CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
September 17, 2019

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

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

**DISCUSSION - Boards & Commission Follow-Up (30 minutes)**
Staff will discuss recommendations for city boards and commissions.
*Presenter: Steven Downs & Jon Ditto*

**DISCUSSION - Rental Properties (60 minutes)**
Council and staff will discuss long-term rental properties.
*Presenter: Steven Downs*

**Parking Discussion - State Street Districts (30 minutes)**
Discussion only
*Presenter:Jason Bench*

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.

Presenter: Brent Sumner

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

6. PLEDGE OF ALLEGIANCE: BY INVITATION

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

**7.1. UPCOMING EVENTS**
For Review
Upcoming Events 9-17-19.pdf

**7.2. REPORT - Library Advisory Commission**
The Library Advisory Commission will provide an annual update of the Commission and Library activities for the City Council's consideration.

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 27, 2019
Minutes of City Council Work Session - September 3, 2019
08.27.2019.ccmin DRAFT.docx
09.03.2019.ccmin WS DRAFT.docx

**9.2. CITY MANAGER'S APPOINTMENTS**
Mr. Davidson asks for the Council's advice and consent on the following appointments:
- Appoint Haysam Sakar to serve on the Planning Commission
- Reappointment of Stephen Frisby to serve on the Board of Building & Fire Code Appeals
Haysam Sakar.pdf
Stephen Frisby_reappointment.pdf

**9.3. ORDINANCE - Amending City Code to reflect the change from "Department of Administrative Services" to the "Finance Department"**
Administrative action
*Presenter: Jamie Davidson, City Manager*
ORD.finance department.docx
Finance Department Amendments - Orem City Code 09-2019.docx

**9.4. STAFF APPOINTMENT - Finance Department Director - Brandon Nelson**
Mr. Davidson asks for the Council's advice and consent on his appointment of Brandon Nelson as the Director of the City's Finance Department.

The City Recorder will administer the Oath of Office for Mr. Nelson.

10. SCHEDULED ITEMS

**10.1. PUBLIC HEARING**

**ORDINANCE - Amending Appendix U of the Orem City Code by updating the tree requirements in all zones.**

The Planning Commission recommends the City Council, by ordinance, amend Appendix U of the Orem City Code by updating the tree requirements in all zones.

*Presenter: Jason Bench*

Agenda-AppendixU.docx
Resolution-AppendixU.docx
Appendix_U_Update_2019_strikeout.pdf
CCPH_Notice_Appendix_U_Update.docx
Appendix U PC Minutes 8.21.19.docx

**10.2. PUBLIC HEARING**

**ORDINANCE - Amending Section 22-6-10(I) and Standard Land Use Code 4832 Water Storage Tanks in Appendix A of the Orem City Code pertaining to water storage tanks.**

The Planning Commission recommends the City Council, by ordinance, amend Section 22-6-10(I) and Standard Land Use Code 4832 of the Orem City Code pertaining to water storage tanks. Staff supports the Planning Commission recommendation.

*Presenter: Jason Bench*

Agenda-WaterStorageTanks.docx
Resolution-WaterStorageTanks.docx
Ordinance-WaterStorageTanks2.pdf
Water Storage Tanks PC Minutes 8.21.19.docx

**10.3. PUBLIC HEARING**

**ORDINANCE – The applicant requests the City rezone the property located at 355 West University Parkway from the R8 zone to the PD-5 zone and amend the PD-5 zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.**

The Planning Commission recommends the City Council, deny the request to rezone the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and recommends denial of the text amendment to the PD-5 zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.

*Presenter: Jason Bench*

Agenda-Rezone-355WestUniversityParkway.docx
Vicinity Map_University Parkway Development_2019.09.04.pdf
PD-5_Text_Adding_5530_2019.09.04__2_.pdf
PD5 zone.pdf
Map_University Parkway Development_2019.09.04.pdf
Concept Plan_University Parkway Development_2019.09.04.pdf
ZBPF_BRT_TOD_Study.pdf
PC Minutes_CUWCD University Parkway.docx



3

Location Map_PD5 zone.pdf
20190828_1_MailerFront.pdf
20190828_1_MailerBack.pdf
20190828_1_Labels.docx
Minutes Orem_Neighborhood meeting minutes.pdf
Neighborhood mtg_attendance role.pdf
Resolution-Rezone-355WestUniversityParkway.docx

**10.4. PUBLIC HEARING**

**ORDINANCE – The applicant requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.**

The Planning Commission recommends the City Council deny the request to amend the Orem City General Plan Map of Orem City on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

*Presenter: Jason Bench*

Agenda-SWArea-GeneralPlan-DensityAmendment.docx
Elmcrest_Map_areaPC.pdf
Existing_General_Plan_Map.pdf
Proposed_Elmcrest_GP_Amendment.pdf
ZOA_-_Elmcrest_Farms_Concept_Plan_GP_Amendment.pdf
Southwest Service Area Map.pdf
Example_Elmcrest_Towns_Elevation_2.pdf
Example_Single_Family_Elevation.pdf
Elmcrest Farms PC Minutes 8.21.19.docx
CC Impact Fee minutes_August 2015.pdf
CC Minutes August 2015_GP and Rezone SW area.pdf
20190808_1_MailerBack.pdf
20190808_1_MailerFront.pdf
20190808_1_MailerFront.pdf
20190808_1_MailerBack.pdf
20190808_1_Labels.pdf
Resolution-McDougall.docx

11. COMMUNICATION ITEMS

**11.1. MONTHLY FINANCIAL SUMMARIES - June & July 2019**

For Review

Monthly Financial Summary - June 2019.pdf
Monthly Financial Summary - July 2019.pdf

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.


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13. ADJOURN

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.**
**If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.**
**(Voice 801-229-7000)**

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



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# UPCOMING EVENTS

| DATE | BUSINESS AND LOCATION | TYPE | |
|---|---|---|---|
| Sept. 19 | Sharon Park Neighborhood<br>Sharon Park | Police Picnic | 5:30pm |
| Sept. 19 | City of Orem<br>Lakeridge Jr. High | Neighborhood Plan Meeting | 6pm |
| Sept. 26 | City of Orem<br>City Council Chambers | Geneva Road Plan | 6:30pm |
| Sept. 30 | City of Orem/Orem Community Hospital<br>Orem Community Hospital | Orem Harvest &<br>Preparedness Fair | 4-7pm |
| October 10 | City of Orem<br>Geneva Park | Futsal Court Ribbon Cutting<br>& Police Picnic | 5:30pm |
| October 12 | City of Orem/Waste Management<br>Timpanogos High School | Touch-a-Truck | 10am-2pm |
| October 12 | Utah Valley University<br>UCCU Center | President's Scholarship Ball | 5:30pm |

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

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

| | |
|---|---|
| CONDUCTING | Mayor Richard F. Brunst |
| ELECTED OFFICIALS | Debby Lauret, Sam Lentz, Tom Macdonald, David Spencer, and Brent Sumner |
| APPOINTED STAFF | Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Division Manager; Ryan Clark, Development Services Director; and JoD'Ann Bates, City Recorder |
| EXCUSED | Mark Seastrand |

PRESENTATION – Utah Valley University College of Health and Public Service

Mr. Demary of Utah Valley University (UVU) thanked the council for allowing them to present information about their College of Health and Public Service. He asked their staff to introduce themselves. Tom Sturtevant, Associate Dean; Gary Noll, Chair of Emergency Services, Bobbi Kassel, Chair of Criminal Justice; Buckey Walters, Director of Law Enforcement Academy; Brian Barthel, Professor of Public & Community Health; Matt Flint, Director of Master of Public Services.

Mr. Sturtevant reviewed some of the programs they provide to include:

- Dental Hygiene and Respiratory Therapy
- Aviation
- Criminal Justice
- Emergency Services
- Nursing
- Academy History (Police Academy)
- Paramedic program
- Utah Fire and Rescue Academy
- Public and Community Health
- Master of Public Service

Mr. Davidson stated they appreciate the association the city has had and continues to have with UVU. The city has hired interns to work with the City Manager's office but have not had the opportunity to spent time with the public service students due to the program being a relatively

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new. One of the things they have learned from their experience is there is much to be learned through practical experiences. He was interested to know how they help their students learn and understand the administrative side of organizations. Often times the city is looking for employees that are prepared to jump across disciplines in order to understand various aspects of the organization. He also commented that other challenge they face is not only hiring law enforcement officers but getting them trained. The training opportunities and getting them credentialed may take months to get them into the academy. They have talked about how they might better accelerate moving through post, getting credentialed and getting those officers on the street sooner than later. Mr. Walters responded they have found that by allowing a candidate to process through the Special Firearms Officer (SFO), and once they have completed the class recruit them, then have them go through the Field Training Officer program through the police department at the same time they continue with the Law Enforcement Officer (LFO) Academy doing each 4 hours a day, those that go through that process seem to have more interest in continuing to become a police officer.

Discussion continued regarding the best way to help get them in and out of the programs with certifications on a quicker timeframe while maintaining the high quality of education. Discussion continued regarding better ways to screen students to know if what they want to do is the right career fit for them.

Mayor Brunst thanked UVU for their participation and voiced his appreciation for their involvement with the City of Orem.

PRESENTATION - Emergency Management Update

Mr. Davidson stated several months ago several council members attended a Utah League of Cities and Towns conference where the former director of FEMA spoke. After which he has several council members inquire if the city was doing what was needed in order to be prepared in the case of an emergency. He thought it was appropriate to have Mr. Stevenson review the education plan that had been discussed with executive staff with the council and that will then be passed on to all city employees.

Mr. Stevenson of the Orem Fire Department reviewed what Orem City is doing with Police, Fire and Staff in regards to emergency management preparedness. The presentation and discussion consisted of the following:

The 4 Pillars to build a resilient city consists of:

- Prepared Citizens
- Prepared Businesses
- Prepared Schools
- Prepared City

Mr. Stevenson continued to explain how they communicate and prepare for a city emergency.

- Plan
    - Comprehensive Emergency Management Plan
    - Communication Plan
    - Summerfest Incident Action Plan
    - City Center Evacuation Plan

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- Point of Distribution Plan
- Work with Partners
  - Debris Removal Plan
  - Utah County Emergency Plan
  - State Division of Emergency Management Plan

- Prepare
  - Emergency Operation Center (EOC) Training
  - Policy Group Training
  - Mass Communication/Everbridge System
  - NIMS Compliance within the City Employees
  - Attend Training, courses, Conferences and Academy's to stay up to date on the most current information, policies procedures
- Train
  - City Employees
    - Emergency Operations Center
    - Shakeout/Earthquake
    - Evacuation
  - Residents
    - Community Response Teams (CERT)
    - City of Orem Drill
    - HAM Radio Quarterly Classes
    - Utah Valley Amateur Radio Club (UVARC)
    - Everbridge/Mass Notification Center
- Teach
  - Classes
  - Fairs
  - Presentations
  - Booths
  - Church Meetings
  - Scouts
  - CERT
  - HAM
  - Stop the Bleed
  - Emergency Preparedness
  - Orem City Drill
- Exercises
  - City wide
  - Countywide
  - Statewide
  - CERT
  - Schools
- Promote
  - Emergency Preparedness Fairs
  - Preparedness Booths
  - Emergency Management Website
  - City of Orem Drill Website
  - Social Media

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- Phone/Email Contact Information
- Mitigate - Lessen the effect of any incident through:
  - Drills
  - Trainings
  - Projects
  - Plans
  - Hazmat tracking through Utah County
  - Coordination
- Grants
  - Emergency Management Preparedness Grant (EMPG) - Annual
  - Pre-Disaster Mitigation Grant - When FEMA has money available
  - EMPG Special Projects - When FEMA has money available
  - Mountainland Agreement
- Coordination/Networking
  - Fire Department
  - Police Department
  - Public Works
  - City Management/Exec Staff
  - Summerfest Committee
  - Surrounding Jurisdictions
  - City/Neighborhood Coordination
  - Utah County Emergency Management
  - Utah County Health Department
  - Region 2 Emergency Management
  - State Division of Emergency Management
- Committees and Meetings
  - He sits and participates on over 4 committees
  - He attends and participates in over 10 meetings.

Mr. Stevenson reminded the Council that every year on the first Thursday after September 11th they hold an Orem City Drill and have had great success with the residents.

Mr. Davidson stated in an emergency the departments would continue to manage the operations and the incidents but there will be on occasion, to have the elected officials engage in the emergency situation which could include appropriations of fund that are outside the approved budget and other decisions made by way of ordinances. There may be other instances where the elected officials would be involved that would involve communication with county, state and federal officials.

Mr. Stevenson concluded that the best thing elected officials can do is to let the public know they are confident in the City employees, that we have the right people in the right positions and they are doing the right things to get the city back to normal as soon as possible.

General discussion continued regarding neighborhood action plans and that they are prepared and ready.

PRESENTATION – TRT and Restaurant Tax Analysis

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Mr. Davidson stated he would like to give a brief introduction as to the issue that manifested a concern and the city asking Ms. Lewis company to dive into it further to see if in fact there are valid concerns. They have found some things they can do and should be doing to improve the Transient Room Tax (TRT) and Restaurant Tax allocation process and how we as a city can serve to some degree as a catalyst with this effort in relation to Utah County. He indicated they have had conversations with other cities throughout the county and the level of concern regarding this issue is universal. The city commissioned with Lewis Young Robertson and Birmingham to help the city understand the situation relative to the tax and they are here to present their findings. These findings will also be shared and available to all the cities in the county after this meeting.

Ms. Lewis stated they looked at six of the largest cities in the county which cover 90% of the tax amount of TRT and Rest tax that is generated for each city and then looked at County funds to see how it is spent. Most cities feel the area where the money is generated isn't where it is being spent and when it gets too lopsided it then becomes a concern. She turned the time over to Mr. Hill of her office for further discussion.

Mr. Hill reviewed the following:

- What are TRT and Restaurant Taxes?
  - Mr. Hill reviewed what the State Code defines TRT and Restaurant taxes.
- How much does Utah County collect?
  - Mr. Hill reviewed the history of what had been collected by Utah County.
  - Utah County TRT Revenues Main Contributors (six largest cities in the county.
  - Utah County Restaurant Tax Revenues Main Contributors (six largest cities in the county)
  - Utah County TRT Expenses
  - Utah County TRCC Expenses
- How and where have the revenues been used?
  - Measuring Distribution of Benefits
    - Utah County TRT Benefits
    - Utah County TRCC Benefits
    - Yearly Benefit v. Contribution

General discussion ensued regarding funds that have been given to items that were not generally discussed and even projects that no longer require those funds.

Mr. Hill concluded that they feel there are three main observations.

1) There is a disconnect between where TRT and Restaurant Tax revenues are generated and where the benefits are enjoyed.
2) The process by which TRT and restaurant Tax revenue funds are prioritized, programed and expended is deficient.
3) The County, and the Advisory Board need policies in place to improve the equitable distribution of benefits from the expenditure of TRT and Restaurant Tax revenues.

Mr. Davidson stated the purpose and intent is not to say we are not getting as much as another city. Their suggestion is not what is appropriate or inappropriate. The concern right now is, it needs to be an open and transparent process. There needs to be a way where everybody can

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collectively participate in the decision making process. In addition to that, some of the monies are being used for operational purposes, so they are maintaining county facilities and parks using funds that the City or Orem use general fund dollars for in regards to maintenance. The County is in fact supplementing their ongoing operational expenses with these funds.

General discussion ensued regarding the need for policies, procedures, being more open and transparent in the way funds are dispersed and involving those cities that contribute to the funds and where they feel they should be used.

Mr. Davidson stated they believe it will require a louder group of voices than one city to engage some sort of change. They believe the City Council voices in cooperation with the voices of other City Councils in the valley can lead to that change. They hope the Mayor and Council would be willing to engage with other elected official's county wide, in saying we need to change this process. There is a specific structure and distribution of these funds for a first class county, if there is an unwillingness to change they could pursue to become a first class county or amend the state code.

Mayor Brunst offered to have Ms. Lewis present this information to the Government of Mayors at their next meeting.

Ms. Lewis suggested that when they approach the county in that collective voice they present to them what they collectively think a solution is and give them a time frame they are expecting a response.

DISCUSSION - Career Ladder Funding

Mr. Davidson indicated that several email chains had been circulating regarding funding the Career Ladder Program, and they are anxious to get something implemented. He stated there is an initial first year cost of about $350 thousand dollars, with subsequent years being about $150-$200 thousand dollars per year. One of the areas of focus he has been concentrating on is trying to take the feedback from the police and appropriately align compensation dollars commensurate with where we believe based on employee feedback they want the money to go. In recent months the conversation has centered on base wage and the career ladder program does just that, it places more base wage dollars in the pockets of our police officers and fire fighters. Understanding the limited resources they have in the city, and recognizing they have a balanced budget this last fiscal year he strived to look for ways to accommodate getting those base wages up front. He continued that the three specific areas he has focused on is 1) Taking the money that is currently set aside for contributions in to 401k accounts for police officers and fire fighters overtime worked. That is equal to 17.95% of whatever an employee earns in overtime. Rather than placing it in a 401k account, those funds go to fund a portion of the career ladder program.

General discussion continued regarding Orem being the only city that participates in the 401k overtime program, how the officers and fire fighters feel about this proposal and understanding they are not just moving funds around but are adding to it as well.

Mr. Davidson continued 2) another area of adjustments started back when police officers and fire fighters where under the umbrella of a Public Safety Department. Twenty-five years ago there

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was a concern that police officers and fire fighters were classified the same and was paid the same monthly amount. However when they worked overtime, the contribution for overtime was different because it was based on a certain hours per year calculation. At that time a decision was made that the fire fighters would be compensated for every overtime hour worked would be calculated at 1.4 multiplied by their hourly rate of pay multiplied by the rate of 1.5. They no longer have a Public Safety Department, and no longer have the need to be equal due to separation of the police and fire. The suggestion is they revert back to paying fire firefighters for overtime at 1.5 for every hour, which would give them an additional $90 thousand dollars in saving to put towards the new program. 3) another area is related to both the fire and police employees. They currently have a system in place where employees are paid overtime at 1.5 hours per hour worked regardless of whether or not they have worked their full shift. Fair Labor Act states as employers we are required to pay our employees at time and a half for every hour that is worked above and beyond a normal pay period. No other department within the city is paid with those overtime calculations. This change would allow them about $100 thousand dollars to go towards the new program. He concluded by stating the plan that he has proposed, required modifications to and existing benefits of overtime into a 401k fund, and how overtime hours are calculated for the police and fire employees. Any difference, other funds needed would come from cuts made in the general fund and he would hope to find ways to absorb those in the future.

Discussion ensued regarding ways to help employees understand the benefits they currently have and will continue to receive, funds and programs to keep existing officers and fire fighters through the ladder program and the amount of funds that will be needed not just in the first 3 years of the program but how to sustain the increases in future budgets.

Mayor Brunst indicated he is not in agreement with what has been proposed and feels Councilmember Seastrand should be present and would like to have a follow-up meeting to discuss this issue further when all councilmember are in attendance.

Mr. Davidson indicated he feels this is not a sustainable solution and is concerned about the future and how they are going to fund this program. He continued to indicate there are other issues they are facing in the future which include merit increases for the city employees, rising health and retirement costs and he is not sure they can afford what they are talking about.

General consensus was made to move forward with the entire council being present in a follow-up work session on September 3, 2019 at 6:00 pm with only this issue being the only item on the agenda.

Due to time restraints there were no further review or discussion regarding the upcoming agenda or City Council Reports.

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

| | |
|---|---|
| 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; Karl Hirst, Recreation Director; Gary Giles, Police Chief; Bret Larsen, Fire Marshall; Richard Manning, Administrative Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Ryan Clark, Development Services Director; Pete Wolfley, Communications Specialist; and Jackie Lambert, Deputy City Recorder |
| EXCUSED | Mark Seastrand |

| | |
|---|---|
| **INVOCATION / INSPIRATIONAL THOUGHT** | Jeff Lambson |
| **PLEDGE OF ALLEGIANCE** | Darla Lambson |

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

UPCOMING EVENTS

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

**PERSONAL APPEARANCES**

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

Zach Adams an Orem resident disclosed that he is a police officer but does not work for Orem. Upon graduation, Orem was the premier place to be and he would have given anything to come to Orem but due to the fact his brother was a police officer for Orem it was not possible. He feels Orem has become the training ground for other agencies and that should not happen. The quality and experience of the employees that are leaving are priceless and it is affecting the safety of the residents. Public safety is one of the most important services provided to the city and the employees are their greatest assets. He concluded by stating it's time to stop talking about a fix and make it happen, actions speak louder than words. As a resident he would support a tax increase to make it happen.

Thad Adams a resident of Orem, indicated he has an appreciation for the community and the changes that have occurred over the years and recognize the challenges of the Council to see the needs of the community, it is a big task and he fully appreciates it. He feels many of the public safety employees are leaving this agency and many others due to a lack of being able to be competitive to the standard of living. He feels personally that public safety needs to be a high priority. He appreciates all other departments that provide services in the community but if they don't feel safe these other things become secondary in the quality of life. He hopes they will consider what is feasible and doable in terms of retaining experienced officer, fire fighter and dispatchers.

Miriam Murphy commented on an issue that was brought up in the meeting held for Truth and Taxation purposes a week previously regarding on duty fire and police employees ability or inability to attend public meetings during their shift. She continued to state the Orem City dispatchers are facing many of the same issues fire and police officers are facing. In her mind the dispatchers are the lifeline between Orem City residents and the first responders. Without the dispatchers and their experience there would be no connection to the first responders. She read a letter from a current dispatcher.

Phil Murphey a retired police officer and resident indicated it was refreshing to hear some of the comments that were made at the last meeting held for the Truth and Taxation Hearing. This is a statewide problem, not just an Orem problem but he feels they need to be competitive with the market and other cities. He feels that unless you are involved with the work, you do not know what it is really like to be involved with the kind of work they do. Every first responder and dispatcher lives with the sights, smells and voices that come with their career. It is time for the city to step up and stop paying average salaries. He concluded, if they ask for the best, pay for the best, they will get the best.

Dave Young stated he does not doubt there is a issue with police and first responders, and feels they need to separate the emption from the numbers. He feels taxes have gone up over the years and those four extra police officers are not enough. He feels the decision should not be made on the number of calls but the increase in crime. He concluded the funds should be taken from Administration, Library, and from non-essential officers.

Val Gibson stated he feels the problem in Orem is there are a lot of things being said that are untrue. He also feels wages are too high, he stated the Director of Recreation makes 25-30% more than the Governor of the State of Utah. Police officers are starving but others are doing well and felt the city should run the city like our homes and stay in budget. The valuation of property in the City of Orem increased by 14% which means you received a 14% increase in taxes. He commented on the City Council budget and was confused as to the increase it showed and stated he felt things are not being checked closer.

David Halliday Orem resident stated he is still in favor the property tax increase for four new officers. As he attended the pre meeting, in the discussion of the issue of more funding for police and fire he felt it was moving forward, then there seemed to be a break in the communication. He would like the council and staff look internally to make sure the communication is not as heated as it seemed.

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Emily Vance stated she knows this issue has been discussed over the last several months and she appreciates the effort that is being made. She felt the communication they have had is positive and she is in support of the step program and hopes it can be implemented sooner than later. She feels the longer it takes to move forward the more employees leave. They are hopeful the city will move forward and get things in place.

**CONSENT ITEMS**

- Approval of August 6, 2019 City Council Meeting Minutes
- Approval of August 20, 2019 City Council Truth and Taxation Hearing Meeting Minutes
- Appointment of David Halliday to the Heritage Advisory Committee
- Acceptance and Certification of the 2019 City of Orem Municipal Primary Election
- RESOLUTION – Site Plan approval of Golden Corral located generally at 2258 West University Parkway in the PD-5 zone

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

**SCHEDULES ITEMS**

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

Mr. Nelson stated 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 for a total transfer of $.

Mayor Brunst opened the public hearing at 6:40 pm. Hearing no comments Mayor Brunst closed the public hearing and brought the item back to the City Council for further discussion.

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No further discussion was held.

PUBLIC HEARING
RESOLUTION - Adopting the Certified Tax Rate
ORDINANCE - Adopting Budget for Fiscal Year 2019-2020

Mr. Nelson stated staff is not planning on making a full presentation on the Tentative Budget that had already been adopted.

Mayor Brunst stated the budget is about $126 million for a city of approximately 100 thousand residents, and feels the city is ran very well. He feels the city is a great place to live and in regards to the property tax increase, he indicated seven years ago there was a proposed increase that he did not feel was necessary and it did not move forward. He feels this current increase is needed in order to have additional police officers and at the same time recognize there is a cost to have a safe and peaceful city.

Mr. Lentz stated that out of the $126 million dollar budget, $19 million dollars are due to internal transfers which are required by state law. He responded to some of the public comments regarding the tax rate. Mr. Nelson reviewed how property taxes are assessed and calculated by the County and what is received by the city.

Mr. Spencer reiterated his feeling stated previously, that if they are going to raise property taxes for the first time in over 40 years they need to get it right. He feels they are missing the mark and they are just putting a bandage on the problem. The tax increase needs to be utilized for police, fire and those that know how to keep those employees. He inquired if there had ever been a survey done to indicate the number of officers they need per resident. Mr. Davidson responded in stating there are standards that are considered part of the law enforcement community. Some of those standards are based on the number of calls of service, some are based on officers per thousand, but the city has never done a survey. They have looked at doing a survey for both police and fire when funds are available this year.

Mayor Brunst opened the public hearing at 6:51 p.m.

Leonard Lee a resident of Orem stated he appreciated some improvements done in their neighborhood since meeting with the city. He feels the priorities are not right with the budget and public safety should be at the top of the budget. He feels the city should back into some of the projects that are being done in the city. The real bone of contention with property taxes is with the Alpine School District taxes and feels the City of Orem should drop thier frivolous current law suit, saving funds to help.

Dave Young stated property taxes are not calculated as Mr. Lentz indicated, they are wrong. He reviewed city revenues and he doesn't think taxes should be raised now and the city should live within their means.

Thomas Cook a resident and a police officer of Orem stated although there is concern of getting more officers the large concern is losing senior officers. If they continue to lose those officers they are going to be in trouble. He has only been with the police department for 2 ½ years and

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he has been advanced and is currently training new officers with that short amount of time on the force. If they don't ensure the experienced officers are kept, they are putting their future officers in a predicament by being trained by less experienced officers.

LaNae Millet stated she agreed with Mr. Spencer in that they need to get things right the first time. She stated nobody wants to pay more taxes, but she feels everyone wants to live in a city that is safe and she is in favor of that if that's what it takes. She feels they need to be competitive and keep the experienced officers they have. She understands there aren't many people that want to do this job, but it is those that want to serve and want to help others that get in to this line of work. She concluded stating that when decisions are made they need to be the right ones.

Melissa Wilson stated she appreciated the time and effort the Council showed in reaching out and answering her questions. She shared why keeping experienced officers are important to her due to health issues she is currently experiencing. She feels finding funds for this issue should be prioritized and safety should be the top priority. She asked that safety of the residents of Orem be the number one priority.

James Vance an Orem Police officer agreed and supported the comments made by Thomas Cook. He explained the amount of calls that were happening during this meeting and the amount of officers that were needed to answer those calls. They need bodies and they need to keep the bodies they have. He has had opportunities to leave but he loves Orem and chooses to stay. Residents have learned to expect greatness from the city and currently they are not getting that type of service.

Hearing no further comments Mayor Brunst closed the public hearing at 7:07 pm. and brought the item back to the City Council for further discussion.

Mrs. Lauret stated the Council realizes they are losing officers and with this new tax increase it will add four new officers and they continue to work on the career ladder program to help retain current officers. She voiced her appreciation to everyone that came out and the comments they made.

Mr. Mcdonald stated a number of months ago the main concern brought to the Councils attention was the need for more officers. Since that time, it has been brought to their attention of the need for wage increases. The property tax will aid in getting four new officers and they will be allocating budget resources to change compensation. He asked Mr. Davidson to relate some information to the public. Mr. Davidson stated some of the conversation centers on what the city does with its property taxes on an annual basis. The city has a general fund budget of about $48.2 million dollars, those are monies collected to fund all the general operations of the city. That $48 million includes all general operations, police, fire and emergency management. If they look at just the cost for police and fire services in the city, as currently constituted, the cost is $21.6 million dollars or 45% of the entire general fund budget. The city as a whole collects $6.9 million dollars in property taxes. There are not enough funds received in property taxes to cover the police or the fire budget so that is bridged by using other funds. It has been asked what is done with the remaining 55% of the budget, it covers planning, building inspections, facilities, finance, recreation, neighborhoods in action, public works, senior citizens, justice court, traffic transportation, urban forestry, the library, engineering, streets, parks, city treasury, city recorder, human resources, legal services, cemetery, economic development, and activities within the city

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manager's office. He feels they get a real bang for their dollars regarding the amount of property taxes collected. That doesn't suggest they have a need to improve. He feels it is obvious, based on comments they have heard, they have a need to improve and they are working on that. He also feels it is disingenuous to suggest that this council is not focused on public safety and the needs of the community and ensuring it remains clean and safe, and making sure that those that need medical assistance, receive that, because right now they are receiving 45% of all the funds collected within the general fund.

Mr. Lentz stated it was also worth noting that within the last 5 years as they have been recovering from the recession, they have been adding public officers every year, and feels this tax increase will help to accelerate those numbers faster. He felt all council was on board with using the tax increase for adding police officers.

Discussion continued regarding the use of funds received by the property tax increase.

**Mayor Brunst moved,** by Resolution, adopt the Certified Tax Rate and by Ordinance adopt Budget for Fiscal Year 2019-2020. **Mr. Lentz seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, and Brent Sumner. Those voting nye: David Spencer. The motion **passed.**

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

Mr. Bench stated 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 liason 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.

Mr. Sumner indicated he fully supports the districts but had a concern of the number of commissioners and suggested that of the five board member there be a minimum of two property owners in that neighborhood on the commission. He feels it would be a better commission with home owner participation.

Mr. Macdonald and Mayor Brunst agreed with Mr. Sumner's suggestion.

Mayor Brunst opened the public hearing at 7:21 pm.

Ms. Schoenfeld inquired if this was a budgeted committee. Mayor Brunst indicated it was on a volunteer basis.

Hearing no further comments Mayor Brunst closed the public hearing at 7:22 p.m. and brought the item back to the City Council for further discussion.

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**Mr. Sumner moved,** by Ordinance, to Enact Article 2-37 of the Orem City Code pertaining to the creation of an Orem Arts District Review Board, which includes a minimum of two property owners within the Arts District of the five on the commission. **Mr. Macdonald seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, David Spencer, and Brent Sumner. The motion **passed.**

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.

Mr. Bench stated 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.

Mayor Brunst opened the public hearing at 7:25 p.m.

David Halliday inquired if this was an esthetic issue, if so he was fine with it. He inquired if there were any safety implications. Mr. Bench responded that it would have to meet the building code which would address any safety concerns.

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

**Mr. Lentz moved,** by Ordinance, to 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. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, David Spencer, and Brent Sumner. The motion **passed.**

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

Mr. Bench stated 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.

Brian Anderson, who is the son of the applicant reviewed what they are proposing on the property.

Mayor Brunst opened the public hearing at 7:30 p.m. Hearing no further comments Mayor Brunst closed the public hearing and brought the item back to the City Council for further discussion.

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**Mr. Macdonald moved,** by Ordinance, Zoning Text Amendment for 22-11-35(L)(12)(b), amending fence height in the PD-22 zone. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, David Spencer, and Brent Sumner. The motion **passed.**

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.

Mr. Bench stated 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.

Mr. Lentz inquired if the applicant would be notified that time frame was going to expire. Mr. Bench responded they could definitely include that as part of the process.

Mayor Brunst opened the public hearing at 7:34 p.m. Hearing no further comments Mayor Brunst closed the public hearing and brought the item back to the City Council for further discussion.

**Mr. Lentz moved,** 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 to include staff notification to the applicant within a month of application expiration. **Mr. Macdonald seconded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, David Spencer, and Brent Sumner. The motion **passed.**

## CITY MANAGER INFORMATION ITEMS

Mr. Lentz stated during the work session it was indicated Mr. Seastrand needed to be present to continue the discussion of the Career Ladder Program and he wanted to note there was indication made my Mr. Seastrand in an email that he was on board with what had been proposed. He feels there is some consensus on the council that they would like to proceed and asked if there are at least 4 council members that would like to proceed with the first option proposed by Mr. Davidson to get things started.

Mayor Brunst indicated the issue was not on the agenda and will need to wait until the next scheduled meeting of Tuesday, September 3, 2019.

## ADJOURN TO A MEETING OF THE REDEVELOPMENT AGENCY

**Mayor Brunst moved** to adjourn the meeting to a meeting of the Redevelopment Agency. M**r. Spencer** s**econded** the motion. Those voting aye: Richard F. Brunst, Debby Lauret, Sam Lentz, Tom Macdonald, David Spencer, and Brent Sumner. The motion **passed.**

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The meeting adjourned at 7:37 p.m.

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
September 3, 2019

**6:00 P.M. WORK SESSION – CITY COUNCIL CONFERENCE ROOM**

Due to the amount of public attendance the meeting was moved to the City Council Room

| | |
|---|---|
| CONDUCTING | Mayor Richard F. Brunst |
| ELECTED OFFICIALS | Debby Lauret, Sam Lentz, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner |
| | Brenn Bybee, Assistant City Manager, Steven Downs; Deputy City Manager; Greg Stephens, City Attorney; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Chris Tschirki, Public Works Director; Neal Winterton, Brandon Nelson, Finance Division Manager; Karl Hirst, Recreation Director Ryan Clark, Development Services Director; Jason Bench, Planning Division Manager; and JoD'Ann Bates, City Recorder |

DISCUSSION - Career Ladder Funding

Mayor Brunst welcomed all those in attendance and reminded everyone this meeting is for a general discussion in regards to the Career Ladder Program funding. He passed out proposed budget adjustments that were proposed by the Police Chief, Fire Chief, City Manager and other City Staff members.

General review and discussion continued regarding the items on the proposed budget adjustments as presented.

Mayor Brunst indicated he would like to start by removing and not using line items 1, 2, 12, and 28. He feels this would still give them enough to fund the Career Ladder program, being $345 thousand dollars a year.

Mr. Seastrand indicated he had some concerns with line item 1 and 2. He commented it was his understanding that items 1 and 2 were recommendations that come from the Fire and Police Chiefs. Mr. Davidson indicated items 1 and 2 were conversations that he had with both of the department directors and were identified as opportunities to make adjustments. The basis for the career ladder program is to try and get money in the hands of employees sooner rather than later. Shifting dollars from a retirement program where an employee may be the beneficiary of those

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funds in 15-20 years down the road versus today was the intent. The overtime adjustment as related to the fire department with the 1.4, 1.5 is really a structural adjustment that was not made with the split of the public safety into two different departments. That program was put in place a number of years ago which today no longer applies. Orem City is the only city with this type of overtime policy and overtime contribution, this is not provided to any other city employee other than police and fire. Mr. Seastrand stated it is his understanding that the value of getting the funds in a higher wage was the driver of this proposal. Mr. Davidson indicated that employees have represented and it has been suggested, the current wage scale is not commensurate with other agencies, this recommended change is an effort to put more money into wages and to address imparts that challenge. He also feels this will help the city remain and continue to be more competitive. Mr. Seastrand stated he feels if they are comparing to other agencies then they need also be comparing benefits. Mr. Davidson responded by stating from a total compensation perspective, they believe they are competitive. However, the discussions they hear more often than not, is the pay is lacking, so they are trying to find ways to bolster the base wage at the same time doing it with the limited resources they have. The 401k overtime was seen as a way to do that because the majority of our peers do not provide that benefit.

Mayor Brusnt indicated he was not comfortable taking away from fire and police and feels they should not take away item numbers 1 and 2. They are able to fund the program with the budget adjustments proposed without taking away items 1 and 2.

Mrs. Lauret inquired if anyone has run a scenario on the end benefit in terms of their top high three years that retirement is calculated from. Mr. Davidson indicated if they were to switch from and overtime benefit into a base wage there would be a greater percentage of employees that would benefit from it. The spectrum is very broad regarding the amount of overtime is worked. Mrs. Lauret inquired as to line item 12 and asked for understanding. Mr. Davidson responded that for the last 2 years the dividends they have received from UIA have been placed in miscellaneous revenue and have been available for one time purposes, within the general or capital projects fund. He hopes this is a number that will increase and continue to increase due to success in the growth of the UIA network, but at the same time they have not been applying that revenue to the Utopia debt.

Mr. Spencer stated the concern he has is how they keep the experienced officers in Orem and feels there needs to be a considerable amount to offer current officers looking to leave. He also inquired regarding classes offered to police and fire in order to obtain those increases. Mr. Davidson stated the certification and advancement discussion took place internally with the police and fire departments and then the follow-up was made to the administration as to how they bring some consistency to it. He believes both Chief Giles and Chief Gurney have represented they are going to provide everyone with an opportunity to participate in those classes, and will make classes available with both inside and outside the department. Chief Gurney stated as he and his staff structured phase one, they made sure that everything was upfront and available for all employees to see. Whatever he can do to help this employees achieve their career goals is what they need to do. A plan has been laid out and they can see what they need to do in order to make those advancements. Some of the certifications will be required to obtain in order to advance. He feels they require those employees to obtain things that are available. We want to provide the opportunity for them but not push them down a specific path. Chief Giles stated he feels they are very fair with the program. Last year they actually gave the officer the step before they actually took the class. They have brought in a

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training Sargent that does nothing but brings in training and classes. Some of the certifications were already in place and they have committed that all the classes will be brought in house in order for them to take advantage of the training. He continued to explain some of the advancements and classes specific to the police department. He feels this is a fair program and feels his officers can get through it in the timeline given.

General discussion continued regarding the step programs and how it will affect those already employed. Discussion also ensued regarding clarification as to the percentage of employees that did not participate in the initial program.

