroud said yes. Mr. Earl said the current ordinance amendment allows the second residential building concurrent with the commercial building, but not the third residential building. Chair Larsen asked if the third building could be under construction at the same time. Mr. Stroud said the Planning Commission could recommend that the City Council approve that.

Chair Larsen invited the applicant to come forward. Julie Smith introduced herself.

Ms. Smith said the reason this is being brought forward is because the south building, which was part of the arson has financing and Mr. Peay would like to move forward with that building. He has pulled the permit for the commercial building on State Street and work begins on Friday. He would like to start the south building while he has all the employees on site. Currently, there are no tenants for the commercial.

Mr. Moulton asked if it would be useful to build all three at the same time. Mr. Smith said Mr. Peay has not mentioned that he wanted to do the third building. It would be risky to go ahead with the last building and so he is being cautious at this time.

Chair Larsen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Larsen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

**Planning Commission Action:** Mr. Cook said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend Section 22-11-53(H)(21) of the Orem City Code pertaining to the order of development in the PD-40 zone at 470 South State Street. Mr. Moulton seconded the motion. Those voting aye: Carl Cook, Carlos Iglesias, Lynnette Larsen, and David Moulton. The motion passed unanimously.

For more information, contact  
David Stroud at (801) 229-7095  
or [david3720@orem.org](mailto:david3720@orem.org)



City Council Chambers, 56 N State Street

City Council  
Tue, Mar 29, 2016  
6:00 pm

RESCHEDULED CITY COUNCIL MEETING  
The March 22, 2016, City Council meeting has been rescheduled to March 29, 2016. Craig Peay requests the City amend Section 22-11-53(H)(21) of the City Code pertaining to the order of development in the PD-40 zone at 470 South State Street. Information regarding the proposed amendments is available in Development Services at 56 North State Street. This notice has been mailed to all residents and property owners within 500 feet.

ALPINE SCHOOL DISTRICT  
ATTN: SUPERINTENDENT  
575 NORTH 100 EAST  
AMERICAN FORK, UT 84003

For more information, contact  
David Stroud at (801) 229-7095  
or [david3720@orem.org](mailto:david3720@orem.org)



City Council Chambers, 56 N State Street

City Council  
Tue, Mar 29, 2016  
6:00 pm

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BAR 6 LAND LLC  
6941 W 7750 N  
AMERICAN FORK, UT 84003

For more information, contact  
David Stroud at (801) 229-7095  
or [david3720@orem.org](mailto:david3720@orem.org)



City Council Chambers, 56 N State Street

City Council  
Tue, Mar 29, 2016  
6:00 pm

RESCHEDULED CITY COUNCIL MEETING  
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ROCKY MOUNTAIN POWER  
70 NORTH 200 EAST  
AMERICAN FORK, UT 84003

For more information, contact  
David Stroud at (801) 229-7095  
or [david3720@orem.org](mailto:david3720@orem.org)



City Council Chambers, 56 N State Street

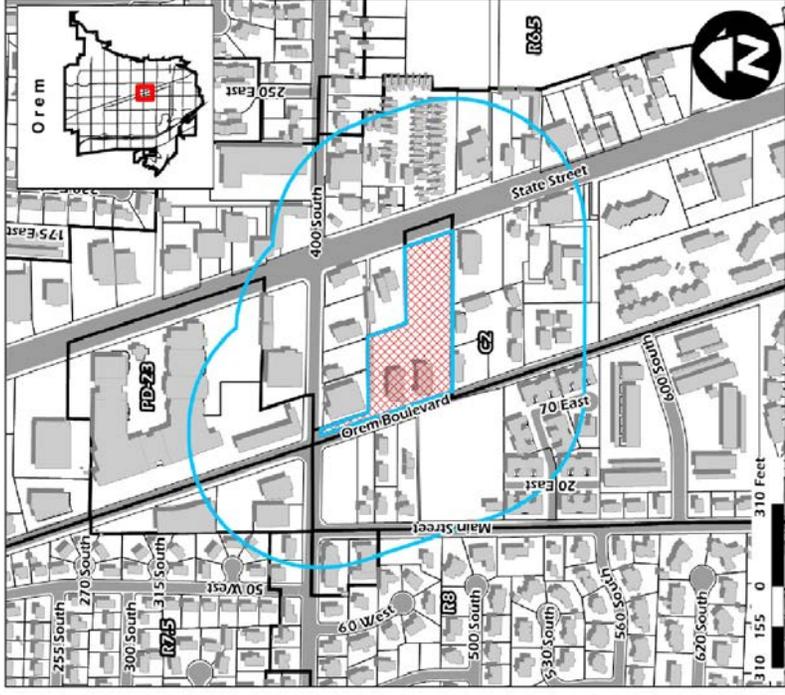
City Council  
Tue, Mar 29, 2016  
6:00 pm

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EARTH WATER & FIRE LTD  
%HUMPHREY, RACHEL  
9685 N 5800 W  
HIGHLAND, UT 84003

