



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
August 27, 2019

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

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

PRESENTATION - Utah Valley University College of Health and Public Service (60 min)

Presentation

Presenter: Jim Demary, Assistant Director - Major Gifts

PRESENTATION - Emergency Management Update (30 min)

Presentation

Presenter: Heath Stevenson, Emergency Manager

DISCUSSION - TRT and Restaurant Tax Analysis (30 min)

Presentation and discussion of analysis

Presenter: Laura Lewis and Cody Hill, LYRB

1. PREVIEW UPCOMING AGENDA ITEMS

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

2. AGENDA REVIEW

The City Council will review the items on the agenda.

3. CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

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

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: JEFF LAMBSON

6. PLEDGE OF ALLEGIANCE: DARLA LAMBSON

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1. UPCOMING EVENTS

For Review

[Upcoming Events 8-27-19.pdf](#)

8. PERSONAL APPEARANCES – 15 MINUTES

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

9. CONSENT ITEMS

9.1. APPROVAL OF MEETING MINUTES

Minutes of City Council Meeting - August 6, 2019

Minutes of Truth and Taxation Public Hearing Meeting - August 20, 2019

[08.06.2019.ccmn DRAFT.pdf](#)

[08.20.2019.ccmn TnT DRAFT.pdf](#)

9.2. APPOINTMENT TO BOARDS AND COMMISSIONS

Appointment to the Heritage Advisory Committee - David Halliday

[David Halliday.pdf](#)

9.3. MOTION - Acceptance and Certification of the 2019 City of Orem Municipal Primary Election

The City Council, acting as the Board of Canvassers, accepts and certifies the 2019 Primary Election results.

[Un-Official Results - Primary 2019.pdf](#)

9.4. RESOLUTION – Site Plan approval of Golden Corral located generally at 225 West University Parkway in the PD-5 zone.

The Planning Commission recommends the City Council, by resolution, approve the site plan of Golden Corral located generally at 225 West University Parkway in the PD-5 zone.

Presenter: Jason Bench

[Agenda-SitePlan-GoldenCorral.docx](#)

[Resolution-SitePlan-GoldenCorral.docx](#)

[Map_Golden Corral Site Plan_2019.08.pdf](#)

[Vicinity Map_Golden Corral Site Plan_2019.08.07.PDF](#)

[Site Plan Golden Corral.pdf](#)

[Elevations - Golden Corral 1.pdf](#)

[Elevations - Golden Corral 2.pdf](#)

[Elevations - Golden Corral 3.pdf](#)

[Landscape Plan 1- Golden Corral.pdf](#)

[Landscape Plan 2 - Golden Corral.pdf](#)

[DRC Application.pdf](#)

[20190730_1_MailerBack.pdf](#)

[20190730_1_MailerFront.pdf](#)

[20190730_1_Labels.docx](#)

10. SCHEDULED ITEMS

10.1. PUBLIC HEARING

Consider public input on the proposed transfer of funds from the enterprise funds to cover general fund utility costs over and above administrative and overhead costs

The City Manager recommends the City Council hold a public hearing to consider input from the residents regarding the annual proposed transfers from enterprise funds to the general fund in the FY 2019-2020 budget

Presenter: Brandon Nelson

[Enterprise Fund Transfer Notice of Public Hearing FY 20.docx](#)

10.2. PUBLIC HEARING

RESOLUTION - Adopting the Certified Tax Rate

ORDINANCE - Adopting Budget for Fiscal Year 2019-2020

Following the public hearing: (1) by resolution approve the proposed property tax increase, and (2) by ordinance approve and adopt the budget for Fiscal Year 2019-2020, adopting compensation programs, adopt fees and charges, set the property tax rate, franchise tax, municipal energy sales and use tax, telecommunications license tax, transient room tax and E-911 fee rates.

Presenter: Brandon Nelson

[RES.Tax Increase.docx](#)

[ORD. Budet.docx](#)

[Public Hearing Notice Final Budget FY 20.docx](#)

10.3. PUBLIC HEARING

ORDINANCE - Enacting Article 2-37 of the Orem City Code pertaining to the creation of an Orem Arts District Review Board.

The Planning Commission recommends the City Council, by ordinance, enact Article 2-37 Orem Arts District Review Board. Staff supports the Planning Commission recommendation.

Presenter: Jason Bench

[Agenda-ArtsDistrictReviewBoard.docx](#)

[Resolution-ArtsDistrictReviewBoard.docx](#)

[Ordinance-ArtsDistrictReviewBoard.docx](#)

[DRC Application.pdf](#)

10.4. PUBLIC HEARING

ORDINANCE - Amending Sections 22-8-8(B)(7) & 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor site plan amendments along State Street.

The Planning Commission recommends the City Council, by ordinance, amend Sections 22-8-8(B)(7) & 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor site plan amendments along State Street. Staff supports the Planning Commission recommendation.

Presenter: Jason Bench

[Agenda-SitePlanMinorAmendments-Awnings.docx](#)
[Resolution-SitePlanMinorAmendments-Canopies.docx](#)
[Ordinance-SitePlanMinorAmendments.docx](#)
[DRC Application.pdf](#)

10.5. PUBLIC HEARING

ORDINANCE - Zoning Text Amendment for 22-11-35(L)(12)(b), amending fence height in the PD-22 zone.

The applicant is seeking to change the fence height for public or private streets in the PD-22 zone from 4 feet to 6 feet. They are seeking to locate a daycare center on the site, and this would allow them to build a taller fence for the center's play and open areas. The fence will also need to meet clear vision requirements.

The Planning Commission recommends the City Council, by resolution, amend 22-11-35(L)(12)(b) for fence heights in the PD-22 zone. Staff supports the Planning Commission recommendation.

Presenter: Jason Bench

[Agenda-PD22-FenceHeight.docx](#)
[Resolution-PD22-FenceHeights.docx](#)
[ZOA 22-11-35\(L\)\(12\)\(b\).docx](#)
[DRC Application.pdf](#)

10.6. PUBLIC HEARING

ORDINANCE - Amendment Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, Orem City Code pertaining to DRC Application expirations.

The Planning Commission recommends the City Council, by ordinance, amend Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, Orem City Code pertaining to DRC application expirations. Staff supports the Planning Commission recommendation.

Presenter: Jason Bench

[Agenda-DRCApplication-Expiration.docx](#)
[Ordinance-DRCApplication-Expiration.docx](#)
[DRC Application.pdf](#)
[Resolution-DRCApplications-Expiration.docx](#)

11. COMMUNICATION ITEMS

12. CITY MANAGER INFORMATION ITEMS

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

13. ADJOURN TO A MEETING OF THE REDEVELOPMENT AGENCY

OREM REDEVELOPMENT AGENCY - CITY COUNCIL CHAMBERS

14. RDA CONSENT ITEMS

14.1. APPROVAL OF RDA MEETING MINUTES

Minutes of Redevelopment Agency Meeting - May 28, 2019
[05.28.19-RDAmin_DRAFT.pdf](#)

15. RDA SCHEDULED ITEMS

15.1. MOTION - Authorizing the Chairman of the Redevelopment Agency (RDA) to approve and execute a participation agreement with Canyon Park Tech Center

The Orem RDA will enter into a participation agreement with Canyon Park Tech Center to provide \$250,000 in financial assistance in the form of a tax increment financing (TIF) post performance incentive. The funds provide financial assistance for the cost of updating street lighting throughout Canyon Park and along 1600 N, 800 E, and 1200 N in Orem. The agreement formalizes the ongoing maintenance and financial support for the streetlights on Orem streets surrounding the park to be covered by Park owners.

Presenter: Kathi Beckett

16. ADJOURN

<p>THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting. (Voice 801-229-7000)</p> <p>This agenda is also available on the City's webpage at orem.org</p>
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UPCOMING EVENTS

DATE	BUSINESS AND LOCATION	TYPE	
Sept. 4	Golden Corral.....	Ground Breaking	1pm
Sept. 11-13	ULCT..... Sheraton Hotel, SLC	2019 Annual Conference	
Sept. 19	Sharon Park Neighborhood Sharon Park	Police Picnic	5:30pm
Sept. 19	City of Orem..... Lakeridge Jr. High	Neighborhood Plan Meeting	6pm
Sept. 26	City of Orem..... City Council Chambers	Geneva Road Plan	6:30pm
Sept. 30	City of Orem/Orem Community Hospital Orem Community Hospital	Orem Harvest & Preparedness Fair	4pm

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
August 6, 2019

3:00 P.M. OREM FITNESS CENTER GROUND BREAKING CEREMONY

The Mayor, City Council, and staff attended a ground breaking ceremony at the new Orem Family Fitness Center (580 W 165 S).

4:30 P.M. WORK SESSION – CITY COUNCIL CONFERENCE ROOM

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner
APPOINTED STAFF	Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Division Manager; Karl Hirst, Recreation Director Ryan Clark, Development Services Director; Jason Bench, Planning Division Manager; Emily Guffin, Long Range Planner; Neal Winterton, Water Resource Division Manager and Jackie Lambert, Deputy City Recorder

DISCUSSION – Moderate Income Housing Update

Mr. Bench provided an update regarding Moderate Income Housing in Orem. He said the generally accepted rule was that housing was only considered “affordable” if the cost of housing, including all utilities, was no more than 30% of the household’s gross income. There was discussion about the upcoming 2020 Census, and how that would affect affordable housing in the area. Mr. Bench shared an example of a project in Park City, Utah, explaining that affordable housing did not always mean large, multi-family complexes. It could also be medium-density townhomes, small duplexes and triplexes, accessory apartments, or even single family homes on smaller lots.

The Council discussed the concerns residents had with affordable housing projects, including the idea that those projects would lower the value of existing homes. Mr. Bench said he did not believe that was actually the case. Mr. Bench continued, saying that affordable housing options led to a stronger local economy. Families that paid less for housing had more disposable income for things like paying bills, buying groceries and other necessities, shopping, eating at local

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1 restaurants, and more. He shared median household incomes established by HUD, and discussed
2 the common impediments to affordable housing, including:

- 3 • Lack of funding
- 4 • Land costs and availability
- 5 • Current zoning
- 6 • Neighborhood resistance (NIMBY-ism)
- 7 • Belief that low-income housing is a detriment to economic development

8
9 Mr. Bench said the number of new housing units did not meet the number of new households.
10 This has caused housing costs to increase due to high demand and lack of supply. He reviewed
11 the things Orem had done to promote housing affordability, including student housing
12 developments, multi-family developments, accessory apartments, senior overlay zones, mixed-
13 use districts on State Street, and more. There was concern about changing the requirements for
14 lot sizes in existing residential zones. Mr. Bench said they were not suggesting a sweeping
15 change, but rather a more individual case-by-case examination of what would fit in a given area.
16

17 Mr. Bench said Orem had a Biennial Plan that examined the current challenges in the housing
18 market and explored options available to provide a reasonable opportunity for a variety of
19 housing, including moderate income housing. He said that Utah law now mandated cities to
20 implement three or more moderate-income strategies to ensure adequate housing opportunities
21 for people of various incomes. Orem already utilized five of the proposed tools, but it was an
22 ongoing annual requirement. Recommendations included:

- 23 • Update and adopt Orem Moderate Income Housing Plan
- 24 • Host an affordable housing charette
- 25 • Consider inclusionary zoning
- 26 • Partner with other public and private agencies
- 27 • Fast track affordable housing projects
- 28 • Reduce lot size and housing unit size minimums
- 29 • Explore a community land trust
- 30 • Focus on the missing middle housing
- 31 • Reinvest in Orem's older neighborhoods

32
33 Mr. Lentz recalled a discussion with Bill Hultstrom with United Way of Utah County in which
34 Mr. Hultstrom shared the idea that building a stronger, safer community with people from all
35 different backgrounds happened when neighbors knew one another and believed they could work
36 together to achieve their goals. There was continued discussion regarding accessory apartments,
37 affordable housing near transit projects like in Provo, smaller lots for more affordable square
38 footage, and rental licensing and short term rentals.
39

40 Mr. Bench said this would not be something solved overnight, but he appreciated direction from
41 the Council about options to explore and consider for long-term solutions.
42

43 Preview Upcoming Agenda Items

44
45

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1 The City Council briefly reviewed items that would be coming before the Council in future
2 meetings. Mr. Bench shared a number of planning items that would be considered at the August
3 27, 2019 meeting. The Council discussed the upcoming items and related issues of concern.
4

5 6 City Council Reports (Boards and Commissions, New Business, Etc.) 7

8 Mr. Spencer gave a report on his assignments as a City Council liaison to the Beautification
9 Advisory Commission (BAC) and the Recreation Advisory Commission (RAC). He said the
10 BAC had presented 25 beautification awards so far this year, and as well as creating a parade
11 float entry for Summerfest. They were currently working with the Communications staff to
12 include an article in the upcoming newsletter regarding ways to help bees, rules for garage sales,
13 and water conservation. Mr. Spencer asked Mr. Hirst to share additional information about the
14 role the RAC played in the supporting the Family Fitness Center project and what was proposed
15 to keep recreation services during construction.
16

17 Mr. Hirst said many of the recreation classes and some of the equipment had been relocated at
18 the Senior Friendship Center. People that had been hesitant about the facility were pleasantly
19 surprised with how large the facility was and how well it would accommodate Fitness Center
20 patrons. He added that they were extending the season for the Scera Pools; it had been an
21 exceptionally hot summer and the pools had been busy. They hoped to be open through
22 September and into October. Lap swimming would still be available in the mornings as long as
23 they were able to stay open. At Mr. Spencer's request, Mr. Downs provided updates regarding
24 the Futsal courts to be built at Geneva Park and needed maintenance at the All-Together
25 Playground at the City Center Park.
26

27 Mr. Lentz asked for a few moments to discuss the investigation that was recently made public
28 into Mayor Brunst's misuse of retirement funds from the City. He had hoped to discuss them
29 further in a closed session, but as that would not be happening after the evening meeting he
30 wanted to get clarification from City Attorney Greg Stephens.
31

32 Mayor Brunst stated that issues discussed in a closed session should not be discussed in an open
33 meeting, and that the investigation in question was ongoing. Information should not be shared
34 until the investigation was complete.
35

36 Mr. Lentz directed questions to Mr. Stephens regarding the ongoing investigation. Mr. Stephens
37 said it would not be appropriate to discuss the scope or substance of the investigation, but said
38 that the issue had been forwarded to the Utah County Sheriff's Office for review at the request of
39 the City Council. He said that the investigation was ongoing, and therefore much of the
40 information pertaining to the investigation was currently confidential.
41

42 Mr. Macdonald thanked Mr. Sumner for his service as the current Mayor Pro Tem, and echoed
43 his comments that the focus should be on the good things happening in Orem. Mr. Macdonald
44 said the investigation was being handled and would take its normal course. He hoped they, as a
45 Council, could move forward without conflict and focus on the good things happening.
46

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1 Lastly, Chief Giles shared information about the National “Night Out Against Crime” Event
2 taking place that evening from 6:00 p.m. to 8:30 p.m. Mayor Brunst said the Council planned to
3 attend the event after the conclusion of the regular meeting.
4

5 6 Agenda Review 7

8 The City Council and staff reviewed items on the agenda.
9

10 11 **6:00 P.M. REGULAR SESSION – COUNCIL CHAMBERS** 12

13 CONDUCTING Mayor Richard F. Brunst
14

15 ELECTED OFFICIALS Debby Lauret, Sam Lentz, Tom Macdonald, Mark
16 Seastrand, David Spencer, and Brent Sumner
17

18 APPOINTED STAFF Brenn Bybee, Assistant City Manager; Steven Downs,
19 Deputy City Manager; Greg Stephens, City Attorney; Karl
20 Hirst, Recreation Director; Gary Giles, Police Chief; Bret
21 Larsen, Fire Marshall; Richard Manning, Administrative
22 Services Director; Charlene Crozier, Library Director;
23 Chris Tschirki, Public Works Director; Ryan Clark,
24 Development Services Director; Pete Wolfley,
25 Communications Specialist; and Jackie Lambert, Deputy
26 City Recorder
27

28 **INVOCATION /**
29 **INSPIRATIONAL THOUGHT** Martin Wright
30 **PLEDGE OF ALLEGIANCE** David Halliday
31

32 33 **MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL** 34

35 UPCOMING EVENTS 36

37 Mayor Brunst reviewed the upcoming events, as listed in the agenda packet.
38

39 40 **PERSONAL APPEARANCES** 41

42 Time was allotted for the public to express their ideas, concerns, and comments on items not
43 scheduled as public hearings on the agenda. Those wishing to speak should have signed in prior
44 to the meeting, and comments were limited to three minutes or less.
45

46 Lisa Wilkey said she was concerned about the high turnover of experience first responders in
47 Orem. She felt Orem was losing experience at an alarming rate, and that experience was needed
48 to mentor newer first responders. Ms. Wilkey said there was enough stress on first responders

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1 without being forced to learn on the fly. She said that people did not understand how physically
2 or emotionally demanding the job was, and how it was made even more difficult because they
3 often had to supplement their wages by taking on additional work. She urged the City Council to
4 compensate first responders what they deserved.

5
6 Eric Wilkey too addressed concerns about first responders in Orem. He had compared
7 compensation rates with other cities and felt Orem paid far below what they were offering. He
8 felt the mindset in Orem was that fire, dispatch, and police were expendable positions, and
9 therefore were underpaid and unappreciated. Mr. Wilkey felt the City was putting time and
10 money into capital projects and upgrades, but they were unnecessary while critical public safety
11 departments were severely understaffed.

12
13 Phil Murphy said he appreciated employees and spouses for attending and showing support,
14 despite him hearing that they were warned not to attend. He said that six more public safety
15 officers had left for surrounding cities or the private sector since he appeared at the City Council
16 meeting in May, and the reason those employees left was for better compensation. Mr. Murphy
17 said that as the “retail hub” of the county, Orem had significant tax revenue. He said the City
18 should use that revenue to pay fire, police, and dispatch more, and to give Chief Giles the
19 resources and authority to effectively lead his department.

20
21 Miriam Murphy echoed the other’s sentiments, and said she was especially grateful for the
22 training and mentorship her husband Phil Murphy had while he was a police officer. If not for
23 that training with experienced officers, he may not have survived being shot in the line of duty.
24 She spoke about the sacrifice of not just the officers but of their families as well, and felt they
25 were woefully undercompensated for all that they gave to the community. Ms. Murphy said they
26 needed to take steps now to address these issues or they would soon be facing a public safety
27 crisis.

28
29 Dru Christiansen said she loved Orem and wanted to keep her home beautiful and safe. She was
30 alarmed to hear about first responders that were not being paid enough to live on, with some
31 qualifying for food stamps and living under the poverty line. She said these jobs were
32 psychologically taxing, and having no mentorship and being underpaid exacerbated those issues.
33 These families should not have to worry where their next meal was coming from, as that put
34 huge strain on their performance. Ms. Christiansen urged the City to make first responders a
35 priority.

36
37 Emily Vance said she was the spouse of an Orem police officer, and she agreed with the
38 comments made thus far. She relayed the story of the ancient Battle of Thermopylae and the 300
39 Spartan soldiers that fought so valiantly. They had not lost their lives but had given their lives for
40 the sake of those they were fighting to protect. She said the police badge was a sacred shield
41 worn by officers who put their lives on the line every day to protect the people. Ms. Vance said
42 police, fire, and dispatch were tired of the lip service and empty promises from the City Council
43 and the City Administration. She said they deserved better.

44
45 David Halliday said he was not related to first responders but had the chance to get to know
46 many as a City Council candidate. He found the turnover rate alarming, and said he could not
47 believe dispatchers were paid less than some telemarketers. He said when people’s lives were on
48 the line, they needed well trained and well compensated first responders. Mr. Halliday said he

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1 was in favor of the City's proposed property tax increase to hire four new police officers, and he
2 hoped the City could find solutions to this problem.

3 4 5 **CONSENT ITEMS**

- 6
- 7 • Approval of July 16, 2019 City Council Meeting Minutes
- 8 • MOTION – Hold a Special City Council Meeting on August 20, 2019, to hold a
9 Truth in Taxation Public Hearing
- 10 • RESOLUTION – Supporting the Utah County Good Governance Advisory Board's
11 recommendations to place a change of form of government question on the
12 November 2019 Ballot
- 13

14 **Mr. Macdonald moved** to approve the Consent Agenda as listed. **Mr. Seastrand seconded** the
15 motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark
16 Seastrand, David Spencer, and Brent Sumner. The motion **passed**.

17 18 19 **CITY MANAGER INFORMATION ITEMS**

20
21 Mayor Brunst said that he and the Council greatly appreciated the fire, police, and dispatch
22 employees of the City. They had met in regards to compensation issues, and wanted to correct
23 the issue.

24
25 Mr. Bybee said he could assert that the Mayor, Council, and City Manager Jamie Davidson cared
26 deeply about this, and they were looking at many ways to address the issue. They would need a
27 multi-pronged and multi-year approach to address additional career ladder phases, bonuses,
28 increased sick leave and vacation, etc. He said this was not just a pay issue but a work load issue,
29 and said they were hoping to hire additional public safety personnel with the proposed tax
30 increase. Mr. Bybee said this was not an Orem-specific issue, but was happening in communities
31 state and nationwide. He said it should be clear that the City Council and City Administration
32 truly cared, and wanted to be part of the solution.

33
34 Mrs. Lauret asked that dispatch be considered in their assessments; Mr. Bybee said they would
35 do so. Mr. Lentz asked Chief Giles about the number of current police officers; Chief Giles said
36 approximately 93 officers currently, and hoped to get to 97 with the tax increase. The general
37 rule was to have one officer per 1,000 residents. Mr. Bybee added that Orem had a higher
38 daytime population and calls for service was more telling than the ratio of officers per resident.
39 Mr. Spencer asked how many positions were currently vacant. Chief Giles said he could no
40 longer keep track, and spoke of the difficulty in recruiting officers either from the police
41 academy or attracting lateral applicants. He mentioned recent mass shootings in Dayton, Ohio
42 and El Paso, Texas where police response time was critical. He said a ratio of one officer per
43 1,000 residents was a good start, but was not the ultimate solution.

44
45 There was continued discussion with the Council and staff regarding:

- 46 • Ways to attract lateral applicants for police and fire;
- 47 • Regional competition for public safety officers and keeping Orem competitive;

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- 1 • Orem’s fire service for Vineyard and ways to balance crews at fire stations; and
- 2 • Assistance for fire and police officers that had experienced trauma on the job.

3
4 Mr. Seastrand asked Chief Giles if there had been progress in recent years, particularly in regards
5 to vehicles and equipment. Chief Giles said in those regards things were excellent. Chief Giles
6 said he could not speak to the fire department, but he talked about committees and programs
7 within the police department in place to help with the stress of the job. They were trying many
8 things to assist with the financial, physical, and mental health of the officers. He hoped to have
9 the resources he needed to empower his officers.

10
11
12 **ADJOURN**

13
14 **Mr. Spencer moved** to adjourn the meeting. **Mrs. Lauret seconded** the motion. Those voting
15 aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David
16 Spencer, and Brent Sumner. The motion **passed**.

17
18 The meeting adjourned at 6:56 p.m.

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CITY OF OREM
SPECIAL CITY COUNCIL MEETING
56 North State Street Orem, Utah
August 20, 2019

6:00 P.M. SPECIAL SESSION – COUNCIL CHAMBERS

CONDUCTING Mayor Richard F. Brunst

ELECTED OFFICIALS Debby Lauret, Sam Lentz,
Mark Seastrand, David Spencer, and Brent Sumner

APPOINTED STAFF Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Division Manager; Karl Hirst, Recreation Director Ryan Clark, Development Services Director; Richard Manning, Administrative Services Director; Pete Wolfley, Communications Specialist and JoD'Ann Bates, City Recorder

EXCUSED Tom Macdonald

CALL TO ORDER

INVOCATION /
INSPIRATIONAL THOUGHT Debby Lauret
PLEDGE OF ALLEGIANCE Ryan Clark

SCHEDULED ITEMS

PUBLIC HEARNG
Truth and Taxation

Mr. Nelson stated when the City Council adopted the Fiscal Year 2019-2020 Tentative budget the Council expressed the desire to consider a property tax increase for the sole purpose of hiring four additional police officers. When a municipality considers a property tax increase a process known as "Truth in Taxation" is followed. The County sets a time and date for a public hearing that will not conflict with a property tax public hearing for any other entity. Mr. Nelson reviewed past and present property taxes and rates related to property taxes. He continued to review the history of the number of officers and total calls for service.

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1 Mr. Monson of Y2 Analytics stated a survey was conducted with a panel of Orem City residents
2 and they received just fewer than 4,000 responses to this survey. The question was written to be
3 as impartial as possible regarding a tax increase. He reviewed the questions on the survey
4 regarding the increase of property taxes and stated there was an overall response of support to all
5 options that were proposed. He continued to review the responses both for and against and
6 comments that were made. He concluded by stating the survey showed Orem residents were
7 happy with the proposal and supported the increase even more when knowing the funds would
8 be applied specifically to the police department.

9
10 Mr. Nelson continued to explain how the property tax increase compares to other cities and the
11 overall impact on the average home in Orem. He concluded to state the City will hold a final
12 budget hearing and approval on August 27, 2019.

13
14 Mr. Lentz asked for clarification on the number of increased calls of service in 2018. Chief
15 Giles responded he does not know the exact reason for the jump in calls. He suggested that in
16 2017 the department was trying to be more pro-active in trying to cut down on crime so there
17 was a dip in calls. In 2018 there were several factors that went into play, one being they did not
18 have a full Neighborhood Preservation Unit (NPU). They have since gained a full NPU and
19 changed the way they have started calls.