Mr. Sumner stated that it is proposed some of the funds come from the Neighborhood in Action (NIA) program and asked if that would also affect the Neighborhood Preservation Unit (NPU). Mr. Davidson indicated this is not part of the NPU, the funds indicated are left over from previous years. Mr. Sumner asked for clarification of line item 1 and 2 and if they would decrease. Mr. Davidson stated in the case of the overtime which currently is 1.4 multiplied by 1.5 for every hour worked over, yes the fire and police would see a change in their overtime calculations. They would no longer be compensated for overtime at their base wage times 1.4 times 1.5. They would be compensated at the base wage time 1.5. In the 401k overtime contributions the money would be taken and as part of the program, distributed to all employees that qualify for the program whereas right now not everyone gets a piece of that money due to their choice to work or not work overtime. Mr. Sumner commented a few years ago the State made a change to their pension plan and grandfathered those already in the program under the old program. He inquired if there had been any discussion of grandfathering in current employees to the step program. Mr. Davidson indicated that had not been discussed and feels this program is for current and future personal and when you start doing things like grandfathering certain people into a program it can become a point of contention, similar to the tier one and tier two compensations the State recently made. Mr. Sumner inquired to Chief Gurney and Chief Giles as to the group of employees that they discussed this issue specifically item 1 and 2 with and what are their feelings on the ladder program and the proposal for wage increases. Chief Giles indicated the 401k issue was brought up several months ago with Sergeants, Lieutenants and Captains and they voiced their preference as to having the wages upfront. Chief Gurney indicated he has sat down with each platoon and discussed how they get where they want to be and they have stated that obviously they need the money now. He agrees the 401k benefit should have gone away when the departments split but for some reason it didn't. He has employees that do benefit from the overtime, it is not equal across the board and he feels it is not on a grand scale.

Mr. Lentz indicated he is ok with decoupling line items 1 and 2 from the career ladder program but questioned how affective are those two items at actually retaining current employees. If they discontinue items 1 and 2 and shift it straight across the board with a wage increase at every level would that be a more effective retention tool for their employees. Chief Giles indicated absolutely. He continue to state that he appreciates the way this has been done by offering up a lot of different options he feels whatever options they can have to benefit the employees is what they need right now. Chief Gurney indicated it is about the pay they are getting now and they are looking long range as to their three highest years towards retirement. Mr. Lentz stated in giving them the money up front they still have the option to contribute additional monies to their 457. Mr. Lentz feels they should not include line items 1 and 2, and leave it up to the chiefs to administer them as they seem fit. Mr. Davidson stated the overtime wages are not included in

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their retirement calculations. In the case of shifting money and using it on the front side does benefit employees in terms of the URS retirement benefit. The challenge at hand is in the next 3 years they will have about a $600 thousand dollar funding gap, and it is his concern as to how they are going to fund this program. It was in that spirit this conversation began. Mr. Lentz wanted to address the UIA dividend issue and concerns about if this is going to be reliable in the future. The increases they have seen he believes will continue and doesn't see the reluctance in applying the UIA dividend to this program. Mayor Brunst stated it was his understanding that the dividend was meant to help pay off an existing loan to UIA and feels that loan should be continued to be paid down. This money should be used for short term items like UIA or Utopia. Mr. Lentz commented he feels it is a misunderstanding of the funds and feels this is not a short term revenue. He continued to inquire to Chief Giles regarding overtime for dispatchers. Chief Giles indicated they have been able to resolve that issue with Mr. Davidson. Mr. Lentz inquired as to line item 27 and asked if this will affect other departments regarding fleet vehicles. Mr. Davidson indicated in the terms of fleet he feels they are in a good position. It will become a crunch in the event they don't have any one time money. They are currently in a healthy budget than they were a few years ago and have the flexibility in the short term to supplement those funds. If there is a change in the economy or other issues they may not be able to supplement those amounts. In the short term he does not feel it will be problematic. In the long term, it may require them to keep some vehicles a little longer and it may require some additional maintenance costs.

Mr. Macdonald explained to the audience what the proposed list was and that the city has become over the past years very stable. He received many calls from residents that are willing to pay the extra tax increase to allow for the 4 new police officers. He indicated they are trying to level the playing field, and regarding line items 1 and 2 he would rely on the chiefs to make sure it is done correct. Every leader is tested and proven in tough times, not in easy times, and he feels these employees are up to being proven in tough times. He stated he feels it is important to have a sustainable budget. He feels that taking line items 1 and 2 should be a decision made by Chief Giles and Chief Gurney along with Mr. Davidson. He wants to see officer and firemen be promoted and feels we should be flattered when someone leaves for advancement in another city, it says something about our training.

Mayor Brunst made some concluding comments that by looking at the proposed budget adjustments eliminating line items 1, 2, 12 and 28 gives them the $345 thousand dollars a year they need, it keeps police and fire whole as far as benefits go, and to him those are important.

General discussion ensued. It was the general consensus of the City Council to give approval to the City Manager to move in the direction of the proposed budget adjustments excluding line items 1, 2, 12 and 28 and move forward with the current Career Ladder Program.

Mr. Lentz voiced his concern as to a clear understanding of line item 12 and would like to see this discussion at a future date.

Kevin Wilkey a City of Orem Fire Fighter, being his last days working for the city addressed the City Council.

**ADJOURN**

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

The meeting adjourned at 7:37 p.m.

# Board, Commission & Committee Application

**Submitted On:** September 5th, 2017 @ 8:56pm

| | |
|---|---|
| **Full Name** | Haysam<br>Sakar |
| **Full Address** | [redacted]<br><br>Orem<br>UT<br>84097 |
| **Phone Number** | [redacted] |
| **Email** | [redacted] |
| **What board or commission are you applying for?** | Planning Commission |
| **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?** | No |
| **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.** | The City is going to implement major changes to the zoning on State Street. I believe I can serve as a liaison between the city and the business owners, as well as give a clear idea to the long term impacts on the business owners from such zone changes. I have owned multiple businesses in Orem throughout the last 10 years and I do agree that changes are needed. I would like to help facilitate these changes. |

| | |
|---|---|
| **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.** | I am an immigrant, US citizen, business owner, and Orem City police volunteer. My bachelor's degree is in business and accounting. I have managed and operated different scales of businesses in and out of Orem. I trained in conflict resolution from a nationwide company. Some of the major cities I have lived in are Brooklyn, Manhattan, Queens, Staten Island, and Hoboken, New Jersey. All of these cities have strengths and weaknesses. I would love to use my experiences in these cities to help Orem. Sixteen years ago I moved to Utah. I love Orem and want to see it move forward with progressive, yet family oriented values. |
| **Please upload your resume.** | [redacted] |
| **Signature Data** | Name:<br>First Name: Haysam<br><br>Last Name: Sakar<br><br>Email:<br>Email Address: [redacted] |

Haysam Sakar

[redacted]

[redacted]

Stephen Frisby
[redacted]
>> 9/6/2019 11:58 PM - EUDefaultUser (EU Group)
>>----------

**Issue:**

**First Name:** Stephen

**Last Name:** Frisby

**Street Address 1:** [redacted]

**Street Address 2:**

**City:** Orem

**State:** Utah

**ZIP:** 84058

**Phone Number:** [redacted]

**Email:** [redacted]

**Board/Commission**
**:** Board of Building & Fire Code Appeals

**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?:** No

**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.:** provide a safe place for the public to live, work and play

**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.:** I have served on this board in the past and at the request of Paul Ashton, I would like to continue my service

**First Name:** Stephen

**Last Name:** Frisby

**Email:** [redacted]

Close Activity

POB Mail Template: PCM.Activity.Release.NotifyRespWith2Options

Agenda Item No: 9.3

# City Council Agenda Item Report

Meeting Date: September 17, 2019
Submitted by: Jamie Davidson
Submitting Department: City Manager' s Office
Item Type: Action Item
Agenda Section:

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**Subject:**
ORDINANCE - Amending City Code to reflect the change from "Department of Administrative Services" to the "Finance Department"

**Suggested Action:**
Administrative action

**Presenter:**
Jamie Davidson, City Manager

**Background:**
Recent personnel changes in the Administrative Services Department have resulted in the narrowing of responsibilities in the department. Today, the primary focus of the department is on activities related to the city's finances, including finance, accounting, treasury, budgeting, purchasing, accounts payable and customer service/311/utility billing. The City Manager recommends the department be renamed the "Finance Department" and any reference to the "Administrative Services Department" within the the Orem City Code be amended and replaced with the "Finance Department." In cooperation with this change, the city's Human Resource and Risk Management Divisions have been re-assigned to reporting relationships within the City Manager Department.

**Potentially Affected Area:**
Citywide

**Attachments**:
ORD.finance department.docx

Finance Department Amendments - Orem City Code 09-2019.docx

D R A F T

ORDINANCE NO. _____

AN ORDINANCE REDESIGNATING THE ADMINISTRATIVE SERVICES DEPARTMENT AS THE FINANCE DEPARTMENT.

WHEREAS the Administrative Services Department in the City has been responsible for several City functions including finance, human resources and risk management; and

WHEREAS due to organizational changes that have shifted some of the responsibilities of the Administrative Services Department, it is now more appropriate for the Administrative Services Department to be designated as the Finance Department; and

WHEREAS the purpose of this ordinance is to change City Code references of the "Administrative Services Department" to the "Finance Department" and to set forth the responsibilities and functions of the Finance Department.

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

1. The City Council hereby amends the Orem City Code as set forth on Exhibit "A", which is attached hereto and incorporated herein by reference.

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

4. All ordinances, resolutions and policies in conflict herewith are hereby repealed.

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

PASSED, APPROVED and ORDERED PUBLISHED this **17th** day of **September**, 2019.

_____
Richard F. Brunst, Jr., Mayor

ATTEST:

_____
JoD'Ann Bates, City Recorder

D R A F T

| COUNCILMEMBER | AYE | NAY | ABSTAIN |
|---|---|---|---|
| Mayor Richard F. Brunst | □ | □ | □ |
| Debby Lauret | □ | □ | □ |
| Sam Lentz | □ | □ | □ |
| Tom Macdonald | □ | □ | □ |
| Mark Seastrand | □ | □ | □ |
| David Spencer | □ | □ | □ |
| Brent Sumner | □ | □ | □ |

## 2-6-1. City Administration.

A. The administration of the City shall be conducted by and through the City Manager's Office and the following operating departments:

1. City Manager’s Department. The City Manager’s Department provides oversight to all of the operating departments of the City and implements City Council policies.
2. Finance Department. The Finance Department provides the following functions for the City: Finance, Budgeting, Treasury, Customer Service/311, Purchasing, Payroll and Accounting . The department also has a liaison relationship with the Justice Court.
3. Development Services Department. The Development Services Department works with contractors, other City Departments, State agencies and the public to design, build and maintain City infrastructure and buildings, oversees business licensing, and reviews/monitors all private development and construction in the City.
4. Fire Department. The Fire Department saves lives and protects property and the environment through fire suppression, paramedic emergency medical services, and other special response emergency services.
5. Legal Services Department. The Legal Services Department provides legal counsel and support to the City Council and City departments; it also prosecutes misdemeanor crimes committed in Orem.
6. Orem Public Library. The Orem Public Library provides print and nonprint media items, reference and advisory service, cultural programs, and fine art and touring exhibits.
7. Police Department. The Police Department enforces the law, preserves the peace, maintains order, resolves problems, and provides a safe and secure environment for all citizens and visitors to the City of Orem.
8. Public Works Department. The Public Works Department operates and maintains streets, sidewalks, parks, cemetery, street signs, street striping, traffic signals, fiber optics, fleet services, and water, storm water, waste water and street lighting utilities.
9. Recreation Department. The Recreation Department offers fitness, recreation, leisure, learning, and sports opportunities for all ages, across a wide spectrum of outdoor and indoor venues and interests.

B. Each department shall be administered by a director, who shall be the head of that department.

C. Department directors shall be appointed by the City Manager, subject to the provisions of this Chapter.

D. Each department director shall have the authority, under the general supervision of the City Manager, to take any action necessary to accomplish the duties and responsibilities of the director's office, as well as those duties and responsibilities imposed by law or the City Manager.

## 2-6-3. Specific City Officers.

A. The Finance Director shall be the director of finance and budget officer for the City.

B. The offices of City Attorney, City Recorder, City Treasurer, and City Engineer are required by State law. None of these offices shall be abolished unless allowed by State law. Some of the duties and responsibilities of these offices are prescribed by State law. The persons holding these offices shall be required to fulfill those duties and responsibilities prescribed by State law, under the direction of the City Manager.

## 2-27-4. Court Personnel

The Court personnel other than the judge shall be considered as employees of the Finance Department for purposes of hiring, supervision, evaluations, pay, and all budgetary matters. The Court Administrator shall report to the Finance Director. The City administration shall not interfere in any way with Court operations and the administration of justice.

## 12-4-2. Inspections for code compliance.

Existing places of business licensed within the City shall be inspected periodically by the Fire Department for compliance with the fire code. They may also be inspected by the Finance Department for compliance with the building code in cases where any structural change may have been made to the business premises since a business license was last issued or renewed or where the inspection for fire code compliance reveals a possible building code violation. Written notice shall be given by the Director to a licensee upon the finding of any code infractions, which notice shall provide for a reasonable period, not to exceed sixty (60) days, in which to correct such infractions, the failure of which may result in the revocation of the license by the City Manager and other appropriate legal proceedings. The same procedure shall be followed if a business is found to be in violation of any health code upon inspection by any governmental entity other than the City.

## 12-5-13. Towing and Parking Enforcement Companies.

A. Definitions.

B. Certification Required. It shall be unlawful for any person to engage in commercial towing operations within the corporate limits of the City of Orem unless the person has been certified by the Utah Department of Transportation as a towing company. The City may revoke or suspend the business license of any towing company that fails to obtain or maintain a valid state certification, or if licensed elsewhere, may suspend or revoke the right to conduct towing services in the City of Orem.

C. License and Parking Required.

1. It shall be unlawful for any person to engage in commercial towing operations or parking enforcement operations within the corporate limits of the City of Orem, unless the person operating such business has applied for and obtained a license from the City of Orem to do so. Such license shall be applied for, granted and maintained in compliance with the provisions of this Chapter.
2. A towing or parking enforcement company which maintains a current business license from Utah County or a municipality located within Utah County shall not be required to obtain a separate business license from the City of Orem. However, to conduct towing or parking enforcement activities within the City of Orem, such company shall register on forms provided by the City. All persons so registering shall comply with the provisions of this Chapter and shall keep all required information current with the City. No business license fees shall be charged persons registering pursuant to this Section. The City shall provide evidence of registration which can be carried in company vehicles as required herein.
3. Failure to comply with any provision of this Section shall constitute grounds for suspension or revocation of the business license of any company licensed in the City of Orem, or if licensed elsewhere, shall be grounds to suspend or revoke the right to conduct parking enforcement or towing services in the City of Orem.

D. License Application, Registration form. An application for a business license, or a registration form, shall be filed in writing with the Finance Department and shall specify and provide:

1. The name and address of the applicant, and if applicable, each and every officer, partner, member and registered agent of the applicant.
2. The name and location of the applicant's principal place of business;
3. A copy of the Utah Department of Transportation certification.
4. An accurate list of the names and birth dates of employees who will have access to vehicles in order that a background check may be completed to discover if any employee has been convicted of a felony or misdemeanor of moral turpitude within the past five (5) years. Such list of employees' names and birth dates must be kept current with the Finance Department. When an applicant business adds a new employee, the applicant business must report the aforementioned information to the Finance Department before allowing that employee to engage in any towing or booting related activity;

5. Evidence of compliance with the property damage insurance and surety bond requirements of this Section;
6. A current schedule of fees;
7. Copies of any contracts entered into pursuant to Orem City Code Section 19-7-5.F; and
8. For businesses applying for a business license, proof that the principal place of business is located within the corporate limits of the City of Orem.

E. Requirements for conducting business.

1. Persons conducting towing or parking enforcement services in the City shall do the following:
   a. Maintain a business name that is not substantially similar to the name of any of the City of Orem's departments responsible for parking enforcement and towing services;
   b. Comply with the current Utah Department of Transportation rules and regulations for tow truck operators if the company has a tow truck(s);
   c. Maintain a Department of Transportation certificate for each tow truck during the term of the license;
   d. Provide a certificate of insurance showing proof of valid property damage liability insurance issued by an insurance company authorized to do business in the State of Utah.
      i. A certification from the insurer as to duration, kind and extent of insurance, shall be kept on file with the City of Orem business license department.
      ii. The licensee or his insurance agent shall notify the City of Orem of any termination or change of policy. Failure to do so shall be grounds for suspension or revocation of any business license or registration issued under this Chapter.
   e. Affix permanent readable signs on the doors of any tow truck or parking enforcement vehicle listing the applicant's business name, address and telephone number;
   f. Provide a surety bond of $1,000.00 from good and sufficient sureties to ensure continued compliance with this Chapter.
   g. Provide competent evidence that the towing company stores motor vehicles in a secure fenced area, enclosed yard or building;
   h. Ensure that all personnel operating tow trucks are carrying within the vehicle a current certification card issued by the Utah Department of Transportation and a valid Utah driver's license which authorizes operating a tow truck. Parking enforcement companies which do not provide towing services shall ensure that their personnel carry a valid Utah driver's license and a company identification card identifying the driver as an employee of the parking enforcement company;
   i. On or before December 31st of each year, towing or parking enforcement companies must file the following with the Department of Public Safety:
      i. A current copy of the towing company's Utah Department of Transportation certification;
      ii. A current list of names and birth dates of employees who will have access to vehicles;
      iii. Current proof of insurance as required by Orem City Code 12-5-13 (E)(1)(d)
      iv. Current proof of surety bond as required by Orem City Code 12-5-13 (E)(1)(f);
      v. A current schedule of fees; and
      vi. Copies of all written contracts entered into pursuant to Orem City Code Section 19-7-5(F).

j. Every parking enforcement and towing company licensed or registered and providing services pursuant to this Chapter shall post in a conspicuous place upon its business premises a true copy of this Section as well as Article 19-7-1 et seq. of the City Code.

2. In the event of a change in ownership, management, business name, address, telephone number, or fee schedules, the licensee or company registered shall provide such information to the Finance Department within ten (10) days of such change.

3. When renewing a business license or reapplying to be placed on the rotation list after having been removed, parking enforcement or towing companies shall submit to the Finance Department the documents listed in Orem Code 12-5-13(E)(1)(i).

F. License Fees. The license fee for a person desiring to provide towing services and/or parking enforcement services within the City of Orem shall be set by the City Council. Applicants and registrants shall be responsible for paying for the cost of the Police Department conducting a BCI background check.

## 12-7-39. Appeal procedures.

A. If the license is denied or approved with qualifications, or if a notice of suspension, revocation or citation of a civil fine is imposed, the applicant or licensee may file an appeal with the business licensing authority.

B. Filing of an appeal must be within ten (10) days of the date of service of the notice of any denial, qualified approval, suspension, revocation, or civil fine. Upon receiving the notice of such appeal, the business licensing authority shall schedule a hearing before the Administrative Services Department within twenty (20) days from the date of the appeal unless such time shall be extended for good cause.

C. The Finance Department shall hold a public hearing on the record, and take such facts and evidence as necessary to determine whether the denial, qualified approval, suspension, revocation, or civil fine was proper under the law.

D. The burden of proof shall be on the City.

E. After the hearing, the Finance Department shall have seven (7) working days, unless extended for good cause, in which to render findings of fact, conclusions of law, and make a recommendation to the City Manager.

F. Either party may object to the recommendation of the hearing officer by filing the party's objection and reason, in writing, to the City Manager within seven days following the recommendation. In the event the Finance Department recommends upholding a suspension or revocation, the license shall be immediately suspended, and shall remain suspended until any subsequent appeal is decided. If no objections are received within the seven days, the City Manager may immediately adopt the recommendation of the Finance Director.

G. If objections are received, the City Manager shall have ten (10) working days to consider such objections before issuing the City Manager's final decision. The City Manager may, in the City

Manager's discretion, take additional evidence or require written memorandum on issues of fact or law. The standard by which the City Manager shall review the decision of the hearing officer is whether substantial evidence exists in the record to support the hearing officer's recommendation.

H. An applicant aggrieved by the City Manager's decision shall have judicial review of such decision pursuant to Rule 65(B), Utah Rules of Civil Procedure, or any other applicable ordinance, statute or rule providing for such review.

## 21-1-8. Application for water services; fees.

A. Application. Application for water services shall be made with the Finance Department in the manner established by the department. By requesting services, the applicant agrees to keep current all payments for water supplied to the premises, and agrees to pay all costs of collection, including reasonable attorney fees and interest.

B. Payments required. Water service shall not be supplied to any applicant until all unpaid balances and all applicable fees, charges, and fines have been paid.

C. Monthly fee. All water users shall be charged a monthly fee for water supplied them. The rate, as well as other fees, charges and fines related to water service, shall be established by resolution of the City Council.

D. Billing cycle. Fees shall be paid according to billing cycles and procedures established by the City Manager.

E. Application of Payments. Payments on any City utility bill shall be applied as designated by City policy, although the water fee portion of the bill shall be paid last (if a customer pays only a portion of the City utility bill, all fees (other than the water fee), taxes, charges, surcharges and fines shall be paid in full before any amount is applied to the water fee portion of the bill).

F. Assumption. All bills sent to water users shall be deemed to be correct if they are not disputed by the water user within sixty (60) days from the issuance thereof.

## 21-1-9. Deposit may be required.

A. When deposit required. The City may require that the applicant post a deposit to insure the payment of water bills as they arise in cases where the applicant has previously allowed a water account to become delinquent or if, for good cause, he is deemed by the City to be a credit risk. The deposit shall

be in an amount deemed necessary by the Finance Department, and may be up to three times the average of the monthly bills for the previous six (6) months for the premises for which application is being made, or in the case of new premises or a new and different use of existing premises, the deposit may be up to three times the estimated monthly bill.

B. Deposit when delinquent. The City may also require that any water user pay a deposit once his payments for water have become delinquent. This deposit may be in the amount of up to three times the average of the monthly bills for the previous six (6) months for the premises being served.

C. Additional delinquencies. If, after paying a deposit pursuant to Subsection (A) or (B) above, a water user allows his payments to become delinquent, the City may apply the deposit toward the unpaid bill and require that the water user post a further deposit.

D. Refund of deposit. If, after paying a deposit pursuant to Subsection (A) or (B) above, a water user pays all his water bills on time for twelve (12) consecutive months, the City shall refund the entire deposit upon the written request of the water user.

E. Failure to post deposit. If an applicant or water user refuses to post a deposit as required by this Section, the City may refuse to extend water service to him or may discontinue service to his premises.

## 22-6-9. Regulations Governing Particular Uses.

D. Sober Living Homes.

Upon application to the Finance Department and compliance with all of the regulations contained herein, the Finance Director or his designee shall grant a permit for the establishment of a sober living home (SLU Code 1263) in a residential or Highway Services zone. The issuance of a business license to operate a sober living home shall constitute the required permit under this section. A sober living home shall comply with all of the following requirements:

1. The home shall conform to all applicable standards and requirements of the Utah State Department of Human Services and the owner/operator shall obtain all licenses required by the State to operate such a home.
2. The home shall conform to all State and local building, safety, health and zoning requirements applicable to similar structures.
3. The home shall be occupied by no more than eight (8) individuals who meet the criteria set forth below and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the residents and not primarily a benefit of employment to the staff member.
4. The home shall be occupied only by individuals who meet the following criteria (and staff members):

a Individuals who have been diagnosed with an addiction to alcohol or a controlled substance (as defined in Utah Code Section 58-37-2, as amended);

b. Individuals who are unable to abstain from the use of alcohol or a controlled substance without the structured supportive setting offered by a sober living home; and

c. Individuals who have completely and voluntarily abstained from the use of alcohol and all controlled substances for a continuous period of at least thirty (30) days immediately prior to becoming a resident of the home. A person who has abstained from the use of alcohol and controlled substances due to incarceration shall not be considered to have voluntarily abstained.

Agenda Item No: 10.1

# City Council Agenda Item Report

Meeting Date: September 17, 2019
Submitted by: Jenna Albers
Submitting Department: Development Services
Item Type: Ordinance
Agenda Section:

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**Subject:**
PUBLIC HEARING
ORDINANCE - Amending Appendix U of the Orem City Code by updating the tree requirements in all zones.

**Suggested Action:**
The Planning Commission recommends the City Council, by ordinance, amend Appendix U of the Orem City Code by updating the tree requirements in all zones.

**Presenter:**
Jason Bench

**Background:**
Developers reached out to the City expressing concerns regarding the availability of tree species required in Appendix U of Orem's Code. Orem staff worked with the Public Works department and the City Arborist to review changes to the State Street approved tree lists. Groups A through G were evaluated. We worked collaboratively to select trees that are readily available, compatible with our region's climate, and aesthetically pleasing.

Additionally, staff took the City Arborists recommendation to remove certain tree species from the entirety of Appendix U which do not survive well in the area. This includes the Ash trees and the Red Maple.

Planning Commission held a public hearing on August 21, 2019 and recommended approval of the proposed amendment.

**Potentially Affected Area:**
Citywide

**Attachments**:
Agenda-AppendixU.docx

Resolution-AppendixU.docx

Appendix_U_Update_2019_strikeout.pdf

CCPH_Notice_Appendix_U_Update.docx

Appendix U PC Minutes 8.21.19.docx

| CITY OF OREM<br>CITY COUNCIL MEETING<br>SEPTEMBER 17, 2019 | |
|---|---|
| **REQUEST:** | **ORDINANCE** – Amending Appendix U of the Orem City Code by updating the tree requirements. |
| **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:

Current Zone(s):
**All Zones**

Acreage:
**City Wide**

Neighborhoods:
**All**

| PLANNING COMMISSION RECOMMENDATION |
|---|
| Vote: 5-0 for approval |

| PREPARED BY: |
|---|
| Jenna Albers<br>Long Range Planner |

**REQUEST:** The Development Services Department requests the City Council amend Appendix U of the Orem City Code by updating the tree requirements for all zones.

**BACKGROUND:** Developers have recently expressed concerns regarding the availability of certain tree species required by Appendix U of the City Code. The City Arborist and other City staff have subsequently conducted a review of the tree species that the Code currently requires developers to use in certain developments. Based on this review, staff propose to amend Appendix U to include trees that are readily available, compatible with our region's climate, and aesthetically pleasing. Staff also recommend that certain tree species which do not survive well in the area be removed from the entirety of Appendix U. This includes the Ash trees and the Red Maple.

The Planning Commission reviewed the proposed text changes at its meeting on August 21, 2019 meeting and forwarded a positive recommendation to the City Council.

**RECOMMENDATION:** The Planning Commission recommends the City Council, by ordinance, amend Appendix U of the Orem City Code. Staff supports the recommendation.

ORDINANCE NO.

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING APPENDIX U OF THE OREM CITY CODE

WHEREAS on July 25, 2019, the Department of Development Services filed an application to amend Appendix U of the Orem City Code; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 21, 2019; and

WHEREAS a public hearing considering the subject application was held by the City Council on September 17, 2019; and

WHEREAS the agendas of the Planning Commission meeting and the City Council meeting at which the subject application was heard were posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; 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 this request is in the best interest of the City because it will add tree species to Appendix U that are readily available, compatible with the City's climate, and aesthetically pleasing while removing tree species that do not survive well in the area.
2. The City Council hereby amends Appendix U of the Orem City Code as shown on Exhibit "A" which is attached hereto and by reference incorporated herein.
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 17th day of September 2019.

_____

Richard F. Brunst, Mayor

ATTEST:

_____

Jody Bates, City Recorder

| COUNCIL MEMBERS VOTING "AYE" | COUNCIL MEMBERS VOTING "NAY" |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Exhibit “A”

# Appendix U

| Group A<br>Trees allowed in planter strip of the "State Street Corridor Area" in the C2 zone | |
|---|---|
| Botanical Name | Common Name |
| Prunus Virginiana | Chokecherry |
| Ulmus Parvifolia | Lacebark Elm |
| Zelkova Serrata | Japanese Zelkova |
| Tilia Cordata | Little Leaf Linden |

| Group B<br>Trees allowed in planter strip of the "State Street Corridor Area" in the C3 zone | |
|---|---|
| Botanical Name | Common Name |
| Acer Campestre | Hedge Maple |
| Morus Alba | Fruitless Mulberry |
| Quercus Macrocarpa | Bur Oak |

| Group C<br>Trees allowed in planter strip of the "City Center" district | |
|---|---|
| Botanical Name | Common Name |
| Acer Grandidentatum | Bigtooth Maple |
| Malus 'Prairie fire' | Prairie fire Flowering Crabapple |
| Zelkova Serrata | Zelkova |

| Group D<br>Trees allowed in planter strip of the "The Hub" district | |
|---|---|
| Botanical Name | Common Name |
| Crataegus Crus-galli | Cockspur Hawthorn |
| Plantanus x Acerifoila | London Planetree |
| Prunus Pensylvanica | Fire Cherry |
| Prunus Serrulata 'Kwanzan' | Kwanzan Cherry |

| Group E<br>Trees allowed in planter strip of the "The Arts" district | |
|---|---|
| Botanical Name | Common Name |
| Cercis Canadensis | Eastern Redbud |
| Koelreuteria Paniculata | Golden Raintree |

| | |
|---|---|
| Liriodendron Tulipifera | Tulip Poplar |
| Acer Platanoides 'Crimson Sentry' | Crimson Sentry Norway Maple |

| Group F | |
|---|---|
| Trees allowed in planter strip of the "Canyon Crossing" district | |
| Botanical Name | Common Name |
| Amalanchier Alnifolia | Western Serviceberry |
| Taxodium Distichym | Baldcypress |
| Quercus Bicolor | Swamp White Oak |
| Malus Ioensis 'Springsnow' | Springsnow Crabapple |

| Group G | |
|---|---|
| Trees allowed in planter strip of the "North Village" district | |
| Botanical Name | Common Name |
| Syringa Reticulate | Japanese Tree Lilac |
| Ginkgo Biloba | Ginkgo |
| Gymnocladus Dioica | Kentucky Coffee Tree |
| Gleditsia Tricanthos | Honeylocust |

| Group H<br>Trees allowed in all other planter areas with overhead utility lines | |
|---|---|
| Botanical Name | Common Name |
| Acer Buergeranum | Trident Maple |
| Acer Campestre | Hedge Maple |
| Acer Ginnala | Amur Maple |
| Acer Glabrum | Rocky Mt. Maple |
| Acer Griseum | Paperbark Maple |
| Acer Platanoides 'Globosum' | Globe Norway Maple |
| Acer Tataricum | Tartarian Maple |
| Amelanchier Alnifolia | Saskatoon Serviceberry |
| Catalpa Bignonoides 'Nana' | Umbrella Catalpa |
| Cercis Canadensis | Redbud |
| Chionanthus Virginicus | Old-Man's Beard |
| Crataegus Crus-galli Inermis | Cockspur Hawthorn |
| Crataegus Laevigata 'Paulii' | Paul's Scarlet Hawthorn |
| Crataegus x Lavallei | Lavalle Hawthorn |
| Juniperus Chinensis 'Blue Point' | Blue Point Juniper |
| Juniperus Chinensis 'Spearmint' | Spearmint Juniper |
| Juniperus Scopulorum 'Grey Gleam' | Grey Gleam Juniper |

| | |
|---|---|
| Juniperus Scopulorum 'Moonglow' | Moonglow Juniper |
| Juniperus Monosperma | One-seed Juniper |
| Juniperus Virginiana 'Hillspire' | Hillspire Juniper |
| Koelreuteria Paniculata | Goldenrain |
| Laburnum x Watereri | Goldenchain Tree |
| Malus Ioensis 'Klehm's' | Klehm's Bechtel Crabapple |
| Malus Ioensis 'Springsnow' | Springsnow Crabapple |
| Prunus x Blireiana | Blireiana Plum |
| Prunus Cerasifera | Flowering Plum |
| Prunus Padus | May Day Tree |
| Prunus Maackii | Amur Chokecherry |
| Prunus Nigra | Canada Plum |
| Prunus Serrulata 'Kwanzan' | Kwanzan Cherry |
| Prunus Virginiana | Chokecherry |
| Prunus Serrulata 'Amanogawa' | Amanogawa Cherry |
| Prunus x Blireiana | Blireiana Plum |
| Quercus Gambelii | Gambel Oak |
| Syringa Reticulata | Japanese Tree Lilac |
| Thuja Occidentalis | Arborvitae |

| Group I<br>Trees allowed in all other planter areas without overhead lines include trees from Group A and the following: | |
|---|---|
| Botanical Name | Common Name |
| Acer Grandidentatum | Bigtooth Maple |
| Acer Platanoides 'Columnare' | Columnar Norway Maple |
| Acer Platanoides 'Crimson Sentry' | Crimson Sentry Maple |
| Acer Platanoides 'Globosum' | Globe Norway Maple |
| Acer Platanoides 'Emerald Quieen' | Emerald Queen Maple |
| Alnus Cordata | Alder |
| Carpinus Betulus 'Fastigiata' | Hornbeam |
| Catalpa Bignonoides | Southern Catalpa |
| Cedrus Alantica Glauca Fastigiata | Upright Blue Atlas Cedar |
| Cercis Canadensis | Redbud |
| Cladrastis Lutea | Yellowwood |
| Corylus Colurna | Turkish Filbert |
| Fagus Sylvatica 'Dawyck' | Columnar Beech |
| Juniperus Scopulorum | Rocky Mt. Juniper |
| Juniperus Scopulorum'Wichita Blue' | Wichita Blue Juniper |
| Juniperus Virginiana 'Skyrocket' | Skyrocket Juniper |

| | |
|---|---|
| Morus Alba | Fruitless Mulberry |
| Picea Abies 'Cupressina' | Columnar Norway Spruce |
| Picea Pungens Glauca 'Fastigiata' | Well's Blue Totem Spruce |
| Prunus Sargentii 'Columnaris' | Columnar Sargent Cherry |
| Prunus Subhirtella | Higan Cherry |
| Prunus x Yedoensis | Yoshino Cherry |
| Pyrus Calleryana 'Capital' | Capital Pear |
| Pyrus Calleryana 'Chanticleer' | Chanticleer Pear |
| Pyrus Calleryana 'Redspire' | Redspire Pear |
| Pyrus Calleryana 'Whitehouse' | Whitehouse Pear |
| Sophora Japonica | Japanese Pagodatree |
| Sorbus Aucuparia | European Mt. Ash |
| Tilia Americana | American Linden |
| Tilia Cordata | Little Leaf Linden |
| Tilia Euchlara | Crimean Linden |

| Group J<br><br>Trees allowed in fourteen (14) foot or wider landscaped areas without overhead lines include trees from Group A and B and the following: | |
|---|---|
| Botanical Name | Common Name |
| Abies Concolor | White Fir |
| Abies Lasiocarpa | Sub-alpine Fir |
| Acer Platanoides | Maple |
| Acer Pseudoplatanus | Sycamore Maple |
| Aesculus x Carnea 'Brioti' | Red Horse Chestnut |
| Catalpa Speciosa | Western Catalpa |
| Cedrus Atlantica Glauca | Blue Atlas Cedar |
| Cedrus Levani | Cedar of Lebanon |
| Celtis Occidentalis | Common Hackberry |
| Cercidiphyllum Japonicum | Katsura Tree |
| Fagus Sylvatica | Beech |
| Ginko Biloba | Ginko |
| Gleditsia Tricanthos | Honeylocust |
| Gymnocladus Dioica | Kentucky Coffee Tree |
| Liquidambar Styraciflua | Sweetgum |
| Liriodendron Tulipifera | Tulip Tree |
| Magnolia Soulangiana | Magnolia |
| Malus | Crabapple |
| Picea Abies | Norway Spruce |

| | |
|---|---|
| Picea Englemannii | Engleman Spruce |
| Picea Omorika | Serbian Spruce |
| Picea Orientalis | Oriental Spruce |
| Picea Pungens Glauca | Colorado Blue Spruce |
| Pinus Aristata | Bristlecone Pine |
| Pinus Bungeana | Lacebark Pine |
| Pinus Cembra | Swiss Stone Pine |
| Pinus Flexilis | Limber Pine |
| Pinus Leucodermis 'Heldrechii' | Dwarf Austrian Pine |
| Pinus Nigra | Austrian Pine |
| Pinus Ponderosa | Ponderosa Pine |
| Pinus Sylvestris | Scotch Pine |
| Platanus x Acerifolia 'Bloodgood' | Bloodgood London Plane Tree |
| Prunus Serrulata | Flowering Cherry |
| Pseudotsuga Menziesii | Douglas-Fir |
| Pyrus Calleryanna 'Arisocrat' | Aristocrat Flowering Pear |
| Quercus Bicolor | Swamp White Oak |
| Quercus Macrocarpa | Bur Oak |
| Quercus Robur | English Oak |
| Robinia Pseudoacacia 'Purple Robe' | Purple Robe Locust |
| Sorbus Aucuparia | Mountain Ash |
| Taxodium Distichum | Baldcypress |
| Ulmus | Elm |
| Zelkova Serrata | Zelkova |

| Group K<br>Trees suitable for Xeriscaping, allowed in all other areas | |
|---|---|
| Botanical Name | Common Name |
| Celtis Laevigata Var. Reticulate | Netleaf Hackberry |
| Gymnoclaudus Dioicus | Kentucky Coffeetree |
| Acer Tataricum | Tatarian Maple |
| Pinus Edulis | Pinyon Pine |
| Juiperus Scopulorum | Rocky Mountain Juniper |
| Amalanchier Utahensis | Utah Serviceberry |

| Group L<br>Trees suitable for Xeriscaping, allowed in all other areas |
|---|

| Botanical Name | Common Name |
|---|---|
| Cedrus Libani | Cedar of Lebanon |
| Pinus Flexilis | Limber Pine |
| Pinus Mugo | Mugo Pine |
| Cedrus Atlantica | Atlas Cedar |
| Abies Concolor | White Fir |
| Pinus Bungeana | Lacebark Pine |