# PD-40 Text Amendment

470 SOUTH STATE STREET



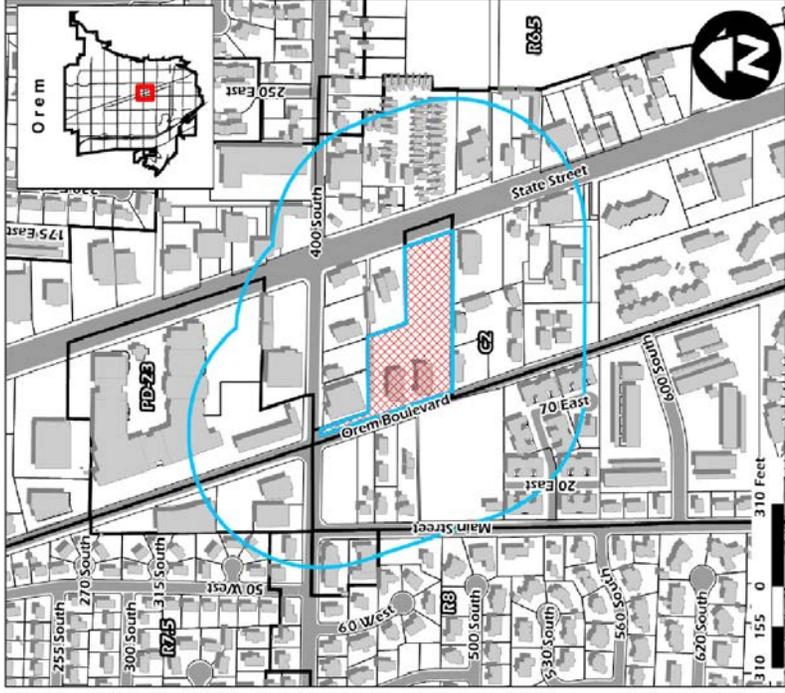
PD-40 Text Amendment  
3.59 acres

NIA CONTACT:  
Stonewood  
Vacant



# PD-40 Text Amendment

470 SOUTH STATE STREET



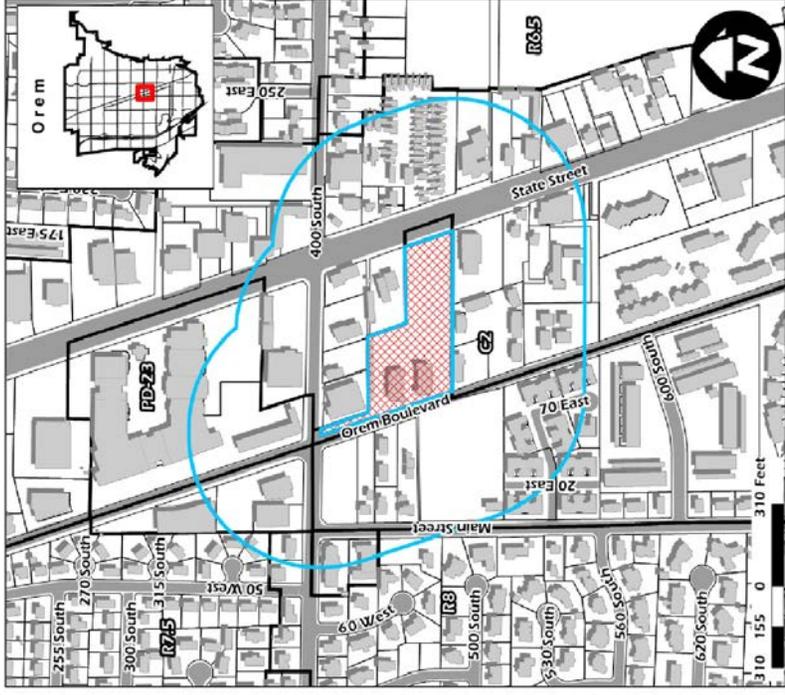
PD-40 Text Amendment  
3.59 acres

NIA CONTACT:  
Stonewood  
Vacant



# PD-40 Text Amendment

470 SOUTH STATE STREET



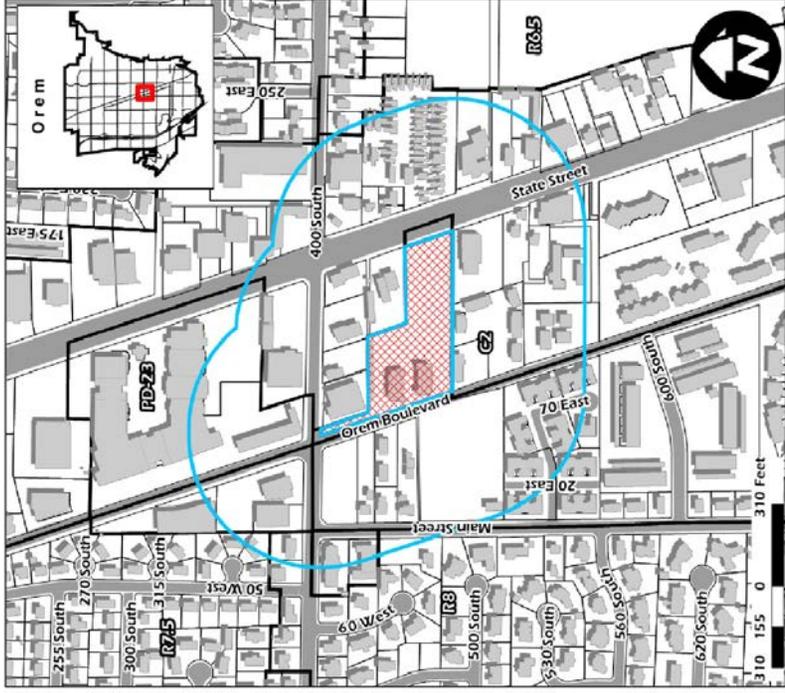
PD-40 Text Amendment  
3.59 acres

NIA CONTACT:  
Stonewood  
Vacant



# PD-40 Text Amendment

470 SOUTH STATE STREET



PD-40 Text Amendment  
3.59 acres

NIA CONTACT:  
Stonewood  
Vacant



CARTER, DENNIS B (ET AL)  
PO BOX 1239  
OREM, UT 84059

CHANG, PAO CHUNG (ET AL)  
PO BOX 1685  
PROVO, UT 84603

PROVO CITY COMM. DEV.  
PO BOX 1849  
PROVO, UT 84603

SISK INVESTMENTS LLC  
PO BOX 604  
PROVO, UT 84603

PURPLE SAGE RP II LLC  
PO BOX 970340  
OREM, UT 84097

ESSREX CO LLC  
PO BOX 9704274  
OREM, UT 84097

DTS/AGRC MANAGER  
STATE OFFICE BLDG, RM 5130  
SALT LAKE CITY, UT 84114

FINCH, BRADLEY DAVIS  
8 W 400 S  
OREM, UT 84058

CALL, LEONARD KODY & HEATHER  
MARIE  
22 W 400 S  
OREM, UT 84058

JAL FAMILY LTD  
24 W 500 S  
OREM, UT 84058

LANDMARK INVESTMENTS LLC  
31 E 400 S  
OREM, UT 84058

SUNDBERG, KELLY C & TERI  
32 N 460 W  
OREM, UT 84057

MARK SEASTRAND  
35 WEST 1670 SOUTH  
OREM, UT 84058

BLAKELY, PATRICK D & NINA  
36 W 355 S  
OREM, UT 84058

SUMMERS, KERRY D & CARLA M  
39 W 355 S  
OREM, UT 84058

HIDALGO COMMERCIAL PROPERTY  
LLC  
41 W 530 S  
OREM, UT 84058

PEARCE, RUTH R  
48 E 530 S  
OREM, UT 84058

BELL, KATHRYN S  
52 E 530 S  
OREM, UT 84058

HEPLER, BECKY A & DENNIS H  
53 E 530 S  
OREM, UT 84058

OLSON, GARY L & LINDA LEE  
--OR CURRENT RESIDENT--  
56 E 530 SOUTH  
OREM, UT 84058

KRISTIE SNYDER  
56 N STATE STREET  
OREM, UT 84057

COLEMAN, CHARLES D  