20
21 Mr. Sumner inquired as to when the 311 line became effective. Mr. Davidson stated it was in
22 place in August of 2018. Chief Giles indicated the police had in the past dealt with the calls that
23 is now being rerouted through the City 311 line but feels it didn't take away from the calls the
24 police were responding to, he feels they are still responding to the same amount of calls. Mr.
25 Davidson indicated there are about 70 thousand calls received by the 311 system since inception.

26
27 Mayor Brunst opened the public hearing at 6:25 p.m.

28
29 Judith Williamson stated she has lived in the community for 55 years and is a retired nurse. She
30 is aware of the need for experienced staff. She lives in the community and has been made aware
31 of the fact that many of the Orem fire fighters have gone or are considering going to other
32 communities and they city now has staff coming in with no experience. The city needs
33 experienced staff.

34
35 Guy Gastman stated he retired from the Orem City Police Department 4 years ago after 37 years
36 of service and is in favor of the tax increase. He has seen the departments both police and fire on
37 a downward spiral. When he was hired he was 1 of 200 applicants for his position and now you
38 can't get applicants to come to Orem. It took him 9 years to test for Sargent and now it only
39 takes about 11/2 years for advancement. Not only are officers leaving, they are losing
40 experience. Orem is getting less experienced employees both in police and fire services.

41
42 Spencer Rands resident of Orem stated he is against the property tax but in favor of giving more
43 funds to fire and police. He feels there has been some mis-prioritization of funds over the years.
44 Overall Police and Fire rank 5th and 6th in receiving funds from the 2019/2020 budget. He
45 continued to review language from the budget regarding the 4 proposed officers and stated he
46 feels they need to reprioritize the city funds and not do a tax increase. (Spencer provided a
47 handout to the Council)

DRAFT

1 Melissa Wilson moved to Orem 18 years ago from Chicago and has 6 young children. She stated
2 she was in favor of the tax increase but is interested to see what else can be done with the budget.
3 She loves the safety Orem provides but she fears this is all about to change. The city has already
4 seen a mass exodus of first responders and she sees this as detrimental. The departments are
5 understaffed and the first responders are overworked. They are the ones working hardest to keep
6 the residents safe and unless the pay raises are matched the new hires will also leave Orem and
7 the cycle will start over again. First responders are heavily involved with the community and
8 their commitment to our city should be, in turn, returned with higher wages, better hours and
9 continued benefits. Keeping the city safe isn't just about first responders; it's about having
10 excellent first responders.

11
12 Dave Young an Orem resident is against the tax increase. Every tax increase is just a pathway
13 that never ends because there is never enough money. He voiced his concern that there was not
14 any notice for this meeting. He indicated his property tax has increased over the years and the
15 mill rates shouldn't change. It is a management and budgeting issue and feels some employees
16 are getting paid more than necessary. He reviewed some of the current budget items. He feels
17 the city needs to work with the resources they have.

18
19 Phil Murphy stated he appreciated and respects the City Council and City Managements
20 willingness to listen to resident's opinions. The city has grown dramatically since he started
21 with the police department. Orem is known for being very service orientated and he is alarmed
22 that they are only talking about 4 new officers. They are not talking about additional fire staff,
23 and dispatchers, they need more in every one of those areas. He is glad to see the city is finally
24 making a tax increase for the purpose of police officers. He feels the amount of officers has not
25 changed, they have added resource officers and other positions but the number of responding
26 officers is still the same. The core element of patrol officers has not changed and that is
27 alarming. They need to also look at other budget opportunities because Orem Police Department
28 needs a lot more.

29
30 David Busath indicated he is opposed to the tax increase but is in favor of more resources going
31 to police and fire officers. He inquired if the tax increase can be tied exclusively for a purpose
32 and restricted for that use, and if not it would be a ruse and that annoys him. He feels there is
33 enough income from high rises apartment that have been built to provide the extra infrastructure
34 needed, if not he feels there should be more impact fees paid by them since they are the main
35 source of the need for more police officers.

36
37 Mark Tippetts stated he is opposed to the tax increase, but not opposed to finding ways to help
38 the police department. He would like to see this problem get addresses thoroughly and
39 completely. He believes that 4 additional police officers are just a bandage for what Orem really
40 needs. He has discovered that high density housing apartment complexes are assessed at the
41 same rate as a regular residential home. That tax rate is controlled by the state and he feels as a
42 city and as residents they need to get ahold of the state and tell them that high density housing
43 needs to be assessed as a business tax. He feels that would double the amount normally received
44 from those entities. He stated they need to come together as a city and find ways to assess this
45 problem. The safety of the residents is the number one concern and when the city does its
46 budget they need to find the funds to ensure that safety. He feels they are holding the police
47 hostage for a tax increase.

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1 Emily Vance is against the tax increase due to it is only being allocated for the Police
2 Department when there are other departments that also need funds. Even with the additional 4
3 officers, they continue to be behind in the number of officers and firefighters compared to the
4 amount of those that are leaving, there is nothing keeping them here. Her husband is a police
5 officer for the City of Orem and there have been times when there are only 4-5 officers on patrol
6 at one time to cover the entire city. She feels this is a liability to the city and the officers.

7
8 Lisa Wilkey stated her son worked for Orem for 11 years and is now going elsewhere. She
9 stated the firefighters were told they could not come and voice their concerns while they are on
10 duty. She feels they are being bullied.

11
12 Barbara Petty has lived in Orem for 25 years and has watched the quality of life go downhill
13 because of improper representation. She stated she lives on a fixed income, have increasing
14 medical bills which comes with age and she speaks for a lot of her friends in the same situation.
15 She is Vice Chairman of her Legislative District and when she hears talk of a survey that
16 indicates Orem residents are happy she feels it is a false survey. She stated the public was not
17 notified of this meeting and it is the cities responsibility to notify its residents of a Truth and
18 Taxation hearing. She feels this is a mismanagement of funds and she feels the City has let the
19 Police and Fire Departments go underfunded, they are more important to the residents than the
20 City Council. She concluded, the tax increase is a sloppy way of managing government, and
21 they should be readjusting the way the city spends their money.

22
23 Martin Wright stated that sometimes you have to pay for what you get; everything in life is not
24 free. Having great parks, good roads, fire and police is not free. He stated he feels they pay
25 nothing for what they have in the City of Orem in comparison to other cities in and outside Utah.
26 They are down more that the four they are working to get, and there is no way the city is able to
27 replace all the positions at one time. He feels there are funds the city can use to try and keep the
28 current employees and feels there is nothing wrong with a tax increase as long as it is used
29 correctly. They need to look for a solution and not just blame others.

30
31 James Vance stated he came to Orem 14 years ago and it was the place to be for most officers, in
32 all of Utah County it was the desired end location for their career. Now he has people all the
33 time telling him he should leave but he is staying because he loves the city. It's time to fix the
34 mess ups that have happened since the recession. The city needs to increase or reallocate the
35 funds because they don't feel the cities support anymore. His crew consists of 2 officers with 14
36 years; everyone else has less than 3 years or less of experience.

37
38 David Halliday a resident is in favor of the tax increase. Over the past six months he has had the
39 opportunity to talk with residents, both Chief Gurney and Chief Giles. They have overworked,
40 understaffed employees and if it takes just \$12 a year for 4-5 new officers it is completely worth
41 it. There are a lot of great ideas on how the budget can be adjusted and feels that some increases
42 should be justified and would like to see reallocation to departments that are growing.

43
44 Miriam Murphy indicated that when she heard police and fire employees were told they could
45 not attend the meeting she knew she needed to say something. She accused the City Council and
46 City Manager of threatening those officers and fire fighters and those in uniform to not attend the
47 meeting and show their support. They are here to protect the residents.

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1 Murray Low stated he is against the tax increase and feels the problem is both funds and moral
2 and has not seen a long term plan to address those two issues. He asked the Council to create a
3 plan to allocate more funds for police and fire and not the administration, and a plan to address
4 the moral issue.

5
6 Carley Skougard stated she is in favor of the tax increase. She has worked with law enforcement
7 throughout Utah County as a child protection worker and out of all the agencies in Utah County
8 there was only one she wanted her husband to work for, and that was the Orem Police
9 Department. He was able to make a lateral move from Ogden and is employed by the Orem
10 Police Department. As a resident and mother she wants officers with experience when she needs
11 them. The city needs to change, and they need to keep their officers that are tenured, and bring
12 on lateral transfers.

13
14 John Zumbrennon has lived in Orem for 28 years. He feels a change in the mill levy is not an
15 appropriate way to solve this problem. He feels if they can't make a budget work with 12-13%
16 increases, there is a real problem. He feels there needs to be a sharpening of the pencil in some
17 areas, and apply funds in areas that are needed. He opposes the mill levy change and feels prior
18 budgets have worked in the past and should be able to continue to work with better allocation.

19
20 Hugh Black stated he is neutral on the tax increase. He feels if they can pay the maximum rate
21 for officers with the increase then he is in favor. If they cannot solve the issues with the
22 increased budget it is not worth the tax increase. He also feels by increasing the pay, it will
23 improve the moral and officers will stay.

24
25 Hearing no further comments, Mayor Brunst closed the public hearing at 7:15 p.m. and brought
26 the item back to the City Council for further discussion.

27
28 Mrs. Lauret stated she appreciated the comments that were made and assured the residents the
29 Council and Administration was working on the issues and felt that the new officers will help.
30 They are always willing to look at other options that will help. She appreciates the great
31 employees the city has and wants them to always feel free to come and voice their opinions
32 without repercussions.

33
34 Mr. Seastrand thanked those in attendance and stated he appreciated their comments. He
35 indicated he wanted the residents to know that just because this meeting is for the tax increase
36 for new officers this is not the only thing that is being done in order to solve these issues. The
37 City Council and Administration have been working on wage increases for police and fire and
38 they have been re-prioritizing and rearrange the budget to enable them to address many issues.
39 There were a number of past years when there were no raises for any employee and they have
40 been working on making up for those years of no increases. As a Council they have to look at all
41 the revenue sources and all the needs of the city and find a balance. The purpose of this tax
42 increase is to add four more officers which will help to increase moral and reduce workload. The
43 process they looked at was to maximize what they could with existing funds, to increase the
44 wages, take care of the benefits, to get equipment that the employees need to effectively operate
45 in a safe and controlled manner and to do this to the best of their ability with the budget. The
46 City is also looking forward knowing they need an additional fire station and they continue to
47 discuss how they will afford the station and the fire crew to fill that new station. He continued
48 that in that process they can't ignore other areas of the city. The overall picture is what they

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1 have been looking at which includes all areas of the city and the needs of those areas. He
2 concluded he feels Orem has a great Fire Chief and Police Chief, they appreciate all the work
3 they do and all the work that those do under them. The purpose of the property tax is to increase
4 the number of officers, to help decrease the workload and he wants residents to be reassured the
5 process will continue, and they will continue to address other issues.

6
7 Mr. Lentz stated there were a few things he would like to address. He agrees with needing a
8 long term strategic plan as to where they are going and how they are to get there. This will take
9 time and they need to know how that will be accomplished. He voiced his frustration at that
10 people feel they need to point fingers and blame specific individuals instead of staying on track
11 with solving the problem at hand. It is the responsibility of the City Council to set and approve
12 the city budget and by blaming specific individual it detracts from solving the main issue. He
13 suggested they stay focused on the issues of properly compensating public safety employees and
14 find a way to hire and retain employees enough to stay proactive. The City Council needs to act
15 proactively to provide a plan where they want to be in the next 3-4 years. He inquired as to the
16 process of notification for the meeting. Mr. Davidson responded that the County Clerk is part of
17 the tentative tax notice that goes to each resident. A property owner in July received a notice
18 from the County Clerk with property tax information which included information of each
19 community within Utah County, and when a Truth and Taxation hearing would be scheduled,
20 with the date, location and time. That is one of two required notices; the second is a notice in the
21 newspaper. We have also made the information available on the city website, the state public
22 noticing website, several social media notification, and the recent city newsletter. They have
23 been consistent with state law on noticing this meeting and feels the city has gone above those
24 requirements for notification of the residents for this Truth and Taxation hearing.

25 Mr. Lentz continued to inquire as to funds left over at the end of the fiscal year. Mr. Nelson
26 responded excess funds do not stay with the departments. At the end of the fiscal year excess
27 funds are placed in the reserve fund which is regulated by state law as to the amount the city can
28 retain in that fund. Any further excess is then placed in a capital improvement fund which is
29 later used for capital projects.

30 Mr. Lentz voiced his concern regarding statements made of staff being asked not to attend the
31 meeting. Mr. Davidson responded by stating he did have a conversation with Chief Gurney
32 relative to the fire department. All the fire department employees are assigned to a specific
33 geographic area in the city for response purposes. His direction, given to Chief Gurney earlier
34 that day was consistent with whatever they do while they are on shift; they need to stay within
35 their assigned shift area. If fire fighters are at the City Center and they have a response in
36 southwest Orem, Lindon or Vineyard where they have responsibilities, it's important they stay
37 within their geographic jurisdiction to meet the needs of our residents. For those that are on duty
38 during this meeting his direction to Chief Gurney was those employees stay within their
39 designated service areas. Employees that are interested in attending and are not on duty they
40 were more than welcome to attend.

41 Mr. Lentz continued to state it is his understanding that the mill levy may change, but the tax will
42 not change. Mr. Nelson stated Mr. Lentz was correct. The tax assessment is done by the county
43 and they control that valuation.

44 Mr. Lentz asked Mr. Davidson to address some of the things they are working on to help solve
45 some of the other issues. Mr. Davidson responded they have been having this conversation
46 through the budget process and recognized their number one priority was to increase staffing and
47 increase the number of police officers. At the same time beginning last year they initiated a
48 career ladder program for the Fire and Police and Public Works Departments. Since that time

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1 the market continues to be very competitive. The feedback received by the residents and
2 employees to the Council was we need to add to the program. They have been working on the
3 career program with Chief Giles and Chief Gurney, and in the last 4 weeks and they have
4 developed a path they have agreed upon based on an employee achieving certain certifications,
5 skill sets and years of service; allowing them to advance and receive every few years a bump
6 above and beyond the standard merit increase. There is obviously a cost to this program which
7 has been costed out what they believe, would cost the city which for the next 3 fiscal years to be
8 approximately \$650 thousand dollars with approximately \$340 thousand dollars on the front end
9 of the program. The city does not have that amount in this year's budget in ongoing available
10 revenue, so they have been looking at what they can do within the existing budget to work that
11 \$340 thousand into the operating budget for this fiscal year. The next two fiscal years the plan is
12 to absorb that cost and hope they have growth in the operating budget in order to cover those
13 costs. This program is something employees would be eligible for in 3 year increments, they
14 believe they can get through the first of the bumps in the next 3 years. They have confidence
15 they can address current employees, by providing them an increase in salary in the next 3 years.
16 Mr. Lentz concluded he has had the opportunity to sit down with each department director and it
17 helped him understand the people, programs and services behind the budgets that are proposed.
18 The budget money does not come out of thin air and it requires some painful choices. Asking for
19 a property tax comes due to a need for additional police officers. They also have a need for
20 additional fire fighters and we have to understand, it comes with a cost.

21
22 Mr. Spencer stated his opinion is they need to get it right the first time. Right now he does not
23 favor the property tax increase. He feels the funds should be for fire and police, allowing the
24 chiefs to use the funds in a way they feel necessary. He questioned if it was better to have
25 someone leave or use the funds to keep the ones they have? He likes the step program and feels
26 they have done a great job in creating a solution. He inquired as to the average years of service
27 in the Police Department. Chief Giles indicated he does not have the current average but the last
28 6 officers they have hired are new out of the academy. They have a one year probationary period
29 due to the ongoing training needed. Most get through the probationary period and move onto
30 succeed. Mr. Spencer thanked those that attended and shared their comments with the Council.

31
32 Mr. Sumner thanked those residents and employees that participated in the meeting and the
33 comments that were shared. Several years ago they adopted the pay as you go type of budgeting
34 due to the fall of the economy. He stated they have been discussing this issue and is an ongoing
35 process. He feels very disappointed in those comments made that found fault but did not have
36 any solutions and encouraged residents to talk to the City Council. He feels Orem is the best
37 place to be employed and they are working on new pay structures and plans. He wanted to
38 ensure them they have not been forgotten and to be assured the City Council is working on the
39 issues. He asked Mr. Downs to explain the survey. Mr. Downs reviewed how the survey is
40 produced and the process that continues throughout the city.

41
42 Mayor Brunst thanked everyone that attended, commented and participated in the meeting. He
43 wanted to state that for any police officer and fire fighter that is not on duty he welcomes them to
44 these meetings. He stated there are several cities in Utah County and Salt Lake County that is
45 going through the same issues and possible tax increases. He has been working with the
46 Administration and Council on these issues and he supports the increase. They cannot expect to
47 have good things without having to pay for them. He is aware of those that live with a fixed
48 income, and knows with the recent increase to the Alpine School District tax increase it is a

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1 higher amount. He indicated the County does have a property tax abatement program for those
2 that are over the age of 65 and have an income under the level of \$37 thousand dollars a year that
3 can help with their property taxes. He sees several very qualified and experienced police and fire
4 employees that are leaving and the less experienced employees coming in and acknowledges
5 residents' concerns. One of the core responsibilities as a Mayor, City Council and city
6 management is the protection of our residents through our police and fire. Municipalities are
7 not the only ones in this situation, there are private companies that have to deal with the same
8 issues. It is important and it is time to move forward, work hard and prioritize their funds and to
9 get it done as soon as possible.

10 Mayor Brunst concluded by making the announcement that the 2019/2020 fiscal year budget and
11 the proposed new tax rate will be on the agenda for approval at the City Council meeting, August
12 27, 2019.

13 14 15 **ADJOURN**

16
17 **Mr. Spencer moved** to adjourn the meeting. **Mr. Lentz seconded** the motion. Those voting
18 aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Mark Seastrand, David Spencer, and Brent
19 Sumner. The motion **passed**.

20
21 The meeting adjourned at 8:01 p.m.



Board, Commission & Committee Application

City of Orem

Submitted On:
December 20th, 2018 @ 11:31pm

Personal Information

Full Name	David Halliday
Full Address	[REDACTED] Orem UT 84058
Phone Number	[REDACTED]
Email	[REDACTED]

Boards & Commissions

What board or commission are you applying for?	Natural Resources Stewardship Committee
If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?	Yes

Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.

I would like to apply to a volunteer commission for the following reasons:

- 1) My education in civil and environmental engineering, as well as the accompanying acquired skills in problem-solving, should prove useful to the related committees
- 2) I have a newfound passion for local government and politics; I would like to volunteer my time for local efforts to see if I'm interested in further devoting my time and resources.
- 3) I am most interested in smart, sustainable design for our city; I would like to see what efforts can be made to preserve our city's inherent natural beauty and reduce pollution.

I would be interested in joining any of the committees listed below. I will leave it to the reader of this application to decide where my passions and talents would best serve the city.

Beautification Commission
Board of Adjustment
Board of Building and Fire Code Appeals
Community Development Block Grant Advisory Commission
Planning Commission
Public Works Commission
Transportation Advisory Commission (TAC)

I also have a hobby interest in event planning. For 4 years, I led and fulfilled many responsibilities for a local non-profit convention including public relations, budgeting, volunteer coordination, event programming, customer fulfillment, and more. As such, I might be interested in joining any city event effort, such as the Summerfest Committee.

Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.

My resume is a pretty self-explanatory guide to my skills and experience. In summary, I am interested in getting involved in government at the local level, and I have experience in civil engineering, problem solving, and event/volunteer management.

Please upload your resume.

<https://seam.ly/pDXZrG0D>

Signature Data

First Name: David
Last Name: Halliday
Email Address: [REDACTED]



Signed at: 12/20/2018 11:30PM



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Jody Bates

Submitting Department: City Manager' s Office

Item Type: Action Item

Agenda Section:

Subject:

MOTION - Acceptance and Certification of the 2019 City of Orem Municipal Primary Election

Suggested Action:

The City Council, acting as the Board of Canvassers, accepts and certifies the 2019 Primary Election results.

Presenter:

Background:

The City of Orem Primary Election was held, Tuesday, August 13, 2019. With 3 City Council seat available. The City contracted with the Utah County Elections office to conduct the election all Vote by Mail.

The County Election office worked hard the night of the election to process everything they could. All ballots dropped off Election Day were processed and counted election night. They provided us with initial election results at approx. 8:00 pm and another update at approx. 11:00 pm.

On Thursday, August 14, 2019 at approx. 3:00 pm the County Election office updated the election results and relayed to the City, Orem had 179 outstanding ballots to be tabulated. Most of those are signature issues such as unsigned or does not match so it is likely not all will be resolved until the canvass.

On Friday, August 15, 2019 at approx. 11:30 am the County Election office updated the election results representing it contained all the ballots received to date from Election Day, drop boxes, mail returns and Provisional's. They continue to work on those ballots with signature issues.

This year the County Election office provided us an interactive map and a simple pdf with the updated results.

The attachment contains the non-official results as of Thursday, August 22, 2019. The official results will be provided to the City Council the day of the Canvass.

The City Council, acting as the Board of Canvassers, move to certify the City of Orem 2019 Primary Election results with the updated official election results as presented by the City Recorder and;

Declare the six City Council candidates with the highest votes eligible to be nominated to the General Municipal Election on November 5, 2019 .

Potentially Affected Area:

Attachments:

[Un-Official Results - Primary 2019.pdf](#)

CITY OF OREM
Un-Official Results of the Primary Municipal Election - August 13, 2019

<u>City Council:</u>	OR01	OR02	OR03	OR04	OR05	OR06	OR07	OR08	OR09	OR10	OR11	OR12	OR13	OR14	OR15	OR16	OR17	OR18	OR19	OR20
Terry D. Peterson	128	59	184	58	303	140	254	137	123	75	187	35	67	28	88	113	115	86	165	177
Debby Lauret	185	54	120	70	227	121	111	66	42	93	139	26	66	25	67	65	93	73	113	177
Sam Lentz	107	34	94	62	182	100	142	49	36	65	130	21	57	21	60	54	90	76	90	150
Jeffrey L. Lambson	140	132	140	53	192	94	52	36	34	47	70	10	23	10	47	62	61	60	127	100
Spencer Rands	43	35	35	23	95	39	81	29	29	24	73	18	34	15	48	52	45	35	62	36
Nichelle Jensen	48	30	38	42	92	46	77	46	28	17	49	25	41	21	44	28	54	49	37	57
David G. Przybyla	25	8	20	14	42	20	26	24	11	12	41	13	27	14	43	35	32	16	32	41
Mickey W. Cochran	19	10	32	24	54	35	39	15	7	19	31	12	12	4	40	13	43	20	88	43
David Halliday	17	19	13	24	70	42	24	32	8	2	22	20	30	16	27	17	33	17	19	35
Tommy Williams	7	7	13	11	27	9	24	25	13	3	22	11	4	3	33	7	18	23	10	24
Martin Wright	53	11	8	9	14	16	5	11	4	6	11	10	7	8	17	5	13	10	10	19
# of Registered Voters	959	801	921	1131	1348	835	900	892	446	615	1107	644	1267	605	1088	817	1120	757	820	1031
Ballots Cast	284	175	281	166	482	242	353	193	151	137	299	83	136	67	203	172	224	187	288	322
Turnout Percentage	30.00%	22.00%	31.00%	15.00%	36.00%	29.00%	39.00%	22.00%	34.00%	22.00%	27.00%	13.00%	11.00%	11.00%	19.00%	21.00%	20.00%	25.00%	35.00%	31.00%

UN-OFFICIAL RESULTS

Official results will be provided at the time of canvass approval on August 27, 2019

CITY OF OREM
Un-Official Results of the Primary Municipal Election - August 13, 2019

	OR21	OR22	OR23	OR24	OR25	OR26	OR27	OR28	OR29	OR30	OR31	OR32	OR33	OR34	OR35	OR36	OR37	OR38	OR39	OR40	OR41
<i>Terry D. Peterson</i>	112	116	192	219	94	176	130	155	170	181	176	97	7	42	110	161	97	115	34	65	113
<i>Debby Lauret</i>	111	121	110	212	81	46	67	102	198	150	144	104	6	47	54	126	94	145	55	65	127
<i>Sam Lentz</i>	99	171	85	115	64	35	54	88	110	122	134	85	7	43	48	80	57	74	73	61	52
<i>Jeffrey L. Lambson</i>	65	96	119	185	49	93	78	70	115	117	88	90	2	24	46	122	53	126	33	22	239
<i>Spencer Rands</i>	35	53	184	51	34	165	112	78	41	69	62	45	1	24	64	34	44	39	14	34	31
<i>Nichelle Jensen</i>	37	47	66	56	33	26	41	54	54	76	75	41	3	25	38	30	39	36	12	33	22
<i>David G. Przybyla</i>	50	28	64	20	32	81	60	68	17	29	14	22	3	19	28	15	27	23	7	12	15
<i>Mickey W. Cochran</i>	32	49	37	22	14	11	32	37	34	25	36	67	3	28	19	17	33	25	7	27	17
<i>David Halliday</i>	25	46	28	31	20	11	28	26	22	27	29	26	2	13	23	11	47	19	2	22	17
<i>Tommy Williams</i>	17	22	11	13	18	7	20	20	16	15	13	14	0	15	8	5	12	12	6	9	12
<i>Martin Wright</i>	14	8	24	16	11	13	3	18	21	10	8	19	4	9	11	13	11	11	2	18	4
# of Registered Voters	913	1211	948	999	655	744	1132	1037	1264	937	852	750	89	720	843	729	795	865	407	1088	727
Ballots Cast	221	299	341	345	169	255	239	276	318	322	298	229	14	115	180	229	190	228	98	150	277
Turnout Percentage	24.00%	25.00%	36.00%	35.00%	26.00%	34.00%	21.00%	27.00%	25.00%	34.00%	35.00%	31.00%	16.00%	16.00%	21.00%	31.00%	24.00%	26.00%	24.00%	14.00%	38.00%

UN-OFFICIAL RESULTS

CITY OF OREM

Un-Official Results of the Primary Municipal Election - August 13, 2019

	OR42	OR42S	OR43	OR44	OR45	OR46	OR47	OR47S	OR48	OR49	OR50		TOTAL
<i>Terry D. Peterson</i>	44	6	183	99	106	129	174		71	133	101		6130
<i>Debby Lauret</i>	52	15	147	85	89	74	115		44	119	119		4957
<i>Sam Lentz</i>	41	12	83	67	67	64	89		19	87	81		3887
<i>Jeffrey L. Lambson</i>	23	8	91	60	47	76	81		50	46	74		3878
<i>Spencer Rands</i>	17	2	52	36	44	107	74		7	88	27		2519
<i>Nichelle Jensen</i>	18	4	55	21	45	30	32		11	89	40		2058
<i>David G. Przybyla</i>	18	3	24	26	22	28	44		10	37	17		1359
<i>Mickey W. Cochran</i>	12	1	38	16	28	19	29		9	50	19		1353
<i>David Halliday</i>	10	2	28	14	18	28	43		3	21	18		1147
<i>Tommy Williams</i>	12	2	21	19	15	10	21		5	20	5		689
<i>Martin Wright</i>	5	0	10	6	1	14	7		5	10	3		556
<i># of Registered Voters</i>	1154	119	1056	691	739	809	1040	4	215	706	773		43115
Ballots Cast	103	19	298	165	184	210	267	0	88	272	195		11039
<i>Turnout Percentage</i>	9.00%	16.00%	28.00%	24.00%	25.00%	26.00%	26.00%	0.00%	41.00%	39.00%	25.00%		25.29%

UN-OFFICIAL RESULTS



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Grant Allen

Submitting Department: Development Services

Item Type: Resolution

Agenda Section:

Subject:

RESOLUTION – Site Plan approval of Golden Corral located generally at 225 West University Parkway in the PD-5 zone.