## APPENDICES U

| Group A<br>Trees allowed in planter strip of the "State Street Corridor Area" in the C2 zone | |
|---|---|
| Botanical Name | Common Name |
| Prunus Virginiana | Chokecherry |
| Ulmus Parvifolia | Lacebark Elm |
| Zelkova Serrata | Japanese Zelkova |
| Tilia Cordata | Little Leaf Linden |

| Group B<br>Trees allowed in planter strip of the "State Street Corridor Area" in the C3 zone | |
|---|---|
| Botanical Name | Common Name |
| Acer Campestre | Hedge Maple |
| Morus Alba | Fruitless Mulberry |
| Quercus Macrocarpa | Bur Oak |
| | |

| Group C<br>Trees allowed in planter strip of the "City Center" district | |
|---|---|
| Botanical Name | Common Name |
| ~~Acer Griseum~~ | ~~Paperbark Maple~~ |
| Acer Grandidentatum | Bigtooth Maple |
| ~~Fagus Sylvatica~~ | ~~European Beech~~ |
| Malus 'Prairie fire' | Prairie fire Flowering Crabapple |
| Zelkova Serrata | Zelkova |
| | |

| Group D<br>Trees allowed in planter strip of the "The Hub" district | |
|---|---|
| Botanical Name | Common Name |
| Crataegus Crus-galli | Cockspur Hawthorn |
| ~~Parrotia Persica~~ | ~~Persian Parrotia~~ |
| Plantanus x Acerifoila | London Planetree |
| Prunus Pensylvanica | Fire Cherry |
| Prunus Serrulata 'Kwanzan' | Kwanzan Cherry |

| Group E | |
|---|---|
| **Trees allowed in planter strip of the "The Arts" district** | |
| Botanical Name | Common Name |
| Cercis Canadensis | Eastern Redbud |
| Koelreuteria Paniculata | Golden Raintree |
| Liriodendron Tulipifera | Tulip Poplar |
| Acer Platanoides 'Crimson Sentry' | Crimson Sentry Norway Maple |

| Group F | |
|---|---|
| **Trees allowed in planter strip of the "Canyon Crossing" district** | |
| Botanical Name | Common Name |
| Amalanchier Alnifolia | Western Serviceberry |
| ~~Corylus Colurna~~ | ~~Turkish Filbert~~ |
| Taxodium Distichym | Baldcypress |
| Quercus Bicolor | Swamp White Oak |
| Malus Ioensis 'Springsnow' | Springsnow Crabapple |

| Group G | |
|---|---|
| **Trees allowed in planter strip of the "North Village" district** | |
| Botanical Name | Common Name |
| Syringa Reticulate | Japanese Tree Lilac |
| Ginkgo Biloba | Ginkgo |
| Gymnocladus Dioica | Kentucky Coffee Tree |
| Gleditsia Tricanthos | Honeylocust |

| Group H<br>Trees allowed in all other planter areas with overhead utility lines | |
|---|---|
| Botanical Name | Common Name |
| Acer Buergeranum | Trident Maple |
| Acer Campestre | Hedge Maple |
| Acer Ginnala | Amur Maple |
| Acer Glabrum | Rocky Mt. Maple |
| Acer Griseum | Paperbark Maple |
| Acer Platanoides 'Globosum' | Globe Norway Maple |
| Acer Tataricum | Tartarian Maple |
| Amelanchier Alnifolia | Saskatoon Serviceberry |
| Catalpa Bignonoides 'Nana' | Umbrella Catalpa |
| Cercis Canadensis | Redbud |
| Chionanthus Virginicus | Old-Man’s Beard |
| Crataegus Crus-galli Inermis | Cockspur Hawthorn |

| | |
|---|---|
| Crataegus Laevigata 'Paulii' | Paul's Scarlet Hawthorn |
| Crataegus x Lavallei | Lavalle Hawthorn |
| Juniperus Chinensis 'Blue Point' | Blue Point Juniper |
| Juniperus Chinensis 'Spearmint' | Spearmint Juniper |
| Juniperus Scopulorum 'Grey Gleam' | Grey Gleam Juniper |
| Juniperus Scopulorum 'Moonglow' | Moonglow Juniper |
| Juniperus Monosperma | One-seed Juniper |
| Juniperus Virginiana 'Hillspire' | Hillspire Juniper |
| Koelreuteria Paniculata | Goldenrain |
| Laburnum x Watereri | Goldenchain Tree |
| Malus Ioensis 'Klehm's' | Klehm's Bechtel Crabapple |
| Malus Ioensis 'Springsnow' | Springsnow Crabapple |
| Prunus x Blireiana | Blireiana Plum |
| Prunus Cerasifera | Flowering Plum |
| Prunus Padus | May Day Tree |
| Prunus Maackii | Amur Chokecherry |
| Prunus Nigra | Canada Plum |
| Prunus Serrulata 'Kwanzan' | Kwanzan Cherry |
| Prunus Virginiana | Chokecherry |
| Prunus Serrulata 'Amanogawa' | Amanogawa Cherry |
| Prunus x Blireiana | Blireiana Plum |
| Quercus Gambelii | Gambel Oak |
| Syringa Reticulata | Japanese Tree Lilac |
| Thuja Occidentalis | Arborvitae |

| **Group I**<br>**Trees allowed in all other planter areas without overhead lines include trees from Group A and the following:** | |
|---|---|
| Botanical Name | Common Name |
| Acer Grandidentatum | Bigtooth Maple |
| Acer Platanoides 'Columnare' | Columnar Norway Maple |
| Acer Platanoides 'Crimson Sentry' | Crimson Sentry Maple |
| Acer Platanoides 'Globosum' | Globe Norway Maple |
| Acer Platanoides 'Emerald Quieen' | Emerald Queen Maple |
| Alnus Cordata | Alder |
| Carpinus Betulus 'Fastigiata' | Hornbeam |
| Catalpa Bignonoides | Southern Catalpa |
| Cedrus Alantica Glauca Fastigiata | Upright Blue Atlas Cedar |
| Cercis Canadensis | Redbud |
| Cladrastis Lutea | Yellowwood |
| Corylus Colurna | Turkish Filbert |

| | |
|---|---|
| Fagus Sylvatica 'Dawyck' | Columnar Beech |
| ~~Fraxinus Americana 'Applause'~~ | ~~Autumn Applause Ash~~ |
| Juniperus Scopulorum | Rocky Mt. Juniper |
| Juniperus Scopulorum'Wichita Blue' | Wichita Blue Juniper |
| Juniperus Virginiana 'Skyrocket' | Skyrocket Juniper |
| Morus Alba | Fruitless Mulberry |
| Picea Abies 'Cupressina' | Columnar Norway Spruce |
| Picea Pungens Glauca 'Fastigiata' | Well's Blue Totem Spruce |
| Prunus Sargentii 'Columnaris' | Columnar Sargent Cherry |
| Prunus Subhirtella | Higan Cherry |
| Prunus x Yedoensis | Yoshino Cherry |
| Pyrus Calleryana 'Capital' | Capital Pear |
| Pyrus Calleryana 'Chanticleer' | Chanticleer Pear |
| Pyrus Calleryana 'Redspire' | Redspire Pear |
| Pyrus Calleryana 'Whitehouse' | Whitehouse Pear |
| Sophora Japonica | Japanese Pagodatree |
| Sorbus Aucuparia | European Mt. Ash |
| Tilia Americana | American Linden |
| Tilia Cordata | Little Leaf Linden |
| Tilia Euchlara | Crimean Linden |

| **Group J**<br><br>**Trees allowed in fourteen (14) foot or wider landscaped areas without overhead lines include trees from Group A and B and the following:** | |
|---|---|
| Botanical Name | Common Name |
| Abies Concolor | White Fir |
| Abies Lasiocarpa | Sub-alpine Fir |
| Acer Platanoides | Maple |
| Acer Pseudoplatanus | Sycamore Maple |
| ~~Acer Rubrum~~ | ~~Red Maple~~ |
| Aesculus x Carnea 'Brioti' | Red Horse Chestnut |
| Catalpa Speciosa | Western Catalpa |
| Cedrus Atlantica Glauca | Blue Atlas Cedar |
| Cedrus Levani | Cedar of Lebanon |
| Celtis Occidentalis | Common Hackberry |
| Cercidiphyllum Japonicum | Katsura Tree |
| Fagus Sylvatica | Beech |
| ~~Franxinus Americana~~ | ~~American Ash~~ |
| ~~Fraxinus Pennsylvanica~~ | ~~Green Ash~~ |
| Ginko Biloba | Ginko |

| | |
|---|---|
| Gleditsia Tricanthos | Honeylocust |
| Gymnocladus Dioica | Kentucky Coffee Tree |
| Liquidambar Styraciflua | Sweetgum |
| Liriodendron Tulipifera | Tulip Tree |
| Magnolia Soulangiana | Magnolia |
| Malus | Crabapple |
| Picea Abies | Norway Spruce |
| Picea Englemannii | Engleman Spruce |
| Picea Omorika | Serbian Spruce |
| Picea Orientalis | Oriental Spruce |
| Picea Pungens Glauca | Colorado Blue Spruce |
| Pinus Aristata | Bristlecone Pine |
| Pinus Bungeana | Lacebark Pine |
| Pinus Cembra | Swiss Stone Pine |
| Pinus Flexilis | Limber Pine |
| Pinus Leucodermis 'Heldrechii' | Dwarf Austrian Pine |
| Pinus Nigra | Austrian Pine |
| Pinus Ponderosa | Ponderosa Pine |
| Pinus Sylvestris | Scotch Pine |
| Platanus x Acerifolia 'Bloodgood' | Bloodgood London Plane Tree |
| Prunus Serrulata | Flowering Cherry |
| Pseudotsuga Menziesii | Douglas-Fir |
| Pyrus Calleryanna 'Arisocrat' | Aristocrat Flowering Pear |
| Quercus Bicolor | Swamp White Oak |
| Quercus Macrocarpa | Bur Oak |
| Quercus Robur | English Oak |
| Robinia Pseudoacacia 'Purple Robe' | Purple Robe Locust |
| Sorbus Aucuparia | Mountain Ash |
| Taxodium Distichum | Baldcypress |
| Ulmus | Elm |
| Zelkova Serrata '~~Green Vase~~' | ~~Green Vase~~ Zelkova |

| **Group K**<br>**Trees suitable for Xeriscaping, allowed in all other areas** | |
|---|---|
| Botanical Name | Common Name |
| Celtis Laevigata Var. Reticulate | Netleaf Hackberry |
| Gymnoclaudus Dioicus | Kentucky Coffeetree |
| Acer Tataricum | Tatarian Maple |
| Pinus Edulis | Pinyon Pine |
| Juiperus Scopulorum | Rocky Mountain Juniper |

| | |
|---|---|
| Amalanchier Utahensis | Utah Serviceberry |

| **Group L**<br>**Trees suitable for Xeriscaping, allowed in all other areas** | |
|---|---|
| Botanical Name | Common Name |
| Cedrus Libani | Cedar of Lebanon |
| Pinus Flexilis | Limber Pine |
| Pinus Mugo | Mugo Pine |
| Cedrus Atlantica | Atlas Cedar |
| Abies Concolor | White Fir |
| Pinus Bungeana | Lacebark Pine |

CITY OF OREM
NOTICE OF CITY COUNCIL
PUBLIC HEARING

The City Council will hold the following public hearing on Tuesday, September 17, 2019, in the City Council chambers of the Orem City Center at 56 North State Street, Orem, Utah, to consider the following:

*September 17, 2019*

6:00 p.m.

- The Development Services Department requests the City amend Appendix U of the Orem City Code, pertaining to the permitted tree requirements in planter strips in all city zones.

A copy of the proposed change is available in the Office of Development Services, Room #105, 56 North State Street, Orem, Utah or at Orem.org/Planning under the Zoning Notices tab. If you have any questions regarding the proposed changes, contact the Development Services Department at 801-229-7058.

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

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

**Agenda Item 3.3** is a request by Orem City Development Services to amend Appendix U of the Orem City Code by updating the tree requirements in all zones.

**Staff Presentation:** Developers reached out to the City expressing concerns regarding the availability of tree species required in Appendix U of Orem's Code. Orem staff worked with the Public Works department and the City Arborist to review changes to the State Street approved tree lists. Groups A through G were evaluated. We worked collaboratively to select trees that are readily available, compatible with our region's climate, and aesthetically pleasing. Additionally, staff took the City Arborists recommendation to remove certain tree species from the entirety of Appendix U which do not survive well in the area. This includes the Ash trees and the Red Maple.

**Recommendation:** Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Appendix U of the Orem City Code.

Mr. Cook asked if the Planning Commission had any questions for Mr. Bench. Mr. Cook said this applies to the State Street Districts but could it be used for other developments where this is not required. Mr. Bench said yes, within the districts themselves, they will have four trees to choose from and each district would be unique in regard to the type of vegetation planted. But others could also pull from this list in other parts of the City.

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

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

**Planning Commission Action:** Ms. Jensen moved to forward a positive recommendation to the City Council to amend Appendix U of the Orem City Code. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton and Barry Roberts. The motion passed unanimously.

Agenda Item No: 10.2

# City Council Agenda Item Report

Meeting Date: September 17, 2019
Submitted by: Grant Allen
Submitting Department: Development Services
Item Type: Public Hearing
Agenda Section:

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**Subject:**
PUBLIC HEARING
ORDINANCE - Amending Section 22-6-10(I) and Standard Land Use Code 4832 Water Storage Tanks in Appendix A of the Orem City Code pertaining to water storage tanks.

**Suggested Action:**
The Planning Commission recommends the City Council, by ordinance, amend Section 22-6-10(I) and Standard Land Use Code 4832 of the Orem City Code pertaining to water storage tanks. Staff supports the Planning Commission recommendation.

**Presenter:**
Jason Bench

**Background:**
As part of the city's water infrastructure improvements outlined in the Water Master Plan the city will be constructing a new municipal water storage tank. The proposed location is still being determined, however, the ordinance needs to be modified to allow the new tank to be located below the elevation of 4910 feet above mean sea level as outlined in the current ordinance. Any new water tank will be required to comply with the standards outlined in the proposed ordinance.

In addition, the Standard Land Use Code 4832 Water Storage Tanks will also need to be amended to allow a municipal water storage tank in the R7.5 and R8 zones.

**Potentially Affected Area:**
Citywide

**Attachments**:
Agenda-WaterStorageTanks.docx

Resolution-WaterStorageTanks.docx

Ordinance-WaterStorageTanks2.pdf

Water Storage Tanks PC Minutes 8.21.19.docx

**CITY OF OREM**

# CITY COUNCIL MEETING

**SEPTEMBER 17, 2019**

| | |
|---|---|
| **REQUEST:** | **ORDINANCE -** Amending Section 22-6-10(I) and Standard Land Use Code 4832 (Water Storage Tanks) of Appendix A of the Orem City Code pertaining to water storage tanks. |
| **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):
**N/A**

Neighborhood:
**N/A**

| PLANNING COMMISSION RECOMMENDATION |
|---|
| Vote: 5-0 for approval |

**PREPARED BY:**
Grant Allen
Orem City Planner

**REQUEST:** The Department of Development Services requests that the City Council amend Section 22-6-10(I) and Standard Land Use Code 4832 (Water Storage Tanks) of Appendix A of the Orem City Code pertaining to water storage tanks.

**BACKGROUND:** As part of the City's water infrastructure improvements outlined in the Water Master Plan, the City will be constructing a new municipal water storage tank. The proposed location is still being determined. However, the ordinance needs to be modified to allow the new tank to be located below the elevation of 4910 feet above mean sea level which is prohibited under the current ordinance. Any new water tank will be required to comply with the standards outlined in the proposed ordinance.

Standard Land Use Code 4832 (Water Storage Tanks) also needs to be amended to allow a municipal water storage tank in the R7.5 and R8 zones.

**RECOMMENDATION:** The Planning Commission recommends the City Council, by ordinance, amend Section 22-6-10(I) and SLU Code 4832 of the Orem City Code pertaining to water storage tanks. Staff supports the Planning Commission recommendation.

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING SECTION 22-6-10(I) AND SLU CODE 4832 OF APPENDIX "A" OF THE OREM CITY CODE PERTAINING TO WATER TREATMENT PLANTS AND WATER STORAGE TANKS.

WHEREAS on July 31, 2019, the Department of Development Services filed an application to amend section 22-6-10(I) and SLU Code 4832 of Appendix A of the Orem City Code pertaining to water storage tanks; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 21, 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 September 17, 2019; and

WHEREAS the agendas of the Planning Commission meeting and 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 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 as it will provide greater flexibility in locating municipal water storage tanks which are needed to meet the demand for culinary water in the City.
2. The City Council hereby amends Section 22-6-10(I) and Standard Land Use Code 4832 of Appendix A of the Orem City Code 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 17th day of September 2019.

_____

Richard F. Brunst, Mayor

ATTEST:

_____

Jody Bates, City Recorder

| COUNCIL MEMBERS VOTING "AYE" | COUNCIL MEMBERS VOTING "NAY" |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

**Section 22-6-10(I)**

**I. Water Treatment Plants (Purification) (SLU 4831) and Municipal Water Storage Tanks (SLU 4832).**

a. Water treatment plants (purification) ~~and water storage tanks~~ are permitted in the R12 zone subject to the following standards:

1. the site is located at least 4910 feet above mean sea level (MSL);
2. the entire site is landscaped except for areas covered by buildings, parking, driveways or other improvements~~.~~; ~~and~~
3. ~~Water storage tanks shall not protrude more than five feet (5') above ground level.~~

b. Municipal water storage tanks (including water storage tanks owned by a water conservancy district that serves a municipality) are permitted in the R12, R8, and R7.5 zones subject to the following standards:

1. The site is located at least 4730 feet above mean sea level;

2. A municipal water storage tank shall not extend more than five feet (5') above the original grade of the land on which it is located. The water storage tank must be entirely buried and covered with top soil and the entire area of the water tank must be covered and maintained with landscaping. The entire parcel on which the storage tank is located must also be entirely landscaped except for areas covered by buildings, parking, driveways or other improvements (other than the storage tank).

| SLU | | R5 | R6 | R6.5 | R7.5 | R8 | R12 | R20 | OS5 / ROS | PO | C1 | C2 | C3 | HS | M1 | M2 | CM | BP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4832 | Municipal Water Storage Tanks | N | N | N | P~~N~~ Subject to Section 22-6-10(I) | P~~N~~ Subject to Section 22-6-10(I) | P Subject to Section 22-6-10(I) | N | N | N | N | N | N | N | P | P | P | N |

**Section 22-6-10(I)**

**I. Water Treatment Plants (Purification) (SLU 4831) and Municipal Water Storage Tanks (SLU 4832).**

a. Water treatment plants (purification) ~~and water storage tanks~~ are permitted in the R12 zone subject to the following standards:

1. the site is located at least 4910 feet above mean sea level (MSL);
2. the entire site is landscaped except for areas covered by buildings, parking, driveways or other improvements.~~; and~~

~~3. Water storage tanks shall not protrude more than five feet (5') above ground level.~~

b. Municipal water storage tanks (including water storage tanks owned by a water conservancy district that serves a municipality) are permitted in the R12, R8, and R7.5 zones subject to the following standards:

1. The site is located at least 4730 feet above mean sea level;

2. A municipal water storage tank shall not extend more than five feet (5') above the original grade of the land on which it is located. The water storage tank must be entirely buried and covered with top soil and the entire area of the water tank must be covered and maintained with landscaping. The entire parcel on which the storage tank is located must also be entirely landscaped except for areas covered by buildings, parking, driveways or other improvements (other than the storage tank).

| SLU | | R5 | R6 | R6.5 | R7.5 | R8 | R12 | R20 | OS5 / ROS | PO | C1 | C2 | C3 | HS | M1 | M2 | CM | BP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4832 | Municipal Water Storage Tanks | N | N | N | P~~N~~ Subject to Section 22-6-10(I) | P~~N~~ Subject to Section 22-6-10(I) | P Subject to Section 22-6-10(I) | N | N | N | N | N | N | N | P | P | P | N |

**Agenda Item 3.4** is a request by Orem City to amend Section 22-6-10(I) and Standard Land Use Code 4832 *Water Storage Tanks* of the Orem City Code pertaining to water storage tanks.

**Staff Presentation:** As part of the city's water infrastructure improvements outlined in the Water Master Plan the city will be constructing a new municipal water storage tank. The proposed location is still being determined, however, the ordinance needs to be modified to allow the new tank to be located below the elevation of 4910 feet above mean sea level as outlined in the current ordinance. Any new water tank will be required to comply with the standards outlined in the proposed ordinance.

In addition, the Standard Land Use Code 4832 *Water Storage Tanks* will also need to be amended to allow a municipal water storage tank in the R7.5 and R8 zones.

**Recommendation:** Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend 22-6-10(I) and SLU Code 4832 of the Orem City Code pertaining to water storage tanks.

Mr. Cook asked if the Planning Commission had any questions for Mr. Bench. Mr. Cook asked if someone comes in and proposes a tank, will that come back before the Planning Commission as a Site Plan. Mr. Bench said yes, it would be a Site Plan.

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

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

**Planning Commission Action:** Mr. Cochran moved to forward a positive recommendation to the City Council to amend 22-6-10(I) and SLU Code 4832 of the Orem City Code pertaining to water storage tanks. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton and Barry Roberts. The motion passed unanimously.

Agenda Item No: 10.3

# City Council Agenda Item Report

Meeting Date: September 17, 2019
Submitted by: Grant Allen
Submitting Department: Development Services
Item Type: Public Hearing
Agenda Section:

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**Subject:**
PUBLIC HEARING
ORDINANCE – The applicant requests the City rezone the property located at 355 West University Parkway from the R8 zone to the PD-5 zone and amend the PD-5 zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.

**Suggested Action:**
The Planning Commission recommends the City Council, deny the request to rezone the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and recommends denial of the text amendment to the PD-5 zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.

**Presenter:**
Jason Bench

**Background:**
The applicant is seeking to rezone the current property to the PD-5 zone with a proposed hotel, retaining the existing office building and proposing a convenience store and gas station on the corner of 400 West and University Parkway.

The proposed text amendment to the PD-5 zone would allow gas stations not only at this site but anywhere along the University Parkway corridor where it is zoned PD-5. One of the main purposes of the PD-5 zone was to promote planned commercial, retail developments along the University Parkway corridor. Since the PD-5 zone was created the University Parkway corridor has developed into a valued commercial corridor. Staff concludes that a gasoline Service Station does not meet the intent of the PD-5 zone and would not be in the best interest of the City. With the UVX Bus Rapid Transit stop directly in front of this development, an office use or other commercial development with a high employment opportunity which takes advantage of the direct transit benefit would be a better use for the property. Additional office or retail uses currently permitted in the PD-5 zone would be in the best interest of the city and meet the long-term vision for the corridor. Therefore, staff supports the Planning Commission recommendation to the City Council to deny the request to add Standard Land Use Code 5530 as a permitted use to the PD-5 zone.
Rezoning the property at this location would match the adjacent property to the north and east with the PD-5 zone and would be consistent with the frontage along the University Parkway corridor. Rezoning this property would allow the parcel to be developed to the PD-5 zone standards and is consistent with the general plan of regional commercial. However, staff has recommended to the applicant a modification to their concept with uses that would better fit with the UVX Bus Rapid Transit Station directly north of the property, however, the applicant wishes to proceed with their proposed concept.

In a recent study completed by Zions Bank Public Finance titled “Provo Orem BRT/TOD Study” in their recommendations concluded this property has significant potential if the Water Conservancy District could be relocated. “That property, at approximately six acres, could support upwards of 200,000 square feet of office space. The proximity to transit, I-15, a major University, retail amenities, and hillside location promoting views, would result in one of the most desirable office sites in central Utah County.” Staff agrees with the assessment of the property outlined in the study.

Staff supports a rezone to the PD-5 zone subject to the applicant providing a concept plan that conforms to the uses currently allowed in the PD-5 zone and creates a high employment opportunity that takes advantage of the UVX Station, easy I-15 access, views of the valley, and proximity to UVU. Without a concept plan that meets the requirements of the PD-5 zone, staff supports the recommendation from the Planning Commission to the City Council to deny the rezone request from the R8 zone to the PD-5 zone.

**Potentially Affected Area:**
Lakeview

**Attachments**:
Agenda-Rezone-355WestUniversityParkway.docx

Vicinity Map_University Parkway Development_2019.09.04.pdf

PD-5_Text_Adding_5530_2019.09.04__2_.pdf

PD5 zone.pdf

Map_University Parkway Development_2019.09.04.pdf

Concept Plan_University Parkway Development_2019.09.04.pdf

ZBPF_BRT_TOD_Study.pdf

PC Minutes_CUWCD University Parkway.docx

Location Map_PD5 zone.pdf

20190828_1_MailerFront.pdf

20190828_1_MailerBack.pdf

20190828_1_Labels.docx

Minutes Orem_Neighborhood meeting minutes.pdf

Neighborhood mtg_attendance role.pdf

Resolution-Rezone-355WestUniversityParkway.docx

| CITY OF OREM<br>CITY COUNCIL MEETING<br>SEPTEMBER 17, 2019 | |
|---|---|
| **REQUEST:** | **ORDINANCE** – Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zoning on property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and amending the PD-5 zone to include Standard Land Use Code 5530 (Gasoline Service Station With or Without Store) as a permitted use. |
| **APPLICANT:** | Wright Development Group |
| **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 224 property owners within 500ft of the properties
- Posted Property

**SITE INFORMATION:**

General Plan Designation:
**Regional Commercial**

Current Zone(s):
**R8**

Acreage:
**6.08**

Neighborhoods:
**Lakeview**

| PLANNING COMMISSION RECOMMENDATION |
|---|
| Vote: 7-0 for denial |

| PREPARED BY: |
|---|
| Grant Allen<br>Orem City Planner |

**REQUEST:** The applicant requests the City Council rezone the property located at 355 West University Parkway from the R8 zone to the PD-5 zone and amend the PD-5 zone to include Standard Land Use Code 5530 (Gasoline Service Station With or Without Store) as a permitted use.

**BACKGROUND:** The applicant recently acquired the subject property from the Utah Water Conservancy District and now requests a rezone of the property from R8 to PD-5. The applicant proposes to retain the existing office building and to construct a new hotel and gas station/convenience store on the property.

Gas stations are not currently allowed in the PD-5 zone and so the applicant requests an amendment to the PD-5 zone to make gas stations a permitted use. Such a change to the PD-5 zone would allow gas stations not only at this site but anywhere along the University Parkway corridor where it is zoned PD-5.

One of the main purposes of the PD-5 zone is to promote planned commercial and retail developments along the University Parkway corridor. Since the PD-5 zone was created, the University Parkway corridor has developed into a valued commercial corridor. Staff believes that a gasoline service station is not consistent with the purpose of the PD-5 zone.

In addition, staff believes that a gas station/convenience store would not be the best use of the property. Staff believes that the subject property is a very unique and highly desirable parcel that could be developed with a higher and better use than that proposed by the applicant.

The subject property has several distinct advantages including proximity to I-15, an adjacent UVX Bus Rapid Transit stop, and a commanding view of Utah Lake that make it uniquely suited to support a high-end office development that could bring a number of high quality jobs to the City.

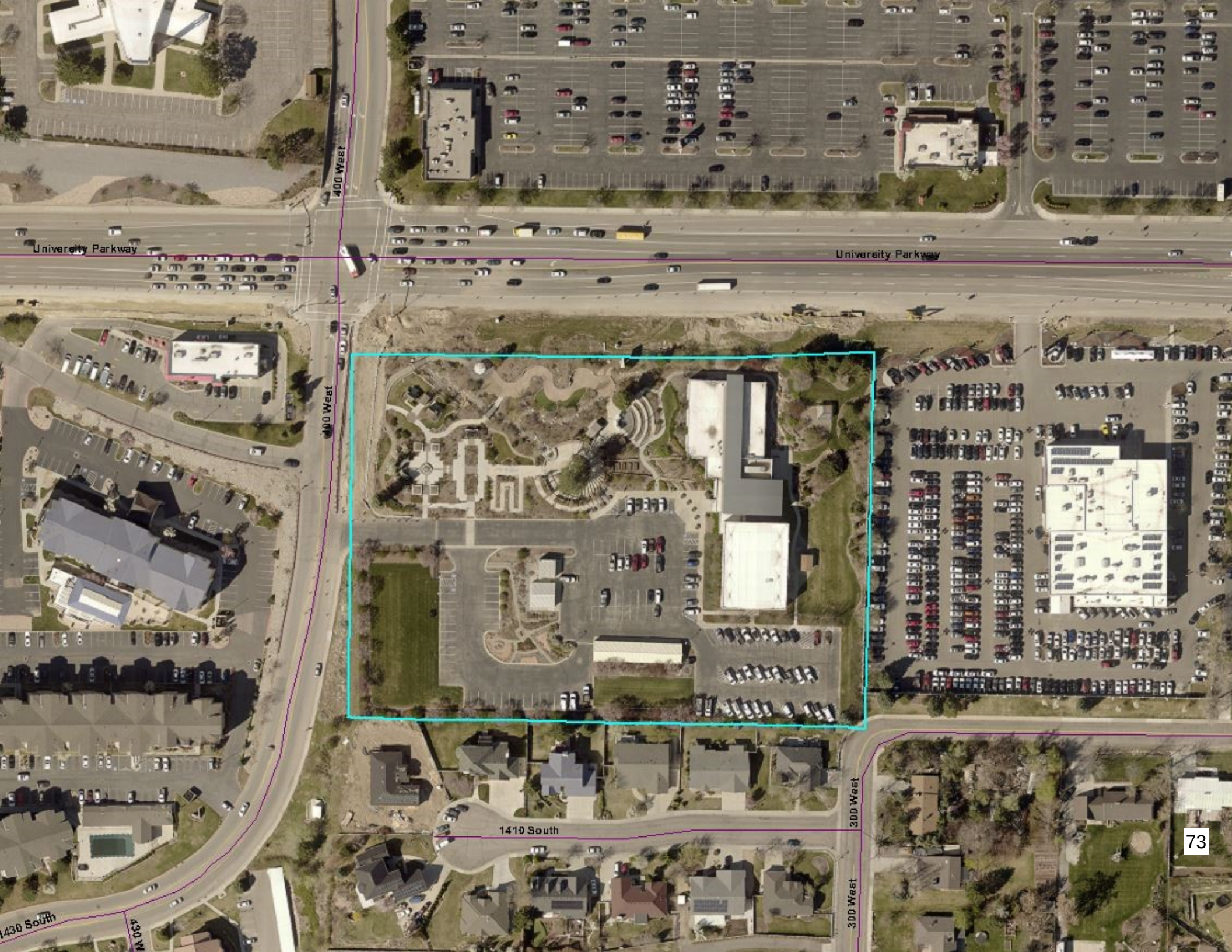
A recent study completed by Zions Bank Public Finance stated that the subject property "could support upwards of 200,000 square feet of office space. The proximity to transit, I-15, a major University, retail amenities, and hillside location promoting views, would result in one of the most

desirable office sites in central Utah County."

Staff believes that it would be in the best interests of the City to wait for a development proposal that maximizes the inherent advantages of the property before rezoning the property. Because it is uncertain exactly what that proposal will ultimately look like, it is unclear whether the PD-5 zone will be the best zone for the property or whether it will ultimately be more appropriate to create a new planned development (PD) zone for the property.

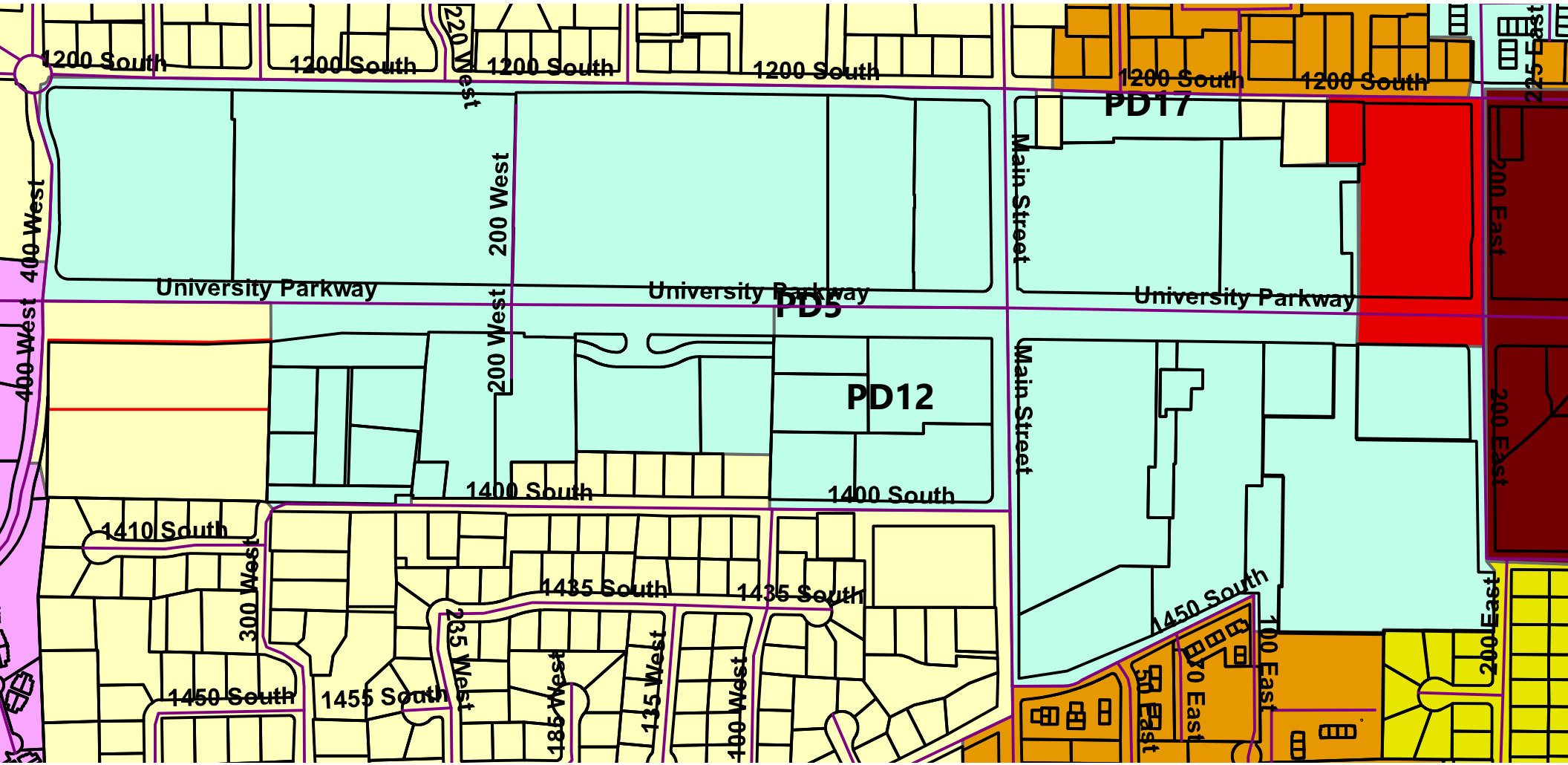
Because staff believes that the best use of the property would be for a large-scale, high-end office development, staff recommends that the City Council deny both the request to rezone the property to PD-5 and the request to add Standard Land Use Code 5530 as a permitted use in the PD-5 zone.

**RECOMMENDATION:** The Planning Commission recommends the City Council deny the request to rezone the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and recommends denial of the text amendment to the PD-5 zone to include Standard Land Use Code 5530 (Gasoline Service Station With or Without Store) as a permitted use.