57 E 530 S  
OREM, UT 84058

MATHERS, ALEX P & BRENDA  
60 E 530 S  
OREM, UT 84058

MORTON, JOSEPH C & CARY  
SUZANNE  
63 E 530 S  
OREM, UT 84058

LLH1 LC  
64 W 530 S  
OREM, UT 84058

RICHARDS, WILLIAM G  
69 E 530 S  
OREM, UT 84058

ROCKY MOUNTAIN POWER  
70 NORTH 200 EAST  
AMERICAN FORK, UT 84003

CENTURY LINK  
75 EAST 100 NORTH  
PROVO, UT 84606

COMMON AREA  
100 E CENTER  
PROVO, UT 84606

LINDON CITY  
PLANNING DEPARTMENT  
100 NORTH STATE STREET  
LINDON, UT 84042

K & G OREM LLC  
103 TURNBURY LA  
WASHINGTON, UT 84780

CHANG, PAO CHUNG (ET AL)  
--OR CURRENT RESIDENT--  
108 E 400 SOUTH  
OREM, UT 84058

AKV INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
110 E 400 SOUTH  
OREM, UT 84058

K & G OREM LLC  
--OR CURRENT RESIDENT--  
112 E 400 SOUTH  
OREM, UT 84058

FARNELL CARPETS LLC  
204 E 400 S  
OREM, UT 84058

NOAH WEBSTER ACADEMY  
205 E 400 S  
OREM, UT 84058

MONTA RAE JEPSON  
OREM NEIGHBORHOOD CHAIR  
213 S CAMPUS DR  
OREM, UT 84097

CHAVEZ, ALMA G (ET AL)  
222 E 400 S  
OREM, UT 84058

CHAVEZ, ALMA GLORIA (ET AL)  
%LOPEZ, BRENDA  
234 E 400 S  
OREM, UT 84058

HOUSING AUTHORITY UTAH  
COUNTY  
LYNELL SMITH  
240 EAST CENTER  
PROVO, UT 84606

TOWN OF VINEYARD  
240 E. GAMMON ROAD  
VINEYARD, UT 84058

HTALK LLC  
248 S STATE ST  
OREM, UT 84058

ANTOINE BUNKER FARMS LIMITED  
PARTNERSHIP  
%BUNKER, ANDREW  
251 HANSEN RDG  
LEHI, UT 84043

HARRISON INVESTMENTS LC  
252 W COUNTRYSIDE DR  
OREM, UT 84058

HABITAT FOR HUMANITY OF UTAH  
COUNTY  
--OR CURRENT RESIDENT--  
275 S OREM BLVD  
OREM, UT 84058

FERGUSON RENTALS LLC  
306 W 400 S  
OREM, UT 84058

HABITAT FOR HUMANITY OF UTAH  
COUNTY  
%BABITAT FOR HUMANITY  
340 S OREM BVLVD  
OREM, UT 84058

LANDMARK INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
350 S OREM BLVD  
OREM, UT 84058