Suggested Action:

The Planning Commission recommends the City Council, by resolution, approve the site plan of Golden Corral located generally at 225 West University Parkway in the PD-5 zone.

Presenter:

Jason Bench

Background:

The proposed site plan for the new Golden Corral will be located where an existing building (former Sakura restaurant) will be removed, and a new Golden Corral building constructed in its place. After completion of the new building, the existing Golden Corral building will be removed, and a new parking lot will be added.

The site includes 172 parking spaces with 8 ADA stalls. There will be a new teardrop entrance installed for access. The new building will be 28 feet tall and have exterior finishing materials consisting of wood and stone. The landscaping for the site meets the requirements of the PD-5 zone.

Along the southern boundary of the parking lot, there will be a new masonry wall installed that will match the existing wall to the west.

Potentially Affected Area:

Lakeview

Attachments:

[Agenda-SitePlan-GoldenCorral.docx](#)

[Resolution-SitePlan-GoldenCorral.docx](#)

[Map_Golden Corral Site Plan_2019.08.pdf](#)

[Vicinity Map_Golden Corral Site Plan_2019.08.07.PDF](#)

[Site Plan Golden Corral.pdf](#)

[Elevations - Golden Corral 1.pdf](#)

[Elevations - Golden Corral 2.pdf](#)

[Elevations - Golden Corral 3.pdf](#)

[Landscape Plan 1- Golden Corral.pdf](#)

[Landscape Plan 2 - Golden Corral.pdf](#)

[DRC Application.pdf](#)

[20190730_1_MailerBack.pdf](#)

[20190730_1_MailerFront.pdf](#)

[20190730_1_Labels.docx](#)

CITY OF OREM
CITY COUNCIL MEETING
AUGUST 27, 2019



REQUEST:	RESOLUTION – Approving the site plan of Golden Corral located generally at 225 West University Parkway in the PD-5 zone.
APPLICANT:	Corral West Properties, LC
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 75 property owners within 500ft of the properties

SITE INFORMATION:

General Plan Designation:
Regional Commercial

Current Zone(s):
PD5

Acreage:
2.12

Neighborhoods:
Lakeview

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY: Grant Allen Orem City Planner

REQUEST: The applicant requests the City Council approve the site plan of Golden Corral located generally at 225 West University Parkway in the PD-5 zone.

BACKGROUND: Golden Corral proposes to build a new building in the location of the former Sakura restaurant. The Sakura building will be demolished to make room for the new Golden Corral building and upon completion of the new Golden Corral building, the existing Golden Corral building will be demolished. The proposed site plan shows the layout of the new Golden Corral building as well the new layout for parking and drive accesses.

The site includes 172 parking spaces with 8 ADA stalls. There will be a new teardrop entrance installed for access. The new building will be 28 feet tall and have exterior finishing materials consisting of wood and stone. The landscaping for the site meets the requirements of the PD-5 zone.

Along the southern boundary of the parking lot, there will be a new masonry wall installed that will match the existing wall to the west.

RECOMMENDATION: The Planning Commission recommends the City Council, by resolution, approve the site plan of Golden Corral located generally at 225 West University Parkway in the PD-5 zone. Staff supports the Planning Commission recommendation.

ORDINANCE NO. _____

A RESOLUTION OF THE OREM CITY COUNCIL APPROVING THE
SITE PLAN OF GOLDEN CORRAL LOCATED GENERALLY AT 225
WEST UNIVERSITY PARKWAY IN THE PD-5 ZONE

WHEREAS on May 3, 2019, Corral West Properties LC, filed an application with the City of Orem requesting the City Council approve the site plan for Golden Corral located generally at 225 West University Parkway in the PD-5 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on August 7, 2019, and the Planning Commission recommended approval of the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on August 27, 2019; and

WHEREAS the agendas of the Planning Commission meeting and the City Council meetings at which the request was heard were 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; 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 the surrounding neighborhoods; and the special conditions applicable to the request.

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

1. The City Council finds that the proposed site plan complies with all applicable ordinances of the City; and
2. The City Council hereby approves the site plan for Golden Corral located generally at 225 West University Parkway in the PD-5 zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
4. This resolution shall take immediately upon passage.

PASSED and APPROVED this 27th day of August 2019.

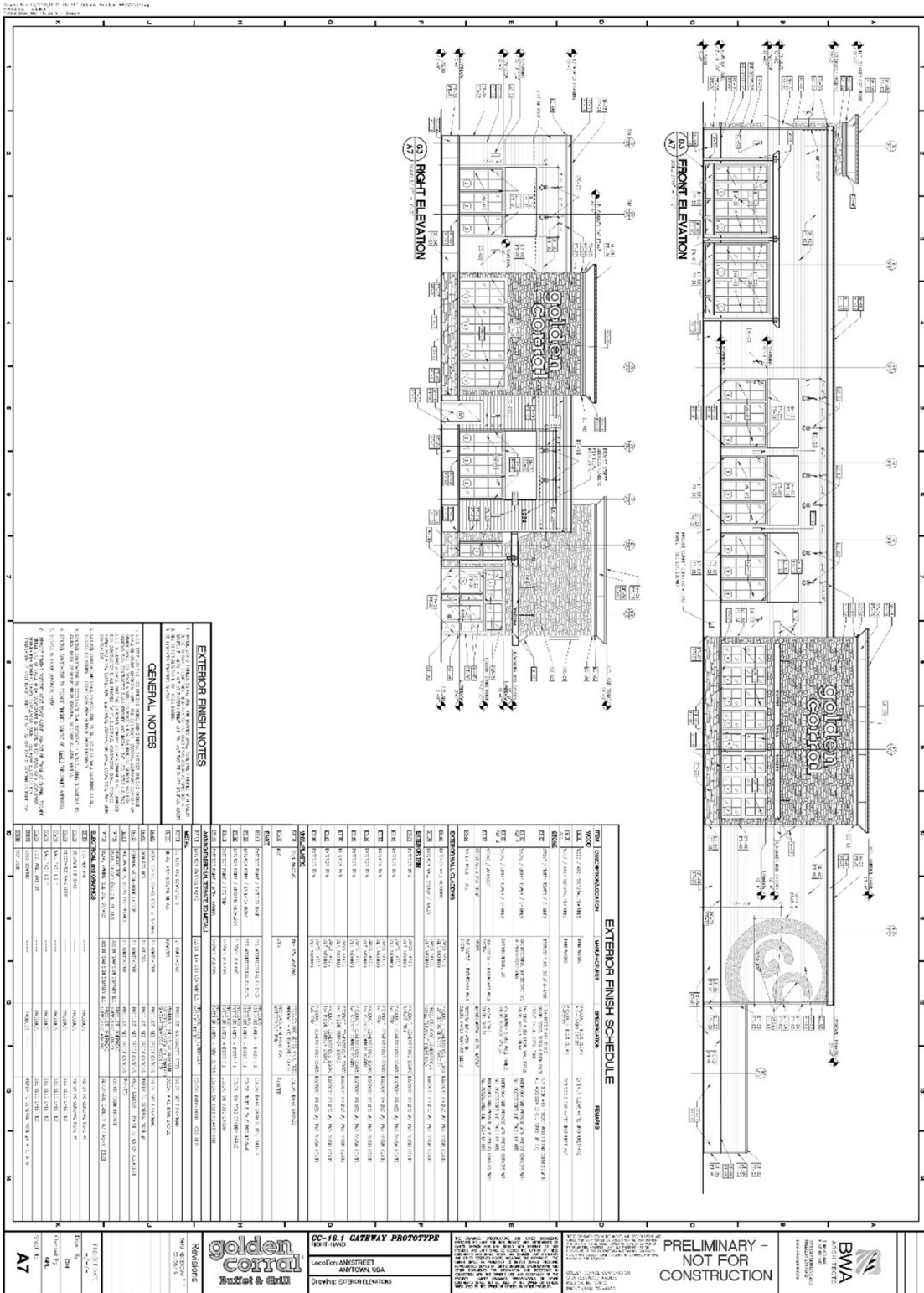
Richard F. Brunst, Mayor

ATTEST:

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"



EXTERIOR FINISH NOTES

1. SEE GENERAL NOTES FOR FINISH SCHEDULE.
2. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
3. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
4. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
5. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
6. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
7. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
8. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
9. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.
10. FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACE UNLESS OTHERWISE NOTED.

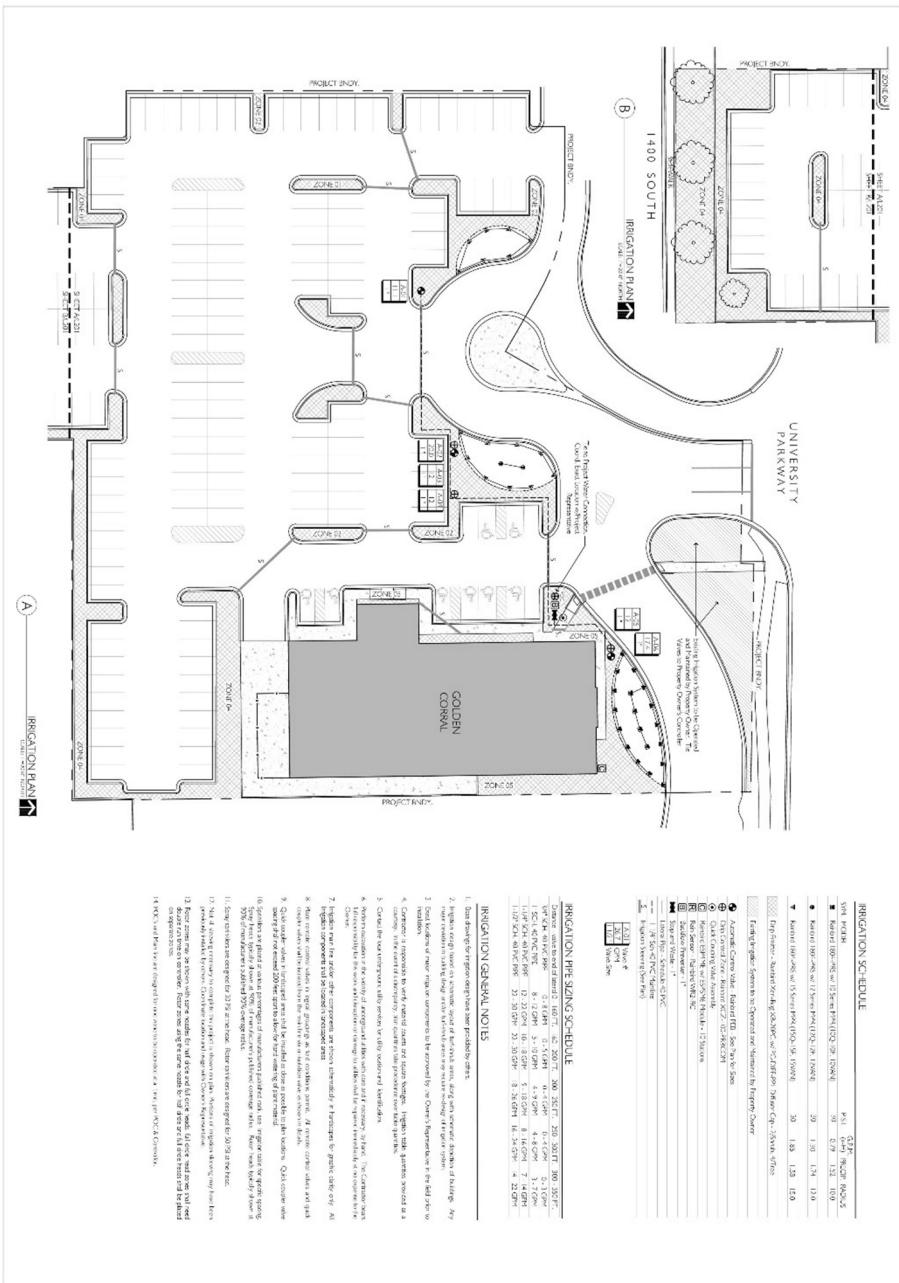
NO.	DESCRIPTION	MANUFACTURER	PREPARATION	FINISH
001	CONCRETE		CONCRETE	CONCRETE
002	MASONRY		MASONRY	MASONRY
003	METAL		METAL	METAL
004	WOOD		WOOD	WOOD
005	GLASS		GLASS	GLASS
006	PAINT		PAINT	PAINT
007	ROOFING		ROOFING	ROOFING
008	LANDSCAPE		LANDSCAPE	LANDSCAPE
009	MECHANICAL		MECHANICAL	MECHANICAL
010	ELECTRICAL		ELECTRICAL	ELECTRICAL
011	PLUMBING		PLUMBING	PLUMBING
012	HVAC		HVAC	HVAC
013	TELEPHONE		TELEPHONE	TELEPHONE
014	DATA		DATA	DATA
015	TELEVISION		TELEVISION	TELEVISION
016	ALARM		ALARM	ALARM
017	ACCESS CONTROL		ACCESS CONTROL	ACCESS CONTROL
018	VIDEO SURVEILLANCE		VIDEO SURVEILLANCE	VIDEO SURVEILLANCE
019	INTERCOM		INTERCOM	INTERCOM
020	PA SYSTEM		PA SYSTEM	PA SYSTEM
021	CONCRETE		CONCRETE	CONCRETE
022	MASONRY		MASONRY	MASONRY
023	METAL		METAL	METAL
024	WOOD		WOOD	WOOD
025	GLASS		GLASS	GLASS
026	PAINT		PAINT	PAINT
027	ROOFING		ROOFING	ROOFING
028	LANDSCAPE		LANDSCAPE	LANDSCAPE
029	MECHANICAL		MECHANICAL	MECHANICAL
030	ELECTRICAL		ELECTRICAL	ELECTRICAL
031	PLUMBING		PLUMBING	PLUMBING
032	HVAC		HVAC	HVAC
033	TELEPHONE		TELEPHONE	TELEPHONE
034	DATA		DATA	DATA
035	TELEVISION		TELEVISION	TELEVISION
036	ALARM		ALARM	ALARM
037	ACCESS CONTROL		ACCESS CONTROL	ACCESS CONTROL
038	VIDEO SURVEILLANCE		VIDEO SURVEILLANCE	VIDEO SURVEILLANCE
039	INTERCOM		INTERCOM	INTERCOM
040	PA SYSTEM		PA SYSTEM	PA SYSTEM



FRONT ELEVATION ::



CHIMNEY ELEVATION ::



IRRI GATION SCHEDULE

Zone	Area	Flow	Pressure	Flow	Pressure
Zone 1	100' x 100'	1.5 GPM	100 PSI	1.5 GPM	100 PSI
Zone 2	100' x 100'	1.5 GPM	100 PSI	1.5 GPM	100 PSI
Zone 3	100' x 100'	1.5 GPM	100 PSI	1.5 GPM	100 PSI
Zone 4	100' x 100'	1.5 GPM	100 PSI	1.5 GPM	100 PSI
Zone 5	100' x 100'	1.5 GPM	100 PSI	1.5 GPM	100 PSI
Zone 6	100' x 100'	1.5 GPM	100 PSI	1.5 GPM	100 PSI

- IRRI GATION GENERAL NOTES**
1. Zone 1 and 2 are for irrigation only. Zone 3 is for fire protection.
 2. Irrigation flow rate is 1.5 GPM per 100 sq ft. Fire protection flow rate is 1.5 GPM per 100 sq ft.
 3. Zone 4 and 5 are for irrigation only. Zone 6 is for fire protection.
 4. Irrigation flow rate is 1.5 GPM per 100 sq ft. Fire protection flow rate is 1.5 GPM per 100 sq ft.
 5. Zone 1 and 2 are for irrigation only. Zone 3 is for fire protection.
 6. Irrigation flow rate is 1.5 GPM per 100 sq ft. Fire protection flow rate is 1.5 GPM per 100 sq ft.
 7. Zone 4 and 5 are for irrigation only. Zone 6 is for fire protection.
 8. Irrigation flow rate is 1.5 GPM per 100 sq ft. Fire protection flow rate is 1.5 GPM per 100 sq ft.
 9. Zone 1 and 2 are for irrigation only. Zone 3 is for fire protection.
 10. Irrigation flow rate is 1.5 GPM per 100 sq ft. Fire protection flow rate is 1.5 GPM per 100 sq ft.