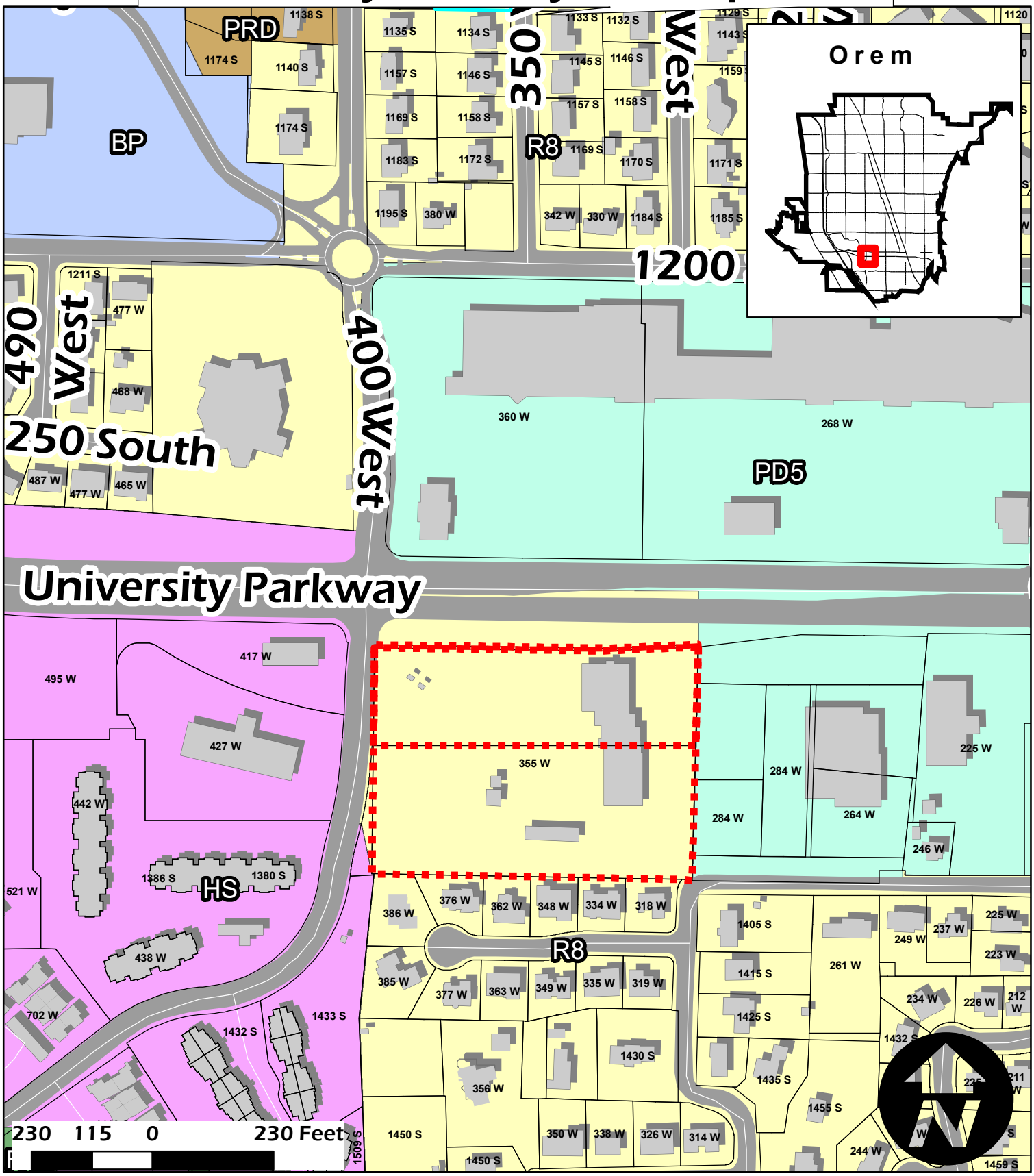

University Parkway
University Parkway
400 West
400 West
1410 South
300 West
300 West
1430 South

B. **Permitted Uses.** The uses listed below shall be permitted within the PD-5 zone.

| Permitted Uses - PD-5 Zone | |
|---|---|
| **Standard Land Use Code** | **Category** |
| * Refer to Appendix A for a complete category listing. | |
| 1510 | Hotels, tourist courts, and motels |
| 5260 | Home Improvement Centers |
| 5392 | General Stores |
| 53XX | All General Merchandise Retail Category, **(except 5395, Flea Market**) NEC* |
| 54XX | All Food Retail Category **(except 5420, Farmers Market)** |
| 5511 | Motor vehicles (new and used) |
| 5530 | Gasoline Service Station With or Without Store |
| 56XX | All Apparel & Accessories Category |
| 57XX | All Furniture, Home Furnishings and Equipment Category |
| 5810 | Restaurants |
| 5811 | Fast Food |
| 5910 | Drug and proprietary |
| 5931 | Antiques |
| 5932 | Gold and Silver |
| 594X | Books, Stationary, and Office Supplies Category **(except 5949, Video Rental)** |
| 5951 | Sporting goods |
| 5952 | Bicycles |
| 5953 | Toys |
| 5970 | Computer goods and services |
| 5996 | Optical goods |
| 61XX | All Financial, Insurance and Real Estate, Services Category, **(except 6161, Pawn Shops)** |
| 6220 | Photographic Services Category |
| 6230 | Beauty and Barber Category |
| 6331 | Duplicating, Mailing and Stenographic, Category NEC |
| 6350 | News Syndicates Category |
| 6360 | Employment Services Category |
| 6392 | Business and Management Consulting Services |
| 6396 | Photo finishing |
| 65XX | All Professional Services Category **(except 6515, Veterinarian Services, Kennels & Runs)** |
| 711X | Cultural Activities Category |
| 7212 | Motion Picture Theaters |
| 7214 | Legitimate Theater |
| 7425 | Gymnasiums & Athletic Clubs |
| 7426 | Health Spas |


1200 South
1200 South
220 West
1200 South
1200 South
1200 South
1200 South
225 East
PD17
400 West
200 West
Main Street
200 East
University Parkway
University Parkway
University Parkway
PD5
400 West
200 West
PD12
Main Street
200 East
1400 South
1400 South
1410 South
300 West
1435 South
1435 South
235 West
185 West
135 West
100 West
1450 South
100 East
200 East
1450 South
1455 South
50 East
70 East

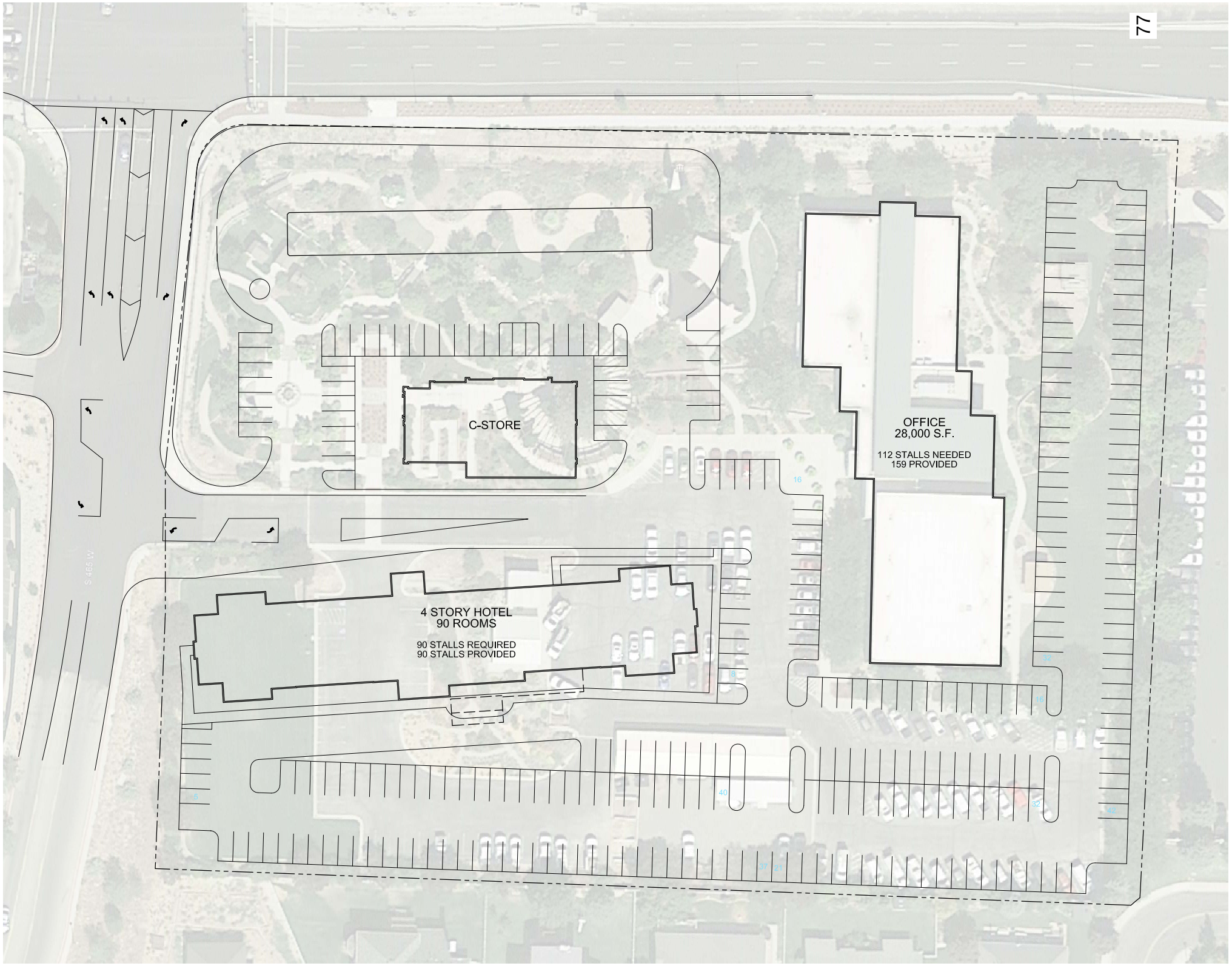
# University Parkway Development




University Parkway Development
R8
6.08 Acres

NEIGHBORHOOD
Lakeview

Legend
Parcels selection
Parcels
Buildings


C-STORE
OFFICE
28,000 S.F.
112 STALLS NEEDED
159 PROVIDED
4 STORY HOTEL
90 ROOMS
90 STALLS REQUIRED
90 STALLS PROVIDED
S 465 W

Recommendations:
*Other Areas - Orem*

- The intersection of University Parkway and 400 West has numerous constraints for development. It also has significant potential if the Water Conservancy District could be relocated. That property, at approximately six acres, could support upwards of 200,000 square feet of office space. The proximity to transit, I-15, a major University, retail amenities, and a hillside location promoting views, would result in one of the most desirable office sites in central Utah County.

- *Potential Fiscal Impacts = $60,000-$65,000 (Orem only)*



**Agenda Item 3.2** is a request by Wright Development Group to for the City to rezone the property located at 355 West University Parkway from the R8 zone to the PD-5 zone and amend the PD-5 zone to include Standard Land Use Code 5530 *Gasoline Service Station With or Without Store* as a permitted use.

**Staff Presentation:** The applicant is seeking to rezone the current property to the PD-5 zone with a proposed hotel, retaining the existing office building and proposing a convenience store and gas station on the corner of 400 West and University Parkway.

The proposed text amendment to the PD-5 zone would allow gas stations not only at this site but anywhere along the University Parkway corridor where it is zoned PD-5. One of the main purposes of the PD-5 zone was to promote planned commercial, retail developments along the University Parkway corridor. Since the PD-5 zone was created the University Parkway corridor has developed into a valued commercial corridor. Staff concludes that a gasoline Service Station does not meet the intent of the PD-5 zone and would not be in the best interest of the City. With the UVX Bus Rapid Transit stop directly in front of this development, an office use or other commercial development with a high employment opportunity which takes advantage of the direct transit benefit would be a better use for the property. Additional office or retail uses currently permitted in the PD-5 zone would be in the best interest of the city and meet the long-term vision for the corridor. Therefore, staff recommends the Planning Commission forward a negative recommendation to the City Council concerning adding SLU Code 5530 as a permitted use to the PD-5 zone.

Rezoning the property at this location would match the adjacent property to the north and east with the PD-5 zone and would be consistent with the frontage along the University Parkway corridor. Rezoning this property would allow the parcel to be developed to the PD-5 zone standards and is consistent with the general plan of regional commercial. However, staff has recommended to the applicant a modification to their concept with uses that would better fit with the UVX Bus Rapid Transit Station directly north of the property, however, the applicant wishes to proceed with their proposed concept.

In a recent study completed by Zions Bank Public Finance titled "Provo Orem BRT/TOD Study" in their recommendations concluded this property has significant potential if the Water Conservancy District could be relocated. "That property, at approximately six acres, could support upwards of 200,000 square feet of office space. The proximity to transit, I-15, a major University, retail amenities, and hillside location promoting views, would result in one of the most desirable office sites in central Utah County." Staff agrees with the assessment of the property outlined in the study.

Staff supports a rezone to the PD-5 zone subject to the applicant providing a concept plan that conforms to the uses currently allowed in the PD-5 zone and creates a high employment opportunity that takes advantage of the UVX Station, easy I-15 access, views of the valley, and proximity to UVU. Without a concept plan that meets the requirements of the PD-5 zone, staff recommends the Planning Commission forward a negative recommendation to the City Council regarding this request.

**Recommendation:** Staff recommends the Planning Commission forward a negative recommendation to the City Council to amend the zoning map of the City of Orem for the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and recommends denial of the text amendment to the PD-5 zone to include Standard Land Use Code 5530 *Gasoline Service Station With or Without Store* as a permitted use.

Chair Spencer asked if the Planning Commission had any questions for Mr. Allen.

Chair Spencer invited the applicant to come forward. Leslie Mascaro, Wright Development Group, introduced herself. She said she would like to focus on the opportunity of this site. They wanted to do something that would identify some of the deficiencies in this area which is gasoline stations and accommodations. They will maintain the existing building of office. They are also proposing a nice hotel, such as a Hilton or Marriott. It would be good for graduations and sporting events for UVU and BYU. They are currently working with Maverick to be the gas station/convenience store (c-store) at this location. This would be a huge benefit to passengers on the BRT bus line. They provide fresh food and amenities. Wright Development would be bringing the entire site up to conformance of existing standards. They

would provide pedestrian connectivity to sidewalks. The c-store would be a great amenity for the hotel. They would install new landscaping, handicapped accessible amenities and bike racks.

Ms. Mascaro did reach out to UVU and Ken Garff to obtain their feedback. UVU is a commuter school with students commuting from long distances and they would make use of these amenities as well as the hotel. The Ken Garff dealership would benefit by having a gas source much closer.

Ms. Mascaro said prior to them acquiring the property, a study was done, and this particular property was chosen as redevelopment. Wright Development placed a valuation of $6.5 million on just the existing building alone. To go in and demolish the existing building is not feasible. Mr. Cochran said there is one ingress/egress. Ms. Mascaro said they completed a turning template to make sure delivery trucks can get in and out. A convenience store is all about convenience, but it is not a destination. To be successful, a c-store needs to be on the corner where they have access to full movement. This site is a little trickier with the hard corners. Mr. Spencer asked if a Marriott would like to have a service station in front of their hotel. Ms. Mascaro said a c-store is actually a good amenity, and there is a level of safety that a c-store adds to this corner. During the late nights when the hotel is closed for amenities, customers can go to the c-store.

Mr. Cook said he would have concerns with that access for a c-store and a hotel, with just one entrance and very low potential stacking out to the street. He tried to remember when he last saw a set up like this with just one way in and out. Having a high use area and facility like a c-store would be a real issue at that site. Ms. Mascaro said the office building will typically have employees that will be there 8:00 -5:00 and the hotel will have customers coming in at varying times during the day, so there will not be a lot of stacking. Mr. Goodrich explained the traffic study information and the ingress/egress at this location.

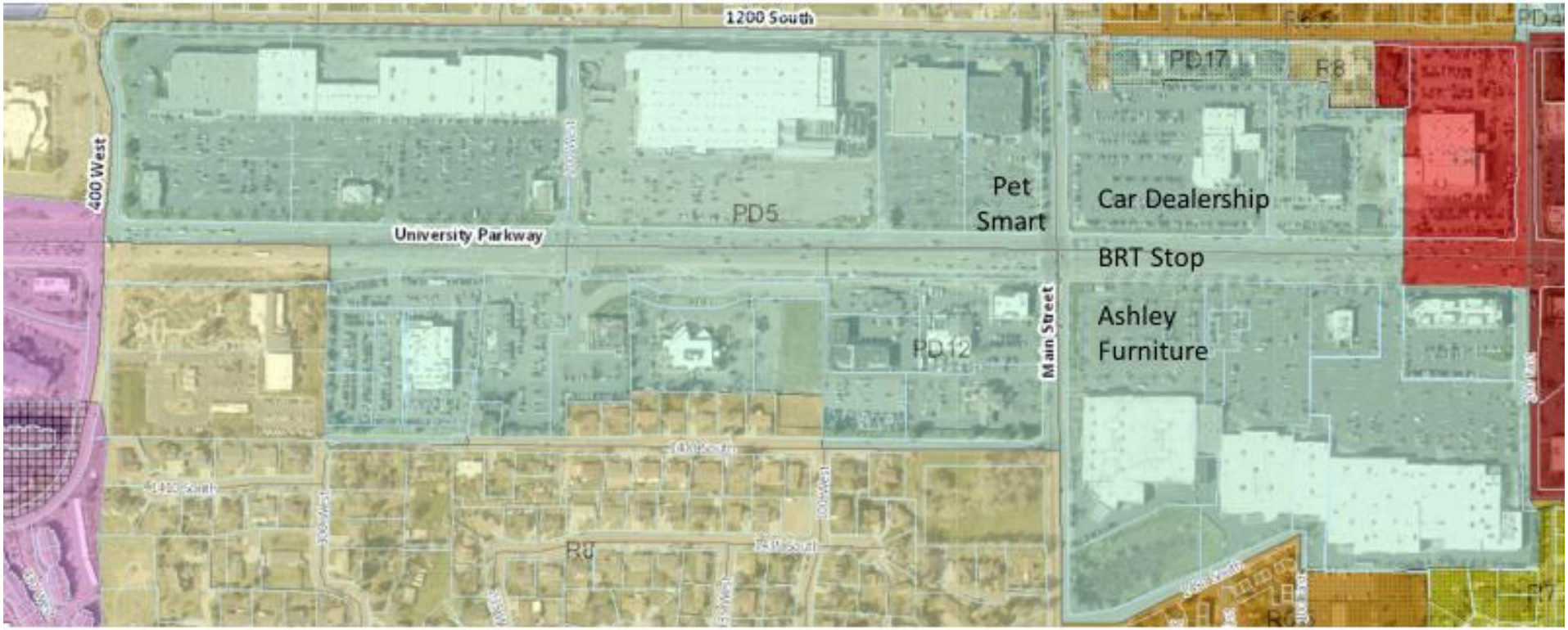
Mr. Cochran said this location is currently zoned R8. The zone would need to be changed to PD5 and another use added to all PD5 locations. There is a reason this use was excluded from the original PD5.

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

Rhea Georgie. She said the noticing was not made clear that this meeting was a public hearing. In the neighborhood, they are spoiled by having those beautiful gardens. She checked up on Wright Development Group from an independent source and was told they were good to work with. The way she understands it, the hotel would be one hundred feet away from the neighbors. She knows that in the PD5 zone, the buildings can go closer to the residential homes than that. She has greater concerns if someone else got hold of the property and built closer to the neighbors.

Chair Spencer closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. Mr. Staker said he has concerns about changing the zone and what is allowed there. The PD5 zone has a reason and has done well. To allow something like this would give a different feel and it is a concern. Chair Spencer called for a motion on this item.

**Planning Commission Action:** Mr. Spencer moved to forward a negative recommendation to the City Council to amend the zoning map of the City of Orem for the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and recommends denial of the text amendment to the PD-5 zone to include Standard Land Use Code 5530 *Gasoline Service Station With or Without Store* as a permitted use. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.


1200 South
400 West
University Parkway
PD5
Pet
Smart
PD17
F8
Car Dealership
BRT Stop
Ashley
Furniture
PD12
Main Street
R8

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

EVENSON, SPENCER M
2141 EAGLES LANDING DR
NAZARETH, PA 18064

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

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JOLLEY PRIME INVESTMENTS LLC
697 RIVERBIRCH CIR
AMERICAN FORK, UT 84003

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

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SMITH, STAFFORD
PO BOX 1896
IDAHO FALLS, ID 83403

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

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PENG, YUYONG E
5878 CENTURY HEIGHTS DR
HIGHLAND, UT 84003

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

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

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

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DE LEEUW PROPERTIES LC
276 W 130 S
LINDON, UT 84042

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.

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

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JACKSON, GREGORY RICHARD & TERI SUE
965 N 790 E
LEHI, UT 84043

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

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JDMT NO 3 LLC
2844 E OLD WELLINGTON RD
PRICE, UT 84051

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

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SAM LENTZ
882 W 1720 N
OREM, UT 84057

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

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KING, CHARLES MICHAEL & RACHEL FLINT
1043 N 920 W # 601
OREM, UT 84057

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

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

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

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CITY OF OREM
58 N STATE ST
OREM, UT 84057

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or grallen@orem.org

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COTTRELL, DAVID M & ANGELA J
534 S 100 W
OREM, UT 84058

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

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KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

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ROTHE, DAVID D & JANET I
1481 S 185 W
OREM, UT 84058

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

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

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

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or grallen@orem.org

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Wed, Sep 4, 2019
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The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

KENDELL, CAMERON & MELISSA (ET AL)
1420 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, Sep 17, 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.

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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ASHBY, KLAY & JENNIFER
1430 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, Sep 17, 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

HOULE, SCOTT & JANA
576 S 330 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

CREER, EDWARD NIELSEN & DIANNA (ET AL)
1450 S 360 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#102
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#101
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#103
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#104
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#106
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#105
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#107
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#108
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#110
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#109
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#201
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#202
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#204
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#203
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#205
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#206
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#208
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#207
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#209
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#210
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#302
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#301
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#303
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#304
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#306
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#305
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#307
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#308
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#310
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#309
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#401
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#402
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#404
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#403
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#405
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#406
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#408
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#407
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#409
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#410
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

POLGAR, EDGAR
1433 S 430 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, Sep 17, 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.

CORLESS DIVERSIFIED CORPORATION
--OR CURRENT RESIDENT--
1432 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

JOHNSON, EVELYN
--OR CURRENT RESIDENT--
1434 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

JENSEN, DERRIN & ALLYSON
--OR CURRENT RESIDENT--
1435 S 430 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, Sep 17, 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.

REAM, JOSEPH JAMES & KAY S
--OR CURRENT RESIDENT--
1437 S 430 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, Sep 17, 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.

DEROEST, SARAH HOPE EMMA & JOEL
1436 S 430 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, Sep 17, 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.

CHRISTENSEN, H JARED & KAMI KRISTINE
--OR CURRENT RESIDENT--
1438 S 430 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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ASHTON REAL ESTATE HOLDINGS LLC
--OR CURRENT RESIDENT--
1439 S 430 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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MEYER, MARILYN S (ET AL)
--OR CURRENT RESIDENT--
1441 S 430 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, Sep 17, 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.

JACKSON, GREGORY RICHARD & TERI SUE
--OR CURRENT RESIDENT--
1440 S 430 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, Sep 17, 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.

SANDHILL STUDENT RENTALS LTD
--OR CURRENT RESIDENT--
1442 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

DE LEEUW PROPERTIES LC
--OR CURRENT RESIDENT--
1443 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HOULE, SCOTT & JANA
--OR CURRENT RESIDENT--
1445 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MURRIETA PROPERTIES-OREM LLC
--OR CURRENT RESIDENT--
1444 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

DANELL, JOHN ERIC
1446 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SMITH, STAFFORD
--OR CURRENT RESIDENT--
1447 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SIMPSON, SPENSER
1448 S 430 W # 8
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

SIMPSON, SPENSER
--OR CURRENT RESIDENT--
1448 S 430 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, Sep 17, 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.

CHEN, LARRY
1449 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WILLIS, JAMES
--OR CURRENT RESIDENT--
1450 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

LUNT, RANDALL K & JOAN
--OR CURRENT RESIDENT--
1452 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

JOLLEY PRIME INVESTMENTS LLC
--OR CURRENT RESIDENT--
1451 S 430 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, Sep 17, 2019
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Planning Commission
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SANDHILL STUDENT RENTALS LTD
--OR CURRENT RESIDENT--
1453 S 430 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
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HATT, JOAN W & DAVID L (ET AL)
--OR CURRENT RESIDENT--
1454 S 430 WEST
OREM, UT 84058

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

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City Council
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HAERING, JOHN R & KAREN D
--OR CURRENT RESIDENT--
1456 S 430 WEST
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

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City Council
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GAO, SIQI
1455 S 430 W
OREM, UT 84058

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

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City Council
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DAVIES, KYLE & JADEY
1457 S 430 W
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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ROTHE, DAVID D & JANET I
--OR CURRENT RESIDENT--
1458 S 430 WEST
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

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City Council
Tue, Sep 17, 2019
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RONEY, RICK & KIMBERLY
--OR CURRENT RESIDENT--
1460 S 430 WEST
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

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City Council
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Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

JDMT NO 3 LLC
--OR CURRENT RESIDENT--
1459 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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

HAMNER, LANCE D & LANCE D
--OR CURRENT RESIDENT--
1461 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
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HAMNER, LANCE D & LANCE D
1461 S 430 W # 50
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

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STIBOREK, LOLA
--OR CURRENT RESIDENT--
1463 S 430 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, Sep 17, 2019
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Planning Commission
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WONG, HON CHEUNG & YIM KIN YIU
1462 S 430 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, Sep 17, 2019
6:00 pm

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

PENG, YUYONG E
--OR CURRENT RESIDENT--
1464 S 430 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, Sep 17, 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.

MEYER, MARILYN S (ET AL)
--OR CURRENT RESIDENT--
1465 S 430 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, Sep 17, 2019
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JOHNSON, EVELYN
--OR CURRENT RESIDENT--
1467 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
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BRADY, LARRY H & DEBRA S
--OR CURRENT RESIDENT--
1466 S 430 WEST
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

SANCHEZ, JORGE D
1468 S 430 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, Sep 17, 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.

MORGAN, SUJITRA
1469 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WEBB, STEPHEN R & ERIN A
--OR CURRENT RESIDENT--
1471 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

KING, CHARLES MICHAEL & RACHEL FLINT
--OR CURRENT RESIDENT--
1470 S 430 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, Sep 17, 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.

WEBB, STEPHEN R & ERIN A
1471 S 430 W # 58
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

1472 S LLC
--OR CURRENT RESIDENT--
1472 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
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KOPLIN, MICHAEL DEE & MARY SUSAN
1473 S 430 W # 56
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, Sep 17, 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.

KOPLIN, MICHAEL DEE & MARY SUSAN
--OR CURRENT RESIDENT--
1473 S 430 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, Sep 17, 2019
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LUCAS, BLAIR K & DENA LYNN
--OR CURRENT RESIDENT--
1474 S 430 WEST
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ATWOOD, MICHAEL R
--OR CURRENT RESIDENT--
1475 S 430 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, Sep 17, 2019
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JUN, KEVIN YOUNGTAE
--OR CURRENT RESIDENT--
1477 S 430 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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WACHOE, DANIEL
1476 S 430 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, Sep 17, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

EVENSON, SPENCER M
--OR CURRENT RESIDENT--
1478 S 430 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, Sep 17, 2019
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Planning Commission
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ATWOOD, MICHAEL R
--OR CURRENT RESIDENT--
1479 S 430 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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

GRIFFETH, KENT G
--OR CURRENT RESIDENT--
1484 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
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ROSAS, PEDRO RODRIGUEZ (ET AL)
1480 S 430 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, Sep 17, 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.

GOFF, MATTHEW T
1488 S 430 W
OREM, UT 84058

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

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City Council
Tue, Sep 17, 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.

TOLMAN, TANNER BLAIR & WHITNEY DANIELLE
1505 S 430 W
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

VAN DYKE, LARELL C & MARGARET A
1513 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
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LEVINGSTON, STEVE BRADY
--OR CURRENT RESIDENT--
1509 S 430 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, Sep 17, 2019
6:00 pm

Planning Commission
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COTTRELL, DAVID M & ANGELA J
--OR CURRENT RESIDENT--
1517 S 430 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, Sep 17, 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.

WADELL, BRIAN A & ELIZABETH J (ET AL)
--OR CURRENT RESIDENT--
1521 S 430 WEST
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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Planning Commission
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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, Sep 17, 2019
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TURNER, JEFFREY C
1525 S 430 W
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

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SNELSON, LARRY D
465 W 1250 S
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
6:00 pm

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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

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City Council
Tue, Sep 17, 2019
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TWELFTH GREEN LLC
495 W 1300 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, Sep 17, 2019
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LAKEVIEW HOSPITALITY GROUP LLC
--OR CURRENT RESIDENT--
427 W 1300 SOUTH
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ALAND, JOHN W & REBECCA M
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, Sep 17, 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, Sep 17, 2019
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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, Sep 17, 2019
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HOVEY, 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
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
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

City Council
Tue, Sep 17, 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.

WHITAKER, MATTHEW MILTON & NICIA
319 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

City Council
Tue, Sep 17, 2019
6:00 pm

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FISHBEIN, CHAD & CAMILLE JACKMAN
335 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

City Council
Tue, Sep 17, 2019
6:00 pm

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MIGENES, VICTOR & SONIA N
334 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

City Council
Tue, Sep 17, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ROBERTS, ROBERT A & FLORENE G
348 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

City Council
Tue, Sep 17, 2019
6:00 pm

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

OAKS, JOSEPH (ET AL)
349 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

City Council
Tue, Sep 17, 2019
6:00 pm

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

HARRELL, CHARLES R & YVONNE
363 W 1410 S
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

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City Council
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OTTESON, W GREGORY & CAROL A
362 W 1410 S
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

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

RUECKERT, DEAN M & INGER M
376 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

City Council
Tue, Sep 17, 2019
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SIMKINS, KATHY R
--OR CURRENT RESIDENT--
377 W 1410 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, Sep 17, 2019
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Planning Commission
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COPLEN, WENDY
--OR CURRENT RESIDENT--
386 W 1410 SOUTH
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

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

LINDSAY, VAL D & SHARRON A (ET AL)
385 W 1410 S
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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Planning Commission
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#112
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, Sep 17, 2019
6:00 pm

Planning Commission
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#113
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#212
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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#211
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, Sep 17, 2019
6:00 pm

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

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#213
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, Sep 17, 2019
6:00 pm

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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#215
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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#311
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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#216
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, Sep 17, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#312
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, Sep 17, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#313
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#316
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, Sep 17, 2019
6:00 pm

Planning Commission
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#315
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#411
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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#412
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, Sep 17, 2019
6:00 pm

Planning Commission
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#415
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, Sep 17, 2019
6:00 pm

Planning Commission
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#413
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#416
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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Planning Commission
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#511
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#513
OREM, UT 84058

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Grant Allen at (801) 229-7095
or grallen@orem.org

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City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#512
OREM, UT 84058

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Grant Allen at (801) 229-7095
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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#515
OREM, UT 84058

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B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#516
OREM, UT 84058

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KITCHEN, HELEN
314 W 1450 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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City Council
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MC CARTNEY, CHARLES A & CAROLYN T
--OR CURRENT RESIDENT--
324 W 1450 SOUTH
OREM, UT 84058

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

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

MC CARTNEY, CHARLES A & CAROLYN T
326 W 1450 S
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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350 WEST PROPERTIES LLC
--OR CURRENT RESIDENT--
350 W 1450 SOUTH
OREM, UT 84058

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

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City Council
Tue, Sep 17, 2019
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338 SOUTH PROPERTIES LLC
--OR CURRENT RESIDENT--
338 W 1450 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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Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SIMKINS, KATHY R
356 W 1450 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
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

City Council
Tue, Sep 17, 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.

SANDHILL STUDENT RENTALS LTD
275 ROYAL ANN CIR
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, Sep 17, 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.

LUNT, RANDALL K & JOAN
129 W 1800 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, Sep 17, 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.

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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BOYER LAKE POINTE LC
--OR CURRENT RESIDENT--
360 W UNIVERSITY PKY
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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HAERING, JOHN R & KAREN D
9328 AVANYU CT
CEDAR HILLS, UT 84062

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

WILLIS, JAMES
10822 LA CANTERA
CEDAR HILLS, UT 84062

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

GRIFFETH, KENT G
2186 E 10260 S
SANDY, UT 84092

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

HATT, JOAN W & DAVID L (ET AL)
1087 E 650 N
OREM, UT 84097

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

JOHNSON, EVELYN
1146 E 965 N
OREM, UT 84097

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

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

City Council
Tue, Sep 17, 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.

RONEY, RICK & KIMBERLY
1103 LYNNWOOD DR
OREM, UT 84097

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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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

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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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

City Council
Tue, Sep 17, 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.

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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UTAH DEPARTMENT OF TRANSPORTATION
PO BOX 30810
SALT LAKE CITY, UT 84130

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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JUN, KEVIN YOUNGTAE
3840 W KINGLASSIE LN
TAYLORSVILLE, UT 84129

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

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

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

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City Council
Tue, Sep 17, 2019
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Planning Commission
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ASHTON REAL ESTATE HOLDINGS LLC
267 W 4020 N
PROVO, UT 84604

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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COMMON AREA
100 E CENTER
PROVO, UT 84606

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

LAKEVIEW HOSPITALITY GROUP LLC
933 E 1910 S STE 102
PROVO, UT 84606

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

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1472 S LLC
803 BLACKHAWK
PAYSON, UT 84651

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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ATWOOD, MICHAEL R
122 N 550 E
SALEM, UT 84653

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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CHRISTENSEN, H JARED & KAMI KRISTINE
321 N CHERRY LN
SANTAQUIN, UT 84655

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

CORLESS DIVERSIFIED CORPORATION
%CORLESS, COSETTE
1118 N STATE ROAD 198
SALEM, UT 84653

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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MURRIETA PROPERTIES-OREM LLC
43 S 1000 E
SPRINGVILLE, UT 84663

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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LEVINGSTON, STEVE BRADY
1198 W 1500 S
SPRINGVILLE, UT 84663

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

BRADY, LARRY H & DEBRA S
%HALL, KRISTY
1040 S 1100 E UNIT 57
SAINT GEORGE, UT 84790

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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JENSEN, DERRIN & ALLYSON
PO BOX 246
CIRCLEVILLE, UT 84723

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
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OFFERPAD (SPVBORROW15) LLC
2212 E WILLIAMS FIELD RD BLDG 11 STE 225
GILBERT, AZ 85295

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

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STIBOREK, LOLA
6435 SPANISH GARDEN CT
LAS VEGAS, NV 89110

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

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City Council
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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

City Council
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GRAND SLAM VENTURES LLC
PO BOX 39
LAKEWOOD, CA 90714

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

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

B&G80 LLC
%HIXSON, BRAD
1533 WILLOW BEND DR
EL CAJON, CA 92019

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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Wed, Sep 4, 2019
5:00 pm

The applicant (Wright Development Group) requests the City rezone the property located at 355 West University Parkway from the R8 Zone to the PD-5 Zone, and amend the PD-5 Zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

FRANK, LOUIS J & DONNA J (ET AL)
1330 EL ENCANTO DR
BREA, CA 92621

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Sep 4, 2019
5:00 pm

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MEYER, MARILYN S (ET AL)
311 AMELIA LN
DANVILLE, CA 94506

For more information, contact
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Planning Commission
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LUCAS, BLAIR K & DENA LYNN
28891 GLENN RANCH WY
TRABUCO CANYON, CA 92679

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

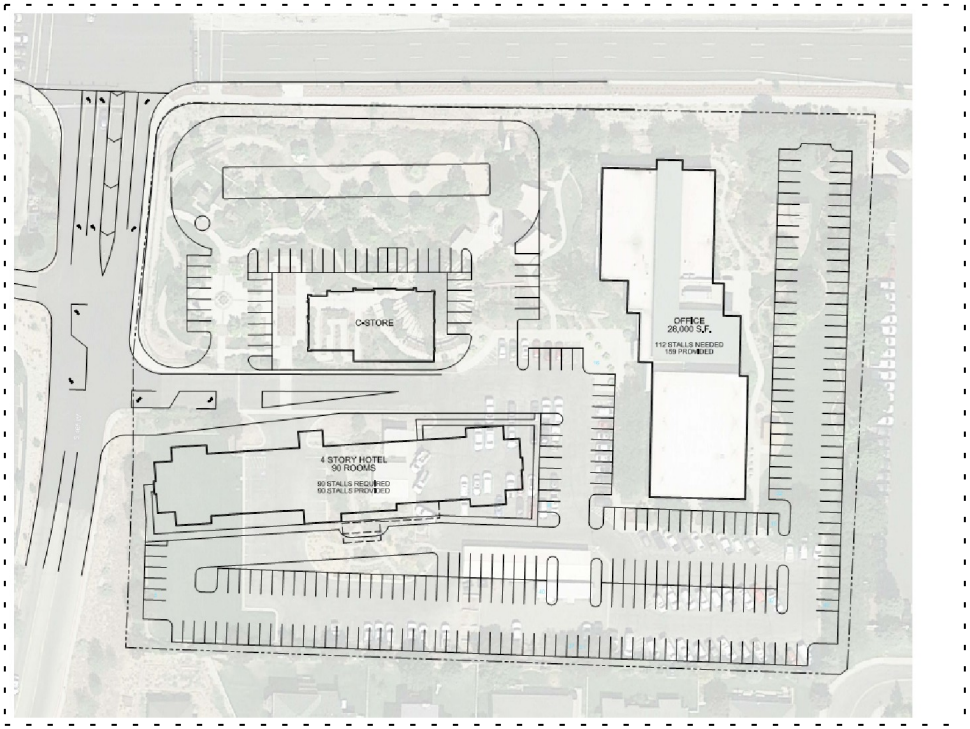
City Council Chambers, 56 N State Street