COYOTE MANAGEMENT LLC  
--OR CURRENT RESIDENT--  
353 S STATE ST  
OREM, UT 84058

ESPINOZA, GENEVA (ET AL)  
365 S STATE ST  
OREM, UT 84058

HARRISON INVESTMENTS LC  
--OR CURRENT RESIDENT--  
384 S STATE ST  
OREM, UT 84058

BEKEARIAN COMMERCIAL  
PROPERITES LC  
--OR CURRENT RESIDENT--  
399 S STATE ST  
OREM, UT 84058

SUMSION, WILLIAM CHAD  
--OR CURRENT RESIDENT--  
405 S MAIN  
OREM, UT 84058

CABCO SOUTH VALLEY LLC  
--OR CURRENT RESIDENT--  
410 S MAIN  
OREM, UT 84058

BAR 6 LAND LLC  
--OR CURRENT RESIDENT--  
417 S STATE  
OREM, UT 84058

OSMOND GEORGE V REALTY  
424 S STATE ST  
OREM, UT 84058

GREN, MILDRED K  
425 S MAIN ST  
OREM, UT 84058

DOTY, DANIEL E  
440 S STATE ST  
OREM, UT 84058

ALTAMIRA, JORGE & NORMA  
443 S MAIN ST  
OREM, UT 84058

BEKEARIAN COMMERCIAL  
PROPERITES LC  
443 W 700 S  
OREM, UT 84058

LLHI LC  
--OR CURRENT RESIDENT--  
447 S MAIN ST  
OREM, UT 84058

BETHERS, KATIE (ET AL)  
--OR CURRENT RESIDENT--  
451 S MAIN  
OREM, UT 84058

RIESKE, RONALD G & ALICE A  
455 S MAIN ST  
OREM, UT 84058

HTALK LLC  
--OR CURRENT RESIDENT--  
463 S STATE  
OREM, UT 84058

JAL FAMILY LTD  
--OR CURRENT RESIDENT--  
468 S MAIN  
OREM, UT 84058

SUGGESTIONS PROPERTY LLC  
--OR CURRENT RESIDENT--  
479 S OREM BL  
OREM, UT 84058

SUGGESTIONS PROPERTY LLC  
479 S OREM BLVD  
OREM, UT 84058

REAL LIFE INVESTMENTS LLC  
483 S OREM BLVD  
OREM, UT 84058

REAL LIFE INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
485 S OREM BLVD  
OREM, UT 84058

THOMAS MACDONALD  
489 NORTH PALISADES DR  
OREM, UT 84097

MARLIN EXCHANGE LLC  
--OR CURRENT RESIDENT--  
489 S OREM BLVD  
OREM, UT 84058

MARLIN EXCHANGE LLC  
491 S OREM BLVD  
OREM, UT 84058

HOMECARE SPECIALIST LLC  
493 S OREM BLVD  
OREM, UT 84058

SUNDBERG, KELLY C & THERESA M  
495 S STATE  
OREM, UT 84058

KHE INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
497 S OREM BLVD  
OREM, UT 84058