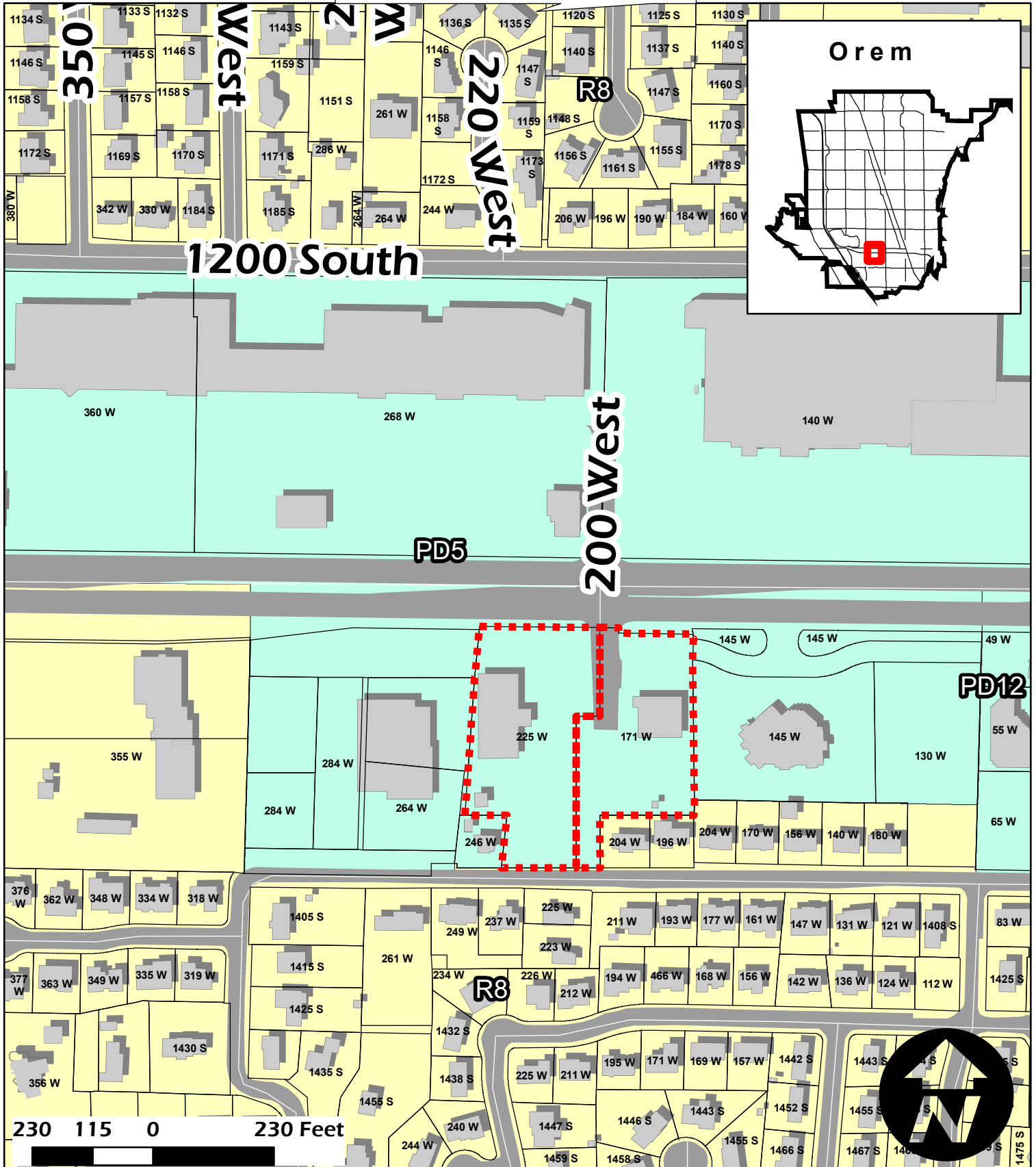
GOLDEN CORRAL
255 WEST UNIVERSITY BLVD.
CREN, UTAH

IRRI GATION PLAN

L201

SFB DESIGN
1000 S. 1000 E. SUITE 100
SALT LAKE CITY, UT 84143
PHONE: (801) 467-1000
WWW.SFBDESIGN.COM

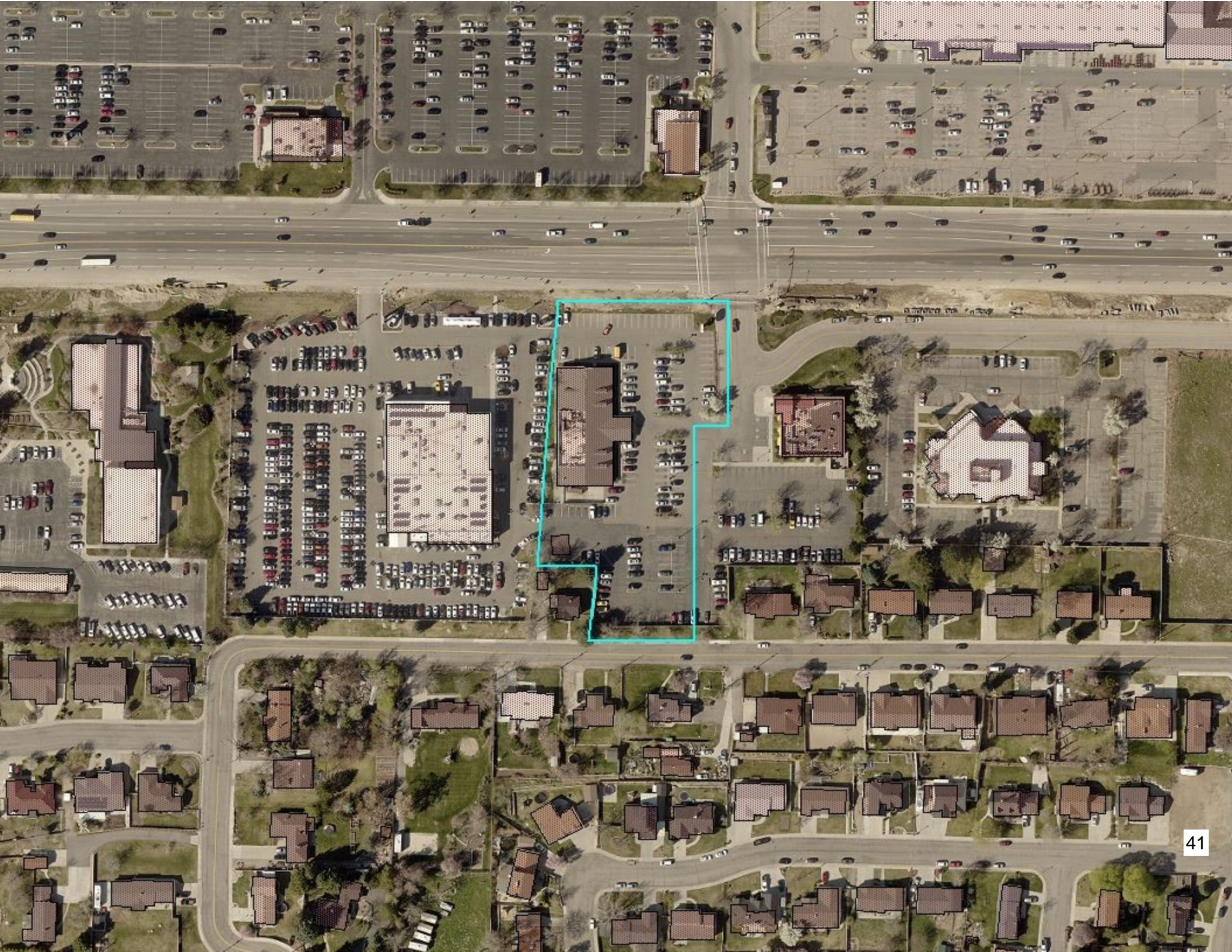
Golden Corral



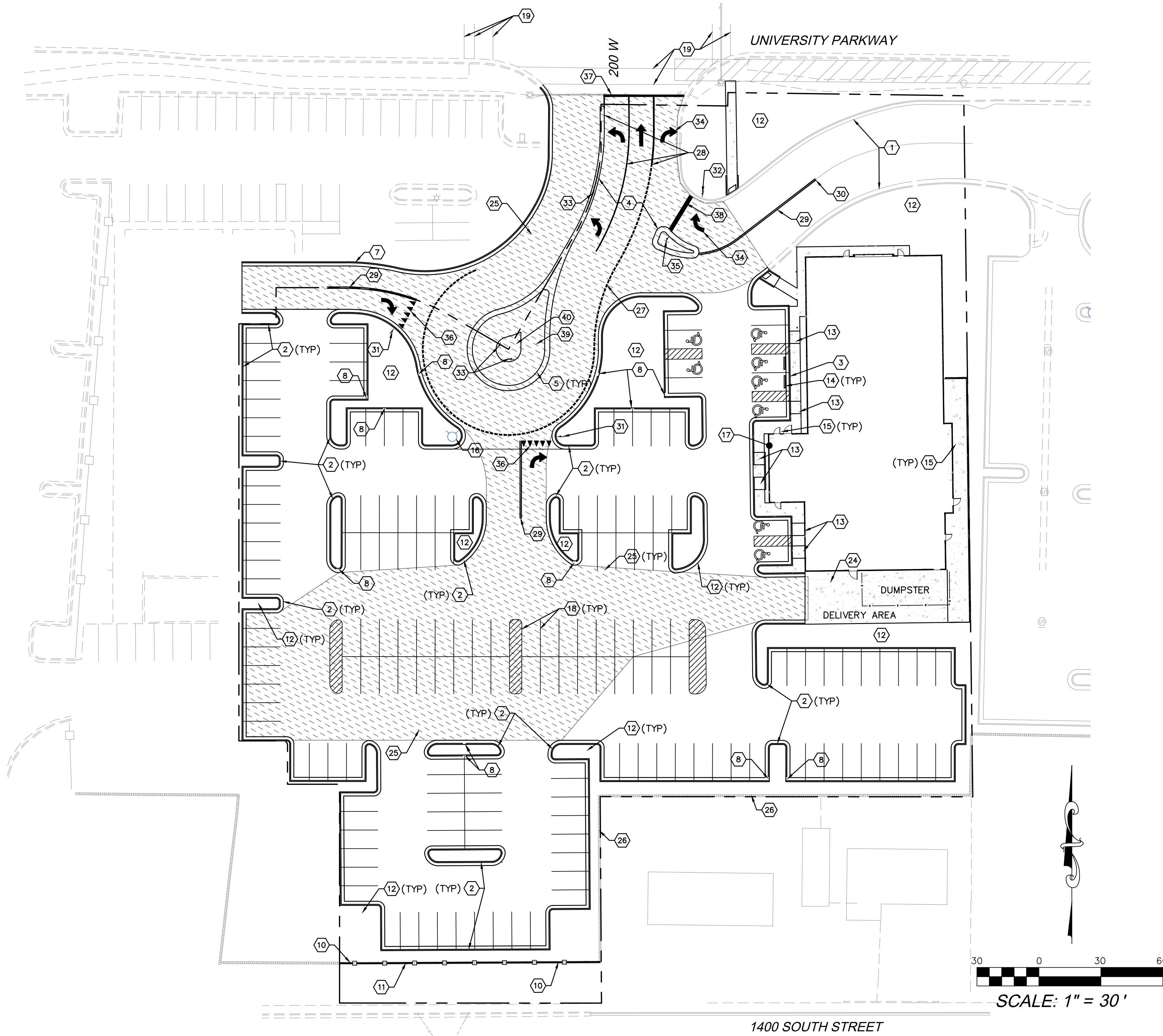
◆ Golden Corral
 PD5
 2.12 Acres

NEIGHBORHOOD
 Lakeview

- Legend
- ▣ Parcels selection
 - ▭ Parcels
 - Buildings



P:\ee19111 Golden Corral\DWG\190730 x-base.dwg Jul 30, 2019 - 2:59pm



SITE DATA TABULATION

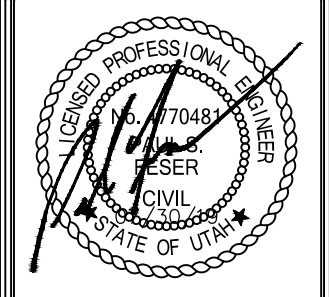
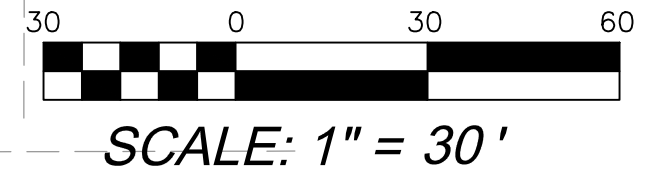
	(S.F.)	AREA (AC.)	PERCENTAGE
OVERALL PARCEL:	114,533	2.63	100%
BUILDING:	10,885	0.25	9.5%
IMPERVIOUS:	81,361	1.87	71.0%
TEARDROP	(13,645)	(0.31)	
PARKING	(65,004)	(1.49)	
SIDEWALKS	(2,712)	(6.2)	
LANDSCAPED:	22,307	0.51	19.5%
TOTAL PARKING SPACES =	172 STALLS		
ADA STALLS =	8 STALLS		

KEY NOTES: (1)

- EXISTING CURB AND GUTTER TO REMAIN.
- 24" CURB AND GUTTER, SEE DETAIL A1 SHEET C900
- ZERO HEIGHT CURB (ASPHALT AT SAME ELEVATION AS CURB/SIDEWALK)
- PAINTED YELLOW MOUNTABLE MEDIAN SEPARATION SEE DET. A7 SHEET C901
- MOUNTABLE ISLAND CURB SEE DET. A8 SHEET C901
- 6" THICK REINFORCED CONCRETE APRON / CENTER OF TEAR DROP TRAFFIC LOOP
- 24" CURB AND GUTTER, SEE TYPE E DETAIL A4 SHEET C900
- 2' BREAK IN CURB (SLOPE FROM FLOWLINE OF CURB TO DRYWELL)
- 4' WATERWAY SEE DETAIL B6 SHEET C901
- 7' O-WELL-PRECAST CONCRETE WALL
- OPENING AND GATE IN WALL FOR LANDSCAPE MAINTENANCE AND STORMWATER OVERFLOW
- SEE LANDSCAPE PLAN FOR DETAILS
- ADA RAMP. SEE SHEET C901
- PARKING CURB STOP IN AREAS WITH ZERO CURB PER DET. B4
- CONCRETE SIDEWALK PER DETAIL A5 SHEET C900
- PROTECT EXISTING HYDRANT IN PLACE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED PARKING LOT STRIPING (TYP)
- EXISTING STRIPING TO REMAIN
- SEE ELECTRICAL PLANS FOR SITE LIGHTING LAYOUT
- DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- INSTALL ADA STRIPING AND SIGNS PER SHT. C901
- 2' TALL LANDSCAPE RETAINING WALL
- HEAVY DUTY CONCRETE PAVING
- HEAVY DUTY ASPHALT PAVING
- CONSTRUCT ADDITIONAL COURSES ON EXISTING MASONRY WALL TO MAINTAIN 7" ALONG EXISTING RESIDENTIAL. A STRUCTURAL ENGINEER SHALL VERIFY IT'S STABILITY.
- 8" WIDE WHITE MINI-SKIP STRIPE
- 6" WIDE WHITE STRIPE
- 4" WIDE DOUBLE YELLOW CENTER LINE (TYP)
- TIE INTO EXISTING YELLOW CENTER LINE
- MUTCD R1-D YIELD SIGN
- MUTCD R1-1 STOP SIGN
- MUTCD R6-1R ONE WAY (TO THE RIGHT)
- MUTCD ARROWS (TYP)
- MUTCD R3-5R RIGHT TURN ONLY SIGN
- MUTCD YIELD PAVEMENT MARKINGS (TYP)
- 1' WIDE WHITE STRIPE
- 2' WIDE WHITE STRIPE BAR
- HEAVY DUTY CONCRETE PAVING / APRON PER DETAIL A2 SHEET C900
- COLORED, AND STAMPED CONCRETE PAVING

GENERAL NOTES:

- ALL PAVEMENT MARKINGS AND SIGNS TO BE PER MUTCD STANDARDS. SEE SHEET C902 FOR MUTCD DETAILS AND NOTES



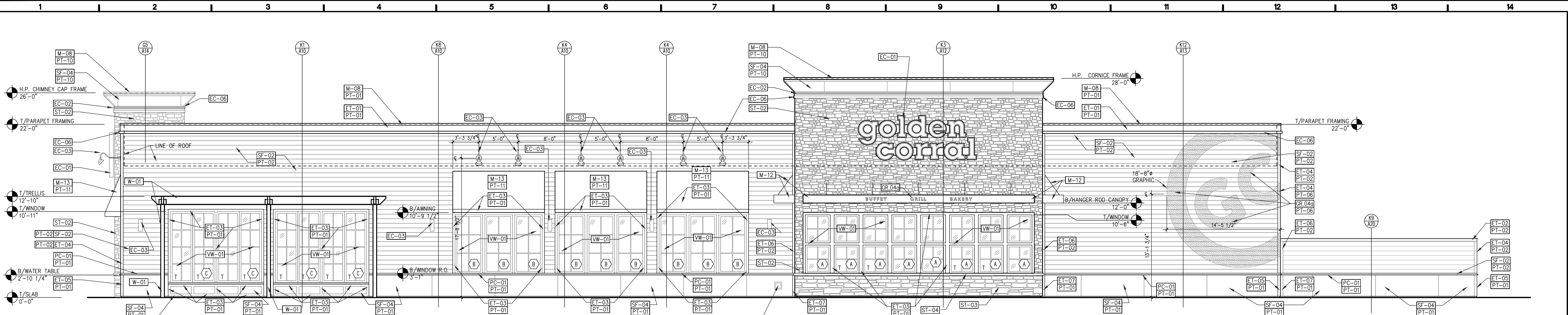
DATE:	REV:	DESCRIPTION:
7/30/2019	AS SHOWN	
	PSF	
	PSF	
		PROJECT NO.: se1911

Developed by:
CORRAL WEST PROPERTIES, LLC
 225 W. UNIVERSITY PARKWAY
 OREM, UT 84058
 TEL 801-913-2150

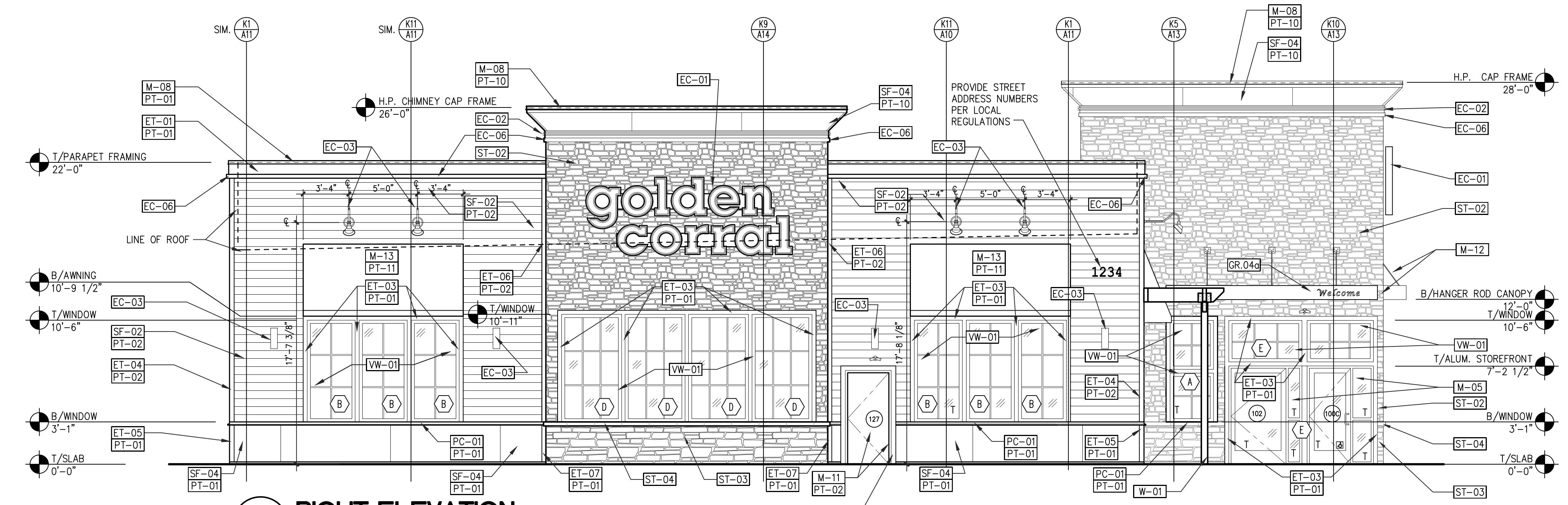
ENGINEERED BY:
S.E. SCIENCE, LLC
 111 W. HANCOCK BLVD.
 LAYTON, UT 84041
 TEL 801-433-2498

GOLDEN CORRAL
 171 WEST UNIVERSITY PKWY., OREM, UT
 PRELIMINARY - NOT FOR CONSTRUCTION
SITE PLAN

SHEET
C100



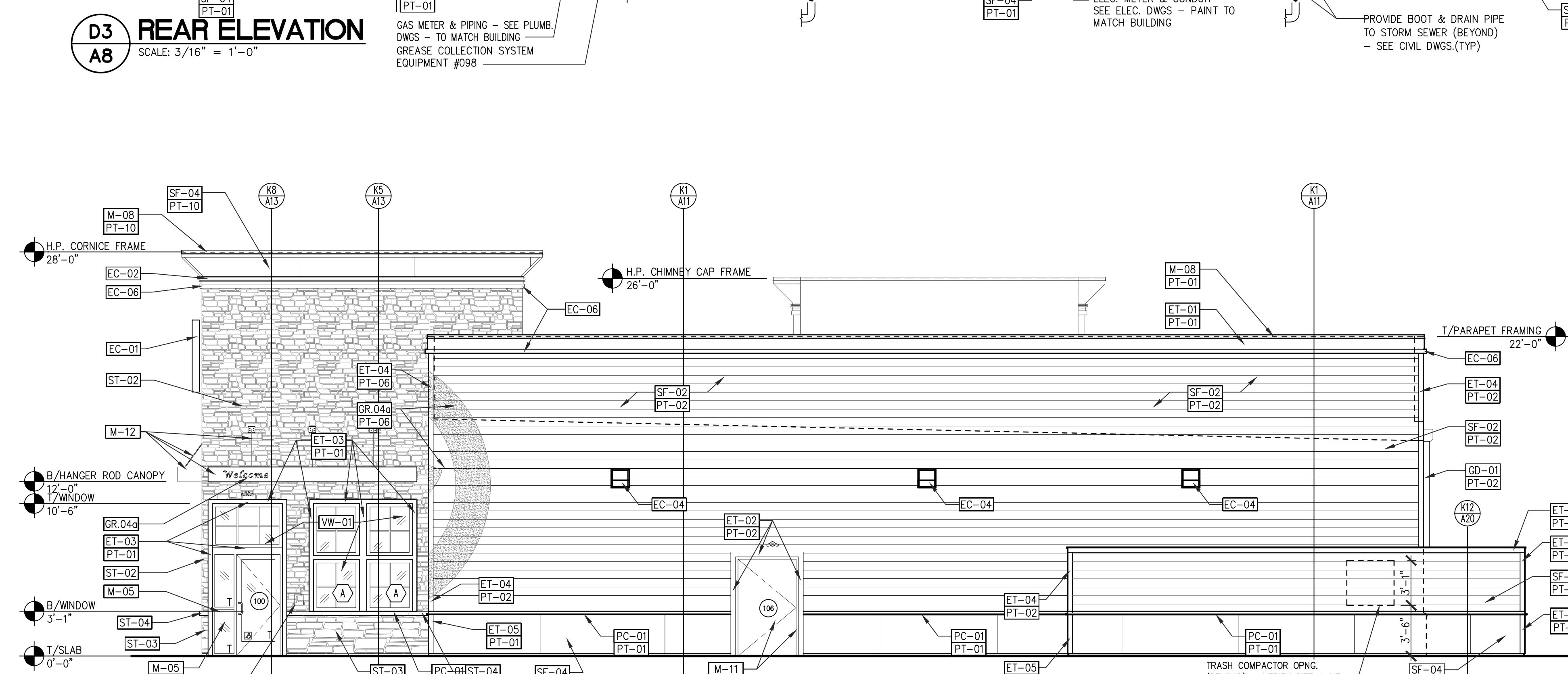
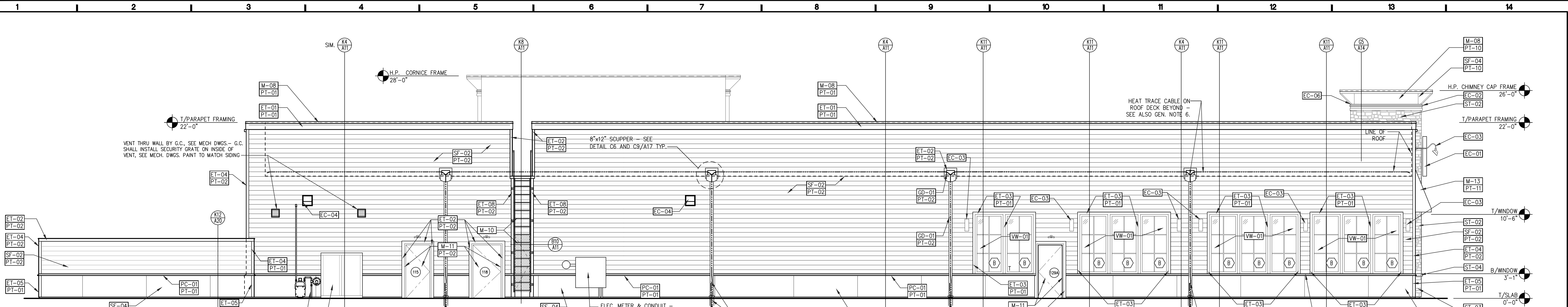
D3 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



G3 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
ITEM	DESCRIPTION/LOCATION	MANUFACTURER	SPECIFICATION	REMARKS
WOOD				
EC-01	WOOD / ARCHITECTURAL FEATURES	IRON WOODS	PRODUCT: 100% CLEAR ALL-HEART CEDAR	EXTERIOR CLEAR MATTE SPAR URETHANE
EC-02	WOOD / ARCHITECTURAL FEATURES	IRON WOODS	PRODUCT: 100% CLEAR CYPRESS	EXTERIOR CLEAR MATTE SPAR URETHANE
STONE				
SE-01	STONE / ENTRY TOWER / CHIMNEY	TEXTURE PLUS (631)218-9200	LESA-LEDGESTONE SELECT COLOR: GOLDEN CORRAL CUSTOM COLOR GROUT CAULK: GR1A-5006	INTERLOCK AND PROVIDE WITH PREFAB CORNERS WITH ALL ACCESSORIES (I.E. TOUCH UP KIT)
SE-02	STONE / ENTRY TOWER / CHIMNEY	ARCHITECTURAL SUPERSTORE INC. (BUYALDSTONE.COM)	143 DEEP FIELD STONE WALL PANEL COLOR: VANILLA CREAM	INTERLOCK AND PROVIDE WITH PREFAB CORNERS WITH ALL ACCESSORIES (I.E. TOUCH UP KIT)
SE-03	STONE / ENTRY TOWER / CHIMNEY	BARRON DESIGN, LLC	415 NORWICH STONE WALL PANELS COLOR: TOASTED VANILLA	INTERLOCK AND PROVIDE WITH PREFAB CORNERS WITH ALL ACCESSORIES (I.E. TOUCH UP KIT)
SE-04	STONE / WAINSCOT	OLD CASTLE - ENDUROMAX WALL SYSTEM	LAMINA STONE COLOR: SHELBY	INTERLOCK AND PROVIDE WITH PREFAB CORNERS WITH ALL ACCESSORIES (I.E. TOUCH UP KIT)
SE-05	GROUT CAULK FOR STONE	ARGOS	MASONRY MORTAR - COLOR: LIMESTONE	
SE-06	WATER TABLE - SILL	OLD CASTLE - ENDUROMAX WALL SYSTEM	PERFORM INSULATED SILL COLOR: MATCH MOUNTAIN BLEND	
EXTERIOR WALL CLADDING				
SE-07	EXTERIOR WALL CLADDING	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS PLANK LAP SIDING BEADED SMOOTH	FACTORY PRIMED W/ TWO FINISH COATS
SE-08	EXTERIOR WALL SYSTEM / WALLS	JAMES HARDIE (ALT. NICHHA)	PRODUCT: 4'X8' CEMENTITIOUS PANEL "STUCCO" (VERTICAL)	FACTORY PRIMED W/ TWO FINISH COATS
EXTERIOR TRIM				
ET-01	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS BOARD 5/4x12 TRIM	FACTORY PRIMED W/ TWO FINISH COATS
ET-02	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS BOARD 1x4 TRIM	FACTORY PRIMED W/ TWO FINISH COATS
ET-03	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS BOARD 1x4 TRIM	FACTORY PRIMED W/ TWO FINISH COATS
ET-04	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS BOARD 1x4 OUTSIDE CORNER BOARD	FACTORY PRIMED W/ TWO FINISH COATS
ET-05	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS BOARD 1x4 OUTSIDE CORNER BOARD	FACTORY PRIMED W/ TWO FINISH COATS
ET-06	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS BOARD 1x4 INSIDE CORNER BOARD	FACTORY PRIMED W/ TWO FINISH COATS
ET-07	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS BOARD 1x4 INSIDE CORNER BOARD	FACTORY PRIMED W/ TWO FINISH COATS
ET-08	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHHA)	PRODUCT: CEMENTITIOUS BOARD 1x6 TRIM	FACTORY PRIMED W/ TWO FINISH COATS
VINYL/PLASTIC				
VE-01	VINYL WINDOWS	PLY GEM WINDOWS	PRODUCT: 1500 SERIES VINYL FIXED WINDOWS - (1) TEMPERED GLASS	COLOR: DARK BRONZE
VE-02	PVC	AZEK	PRODUCT: AZM 6935 PVC WATERTABLE TRIM	PAINTED
PAINT				
PE-01	EXTERIOR PAINT / EXTERIOR BASE	PPG ARCHITECTURAL FINISHES	PRODUCT: EXTERIOR LATEX - EGGSHELL	COLOR: DARK GRANITE PPG 1005-7
PE-02	EXTERIOR PAINT / EXTERIOR BODY	PPG ARCHITECTURAL FINISHES	PRODUCT: EXTERIOR LATEX - EGGSHELL	COLOR: TATTLE TALE PPG 1019-6
PE-03	EXTERIOR PAINT / GRAPHIC MEDALLION	SHERWIN WILLIAMS	PRODUCT: EXTERIOR LATEX - EGGSHELL	COLOR: SW 7592 CRABBY APPLE
PE-04	EXTERIOR PAINT / EIFS TRIM	SHERWIN WILLIAMS	PRODUCT: EXTERIOR LATEX - EGGSHELL	COLOR: SW 6990 CAVIAR
PE-05	EXTERIOR PAINT / METAL AWNING	SHERWIN WILLIAMS	PRODUCT: EXTERIOR LATEX - SEMI GLOSS	COLOR: SW 6866 HEARTHROB
AWNING FABRIC (ALTERNATE TO METAL)				
EA-01	EXTERIOR AWNINGS FABRIC	DESIGN TEAM SIGN COMPANY LLC	PRODUCT: 100% SUNBRELLA ACRYLIC FIRE RESIST	COLOR: 6066-0000 LOGO RED
METAL				
EM-01	GUTTERS AND DOWNSPOUTS	BY CONTRACTOR	PRODUCT: GALVANIZED STEEL	COLOR: SEE ELEVATIONS
EM-02	METAL: ARCHITECTURAL METALS	KAWNEER	PRODUCT: PREFINISHED ALUMINUM STOREFRONT SYSTEM (1) TEMPERED GLASS-PERMANODIC ANODIZED	COLOR: # 40, DARK BRONZE
EM-03	METAL COPING, GRAVEL STOP, & FLASHING	BY CONTRACTOR	PRODUCT: SEE SPECIFICATIONS	COLOR: SEE ELEVATIONS
EM-04	SIGN PER MFR.	BY OTHERS	PRODUCT: SEE SPECIFICATIONS	REFER TO GENERAL NOTE #1
EM-05	FERROUS METAL-ROOF LADDER	BY CONTRACTOR	PRODUCT: SEE SPECIFICATIONS	ROOF LADDER - PAINT TO MATCH ADJACENT
EM-06	HOLLOW METAL DOORS AND FRAMES	BY CONTRACTOR	PRODUCT: SEE SPECIFICATIONS	PAINTED
EM-07	HANGING ROD METAL CANOPY (SEE DTL. K1-A13)	DESIGN TEAM SIGN COMPANY LLC	PRODUCT: OVERHEAD SUPPORTED CANOPY	COLOR: DARK BRONZE
EM-08	METAL AWNING (SEE DTL. G1/A13)	DESIGN TEAM SIGN COMPANY LLC	PRODUCT: OVERHEAD SUPPORTED AWNING	ALTERNATE CANOPY W/ FABRIC [EA-01]
ELECTRICAL and GRAPHICS				
EG-01	SIGN PER MFR.	----	PRODUCT: ----	REFER TO GENERAL NOTE #1
EG-02	YELLOW L.E.D BAND	----	PRODUCT: ----	REFER TO GENERAL NOTE #1
EG-03	DECORATIVE WALL LIGHT	----	PRODUCT: ----	SEE ELEC SHEET E2
EG-04	WALL PACK LIGHT	----	PRODUCT: ----	SEE ELEC SHEET E2
EG-05	WALL PACK LIGHT	----	PRODUCT: ----	SEE ELEC SHEET E2
EG-06	L.E.D. WALL WASHER	----	PRODUCT: ----	SEE ELEC SHEET E2
EG-07	LOGO GRAPHIC	----	PRODUCT: ----	REFER TO GENERAL NOTE #4 A-5, A-6
EG-08	NOT USED	----	PRODUCT: ----	