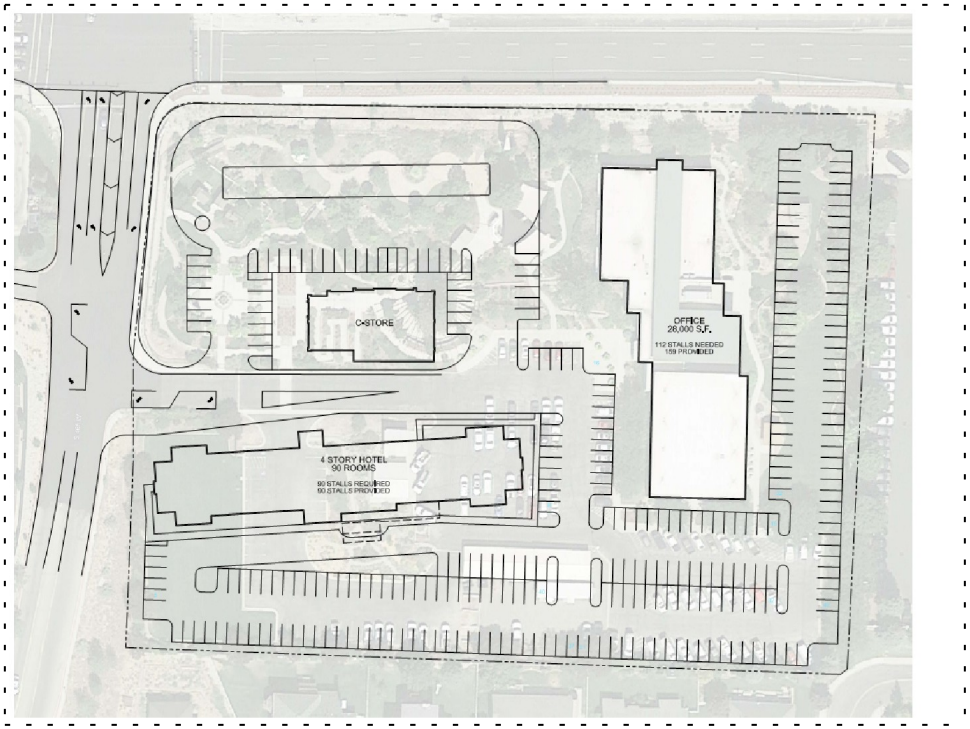
City Council
Tue, Sep 17, 2019
6:00 pm

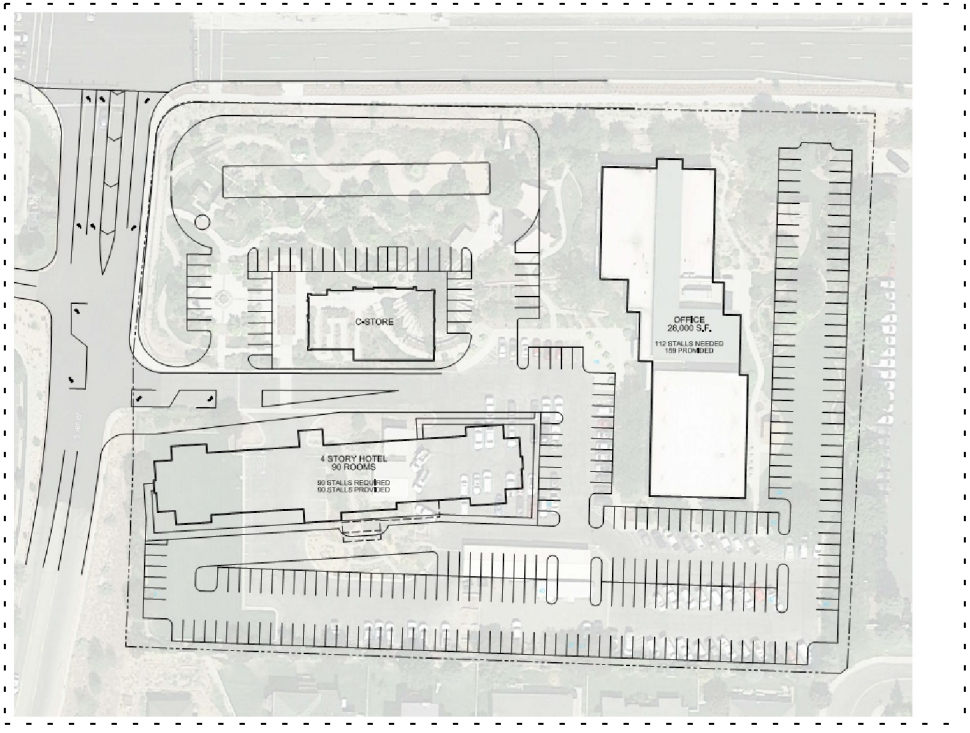
Planning Commission
Wed, Sep 4, 2019
5:00 pm

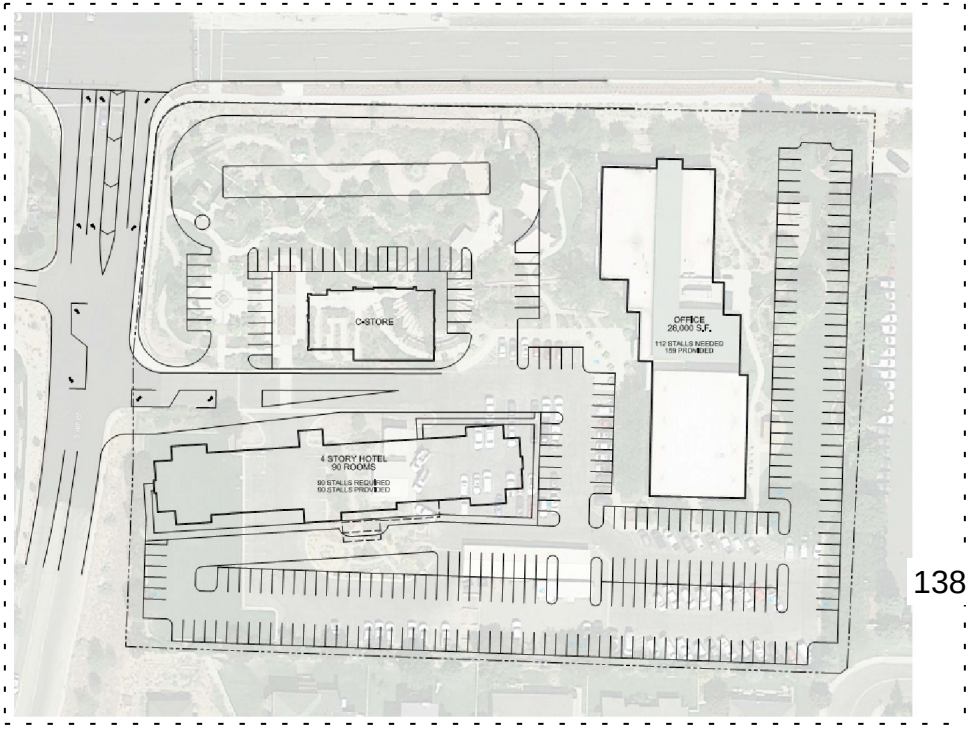
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

WADELL, BRIAN A & ELIZABETH J (ET AL)
1570 FULMOR DR
DIXON, CA 95620


C-STORE
OFFICE
26,000 S.F.
112 STALLS NEEDED
159 PROVIDED
4 STORY HOTEL
90 ROOMS
90 STALLS REQUIRED
90 STALLS PROVIDED


C-STORE
OFFICE
26,000 S.F.
112 STALLS NEEDED
159 PROVIDED
4 STORY HOTEL
90 ROOMS
90 STALLS REQUIRED
90 STALLS PROVIDED


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90 ROOMS
90 STALLS REQUIRED
90 STALLS PROVIDED

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

JENSEN, DERRIN & ALLYSON
PO BOX 246
CIRCLEVILLE, UT 84723

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

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

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

HOVEY, LUCILLE D
249 W 1400 S
OREM, UT 84058

ASHTON REAL ESTATE HOLDINGS LLC
267 W 4020 N
PROVO, UT 84604

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

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

UTAH DEPARTMENT OF TRANSPORTATION
PO BOX 30810
SALT LAKE CITY, UT 84130

MURRIETA PROPERTIES-OREM LLC
43 S 1000 E
SPRINGVILLE, UT 84663

CITY OF OREM
58 N STATE ST
OREM, UT 84057

COMMON AREA
100 E CENTER
PROVO, UT 84606

ATWOOD, MICHAEL R
122 N 550 E
SALEM, UT 84653

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

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

SANDHILL STUDENT RENTALS LTD
275 ROYAL ANN CIR
OREM, UT 84058

MEYER, MARILYN S (ET AL)
311 AMELIA LN
DANVILLE, CA 94506

SMITH, STAFFORD
PO BOX 1896
IDAHO FALLS, ID 83403

GRAND SLAM VENTURES LLC
PO BOX 39
LAKEWOOD, CA 90714

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

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

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

LUNT, RANDALL K & JOAN
129 W 1800 S
OREM, UT 84058

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

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

DE LEEUW PROPERTIES LC
276 W 130 S
LINDON, UT 84042

KITCHEN, HELEN
314 W 1450 S
OREM, UT 84058

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

WHITAKER, MATTHEW MILTON & NICIA
319 W 1410 S
OREM, UT 84058

CHRISTENSEN, H JARED & KAMI KRISTINE
321 N CHERRY LN
SANTAQUIN, UT 84655

MC CARTNEY, CHARLES A & CAROLYN T
--OR CURRENT RESIDENT--
324 W 1450 SOUTH
OREM, UT 84058

MHF INC
325 E 1300 S
OREM, UT 84097

MC CARTNEY, CHARLES A & CAROLYN T
326 W 1450 S
OREM, UT 84058

MIGENES, VICTOR & SONIA N
334 W 1410 S
OREM, UT 84058

FISHBEIN, CHAD & CAMILLE JACKMAN
335 W 1410 S
OREM, UT 84058

338 SOUTH PROPERTIES LLC
--OR CURRENT RESIDENT--
338 W 1450 SOUTH
OREM, UT 84058

ROBERTS, ROBERT A & FLORENE G
348 W 1410 S
OREM, UT 84058

OAKS, JOSEPH (ET AL)
349 W 1410 S
OREM, UT 84058

350 WEST PROPERTIES LLC
--OR CURRENT RESIDENT--
350 W 1450 SOUTH
OREM, UT 84058

SIMKINS, KATHY R
356 W 1450 S
OREM, UT 84058

BOYER LAKE POINTE LC
--OR CURRENT RESIDENT--
360 W UNIVERSITY PKY
OREM, UT 84058

OTTESON, W GREGORY & CAROL A
362 W 1410 S
OREM, UT 84058

HARRELL, CHARLES R & YVONNE
363 W 1410 S
OREM, UT 84058

RUECKERT, DEAN M & INGER M
376 W 1410 S
OREM, UT 84058

SIMKINS, KATHY R
--OR CURRENT RESIDENT--
377 W 1410 SOUTH
OREM, UT 84058

LINDSAY, VAL D & SHARRON A (ET AL)
385 W 1410 S
OREM, UT 84058

COPLEN, WENDY
--OR CURRENT RESIDENT--
386 W 1410 SOUTH
OREM, UT 84058

LAKEVIEW HOSPITALITY GROUP LLC
--OR CURRENT RESIDENT--
427 W 1300 SOUTH
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#112
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#113
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#211
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#212
OREM, UT 84058

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--OR CURRENT RESIDENT--
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B&G80 LLC
--OR CURRENT RESIDENT--
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OREM, UT 84058

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--OR CURRENT RESIDENT--
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OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#312
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#313
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#315
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#316
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#411
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#412
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#413
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#415
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#416
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#511
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
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OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#513
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#515
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
438 W 1430 SOUTH UNIT#516
OREM, UT 84058

SNELSON, LARRY D
465 W 1250 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

TWELFTH GREEN LLC
495 W 1300 S
OREM, UT 84058

COTTRELL, DAVID M & ANGELA J
534 S 100 W
OREM, UT 84058

HOULE, SCOTT & JANA
576 S 330 W
OREM, UT 84058

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

JOLLEY PRIME INVESTMENTS LLC
697 RIVERBIRCH CIR
AMERICAN FORK, UT 84003

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

1472 S LLC
803 BLACKHAWK
PAYSON, UT 84651

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

LAKEVIEW HOSPITALITY GROUP LLC
933 E 1910 S STE 102
PROVO, UT 84606

JACKSON, GREGORY RICHARD & TERI SUE
965 N 790 E
LEHI, UT 84043

BRADY, LARRY H & DEBRA S
%HALL, KRISTY
1040 S 1100 E UNIT 57
SAINT GEORGE, UT 84790

KING, CHARLES MICHAEL & RACHEL FLINT
1043 N 920 W # 601
OREM, UT 84057

HATT, JOAN W & DAVID L (ET AL)
1087 E 650 N
OREM, UT 84097

RONEY, RICK & KIMBERLY
1103 LYNNWOOD DR
OREM, UT 84097

CORLESS DIVERSIFIED
CORPORATION
%CORLESS, COSETTE
1118 N STATE ROAD 198
SALEM, UT 84653

JOHNSON, EVELYN
1146 E 965 N
OREM, UT 84097

LEVINGSTON, STEVE BRADY
1198 W 1500 S
SPRINGVILLE, UT 84663

FRANK, LOUIS J & DONNA J (ET AL)
1330 EL ENCANTO DR
BREA, CA 92621

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#101
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#102
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#103
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#104
OREM, UT 84058

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--OR CURRENT RESIDENT--
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OREM, UT 84058

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--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#106
OREM, UT 84058

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--OR CURRENT RESIDENT--
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--OR CURRENT RESIDENT--
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--OR CURRENT RESIDENT--
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--OR CURRENT RESIDENT--
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--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#303
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B&G80 LLC
--OR CURRENT RESIDENT--
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1380 S 400 WEST UNIT#305
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--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#306
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B&G80 LLC
--OR CURRENT RESIDENT--
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B&G80 LLC
--OR CURRENT RESIDENT--
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B&G80 LLC
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B&G80 LLC
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--OR CURRENT RESIDENT--
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OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
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OREM, UT 84058

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--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#403
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#404
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#405
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#406
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#407
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#408
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#409
OREM, UT 84058

B&G80 LLC
--OR CURRENT RESIDENT--
1380 S 400 WEST UNIT#410
OREM, UT 84058

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

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

KENDELL, CAMERON & MELISSA (ET AL)
1420 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

ASHBY, KLAY & JENNIFER
1430 S 300 W
OREM, UT 84058

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

CORLESS DIVERSIFIED CORPORATION
--OR CURRENT RESIDENT--
1432 S 430 WEST
OREM, UT 84058

POLGAR, EDGAR
1433 S 430 W
OREM, UT 84058

JOHNSON, EVELYN
--OR CURRENT RESIDENT--
1434 S 430 WEST
OREM, UT 84058

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

JENSEN, DERRIN & ALLYSON
--OR CURRENT RESIDENT--
1435 S 430 WEST
OREM, UT 84058

DEROEST, SARAH HOPE EMMA & JOEL
1436 S 430 W
OREM, UT 84058

REAM, JOSEPH JAMES & KAY S
--OR CURRENT RESIDENT--
1437 S 430 WEST
OREM, UT 84058

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

CHRISTENSEN, H JARED & KAMI KRISTINE
--OR CURRENT RESIDENT--
1438 S 430 WEST
OREM, UT 84058

ASHTON REAL ESTATE HOLDINGS LLC
--OR CURRENT RESIDENT--
1439 S 430 WEST
OREM, UT 84058

JACKSON, GREGORY RICHARD & TERI SUE
--OR CURRENT RESIDENT--
1440 S 430 WEST
OREM, UT 84058

MEYER, MARILYN S (ET AL)
--OR CURRENT RESIDENT--
1441 S 430 WEST
OREM, UT 84058

SANDHILL STUDENT RENTALS LTD
--OR CURRENT RESIDENT--
1442 S 430 WEST
OREM, UT 84058

DE LEEUW PROPERTIES LC
--OR CURRENT RESIDENT--
1443 S 430 WEST
OREM, UT 84058

MURRIETA PROPERTIES-OREM LLC
--OR CURRENT RESIDENT--
1444 S 430 WEST
OREM, UT 84058

HOULE, SCOTT & JANA
--OR CURRENT RESIDENT--
1445 S 430 WEST
OREM, UT 84058

DANELL, JOHN ERIC
1446 S 430 W
OREM, UT 84058

SMITH, STAFFORD
--OR CURRENT RESIDENT--
1447 S 430 WEST
OREM, UT 84058

SIMPSON, SPENSER
--OR CURRENT RESIDENT--
1448 S 430 WEST
OREM, UT 84058

SIMPSON, SPENSER
1448 S 430 W # 8
OREM, UT 84058

CHEN, LARRY
1449 S 430 W
OREM, UT 84058

CREER, EDWARD NIELSEN & DIANNA (ET AL)
1450 S 360 W
OREM, UT 84058

WILLIS, JAMES
--OR CURRENT RESIDENT--
1450 S 430 WEST
OREM, UT 84058

JOLLEY PRIME INVESTMENTS LLC
--OR CURRENT RESIDENT--
1451 S 430 WEST
OREM, UT 84058

LUNT, RANDALL K & JOAN
--OR CURRENT RESIDENT--
1452 S 430 WEST
OREM, UT 84058

SANDHILL STUDENT RENTALS LTD
--OR CURRENT RESIDENT--
1453 S 430 WEST
OREM, UT 84058

HATT, JOAN W & DAVID L (ET AL)
--OR CURRENT RESIDENT--
1454 S 430 WEST
OREM, UT 84058

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

GAO, SIQI
1455 S 430 W
OREM, UT 84058

HAERING, JOHN R & KAREN D
--OR CURRENT RESIDENT--
1456 S 430 WEST
OREM, UT 84058

DAVIES, KYLE & JADEY
1457 S 430 W
OREM, UT 84058

ROTHE, DAVID D & JANET I
--OR CURRENT RESIDENT--
1458 S 430 WEST
OREM, UT 84058

JDMT NO 3 LLC
--OR CURRENT RESIDENT--
1459 S 430 WEST
OREM, UT 84058

RONEY, RICK & KIMBERLY
--OR CURRENT RESIDENT--
1460 S 430 WEST
OREM, UT 84058

HAMNER, LANCE D & LANCE D
--OR CURRENT RESIDENT--
1461 S 430 WEST
OREM, UT 84058

HAMNER, LANCE D & LANCE D
1461 S 430 W # 50
OREM, UT 84058

WONG, HON CHEUNG & YIM KIN YIU
1462 S 430 W
OREM, UT 84058

STIBOREK, LOLA
--OR CURRENT RESIDENT--
1463 S 430 WEST
OREM, UT 84058

PENG, YUYONG E
--OR CURRENT RESIDENT--
1464 S 430 WEST
OREM, UT 84058

MEYER, MARILYN S (ET AL)
--OR CURRENT RESIDENT--
1465 S 430 WEST
OREM, UT 84058

BRADY, LARRY H & DEBRA S
--OR CURRENT RESIDENT--
1466 S 430 WEST
OREM, UT 84058

JOHNSON, EVELYN
--OR CURRENT RESIDENT--
1467 S 430 WEST
OREM, UT 84058

SANCHEZ, JORGE D
1468 S 430 W
OREM, UT 84058

MORGAN, SUJITRA
1469 S 430 W
OREM, UT 84058

KING, CHARLES MICHAEL & RACHEL FLINT
--OR CURRENT RESIDENT--
1470 S 430 WEST
OREM, UT 84058

WEBB, STEPHEN R & ERIN A
--OR CURRENT RESIDENT--
1471 S 430 WEST
OREM, UT 84058

WEBB, STEPHEN R & ERIN A
1471 S 430 W # 58
OREM, UT 84058

1472 S LLC
--OR CURRENT RESIDENT--
1472 S 430 WEST
OREM, UT 84058

KOPLIN, MICHAEL DEE & MARY SUSAN
--OR CURRENT RESIDENT--
1473 S 430 WEST
OREM, UT 84058

KOPLIN, MICHAEL DEE & MARY SUSAN
1473 S 430 W # 56
OREM, UT 84058

LUCAS, BLAIR K & DENA LYNN
--OR CURRENT RESIDENT--
1474 S 430 WEST
OREM, UT 84058

ATWOOD, MICHAEL R
--OR CURRENT RESIDENT--
1475 S 430 WEST
OREM, UT 84058

WACHOE, DANIEL
1476 S 430 W
OREM, UT 84058

JUN, KEVIN YOUNGTAE
--OR CURRENT RESIDENT--
1477 S 430 WEST
OREM, UT 84058

EVENSON, SPENCER M
--OR CURRENT RESIDENT--
1478 S 430 WEST
OREM, UT 84058

ATWOOD, MICHAEL R
--OR CURRENT RESIDENT--
1479 S 430 WEST
OREM, UT 84058

ROSAS, PEDRO RODRIGUEZ (ET AL)
1480 S 430 W
OREM, UT 84058

ROTHE, DAVID D & JANET I
1481 S 185 W
OREM, UT 84058

GRIFFETH, KENT G
--OR CURRENT RESIDENT--
1484 S 430 WEST
OREM, UT 84058

GOFF, MATTHEW T
1488 S 430 W
OREM, UT 84058

TOLMAN, TANNER BLAIR & WHITNEY DANIELLE
1505 S 430 W
OREM, UT 84058

LEVINGSTON, STEVE BRADY
--OR CURRENT RESIDENT--
1509 S 430 WEST
OREM, UT 84058

VAN DYKE, LARELL C & MARGARET A
1513 S 430 W
OREM, UT 84058

COTTRELL, DAVID M & ANGELA J
--OR CURRENT RESIDENT--
1517 S 430 WEST
OREM, UT 84058

WADELL, BRIAN A & ELIZABETH J (ET AL)
--OR CURRENT RESIDENT--
1521 S 430 WEST
OREM, UT 84058

TURNER, JEFFREY C
1525 S 430 W
OREM, UT 84058

B&G80 LLC
%HIXSON, BRAD
1533 WILLOW BEND DR
EL CAJON, CA 92019

WADELL, BRIAN A & ELIZABETH J (ET AL)
1570 FULMOR DR
DIXON, CA 95620

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

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

EVENSON, SPENCER M
2141 EAGLES LANDING DR
NAZARETH, PA 18064

GRIFFETH, KENT G
2186 E 10260 S
SANDY, UT 84092

OFFERPAD (SPVBORROW15) LLC
2212 E WILLIAMS FIELD RD BLDG 11
STE 225
GILBERT, AZ 85295

JDMT NO 3 LLC
2844 E OLD WELLINGTON RD
PRICE, UT 84051

JUN, KEVIN YOUNGTAE
3840 W KINGLASSIE LN
TAYLORSVILLE, UT 84129

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

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

PENG, YUYONG E
5878 CENTURY HEIGHTS DR
HIGHLAND, UT 84003

STIBOREK, LOLA
6435 SPANISH GARDEN CT
LAS VEGAS, NV 89110

HAERING, JOHN R & KAREN D
9328 AVANYU CT
CEDAR HILLS, UT 84062

WILLIS, JAMES
10822 LA CANTERA
CEDAR HILLS, UT 84062

LUCAS, BLAIR K & DENA LYNN
28891 GLENN RANCH WY
TRABUCO CANYON, CA 92679

July 30, 2019

Orem City University Parkway and 400 West Neighborhood Meeting Minutes

- There is a lot of higher density in the neighborhood; the neighbors do not want anymore apartments in this area. Our proposal doesn't include an apartment complex.
- What are the financial impacts to the valuation of my home and the neighborhood. We are developing a few new buildings and will be retaining the existing mature landscaping along the south property line. We will install some additional evergreen trees, where needed.
- How can you make sure the vehicle alarms will be turned off so they don't go off in the middle of the night? The property will be managed by WDG and by the individual tenants.
- Hidden Georgia -garden club/hours-tours shows, Hidden Gardens; Will WDG be willing to donate the existing plants to neighbors or a UVU group, or an existing garden group?
- Are you enhancing the existing landscaping? Yes, we will retain existing and we will be include some additional in areas that are needed. We will work with a professional landscape architect to identify the most optimal evergreen's to help with additional screening.
- Orem City sign; we will be working with the city to install a welcome to Orem city sign.
- Krispy Kreme provides additional amenities to those commuting on the BRT line too. The future gas station sells hot drinks, fresh food, and cold drinks to accommodate passengers on the BRT line.
- WDG will retain the existing mature landscape along the south side- tall Evergreen Trees. The existing fence is 6' high, but the code allows the fence to go up to 7'. WDG can work with property owners along the south side to see if they desire us to install something on top of existing fence to extend it to 7' which is what the code will allow in this zone.
- Taller fence- 7'
- WDG will bring in a higher-end hotel such as a Hilton or Mariott or this level of comfort- 48 feet high
- BRT; will be a great asset to the development and our development will provide amenities to the passengers on the BRT line.
- Neighbors don't desire to have really tall buildings onsite
- Concerns about if the hotel will have open entrances or closed. The location of the front entrance of hotel is preferred to the north as opposed to the south side.
- Neighbors like the height of the future c-store. There were questions about security and noise. We discussed how the hotel will help block the noise of the C-store. The c-store that we are working with will have an excellent surveillance system.

# Neighborhood Meeting
January 30, 2019

| Name | address | Contact information |
| --- | --- | --- |
| Carol Ottesen | 362 W. 1410 S. | carol.otsn@gmail.com |
| Ria Georgi | 1405 S. 300 W. | riageorgi@yahoo.com |
| Dean Rueckert | 376 W 1410 S. | deanmrueckert@gmail.com |
| Val Lindsay | 385 W. 1410 S | vdlindsay@gmail.com |

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL AMENDING THE ZONING MAP OF THE CITY OF OREM FOR THE PROPERTY LOCATED GENERALLY AT 355 WEST UNIVERSITY PARKWAY FROM THE R8 ZONE TO THE PD-5 ZONE AND AMENDING THE PD-5 ZONE TO INCLUDE STANDARD LAND USE CODE 5530 (GASOLINE SERVICE STATION WITH OR WITHOUT STORE) AS A PERMITTED USE.

WHEREAS on June 10 2019, the Wright Development Group filed an application with the City of Orem requesting the City Council amend the zoning map of the City of Orem for the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and amend the PD-5 zone to include Standard Land Use Code 5530 (Gasoline Service Station With or Without Store) as a permitted use; and

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

WHEREAS a public hearing considering the subject application was held by the City Council on September 17, 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 the subject property is suitable for commercial development and because the PD-5 zone is appropriate for the subject property

2. The City Council hereby amends the zoning map of the City of Orem to rezone the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and amends the PD-5 zone to include Standard Land Use Code 5530 (Gasoline Service Station With or Without Store) as a permitted use. 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 17th day of September 2019.

_____

Richard F. Brunst, Mayor

ATTEST:

_____

Jody Bates, City Recorder

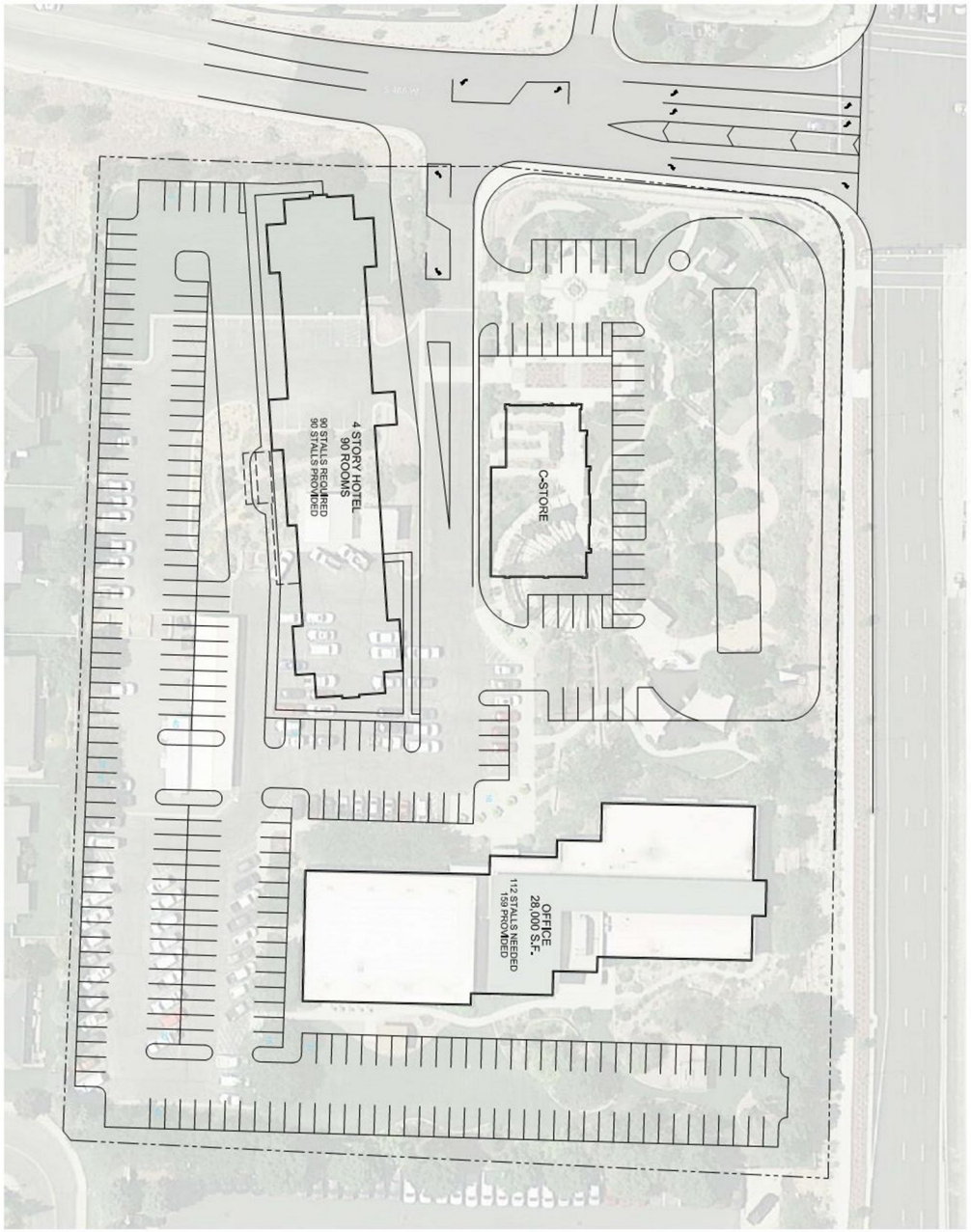
| COUNCIL MEMBERS VOTING "AYE" | COUNCIL MEMBERS VOTING "NAY" |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

_____ _____

_____ _____

_____ _____

Exhibit “A”


4 STORY HOTEL
90 ROOMS
90 STALLS REQUIRED
90 STALLS PROVIDED
C-STORE
OFFICE
26,000 S.F.
112 STALLS NEEDED
159 PROVIDED

B. **Permitted Uses.** The uses listed below shall be permitted within the PD-5 zone.

| Permitted Uses - PD-5 Zone | |
|---|---|
| **Standard Land Use Code** | **Category** |
| * Refer to Appendix A for a complete category listing. | |
| 1510 | Hotels, tourist courts, and motels |
| 5260 | Home Improvement Centers |
| 5392 | General Stores |
| 53XX | All General Merchandise Retail Category, **(except 5395, Flea Market**) NEC* |
| 54XX | All Food Retail Category **(except 5420, Farmers Market)** |
| 5511 | Motor vehicles (new and used) |
| 5530 | Gasoline Service Station With or Without Store |
| 56XX | All Apparel & Accessories Category |
| 57XX | All Furniture, Home Furnishings and Equipment Category |
| 5810 | Restaurants |
| 5811 | Fast Food |
| 5910 | Drug and proprietary |
| 5931 | Antiques |
| 5932 | Gold and Silver |
| 594X | Books, Stationary, and Office Supplies Category **(except 5949, Video Rental)** |
| 5951 | Sporting goods |
| 5952 | Bicycles |
| 5953 | Toys |
| 5970 | Computer goods and services |
| 5996 | Optical goods |
| 61XX | All Financial, Insurance and Real Estate, Services Category, **(except 6161, Pawn Shops)** |
| 6220 | Photographic Services Category |
| 6230 | Beauty and Barber Category |
| 6331 | Duplicating, Mailing and Stenographic, Category NEC |
| 6350 | News Syndicates Category |
| 6360 | Employment Services Category |
| 6392 | Business and Management Consulting Services |
| 6396 | Photo finishing |
| 65XX | All Professional Services Category **(except 6515, Veterinarian Services, Kennels & Runs)** |
| 711X | Cultural Activities Category |
| 7212 | Motion Picture Theaters |
| 7214 | Legitimate Theater |
| 7425 | Gymnasiums & Athletic Clubs |
| 7426 | Health Spas |

Agenda Item No: 10.4

# City Council Agenda Item Report

Meeting Date: September 17, 2019
Submitted by: Grant Allen
Submitting Department: Development Services
Item Type: Public Hearing
Agenda Section:

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**Subject:**
PUBLIC HEARING
ORDINANCE – The applicant requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

**Suggested Action:**
The Planning Commission recommends the City Council deny the request to amend the Orem City General Plan Map of Orem City on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

**Presenter:**
Jason Bench

**Background:**
In August 2015 the City Council annexed the Lakeview Area (227.59 acres) and adopted the land use designations of Low Density Residential (LDR) and Rural Density Residential (RDR) east of Geneva Road and Light Industrial (LI) and Community Commercial (CC) on the West side of Geneva Road. In addition, the City Council placed a holding zone of OS-5 (Open Space 5 acre) for the entire annexation area except for the PD-43 (Lakeview Fields) zone also adopted at the same meeting. The City placed the OS-5 zone on the property as a holding zone and determined properties would be rezoned to a low-density residential zone once a property was ready for development.

During the City Council discussion three options were reviewed including a medium density option of eight units per acre and two options pertaining to a low-density which included combinations of low-density residential and light industrial at four units per acre. The Planning Commission forwarded a recommendation for the City Council to consider a low-density option and recommended they not consider the medium density option. During the Planning Commission and City Council discussions many of the local land owners and residents recommended a low-density option. They preferred the area not be developed at a higher density. The City Council adopted one of the low-density options with Low-density residential between Geneva Road and the railroad tracks to the east and light industrial and a small portion of community commercial west of Geneva Road. The City Council minutes from the August 25, 2015 meeting are part of the staff report for your review.

The City Council also adopted the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for impact fees for culinary water, sewer, storm water, parks, and fire facilities. The IFFP and IFA were based on the low-density general plan designation. The impact fees are based on the Southwest area developing at a density of 4.3 residential units per acre. Therefore, based on the density approved by the City Council through

the general plan, IFFP, and IFA each property in the impact fee area can develop their property at the designated density. If additional density is used for certain developments in the area, then other property owners in the area may be limited on their potential development options when they choose to develop. This is based on the total amount of density calculated for the impact fees as well as the infrastructure improvements that are based on the 4.3 residential units per acre or a total of 1,250 new ERU's (equivalent residential unit). An ERU is a measurement of development that has the same impact as one residential unit. The Service area (impact fee area) covered approximately 289 acres which included additional areas outside of the annexed area (227.59 acres). The additional area was included in the allocation of the 1,250 total ERU's for the service area. The service area did not include the agricultural easement area, or the conservation easement as outlined on the Southwest Service Area Map attached for your review.

The applicant is requesting the City change the general plan designation from the LDR designation to a medium density residential (MDR) designation and will then request the City approve a Planned Development (PD) zone for the 16.72 acre property located generally at 1577 South Geneva Road. As of July 1, 2018, the City will not accept new applications for the creation of a PD zone that allows residential units on any current residentially zoned lot (namely the OS5, R20, R12, R8, R7.5, R6.5, R6, and R5 zones). However, the applicant made an application for the General Plan amendment and rezone request prior to the new ordinance being adopted. Therefore, the applicant can move forward with the request.

At this time, the applicant is requesting the city consider the General Plan amendment and if adopted will bring the Planned Development (PD) rezone request forward in a future meeting. The concept plan proposed by the applicant has an overall density of 11.6 units per acre. The proposed project will contain a total of 188 units with 106 town homes and 82 single family homes.

If the city determines the General Plan should be amended, several items should be considered prior to changing the General Plan or rezoning the property. These items include:

1. Updating the Impact Fee Facilities Plans (IFFP) and Impact Fee Analysis (IFA) for all the utilities (culinary water, sewer, storm water, parks, and fire facilities) if the overall density is increased. If the general plan density is increased the impact fees will need to be adjusted to account for the increase. This would take at least six months to a year to complete at a cost of approximately $75,000.
2. Update the Water Reclamation Facilities Mater Plan to include the area previously designed for low density. This plan has been adopted by the city and implementation of the plan for the area are based on the low-density designation. An increase in the overall density will require an amendment to the plan and would have a direct impact on facility improvements. This update would take at least 9-12 months to complete and cost approximately $100,000.
3. The Springwater Lift Station located north and west of the treatment plant is currently in the design phase with plans nearly complete. If the overall density is increased, the lift station plans will need to be redesigned to account for the increase in capacity. Current design of the upgraded lift station was based on the low-density designation of 4.3 units per acre for the southwest area. This redesign would take between 4-6 months and cost around $100,000.

Based on the history of the area and the current plans that have been adopted by the City Council, staff recommends the area stay low density as currently shown on the Orem General Plan map. Through a long public hearing process in 2015, the City Council determined that low-density residential and light industrial uses were the appropriate land use for the area. Although, the area could be changed to a higher density subject to existing plans being updated as outlined above, staff fully supports maintaining the area as low-density.

The City Council could consider a PRD (Planned Residential Development) as an option for this property, however, staff would recommend the studies outlined above be completed prior to a future rezone to a PRD zone since the overall density of a PRD would be around seven (7) units per acre over the allotted 4.3 units per acre as outlined in the IFFA and IFA.

**Potentially Affected Area:**

**Attachments**:
Agenda-SWArea-GeneralPlan-DensityAmendment.docx

Elmcrest_Map_areaPC.pdf

Existing_General_Plan_Map.pdf

Proposed_Elmcrest_GP_Amendment.pdf

ZOA_-_Elmcrest_Farms_Concept_Plan_GP_Amendment.pdf

Southwest Service Area Map.pdf

Example_Elmcrest_Towns_Elevation_2.pdf

Example_Single_Family_Elevation.pdf

Elmcrest Farms PC Minutes 8.21.19.docx

CC Impact Fee minutes_August 2015.pdf

CC Minutes August 2015_GP and Rezone SW area.pdf

20190808_1_MailerBack.pdf

20190808_1_MailerFront.pdf

20190808_1_MailerFront.pdf

20190808_1_MailerBack.pdf

20190808_1_Labels.pdf

Resolution-McDougall.docx

| CITY OF OREM<br>CITY COUNCIL MEETING<br>SEPTEMBER 17, 2019 | |
|---|---|
| **REQUEST:** | **ORDINANCE** – Amending the Orem City General Plan on approximately 16.72 acres located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation. |
| **APPLICANT:** | Ryan McDougal |
| **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
- 69 notices mailed to properties within 1,000 ft. and additional properties south of 2000 south.
- Posted property

**SITE INFORMATION:**

General Plan Designation:
**Low Density Residential**

Current Zone(s):
**OS-5**

Acreage:
**16.72**

Neighborhoods:
**N/A**

| PLANNING COMMISSION RECOMMENDATION |
|---|
| Vote: 5-0 for denial |

**PREPARED BY:**
Jenna Albers
Long Range Planner

**REQUEST:** The applicant requests the City Council amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

**BACKGROUND:** In August 2015, the City Council annexed the Lakeview Area (227.59 acres) and adopted General Plan land use designations of Low Density Residential (LDR) and Rural Density Residential (RDR) for the area east of Geneva Road and Light Industrial (LI) and Community Commercial (CC) for the area on the west side of Geneva Road. The City Council also applied the OS-5 zone (Open Space 5 acre) to the entire annexation area except for the PD-43 (Lakeview Fields) zone.