EARTH WATER & FIRE LTD  
--OR CURRENT RESIDENT--  
500 S STATE  
OREM, UT 84058

JB-5 PROPERTIES LLC  
--OR CURRENT RESIDENT--  
501 S OREM BLVD  
OREM, UT 84058

RIESKE, RONALD G & ALICE A  
505 S MAIN ST  
OREM, UT 84058

ANTOINE BUNKER FARMS LIMITED  
PARTNERSHIP  
--OR CURRENT RESIDENT--  
505 S OREM BLVD  
OREM, UT 84058

RATLIFF, CHARLES M  
509 S 20 E  
OREM, UT 84058

PURPLE SAGE RP II LLC  
--OR CURRENT RESIDENT--  
510 S 20 EAST  
OREM, UT 84058

KUHN, WILHELM & HILDEGARD K  
513 S 20 E  
OREM, UT 84058

ENTELECHY ENTERPRISES LLC  
--OR CURRENT RESIDENT--  
513 S OREM BLVD  
OREM, UT 84058

SYME, CAROL ANN & CHARLES  
GORDON  
--OR CURRENT RESIDENT--  
514 S 20 EAST  
OREM, UT 84058

ENTELECHY ENTERPRISES LLC  
515 S OREM BLVD  
OREM, UT 84058

HANSEN, JAMES B & ETHEL H  
517 S 20 E  
OREM, UT 84058

ESSREX CO LLC  
--OR CURRENT RESIDENT--  
517 S OREM BLVD  
OREM, UT 84058

HICKEN, MICHAEL F (ET AL)  
%HICKEN, SONJA  
518 S 20 E  
OREM, UT 84058

MOSS, CELECTA D  
521 S 20 E  
OREM, UT 84058

SCHOOLER, HEDY  
522 S 20 E  
OREM, UT 84058

TIMPANOGOS REAL ESTATE LLC (ET AL)  
--OR CURRENT RESIDENT--  
525 S STATE ST  
OREM, UT 84058

BETHERS, KATIE (ET AL)  
526 W 650 S  
OREM, UT 84058

LUNDQUIST, KATHLEEN C  
531 S 70 E  
OREM, UT 84058

FERGUSON RENTALS LLC  
--OR CURRENT RESIDENT--  
533 S 20 EAST  
OREM, UT 84058

PACK, MARSHA RAE  
535 S 70 E  
OREM, UT 84058

536 SOUTH STATE LLC  
--OR CURRENT RESIDENT--  
536 S STATE ST  
OREM, UT 84058

GONZALEZ, DIEGO & NANCY  
541 S 70 E  
OREM, UT 84058

SUNDANCER PROPERTIES LC (ET AL)  
--OR CURRENT RESIDENT--  
542 S STATE ST  
OREM, UT 84058

WOODS, RAMONA I  
543 S 70 E  
OREM, UT 84058

BRADSHAW, REBECCA & WILLIAM B  
--OR CURRENT RESIDENT--  
548 S 70 EAST  
OREM, UT 84058

SORENSEN, PAUL A & KATHLEEN O  
549 S 70 E  
OREM, UT 84058

LYMAN, CHAD K & LOUISE H  
553 S 70 E  
OREM, UT 84058

MAY, STERLING & ANGELA  
555 S 70 E  
OREM, UT 84058

SISK INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
555 S STATE ST  
OREM, UT 84058