EXTERIOR FINISH NOTES	
1.	HARDIE BOARD PANELS, SIDING, AND TRIM BOARDS SHALL COME PRE-FINISHED WITH COLOR CLOSE TO FINAL COLOR THEN FIELD PAINTED ONE COAT FINAL COLOR AS SPECIFIED IN SCHEDULE. NICHHA ALT. IS FACTORY PRIME AND TO HAVE TWO FIELD APPLIED FINAL COATS.
2.	SEE T2 FOR ALTERNATE TO HARDIE BOARD.
3.	(T) INDICATES TEMPERED GLAZING.
GENERAL NOTES	
1.	L.E.D. STRIP LIGHTING, LED BUILDING SIGNS, AND GENERAL EXTERIOR BUILDING SIGNAGE SHALL BE UNDER SEPARATE PERMIT AND CONTRACT. COASTAL EQUIPMENT COMPANY OR OWNER SHALL CONTRACT A SIGN CONTRACTOR FOR THE BUILDING SIGNAGE AND LED LIGHTING. SIGN CONTRACTOR SHALL PROVIDE AND INSTALL THE L.E.D. STRIP LIGHTING, L.E.D. BUILDING SIGNAGE, AND THE ENTRANCE CANOPY SIGNAGE (WHICH IS NOT LIGHTED). SIGN CONTRACTOR SHALL PROVIDE "WHIP", ELECTRICAL CONTRACTOR SHALL PROVIDE POWER AND FINAL CONNECTION. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH SIGN CONTRACTOR.
2.	GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SOLID IN-WALL BLOCKING AT ALL SIGNAGE LOCATIONS - COORDINATE WITH SIGNAGE SHOP DRAWINGS.
3.	GENERAL CONTRACTOR TO COORDINATE CIVIL TOPOGRAPHY WITH BUILDING ELEVATIONS TO ADJUST BRICK OR OTHER FINISH MATERIAL TO COVER BUILDING FOOTING.
4.	GENERAL CONTRACTOR TO PROVIDE FINISHED SAMPLE OF [EM-01] FOR OWNER APPROVAL.
5.	SIGNAGE IS UNDER SEPARATE PERMIT.
6.	PROVIDE PENTAIR "ICESTOP" HEAT TRACE CABLE -QM-2XT OR EQUAL AS SHOWN. PROVIDE SINGLE LINE OF CABLE @ EA. DOWNSPOUT & SECURE @ TOP USING H915 DOWNSPOUT HANGER PER MANUFACTURERS INSTALLATION GUIDE - SEE REAR ELEVATION FOR TERMINATION OF HEAT TRACE CABLE. SEE SH. 45 FOR EXACT LOCATION ON ROOF, TYP.



EXTERIOR FINISH SCHEDULE				
ITEM	DESCRIPTION/LOCATION	MANUFACTURER	SPECIFICATION	REMARKS
WOOD				
WE-01	WOOD / ARCHITECTURAL FEATURES	IRON WOODS	PRODUCT: 100% CLEAR ALL-HEART CEDAR	EXTERIOR CLEAR MATTE SPAR URETHANE
WE-02	WOOD / ARCHITECTURAL FEATURES	IRON WOODS	PRODUCT: 100% CLEAR CYPRESS	EXTERIOR CLEAR MATTE SPAR URETHANE
STONE				
SE-01	STONE / ENTRY TOWER / CHIMNEY	TEXTURE PLUS (631)218-9200	LESA-LEDGESTONE SELECT COLOR: GOLDEN CORRAL CUSTOM COLOR GROUT CAULK: GR1A-5006	INTERLOCK AND PROVIDE WITH PREFAB CORNERS WITH ALL ACCESSORIES (I.E. TOUCH UP KIT)
SE-02	STONE / ENTRY TOWER / CHIMNEY	ARCHITECTURAL SUPERSTORE INC. (BUYAUXSTONE.COM)	143 DEEP FIELD STONE WALL PANEL COLOR: VANILLA CREAM	INTERLOCK AND PROVIDE WITH PREFAB CORNERS WITH ALL ACCESSORIES (I.E. TOUCH UP KIT)
SE-03	STONE / ENTRY TOWER / CHIMNEY	BARRON DESIGN, LLC	415 NORWICH STONE WALL PANELS COLOR: TOASTED VANILLA	INTERLOCK AND PROVIDE WITH PREFAB CORNERS WITH ALL ACCESSORIES (I.E. TOUCH UP KIT)
SE-04	STONE / WAINSCOT	OLD CASTLE - ENDUROMAX WALL SYSTEM	LAMINA STONE COLOR: SHELBY	INTERLOCK AND PROVIDE WITH PREFAB CORNERS WITH ALL ACCESSORIES (I.E. TOUCH UP KIT)
SE-05	GROUT CAULK FOR STONE	ARGOS	MASONRY MORTAR - COLOR: LIMESTONE	
SE-06	WATER TABLE - SILL	OLD CASTLE - ENDUROMAX WALL SYSTEM	PERFORM INSULATED SILL COLOR: MATCH MOUNTAIN BLEND	
EXTERIOR WALL CLADDING				
SC-01	EXTERIOR WALL CLADDING	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS PLANK LAP SIDING BEADED SMOOTH	FACTORY PRIMED W/ TWO FINISH COATS
SC-02	EXTERIOR WALL SYSTEM / WALLS	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: 4'X8' CEMENTITIOUS PANEL "STUCCO" (VERTICAL)	FACTORY PRIMED W/ TWO FINISH COATS
EXTERIOR TRIM				
ET-01	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS BOARD 5/4x12 TRIM	FACTORY PRIMED W/ TWO FINISH COATS
ET-02	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS BOARD 1x4 TRIM	FACTORY PRIMED W/ TWO FINISH COATS
ET-03	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS BOARD 1x4 TRIM	FACTORY PRIMED W/ TWO FINISH COATS
ET-04	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS BOARD 1x4 OUTSIDE CORNER BOARD	FACTORY PRIMED W/ TWO FINISH COATS
ET-05	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS BOARD 1x4 OUTSIDE CORNER BOARD	FACTORY PRIMED W/ TWO FINISH COATS
ET-06	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS BOARD 1x4 INSIDE CORNER BOARD	FACTORY PRIMED W/ TWO FINISH COATS
ET-07	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS BOARD 1x4 INSIDE CORNER BOARD	FACTORY PRIMED W/ TWO FINISH COATS
ET-08	EXTERIOR TRIM	JAMES HARDIE (ALT. NICHIIA)	PRODUCT: CEMENTITIOUS BOARD 1x6 TRIM	FACTORY PRIMED W/ TWO FINISH COATS
VINYL/PLASTIC				
VE-01	VINYL WINDOWS	PLY GEM WINDOWS	PRODUCT: 1500 SERIES VINYL FIXED WINDOWS - (1) TEMPERED GLASS	COLOR: DARK BRONZE
VE-02	PVC	AZEK	PRODUCT: AZM 6935 PVC WATERTABLE TRIM	PAINTED
PAINT				
PE-01	EXTERIOR PAINT / EXTERIOR BASE	PPG ARCHITECTURAL FINISHES	PRODUCT: EXTERIOR LATEX - EGGSHELL	COLOR: DARK GRANITE PPG 1005-7
PE-02	EXTERIOR PAINT / EXTERIOR BODY	PPG ARCHITECTURAL FINISHES	PRODUCT: EXTERIOR LATEX - EGGSHELL	COLOR: TATTLE TALE PPG 1019-6
PE-03	EXTERIOR PAINT / GRAPHIC MEDALLION	SHERWIN WILLIAMS	PRODUCT: EXTERIOR LATEX - EGGSHELL	COLOR: SW 7592 CRABBY APPLE
PE-04	EXTERIOR PAINT / EIFS TRIM	SHERWIN WILLIAMS	PRODUCT: EXTERIOR LATEX - EGGSHELL	COLOR: SW 6990 CAVIAR
PE-05	EXTERIOR PAINT / METAL AWNING	SHERWIN WILLIAMS	PRODUCT: EXTERIOR LATEX - SEMI GLOSS	COLOR: SW 6866 HEARTHROB
AWNING FABRIC (ALTERNATE TO METAL)				
EA-01	EXTERIOR AWNINGS FABRIC	DESIGN TEAM SIGN COMPANY LLC	PRODUCT: 100% SUNBRELLA ACRYLIC FIRESTRET	COLOR: 6066-0000 LOGO RED
METAL				
EM-01	GUTTERS AND DOWNSPOUTS	BY CONTRACTOR	PRODUCT: GALVANIZED STEEL	COLOR: SEE ELEVATIONS
EM-02	METAL: ARCHITECTURAL METALS	KAWNEER	PRODUCT: PREFINISHED ALUMINUM STOREFRONT SYSTEM (1) TEMPERED GLASS-PERMANODIC ANDIONIZED	COLOR: # 40, DARK BRONZE
EM-03	METAL COPING, GRAVEL STOP, & FLASHING	BY CONTRACTOR	PRODUCT: SEE SPECIFICATIONS	COLOR: SEE ELEVATIONS
EM-04	SIGN PER MFR.	BY OTHERS	PRODUCT: SEE SPECIFICATIONS	REFER TO GENERAL NOTE #1
EM-05	FERROUS METAL-ROOF LADDER	BY CONTRACTOR	PRODUCT: SEE SPECIFICATIONS	ROOF LADDER - PAINT TO MATCH ADJACENT
EM-06	HOLLOW METAL DOORS AND FRAMES	BY CONTRACTOR	PRODUCT: SEE SPECIFICATIONS	PAINTED
EM-07	HANGING ROD METAL CANOPY (SEE DTL. K1-A13)	DESIGN TEAM SIGN COMPANY LLC	PRODUCT: OVERHEAD SUPPORTED CANOPY	COLOR: DARK BRONZE
EM-08	METAL AWNING (SEE DTL. G1/A13)	DESIGN TEAM SIGN COMPANY LLC	PRODUCT: OVERHEAD SUPPORTED AWNING	ALTERNATE CANOPY W/ FABRIC [EA-01]
ELECTRICAL and GRAPHICS				
EC-01	SIGN PER MFR.	----	PRODUCT: ----	REFER TO GENERAL NOTE #1
EC-02	YELLOW L.E.D BAND	----	PRODUCT: ----	REFER TO GENERAL NOTE #1
EC-03	DECORATIVE WALL LIGHT	----	PRODUCT: ----	SEE ELEC SHEET E2
EC-04	WALL PACK LIGHT	----	PRODUCT: ----	SEE ELEC SHEET E2
EC-05	WALL PACK LIGHT	----	PRODUCT: ----	SEE ELEC SHEET E2
EC-06	L.E.D. WALL WASHER	----	PRODUCT: ----	SEE ELEC SHEET E2
EG-01	LOGO GRAPHIC	----	PRODUCT: ----	REFER TO GENERAL NOTE #4 A-5, A-6
EG-02	NOT USED	----	PRODUCT: ----	

- ### EXTERIOR FINISH NOTES
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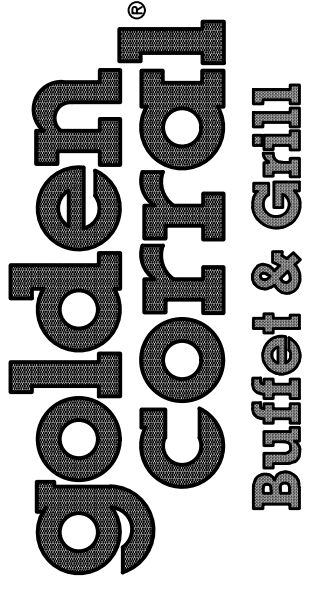
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 Plotted By: chudson
 Plotted Date: Mar 15, 2019 9:30am



PRELIMINARY - NOT FOR CONSTRUCTION

THESE STANDARD SPECIFICATIONS AND SPECIFICATIONS ARE OWNED AND COPYRIGHTED BY GOLDEN CORRAL CORPORATION. NO PART OF THESE SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF GOLDEN CORRAL CORPORATION. GOLDEN CORRAL CORPORATION, 5151 GLENWOOD AVENUE, BAILEIGH, NC 27612. PHONE (919) 781-8652.

GC-16.1 GATEWAY PROTOTYPE
 Location: ANY STREET, ANYTOWN, USA
 Drawing: EXTERIOR ELEVATIONS



Revisions

THRU ADDENDUM " "	02/08/19
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PROJECT DATE: -/-/-
 Drawn By: CH
 Checked By: GRL
 Sheet No: **A8**



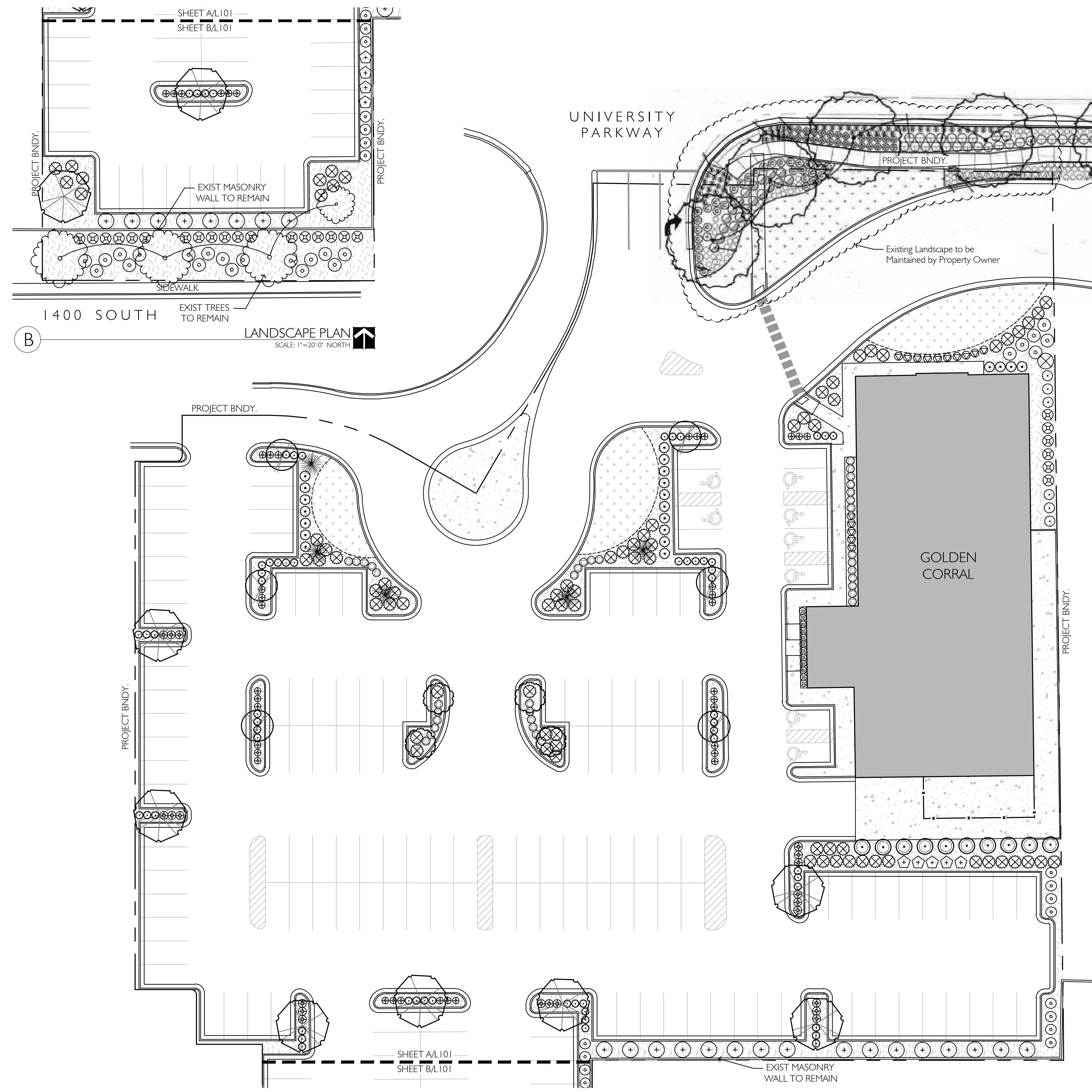
FRONT ELEVATION ::



SIGN DIMENSIONS ::



CHIMNEY ELEVATION ::



LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
10		Carpinus betulus 'Franz Fontane'	Franz Fontaine Hornbeam	2" Cal.
10		Gledetsia tri. inermis 'Shademaster'	Shademaster Honeylocust	2" Cal.
5		Picea omonika 'Wells Riverside'	Wells Riverside Serbian Spruce	6'
4		Prunus serrulata 'Royal Burgundy'	Royal Burgundy Cherry	2" Cal.
7		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Cal.
EVERGREEN SHRUBS				
36		Buxus microphylla asiatic 'Winter Gem'	Winter Gem Boxwood	2 Gal.
12		Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Winterreeper	2 Gal.
66		Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2 Gal.
24		Juniperus scopulorum 'Cologreen'	Cologreen Juniper	15 Gal.
24		Prunus laurocerasus 'Causica Nana'	Dwarf English Laurel	2 Gal.
21		Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	2 Gal.
70		Pinus mugo mgus 'Slowmound'	Slowmound Mugo Pine	2 Gal.
DECIDUOUS SHRUBS				
39		Berberis thunbergii atropupurea nana	Crimson Pygmy Barberry	2 Gal.
21		Buddleia davidii 'Blue Chip'	Blue Chip Butterfly Bush	2 Gal.
6		Cornus sericea 'Ivory Halo'	Ivory Halo Dogwood	2 Gal.
41		Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
1		Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac	2 Gal.
15		Spirea betulifolia 'Tor Gold'	Tor Gold Spirea	2 Gal.
ORNAMENTAL GRASSES				
9		Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
TURF				
5,021 S.F.		Chanshare Imperial Bluegrass	Sod	
MULCH				
		Utah Landscaping Rock, Cherokee Red Crushed Rock, 1 1/2" - All Planters	3' depth	
EDGING				
		Metal - Aluminum, Mill Finish, 4" x 3/16"		

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.

LANDSCAPE TABUALTIONS

PARCEL AREA	114,533 S.F.
SHARED ACCESS DRIVE	16,545 S.F.
RESULTING PARCEL AREA	97,988 S.F.
BUILDING AREA	10,885 S.F.
LANDSCAPE / SIDEWALKS	22,129 S.F.
LANDSCAPE AREA	19,417 S.F.
HARDSCAPE AREA	2,712 S.F.
LIVE LANDSCAPE COVERAGE REQUIRED (50%)	9,708 S.F.
LIVE LANDSCAPE COVERAGE PROVIDED	10,535 S.F.
INTERIOR PARKING LANDSCAPING	
PARKING AREA (172 STALLS)	64,974 S.F.
LANDSCAPE AREA REQUIRED (10%)	6,497 S.F.
LANDSCAPE AREA PROVIDED	7,911 S.F.
TREES REQUIRED (1 TREE / 3,000 S.F.)	21.6 TREES
TREES PROVIDED	23 TREES

LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

GOLDEN CORRAL
255 WEST UNIVERSITY BLVD.
OREM, UTAH

LANDSCAPE PLAN

L101

ISSUE DESCRIP.	DATE
	05.13.2019

#	REV.	DESCRIPTION	DATE

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2019

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	PRECIP.	RADIUS
■	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	1.52	10.0
●	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	1.74	12.0
▼	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58	15.0

▨ Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 2/Shrub, 4/Tree

▨ Existing Irrigation System to be Operated and Maintained by Property Owner

- ⊕ Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- ⊕ Drip Control Zone - Rainbird XCZ-100-PRBCOM
- ⊕ Quick Coupling Valve Assembly
- ⊕ Rainbird ESP4ME w/ ESPSM6 Module - 10 Stations
- ⊕ Rain Sensor - Rainbird WR2-RC
- ⊕ Backflow Preventer - 1"
- ⊕ Stop and Waste - 1"
- Lateral Pipe - Schedule 40 PVC
- - 1 1/4" Sch 40 PVC Mainline
- S Irrigation Slewing (See Plan)

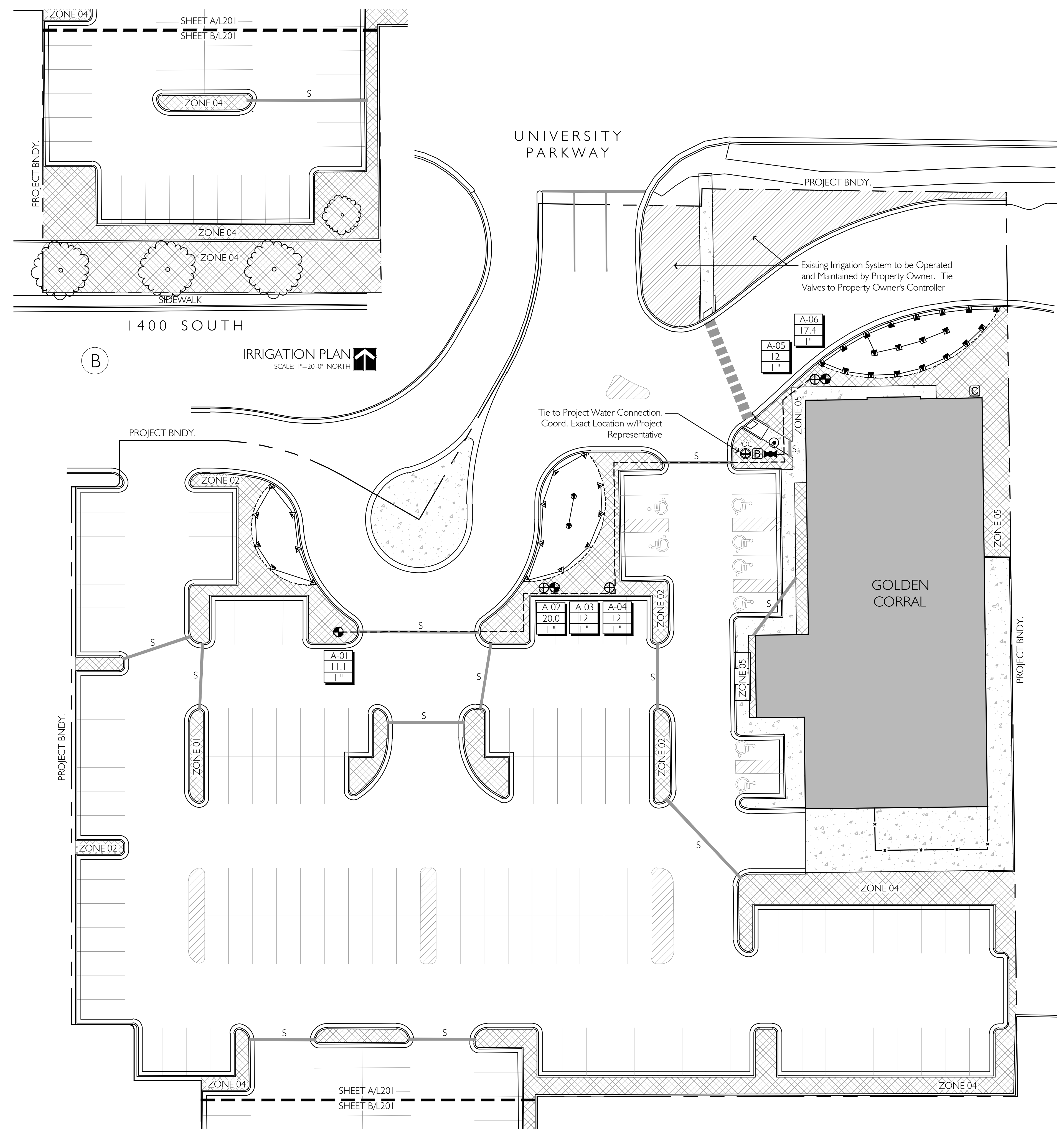
A-01	Valve #
12	26.7
1"	1 1/2"

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM

IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contractor is responsible to verify material counts and square footages. Irrigation table quantities provided as a courtesy. In the event of a discrepancy, plan quantities take precedence over table quantities.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
- Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Sprinklers are placed at various percentages of manufacturers published radii, see Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published 90% overage radius.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all slewing necessary to complete this project is shown on plan. Portions of irrigation slewing may have been previously installed by others. Coordinate location and usage with Owner's Representative.
- Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
- POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.



IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH

IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH

GOLDEN CORRAL
255 WEST UNIVERSITY BLVD.
OREM, UTAH

IRRIGATION PLAN

L201

12699



Orem City Development Review Committee (DRC) Application Subdivision/Site Plan

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

www.orem.org

Applicant Information		
Name:	Corral West Properties, LC	Phone: 801-599-0086
Address:	77 West 1500 North	Email: Tingey.bk@gmail.com
City:	Centerville	State: Utah Zip: 84014

Project Information	
Project Name	Golden Corral Restaurant
Project Address	225 West University Parkway

Request	Fees	Total
Site Plan	\$1,934+\$689 in PD 1, 4, 5,15 ,16, 21 or adjacent residential zone	2623.00
Site Plan, Administrative	\$644	
Preliminary Plat	\$1388 + \$143 lot/unit	
Final Plat	\$943+ \$122 lot/unit + recording fees	
Preliminary PRD	\$1873 + 193 lot/unit	
Final Plat PRD	\$917 + \$162 lot/unit + recording fees	
Vacation/Amendment	\$856 + \$206 lot/unit + recording fees	
Lot Line Adjustment	\$856 + \$206 lot/unit	
Conversion to Condominium	\$1032 + \$86/unit, \$689 sign fee, \$30/unit inspection	
Neighborhood Notice	TBD at time of submittal, if needed	
Public Notice	\$100 each for PC and CC, if needed	
Resubmittal Fee	\$542 after three reviews	
Long-Term Storm Mgmt. Plan Review	\$225.00 (Over 1 acre & up to four reviews) (Less than 1 acre, fee to be determined)	
Total		2623.00

PA 5/3/19

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 Cheryl Vargas at chvargas@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 developments adjacent to a residential zone, all non-residential uses in a residential zone.

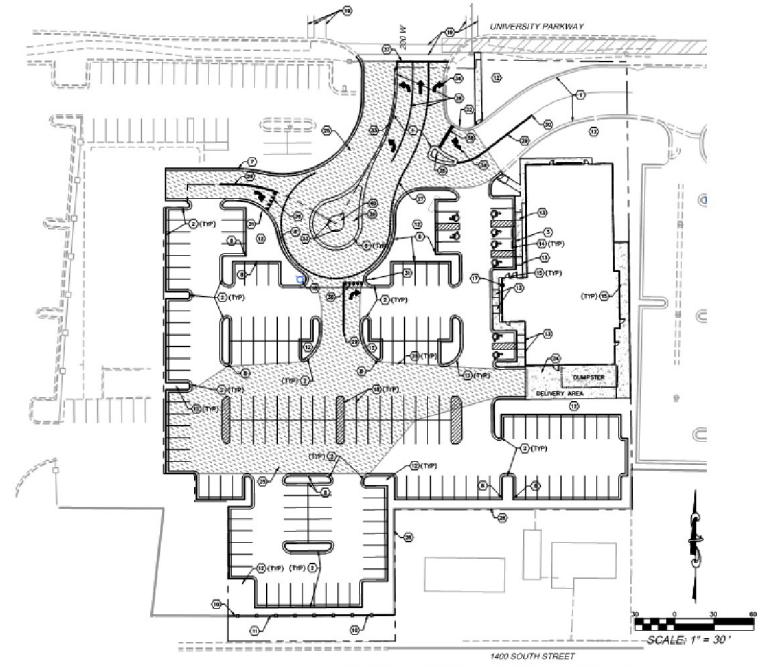
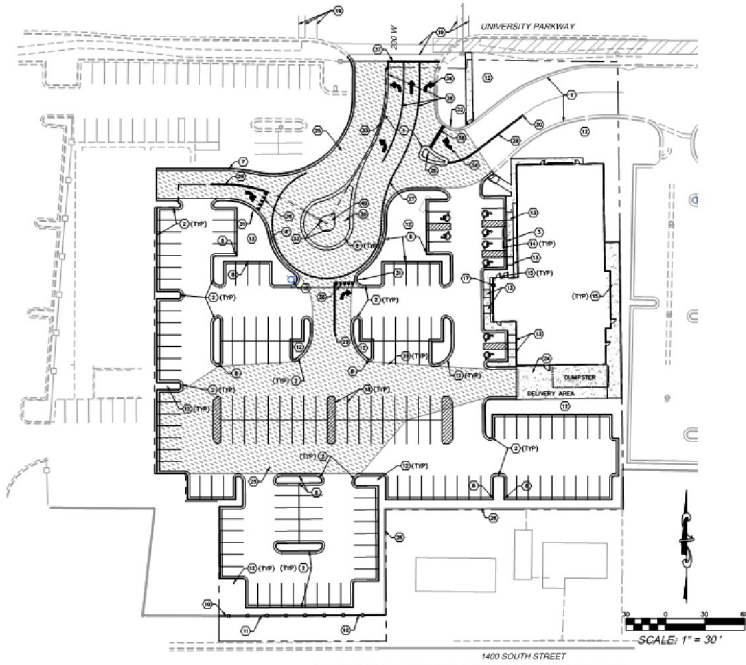
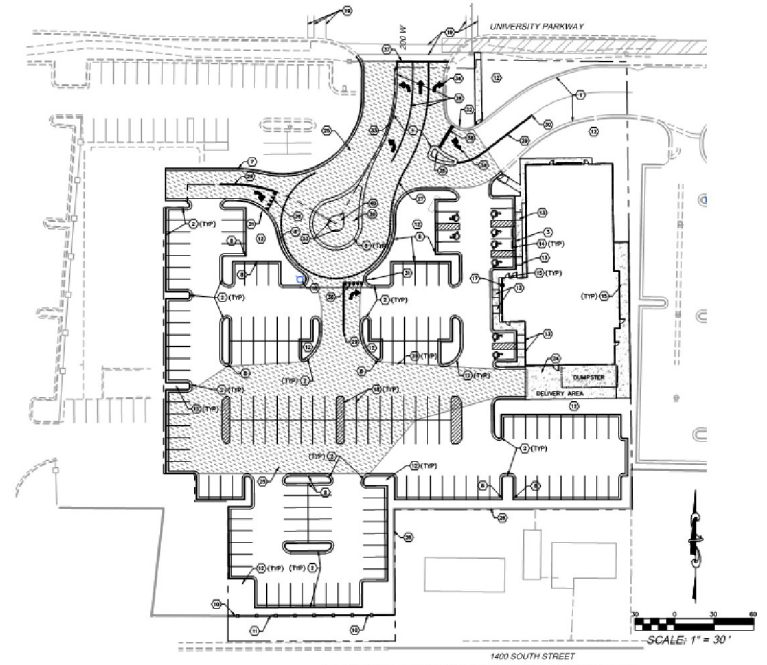
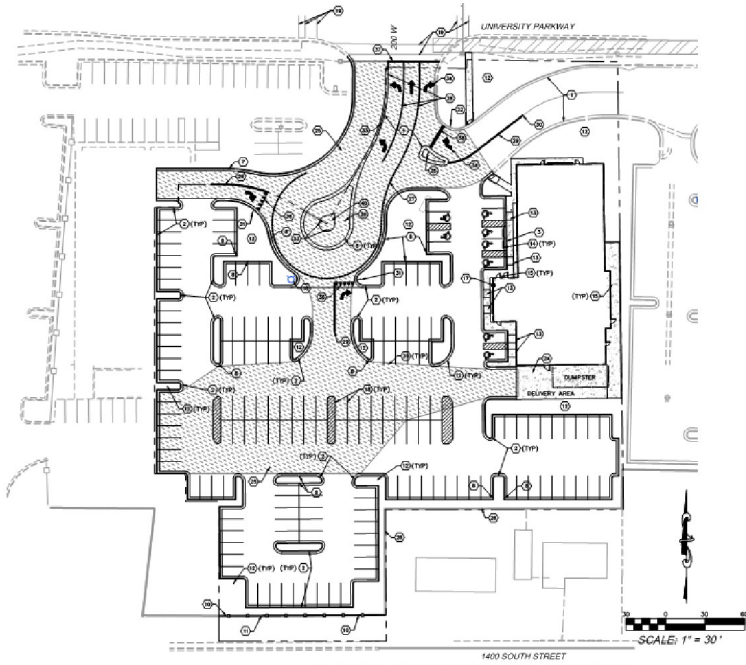
DRC Application. The DRC application must be complete at the time of submittal or it may not be accepted.

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: Kristina Haycock, 801-229-7095, Jason Bench, 801-229-7238; Kirby Snideman, 801-229-7055; Christian Kirkham, 801-229-7267.

Applicant's Signature:	<i>Bruce K Tingey</i>
Contact Person:	Bruce K Tingey Phone: 801-599-0086

Office Use Only			
Date Filed:	5/3/19	Fees Paid:	2623.00
Received By:	<i>CV</i>	Receipt #:	2019301781
			14 Nov 2018



For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
4:30 pm

Applicant (Corral West Properties, LC) seeks site plan approval for Golden Corral Restaurant located generally at 225 West University Parkway in the PD5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

UTAH DEPARTMENT OF TRANSPORTATION
%LOWES COMPANIES
1000 LOWES BLVD
MOORESVILLE, NC 28117

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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4:30 pm

Applicant (Corral West Properties, LC) seeks site plan approval for Golden Corral Restaurant located generally at 225 West University Parkway in the PD5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
4:30 pm

Applicant (Corral West Properties, LC) seeks site plan approval for Golden Corral Restaurant located generally at 225 West University Parkway in the PD5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CORRAL WEST PROPERTIES LC
77 W 1500 N
CENTERVILLE, UT 84014

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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4:30 pm

Applicant (Corral West Properties, LC) seeks site plan approval for Golden Corral Restaurant located generally at 225 West University Parkway in the PD5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SAM LENTZ
882 W 1720 N
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

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

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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4:30 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CITY OF OREM
58 N STATE ST
OREM, UT 84057

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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4:30 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BIRD, PENNY
1504 S 100 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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MCKEIGHEN, JASON & LAURA
1442 S 135 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HAGGARD, DANIEL & ALISA
1446 S 185 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

KWONG, CHI FAT (ET AL)
1443 S 185 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Tue, Aug 27, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HOVEY, VERL & MARIANNE D
1432 S 235 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

OGDEN, TAYLOR D
1438 S 235 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
4:30 pm

Applicant (Corral West Properties, LC) seeks site plan approval for Golden Corral Restaurant located generally at 225 West University Parkway in the PD5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

STRONG, SCOTT R & JANET A
1586 S 235 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
4:30 pm

Applicant (Corral West Properties, LC) seeks site plan approval for Golden Corral Restaurant located generally at 225 West University Parkway in the PD5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

STOCKS, KEVIN D & DONNA C
1447 S 235 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ROBISON, RONALD G (ET AL)
1405 S 300 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
4:30 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

PETERSON, KENNETH L & HOLLY L
1415 S 300 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
4:30 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HANCOCK, DAVID & KRISTINA
1429 S 300 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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PRITCHARD, JOSEPH & MEGAN
1425 S 300 W
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WOFFINDEN, GEORGE J & OPAL R
--OR CURRENT RESIDENT--
1435 S 300 WEST
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

STRONG, SCOTT R & JANET A
--OR CURRENT RESIDENT--
1455 S 300 WEST
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MELLOR, DEREK R & WHITNEY C
1570 S 320 E
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

UNIVERSITY OF UTAH
--OR CURRENT RESIDENT--
145 W 1300 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

GARFF WADE PROPERTIES LLC
--OR CURRENT RESIDENT--
265 W 1300 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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WILKERSON, CARL C & GEORGIA A
140 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BUTLER, HOWARD E & DOREEN
131 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Tue, Aug 27, 2019
6:00 pm

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BAILEY, THAYNE D
147 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BIRD, PENNY
--OR CURRENT RESIDENT--
156 W 1400 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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VANDYKE, DON C & MARIE MURDOCK
170 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

TABOADA, EFREN & IVELISSE
161 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MAUCH, VANCE E & JO ANN
177 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Tue, Aug 27, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SKINNER, MURRAY W & LEAH W
180 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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TK JJ LLC
196 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

THOMPSON, PHILLIP DAVIS & CARRIE LEE
193 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CLOSE, DAVID WAYNE & VALERIE THOMPSON
201 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
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PEREZ, MARCO JR & MARGARITA
204 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WARNICK, QUINTIN D & JULIE A
--OR CURRENT RESIDENT--
225 W 1400 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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Wed, Aug 7, 2019
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DRAUGHN, JAMES H
223 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

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ALAND, JOHN W & REBECCA
237 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
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CITY OF OREM
--OR CURRENT RESIDENT--
246 W 1400 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

STRONG, JASON SCOTT
261 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HOVEY, ROBERT N & LUCILLE D
249 W 1400 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ANDERSEN, DONALD L
318 W 1410 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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AUGUSTIN, SUZE
142 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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WHETTEN, CYNTHIA
157 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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MELLOR, DEREK R & WHITNEY C
--OR CURRENT RESIDENT--
156 W 1435 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
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PATE, ROGER & CHELITA
168 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Wed, Aug 7, 2019
4:30 pm

Applicant (Corral West Properties, LC) seeks site plan approval for Golden Corral Restaurant located generally at 225 West University Parkway in the PD5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HENRIE, GARY & JODY
169 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
6:00 pm

Planning Commission
Wed, Aug 7, 2019
4:30 pm

Applicant (Corral West Properties, LC) seeks site plan approval for Golden Corral Restaurant located generally at 225 West University Parkway in the PD5 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MARTIN, E ROYLANCE & GENIEL S (ET AL)
180 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MADSEN, MARILYN KAY
171 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SMITH, RAYMOND O & LINDA R (ET AL)
194 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Aug 27, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MC FARLAND, JESS R & PATRICIA
195 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SMITH, KEVIN R & ANNE E
212 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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DE KEYSER, BENEDICTA C
--OR CURRENT RESIDENT--
211 W 1435 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

GOODWIN, NOLAN & TANYA
225 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BRODERICK, GARY R & REBECCA D
226 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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STEWART, DAVID & CHARLENE E
240 W 1455 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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PRICE, MATHEW COREY & KASANDRA
234 W 1435 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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LILJENQUIST, RICHARD LYN & LORINE
KATHRYN (ET AL)
244 W 1455 S
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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BOYER LAKE POINTE LC
--OR CURRENT RESIDENT--
292 W UNIVERSITY PKWY
OREM, UT 84058

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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MHF INC
325 E 1300 S
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

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

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CENTRAL UTAH WATER CONSERVANCY
DISTRICT THE
%GARFF-WARNER AUTOMOTIVE GROUP LLC
76 W 800 S
SALT LAKE CITY, UT 84101

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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BOYER LAKE POINTE LC
%THE BOYER COMPANY
101 S 200 E STE 200
SALT LAKE CITY, UT 84111

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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UNIVERSITY OF UTAH
127 S 500 E # 310
SALT LAKE CITY, UT 84111

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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GARFF WADE PROPERTIES LLC
111 E BROADWAY STE 900
SALT LAKE CITY, UT 84111

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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CLOSE, WAYNE C & STEVEN L (ET AL)
35 W 300 N
PROVO, UT 84601

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



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DE KEYSER, BENEDICTA C
BYU-BOX 7318
PROVO, UT 84602

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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WOFFINDEN, GEORGE J & OPAL R
PO BOX 168
COVINA, CA 91723

For more information, contact
Grant Allen at (801) 229-7095
or grallen@orem.org



City Council Chambers, 56 N State Street

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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

KAY, S L (ET AL)
PO BOX 692
PROVO, UT 84603

DE KEYSER, BENEDICTA C
BYU-BOX 7318
PROVO, UT 84602

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

WOFFINDEN, GEORGE J & OPAL R
PO BOX 168
COVINA, CA 91723

KAY, S L (ET AL)
PO BOX 692
PROVO, UT 84603

CLOSE, WAYNE C & STEVEN L (ET
AL)
35 W 300 N
PROVO, UT 84601

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

CITY OF OREM
58 N STATE ST
OREM, UT 84057

CENTRAL UTAH WATER
CONSERVANCY DISTRICT THE
%GARFF-WARNER AUTOMOTIVE
GROUP LLC
76 W 800 S
SALT LAKE CITY, UT 84101

CORRAL WEST PROPERTIES LC
77 W 1500 N
CENTERVILLE, UT 84014

BOYER LAKE POINTE LC
% THE BOYER COMPANY
101 S 200 E STE 200
SALT LAKE CITY, UT 84111

GARFF WADE PROPERTIES LLC
111 E BROADWAY STE 900
SALT LAKE CITY, UT 84111

UNIVERSITY OF UTAH
127 S 500 E # 310
SALT LAKE CITY, UT 84111

BUTLER, HOWARD E & DOREEN
131 W 1400 S
OREM, UT 84058

WILKERSON, CARL C & GEORGIA A
140 W 1400 S
OREM, UT 84058

AUGUSTIN, SUZE
142 W 1435 S
OREM, UT 84058

UNIVERSITY OF UTAH
--OR CURRENT RESIDENT--
145 W 1300 SOUTH
OREM, UT 84058

BAILEY, THAYNE D
147 W 1400 S
OREM, UT 84058

BIRD, PENNY
--OR CURRENT RESIDENT--
156 W 1400 SOUTH
OREM, UT 84058

MELLOR, DEREK R & WHITNEY C
--OR CURRENT RESIDENT--
156 W 1435 SOUTH
OREM, UT 84058

WHETTEN, CYNTHIA
157 W 1435 S
OREM, UT 84058

TABOADA, EFREN & IVELISSE
161 W 1400 S
OREM, UT 84058

PATE, ROGER & CHELITA
168 W 1435 S
OREM, UT 84058

HENRIE, GARY & JODY
169 W 1435 S
OREM, UT 84058

VANDYKE, DON C & MARIE
MURDOCK
170 W 1400 S
OREM, UT 84058

MADSEN, MARILYN KAY
171 W 1435 S
OREM, UT 84058

MAUCH, VANCE E & JO ANN
177 W 1400 S
OREM, UT 84058

SKINNER, MURRAY W & LEAH W
180 W 1400 S
OREM, UT 84058

MARTIN, E ROYLANCE & GENIEL S
(ET AL)
180 W 1435 S
OREM, UT 84058

THOMPSON, PHILLIP DAVIS &
CARRIE LEE
193 W 1400 S
OREM, UT 84058

SMITH, RAYMOND O & LINDA R (ET AL)
194 W 1435 S
OREM, UT 84058

MC FARLAND, JESS R & PATRICIA
195 W 1435 S
OREM, UT 84058

TK JJ LLC
196 W 1400 S
OREM, UT 84058

CLOSE, DAVID WAYNE & VALERIE THOMPSON
201 W 1400 S
OREM, UT 84058

PEREZ, MARCO JR & MARGARITA
204 W 1400 S
OREM, UT 84058

DE KEYSER, BENEDICTA C
--OR CURRENT RESIDENT--
211 W 1435 SOUTH
OREM, UT 84058

SMITH, KEVIN R & ANNE E
212 W 1435 S
OREM, UT 84058

DRAUGHN, JAMES H
223 W 1400 S
OREM, UT 84058

WARNICK, QUINTIN D & JULIE A
--OR CURRENT RESIDENT--
225 W 1400 SOUTH
OREM, UT 84058

GOODWIN, NOLAN & TANYA
225 W 1435 S
OREM, UT 84058

BRODERICK, GARY R & REBECCA D
226 W 1435 S
OREM, UT 84058

PRICE, MATHEW COREY & KASANDRA
234 W 1435 S
OREM, UT 84058

ALAND, JOHN W & REBECCA
237 W 1400 S
OREM, UT 84058

STEWART, DAVID & CHARLENE E
240 W 1455 S
OREM, UT 84058

LILJENQUIST, RICHARD LYN & LORINE KATHRYN (ET AL)
244 W 1455 S
OREM, UT 84058

CITY OF OREM
--OR CURRENT RESIDENT--
246 W 1400 SOUTH
OREM, UT 84058

HOVEY, ROBERT N & LUCILLE D
249 W 1400 S
OREM, UT 84058

STRONG, JASON SCOTT
261 W 1400 S
OREM, UT 84058

GARFF WADE PROPERTIES LLC
--OR CURRENT RESIDENT--
265 W 1300 SOUTH
OREM, UT 84058

BOYER LAKE POINTE LC
--OR CURRENT RESIDENT--
292 W UNIVERSITY PKWY
OREM, UT 84058

ANDERSEN, DONALD L
318 W 1410 S
OREM, UT 84058

MHF INC
325 E 1300 S
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BRENT SUMNER
744 WEST 550 SOUTH
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

UTAH DEPARTMENT OF TRANSPORTATION
%LOWES COMPANIES
1000 LOWES BLVD
MOORESVILLE, NC 28117

ROBISON, RONALD G (ET AL)
1405 S 300 W
OREM, UT 84058

PETERSON, KENNETH L & HOLLY L
1415 S 300 W
OREM, UT 84058

PRITCHARD, JOSEPH & MEGAN
1425 S 300 W
OREM, UT 84058

HANCOCK, DAVID & KRISTINA
1429 S 300 W
OREM, UT 84058

HOVEY, VERL & MARIANNE D
1432 S 235 W
OREM, UT 84058

WOFFINDEN, GEORGE J & OPAL R
--OR CURRENT RESIDENT--
1435 S 300 WEST
OREM, UT 84058

OGDEN, TAYLOR D
1438 S 235 W
OREM, UT 84058

MCKEIGHEN, JASON & LAURA
1442 S 135 W
OREM, UT 84058

KWONG, CHI FAT (ET AL)
1443 S 185 W
OREM, UT 84058

HAGGARD, DANIEL & ALISA
1446 S 185 W
OREM, UT 84058

STOCKS, KEVIN D & DONNA C
1447 S 235 W
OREM, UT 84058

STRONG, SCOTT R & JANET A
--OR CURRENT RESIDENT--
1455 S 300 WEST
OREM, UT 84058

BIRD, PENNY
1504 S 100 W
OREM, UT 84058

MELLOR, DEREK R & WHITNEY C
1570 S 320 E
OREM, UT 84058

STRONG, SCOTT R & JANET A
1586 S 235 W
OREM, UT 84058

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

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



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Richard Manning

Submitting Department: City Manager's Office

Item Type: Public Hearing

Agenda Section:

Subject:

PUBLIC HEARING

Consider public input on the proposed transfer of funds from the enterprise funds to cover general fund utility costs over and above administrative and overhead costs

Suggested Action:

The City Manager recommends the City Council hold a public hearing to consider input from the residents regarding the annual proposed transfers from enterprise funds to the general fund in the FY 2019-2020 budget

Presenter:

Brandon Nelson

Background:

On May 28, 2019 the City Council adopted the Tentative Budget for the Fiscal Year 2019-2020. This budget contains a proposed transfer of funds from the utilities to cover non-administrative or overhead costs to cover the City's own use of City owned utilities.

The State Auditor requires that cities pay the retail rate for their own usage of city owned utilities. The City of Orem uses water, sewer, Storm water and street lighting to supply its own properties. These properties are primarily parks but also include cemetery, City Hall, the Police Station, fire stations and other city properties.

The City has long built the cost of supplying these properties into the utility rates. The reasoning behind this decision is that the tax payers and the utility rate payers are almost always the same people. Therefore, the simplest way to cover these costs is to include them in the respective utility rates.

Now that the City is required to pay the utilities for these services, the options available to the City are:

- 1) Increase property taxes to cover the cost of these utilities
- 2) Cut services enough to free up the cash to pay for the utilities
- 3) Transfer the funds back to the General Fund.

The first two options involve either paying more for the same services or paying the same for lower service. By making the transfer the City can provide the same level of service for the same fees.

The amounts proposed to be transferred are:

Water	\$900,000
Sewer	\$16,000
Storm Water	\$141,000

Street Lighting \$15,000

Potentially Affected Area:

Citywide

Attachments:

[Enterprise Fund Transfer Notice of Public Hearing FY 20.docx](#)

CITY OF OREM
NOTICE OF
CITY COUNCIL
ENTERPRISE FUND TRANSFER PUBLIC HEARING

The Orem City Council will hold a Public Hearing on Tuesday, August 27, 2019 at 6:00 p.m. in the Orem City Council Chambers, 56 North State Street, Orem, to consider the proposed transfer of funds from the enterprise funds to the general fund.

The State Auditor requires that cities pay the retail rate for their own usage of city owned utilities. The City of Orem uses water, sewer, storm water and street lighting to supply its own properties. These properties are primarily parks but also include cemetery, City Hall, the Police Station and fire Stations and other city properties.

The City has long built the cost of supplying these properties into the utility rates. The reasoning behind this decision is that the tax payers and the utility rate payers are almost always the same people. Therefore, the simplest way to cover these costs is to include them in the respective utility rates.