Prior to the annexation of the Lakeview Area, three different options were considered regarding the development density that should be allowed in the area. These included a medium density option that would allow eight units per acre and two low-density options which included combinations of low-density residential and light industrial at four units per acre. The Planning Commission recommended the low-density option and recommended not approving the medium density option.

During the Planning Commission and City Council discussions, many of the local land owners and residents recommended a low-density option. They preferred that the area not be developed at a higher density. The City Council adopted one of the low-density options with low-density residential between Geneva Road and the railroad tracks to the east and light industrial and a small portion of community commercial west of Geneva Road. The City Council minutes from the August 25, 2015 meeting are included as part of the staff report.

On the same night as the annexation, the City Council also adopted an Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for culinary water, sewer, storm water, parks, and fire facilities. The IFFP and IFA were based on the Lakeview Area developing at a density of 4.3 residential units per acre.

The impact fee service area covered approximately 289 acres which included additional areas outside of the 227.59 annexed acres. The additional area was included in the allocation of the 1,250 total ERUs for the service area. The impact fee service area did not include the agricultural

easement area or the conservation easement as outlined on the Southwest Service Area Map attached hereto.

The applicant requests that the City Council change the General Plan land use designation on 16.72 acres located generally at 1577 South Geneva Road from LDR to a medium density residential (MDR) designation. If approved, the applicant intends to request that the same property be rezoned to a planned development (PD) zone that would allow a density of 11.6 residential units per acre. The proposed project would contain a total of 188 units with 106 town homes and 82 single family homes.

One of staff's concerns with the applicant's proposal is how the applicant's proposed development might affect the capacity of the City's sewer system and how it might impact the ability of other properties in the Lakeview Area to develop at the original anticipated density. If the density is changed only on the 16.72 acres controlled by the applicant and only by a relatively limited amount, these concerns might be manageable without changes to the City's existing facilities or impact fees.

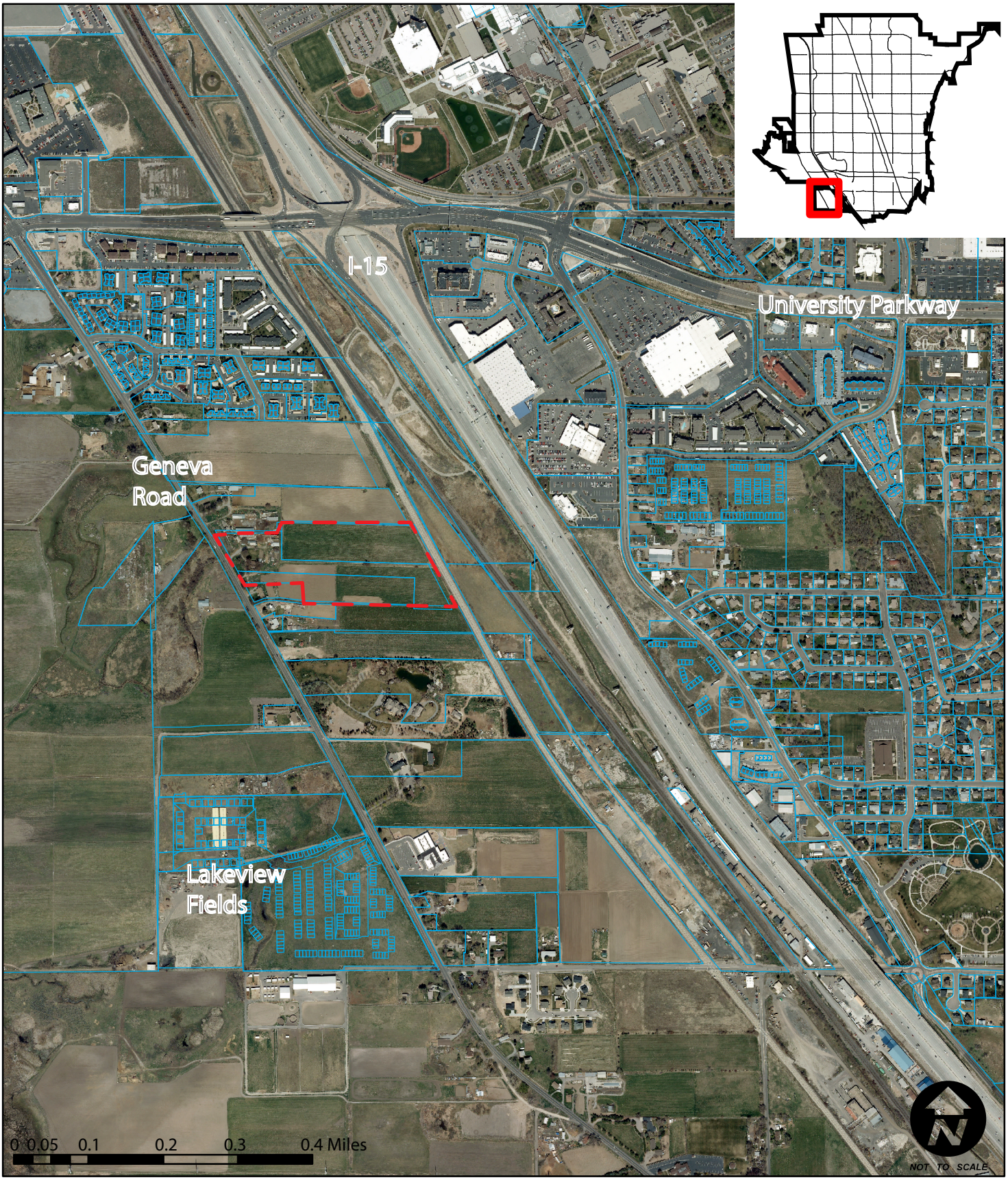
However, if a change in the density for the subject property is a precursor to an increase in density for other properties in the Lakeview Area, some sewer facilities such as the Springwater lift station will likely need to be redesigned and upsized to handle the additional density. It will also likely be necessary to revise and update the impact fee facilities plans (IFFPs) and impact fee analysis (IFAs) for all the utilities (culinary water, sewer, storm water, parks, and fire facilities) to reflect the increased number of units (equivalent residential units or ERUs) that are expected to be constructed in the area.

Based on the history of the area and the current plans that have been adopted by the City Council, staff recommends the area stay low density as currently shown on the Orem General Plan map. Through a long public hearing process in 2015, the City Council determined that low-density residential and light industrial uses were the appropriate land use for the area. Although, the area could be changed to a higher density subject to existing plans being updated as outlined above, staff fully supports maintaining the area as low density.

Although not before the Council with this application, a PRD could also be considered for the subject property. This would not require a general plan change and would limit the density to seven (7) units per acre. If the Council ultimately decides not to change the General Plan land use designations for the area, the applicant could make an application for a PRD zone.

**RECOMMENDATION:** The Planning Commission recommends the City Council deny the request to amend the Orem City General Plan Map for approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

# Elmcrest Farm




**Elmcrest Farm**
**OD5 Zone**
**16.72 Acres**

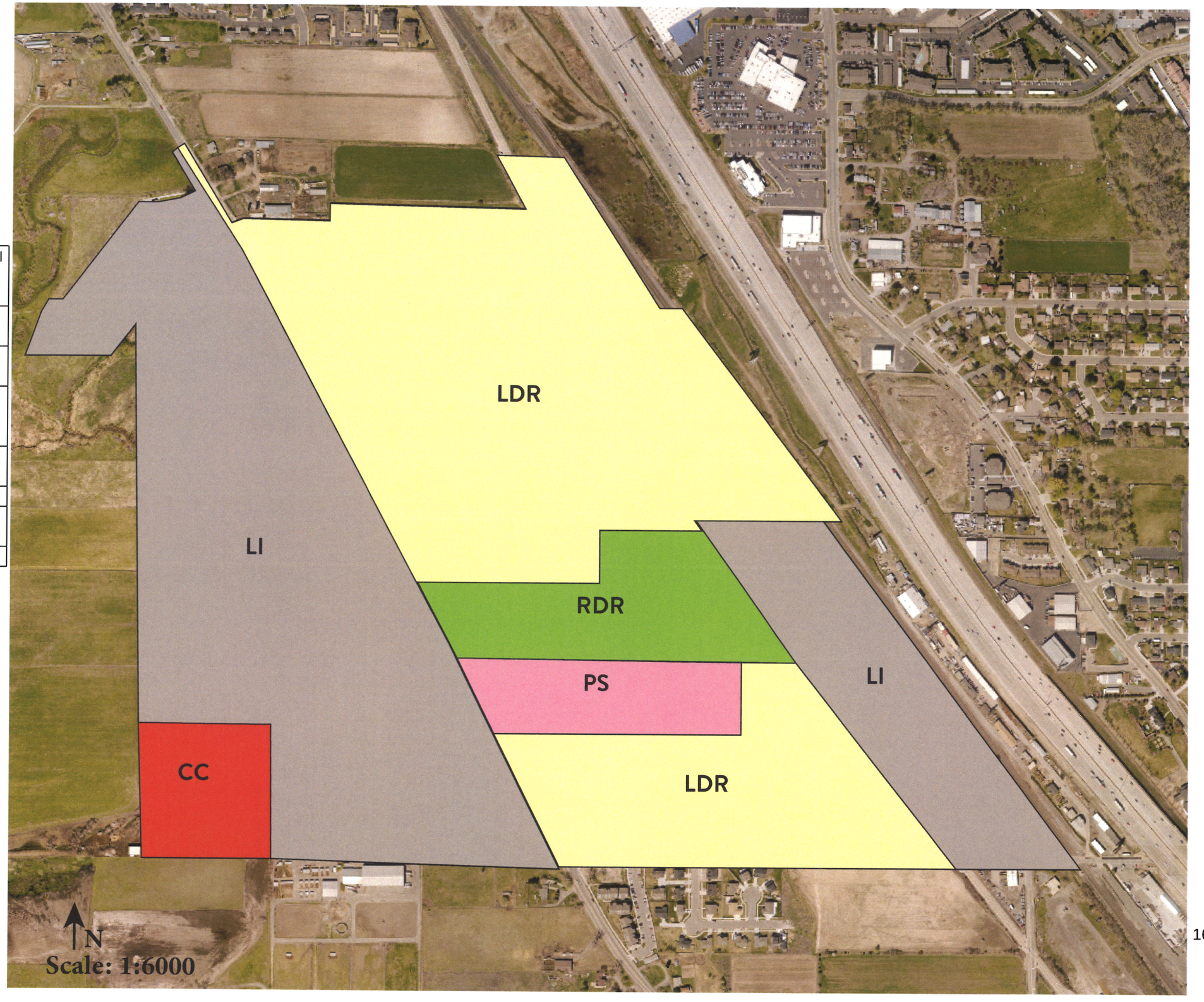
**Neighborhood**
**N/A**

**Legend**
**Parcels**
**Project Area**

# City of Orem

## Lakeview Area Land Use Current General Plan

| Zone | | Acres | Units/Acre | Potential Units (ERUs) |
|---|---|---|---|---|
| LI | Light Industrial | 104 | 4 | 416 |
| LDR | Low Density Residential | 105 | 4 | 420 |
| MDR | Medium Density Residential | 0 | 14 | 0 |
| PS | Public Services | 10 | 8 | 80 |
| CC | Commercial | 9 | 8 | 72 |
| RDR | Rural Density Residential | 16 | 0 | 0 |
| Totals | | 244 | 6.33 | 988 |



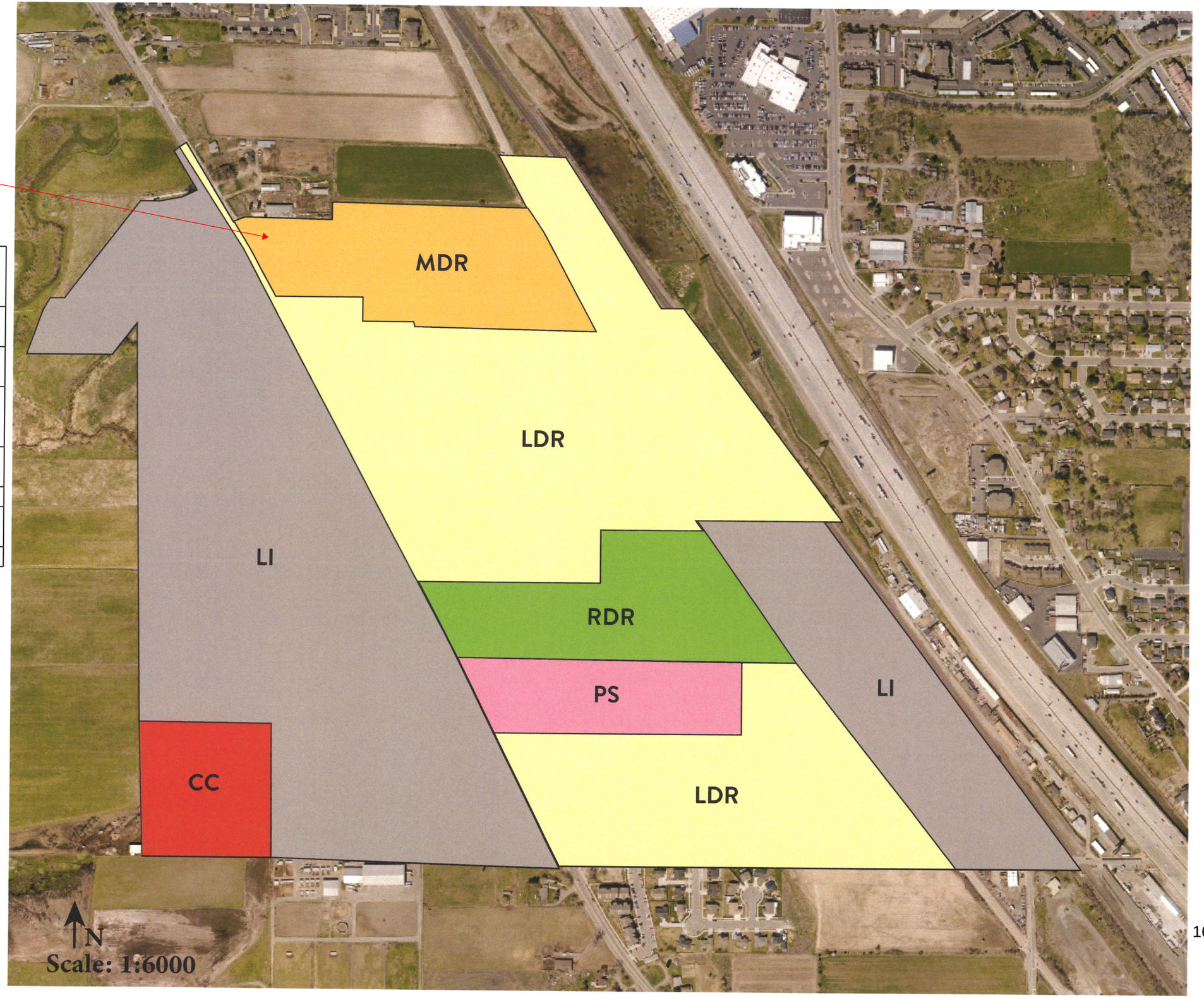

- Light Industrial
- Low Density Residential
- Medium Density Residential
- Public Services
- Community Commercial
- Rural Density Residential

# City of Orem

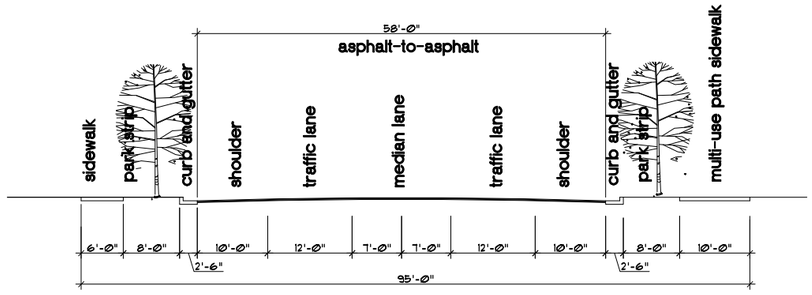
## Lakeview Area Land Use Plan:

Proposed Amendment

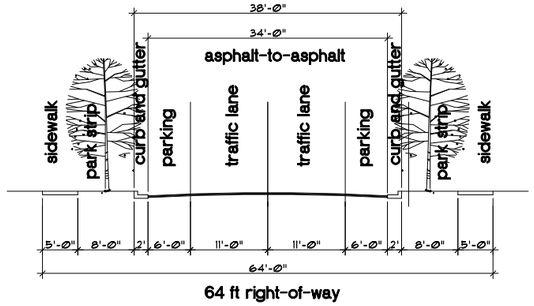
| Zone | | Acres | Units/Acre | Potential Units (ERUs) |
|---|---|---|---|---|
| LI | Light Industrial | 104 | 4 | 416 |
| LDR | Low Density Residential | 88 | 4 | 352 |
| MDR | Medium Density Residential | 17 | 14 | 238 |
| PS | Public Services | 10 | 8 | 80 |
| CC | Commercial | 9 | 8 | 72 |
| RDR | Rural Density Residential | 16 | 0 | 0 |
| Totals | | 244 | 6.33 | 1158 |



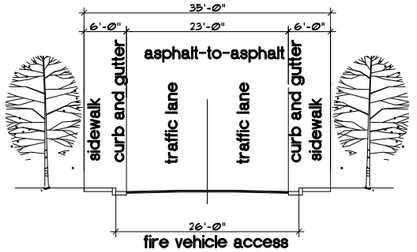

- Light Industrial
- Low Density Residential
- Medium Density Residential
- Public Services
- Community Commercial
- Rural Density Residential




95 ft right-of-way
public Geneva Road cross section




64 ft right-of-way
local street typical cross section




35 ft right-of-way
private interior street cross section

| TABULATION: | |
|---|---|
| TOWN HOMES: | 106 UNITS |
| SINGLE FAMILY HOMES: | 82 LOTS |
| TOTAL UNITS: | 188 UNITS |
| TOTAL SITE: | 16.17 ACRES |
| DENSITY: | 11.6 UNITS / ACRE |




# MASTER SITE PLAN

SCALE: 1" = 60'-0"

PROJECT NUMBER
19-012 163

SHEET TITLE
MASTER SITE PLAN
SCHEME - 188 UNITS
SCALE : 1" = 60'-0"

PROJECT/OWNER
ELMCREST FARM - TOWN HOME APARTMENTS
1100 WEST ST.
OREM, UTAH
KEN OLSON

ARCHITECT


architecture
2033 dan drive
layton, utah 84040
(801) 593-9338


DATE
14 JUNE 2019

SHEET NUMBER
A1.0

# City of Orem
# Southwest Service Area

N

Geneva Road

**Agriculture Easement**
(Not Included)

**Conservation Easement**
(Not Included)

**Conservation Easement**

Impact Fee Area
Agriculture Easement
Conservation Easement
Orem City Boundary

2000 South

0 0.05 0.1 0.2 0.3 0.4
Miles




7710

**Agenda Item 4.1** is a request by Ryan McDougal for the City to amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

**Staff Presentation:** In August 2015 the City Council annexed the Lakeview Area (227.59 acres) and adopted the land use designations of Low Density Residential (LDR) and Rural Density Residential (RDR) east of Geneva Road and Light Industrial (LI) and Community Commercial (CC) on the West side of Geneva Road. In addition, the City Council placed a holding zone of OS-5 (Open Space 5 acre) for the entire annexation area except for the PD-43 (Lakeview Fields) zone also adopted at the same meeting. The City placed the OS-5 zone on the property as a holding zone and determined properties would be rezoned to a low-density residential zone once a property was ready for development.

During the City Council discussion three options were reviewed including a medium density option of eight units per acre and two options pertaining to a low-density which included combinations of low-density residential and light industrial at four units per acre. The Planning Commission forwarded a recommendation for the City Council to consider a low-density option and recommended they not consider the medium density option. During the Planning Commission and City Council discussions many of the local land owners and residents recommended a low-density option. They preferred the area not be developed at a higher density. The City Council adopted one of the low-density options with Low-density residential between Geneva Road and the railroad tracks to the east and light industrial and a small portion of community commercial west of Geneva Road. The City Council minutes from the August 25, 2015 meeting are part of the staff report for your review.

The City Council also adopted the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for impact fees for culinary water, sewer, storm water, parks, and fire facilities. The IFFP and IFA were based on the low-density general plan designation. The impact fees are based on the Southwest area developing at a density of 4.3 residential units per acre. Therefore, based on the density approved by the City Council through the general plan, IFFP, and IFA each property in the impact fee area can develop their property at the designated density. If additional density is used for certain developments in the area, then other property owners in the area may be limited on their potential development options when they choose to develop. This is based on the total amount of density calculated for the impact fees as well as the infrastructure improvements that are based on the 4.3 residential units per acre or a total of 1,250 new ERU's (equivalent residential unit). An ERU is a measurement of development that has the same impact as one residential unit. The Service area (impact fee area) covered approximately 289 acres which included additional areas outside of the annexed area (227.59 acres). The additional area was included in the allocation of the 1,250 total ERU's for the service area. The service area did not include the agricultural easement area, or the conservation easement as outlined on the Southwest Service Area Map attached for your review.

The applicant is requesting the City change the general plan designation from the LDR designation to a medium density residential (MDR) designation and will then request the City approve a Planned Development (PD) zone for the 16.72 acre property located generally at 1577 South Geneva Road. As of July 1, 2018, the City will not accept new applications for the creation of a PD zone that allows residential units on any current residentially zoned lot (namely the OS5, R20, R12, R8, R7.5, R6.5, R6, and R5 zones). However, the applicant made an application for the General Plan amendment and rezone request prior to the new ordinance being adopted. Therefore, the applicant can move forward with the request.

At this time, the applicant is requesting the city consider the General Plan amendment and if adopted will bring the Planned Development (PD) rezone request forward in a future meeting. The concept plan proposed by the applicant has an overall density of 11.6 units per acre. The proposed project will contain a total of 188 units with 106 town homes and 82 single family homes.

If the city determines the General Plan should be amended, several items should be considered prior to changing the General Plan or rezoning the property. These items include:

1. Updating the Impact Fee Facilities Plans and Impact Fee Analysis for all the utilities (culinary water, sewer, storm water, parks, and fire facilities) if the overall density is increased. If the general plan density is

increased the impact fees will need to be adjusted to account for the increase. This would take at least one year to complete at a cost of approximately $75,000 per utility.
2. Update the Water Reclamation Facilities Mater Plan to include the area previously designed for low density. This plan has been adopted by the city and implementation of the plan for the area are based on the low-density designation. An increase in the overall density will require an amendment to the plan and would have a direct impact on facility improvements. This update would take at least 9-12 months to complete and cost approximately $100,000.
3. The Springwater Lift Station located north and west of the treatment plant is currently in the design phase with plans nearly complete. If the overall density is increased, the lift station plans will need to be redesigned to account for the increase in capacity. Current design of the upgraded lift station was based on the low-density designation of 4.3 units per acre for the southwest area. This redesign would take between 4-6 months and cost around $100,000.

Based on the history of the area and the current plans that have been adopted by the City Council, staff recommends the area stay low density as currently shown on the Orem General Plan map. Through a long public hearing process in 2015, the City Council determined that low-density residential and light industrial uses were the appropriate land use for the area. Although, the area could be changed to a higher density subject to existing plans being updated as outlined above, staff fully supports maintaining the area as low-density.

**Recommendation:** Staff recommends the Planning Commission forward a negative recommendation to the City Council to amend the Orem City General Plan Map of Orem City on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

Mr. Cook asked if the Planning Commission had any questions for Mr. Bench. Mr. Cook asked what density the one hundred eighty-eight units on sixteen acres relates to. Mr. Bench said it is 11.6. Mr. Cochran asked where the existing infrastructure would draw water from. Mr. Bench said the water system is in and the sewer is in. The infrastructure has the capacity as far as size of pipe. The lift station would need to be looked at if capacity increased. The water capacity would have to be increased as well. Mr. Cochran asked if the developer would be responsible for those costs. Mr. Bench said that would have to be determined. Mr. Cook asked if those expenses that were listed would be paid for as part of impact fees or would the City be responsible for those. Mr. Bench said the impact fee analysis would have to be paid for upfront by the City, but they would be recouped over time. The reclamation plant would have to be paid for by the developer or the City. The lift station's impact cost would have to be paid by the developer.

Mr. Cook said they have talked about the lift station but does the treatment plant have the capacity to handle the increase in density. Mr. Kelly said for this one development, it would have the capacity, but the City has to look at the whole area. If this development moves forward, there are things that have to happen to make sure everything is sized accordingly. All impact fees are based off a certain number of units that were approved.

Gary McDougal introduced himself. When this property was annexed, Ryan McDougal had the property under contract under the freeway and got all the property owners east of Geneva to annex. Jeff Mansell said he would add more units and that would help pay for bringing in the water and sewer lines. They decided both would share the cost to annex. At the City Council meeting, Jeff Mansell told the Council members that if they did not want to approve both projects, they could approve his and he would pay for the sewer and water lines. To turn around and give Mansell his density and deny everyone east of Geneva, that was bad. The idea was there had to be enough units to help pay for sewer and water. The City should de-annex the property if they are going to treat people this way. Ryan McDougal put one and a half to two years into that project, Jeff Mansell came in at the last minute and the City ended up giving Mr. Mansell his zoning and then turned around and told everyone on the east side they would have to pay more money. That is a bate and switch.

Ryan McDougal, applicant introduced himself. When he first saw the staff report, he was angry at the representation of the impact study. It failed to mention that the impact fee was bumped up and was the most expensive impact fee of the low, medium and high density options. In fact, if they paid the same fees under the medium density as the low density fees, it would be a boon. When the three proposals were submitted, the low density had the highest impact fees. It seems there is a forgetting of the actual situation. He was not contesting the impact fees. As far as the lift station, there is confusion with his project and the lift station. His project sits above the treatment plant, and it flows.

He met with Sam Kelly and he said the lift station could handle thousands of units. It seems disingenuous that if they get their density, the City would have to give it to everyone. The Asay property is already developed. They have included that in the 4-5 units to the acre calculation. There are missing items in the report for his favor and it seems to be a one-sided presentation. Even if his project and the whole area was all medium density, it would still be the least dense area in the city. His project is sandwiched between the railroad tracks, I-15 and light industrial and town homes, yet he has to put low density homes on this property. It does not make sense. He would not have put the annexation petition together in 2015 if he had known this would potentially have happened. There is a huge segment of people who want to live in Orem, in a single family home but cannot afford it and do not want to rent. This product is extremely popular in very city they have built them in. Are there potential issues? Possibly. Staff is suggesting that they do a half million dollars worth of studies for one-hundred units. This is the first he has ever heard of any of these arguments and bringing the total annexation area into these arguments.

Mr. Cook asked what the zone was when he purchased the property. Mr. McDougal said it was OS5. Mr. Cook said the general plan says it is now Low Density Residential (LDR). There is no bait and switch. Mr. McDougal said regardless of the history, half million dollar homes in this area does not make sense. There are a lot of people that would like to live here but cannot afford it. There is not another place in the city where this plan can go. If the City's position is they will put people in an apartment or a half million dollar home, that is leaving out a lot of people. Orem does not have a product like this. If this were approved, the utilities are planned for. They will be paying more money into the impact fees than if this was LDR.

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

Byron Taylor. He wanted to start with some fact checking. He said the elder McDougal said everyone east of Geneva Road was in favor of the annexation. That is absolutely untrue. Many would not sign the petition. A lot of what was said was suspect. He appreciates not restating the same case. He was at the long, seemingly all night meeting when they were annexed and there was a discussion and there was a compromise. Cramming as much density with agriculture is not good planning.

Elaine Scofield. There is already enough medium/high density housing in the City. She named several developments in the area. All of these developments, with the exception of Oakhurst, were to be owner occupied. The actual percentages are 33%, 35%, 32% owner occupied. The City does not need any more medium density. She has not heard anything about the storm drain, where will that water go. She will not accept the storm drain water on her property.

Ken Olsen. He believes in good planning and he thinks this project is really short sited. You do not place LDR between light industrial, railroad tracks and town homes. The area will totally change no matter what happens here tonight. He asked if the sewer/water reclamation facility was for all of Orem and another adjoining city. Mr. Kelly said yes. Mr. Olsen said that is a major facility not just for this area. Some of these projections go out years for the entire city to be developed. To have the planning based on that one little area, is not good planning. Do not plan based on a facility like that. Growth will happen, technology for treatment will happen. He does not think that should be a consideration for one little area and density. He does not think people will be happy with LDR next to light industrial, a major road when Geneva Road is widened and the railroad tracks.

Adele Leavitt. She can see some of the concerns. She understands that some people do not mind living next to railroad tracks. The medium development is the old high density development. She gets concerned about people being so concentrated. When it is clustered, they should have easy access to Front Runner, shopping and amenities where they can walk to services. She does not think people will stay there long. She does not think the quality will be maintained over time. People who want a single-family home do not think just about their home but they think about their surroundings. She does not think it will stay at the quality wanted in the City.

Mr. Earl said he thinks the Planning Commission members have some options before them this evening in terms of what they will ultimately recommend. Looking at this property, the McDougal's have an interest in and possibly changing the general plan just for this property and leaving everyone else the same. If this property is not suited for anything but Medium Density Residential (MDR) than why would that same argument not apply to the other properties around it that are currently LDR. If that property is appropriate for MDR, then that same argument would apply to all

the properties on the east side of Geneva Road. Staff is looking at the whole area. The storm drain and water are ok. They are looking at the sewer. It is not the lift station for the Mansell's project that is in question, but a lift station further down the line towards the treatment plant. There is a question as to the capacity of that lift station to handle the capacity if that area became MDR. In your opinion, is this is appropriate for just this property or the whole area so staff will have a better idea of what they need to do in evaluating the facilities. If the Planning Commission and City Council have no intention of making any changes, the additional studies will not need to be started. If you want to make changes, then you do have to start looking at these things and doing the studies.

Mr. Cochran asked if the chart that showed 75,000 per utility on an updated impact. Mr. Bench said the impact fee would be affected by changes that are made. Mr. Cochran asked how amenable the State is on making additional ingress and egress onto Geneva Road. He asked if Geneva Road is considered a collector. Mr. Goodrich said it is a minor arterial. He then discussed the future (2050) traffic projections and roads that were planned in the area. He said the access to this development will be off the future cul-de-sac on Geneva Road. The proposed road configuration does not have final environmental clearance.

Mr. Cochran said those that have been involved in planning in the residential neighborhoods have spent hundreds and thousands of hours looking at these communities. To say planning has been short sited is not true. To mitigate future traffic, people should not start changing definitions and think medium density is high density. The City of Orem has all of the master plans on line and available for residents to look at.

Mr. Moulton said he is nearing the end of his service on the Planning Commission. This area's zoning is the most passionately debated issue in his history on the Planning Commission. He is sympathetic and comfortable with LDR in that space. If it had been MDR or HDR at that time in 2015, he would not have been in favor of it. He has not changed his mind in the time since then. He still thinks it should be LDR.

Mr. Cook said he does not think it is right to change density on one partial without considering changing the density on the whole area. At the original debate, the overwhelming preponderance of thought was high density was not wanted in this area and it was to be LDR.

Mr. Cook closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

**Planning Commission Action:** Mr. Moulton moved to forward a negative recommendation to the City Council to amend the Orem City General Plan Map of Orem City on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, David Moulton and Barry Roberts. The motion passed unanimously.

4. If the cost of the infrastructure improvements exceeded the amount of impact fees imposed against development on the developers' properties, developers could be reimbursed for the amount of the excess cost from additional impact fees that were collected by the City from other development in the Southwest Annexation Area. For example, if developers spent one million dollars on sewer facilities, they would be entitled to a credit for one million dollars of sewer impact fees. If the total of sewer impact fees on developers' projects were only $500,000, they could be reimbursed that amount over time if and when additional development occurred in the annexation area and additional sewer impact fees were collected by the City.

Development Services staff recommended the City Council authorize the City Manager, or his designee, to execute a pioneering development agreement between the City, Ryan McDougal and Jeff Mansell regarding the installation of infrastructure improvements in the Southwest Annexation Area and providing for impact fee credits and reimbursement to developers through collection of future impact fees.

Mr. Earl said that the original plan was to have both developers sign the agreement and share the cost. However, based on what happened at the Planning Commission meeting, where they recommended the denial of the PD-42 and denial of the PD-43 but made some positive comments about Mr. Mansell's proposed development, City staff had prepared a contingent agreement between the City and only Mr. Mansell's property owners. Mr. Mansell had signed the agreement. That agreement provided that Mr. Mansell would put in the necessary water, sewer and storm drain improvements necessary to serve his property and loop the water line up to 2000 South and the west side of I-15. In exchange, Mr. Mansell would get a credit for the impact fees that would be imposed against his property.

Mr. Earl said that each category of impact fee would be treated separately. Those credits would not be transferrable between utilities. The agreement also provided that if Mr. Mansell had an excess credit he could get reimbursed from future development when they paid impact fees. Mr. Mansell would assume the risk that he might never be fully reimbursed. He would only be reimbursed for what he had spent. Impact fees after paying him back would go to the City, to be used for other infrastructure in the area.

Mayor Brunst **moved**, by resolution to authorize the City Manager, or his designee, to execute a development agreement between the City and Jeff Mansell pertaining to the installation of utility infrastructure in the Southwest Annexation Area and providing for impact fee credits and reimbursement to developers through collection of future impact fees. Mr. Seastrand **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. Those voting nay: Hans Andersen. The motion **passed, 6-1**.

6:00 P.M. PUBLIC HEARING – SW Annexation Impact Fees Plan and Analysis
ORDINANCE – Adoption of Impact Fee Facilities Plans and Impact Fee Analyses, establishment of service areas and enacting impact fees for culinary water, sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area

The Development Services Department requested the City Council adopt Impact Fee Facilities Plans and Impact Fee Analyses, establish service areas and enact impact fees for culinary water,

sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area.

In a previous agenda item, the City Council considered the Lakeview Addition to Orem City Annexation Petition to annex 227.59 acres into the City of Orem. The Southwest Annexation Area was largely undeveloped and there was very little utility infrastructure in the area. The City Council had previously indicated that it did not intend to expend City funds to install utility infrastructure in the area and that owners or developers of property in the area would be required to install and pay for any utility infrastructure that would be needed for development.

In order to provide a means to reimburse developers who installed more than their proportionate share of necessary infrastructure and to ensure that the cost of installing infrastructure was spread fairly among all development activity, City Staff recommended that the City Council enact impact fees for water, sewer, storm water, parks and fire facilities on all new development activity in the Southwest Annexation Area.

The City Engineer had determined a service area for water, sewer, storm water, parks and fire services in the Southwest Annexation Area and the City had engaged the firm of Lewis Young to prepare an Impact Fee Facilities plan and an Impact Fee Analysis for water, sewer, storm water, parks and fire services. The amount of the impact fees depended on the level of density of development that was anticipated to occur in the Southwest Annexation Area. Generally, the higher the density, the lower the impact fees would be as there would be more development to share the costs.

Lewis Young performed an Impact Fee Analysis based on both a medium density scenario and a low density scenario. The medium density scenario assumed an average overall density of 6.6 equivalent residential units (ERUs) per acre and the low density scenario assumed an overall average density of 4.3 ERUs per acre.

Because the Planning Commission recommended a low density general plan designation for the Southwest Annexation Area, Staff recommended that the City Council consider enacting impact fees based on the low density scenario. Impact fees based on the low density scenario would be consistent with either General Plan Option B (light industrial) or General Plan Option C (low density residential) that were presented to the City Council in a previous item.

Impact fees calculated under the low density scenario assumed that the entire Southwest Annexation Area, when fully developed, could contain development equal to 1,250 ERUs. An ERU was basically a measure of development that had the same impact as one residential unit. For example, development under a light industrial classification would be anticipated to have a development impact equal to 4.3 residential units or 4.3 ERUs.

The service area covered approximately 289 acres. Some impact fees (culinary water, sewer, fire, and parks) were based on a per ERU basis while others were calculated on a per acre basis.

If the proposed impact fees were adopted, new developments would be required to pay the new impact fees as well as water right impact fees, but would not pay current City connection fees. The impact fees would typically be collected prior to the recording of a final plat or the issuance

of a building permit for new development. State law provided that no impact fees could be collected until 90 days after enactment of an impact fee ordinance.

In order to impose impact fees, state law required that the City Council (1) adopt an Impact Fee Facilities Plan, (2) adopt an Impact Fee Analysis, (3) establish a service area, and (4) approve an impact fee enactment that established the amount of the impact fees.

The Development Services Department recommended the City Council adopt the Impact Fee Facilities Plans and Impact Fee Analyses, establish service areas and enact impact fees for culinary water, sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area. The Development Services Department recommended that the City Council adopt impact fees based on the low density scenario and in the following amounts:

1. Culinary water: $2,369 per ERU.
2. Sewer: $3,643 per ERU.
3. Storm water: $8,412 per acre (equates to $1,944 per ERU).
4. Parks: $1,595 per residential unit (no parks impact fee would be imposed for non-residential development).
5. Fire: $219 per residential unit and $5,251 per acre of nonresidential development.

Fred Philpot with Lewis Young said that they had completed the Impact Fee Facilities Plan and Impact Fee Analysis. He said those documents were combined into a single document for each of the following utilities: culinary water, sanitary sewer, storm drain, parks and recreation, and fire/public safety. He described the process used to prepare those documents, including looking at the service area and demand; level of service; existing facilities and excess capacity; future capital facility needs; and financing. He said that once new impact fees were adopted there would be a 90-day wait period before the fees would become effective.

Mr. Philpot said the total maximum fee recommended was $9,770 on a typical ERU. He provided some comparisons with other cities, including Eagle Mountain at $8,156; Provo at $6,347; and St. George at $5,165. He said the recommended fee reflected the level of service and needs for an annexation area. He said it was typically more expensive to build on the periphery of a community.

Mr. Macdonald clarified that the comparisons were from city-wide fees and the current proposal was just for the annexation area, so it was really not an apples-to-apples comparison. Mr. Philpot said that Mr. Macdonald was correct, but that there was some comparison when considering fee per unit. Impact fees were proportionate to a specific demand unit. He also explained that fees were based on original costs, so some fees were based on dollar amounts from decades ago and the proposed fees were based on future costs.