BAIRD, CHRISTINE JONES  
556 S STATE ST  
OREM, UT 84058

MAUGHAN, CHRISTENA SUSAN  
--OR CURRENT RESIDENT--  
557 S 70 EAST  
OREM, UT 84058

DAY, MICHAEL  
560 S STATE # L2  
OREM, UT 84058

DAY, MICHAEL  
560 S STATE L1  
OREM, UT 84058

HOCKERSMITH, KEVIN WESLEY  
560 S STATE ST # J2  
OREM, UT 84058

HILLS, CINDY F  
560 S STATE ST # K2  
OREM, UT 84058

EIGHTH EAST PROPERTIES LLC  
--OR CURRENT RESIDENT--  
560 S STATE B1 B2 ST UNIT# A1-A2-  
B1-B2  
OREM, UT 84058

LOSEE INVESTMENTS LLC  
--OR CURRENT RESIDENT--  
560 S STATE D1 D2 ST UNIT# C1-C2-  
D1-D2  
OREM, UT 84058

D & KM PROPERTIES LC  
--OR CURRENT RESIDENT--  
560 S STATE F1 F2 G1 G2 H1 H2 ST  
UNIT# E-F-G-H  
OREM, UT 84058

HOCKERSMITH, KEVIN WESLEY  
--OR CURRENT RESIDENT--  
561 S OREM BLVD UNIT# J-2  
OREM, UT 84058

HILLS, CINDY F  
--OR CURRENT RESIDENT--  
561 S OREM BLVD UNIT# K-1  
OREM, UT 84058

DAY, MICHAEL  
--OR CURRENT RESIDENT--  
561 S OREM BLVD UNIT# L-1  
OREM, UT 84058

DAY, MICHAEL  
--OR CURRENT RESIDENT--  
561 S OREM BLVD UNIT# L-2  
OREM, UT 84058

HIDALGO COMMERCIAL PROPERTY  
LLC  
--OR CURRENT RESIDENT--  
561 S OREM BLVD UNIT# M-1  
OREM, UT 84058

JC MARKETING AND MANAGEMENT  
LLC  
--OR CURRENT RESIDENT--  
561 S OREM BLVD UNIT# M-2  
OREM, UT 84058

ALPINE SCHOOL DISTRICT  
ATTN: SUPERINTENDENT  
575 NORTH 100 EAST  
AMERICAN FORK, UT 84003

PEAY CONSTRUCTION CO INC (ET AL)  
585 E 300 S  
PROVO, UT 84606

MAG  
586 EAST 800 NORTH  
OREM, UT 84097

SHELLY PARCELL  
SHARON NEIGHBORHOOD CHAIR  
657 E 750 SOUTH  
OREM, UT 84058

CABCO SOUTH VALLEY LLC  
708 W NORTH TEMPLE  
SALT LAKE CITY, UT 84116

CARYL SEASTRAND  
OREM PARK NEIGHBORHOOD VICE  
CHAIR  
729 W 165 SOUTH  
OREM, UT 84058

SUNDANCER PROPERTIES LC (ET AL)  
744 W 550 S  
OREM, UT 84058

SYME, CAROL ANN & CHARLES  
GORDON  
829 W 330 S  
OREM, UT 84058

SAM LENTZ  
882 W 1720 N  
OREM, UT 84057

DAVID SPENCER  
899 NORTH 550 EAST  
OREM, UT 84097

MAYOR RICHARD F. BRUNST, JR.  
900 E HIGH COUNTRY DRIVE  
OREM, UT 84097-2389

JB-5 PROPERTIES LLC  
902 W 100 S  
SPANISH FORK, UT 84660

BRADSHAW, REBECCA & WILLIAM B  
954 E 1000 N  
PLEASANT GROVE, UT 84062

COYOTE MANAGEMENT LLC  
1028 E 850 N  
OREM, UT 84097

JC MARKETING AND MANAGEMENT  
LLC  
1219 E TIGER EYE DR  
SANDY, UT 84094

TIMPANOGOS REAL ESTATE LLC (ET AL)  
1242 E 430 N  
OREM, UT 84097

MIDTOWN360 LC  
1245 E BRICKYARD RD STE 70  
SALT LAKE CITY, UT 84106

MAUGHAN, CHRISTENA SUSAN  
1269 E CANBERRA  
LINDON, UT 84042

536 SOUTH STATE LLC  
%ORTIZ, PAMELA  
1300 CLAY ST STE 600  
OAKLAND, CA 94612

SUMSION, WILLIAM CHAD  
1322 E 13200 S  
DRAPER, UT 84020

QUESTAR GAS COMPANY  
1640 NORTH MTN. SPRINGS PKWY.  
SPRINGVILLE, UT 84663

DEBBY LAURET  
1869 N 80 E  
OREM, UT 84057

JASON BENCH  
1911 N MAIN STREET  
OREM, UT 84057-2101

UTAH CNTY SOLID WASTE DISTRICT  
C/O RODGER HARPER  
2000 WEST 200 SOUTH  
LINDON, UT 84042

UTOPIA  
2175 S REDWOOD ROAD  
WEST VALLEY CITY, UT 84119

OLSON, GARY L & LINDA LEE  
2582 LAGOON DR  
LAKEPORT, CA 95453

KHE INVESTMENTS LLC  
3732 W 12125 S  
RIVERTON, UT 84065

LOSEE INVESTMENTS LLC  
4349 BLACKSHEAR DR  
SOUTH JORDAN, UT 84095

UTAH DEPARTMENT OF  
TRANSPORTATION  
4501 S 2700 W  
SALT LAKE CITY, UT 84119

AKV INVESTMENTS LLC  
4596 N 900 W  
PLEASANT GROVE, UT 84062

EIGHTH EAST PROPERTIES LLC  
5152 EDGEWOOD DR STE 210  
PROVO, UT 84604

BAR 6 LAND LLC  
6941 W 7750 N  
AMERICAN FORK, UT 84003

COMCAST  
9602 SOUTH 300 WEST  
SANDY, UT 84070

EARTH WATER & FIRE LTD  
%HUMPHREY, RACHEL  
9685 N 5800 W  
HIGHLAND, UT 84003

D & KM PROPERTIES LC  
%MONSEN, DALE KENT  
9822 E GREENWAY ST  
MESA, AZ 85207



**Development Review Committee (DRC) Application**

**Ordinance Amendment**

Development Services Department 56 North State Street, Orem, Utah (801) 229-7183

www.orem.org

Applicant Information			
Name:	JULIE SMITH / OWNER: CRAIG PEAY	Phone:	801-368-9552
Address:	473 W 500 S / 585 E. 300 S	Email:	julielynnsmith@gmail.com
City:	OREM / PROVO, UT 84604	State:	UT / Zip: 84058

Project Information	
Project Name	GANGLON SUN CANYON VILLAS
Project Address	430 SOUTH STATE (PD 40 ZONE)

Request	Fees	Total
Subdivision Text	\$1,100	
<input checked="" type="checkbox"/> Zoning Text	\$1,100	1100
Sign Text	\$1,100	
Rezone	\$1,200 + \$25 sign fee	
New PD Zone Text	\$2,200 + \$25 sign fee	
Land Use Map Change	\$1,000 + \$25 sign fee	
General Plan Text Change	\$1,000	
<input checked="" type="checkbox"/> Neighborhood Notice	TBD at time of submittal, if needed	109.50
<input checked="" type="checkbox"/> Public Notice	\$100 each for PC and CC, if needed	200
Development Agreement UT Co. Fees	TBD at time of recordation	
<b>Total</b>		<b>1409.50</b>

**Required Copies**

Two (2) full-size copies no larger than 24" x 36", one (1) 11" x 17" and a PDF and/or Word of all applicable drawings and plans. Files can be emailed to Lori Merritt at [lperritt@orem.org](mailto:lperritt@orem.org) or submitted on disc prior to the deadline.

**General Notes, Signature, and Contact Person**

**Planning Commission/City Council Meetings.** Once the Development Review Committee determines your application is complete and complies with all applicable City ordinances, it shall be forwarded to the Planning Commission if required, and City Council, if required. The City Council is the final approving authority of conditional use permits, appeals, City Code amendments, General Plan amendments, fence modifications, and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

**Neighborhood Meeting.** The applicant shall hold a neighborhood meeting in accordance with City Code for the following requests: General Plan amendments, Zoning Ordinance amendments, commercial development adjacent to a residential zone, all non-residential uses in a residential zone.

