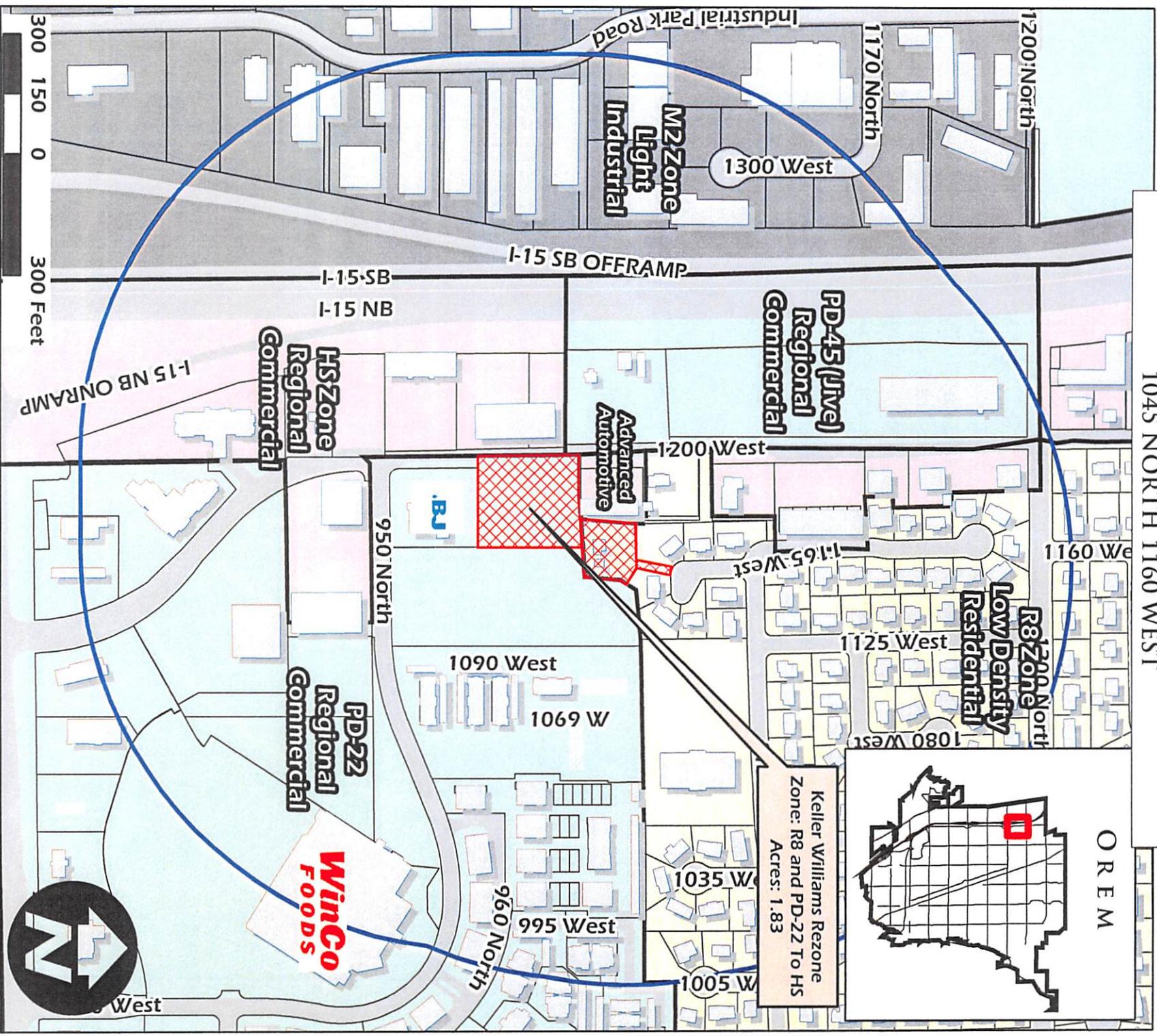


Items to be considered on February 23, 2016

1. Keller Williams Rezone – The applicant requests the city amend the General Plan by changing the land use designation on approximately 0.47 acres from Low Density Residential (LDR) to Regional Commercial (RC) and amend the zoning map of Orem City by rezoning approximately 1.83 acres of property located at 1045 North 1200 West from the PD-22 zone and R8 zone to the Highway Services (HS) zone. The applicant proposes to construct a new office building containing 21,500 square feet. The proposed site will be regraded and a retaining wall installed along the north property lines. All access to the site will be from 1200 West. We do anticipate neighborhood involvement with this request. The City Council will consider this request on March 8, 2016.

KELLER WILLIAMS REZONE

1045 NORTH 1160 WEST



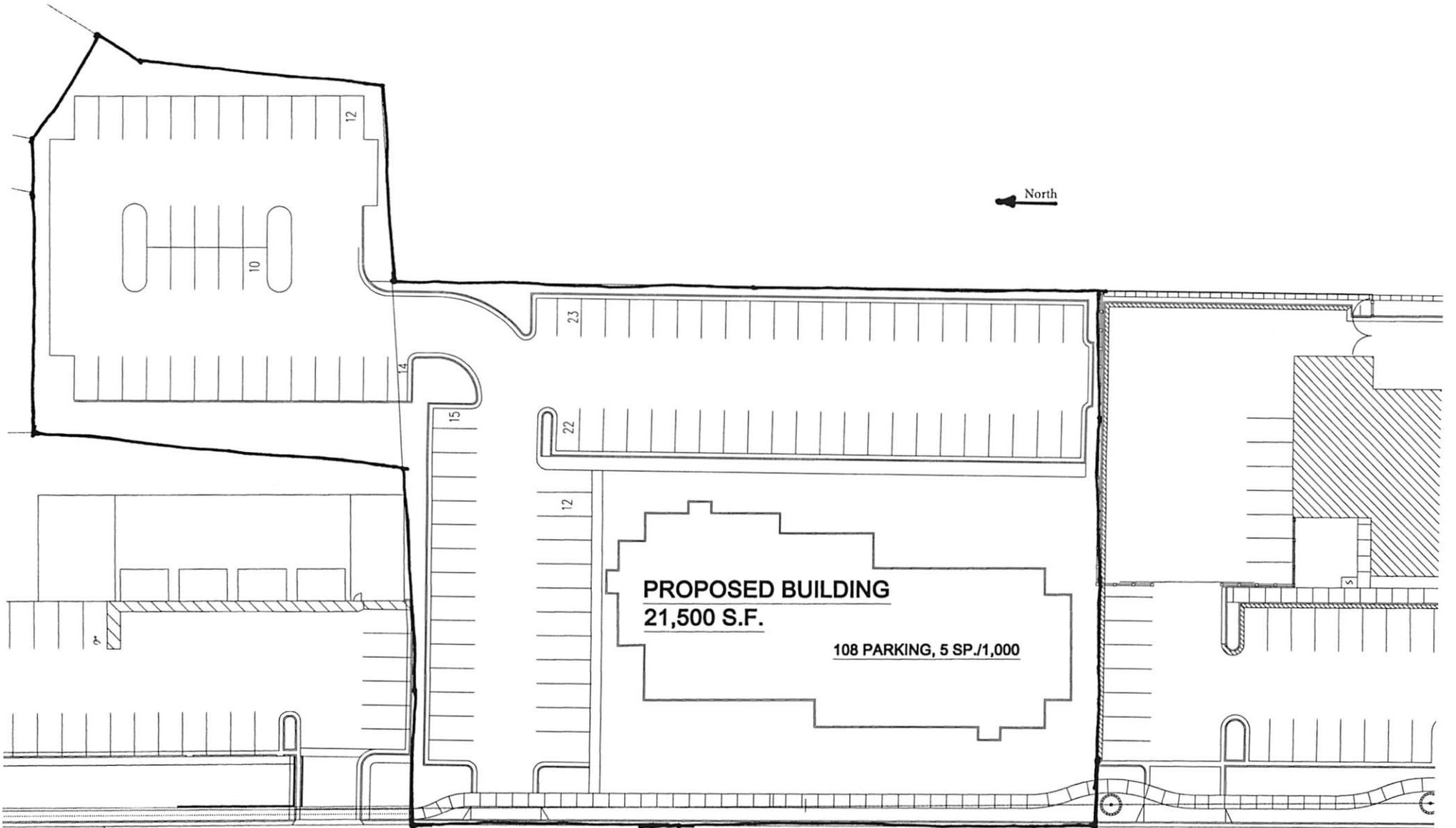
OREM

Keller Williams Rezone
Zone: R8 and PD-22 To HS
Acres: 1.83

◆ Keller Williams Rezone:
R8 and PD-22 to HS; 1.83 Acres.

NIA CONTACT:
Timpview
Neighborhood





North

PROPOSED BUILDING
21,500 S.F.

108 PARKING, 5 SP./1,000

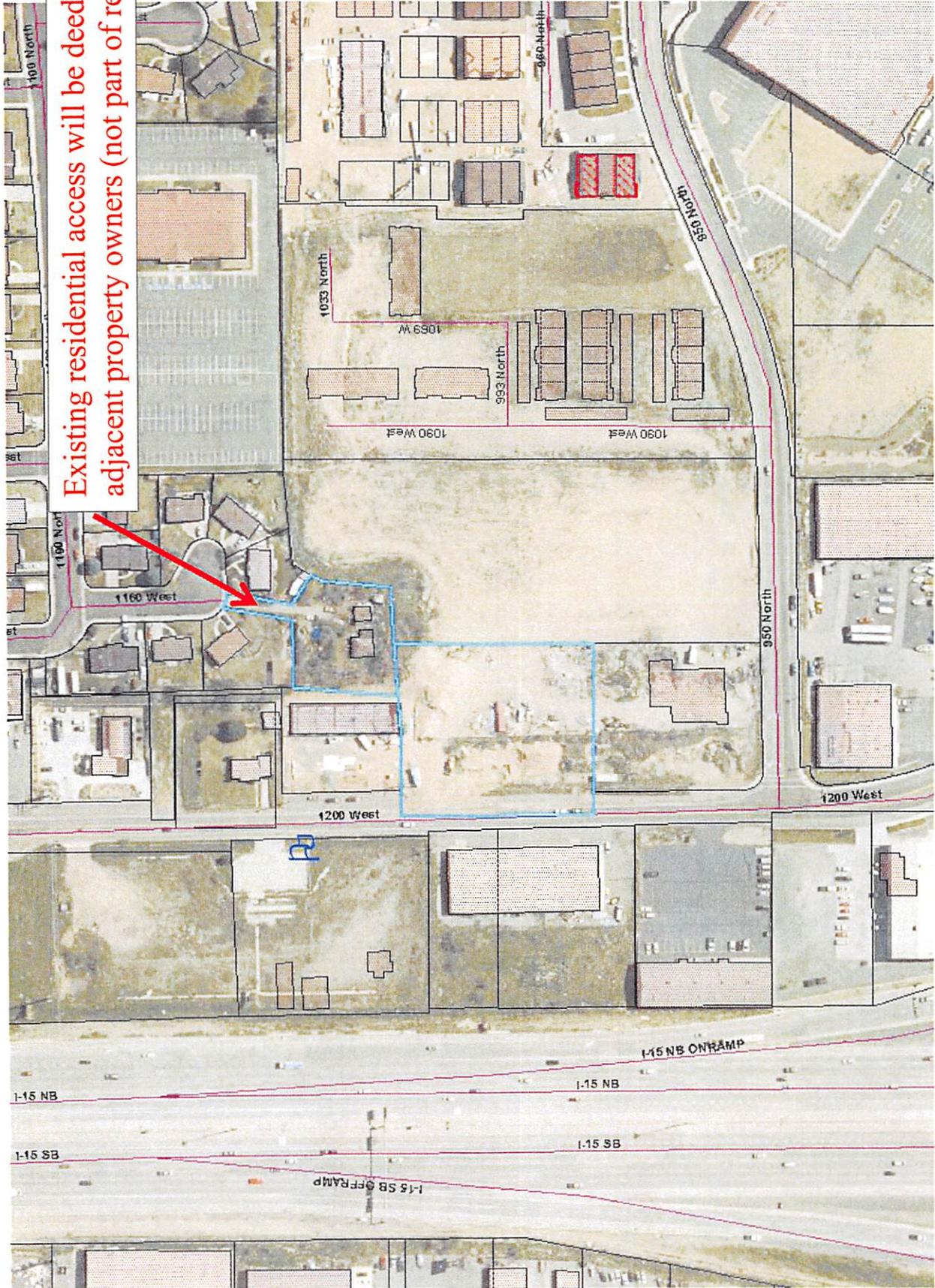
1200 West



PROPOSED OFFICE BUILDING, OREM, UTAH



Existing residential access will be deemed to adjacent property owners (not part of rezone)



Concept Grading Plan



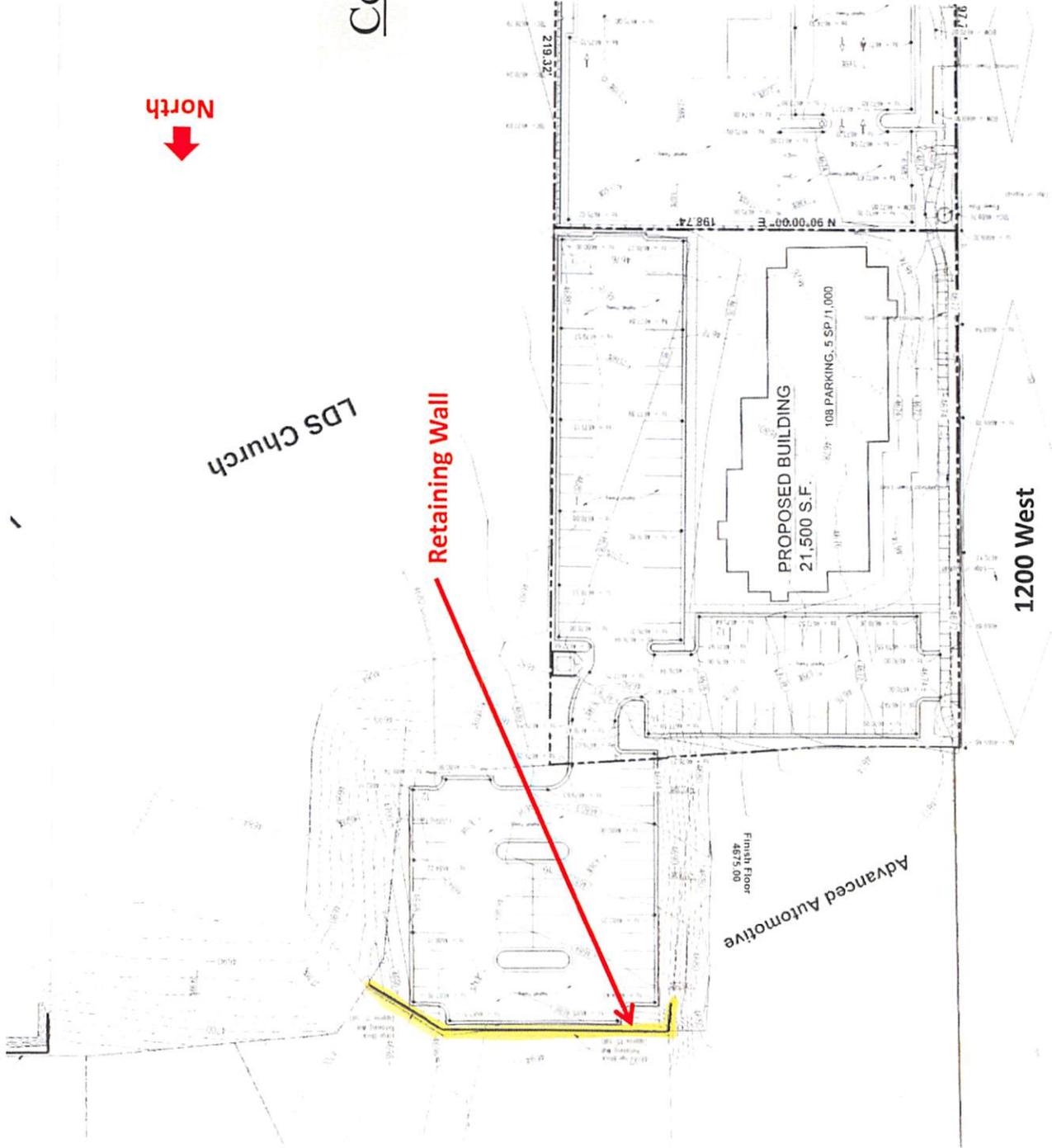
LDS Church

Retaining Wall

Advanced Automotive
Finish Floor
4875.00

PROPOSED BUILDING
21,500 S.F.
108 PARKING, 5 SP, 1,000

1200 West



My name is Bob Wright, I live at 1010 N. 700 W

As a long time resident of Orem, I have observed many yearly increases to the Utility Bill . I object to this \$1.00 per month increase in the Storm Water account.

City Management has hired two outside consulting firms to study and propose a continuing long term increase to control the rain water drainage, to a final rate of \$8.60 per month on Orem Citizens, which I believe is exorbitant and not necessary. Improvements can be made on a AS NEEDED AND PRIORITIZED BASIS , with monthly income in this account, and reserves of nearly \$650,000.

Richard Manning tole me that the City mails out 30,100 Utility Bills monthly now, and increasing as development and population grows. The monthly income in the Storm Water account at the present \$5.25 rate is \$15,802.50 per month on 30,100 present mailings, which I believe is sufficient for on going PAY AS YOU GO improvements to the system The \$1.00 per month increase proposed would only bring in another \$3,10.00

Salaries, Benefits and maintenance is covered with PROPERTY TAX
INFRASTRUCTURE

Please stop this \$1.00 per month tax increase on Orem Citizens