Mr. Spencer asked Mr. Mansell to explain the timeline for the project. Mr. Mansell said they first needed to get site plan approval and they would work with staff on engineering for the infrastructure and the site plan probably next year.

Mr. Philpot recommended that the Council not think of the fees as "set in stone".

Mayor Brunst said that the fees were being set as they were viewed now, but things could change. He asked the process of changing the fees in the future, as he was concerned about inconsistency if fees were changed frequently.

Mr. Earl said an updated impact fee study would be needed to justify a change in fees.

Mayor Brunst opened the public hearing.

Jim Fawcett, resident, said he had reviewed information about the Utility Master Plan on the Orem website. He was concerned about a noted existing water storage deficiency of 10 million gallons, and was not sure where the storage would be borrowed from. He said state storage requirements could be met for the annexation area by constructing a well. He did not see how any connection could happen without first building a well.

Mayor Brunst suggested Mr. Fawcett contact the City's Public Works staff to address some of his concerns.

Mr. Philpot said from an impact fee standpoint, the construction of assets did not exactly mirror the development pattern that would occur. In some cases infrastructure was built in advance of development and in other cases it was built as development came on to the system. He said where excess capacity was not available there could be a reduction in the level of service for a short time. Level of service went through ebbs and flows, peaks and troughs, with the intent to maintain a level of service over time. He said at any given day it would ebb and flow where development was, but they tried to proportion the impact fees to account for that level of service. The building of a well, for example, may happen down the road, but the impact fees covered the cost regardless of when it was built.

Shawn Bunderson, resident, asked for clarification on the impact fees for parks and public safety. He thought those would be paid for through city taxes, which they would now pay as Orem residents. He was not clear on why the annexation area would be paying impact fees for a fire station that had been planned for long before the annexation. There was no other part of the City that would be paying an impact fee for that fire station, or for parks, but they paid through taxes. He was concerned about those expenses being covered by a small strip of land by impact fees instead of by citywide taxes.

Jessica Street, resident, said she was concerned about basement flooding issues for the Mansell project units because of the proximity to Utah Lake. She wondered if that issue had been planned for.

Mayor Brunst said those units did not have basements so basement flooding was not an issue.

Mayor Brunst closed the public hearing.

Mrs. Black asked for clarification about the parks and fire impact fee. She believed those were typical impact fees when impact fees were assessed.

Mr. Bybee said they were typical impact fees, and they were assessed for the same reasons that utilities were assessed for impact fees. Ongoing utility fees would not pay for new capital

infrastructure, and property taxes would not be paying for the new demand in the annexation area.

Mayor Brunst said Orem was well known for having parks and the parks impact fee was for the area to support itself when a park was built in the future.

Mr. Earl said the parks calculation was based on the amount of square footage of current city park space per resident. The park impact fee number was calculated in a similar way, based on anticipated park square footage per anticipated resident; this would provide the same parks level of service as the rest of the city. The idea was that existing residents who had already paid for existing parks would not have to pay for new parks that would serve the new residents.

Mayor Brunst **moved**, by ordinance, to adopt Impact Fee Facilities Plans and Impact Fee Analyses, establishment of service areas and enacting impact fees for culinary water, sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area in the amounts as listed in the Impact Fee Analyses. Mr. Spencer **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. Those voting nay: Hans Andersen. The motion **passed, 6-1**.

## COMMUNICATION ITEMS

MONTHLY FINANCIAL SUMMARY – June 2015

The Monthly Financial Summary was included in the packets distributed to the City Council.

MONTHLY FINANCIAL SUMMARY – July 2015

The Monthly Financial Summary was included in the packets distributed to the City Council.

## CITY MANAGER INFORMATION ITEMS

There were no city manager information items.

## ADJOURNMENT

Mr. Macdonald **moved** to adjourn the meeting. Mr. Andersen **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, Richard Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. The motion **passed** unanimously.

The meeting adjourned at 2:23 a.m.

Donna R. Weaver, City Recorder

Approved: October 27, 2015

Mr. Seastrand echoed Mr. Macdonald's thanks to the audience. He said it was easy to have several perspectives on this issue, and he acknowledged that this was a big decision. He was trying to find win/win solutions. He said the annexation had been part of the City's Master Plan for a long time, and was often perceived as already part of Orem. He wondered if the Wilkerson Farm could be moved into a designated agricultural or conservation easement area. He said a major concern he had heard was the density and format of the proposed projects, and not necessarily the annexation itself. He wished he could step back and examine all the various aspects and discuss the issue further.

Mrs. Black wanted to clarify that the Planning Commission had not made a recommendation regarding annexation because they had not considered it; this was a City Council responsibility. She said the bulk of the landowners were in favor of annexation and it provided choice for those landowners. She also wanted to clarify that the UVU population was significantly higher than had been previously mentioned.

Mayor Brunst **moved**, by ordinance, to approve the Lakeview Addition to Orem City Annexation Petition to annex 227.59 acres into the City of Orem. Mr. Spencer **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, David Spencer, Brent Sumner. Those voting nay: Hans Andersen, Mark E. Seastrand. The motion **passed, 5-2**.

6:00 P.M. PUBLIC HEARING – SW Annexation General Plan Amendment and Zone Implementation
ORDINANCE – Amending the land use map of the Orem General Plan to apply a land use designation to approximately 227 acres of property described in the Lakeview Addition to Orem City Annexation Plat located generally at 1600 South Geneva Road
ORDINANCE – Amending Section 22-5-3(A) of the Orem City Code and the zoning map of the City of Orem by zoning approximately 176 acres of property described in the Lakeview Addition to Orem City Annexation Plat located generally at 1600 South Geneva Road to the OS5 zone

Mr. Bench explained that this request had two parts and was only now applicable because the City Council had approved the "Lakeview Addition to Orem City Annexation Petition" in the previous item. Because the City Council had approved the annexation, it would now need to (1) apply a General Plan land use designation to the property in the annexation area and then (2) apply a zoning designation to property in the annexation area.

1. General Plan Designation.
The City Council expressed its intent in meetings in November 2014 and January 2015 not to expend any City funds to pay for installation of utility infrastructure in the southwest annexation area. In accordance with this direction, Staff had worked with potential developers to come up with a plan that would make it feasible for developers to install necessary utility infrastructure at their own cost.

Because of the cost of installing water, sewer and storm drain facilities in the annexation area, the developers and staff initially determined that a mix of General Plan land use designations consisting primarily of high density residential, medium density residential and community

commercial would most effectively allow the development of land in the annexation area and would support the cost of constructing necessary infrastructure.

Two potential developers, Ryan McDougal and Jeff Mansell, had indicated that they would be willing to front the cost of installing water, sewer and storm drain facilities sufficient to bring these utility services to their respective properties if the original proposal was incorporated into the General Plan and if their proposed PD zones were approved by the City Council. However, their ability to install this backbone infrastructure was dependent upon obtaining the density they had requested in their respective PD zones.

Option A called for light industrial uses adjacent to I-15 and west of the future Lakeview Parkway, commercial development at key intersections, and medium to high density residential development east of Lakeview Parkway and west of the railroad tracks. This plan would generate an average overall density of approximately seven units/acre throughout the southwest annexation area. This plan would also accommodate the development proposals submitted by Ryan McDougal and Jeff Mansell.

The Planning Commission considered the proposed Option A on August 5, 2015 and ultimately recommended denial of this proposal. The Planning Commission recommended that the City Council consider a lower density plan.

Based on the Planning Commission's recommendation, Staff had proposed the following two alternatives for the City Council to consider for the General Plan land use designations: (1) Option B-Industrial Land Use and (2) Option C-Low Density.

Option B proposed primarily light industrial General Plan land use designations and was based on recommendations outlined in the City's Economic Development Strategic Plan which called for an expansion of the Orem Business Park. This plan would accommodate the existing conservation easement on the Cherry Hill Farm and adjacent Clear Horizons Academy and would support commercial development at the future intersection of 2000 South and the Lakeview Parkway.

Option C proposed primarily low density residential and light industrial General Plan land use designations. This plan was developed based on the recommendation of the Planning Commission to explore land uses more compatible with the existing rural/agricultural nature of the Lakeside area. A plan was adopted by the City Council in 2001 which stated that, "the City will require excellence in development layout to preserve views, create pedestrian-friendly and attractive streets, and maintain the distinct rural character of the Lakeview Area. Development may be clustered in an effort to preserve open space and natural resources." Option C was a hybrid between a low density residential plan and a light industrial plan option. A low density residential designation would apply between Geneva Road and the railroad right-of-way and light industrial and community commercial would be located west of Geneva Road.

2. Zoning Designation.

After the City Council adopted a General Plan land use designation for property in the annexation area, it would next need to consider and adopt an appropriate zoning designation for property in the annexation area. The two potential developers referenced above had contracts to purchase property totaling 51 acres in the annexation area and had requested that the City

Council adopt and apply two separate planned development (PD) zones to their respective properties. The area included within the requests for these two PD zones was shown in the map below and these two requests would be considered in subsequent agenda items. However, the two developers did not have any specific request as to the zoning designation for the remaining 176 acres in the annexation area that were not a part of their requests and Staff requested that the City Council amend Section 22-5-3(A) and the zoning map of the City of Orem to apply the OS5 zone to these 176 acres as shown in the map below. Staff also recommended that the City Council continue the decision as to what zone to apply to the area of the proposed PD-42 zone and proposed PD-43 zone until those specific requests were considered in upcoming items.

Mr. Bench said the City Council would decide a General Plan designation first, and then decide the zoning of the specified area, with the exception of the PD-42 and PD-43 zones which would be considered separately. The recommendation was to zone the area as OS5. He showed map representations of the three proposed density options for land use plans.

Mr. Spencer asked to see the Option B map again for clarification.

Mrs. Black and Mr. Seastrand asked Mr. Bench to give added clarification on the land use density options, particularly the light industrial overlay.

Mr. Bench said light industrial would typically accommodate controlled manufacturing type uses with smaller office type components, not unlike the business park currently on University Parkway. He said Option A was medium density, containing about 1,508 units or about eight units per acre. High density was sixteen units per acre, and low density was about four units per acre.

Mr. Macdonald asked if Option A was what the Planning Commission recommended the City Council not approve. Mr. Bench said that was correct, that they recommended a low-density option. Options B and C were created by staff based on recommendations from the Planning Commission.

Mr. Spencer asked if Option B would allow the building of single-family homes.

Mr. Bench said the light industrial did not support single-family homes, and those looking to build single-family homes would request a change in the land use designation. He said Option C would allow for low density residential in the areas identified. He further clarified that PD zones did not necessarily need to conform to the general plan so if the Council moved forward with Option B and someone wanted to build single-family homes they could apply for a PD zone in the light industrial area.

Mr. Spencer asked what land use designation would likely be put in place if the area between the railroad tracks was annexed. Mr. Bench said they would recommend light industrial for that area.

Mr. Andersen asked if the low-density options would mean nothing would happen because developers would not be able to make their plans feasible.

Mr. Bench said the impact fees were adjusted for a low-density option, so infrastructure would be developer driven.

Mr. Earl added if all property in the annexation area developed under low-density residential or light industrial, the impact fees would pay for all infrastructure. The same would hold true if development was all medium or high density. The general plan designation was a broad view plan for the wanted outcome, and as much as possible the zoning classifications should fit within general plan designations. He said the general plan designations were advisory, and the Council had discretion to modify the presented options as they saw fit.

Mayor Brunst said he felt the low-density options made the most sense to allow for property to be used how landowners wished.

Mayor Brunst opened the public hearing.

Shawn Bunderson, resident, said he was concerned about the light industrial option and thought that might have higher fees in requesting a rezone. He thought the low-density recommendation from the Planning Commission was the best option. He said during his time working through his land issues with the County, Orem, and Provo he was able to connect to Provo City's water services. He had been told that after annexation he would no longer be able to connect to Provo, which concerned him. He said moving forward with Option C provided more options for landowners.

Elaine Schofield, resident, said in 1999 the City Council put together a committee to work on a master plan for this area. She said the plan was adopted in 2002 by the Council and believed it was still in effect. She thought that plan needed to be considered in these discussions.

Karen Eyring, resident, said she lived near the end of Sandhill Road and when that road was improved there was a dramatic uptick in the amount of traffic around her neighborhood. She was concerned about higher density projects that would increase traffic similarly. She was also concerned that there were no plans that she was aware of to improve 2000 South or Sandhill Road to accommodate the significant traffic increases. She knew the neighborhoods did not want the traffic that would be coming from the high-density residential developments in the area.

Richard Wilkerson, resident, said maintaining farmland was his war cry. He lived close to the area and was also concerned about the traffic produced by high-density projects. He said the neighbors did not want high density in the area and felt it would ruin the neighborhood.

Mayor Brunst closed the public hearing.

Mr. Spencer asked if it was true that the light industrial Option B would have higher fees. Mr. Bench said it was the same fee to rezone the property regardless, which was about $2,000.

Mrs. Black said she generally liked Option C the best. She thought there could also be a fourth option allowing for low-density residential throughout the area.

Mayor Brunst said the idea in having the light industrial designation was to accommodate the planned Lakeview Parkway and the development that may come with that. It could also be changed as needed.

Mr. Bybee asked Mr. Stocksdale to speak to the 2001 plan mentioned earlier. Mr. Stocksdale said the Lakeview Area Plan was created by an ad hoc committee and some of the recommendations in the plan were for open space preservation, wetland preservation, historic preservation of the farm homes, etc. He said in that plan the predominant zones would be open space, residential that could be clustered to preserve open space, and agricultural uses.

Mrs. Black said Option C alluded to that plan, saying that the City would "require excellence in development layout" and she felt that option was intended to address the points in the original Lakeview Area Plan.

Mr. Macdonald asked if the low density designation would still allow developers to install infrastructure. Mr. Earl said the expectation was that whatever the general land use designation, the cost to install infrastructure was still on the developers and would be paid back by impact fees.

Mayor Brunst **moved**, by ordinance, to amend the land use map of the Orem General Plan to apply a land use designation to approximately 227 acres of property described in the Lakeview Addition to Orem City Annexation Plat located generally at 1600 South Geneva Road, Option C – low density. Mrs. Black **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. Those voting nay: Hans Andersen. The motion **passed, 6-1**.

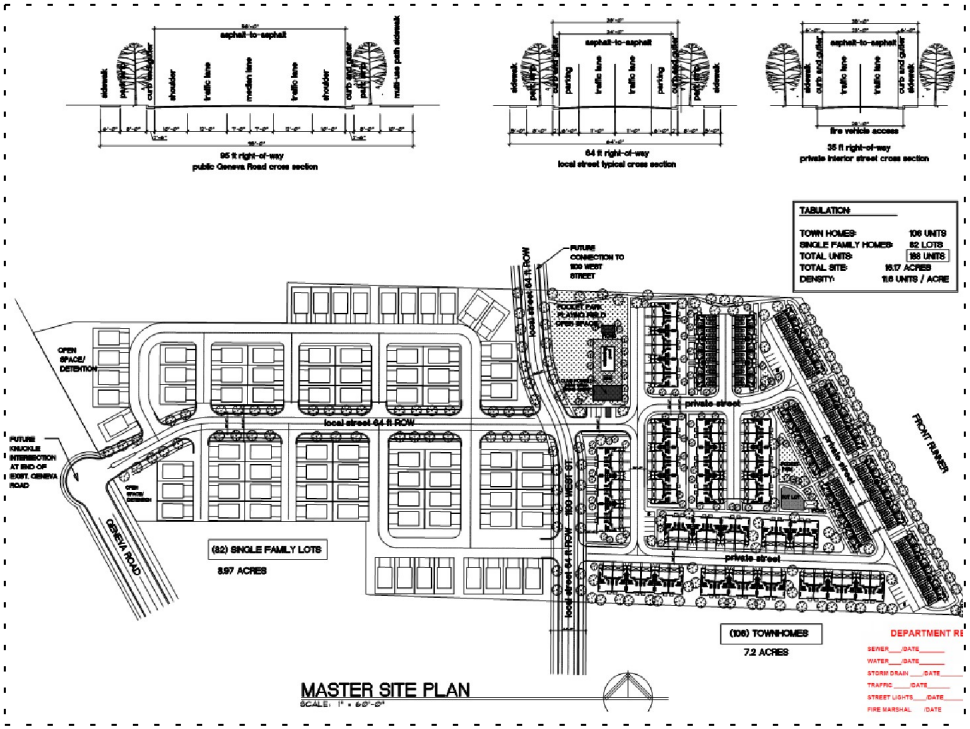
Mayor Brunst **moved**, by ordinance, to amend Section 22-5-3(A) of the Orem City Code and the zoning map of the City of Orem by zoning approximately 176 acres of property described in the Lakeview Addition to Orem City Annexation Plat located generally at 1600 South Geneva Road to the OS5 zone. Mr. Seastrand **seconded** the motion. Those voting aye: Margaret Black, Richard F. Brunst, Tom Macdonald, Mark E. Seastrand, David Spencer, Brent Sumner. Those voting nay: Hans Andersen. The motion **passed, 6-1**.

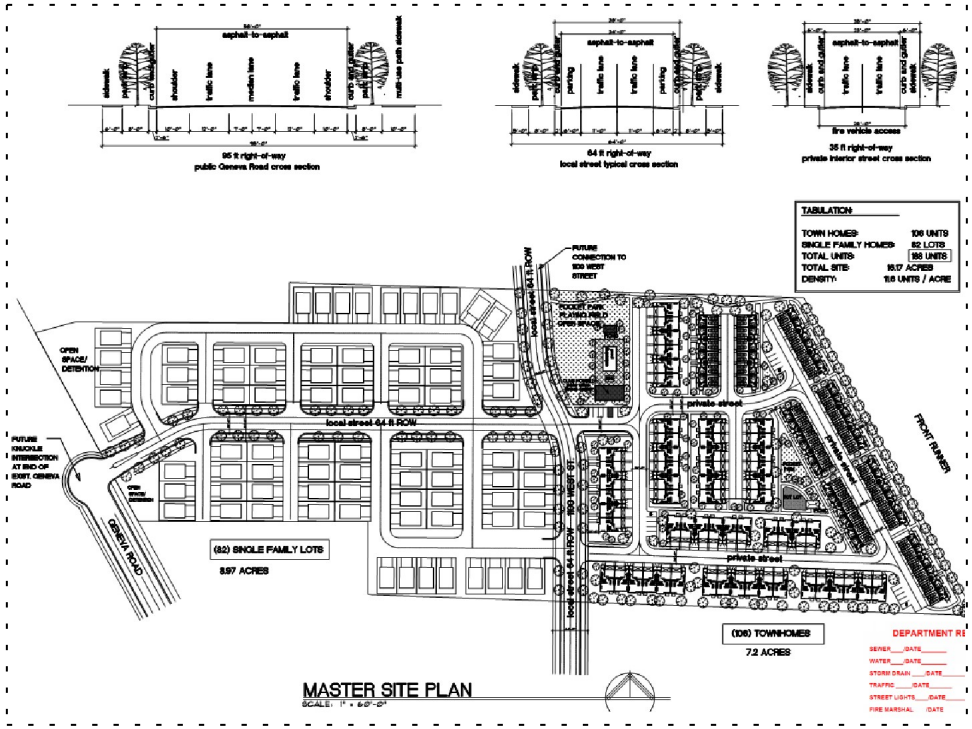
6:00 P.M. PUBLIC HEARING – SW Annexation – PD-42
ORDINANCE – Enacting Section 22-11-55 and Appendix KK, PD-42 zone, amending Section 22-5-1, Section 22-5-3(A) and the zoning map of the City of Orem by zoning property located generally at 700 West 2000 South to the PD-42 zone

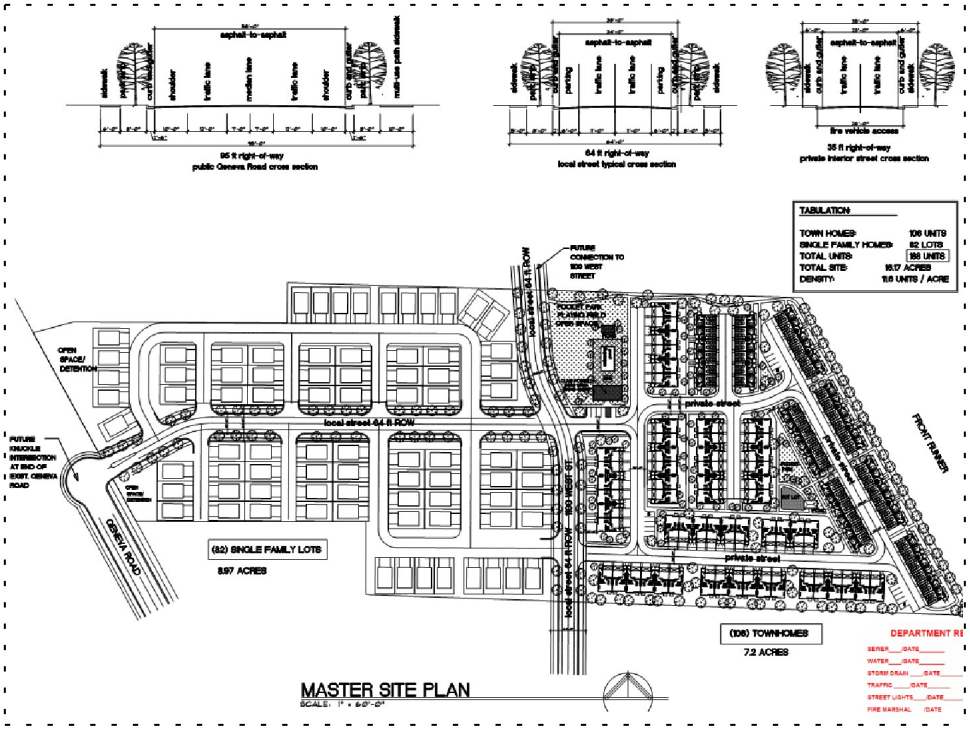
Mr. Bench presented Ryan McDougal's request that the City enact Section 22-11-55 and Appendix KK, PD-42 zone, amend Section 22-5-1, Section 22-5-3(A) and the zoning map of the City of Orem by zoning the property located generally at 700 West 2000 South to the PD-42 zone.

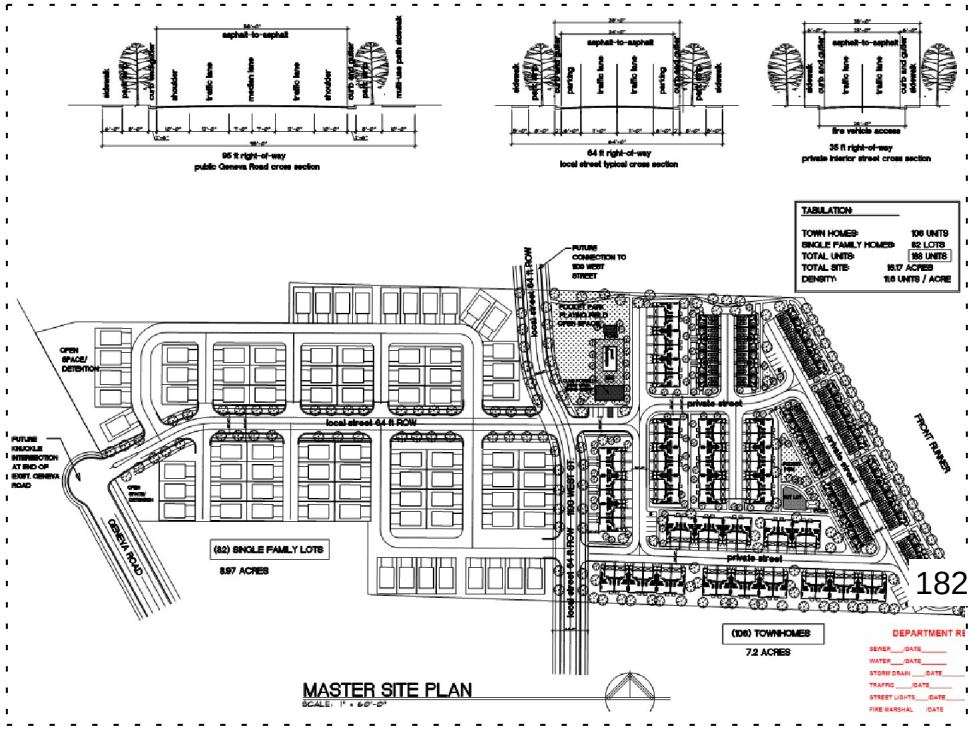
The applicant had a contract to purchase approximately 14.19 acres of property located at approximately 700 West 2000 South. The subject property was located in the annexation area that was considered in a previous item.

The applicant requested that the City Council adopt and apply the PD-42 zone to the subject property. The PD-42 zone would allow the applicant to develop side by side townhome units at a density of 13.7 units per acre with a total of 192 units. If approved, the concept plan and proposed building elevations would become part of the City Code as Appendix "KK."


asphalt-to-asphalt
95 ft right-of-way
public Geneva Road cross section
64 ft right-of-way
local street typical cross section
fire vehicle access
35 ft right-of-way
private interior street cross section
TABULATION
TOWN HOMES: 106 UNITS
SINGLE FAMILY HOMES: 82 LOTS
TOTAL UNITS: 188 UNITS
TOTAL SITE: 16.17 ACRES
DENSITY: 11.6 UNITS / ACRE
FUTURE CONNECTION TO 1000 WEST STREET
local street 64 ft ROW
POCKET PARK/ PLAYING FIELD/ OPEN SPACE
OPEN SPACE/ DETENTION
private street
FRONT RANGER
FUTURE KNUCKLE INTERSECTION AT END OF EXIST. GENEVA ROAD
GENEVA ROAD
(82) SINGLE FAMILY LOTS
8.97 ACRES
(106) TOWNHOMES
7.2 ACRES
DEPARTMENT RE
SEWER ___/DATE___
WATER ___/DATE___
STORM DRAIN ___/DATE___
TRAFFIC ___/DATE___
STREET LIGHTS ___/DATE___
FIRE MARSHAL /DATE
MASTER SITE PLAN
SCALE: 1" = 60'-0"


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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Aug 21, 2019
5:00 pm

The applicant (Ryan McDougal) requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

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

CANDIDE CHARITABLE ENTERPRISE LLC
175 W CANYON CREST RD STE 305
ALPINE, UT 84004

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

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GKM FAMILY LLC (ET AL)
11576 S STATE ST # 102B
DRAPER, UT 84020

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TAYLOR, F WILLIS
%BREWSTER, LAURIE T
3556 CANYON ESTATES DR
BOUNTIFUL, UT 84010

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DE LEEUW, DOLAN J
276 W 130 S
LINDON, UT 84042

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%BREWSTER, LAURIE T
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MILLHAVEN CONSTRUCTION LLC
272 W 200 N STE 100
LINDON, UT 84042

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or GRAllen@orem.org

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ZABEL, NANCY L
769 N 480 W
OREM, UT 84057

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Grant Allen at (801) 229-7095
or GRAllen@orem.org

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BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

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CALDERON, BRENDA GUADALUPE
1178 N 1050 W
OREM, UT 84057

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TAYLOR, LLOYD
%TAYLOR, LANE
678 W 1325 N
OREM, UT 84057

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SKIP DUNN INVESTMENT LLC
230 N GENEVA RD
OREM, UT 84057

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or GRAllen@orem.org

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SAM LENTZ
882 W 1720 N
OREM, UT 84057

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

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

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KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

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

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RAMIREZ, ELVIRA
1412 S 1300 W
OREM, UT 84058

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

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BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

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Grant Allen at (801) 229-7095
or GRAllen@orem.org

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CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
360 W 1600 SOUTH
OREM, UT 84058

For more information, contact
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or GRAllen@orem.org

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The applicant (Ryan McDougal) requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

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

PETERSON, ALLEN
588 W 1600 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, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Aug 21, 2019
5:00 pm

The applicant (Ryan McDougal) requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

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

PETERSON, JEREMY & AMANDA
459 W 1840 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, Sep 17, 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.

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

City Council
Tue, Sep 17, 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.

CALDERON, BRENDA GUADALUPE
--OR CURRENT RESIDENT--
2423 W 1943 NORTH
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, Sep 17, 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.

BROWN, BARRY E & LINDA B
782 W 2000 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, Sep 17, 2019
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Planning Commission
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Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ROBERTS, DONALD KENT
868 W 2000 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, Sep 17, 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.

GROO, DENIS E & NANCY M
838 W 2000 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, Sep 17, 2019
6:00 pm

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

CANDIDE CHARITABLE ENTERPRISE LLC
--OR CURRENT RESIDENT--
2296 W 2000 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, Sep 17, 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.

ROBERTS, STANLEY H JR
1675 CLARK CIR
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, Sep 17, 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.

JOHNSON, WANDA L
1269 S GENEVA RD
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, Sep 17, 2019
6:00 pm

Planning Commission
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SANDHILL DEVELOPMENT LC
40 N GENEVA RD
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, Sep 17, 2019
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Planning Commission
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JOHNSON, NATHAN B & DONNA S
1356 S GENEVA RD
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, Sep 17, 2019
6:00 pm

Planning Commission
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RAMIREZ, ELVIRA
--OR CURRENT RESIDENT--
1412 S GENEVA RD
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, Sep 17, 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.

CLINGER, EDITH S
1493 S GENEVA RD
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, Sep 17, 2019
6:00 pm

Planning Commission
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NELSON, EDWARD CLEON
1423 S GENEVA RD
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, Sep 17, 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.

CLINGER FAMILY PARTNERSHIP
1511 S GENEVA RD
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, Sep 17, 2019
6:00 pm

Planning Commission
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WELCH, JOHN & DEBRA (ET AL)
1526 S GENEVA RD
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, Sep 17, 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.

ASAY, EUNICE HUGHES
--OR CURRENT RESIDENT--
1709 S GENEVA RD
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, Sep 17, 2019
6:00 pm

Planning Commission
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PETERSON, JEFF M
1621 S GENEVA RD
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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JOHNSON, DALE C & CHERYL B
1738 S GENEVA RD
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, Sep 17, 2019
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Planning Commission
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CHERRY HILL DAIRY FARM LLC
1785 S GENEVA RD
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, Sep 17, 2019
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Planning Commission
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OYANEDEL, ANGEL PATRICIO
1929 S GENEVA RD
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, Sep 17, 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.

HURST WOOD EDUCATION FOUNDATION INC
--OR CURRENT RESIDENT--
1875 S GENEVA RD
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, Sep 17, 2019
6:00 pm

Planning Commission
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BOARDWALK INDUSTRIES LLC
2000 S GENEVA RD
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, Sep 17, 2019
6:00 pm

Planning Commission
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POND, RANDY
1785 SANDHILL RD
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, Sep 17, 2019
6:00 pm

Planning Commission
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ASAY, EUNICE HUGHES
PO BOX 4000
OREM, UT 84059

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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HURST WOOD EDUCATION FOUNDATION INC
1095 S 800 E
OREM, UT 84097

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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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

City Council
Tue, Sep 17, 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.

SKIP DUNN INVESTMENTS LC
1047 E 1060 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

City Council
Tue, Sep 17, 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.

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

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

GOLD STREAM PARTNERS LLC
4859 S 190 W
MURRAY, UT 84107

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 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.

UTAH STATE DEPT OF NATURAL RESOURCES
%DIVISION OF WILDLIFE
1596 W NORTH TEMPLE
SALT LAKE CITY, UT 84116

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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IVORY LAND CORPORATION
978 WOODOAK LN
SALT LAKE CITY, UT 84117

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

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

BOARDWALK INDUSTRIES LLC
2825 E COTTONWOOD PKY STE 500
SALT LAKE CITY, UT 84121

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

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

UNITED STATES OF AMERICA
%DIVISION OF PROPERTY MANAGEMENT
2370 S 2300 W
SALT LAKE CITY, UT 84119

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

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

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

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

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

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 12
SALT LAKE CITY, UT 84150

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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LONGSON PROPERTIES LLC
--OR CURRENT RESIDENT--
1985 N 2800 WEST
PROVO, UT 84601

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
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5:00 pm

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

EVANS, JODY A
66 S 700 W
PROVO, UT 84601

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

City Council Chambers, 56 N State Street

City Council
Tue, Sep 17, 2019
6:00 pm

Planning Commission
Wed, Aug 21, 2019
5:00 pm

The applicant (Ryan McDougal) requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

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LONGSON PROPERTIES LLC
284 N 3000 W
PROVO, UT 84601

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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PROVO CITY CORPORATION
351 W CENTER
PROVO, UT 84601

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

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MORGAN, DAVID S & SANDRA C
1476 LAKESHORE DR
PROVO, UT 84601

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or GRAllen@orem.org

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BAHR, DON F & VONDA P
1969 N GENEVA RD
PROVO, UT 84601

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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TUCKER, GEORGE
51 W 4750 N
PROVO, UT 84604

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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ADJ INVESTMENTS THREE LLC
1794 COBBLESTONE DR
PROVO, UT 84604

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or GRAllen@orem.org

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UTAH COUNTY
2855 S STATE
PROVO, UT 84606

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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6:00 pm

Planning Commission
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5:00 pm

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COMMON AREA
100 E CENTER ST
PROVO, UT 84606

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.

PENROD, LAVERN CLINGER & CLOWARD
151 N MAIN ST
GENOLA, UT 84655

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

City Council Chambers, 56 N State Street

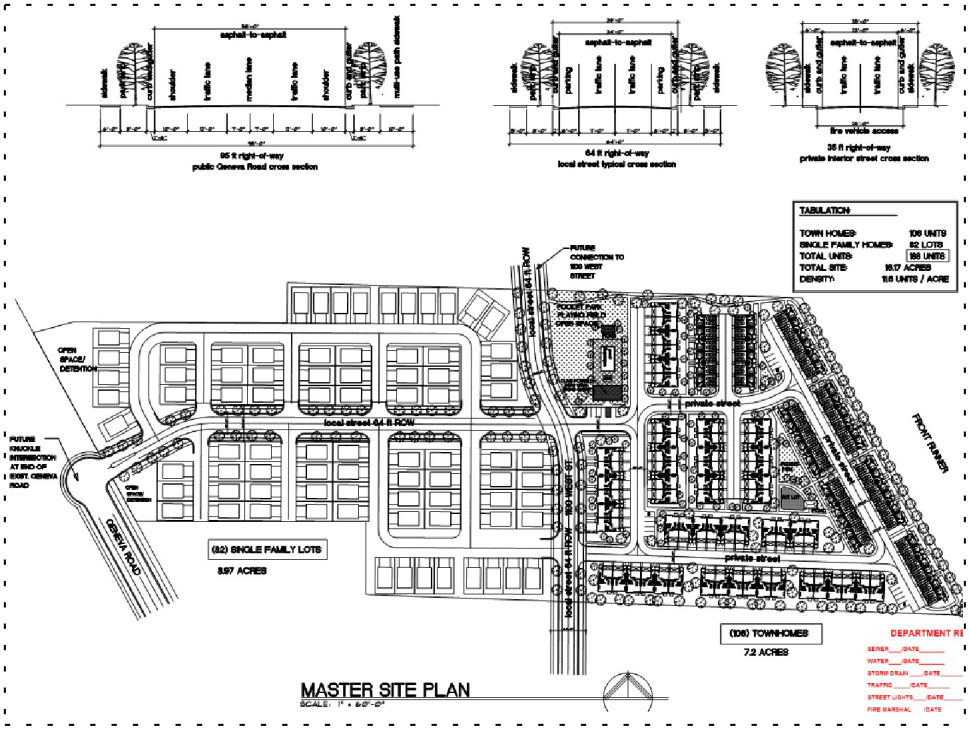
City Council
Tue, Sep 17, 2019
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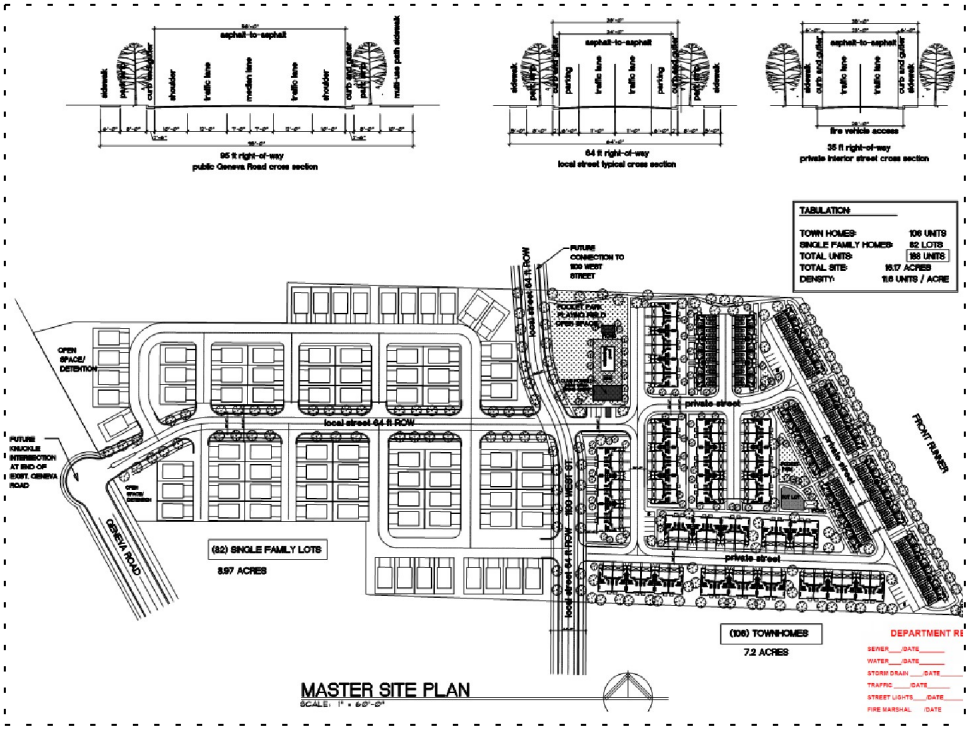
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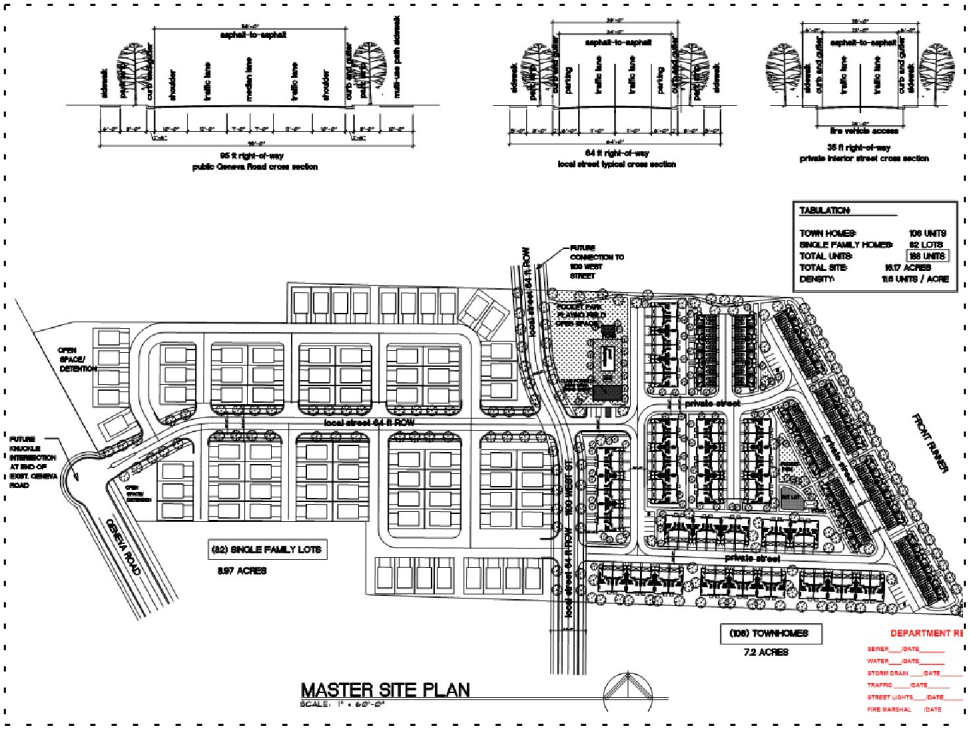
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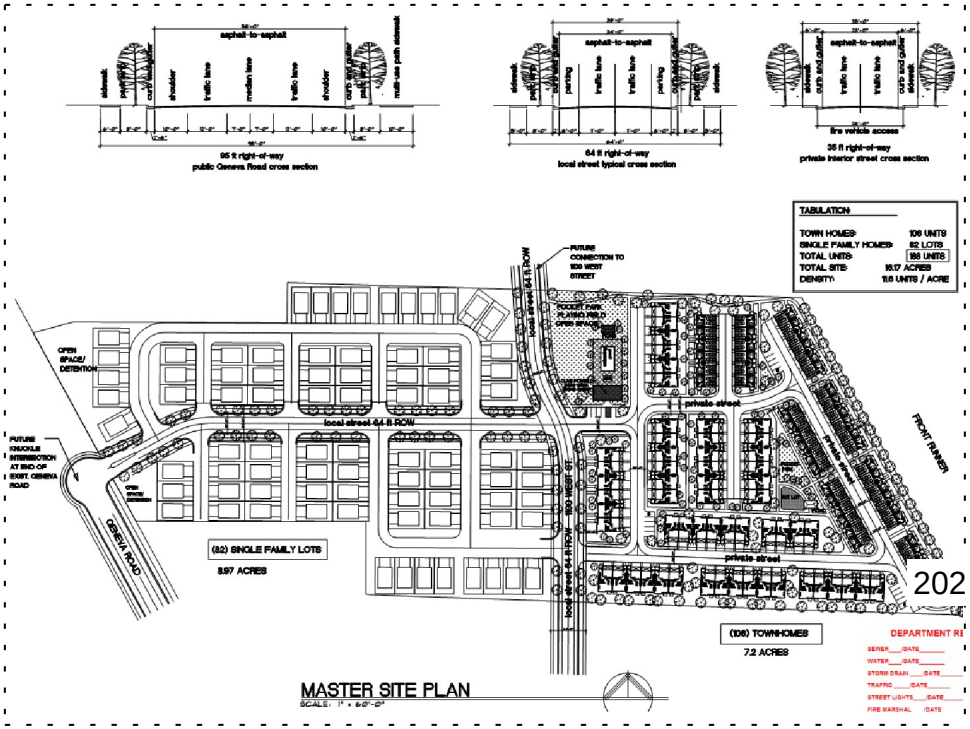
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

HAMBERLIN, ALAN D
414 N PHEASANT CT
GILBERT, AZ 85234


asphalt-to-asphalt
95 ft right-of-way
public Geneva Road cross section
64 ft right-of-way
local street typical cross section
fire vehicle access
35 ft right-of-way
private interior street cross section
TABULATION
TOWN HOMES 108 UNITS
SINGLE FAMILY HOMES 82 LOTS
TOTAL UNITS 188 UNITS
TOTAL SITE 16.17 ACRES
DENSITY 11.6 UNITS / ACRE
FUTURE CONNECTION TO 100 WEST STREET
POCKET PARK/ PLAYING FIELD/ OPEN SPACE
OPEN SPACE/ DETENTION
local street 64 ft ROW
private street
FRONT RANGER
FUTURE KNUCKLE INTERSECTION AT END OF EXIST. GENEVA ROAD
GENEVA ROAD
(82) SINGLE FAMILY LOTS
8.97 ACRES
(106) TOWNHOMES
7.2 ACRES
DEPARTMENT RE
SEWER ___/DATE___
WATER ___/DATE___
STORM DRAIN ___/DATE___
TRAFFIC ___/DATE___
STREET LIGHTS ___/DATE___
FIRE MARSHAL /DATE
MASTER SITE PLAN
SCALE: 1" = 60'-0"


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local street typical cross section
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MASTER SITE PLAN
SCALE: 1" = 60'-0"

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

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

ASAY, EUNICE HUGHES
PO BOX 4000
OREM, UT 84059

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

SANDHILL DEVELOPMENT LC
40 N GENEVA RD
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 12
SALT LAKE CITY, UT 84150

TUCKER, GEORGE
51 W 4750 N
PROVO, UT 84604

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

EVANS, JODY A
66 S 700 W
PROVO, UT 84601

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

PENROD, LAVERN CLINGER &
CLOWARD
151 N MAIN ST
GENOLA, UT 84655

CANDIDE CHARITABLE ENTERPRISE
LLC
175 W CANYON CREST RD STE 305
ALPINE, UT 84004

SKIP DUNN INVESTMENT LLC
230 N GENEVA RD
OREM, UT 84057

MILLHAVEN CONSTRUCTION LLC
272 W 200 N STE 100
LINDON, UT 84042

DE LEEUW, DOLAN J
276 W 130 S
LINDON, UT 84042

LONGSON PROPERTIES LLC
284 N 3000 W
PROVO, UT 84601

PROVO CITY CORPORATION
351 W CENTER
PROVO, UT 84601

CLINGER FAMILY PARTNERSHIP
--OR CURRENT RESIDENT--
360 W 1600 SOUTH
OREM, UT 84058

HAMBERLIN, ALAN D
414 N PHEASANT CT
GILBERT, AZ 85234

PETERSON, JEREMY & AMANDA
459 W 1840 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

PETERSON, ALLEN
588 W 1600 S
OREM, UT 84058

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

TAYLOR, LLOYD
%TAYLOR, LANE
678 W 1325 N
OREM, UT 84057

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

ZABEL, NANCY L
769 N 480 W
OREM, UT 84057

BROWN, BARRY E & LINDA B
782 W 2000 S
OREM, UT 84058

GROO, DENIS E & NANCY M
838 W 2000 S
OREM, UT 84058

ROBERTS, DONALD KENT
868 W 2000 S
OREM, UT 84058

SAM LENTZ
882 W 1720 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

IVORY LAND CORPORATION
978 WOODOAK LN
SALT LAKE CITY, UT 84117

SKIP DUNN INVESTMENTS LC
1047 E 1060 S
OREM, UT 84097

HURST WOOD EDUCATION FOUNDATION INC
1095 S 800 E
OREM, UT 84097

CALDERON, BRENDA GUADALUPE
1178 N 1050 W
OREM, UT 84057

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

JOHNSON, NATHAN B & DONNA S
1356 S GENEVA RD
OREM, UT 84058

RAMIREZ, ELVIRA
1412 S 1300 W
OREM, UT 84058

RAMIREZ, ELVIRA
--OR CURRENT RESIDENT--
1412 S GENEVA RD
OREM, UT 84058

NELSON, EDWARD CLEON
1423 S GENEVA RD
OREM, UT 84058

MORGAN, DAVID S & SANDRA C
1476 LAKESHORE DR
PROVO, UT 84601

CLINGER, EDITH S
1493 S GENEVA RD
OREM, UT 84058

CLINGER FAMILY PARTNERSHIP
1511 S GENEVA RD
OREM, UT 84058

WELCH, JOHN & DEBRA (ET AL)
1526 S GENEVA RD
OREM, UT 84058

UTAH STATE DEPT OF NATURAL RESOURCES
%DIVISION OF WILDLIFE
1596 W NORTH TEMPLE
SALT LAKE CITY, UT 84116

PETERSON, JEFF M
1621 S GENEVA RD
OREM, UT 84058

ROBERTS, STANLEY H JR
1675 CLARK CIR
OREM, UT 84058

ASAY, EUNICE HUGHES
--OR CURRENT RESIDENT--
1709 S GENEVA RD
OREM, UT 84058

JOHNSON, DALE C & CHERYL B
1738 S GENEVA RD
OREM, UT 84058

POND, RANDY
1785 SANDHILL RD
OREM, UT 84058

CHERRY HILL DAIRY FARM LLC
1785 S GENEVA RD
OREM, UT 84058

ADJ INVESTMENTS THREE LLC
1794 COBBLESTONE DR
PROVO, UT 84604

HURST WOOD EDUCATION FOUNDATION INC
--OR CURRENT RESIDENT--
1875 S GENEVA RD
OREM, UT 84058

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

OYANEDEL, ANGEL PATRICIO
1929 S GENEVA RD
OREM, UT 84058

BAHR, DON F & VONDA P
1969 N GENEVA RD
PROVO, UT 84601

LONGSON PROPERTIES LLC
--OR CURRENT RESIDENT--
1985 N 2800 WEST
PROVO, UT 84601

BOARDWALK INDUSTRIES LLC
2000 S GENEVA RD
OREM, UT 84058

CANDIDE CHARITABLE ENTERPRISE LLC
--OR CURRENT RESIDENT--
2296 W 2000 SOUTH
OREM, UT 84058

UNITED STATES OF AMERICA
%DIVISION OF PROPERTY MANAGEMENT
2370 S 2300 W
SALT LAKE CITY, UT 84119

CALDERON, BRENDA GUADALUPE
--OR CURRENT RESIDENT--
2423 W 1943 NORTH
OREM, UT 84058

BOARDWALK INDUSTRIES LLC
2825 E COTTONWOOD PKY STE 500
SALT LAKE CITY, UT 84121

UTAH COUNTY
2855 S STATE
PROVO, UT 84606

TAYLOR, F WILLIS
%BREWSTER, LAURIE T
3556 CANYON ESTATES DR
BOUNTIFUL, UT 84010

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

GOLD STREAM PARTNERS LLC
4859 S 190 W
MURRAY, UT 84107

BOARDWALK INDUSTRIES LLC
6955 UNION PARK CTR # 160
MIDVALE, UT 84047

GKM FAMILY LLC (ET AL)
11576 S STATE ST # 102B
DRAPER, UT 84020

ORDINANCE NO.

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING THE OREM CITY GENERAL PLAN MAP ON APPROXIMATELY 16.72 ACRES OF PROPERTY LOCATED GENERALLY AT 1577 SOUTH GENEVA ROAD FROM THE LDR (LOW DENSITY RESIDENTIAL) DESIGNATION TO THE MDR (MEDIUM DENSITY RESIDENTIAL) DESIGNATION.

WHEREAS on April 16, 2019, Ryan McDougal filed an application with the City of Orem to amend the Orem City General Plan Map on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 21, 2019 and the Planning Commission recommended the City Council deny the request; and

WHEREAS a public hearing considering the subject application was held by the City Council on September 17, 2019; and

WHEREAS notice of the public hearings held by the Planning Commission and City Council on the subject application was mailed to all residents and property owners within 1000 feet of the subject property; and

WHEREAS the agendas of the Planning Commission meeting and the City Council meeting at which the subject application was heard were posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; 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 this request is in the best interest of the City because the subject property is suitable for development at the higher density requested by the applicant.
2. The City Council hereby amends the Orem City General Plan Map on approximately 16.72

acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation 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 and APPROVED and ORDERED PUBLISHED this 17th day of September 2019.

_____

Richard F. Brunst, Jr., Mayor

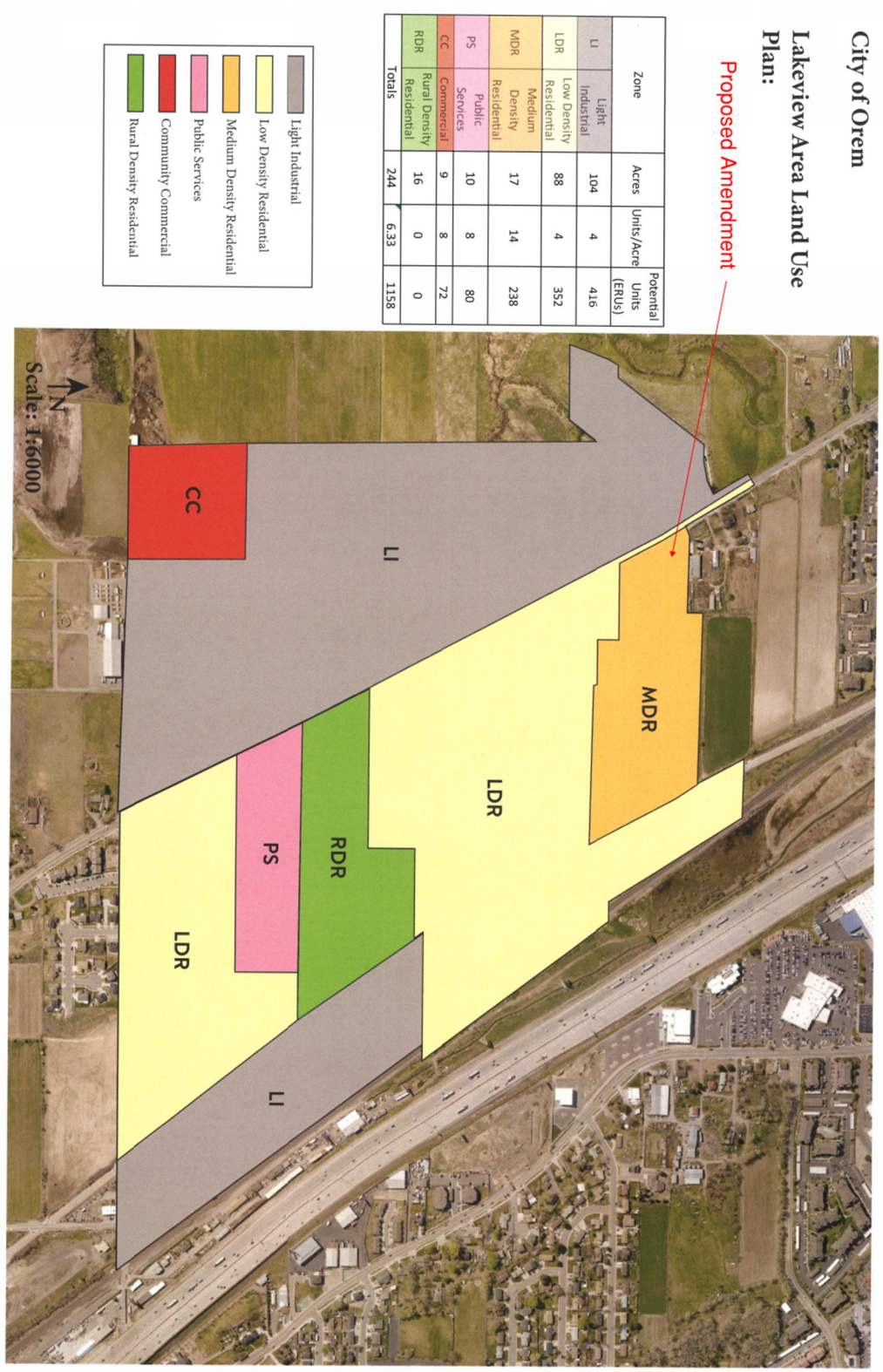
ATTEST:

_____

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING “AYE” COUNCIL MEMBERS VOTING “NAY”

Exhibit “A”


City of Orem
Lakeview Area Land Use Plan:
Proposed Amendment
Zone
Acres
Units/Acre
Potential Units (ERUs)
LI
Light Industrial
104
4
416
LDR
Low Density Residential
88
4
352
MDR
Medium Density Residential
17
14
238
PS
Public Services
10
8
80
CC
Commercial
9
8
72
RDR
Rural Density Residential
16
0
0
Totals
244
6.33
1158
Light Industrial
Low Density Residential
Medium Density Residential
Public Services
Community Commercial
Rural Density Residential
N
Scale: 1:6000
CC
LI
MDR
LDR
RDR
PS
LDR
LI

# CITY OF OREM
## BUDGET REPORT FOR THE MONTH ENDED JUNE 2019
(Excludes Post-Closing Entries)

Percent of Year Expired: 100%

| Fund | Current Appropriation | Monthly Total | Year-To-Date Total | Encumbrances | Balance | % To Date FY 2019 | % To Date FY 2018 | Notes |
|---|---|---|---|---|---|---|---|---|
| **10 GENERAL FUND** | | | | | | | | |
| Revenues | 52,677,850 | 4,071,710 | 50,702,098 | | | 96% | | |
| Appr. Surplus - Prior Year | 7,893,798 | 4,600,000 | 7,893,798 | | | 100% | | |
| Std. Interfund Transactions | 5,275,308 | | 5,275,308 | | | 100% | | |
| Total Resources | 65,846,956 | 8,671,710 | 63,871,204 | | 1,975,752 | 97% | 97% | |
| Expenditures | 65,846,956 | 9,315,161 | 59,007,566 | 370,378 | 6,469,012 | 90% | 91% | |
| **20 ROAD FUND** | | | | | | | | |
| Revenues | 3,130,000 | 8,227 | 2,757,536 | | | 88% | | |
| Appr. Surplus - Current | 424,000 | | 424,000 | | | 100% | | |
| Appr. Surplus - Prior Year | 1,862,049 | | 1,862,049 | | | 100% | | |
| Total Resources | 5,416,049 | 8,227 | 5,043,585 | | 372,464 | 93% | 90% | |
| Expenditures | 5,416,049 | 49,585 | 3,155,748 | 966,167 | 1,294,134 | 76% | 61% | 1 |
| **21 CARE TAX FUND** | | | | | | | | |
| Revenues | 2,075,000 | 176,660 | 1,915,653 | | | 92% | | |
| Appr. Surplus - Current | 100,000 | | 100,000 | | | 100% | | |
| Appr. Surplus - Prior Year | 3,002,456 | | 3,002,456 | | | 100% | | |
| Total Resources | 5,177,456 | 176,660 | 5,018,109 | | 159,347 | 97% | 95% | |
| Expenditures | 5,177,456 | 42,290 | 1,241,482 | | 3,935,974 | 24% | 26% | |
| **30 DEBT SERVICE FUND** | | | | | | | | |
| Revenues | 5,706,412 | 790,507 | 5,926,227 | | | 104% | | |
| Appr. Surplus - Prior Year | 6,603 | | 6,603 | | | 100% | | |
| Total Resources | 5,713,015 | 790,507 | 5,932,830 | | -219,815 | 104% | 100% | |
| Expenditures | 5,713,015 | 3,210,791 | 5,703,509 | | 9,506 | 100% | 100% | |
| **45 CIP FUND** | | | | | | | | |
| Revenues | 5,558,019 | 4,646,823 | 5,740,769 | | | 103% | | |
| Appr. Surplus - Prior Year | 11,591,434 | | 11,591,434 | | | 100% | | |
| Total Resources | 17,149,453 | 4,646,823 | 17,332,203 | | -182,750 | 101% | 102% | |
| Expenditures | 17,149,453 | 160,776 | 1,608,041 | 2,230,795 | 13,310,617 | 22% | 25% | |
| **51 WATER FUND** | | | | | | | | |
| Revenues | 19,581,062 | 2,282,380 | 20,093,248 | | | 103% | | |
| Appr. Surplus - Current Year | 1,000,000 | | 1,000,000 | | | 100% | | |
| Appr. Surplus - Prior Year | 10,973,466 | | 10,973,466 | | | 100% | | |
| Total Resources | 31,554,528 | 2,282,380 | 32,066,714 | | -512,186 | 102% | 107% | |
| Expenditures | 31,554,528 | 774,616 | 14,152,562 | 1,006,921 | 16,395,045 | 48% | 45% | |
| **52 WATER RECLAMATION FUND** | | | | | | | | |
| Revenues | 10,603,694 | 1,175,478 | 12,247,290 | | | 116% | | |
| Appr. Surplus - Current Year | 1,005,000 | | 1,005,000 | | | 100% | | |
| Appr. Surplus - Prior Year | 4,121,693 | | 4,121,693 | | | 100% | | |
| Total Resources | 15,730,387 | 1,175,478 | 17,373,983 | | -1,643,596 | 110% | 105% | |
| Expenditures | 15,730,387 | 614,861 | 6,603,846 | 147,158 | 8,979,383 | 43% | 52% | |
| **55 STORM WATER FUND** | | | | | | | | |
| Revenues | 4,638,195 | 430,075 | 5,027,959 | | | 108% | | |
| Appr. Surplus - Current Year | 629,988 | | 629,988 | | | 100% | | |
| Appr. Surplus - Prior Year | 3,010,281 | | 3,010,281 | | | 100% | | |
| Total Resources | 8,278,464 | 430,075 | 8,668,228 | | -389,764 | 105% | 103% | |
| Expenditures | 8,278,464 | 160,103 | 4,048,804 | 45,606 | 4,184,054 | 49% | 61% | 2 |
| **56 RECREATION FUND** | | | | | | | | |
| Revenues | 2,064,500 | 176,461 | 1,955,386 | | | 95% | | |
| Appr. Surplus - Prior Year | 2,061 | | 2,061 | | | 100% | | |
| Total Resources | 2,066,561 | 176,461 | 1,957,447 | | 109,114 | 95% | 104% | |
| Expenditures | 2,066,561 | 193,741 | 1,967,290 | 12,180 | 87,091 | 96% | 98% | |
| **57 SOLID WASTE FUND** | | | | | | | | |
| Revenues | 3,794,980 | 333,600 | 3,861,123 | | | 102% | | |
| Appr. Surplus - Prior Year | 248,577 | | 248,577 | | | 100% | | |
| Total Resources | 4,043,557 | 333,600 | 4,109,700 | | -66,143 | 102% | 101% | |
| Expenditures | 4,043,557 | 341,879 | 3,550,875 | | 492,682 | 88% | 85% | |

# CITY OF OREM
## BUDGET REPORT FOR THE MONTH ENDED JUNE 2019
**(Excludes Post-Closing Entries)**

**Percent of Year Expired: 100%**

| Fund | Current Appropriation | Monthly Total | Year-To-Date Total | Encumbrances | Balance | % To Date FY 2019 | % To Date FY 2018 | Notes |
|---|---|---|---|---|---|---|---|---|
| **58 STREET LIGHTING FUND** | | | | | | | | |
| Revenues | 1,733,000 | 79,687 | 1,743,131 | | | 101% | | |
| Appr. Surplus - Prior Year | 108,170 | | 108,170 | | | 100% | | |
| Total Resources | 1,841,170 | 79,687 | 1,851,301 | | -10,131 | 101% | 100% | |
| Expenditures | 1,841,170 | 45,285 | 695,107 | 73 | 1,145,990 | 38% | 73% | 3 |
| **61 FLEET MAINTENANCE FUND** | | | | | | | | |
| Revenues | 1,500 | | 2,723 | | | 100% | | |
| Appr. Surplus - Prior Year | 1,421 | | 1,421 | | | 100% | | |
| Std. Interfund Transactions | 784,000 | | 784,000 | | | 100% | | |
| Total Resources | 786,921 | | 788,144 | | -1,223 | 100% | 100% | |
| Expenditures | 786,921 | 48,647 | 733,053 | | 53,868 | 93% | 89% | |
| **62 PURCHASING/WAREHOUSING FUND** | | | | | | | | |
| Revenues | | 15 | 180 | | | 100% | | |
| Appr. Surplus - Prior Year | 227 | | 227 | | | 100% | | |
| Std. Interfund Transactions | 375,000 | | 375,000 | | | 100% | | |
| Total Resources | 375,227 | 15 | 375,407 | | -180 | 100% | 100% | |
| Expenditures | 375,227 | 394 | 363,350 | | 11,877 | 97% | 96% | |
| **63 SELF INSURANCE FUND** | | | | | | | | |
| Revenues | 555,000 | 48,377 | 593,872 | | | 107% | | |
| Std. Interfund Transactions | 1,235,000 | | 1,235,000 | | | 100% | | |
| Total Resources | 1,790,000 | 48,377 | 1,828,872 | | -38,872 | 102% | 102% | |
| Expenditures | 1,790,000 | 73,603 | 1,889,429 | | -99,429 | 106% | 101% | |
| **64 INFORMATION TECH FUND** | | | | | | | | |
| Revenues | | 678 | 9,336 | | | 100% | | |
| Appr. Surplus - Prior Year | 253,755 | | 253,755 | | | 100% | | |
| Std. Interfund Transactions | 2,380,000 | | 2,380,000 | | | 100% | | |
| Total Resources | 2,633,755 | 678 | 2,643,091 | | -9,336 | 100% | 100% | |
| Expenditures | 2,633,755 | 251,859 | 2,327,507 | 15,804 | 290,444 | 89% | 80% | |
| **74 CDBG FUND** | | | | | | | | |
| Revenues | 1,157,917 | 25,268 | 475,016 | | | 41% | | |
| Appr. Surplus - Prior Year | 55,321 | | 55,321 | | | 100% | | |
| Total Resources | 1,213,238 | 25,268 | 530,337 | | | 44% | 87% | 4 |
| Expenditures | 1,213,238 | 53,135 | 451,602 | | 761,636 | 37% | 85% | 4 |
| **CITY TOTAL RESOURCES** | 165,141,812 | 18,765,581 | 164,896,763 | | -437,852 | 100% | 100% | |
| **CITY TOTAL EXPENDITURES** | 165,141,812 | 15,039,582 | 104,477,157 | 4,779,205 | 55,885,450 | 66% | 70% | |

***NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED JUNE 2019:***

1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($966,167) being significantly higher than in the prior fiscal year ($116,133) at this date in time.

2) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances ($45,606) being significantly lower than in the prior fiscal year ($1,182,477) at this date in time. Primarily due to the 400 North & 250 East project.

3) The current year expenditures are lower in comparison to the prior year due to the purchase of a large number of new matching street lights to replace the lights in the old expiring street light districts which occurred in March of the previous fiscal year.

4) The City received $217,650 in HUD grant drawdowns in the previous fiscal year which is higher due primarily to lower reimbursement related to our NPU officers in this fiscal year. The Senior Center HVAC project spent $57,785 in the previous year by the end of the year but no such project has been done so far this fiscal year.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Richard Manning (229-7037) or Brandon Nelson (229-7010).

# CITY OF OREM
## BUDGET REPORT FOR THE MONTH ENDED JULY 2019

**Percent of Year Expired: 8%**

| Fund | Current Appropriation | Monthly Total | Year-To-Date Total | Encumbrances | Balance | % To Date FY 2020 | % To Date FY 2019 | Notes |
|---|---|---|---|---|---|---|---|---|
| **10 GENERAL FUND** | | | | | | | | |
| Revenues | 54,119,566 | 2,867,403 | 2,867,403 | | | 5% | | |
| Appr. Surplus - Current | 593,896 | 593,896 | 593,896 | | | 100% | | |
| Appr. Surplus - Prior Year | 3,967,283 | 3,967,283 | 3,967,283 | | | 100% | | |
| Std. Interfund Transactions | 5,513,875 | 5,513,875 | 5,513,875 | | | 100% | | |
| Total Resources | 64,194,620 | 12,942,457 | 12,942,457 | | 51,252,163 | 20% | 19% | |
| Expenditures | 64,194,620 | 9,905,959 | 9,905,959 | 1,703,600 | 52,585,061 | 18% | 20% | |
| **20 ROAD FUND** | | | | | | | | |
| Revenues | 3,265,000 | | | | | | | |
| Appr. Surplus - Current | 307,350 | 307,350 | 307,350 | | | 100% | | |
| Appr. Surplus - Prior Year | 1,150,923 | 1,150,923 | 1,150,923 | | | 100% | | |
| Total Resources | 4,723,273 | 1,458,273 | 1,458,273 | | 3,265,000 | 31% | 42% | |
| Expenditures | 4,723,273 | 377,160 | 377,160 | 1,262,446 | 3,083,667 | 35% | 37% | |
| **21 CARE TAX FUND** | | | | | | | | |
| Revenues | 2,300,000 | 9,567 | 9,567 | | | 0% | | |
| Appr. Surplus - Prior Year | 3,912,639 | 3,912,639 | 3,912,639 | | | 100% | | |
| Total Resources | 6,212,639 | 3,922,206 | 3,922,206 | | 2,290,433 | 63% | 60% | |
| Expenditures | 6,212,639 | 1,013,085 | 1,013,085 | 1,491,561 | 3,707,993 | 40% | 18% | 1 |
| **30 DEBT SERVICE FUND** | | | | | | | | |
| Revenues | 5,791,627 | 586,097 | 586,097 | | | 10% | | |
| Appr. Surplus - Prior Year | 5,953 | 5,953 | 5,953 | | | 100% | | |
| Total Resources | 5,797,580 | 592,050 | 592,050 | | 5,205,530 | 10% | 10% | |
| Expenditures | 5,797,580 | 48,921 | 48,921 | | 5,748,659 | 1% | 1% | |
| **45 CIP FUND** | | | | | | | | |
| Revenues | 1,066,950 | | | | | | | |
| Appr. Surplus - Prior Year | 15,583,803 | 15,583,803 | 15,583,803 | | | 100% | | |
| Total Resources | 16,650,753 | 15,583,803 | 15,583,803 | | 1,066,950 | 94% | 98% | |
| Expenditures | 16,650,753 | 47,509 | 47,509 | 4,560,324 | 12,042,920 | 28% | 6% | 2 |
| **51 WATER FUND** | | | | | | | | |
| Revenues | 20,455,740 | 3,237,714 | 3,237,714 | | | 16% | | |
| Appr. Surplus - Current Year | 625,000 | 625,000 | 625,000 | | | 100% | | |
| Appr. Surplus - Prior Year | 14,457,647 | 14,457,647 | 14,457,647 | | | 100% | | |
| Total Resources | 35,538,387 | 18,320,361 | 18,320,361 | | 17,218,026 | 52% | 51% | |
| Expenditures | 35,538,387 | 3,946,620 | 3,946,620 | 1,297,689 | 30,294,078 | 15% | 23% | |
| **52 WATER RECLAMATION FUND** | | | | | | | | |
| Revenues | 12,013,694 | 1,048,918 | 1,048,918 | | | 9% | | |
| Appr. Surplus - Prior Year | 7,633,132 | 7,633,132 | 7,633,132 | | | 100% | | |
| Total Resources | 19,646,826 | 8,682,050 | 8,682,050 | | 10,964,776 | 44% | 39% | |
| Expenditures | 19,646,826 | 1,889,590 | 1,889,590 | 1,114,714 | 16,642,522 | 15% | 19% | |
| **55 STORM WATER FUND** | | | | | | | | |
| Revenues | 4,994,195 | 550,996 | 550,996 | | | 11% | | |
| Appr. Surplus - Current Year | 538,000 | 538,000 | 538,000 | | | 100% | | |
| Appr. Surplus - Prior Year | 3,850,922 | 3,010,281 | 3,850,922 | | | 100% | | |
| Total Resources | 9,383,117 | 4,099,277 | 4,939,918 | | 4,443,199 | 53% | 50% | |
| Expenditures | 9,383,117 | 1,265,559 | 1,265,559 | 326,002 | 7,791,556 | 17% | 22% | |
| **56 RECREATION FUND** | | | | | | | | |
| Revenues | 1,682,300 | 507,257 | 507,257 | | | 30% | | |
| Appr. Surplus - Prior Year | 12,180 | 12,180 | 12,180 | | | 100% | | |
| Total Resources | 1,694,480 | 519,437 | 519,437 | | 1,175,043 | 31% | 28% | |
| Expenditures | 1,694,480 | 304,713 | 304,713 | 259,639 | 1,130,128 | 33% | 29% | |
| **57 SOLID WASTE FUND** | | | | | | | | |
| Revenues | 4,025,000 | 345,126 | 345,126 | | | 9% | | |
| Appr. Surplus - Prior Year | 168,851 | 168,851 | 168,851 | | | 100% | | |
| Total Resources | 4,193,851 | 513,977 | 513,977 | | 3,679,874 | 12% | 14% | |
| Expenditures | 4,193,851 | 657,509 | 657,509 | 44,065 | 3,492,277 | 17% | 15% | |

# CITY OF OREM
## BUDGET REPORT FOR THE MONTH ENDED JULY 2019

**Percent of Year Expired: 8%**

| Fund | Current Appropriation | Monthly Total | Year-To-Date Total | Encumbrances | Balance | % To Date FY 2020 | % To Date FY 2019 | Notes |
|---|---|---|---|---|---|---|---|---|
| **58 STREET LIGHTING FUND** | | | | | | | | |
| Revenues | 1,730,000 | 848,332 | 848,332 | | | 49% | | |
| Appr. Surplus - Prior Year | 864,329 | 864,329 | 864,329 | | | 100% | | |
| Total Resources | 2,594,329 | 1,712,661 | 1,712,661 | | 881,668 | 66% | 53% | 3 |
| Expenditures | 2,594,329 | 465,965 | 465,965 | 327,163 | 1,801,201 | 31% | 47% | 3 |
| **61 FLEET MAINTENANCE FUND** | | | | | | | | |
| Std. Interfund Transactions | 830,000 | 830,000 | 830,000 | | | 100% | | |
| Total Resources | 830,000 | 830,000 | 830,000 | | | 100% | 100% | |
| Expenditures | 830,000 | 225,732 | 225,732 | 2,466 | 601,802 | 27% | 26% | |
| **62 PURCHASING/WAREHOUSING FUND** | | | | | | | | |
| Revenues | | 15 | 15 | | | 100% | | |
| Std. Interfund Transactions | 395,000 | 395,000 | 395,000 | | | 100% | | |
| Total Resources | 395,000 | 395,015 | 395,015 | | -15 | 100% | 100% | |
| Expenditures | 395,000 | 101,822 | 101,822 | 678 | 292,500 | 26% | 31% | |
| **63 SELF INSURANCE FUND** | | | | | | | | |
| Revenues | 772,000 | 48,558 | 48,558 | | | 6% | | |
| Std. Interfund Transactions | 1,345,000 | 1,345,000 | 1,345,000 | | | 100% | | |
| Total Resources | 2,117,000 | 1,393,558 | 1,393,558 | | 723,442 | 66% | 72% | |
| Expenditures | 2,117,000 | 1,167,217 | 1,167,217 | | 949,783 | 55% | 61% | |
| **64 INFORMATION TECH FUND** | | | | | | | | |
| Revenues | 8,200 | 1,356 | 1,356 | | | 100% | | |
| Appr. Surplus - Prior Year | 119,123 | 119,123 | 119,123 | | | 100% | | |
| Std. Interfund Transactions | 2,430,000 | 2,430,000 | 2,430,000 | | | 100% | | |
| Total Resources | 2,557,323 | 2,550,479 | 2,550,479 | | 6,844 | 100% | 100% | |
| Expenditures | 2,557,323 | 243,863 | 243,863 | 184,042 | 2,129,418 | 17% | 19% | |
| **74 CDBG FUND** | | | | | | | | |
| Revenues | 1,028,380 | 14,388 | 14,388 | | | 1% | | |
| Appr. Surplus - Prior Year | 310,481 | 310,481 | 310,481 | | | 100% | | |
| Total Resources | 1,338,861 | 324,869 | 324,869 | | | 24% | 5% | 4 |
| Expenditures | 1,338,861 | 99,175 | 99,175 | 190,667 | 1,049,019 | 22% | 10% | 4 |
| **CITY TOTAL RESOURCES** | 172,716,387 | 69,577,333 | 70,417,974 | | 101,284,421 | 41% | 38% | |
| **CITY TOTAL EXPENDITURES** | 172,716,387 | 21,050,571 | 21,050,571 | 12,253,851 | 139,411,965 | 19% | 20% | |

***NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED JULY 2019:***

1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($1,491,561) being significantly higher than in the prior fiscal year ($12,975) at this date in time. Primarily due to the Library Hall project.

2) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($4,560,324) being significantly higher than in the prior fiscal year ($669,721) at this date in time. Primarily due to the Library Hall construction project and the 1200 West road reconstruction project.

3) The appropriation of surplus from the prior year is significantly higher than the previous year due to a larger capital projects carryover in FY 2020 which caused the carryover to be about $787,000 higher. Primarily due to the expected replacement of old RMP poles.

4) Revenues are higher due to the sale of various small equipment received back from Habitat for Humanity. Current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($190,667) being significantly higher than in the prior fiscal year ($10,346) at this date in time. Primarily due to the Geneva Park renovation project.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Richard Manning (229-7037) or Brandon Nelson (229-7010).