**DRC Application.** The DRC application must be complete at the time of submittal or it may not be accepted.

**Filing Fee Notice.** Applications filed after July 1 are subject to fee changes regardless of the fee listed on the application used at the time of submittal.

**Deadline.** The deadline for filing a DRC application is Monday noon for first review the following Thursday. In the case of a Monday holiday, the deadline is Tuesday at noon. Contact information to inquire about the status of an application: Jason Bench, 801-229-7238; David Stroud (south of Center Street) 801-229-7095; Clinton Spencer (north of Center Street) 801-229-7267, Brandon Stocksdale, 801-229-7054.

**Applicant's Signature:**

Contact Person: Julie SMITH	Phone: 801-368-9552
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Office Use Only			
Date Filed:	Fees Paid:	Received By:	Receipt #:

## **Project Timeline**

### **PD-40 470 South State Street**

1. DRC application on: 1/19/2016
2. Obtained Development Review Committee clearance on: 1/21/2016
3. Legal Services review on: 1/25/2016
4. Neighborhood notice for PC/CC sent on: 2/9/2016
5. Planning Commission recommended approval on: 2/17/2016
6. City Council approved/denied request on: 3/29/2016

**CITY OF OREM**  
**BUDGET REPORT FOR THE MONTH ENDED FEBRUARY 2016**

Percent of Year Expired: 67%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2016	% To Date FY 2015	Notes
<b>10 GENERAL FUND</b>								
Revenues	47,396,035	3,876,512	29,548,671			62%		
Appr. Surplus - Prior Year	2,790,599		2,790,599			100%		
Std. Interfund Transactions	4,236,636		4,236,636			100%		
<b>Total Resources</b>	<b>54,423,270</b>	<b>3,876,512</b>	<b>36,575,906</b>		<b>17,847,364</b>	<b>67%</b>	<b>74%</b>	
Expenditures	54,423,270	2,898,379	32,960,031	1,257,305	20,205,934	63%	63%	
<b>20 ROAD FUND</b>								
Revenues	2,545,000	1,969	1,283,864			50%		
Appr. Surplus - Prior Year	853,229		853,229			100%		
<b>Total Resources</b>	<b>3,398,229</b>	<b>1,969</b>	<b>2,137,093</b>		<b>1,261,136</b>	<b>63%</b>	<b>65%</b>	
Expenditures	3,398,229	182,889	1,687,531	606,344	1,104,354	68%	68%	
<b>21 CARE TAX FUND</b>								
Revenues	1,850,000	205,219	1,007,476			54%		
Appr. Surplus - Prior Year	2,188,179		2,188,179			100%		
<b>Total Resources</b>	<b>4,038,179</b>	<b>205,219</b>	<b>3,195,655</b>		<b>842,524</b>	<b>79%</b>	<b>79%</b>	
Expenditures	4,038,179	6,071	1,171,089	2,017	2,865,073	29%	29%	
<b>30 DEBT SERVICE FUND</b>								
Revenues	7,256,314	825	3,475,007			48%		
Appr. Surplus - Current	720,000		720,000					
Appr. Surplus - Prior Year	43,434		43,434			100%		
<b>Total Resources</b>	<b>8,019,748</b>	<b>825</b>	<b>4,238,441</b>		<b>3,781,307</b>	<b>53%</b>	<b>83%</b>	1
Expenditures	8,019,748	2,801	2,810,147		5,209,601	35%	71%	1
<b>45 CIP FUND</b>								
Revenues	262,800	34,703	237,593			90%		
Appr. Surplus - Prior Year	4,562,250		4,562,250			100%		
<b>Total Resources</b>	<b>4,825,050</b>	<b>34,703</b>	<b>4,799,843</b>		<b>25,207</b>	<b>99%</b>	<b>99%</b>	
Expenditures	4,825,050	83,769	653,357	40,247	4,131,446	14%	33%	2
<b>51 WATER FUND</b>								
Revenues	12,468,440	639,886	8,892,103			71%		
Appr. Surplus - Prior Year	2,858,833		2,858,833			100%		
<b>Total Resources</b>	<b>15,327,273</b>	<b>639,886</b>	<b>11,750,936</b>		<b>3,576,337</b>	<b>77%</b>	<b>82%</b>	
Expenditures	15,327,273	426,161	7,578,414	461,010	7,287,849	52%	55%	
<b>52 WATER RECLAMATION FUND</b>								
Revenues	7,080,500	559,498	4,633,345			65%		
Appr. Surplus - Prior Year	1,132,177		1,132,177			100%		
<b>Total Resources</b>	<b>8,212,677</b>	<b>559,498</b>	<b>5,765,522</b>		<b>2,447,155</b>	<b>70%</b>	<b>80%</b>	
Expenditures	8,212,677	332,327	4,357,558	405,361	3,449,758	58%	57%	
<b>55 STORM SEWER FUND</b>								
Revenues	3,253,477	268,530	2,229,258			69%		
Appr. Surplus - Prior Year	661,108		661,108			100%		
<b>Total Resources</b>	<b>3,914,585</b>	<b>268,530</b>	<b>2,890,366</b>		<b>1,024,219</b>	<b>74%</b>	<b>72%</b>	
Expenditures	3,914,585	112,800	1,838,005	362,484	1,714,096	56%	55%	
<b>56 RECREATION FUND</b>								
Revenues	1,794,750	140,188	1,149,491			64%		
Appr. Surplus - Current Year	175,000		175,000			100%		
Appr. Surplus - Prior Year	1,775		1,775			100%		
<b>Total Resources</b>	<b>1,971,525</b>	<b>140,188</b>	<b>1,326,266</b>		<b>645,259</b>	<b>67%</b>	<b>70%</b>	
Expenditures	1,971,525	138,536	1,294,701	44,892	631,932	68%	72%	
<b>57 SOLID WASTE FUND</b>								
Revenues	3,406,000	274,597	2,317,142			68%		
Appr. Surplus - Prior Year	121,558		121,558			100%		
<b>Total Resources</b>	<b>3,527,558</b>	<b>274,597</b>	<b>2,438,700</b>		<b>1,088,858</b>	<b>69%</b>	<b>66%</b>	
Expenditures	3,527,558	199,236	1,956,268		1,571,290	55%	59%	

**CITY OF OREM**  
**BUDGET REPORT FOR THE MONTH ENDED FEBRUARY 2016**

Percent of Year Expired: 67%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2016	% To Date FY 2015	Notes
<b>58 STREET LIGHTING FUND</b>								
Revenues	1,555,000	75,994	1,279,721			82%		
Appr. Surplus - Prior Year	278,995		278,995			100%		
<b>Total Resources</b>	<b>1,833,995</b>	<b>75,994</b>	<b>1,558,716</b>		<b>275,279</b>	<b>85%</b>	<b>84%</b>	
Expenditures	1,833,995	45,729	503,039	165,294	1,165,662	36%	36%	
<b>61 FLEET MAINTENANCE FUND</b>								
Std. Interfund Transactions	640,000		640,000			100%		
<b>Total Resources</b>	<b>640,000</b>		<b>640,000</b>			<b>100%</b>	<b>100%</b>	
Expenditures	640,000	37,514	439,383	7,820	192,797	70%	72%	
<b>62 PURCHASING/WAREHOUSING FUND</b>								
Revenues		15	120			100%		
Appr. Surplus - Current Year	50,000		50,000			100%		
Std. Interfund Transactions	310,000		310,000			100%		
<b>Total Resources</b>	<b>360,000</b>	<b>15</b>	<b>360,120</b>		<b>-120</b>	<b>100%</b>	<b>100%</b>	
Expenditures	360,000	19,178	273,347	666	85,987	76%	69%	
<b>63 SELF INSURANCE FUND</b>								
Revenues	500,000	39,068	343,237			69%		
Std. Interfund Transactions	1,225,000		1,225,000			100%		
<b>Total Resources</b>	<b>1,725,000</b>	<b>39,068</b>	<b>1,568,237</b>		<b>156,763</b>	<b>91%</b>	<b>90%</b>	
Expenditures	1,725,000	36,714	1,215,574	3,406	506,020	71%	73%	
<b>64 INFORMATION TECH FUND</b>								
Revenues		678	5,874			100%		
Appr. Surplus - Prior Year	52,096		52,096			100%		
Std. Interfund Transactions	2,178,000		2,178,000			100%		
<b>Total Resources</b>	<b>2,230,096</b>	<b>678</b>	<b>2,235,970</b>		<b>-5,874</b>	<b>100%</b>	<b>N/A</b>	
Expenditures	2,230,096	203,910	1,125,602	148,973	955,521	57%	N/A	
<b>74 CDBG FUND</b>								
Revenues	817,988	233,717	297,583			36%		
Appr. Surplus - Prior Year	94,877		94,877			100%		
<b>Total Resources</b>	<b>912,865</b>	<b>233,717</b>	<b>392,460</b>			<b>43%</b>	<b>67%</b>	3
Expenditures	912,865	30,716	416,658	653	495,554	46%	39%	
<b>CITY TOTAL RESOURCES</b>	<b>111,295,959</b>	<b>6,274,727</b>	<b>78,079,545</b>		<b>32,696,009</b>	<b>70%</b>	<b>78%</b>	
<b>CITY TOTAL EXPENDITURES</b>	<b>111,295,959</b>	<b>4,507,091</b>	<b>58,652,063</b>	<b>3,192,205</b>	<b>49,451,691</b>	<b>56%</b>	<b>60%</b>	

**NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED FEBRUARY 2016:**

- 1) Current year expenditures are lower (as percentages) due to the almost \$2.9 million Midtown Village SID bond payoff that occurred in the prior fiscal year. There is no such payment in the current fiscal year.
- 2) Current year expenditures are lower (as a percentage) due to the almost \$2.8 million that was transferred into the fund in the prior fiscal year which was then carried over into the new fiscal year. These funds have yet to be spent in the current fiscal year.
- 3) The current year revenues are lower in comparison to the prior year due to significantly less capital funds being carried over into the new fiscal year. The Beverly Subdivision capital project was primarily completed in the prior fiscal year.

<p>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 Richard Manning (229-7037) or Brandon Nelson (229-7010).</p>
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