The amount proposed to be transferred are:

Transfer From	Amount	% of Total Fund Expenditures
Water Fund	\$900,000	4.6%
Sewer	\$16,000	0.1%
Storm Water	\$141,000	2.7%
Street Lighting	\$15,000	0.9%
Total	\$1,061,000	

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

If you need a special accommodation to participate in the City Council Meetings, please call the City Recorder's office. Voice (801) 229-7074



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Richard Manning

Submitting Department: City Manager's Office

Item Type: Ordinance

Agenda Section:

Subject:

PUBLIC HEARING

RESOLUTION - Adopting the Certified Tax Rate

ORDINANCE - Adopting Budget for Fiscal Year 2019-2020

Suggested Action:

Following the public hearing: (1) by resolution approve the proposed property tax increase, and (2) by ordinance approve and adopt the budget for Fiscal Year 2019-2020, adopting compensation programs, adopt fees and charges, set the property tax rate, franchise tax, municipal energy sales and use tax, telecommunications license tax, transient room tax and E-911 fee rates.

Presenter:

Brandon Nelson

Background:

On May 14, 2019, the City Council received a draft of the Tentative Budget for the Fiscal Year 2019-2020. Budget work sessions were held on February 24, March 12, and March 26. The final budgets for RDA and Streetlighting were adopted on May 28. In addition, two public hearings were held to review CDBG budget requests. A Truth in Taxation public hearing was held on August 20

The purpose of this hearing is to consider the budget for Fiscal Year 2019-2020, along with the compensation program and the fees, charges, and tax rates of the City.

A property tax increase is proposed in this budget. The franchise tax and municipal energy sales and use tax rates remain at 6%, and the transient room tax stays at 1%. The telecommunications license tax remains at 3.5% and the E-911 fee stays at the state allowed maximum rate per month. Various adjustments and/or additions to miscellaneous fees and charges are proposed in many departments.

Staff is not planning on making a presentation on the Tentative Budget that has been already adopted. The following link contains the presentation given for the Tentative Budget:

http://orem.granicus.com/MediaPlayer.php?view_id=1&clip_id=59&meta_id=4718

Potentially Affected Area:

Citywide

Attachments:

[RES.Tax Increase.docx](#)

[ORD. Budet.docx](#)

[Public Hearing Notice Final Budget FY 20.docx](#)

RESOLUTION NO.

A RESOLUTION OF THE OREM CITY COUNCIL INCREASING
OREM'S PROPERTY TAX RATE FOR THE PURPOSE OF HIRING
FOUR ADDITIONAL POLICE OFFICERS.

WHEREAS on May 14, 2019, the City Manager of the City of Orem, Utah, presented the Tentative Budget for Fiscal Year 2019-2020 (the "Tentative Budget") to the City Council; and

WHEREAS the Tentative Budget proposed a property tax increase to hire four additional police officers; and

WHEREAS the City provided all notices required by law to hold a Truth-in-Taxation public hearing and to consider increasing the City's certified tax rate; and

WHEREAS the City Council held a Truth-in-Taxation public hearing on August 20, 2019 to receive input from the public regarding the proposed property tax increase; and

WHEREAS the City Council, after required public notice, held a public hearing on August 27, 2019 prior to enacting the proposed property tax increase and adopting the final Fiscal Year 2019-2020 Budget.

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

1. For the purpose of defraying the necessary and proper expenses of the City of Orem, and for maintaining the government thereof, the City Council hereby levies a property tax sufficient to increase ongoing City of Orem property tax revenues by \$412,000 per year. To achieve this property tax revenue increase, the City Council levies a property tax rate of 0.001260 for Fiscal Year 2019-2020. (The 0.001260 property tax rate includes a general property tax rate of 0.000983 plus the voted interest and sinking fund levy (general obligation bond) of 0.000277 ($0.000983 + 0.000277 = 0.001260$)).

2. This resolution is adopted after proper notice and hearing in accordance with U.C.A. §59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with U.C.A. §59-2-913 and §59-2-920.

3. This resolution shall take effect immediately upon passage.

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

PASSED AND APPROVED this **27th** day of August 2019.

Richard F. Brunst, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCILMEMBERS	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Debby Lauret	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Lentz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Seastrand	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brent Sumner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OREM, UTAH, APPROVING AND ADOPTING A BUDGET FOR FISCAL YEAR 2019-2020, ADOPTING COMPENSATION PROGRAMS, ADOPTING THE FEES AND CHARGES SCHEDULE, SETTING THE PROPERTY TAX, FRANCHISE TAX, MUNICIPAL ENERGY SALES AND USE TAX, TELECOMMUNICATIONS LICENSE TAX, TRANSIENT ROOM TAX, AND E-911 FEE RATES.

WHEREAS on May 14, 2019, the City Manager of the City of Orem, Utah, presented the Tentative Budget for Fiscal Year 2019-2020 to the City Council; and

WHEREAS the City Council has, through prior public work sessions, reviewed the components of the Fiscal Year 2019-2020 Tentative Budget; and

WHEREAS the Fiscal Year 2019-2020 budget has a proposed property tax increase to be used to hire four additional police officers; and

WHEREAS the City Council held a Truth- in-Taxation public hearing on August 20, 2019 to receive input from the public regarding the proposed property tax increase; and

WHEREAS the City Council adopted the proposed property tax increase in a resolution dated August 27, 2019; and

WHEREAS the City Council, on due public notice, held a public hearing on Tuesday, August 27, 2019, in the Council Chambers of the Orem City Hall to receive input regarding the budget prior to adopting the final 2019-2020 Budget; and

WHEREAS the City Council considered the budget as submitted and all information presented at the public hearings and made all changes which the City Council desires to make; and

WHEREAS the Employee and Elected Official Compensation Programs have been established in accordance with Council desire; and

WHEREAS the fees and charges of the City have been set in accordance with City Council desire; and

WHEREAS the City Council has developed a budget in which the anticipated revenues equal the total of appropriated expenditures; and

WHEREAS the budget has been revised to reflect each of the changes and modifications which the City Council believes should be made in the budget; and

WHEREAS the City Council desires to maintain the Franchise Tax and the Municipal Energy Sales and Use Tax at the present rate of 6% (6 percent), and maintain the Telecommunications License Tax at the present rate of 3.5% (3.5 percent); and

WHEREAS the City Council desires to continue the Transient Room Tax at 1% (1 percent); and

WHEREAS the City Council desires to continue the enhanced 911 program and levy it at the state allowed maximum rate on all phone connections in the City; and

WHEREAS the public hearings required for a transfer from the enterprise funds to the general fund have been held; and

WHEREAS the public hearings required for the Community Development Block Grant Program have been held.

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

1. The City of Orem budget for the Fiscal Year 2019-2020, as amended and revised, which budget is attached hereto as Exhibit "A," and incorporated herein by this reference, is adopted.

2. Exhibit "B" establishing all fees and charges for Fiscal Year 2019-2020, which is attached hereto and incorporated herein by this reference, is adopted.

3. Exhibit "C" containing the Elected Official and Employee Compensation Programs, attached hereto and incorporated herein by reference, is hereby adopted effective July 1, 2019.

4. As set forth in the August 27, 2019 property tax resolution, the City Council levies a property tax sufficient to increase ongoing City of Orem property tax revenues by \$412,000 per year. To achieve this property tax revenue increase, the City Council levies a property tax rate of 0.001260 for Fiscal Year 2019-2020. (The 0.001260 property tax rate includes a general property tax rate of 0.000983 plus the voted interest and sinking fund levy (general obligation bond) of 0.000277 ($0.000983 + 0.000277 = 0.001260$)).

5. The Franchise Tax and the Municipal Energy Sales and Use Tax shall be maintained at 6% (6 percent) and the Telecommunications License Tax shall be maintained at 3.5% (3.5 percent).

6. The Transient Room Tax shall be 1% (1 percent), as adopted by ordinance.

7. The E911 surcharge shall be set at the maximum rate allowed by law.

8. The City Manager is directed to implement this budget in accordance with State laws and appropriate City procedures, including GAAP carry-overs and CIP carry-overs. All approved purchase orders in effect on June 30, 2019, all CIP projects previously budgeted but not completed, and all grant funds not yet expended will be carried over and re-budgeted in Fiscal Year 2019-2020.

10. A copy of the Orem City Budget shall be placed on file in the office of the City Recorder of the City of Orem, Utah, and in the Orem Public Library.

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

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

PASSED AND APPROVED this **27th** day of August 2019.

Richard F. Brunst, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCILMEMBERS	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Debby Lauret	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam Lentz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Seastrand	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brent Sumner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF OREM
 NOTICE OF
 CITY COUNCIL
 BUDGET PUBLIC HEARING

The Orem City Council will hold a Public Hearing on Tuesday, August 27, 2019 at 6:00 p.m. in the Orem City Council Chambers, 56 North State Street, Orem, to consider the adoption of the City Fiscal Year 2018-2019 Budget, the Fees and Charges, the Compensation Programs, Administrative Charges between Funds.

The proposed budget is summarized as follows:

Category	Totals
Mayor & Council	608,405
City Manager	5,222,491
Administrative Services	11,971,661
Legal Services	1,238,214
Development Services	4,413,526
Police Department	15,905,008
Fire Department	10,123,032
Public Works	52,180,595
Recreation	2,674,153
Library	3,598,758
Non-Departmental	*18,090,667
CITY TOTALS	\$126,026,510

*Expenditures of the CARE Tax Fund (\$2,300,000 & Solid Waste Fund & Solid Waste Fund (\$4,025,000) are included within the Nondepartmental expenditures since there is no specific department related to their operations.

The Proposed budget figures are subject to change based on the final amendments and/or changes as per the budget public hearing.

Copies of the budget are available for public inspection at least 10 days prior to the scheduled Public Hearing in the City Manager's office, The City Recorder's office and the Orem City Library, located at 56 North State Street, Orem, Utah during regular business hours. All interested persons are invited to attend the public hearing and will have an opportunity to make written or oral comments concerning any aspect of the budget

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

If you need a special accommodation to participate in the City Council Meetings, please call the City Recorder's office. Voice (801) 229-7074



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Grant Allen

Submitting Department: Development Services

Item Type: Public Hearing

Agenda Section:

Subject:

PUBLIC HEARING

ORDINANCE - Enacting Article 2-37 of the Orem City Code pertaining to the creation of an Orem Arts District Review Board.

Suggested Action:

The Planning Commission recommends the City Council, by ordinance, enact Article 2-37 Orem Arts District Review Board. Staff supports the Planning Commission recommendation.

Presenter:

Jason Bench

Background:

In 2018, the Arts District Zone was established, which requires public art as part of the design standards for the zone. The board will include 5 members with a member of the City Council as a liaison to the board, with board members appointed by the City Manager. Pursuant to Section 22-24-4(F)(12), the board will review the submissions for and determine if applications meet requirements for public art in the Arts District zone, including description of the art, the artist, location, size, colors and estimate of the cost of the art.

Potentially Affected Area:

Arts District Zone

Attachments:

[Agenda-ArtsDistrictReviewBoard.docx](#)

[Resolution-ArtsDistrictReviewBoard.docx](#)

[Ordinance-ArtsDistrictReviewBoard.docx](#)

[DRC Application.pdf](#)

CITY OF OREM
CITY COUNCIL MEETING
 AUGUST 27, 2019



REQUEST:	ORDINANCE - Enacting Article 2-37 of the Orem City Code to create the Orem Arts District Review Board.
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

General Plan Designation:
 N/A

Current Zone(s):
Arts District Zone

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY: Grant Allen Orem City Planner

REQUEST: The Department of Development Services requests the City Council enact Article 2-37 of the Orem City Code to create the Orem Arts District Review Board.

BACKGROUND: The Arts District zone, which was established in 2018, requires public art as part of new development in the zone. To ensure that required public art is of high quality, the Arts District zone provides for the review of public art by an Arts District Review Board. The proposed Article 2-37 creates this Arts District Review Board.

The board will consist of five members with a member of the City Council as a liaison to the board. Board members will be appointed by the City Manager with the advice and consent of the City Council.

The board will review proposals for public art and will determine if such proposals meet the requirements set forth in Section 22-24-4(F)(12)(e) pertaining to artistic and aesthetic quality, visibility, size, scale, materials, etc.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, enact Article 2-37 Orem Arts District Review Board. Staff supports the Planning Commission recommendation.

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL ENACTING
ARTICLE 2-37 OF THE OREM CITY CODE TO CREATE THE OREM
ARTS DISTRICT REVIEW BOARD.

WHEREAS on July 17, 2019, the Department of Development Services filed an application to enact Article 2-37 of the Orem City Code to create the Orem Arts District Review Board; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2019, 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 August 27, 2019; and

WHEREAS the agendas of the Planning Commission meeting and the City Council meeting at which the request was heard were 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; 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 that this request is in the best interest of the City because it will promote the display of quality art in the Arts District zone.
2. The City Council hereby enacts Article 2-37 of the Orem City Code to create the Orem Arts District Review Board as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.
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. 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 27th day of August 2019.

Richard F. Brunst, Mayor

ATTEST:

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

Exhibit "A"

Article 2-37. Orem Arts District Review Board

Contents:

- 2-37-1. Board Established.
- 2-37-2. Duties of the Board.
- 2-37-3. Membership of Board.
- 2-37-4. Appointment.
- 2-37-5. Term of Office.
- 2-37-6. Removal and Vacancy.
- 2-37-7. Voting.
- 2-37-8. Meetings.
- 2-37-9. Staff Assignments.
- 2-37-10. Compensation.
- 2-37-11. Appeals.

2-37-1. Board Established.

The Orem Arts District Review Board (hereinafter referred to as "Board") is hereby established.

2-37-2. Duties of the Board.

The Board shall have the following duties and responsibilities.

- A. The Board shall review applications for approval of "public art" in the Arts District zone pursuant to Section 22-24-4((F)(12) of the Orem City Code. The Board shall review submissions and shall determine whether an application qualifies as public art in conformance with the standards set forth in Section 22-24-4(F)(12).
- B. To perform any other function granted to the Board by City ordinances.

2-37-3. Membership of Board.

- A. The Board shall consist of five (5) members. A member of the City Council shall be appointed to act as a liaison between the Board and the City Council, but the City Council liaison shall not be considered a member of the Board.

2-37-4. Appointment.

- A. All members of the Board shall be appointed by the City Manager, with the advice and consent of the City Council.
- B. Board members shall be residents of the City of Orem and represent a variety of backgrounds with preference given to individuals who are professional practitioners in the arts and/or who have professional, academic, vocational, or apprentice training in the arts or are generally recognized by critics and peers

as a professional in the field as evidenced by his/her education, and/or experience, and/or artwork production.

- C. Board members shall be selected without respect to political affiliation.

2-37-5. Term of Office.

- A. The term of office for Board members shall be three (3) years even if the appointment was made to fill a vacancy created by a member who was unable to complete a full term.
- B. The term of office of the initial members of the Board shall be staggered so that three (3) are for three (3) years and two (2) are for two (2) years.
- C. Lots shall be drawn at the first meeting of the Board to determine which members shall serve for three (3) years and which members shall serve for two (2) years.
- D. No person shall serve more than two consecutive terms on the Board.
- E. Each term shall continue until a successor is chosen and qualified, except in the case of the member's death, resignation, removal, or disqualification from holding office.

2-37-6. Removal and Vacancy.

- A. Any member of the Board may be removed from office by the City Manager for any reason, with the advice and consent of the City Council.
- B. A member's office automatically becomes vacant if the member establishes residence outside of the City.
- C. A member's office may become vacant if the member misses three or more consecutive meetings.
- D. Vacancies shall be filled for any member whose office becomes vacant.
- E. Vacancies occurring other than through the expiration of a regular term shall be filled by appointment of the City Manager, with the advice and consent of the City Council.

2-37-7. Voting.

- A. Each member of the Board shall have one (1) vote.
- B. A quorum shall consist of any three (3) members of the Committee. No meeting is official unless a quorum of members is present.
- C. The minimum number of votes required to approve or disapprove any action or proposal shall be a majority of those present at the meeting, provided there is a quorum, but shall never be less than two (2). However, any applicant whose application is denied by a majority vote of two or fewer members, shall have the right to a rehearing before the Board at which a deciding vote is made by a majority of at least three votes.

2-37-8. Meetings.

- A. The Board shall select one of the members to be Chairperson and another member to be Vice Chairperson. The Chairperson shall conduct all meetings and shall serve for one (1) year. The Vice Chairperson shall conduct meetings in the absence of the Chairperson and shall serve for one (1) year. Elections for Chairperson and Vice Chairperson shall be held annually at the first meeting of the year.
- B. The Board shall meet on an as needed basis as determined by the Board members.
- C. Board business and discussion shall be conducted in accordance with the Utah Open Public Meeting Laws and City policies. This includes public notification of meeting place, time, and agenda items.

- D. The Board shall keep written minutes for each of its meetings. The minutes shall be reviewed for approval at the following Board meeting and shall be available for public inspection.
- E. The Board may establish subcommittees to help carry out its responsibilities.

2-37-9. Staff Assignments.

The City Manager shall appoint appropriate staff support for the Board.

2-37-10. Compensation.

- A. Members of the Board shall serve without monetary compensation.
- B. Members may be compensated for reasonable expenses incurred for official responsibilities, if approved by the City Manager.

2-37-11. Appeals.

The City or any person aggrieved by any decision of the Arts District Review Board may appeal such decision to the City Board of Adjustment. Appeals must be filed in writing with the Department of Development Services within ten (10) days of the date of the decision of the Arts District Review Board. The appellant shall pay a fee in an amount established by resolution of the City Council. No fee shall be required from the City or other public agencies. On appeal, the Board of Adjustment shall review the decision of the Arts District Review Board applying an abuse of discretion standard and shall reverse or modify a decision of the Arts District Review Board only if it finds that the Arts District Review Board abused its discretion.

Article 2-37. Orem Arts District Review Board

Contents:

- 2-37-1. Board Established.
- 2-37-2. Duties of the Board.
- 2-37-3. Membership of Board.
- 2-37-4. Appointment.
- 2-37-5. Term of Office.
- 2-37-6. Removal and Vacancy.
- 2-37-7. Voting.
- 2-37-8. Meetings.
- 2-37-9. Staff Assignments.
- 2-37-10. Compensation.
- 2-37-11. Appeals.

2-37-1. Board Established.

The Orem Arts District Review Board (hereinafter referred to as "Board") is hereby established.

2-37-2. Duties of the Board.

The Board shall have the following duties and responsibilities.

- A. The Board shall review applications for approval of "public art" in the Arts District zone pursuant to Section 22-24-4((F)(12) of the Orem City Code. The Board shall review submissions and shall determine whether an application qualifies as public art in conformance with the standards set forth in Section 22-24-4(F)(12).
- B. To perform any other function granted to the Board by City ordinances.

2-37-3. Membership of Board.

- A. The Board shall consist of five (5) members. A member of the City Council shall be appointed to act as a liaison between the Board and the City Council, but the City Council liaison shall not be considered a member of the Board.

2-37-4. Appointment.

- A. All members of the Board shall be appointed by the City Manager, with the advice and consent of the City Council.
- B. Board members shall be residents of the City of Orem and represent a variety of backgrounds with preference given to individuals who are professional practitioners in the arts and/or who have professional, academic, vocational, or apprentice training in the arts or are generally recognized by critics and peers as a professional in the field as evidenced by his/her education, and/or experience, and/or artwork production.

- C. Board members shall be selected without respect to political affiliation.

2-37-5. Term of Office.

- A. The term of office for Board members shall be three (3) years even if the appointment was made to fill a vacancy created by a member who was unable to complete a full term.
- B. The term of office of the initial members of the Board shall be staggered so that three (3) are for three (3) years and two (2) are for two (2) years.
- C. Lots shall be drawn at the first meeting of the Board to determine which members shall serve for three (3) years and which members shall serve for two (2) years.
- D. No person shall serve more than two consecutive terms on the Board.
- E. Each term shall continue until a successor is chosen and qualified, except in the case of the member's death, resignation, removal, or disqualification from holding office.

2-37-6. Removal and Vacancy.

- A. Any member of the Board may be removed from office by the City Manager for any reason, with the advice and consent of the City Council.
- B. A member's office automatically becomes vacant if the member establishes residence outside of the City.
- C. A member's office may become vacant if the member misses three or more consecutive meetings.
- D. Vacancies shall be filled for any member whose office becomes vacant.
- E. Vacancies occurring other than through the expiration of a regular term shall be filled by appointment of the City Manager, with the advice and consent of the City Council.

2-37-7. Voting.

- A. Each member of the Board shall have one (1) vote.
- B. A quorum shall consist of any three (3) members of the Committee. No meeting is official unless a quorum of members is present.
- C. The minimum number of votes required to approve or disapprove any action or proposal shall be a majority of those present at the meeting, provided there is a quorum, but shall never be less than two (2). However, any applicant whose application is denied by a majority vote of two or fewer members, shall have the right to a rehearing before the Board at which a deciding vote is made by a majority of at least three votes.

2-37-8. Meetings.

- A. The Board shall select one of the members to be Chairperson and another member to be Vice Chairperson. The Chairperson shall conduct all meetings and shall serve for one (1) year. The Vice Chairperson shall conduct meetings in the absence of the Chairperson and shall serve for one (1) year. Elections for Chairperson and Vice Chairperson shall be held annually at the first meeting of the year.
- B. The Board shall meet on an as needed basis as determined by the Board members.
- C. Board business and discussion shall be conducted in accordance with the Utah Open Public Meeting Laws and City policies. This includes public notification of meeting place, time, and agenda items.
- D. The Board shall keep written minutes for each of its meetings. The minutes shall be reviewed for approval at the following Board meeting and shall be available for public inspection.

E. The Board may establish subcommittees to help carry out its responsibilities.

2-37-9. Staff Assignments.

The City Manager shall appoint appropriate staff support for the Board.

2-37-10. Compensation.

- A. Members of the Board shall serve without monetary compensation.
- B. Members may be compensated for reasonable expenses incurred for official responsibilities, if approved by the City Manager.

2-37-11. Appeals.

The City or any person aggrieved by any decision of the Arts District Review Board may appeal such decision to the City Board of Adjustment. Appeals must be filed in writing with the Department of Development Services within ten (10) days of the date of the decision of the Arts District Review Board. The appellant shall pay a fee in an amount established by resolution of the City Council. No fee shall be required from the City or other public agencies. On appeal, the Board of Adjustment shall review the decision of the Arts District Review Board applying an abuse of discretion standard and shall reverse or modify a decision of the Arts District Review Board only if it finds that the Arts District Review Board abused its discretion.



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: <i>Development Services Dept.</i>	Phone: <i>801-229-7183</i>
Address: <i>56 N. State St.</i>	Email: <i>Jwbendh@orem.org</i>
City: <i>Orem</i>	State: <i>Utah</i> Zip: <i>84057</i>

Project Information

Project Name	<i>Enact Article 2-37 Orem Arts District Revi Board</i>
Project Address	

Request	Fees	Total
Subdivision Text	\$1,160	
<input checked="" type="checkbox"/> Zoning Text	\$1,160	
Sign Text Amendment	\$1,160	
Rezone	\$1,228 + \$689 sign fee	
New PD Zone Text	\$3,685 + \$689 sign fee	
Land Use Map Change	\$1,057 + \$689 sign fee	
General Plan Text Change	\$1,057 + \$689 sign fee	
Neighborhood Notice	TBD at time of submittal, if needed	
Public Notice	\$100 each for PC and CC, if needed	
Development Agreement UT Co. Fees	TBD at time of recordation	
Total		

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 Cheryl Vargas at chvargas@orem.org or submitted on disc/flash drive 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 developments 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: 801.229.7183

Applicant's Signature: <i>[Signature]</i>	
Contact Person: <i>[Signature]</i>	Phone: <i>801-229-7238</i>

Office Use Only

Date Filed: <i>7/16/19</i>	Fees Paid: <i>0</i>	Received By:	Receipt #:
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7 February 2019



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Grant Allen

Submitting Department: Development Services

Item Type: Public Hearing

Agenda Section:

Subject:

PUBLIC HEARING

ORDINANCE - Amending Sections 22-8-8(B)(7) & 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor site plan amendments along State Street.

Suggested Action:

The Planning Commission recommends the City Council, by ordinance, amend Sections 22-8-8(B)(7) & 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor site plan amendments along State Street. Staff supports the Planning Commission recommendation.

Presenter:

Jason Bench

Background:

The current requirements for minor site plan amendments do not allow for additions such as awnings, canopies, decks, patios and architectural features, which do not increase the Gross Floor Area of the building. This amendment would allow these minor changes to be added to existing site plans without complying with the current State Street standards. The proposed addition cannot exceed 5% of the replacement value of the building

Potentially Affected Area:

Attachments:

[Agenda-SitePlanMinorAmendments-Awnings.docx](#)

[Resolution-SitePlanMinorAmendments-Canopies.docx](#)

[Ordinance-SitePlanMinorAmendments.docx](#)

[DRC Application.pdf](#)

CITY OF OREM
CITY COUNCIL MEETING
AUGUST 27, 2019



REQUEST:	ORDINANCE - Amending Sections 22-8-8(B)(7) and 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor amendments to site plans.
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

General Plan Designation:
N/A

Current Zone(s):
Citywide

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY: Grant Allen Orem City Planner

REQUEST: The Department of Development Services requests the City Council amend Sections 22-8-8(B)(7) and 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor amendments to site plans.

BACKGROUND: Section 22-14-20(C)(3)(b) of the City Code currently designates several categories of site improvements that are considered minor in nature and which can be approved administratively rather than requiring approval by the Planning Commission. Section 22-8-8(B)(7) also provides that “minor amendments” to a site plan may be constructed in the State Street Corridor area without requiring the site to come into full compliance with the State Street standards, the principal element of which is the requirement to bring primary buildings up to within ten feet of the sidewalk.

The proposed ordinance amendment would add an additional category of improvements that are considered minor for purposes of the above-referenced sections. The new category of minor amendments would include additions such as awnings, canopies, decks, patios and architectural features that do not increase the Gross Floor Area of the building and do not have a value exceeding 5% of the replacement value of the building.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Sections 22-8-8(B)(7) and 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor amendments to site plans. Staff supports the Planning Commission recommendation.

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING
SECTIONS 22-8-8(B)(7) AND 22-14-20(C)(3)(b) OF THE OREM CITY
CODE PERTAINING TO MINOR AMENDMENTS TO SITE PLANS

WHEREAS on July 17, 2019, the Department of Development Services filed an application requesting the City Council amend sections 22-8-8(B)(7) and 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor amendments to site plans; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2019, 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 August 27, 2019; and

WHEREAS the agendas of the Planning Commission meeting and the City Council meeting at which the request was heard were 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; 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 the surrounding neighborhoods; 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 that this request is in the best interest of the City because it will properly classify minor building improvements such as canopies, awnings, decks and patios as minor amendments provided that such improvements do not exceed 5% of the value of the building on the property.
2. The City Council hereby amends Sections 22-8-8(B)(7) and 22-14-20(C)(3)(b) of the Orem City Code pertaining to minor amendments to site plans as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.
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. 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 27th day of August 2019.

Richard F. Brunst, Mayor

ATTEST:

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

Exhibit "A"

22-8-8 (B)(7) . Amended Sites. Notwithstanding the provisions of Section 22-14-20(G)(2) or any other provision of City Code except as provided below, any amendment to an existing site or development in the State Street Corridor Area must comply with the requirements of this Section 22-8-8(B). Except for the minor amendments described in 22-14-20(C)(3)(b)(1)-(3) and (5)-(10) and Section 22-14-20(H) relating to modification of the landscaping requirement, an applicant proposing amendments to an existing site plan must bring the site into compliance with the requirements of this Section 22-8-8(B).

a. **"Small building addition" exception:** The Gross Floor Area (GFA) of one primary building on a parcel may be expanded one time by an amount not to exceed 15% of the GFA of that building existing as of May 1, 2017, without complying with the maximum setback requirement of Section 22-8-8(B). This exception allows an addition to one existing building on a parcel and does not permit the construction of a new building that does not conform to the maximum setback. This one time "small building addition" must be constructed at the same time and may not be divided into multiple additions that combined add up to 15% or less. This small building addition shall not be available for any building located on a parcel or part thereof that has been subdivided after May 1, 2017. Any amendments to an existing site must otherwise comply with the current ordinance requirements in accordance with Section 22-14-20(C).

22-14-20(C)(3). **City Manager.** The City Manager or designee, after review by the DRC, may exercise administrative approval for amendments to an existing site plan under the following conditions:

...

b. The proposed amendments to the site are minor in nature and enhance the overall site. Minor amendments include, but are not limited to, the following:

- (1). Increasing the amount of parking.
- (2). Restriping the parking areas.
- (3). Reducing the building size.
- (4). Building additions, including new structures, where the proposed additions do not exceed ten percent (10%) of the existing square footage of the existing on-site building(s), whichever is less.
- (5). Relocating the on-site utility services.
- (6). Altering the exterior site lighting.
- (7). Increasing the amount of landscaping.
- (8). Relocating covered parking stalls or changing the number of covered parking stalls on a site. Parking stalls required by this Chapter to be covered shall not be reduced beyond the minimum number required by this Chapter.
- (9). Changing the exterior finishing materials from one acceptable material to another acceptable material as listed in the development standards for the zone in which the amended site plan is proposed.
- (10). Additions to an existing building that do not increase the Gross Floor Area of the building such as awnings, canopies, decks, patios, and architectural features designed solely to enhance the aesthetic appeal of the building provided that the value of the proposed addition does not exceed five percent (5%) of the replacement value of the building.

22-8-8 (B)(7) . Amended Sites. Notwithstanding the provisions of Section 22-14-20(G)(2) or any other provision of City Code except as provided below, any amendment to an existing site or development in the State Street Corridor Area must comply with the requirements of this Section 22-8-8(B). Except for the minor amendments described in 22-14-20(C)(3)(b)(1)-(3) and (5)-(10) and Section 22-14-20(H) relating to modification of the landscaping requirement, an applicant proposing amendments to an existing site plan must bring the site into compliance with the requirements of this Section 22-8-8(B).

a. **“Small building addition” exception:** The Gross Floor Area (GFA) of one primary building on a parcel may be expanded one time by an amount not to exceed 15% of the GFA of that building existing as of May 1, 2017, without complying with the maximum setback requirement of Section 22-8-8(B). This exception allows an addition to one existing building on a parcel and does not permit the construction of a new building that does not conform to the maximum setback. This one time “small building addition” must be constructed at the same time and may not be divided into multiple additions that combined add up to 15% or less. This small building addition shall not be available for any building located on a parcel or part thereof that has been subdivided after May 1, 2017. Any amendments to an existing site must otherwise comply with the current ordinance requirements in accordance with Section 22-14-20(C).

22-14-20(C)(3). **City Manager.** The City Manager or designee, after review by the DRC, may exercise administrative approval for amendments to an existing site plan under the following conditions:

...

b. The proposed amendments to the site are minor in nature and enhance the overall site. Minor amendments include, but are not limited to, the following:

- (1). Increasing the amount of parking.
- (2). Restriping the parking areas.
- (3). Reducing the building size.
- (4). Building additions, including new structures, where the proposed additions do not exceed ten percent (10%) of the existing square footage of the existing on-site building(s), whichever is less.
- (5). Relocating the on-site utility services.
- (6). Altering the exterior site lighting.
- (7). Increasing the amount of landscaping.
- (8). Relocating covered parking stalls or changing the number of covered parking stalls on a site. Parking stalls required by this Chapter to be covered shall not be reduced beyond the minimum number required by this Chapter.
- (9). Changing the exterior finishing materials from one acceptable material to another acceptable material as listed in the development standards for the zone in which the amended site plan is proposed.
- (10). Additions to an existing building that do not increase the Gross Floor Area of the building such as awnings, canopies, decks, patios, and architectural features designed solely to enhance the aesthetic appeal of the building provided that the value of the proposed addition does not exceed five percent (5%) of the replacement value of the building.



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: <i>Development Services Dept.</i>	Phone: <i>801-229-7183</i>
Address: <i>56 N. State St.</i>	Email: <i>jwbanch@orem.org</i>
City: <i>Orem</i>	State: <i>Utah</i> Zip: <i>84057</i>

Project Information

Project Name	<i>ZOA Sections 22-8-B(B)(7) and 22-14-20(C)(3)(b)</i>
Project Address	

Request	Fees	Total
Subdivision Text	\$1,160	
<input checked="" type="checkbox"/> Zoning Text	\$1,160	
Sign Text Amendment	\$1,160	
Rezone	\$1,228 + \$689 sign fee	
New PD Zone Text	\$3,685 + \$689 sign fee	
Land Use Map Change	\$1,057 + \$689 sign fee	
General Plan Text Change	\$1,057 + \$689 sign fee	
Neighborhood Notice	TBD at time of submittal, if needed	
Public Notice	\$100 each for PC and CC, if needed	
Development Agreement UT Co. Fees	TBD at time of recordation	
Total		

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 Cheryl Vargas at chvargas@orem.org or submitted on disc/flash drive 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 developments 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: 801.229.7183

Applicant's Signature: <i>Jason Banch</i>	Phone: <i>801-229-7238</i>
Contact Person: <i>Jason Banch</i>	

Office Use Only

Date Filed: <i>7/16/19</i>	Fees Paid: <i>0</i>	Received By:	Receipt #:
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7 February 2019



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Grant Allen

Submitting Department: Development Services

Item Type: Public Hearing

Agenda Section:

Subject:

PUBLIC HEARING

ORDINANCE - Zoning Text Amendment for 22-11-35(L)(12)(b), amending fence height in the PD-22 zone.

Suggested Action:

The applicant is seeking to change the fence height for public or private streets in the PD-22 zone from 4 feet to 6 feet. They are seeking to locate a daycare center on the site, and this would allow them to build a taller fence for the center's play and open areas. The fence will also need to meet clear vision requirements.

The Planning Commission recommends the City Council, by resolution, amend 22-11-35(L)(12)(b) for fence heights in the PD-22 zone. Staff supports the Planning Commission recommendation.

Presenter:

Jason Bench

Background:

The applicant is seeking to change the fence height for public or private streets in the PD-22 zone from 4 feet to 6 feet. They are seeking to locate a daycare center on the site, and this would allow them to build a taller fence for the center's play and open areas. The fence will also need to meet clear vision requirements.

Potentially Affected Area:

Attachments:

[Agenda-PD22-FenceHeight.docx](#)

[Resolution-PD22-FenceHeights.docx](#)

[ZOA 22-11-35\(L\)\(12\)\(b\).docx](#)

[DRC Application.pdf](#)

CITY OF OREM
CITY COUNCIL MEETING
AUGUST 27, 2019



REQUEST:	ORDINANCE – Amending Section 22-11-35(L)(12)(b) of the Orem City Code pertaining to fence height requirements in the PD-22 zone.
APPLICANT:	Johnny Anderson, Orem Child Care Holdings
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

General Plan Designation:
N/A

Current Zone(s):
PD22

Neighborhood:
Timpview

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY: Grant Allen Orem City Planner

REQUEST: The applicant requests the City Council amend Section 22-11-35(L)(12)(b) of the Orem City Code to change the fence height requirements in the PD-22 zone.

BACKGROUND: The applicant would like to locate a daycare center on a parcel of property in the PD-22 zone. The subject property is located at the corner of 880 North and 980 West. To operate a daycare, the applicant would need to enclose the area adjacent to the two streets with a fence. Fences in the PD-22 zone are currently limited to a height of four feet when adjacent to a street. The applicant would like to increase the maximum fence height to six feet in order to provide adequate security for the proposed daycare’s play and open areas.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section 22-11-35(L)(12)(b) of the Orem City Code for fence heights in the PD22 zone. Staff supports the Planning Commission recommendation.

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING SECTION 22-11-35(L)(12)(b) OF THE OREM CITY CODE PERTAINING TO FENCE HEIGHT REQUIREMENTS IN THE PD-22 ZONE

WHEREAS on July 15, 2019, Johnny Anderson filed an application with the City of Orem requesting the City Council amend section 22-11-35(L)(12)(b) of the Orem City Code pertaining to fence height requirements in the PD-22 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2019, 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 August 27, 2019; and

WHEREAS the agendas of the Planning Commission and the City Council meetings at which the request was heard were 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; 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 surrounding neighborhoods; 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 that this request is in the best interest of the City because it will allow properties in the PD-22 zone to install fences that provide greater security and privacy.
2. The City Council hereby amends Section 22-11-35(L)(12)(b) of the Orem City Code pertaining to fence height requirements in the PD-22 zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.
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. 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 27th day of August 2019.

Richard F. Brunst, Mayor

ATTEST:

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

Exhibit "A"

Section 22-11-35(L)(12)(b)

Fencing. Fencing requirements include:

- a. Residential Only Areas. Except for entrances, the outer boundary of residential only areas facing the interior of the development shall be fenced with wrought iron materials compatible with the development with appropriate openings that encourage walkability.
- b. Other Development Areas. Other fencing around buildings within the development is not required. However, if fencing is installed adjacent to a public or private street and within the building setback it may have a maximum height of three (3) feet if sight obscuring, or ~~four (4)~~ six (6) feet if not sight obscuring, and shall conform to requirements of section 22-14-19(C)(1) Clear Vision Area. Fences made of chain link are not permitted.
- c. In all areas where the PD-22 zone is adjacent to residential development not part of the PD-22 zone, there shall be installed a fence at least six (6) feet in height measured from the grade of the nonPD-22 zone side. The fence shall be of masonry materials consistent along the entire perimeter adjacent to the residential developments not part of the PD-22 zone.

Section 22-11-35(L)(12)(b)

Fencing. Fencing requirements include:

- a. Residential Only Areas. Except for entrances, the outer boundary of residential only areas facing the interior of the development shall be fenced with wrought iron materials compatible with the development with appropriate openings that encourage walkability.
- b. Other Development Areas. Other fencing around buildings within the development is not required. However, if fencing is installed adjacent to a public or private street and within the building setback it may have a maximum height of three (3) feet if sight obscuring, or ~~four (4)~~ six (6) feet if not sight obscuring, and shall conform to requirements of section 22-14-19(C)(1) Clear Vision Area. Fences made of chain link are not permitted.
- c. In all areas where the PD-22 zone is adjacent to residential development not part of the PD-22 zone, there shall be installed a fence at least six (6) feet in height measured from the grade of the nonPD-22 zone side. The fence shall be of masonry materials consistent along the entire perimeter adjacent to the residential developments not part of the PD-22 zone.

12753



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: Johnny Anderson		Phone: 801-205-7574	
Address: 4289 South El Camino Street		Taylorsville 84129	
City: Taylorsville		State: Utah	Zip: 84129
Email: johnny@abcgreatbeginnings.com			

Project Information

Project Name	Orem Child Care Holdings
Project Address	864 North 980 W, Orem, UT 84058

Request	Fees	Total
Subdivision Text	\$1,160	1160
Zoning Text	\$1,160	
Sign Text Amendment	\$1,160	
Rezone	\$1,228 + \$689 sign fee	
New PD Zone Text	\$3,685 + \$689 sign fee	
Land Use Map Change	\$1,057 + \$689 sign fee	
General Plan Text Change	\$1,057 + \$689 sign fee	
Neighborhood Notice	TBD at time of submittal, if needed	
Public Notice	\$100 each for PC and CC, if needed	
Development Agreement UT Co. Fees	TBD at time of recordation	
Total		1160

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 Cheryl Vargas at chvargas@orem.org or submitted on disc/flash drive 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 developments 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: 801.229.7183

Applicant's Signature:	Johnny - 801-205-7574
Contact Person: Johnny Anderson or Fred Cox (Architect)	Phone: Fred - 801-542-8090

Office Use Only

Date Filed: 7-15-19	Fees Paid: \$1160	Received By: TB	Receipt #: 2020-16423
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7 February 2019



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Grant Allen

Submitting Department: Development Services

Item Type: Public Hearing

Agenda Section:

Subject:

PUBLIC HEARING

ORDINANCE - Amendment Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, Orem City Code pertaining to DRC Application expirations.

Suggested Action:

The Planning Commission recommends the City Council, by ordinance, amend Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, Orem City Code pertaining to DRC application expirations. Staff supports the Planning Commission recommendation.

Presenter:

Jason Bench

Background:

This amendment would set an expiration timeline for DRC applications. Currently, there are no application expirations, and there are applications that have been open for more than 1 year. The expiration will only apply to Preliminary/Final Plat, Site Plan, and Rezone/Ordinance Amendment applications. The expiration will ensure that DRC applications will be able to meet current code and ordinances if changes are made.

Potentially Affected Area:

Citywide

Attachments:

[Agenda-DRCApplication-Expiration.docx](#)

[Ordinance-DRCApplication-Expiration.docx](#)

[DRC Application.pdf](#)

[Resolution-DRCApplications-Expiration.docx](#)

CITY OF OREM
CITY COUNCIL MEETING
AUGUST 27, 2019



REQUEST:	ORDINANCE - Amending Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5 of the Orem City Code pertaining to DRC application expirations.
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn

SITE INFORMATION:

General Plan Designation:
N/A

Current Zone(s):
Citywide

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY: Grant Allen Orem City Planner

REQUEST: The Department of Development Services requests the City Council amend Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5 of the Orem City Code pertaining to DRC application expirations.

BACKGROUND: The City Code does not currently have any time limits or expiration dates for DRC applications such as applications for preliminary/final plat approvals, site plan approvals, rezone requests and ordinance amendment applications. As a result, the City sometimes receives applications that sit dormant for years because the applicant does not wish to move them forward.

Because an applicant is entitled to approval of a land use application that complies with the City’s ordinances in existence at the time the application is filed, Staff believe that there should be expiration dates for these applications to ensure that the current code requirements are applied to the greatest extent possible.

Under the proposed amendments, DRC applications would expire if the application has not been approved or scheduled for review before the appropriate body within one year of the time of application. DRC applications would also expire immediately after the passage of six months of no activity with respect to the application.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5, of the Orem City Code pertaining to DRC application expirations. Staff supports the Planning Commission recommendation.

17-4-2. Application for preliminary plat approval.

....

C. An application for preliminary plat approval shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application for preliminary plat approval shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for preliminary plat approval shall be considered null and void and a new application must be submitted and fees paid.

17-5-1. Submission of application.

....

D. An application for final plat approval shall expire if the application has not been approved within twelve months after the date it was submitted. An application for final plat approval shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for final plat approval shall be considered null and void and a new application must be submitted and fees paid.

Section 22-14-20(E)(1)

E. **Documentation.** Anyone requesting approval of a site plan shall first submit to the Department of Development Services all of the following:

1. A completed Development Review Application. An application for site plan approval shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application for site plan approval shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for site plan approval shall be considered null and void and a new application must be submitted and fees paid.

22-1-5. Amendments

B. Any person seeking to amend this Chapter or the zoning map shall submit a written petition to the Planning Commission designating the amendment desired and the reasons for the amendment. The petitioner shall also pay a fee established by resolution of the City Council. Upon the receipt of the petition and the appropriate fee, the Planning Commission shall consider the request. An application to amend this Chapter or the zoning map shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application to amend this Chapter or the zoning map shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for an amendment to this chapter including a zone map shall be considered null and void and a new application must be submitted and fees paid.



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: <i>Development Services Dept.</i>	Phone: <i>801-229-7183</i>
Address: <i>56 N. State St.</i>	Email: <i>jubend@orem.org</i>
City: <i>Orem</i>	State: <i>Utah</i> Zip: <i>84057</i>

Project Information

Project Name	<i>20A Sections 17-4-2; 17-5-1; 22-14-20(E)(1); and</i>
Project Address	<i>22-1-5, orem city code.</i>

Request	Fees	Total
Subdivision Text	\$1,160	
<input checked="" type="checkbox"/> Zoning Text	\$1,160	
Sign Text Amendment	\$1,160	
Rezone	\$1,228 + \$689 sign fee	
New PD Zone Text	\$3,685 + \$689 sign fee	
Land Use Map Change	\$1,057 + \$689 sign fee	
General Plan Text Change	\$1,057 + \$689 sign fee	
Neighborhood Notice	TBD at time of submittal, if needed	
Public Notice	\$100 each for PC and CC, if needed	
Development Agreement UT Co. Fees	TBD at time of recordation	
Total		

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 Cheryl Vargas at chvargas@orem.org or submitted on disc/flash drive 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 developments 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: 801.229.7183

Applicant's Signature: <i>[Signature]</i>	Phone: <i>801-229-7238</i>
Contact Person: <i>Jason Bend</i>	

Office Use Only

Date Filed: <i>7/23/19</i>	Fees Paid:	Received By:	Receipt #:
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7 February 2019

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING SECTIONS 17-4-1; 17-5-1; 22-14-20(E)(1); AND 22-1-5 OF THE OREM CITY CODE PERTAINING TO DRC APPLICATION EXPIRATIONS.

WHEREAS on July 23, 2019, the Department of Development Services filed an application to amend Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5 of the Orem City Code pertaining to DRC application expirations; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2019, 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 August 27, 2019; and

WHEREAS the agendas of the Planning Commission and City Council meetings at which the request was heard were 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; 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 that this request is in the best interest of the City because it will help prevent dormant DRC applications and will promote the application of current code requirements to DRC applications.
2. The City Council hereby amends Sections 17-4-1; 17-5-1; 22-14-20(E)(1); and 22-1-5 of the Orem City Code pertaining to DRC application expirations as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.
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. 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 27th day of August 2019.

Richard F. Brunst, Mayor

ATTEST:

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE"

COUNCIL MEMBERS VOTING "NAY"

Exhibit "A"

17-4-2. Application for preliminary plat approval.

....

C. An application for preliminary plat approval shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application for preliminary plat approval shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for preliminary plat approval shall be considered null and void and a new application must be submitted and fees paid.

17-5-1. Submission of application.

....

D. An application for final plat approval shall expire if the application has not been approved within twelve months after the date it was submitted. An application for final plat approval shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for final plat approval shall be considered null and void and a new application must be submitted and fees paid.

Section 22-14-20(E)(1)

E. **Documentation.** Anyone requesting approval of a site plan shall first submit to the Department of Development Services all of the following:

1. A completed Development Review Application. An application for site plan approval shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application for site plan approval shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for site plan approval shall be considered null and void and a new application must be submitted and fees paid.

22-1-5. Amendments

B. Any person seeking to amend this Chapter or the zoning map shall submit a written petition to the Planning Commission designating the amendment desired and the reasons for the amendment. The petitioner shall also pay a fee established by resolution of the City Council. Upon the receipt of the petition and the appropriate fee, the Planning Commission shall consider the request. An application to amend this Chapter or the zoning map shall expire if the application has not been approved or scheduled for review and approval by the approving authority within twelve months after the date it was submitted. An application to amend this Chapter or the zoning map shall also expire immediately following the passage of six months of no activity with respect to the application. Upon expiration, an application for an amendment to this chapter including a zone map shall be considered null and void and a new application must be submitted and fees paid.

DRAFT

REDEVELOPMENT AGENCY
of the
CITY OF OREM
May 28, 2019

1
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3
4
5
6 CONDUCTING Chair Richard F. Brunst, Jr.
7
8 BOARD OF DIRECTORS Debby Lauret, Sam Lentz, Tom Macdonald, Mark
9 Seastrand, David Spencer, and Brent Sumner
10
11 APPOINTED STAFF Jamie Davidson, Brenn Bybee, Greg Stephens, Kathi
12 Beckett, Richard Manning, Brandon Nelson, and JoD'Ann
13 Bates.
14

15 The Redevelopment Agency (RDA) Meeting convened at 6:40 p.m.
16
17

18 CONSENT ITEMS

19

- 20 • Approval of May 14, 2019 Redevelopment Agency Meeting Minutes
 - 21 • Annual Review of the Redevelopment Agency of the City of Orem Bylaws
- 22

23 **Mr. Macdonald moved** to approve the Consent Agenda as listed. **Mr. Seastrand seconded** the
24 motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, Mark
25 Seastrand, David Spencer, and Brent Sumner. The motion **passed**.
26
27

28 SCHEDULED ITEMS

29

30 PUBLIC HEARING

31 RESOLUTION - Adopt Redevelopment Agency of the City of Orem FY 2019-2020 Budget
32 and the Amended FY 2018-2019 Budget
33

34 Mr. Nelson stated the biggest item to the RDA budget is the addition of the University Place
35 CDA. This item began in fiscal year 2019 and they are able to have a projection for upcoming
36 revenue years. The tentative budgets provide a description and what the impact each project area
37 will have. The proposed amendments to the RDA are to make the budget or fiscal 2019 match
38 what was actually received for the year.
39

40 General discussion ensued regarding previous and current projects.
41

42 Chair Brunst opened the public hearing at 6:46 p.m.

43 Hearing no comments he closed the public hearing and brought the discussion back to the Board
44 of Directors.
45

DRAFT

1 **Mr. Seastrand moved**, by resolution, to adopt the RDA Budget for the Redevelopment Agency
2 of the City of Orem Fiscal Year 2019-2020. **Mr. Lentz seconded** the motion. Those voting aye:
3 Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, David Spencer and Brent
4 Sumner. The motion **passed**.

5
6

7 ADJOURN TO A MEETING OF THE SPECIAL SERVICE LIGHTING DISTRICT

8

9 **Chair Brunst moved** to adjourn to a meeting of the Special Service Lighting District of the City
10 of Orem. **Mr. Seastrand seconded** the motion. Those voting aye: Richard F. Brunst, Debby
11 Lauret, Sam Lentz, Tom Macdonald, David Spencer and Brent Sumner. The motion **passed**

12

13 The meeting adjourned at 6:47 p.m.



City Council Agenda Item Report

Meeting Date: August 27, 2019

Submitted by: Kathi Beckett

Submitting Department: Economic Development

Item Type: Action Item

Agenda Section:

Subject:

MOTION - Authorizing the Chairman of the Redevelopment Agency (RDA) to approve and execute a participation agreement with Canyon Park Tech Center

Suggested Action:

The Orem RDA will enter into a participation agreement with Canyon Park Tech Center to provide \$250,000 in financial assistance in the form of a tax increment financing (TIF) post performance incentive. The funds provide financial assistance for the cost of updating street lighting throughout Canyon Park and along 1600 N, 800 E, and 1200 N in Orem. The agreement formalizes the ongoing maintenance and financial support for the streetlights on Orem streets surrounding the park to be covered by Park owners.

Presenter:

Kathi Beckett

Background:

Over a year ago, the Muller Company approached the City requesting financial assistance with updating street lighting in and surrounding Canyon Park. Existing streetlights on public streets have been maintained and financially supported by the Park since Word Perfect gained ownership. This agreement formalizes the ongoing maintenance and financial support for the streetlights on Orem streets to be covered by the Park owners.

The purpose of the participation agreement with the Orem RDA is to use tax increment financing, in the amount of \$250,000, to assist the Park in covering the cost incurred in replacing the street lighting system throughout Canyon Park, along adjacent streets and for upgrading and revitalizing the Park. The RDA may incremental monetary distributions in stages as Muller fulfills agreed upon street lighting, occupancy, and investment requirements.

Potentially Affected Area:

Citywide

Attachments: