



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
January 28, 2020

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

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

CITY BUSINESS - City Council Photos (30 min)

With the 2019 Election and the addition of 2 new Councilmembers, the City Council will have group and individual photos taken.

NEW EMPLOYEE INTRODUCTIONS (5 min)

This is an opportunity for department heads to introduce new city employees to the City Council.

DISCUSSION - Affordable Housing (45 min)

Development Services staff will review and discuss affordable housing and report results from the Affordable Housing Charrette held on October 24, 2019.

Presenter: Jason Bench

DISCUSSION - Southwest Area Planning (45 min)

Development Services staff will discuss the General Plan for the southwest area and discuss possible updates.

Presenter: Jason Bench

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

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

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

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

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: GREG CARLISLE

5. PLEDGE OF ALLEGIANCE: DEBI CARLISLE

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1. UPCOMING EVENTS

For Review

[Upcoming Events.pdf](#)

7. 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.)

8. CONSENT ITEMS

8.1. APPROVAL OF MEETING MINUTES

Minutes of City Council Meeting - January 14, 2020

[01.14.2020.ccmn DRAFT.pdf](#)

8.2. APPOINTMENT TO BOARDS AND COMMISSIONS

Natural Resources Stewardship Committee - Re-appointments: Sarah Bateman and Darren Hawkins

Arts Council - Appointment: Nathan Christianson; Re-appointment: Nancy Peterson

[Sarah Bateman_Reappointment.pdf](#)

[Darren Hawkins_Reappointment.pdf](#)

[Nathan Christiansen_Appointed.pdf](#)

[Nancy Peterson - Reappointment.pdf](#)

8.3. CITY MANAGER'S APPOINTMENTS

Mr. Davidson asks for the Council's advice and consent on the reappointment of Mickey Cochran to serve on the Planning Commission.

[Mickey Cochran_Reappointment.pdf](#)

9. SCHEDULED ITEMS

9.1. PUBLIC HEARING – Amending Section 14-3-3 (Wall Signs) of the Orem City Code by adding the CM Zone as a permitted zone for wall signs.

The Planning Commission recommends the City Council amend Section 14-3-3 Wall Signs) of the Orem City Code by adding the CM Zone as a permitted zone for wall signs.

Presenter: Jason Bench

[AS_KW_Wall Sign Amendment_CM zone.docx](#)

[Ord_KW_WallSignAmendment_CM zone.docx](#)

[Text Amendment.pdf](#)

[DRC Application.pdf](#)

9.2. PUBLIC HEARING – Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zoning on approximately 0.28 acres for property located generally at 166 North 400 West from the R7.5 zone to the R6.5 zone.

The Planning Commission recommends the City Council amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zoning on property located at 166 North 400 West from the R7.5 to the R6.5 zone.

Presenter: Jason Bench

[AS_JH_Rezone 166 N 400 W.docx](#)

[Ord_JH_Rezone 166 N 400 W.docx](#)

[Vicinity Map.pdf](#)

[Floor Plan.pdf](#)

[Location Map.pdf](#)

[Zoning Maps.pdf](#)

[Plat.pdf](#)

[Site Plan.pdf](#)

[Elevations.pdf](#)

[Applicable Zoning Ordinances.pdf](#)

[Mailer Front.pdf](#)

[Mailer Back.pdf](#)

[Pages from Neighborhood Meeting Minutes.pdf](#)

[DRC Application.pdf](#)

[Planning Commission Minutes 166 N 400 W_1.15.2020.docx](#)

10. COMMUNICATION ITEMS

10.1. MONTHLY FINANCIAL SUMMARY - December 2019

For Review

[Monthly Financial Summary - Dec 2019.pdf](#)

11. 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.

12. 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

UPCOMING EVENTS

DATE	BUSINESS AND LOCATION	TYPE
January 29	Utah League of Cities & Towns..... Utah State Capitol & Salt Palace Convention Center	Local Officials Day 7am – 2pm

DRAFT

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
January 14, 2020

3:30 P.M. CITY BUSINESS – CITY COUNCIL CONFERENCE ROOM

With the 2019 Election and the addition of two new councilmembers, the City Council planned to take new group and individual photos. The photographer had a scheduling conflict and was unavailable, so the photos would be taken at a later date yet to be determined.

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

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Department Manager; Brandon Nelson, Finance Department Manager; Karl Hirst, Recreation Department Manager; Steve Earl, Deputy City Attorney and Jackie Lambert, Deputy City Recorder

REVIEW – Officer-Involved Critical Incident Protocol (OICI)

Before he began his review of the OICI, Chief Giles introduced the new vests that Orem police officers were wearing while on duty. He said duty belts, which had been the standard for many years, carried equipment weighing around 20 to 30 pounds and often led to hip and lower-back issues for officers. The new load-bearing vest distributed the weight of the equipment better, and made equipment easier to reach when needed. Chief Giles reviewed the improvements of the materials and design, including panels for bullet-proof plates to be inserted. He said most officers were already wearing the more functional vest, and he passed his own vest around for those that wanted to see the vest up close.

Chief Giles said the OICI was a new protocol that was developed by all the police chiefs in Utah County. The intention was to improve on the current protocol that was erroneously called “Officer-Involved Shooting” protocol. The new OICI protocol addressed all officer-involved critical incidents, and would be conducted simultaneous to administrative investigations of incidents. Chief Giles shared the work flow of the OICI protocol, and explained that the venue agency would be whatever agency the involved officer was a part of. The Task Force Manager/Commanders

DRAFT

1 would be three case officers selected from agencies outside of the venue agency, as would the
2 other investigating case officers, to ensure an objective and transparent investigation of an incident.

3
4 There was continued discussion on the OICI protocol, including what did or did not activate the
5 protocol team. Mr. Davidson asked if the new protocol would speed up the timeline on these
6 investigations. Chief Giles said they hoped that it would, but often multiple investigations were
7 being conducted and information could not be released; timelines were generally determined by
8 the type of incident that occurred. Chief Giles finished outlining the OICI protocol and shared
9 recent examples of the protocol in action in Orem.

10
11 Mayor Brunst had questions for Chief Giles on separate issues; he said he had been contacted by
12 residents regarding massage parlors and gambling machines in the city. Chief Giles said there were
13 ongoing investigations regarding both of those issues, and said that additional agencies were
14 involved in those investigations including Homeland Security. Mr. Stephens added that there was
15 a case currently before the Attorney General's Office regarding the so-called "amusement
16 machines" that would determine how law enforcement could proceed.

17 18 19 Agenda Review & Preview of Upcoming Agenda Items

20
21 The City Council discussed the items on the evening's agenda; Mr. Bench and Mr. Earl provided
22 additional information regarding the scheduled item. The City Council also briefly reviewed items
23 that would be coming before the Council in future meetings.

24 25 26 City Council Reports (Boards and Commissions, New Business, Etc.)

27
28 Mr. Spencer briefly updated the Council on his committee assignments. He said the Beautification
29 Advisory Commission had presented many neighborhood improvement awards for holiday
30 decorations. The Recreation Advisory Commission had their first meeting of the year where they
31 received an update on the new Fitness Center project.

32
33 At the request of the Mayor, Mr. Hirst shared additional information regarding the progress of the
34 Fitness Center project. He said the pool was scheduled to reopen at the end of April, and they had
35 not yet determined where the spectator bleachers would be added. Discussion continued, regarding
36 the project and specifically parking for the Fitness Center. Mr. Bybee clarified that the south
37 parking lot would still be within the construction zone when the pool was ready to open, but patrons
38 would be able to park in the north parking lot. He added that the median currently in the Mountain
39 View High School (MVHS) lot would be removed to accommodate more parking stalls.

40
41 Mayor Brunst mentioned that doggy cleanup bags were needed to restock the cleanup stations in
42 city parks; Mr. Tschirki said he would speak to his colleagues about that matter. Mr. Macdonald
43 commented that while the city did have cleanup stations that typically had bags, he felt dog owners
44 should take some personal responsibility in bringing their own bags for the times when the
45 stations were out of stock.

DRAFT

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

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Public Works Director; Brandon Nelson, Finance Department Manager; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; Ernesto Lazalde, IT Division Manager; and Jackie Lambert, Deputy City Recorder

INVOCATION /

INSPIRATIONAL THOUGHT

Jon Westover

PLEDGE OF ALLEGIANCE

Lia Westover

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.

Phil Murphy said it was a new year and new things were coming. He was excited to see some new faces among the familiar faces. He said there had been recent meetings with city employees and he was particularly concerned by the comments made to police and fire fighters. Mr. Murphy said it was offensive to call police and fire fighters the “most expensive employees” and to say they were only needed when called. He encouraged the Council to attend those meetings, and said some things were being blamed on the City Council that he felt should not have been. Mr. Murphy said law enforcement officers were still leaving Orem, and he asked the Council to “reign Mr. Davidson in” and consider the matter seriously.

CONSENT ITEMS

- Approval of the December 10, 2019 City Council Meeting Minutes

Mr. Macdonald moved to approve the Consent Agenda as listed. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. The motion **passed**.

SCHEDULES ITEMS

PUBLIC HEARING

ORDINANCE – Amending Orem City Code by enacting Section 22-14-21(C) Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy and amending Appendix A by enacting Standard Land Use Codes 2140 Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C)) and 5920 Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C))

Mr. Bench said that in November 2018, Utah voters approved Proposition 2 which made medical marijuana legal in the state. The state legislature passed House Bill 3001 on December 3, 2018 which was signed by the Governor and became law. Among the elements of the bill specific to cities was a requirement that cities provide in their zoning code a place for cannabis cultivation facilities and cannabis pharmacies. The licensing for the cultivation facilities and the pharmacies were regulated by the state; the cities must allow for the use in their code.

The proposed amendments to Appendix A included enacting two new Standard Land Use Codes 2140 Cannabis Production Establishment (Subject to the requirements of Section 22-14-21(C)) and 5920 Medical Cannabis Pharmacy (Subject to the requirements of Section 22-14-21(C)). SLU Code 2140 would allow a cannabis production establishment (cultivation) in the M2 manufacturing zone only. This would meet the requirement stipulated in state law. In addition, SLU Code 5920 would allow a medical cannabis pharmacy in all zones that were not primarily residential zones subject to a separation requirement. These zones included the PO, C1, C2, C3, HS, M1, M2, CM, and BP zones. This would also meet the requirement stipulated in state law.

Additionally, Section 22-14-21(C) Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy would provide additional requirements pertaining to both the production and sale of medical cannabis.

Mr. Bench reviewed the additional requirement the City was proposing, including that the Orem Police Department could review the criminal backgrounds of applicants and that cannabis production must be done in an indoor facility. Mayor Brunst wanted to clarify that the proposal would not only comply with state law, but allowed the City more control by including specific requirements in Orem's code. Mr. Bench said that was correct, and commented that state law already had strict controls in place but the city was able to supplement that in their code.

Mr. Macdonald asked the process by which staff determined the additional requirements in the proposal. Mr. Bench said Mr. Earl had done extensive research on the subject. Mr. Earl said he

DRAFT

1 reviewed the bill passed by the state, as well as the detailed analysis the Utah League of Cities and
2 Towns had prepared. He also reviewed ordinances in other Utah cities to see what limitations they
3 were establishing. All of the additional requirements this proposal included met state law, but their
4 “hands were tied” in that the City could not deny these requests outright.

5
6 Mr. Spencer asked for clarification on the zoning area they were proposing to allow the cannabis-
7 related land uses. Mr. Bench showed an aerial map, and said that zoning would not be the only
8 factor in limiting where these facilities could be. There were restrictions set by the state regarding
9 proximity to schools, which would limit options for these facilities.

10
11 Mrs. Lauret said she understood that the State had licensed three cities in Utah County (Lindon,
12 Provo, and Springville) of the 14 licenses they issued to allow for cannabis cultivation facilities
13 and cannabis pharmacies. She was curious about the interest in Orem for these kinds of facilities.
14 Mr. Bench said there had been a handful of phone calls before the end of the year, but they were
15 only speculative inquiries and the City gave no confirmations on anything other than Orem was
16 not a state-licensed city at this time.

17
18 Mr. Sumner asked if multiple facilities would be opened in cities with a cannabis license. Mr.
19 Bench said it was possible, but would depend on distance requirements. The state had identified
20 manufacturing zones as acceptable zones for cultivation facilities, but none were allowed in
21 residential or commercial zones. Cannabis pharmacies would be allowed in commercial zones and
22 the designated M2 zone if the ordinance were passed.

23
24 Mayor Brunst opened the public hearing at 6:17 p.m. No one came forward to speak, so he closed
25 the public hearing.

26
27 Mr. Macdonald said he appreciated the work staff had put into this proposal to ensure that they
28 were meeting state requirements but also protection Orem for the future. Mr. Clark showed the
29 Zoning Map of Orem to clarify the allowed zoning location. He said of the three zones the state
30 said these facilities could go, the proposal was to only allow them in one zone. He added that
31 growth in Vineyard would also affect the distance requirements for cannabis facilities. Mayor
32 Brunst pointed out the location for the announced temple for the Church of Jesus Christ of Latter-
33 day Saints, and said he thought that would also be a factor in distance requirements.

34
35 Mr. Peterson commented that living with chronic pain was a difficult way to go through life; on
36 the other hand, living with addiction was also a difficult way to go through life. He did not want
37 to appear to be in favor on any level of allowing these kinds of facilities in Orem, so he planned to
38 vote against the proposed ordinance. While he understood that state law prohibited the outright
39 denial of such proposals, he felt they could send a message by not changing their code to
40 accommodate these cannabis facilities.

41
42 Mr. Macdonald said that if the City Council did nothing, these cannabis facilities could go
43 anywhere in the state-identified zoning areas. By adding restrictions in the city code they were
44 making those facilities more expensive to operate, which would work in favor of discouraging
45 cannabis facilities to move into Orem.

DRAFT

1 **Mayor Brunst moved**, by ordinance, to amend Orem City Code by enacting Section 22-14-21(C)
2 Requirements for Cannabis Production Establishment and Medical Cannabis Pharmacy and amend
3 Appendix A by enacting Standard Land Use Codes 2140 Cannabis Production Establishment
4 (Subject to the requirements of Section 22-14-21(C)) and 5920 Medical Cannabis Pharmacy
5 (Subject to the requirements of Section 22-14-21(C)). **Mr. Lambson seconded** the motion. Those
6 voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, David Spencer, and
7 Brent Sumner. Those voting nay: Terry Peterson. The motion **passed**.

8 9 10 **COMMUNICATION ITEMS**

11
12 The Monthly Financial Summary for November 2019 was included in the packets distributed to
13 the Council.
14

15 16 **CITY MANAGER INFORMATION ITEMS**

17
18 Mr. Davidson said he had no additional information to share, but reminded that Council that they
19 had treats to celebrate Mr. Peterson's birthday in Room #107.
20

21 22 **ADJOURNMENT**

23
24 **Mr. Spencer moved** to adjourn the meeting. **Mrs. Lauret seconded** the motion. Those voting
25 aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David
26 Spencer, and Brent Sumner. The motion **passed**.
27

28
29 The meeting adjourned at 6:24 p.m.



Boards, Committees, and Commissions Application

PERSONAL INFORMATION

Applicant: **Sarah Bateman**

Address: [REDACTED]

Orem, UT 84057

Phone: [REDACTED]

Email: [REDACTED]

Preferred Communication	Emergency Contact	Emergency Contact #
Email	Scott Bateman	[REDACTED]

AVAILABILITY

My schedule is fairly flexible

BOARDS & COMMISSIONS

1st Choice	2nd Choice	3rd Choice
Natural Resources Stewardship Committee		

Please summarize why you wish to serve on a city board or commission:

I feel strengthened in community with others and am always looking for volunteer opportunities. As for addressing "areas of concern," it was my interest in community spirit and in the environment that propelled me to approach Mayor Brunst regarding the establishment of this very committee.

Brief Biography

It was during the many years of Girls' Camp (as a camper and a leader) where I solidified my love of the natural world.

And it was an eye-opening trip to the dump where I started to think: we can do better.

As a full-time stay-at-home mom for nearly 14 years I have noticed that delighted fascination for the wonders of nature is innate. We don't need to teach it. We simply let that wonder be a guide in both the development of the child and the development of the adult. My children and I enjoy hiking, camping, star-gazing, observing creepy crawlies and are always on the lookout for a good tree to climb.

Occasionally I write on my blog, Desert Green Goddess (<http://desertgreengoddess.blogspot.com/>). This is where I started documenting my quirky, low-waste lifestyle. My challenge a few years ago: take out the garbage bin only when it's full; document how often in the space of one year. My best year was 4 times. As for 2016, I've taken it out at approximately 7-week intervals.

I approached Mayor Brunst spring of 2015 with the idea of establishing the Natural Resources Stewardship Committee. After some preliminary meetings with him and City Manager Jamie Davidson the mayor approved the further exploration of the proposed committee and assigned Ryan Clark, director of economic development, to write up the draft. It went through the staff review, the city attorneys, to the Planning Commission and finally before the City Council for a vote.

It passed unanimously.

As for my background:

B.A. in Humanities from BYU (English emphasis). Toured internationally as a member of the BYU International Folk Dance Ensemble. Both point to my love of diverse expressions of art around the globe.

Founder, Free SWAP—Sharing We All Prosper (www.freeswap.info). Community yard sale where everything is free. In its fifth year on the larger-scale, though I started doing them in my Geneva neighborhood over 10 years ago.

School volunteer. Geneva Elementary PTA and Walden School of Liberal Arts (Provo). Spearheaded both a Garbage Audit and a Food Waste Audit at Geneva Elementary.

Volunteered at the Parliament of the World's Religions, October 2015, Salt Lake City.
Five-day conference with global leaders in the interfaith community.

Other meetings I attend regularly: Provo Sustainability Committee, EAT Coalition

Previous Experience

Application Submitted: 8/12/2016



Boards, Committees, and Commissions Application

PERSONAL INFORMATION

Applicant: **Darren Hawkins**
Address: [REDACTED]
Orem, UT 84097

Phone: [REDACTED]
Email: [REDACTED]

Preferred Communication	Emergency Contact	Emergency Contact #
Email	Ellen Hawkins	[REDACTED]

AVAILABILITY

Generally available

BOARDS & COMMISSIONS

1st Choice	2nd Choice	3rd Choice
Natural Resources Stewardship Committee		

Please summarize why you wish to serve on a city board or commission:

I have benefited greatly by living in Orem and have reached a stage in my life where I can give back, and would love to do so. I am interested generally in wise stewardship of our natural resources but have no particular agenda. Before promoting any activities, I would like to first learn a lot more about what is being done and what might make the most sense in terms of easy things to do. I always favor looking for

"low-hanging fruit," small efforts that can improve the lives of others without much cost or effort. It's frequently not too difficult to identify such fruit.

Brief Biography

I am from Salt Lake but have lived in Orem for nearly 20 years. I have been a political science professor at BYU during that entire time. I served as department chair for 7 years, and developed many administrative abilities and refined my ability to work cooperatively with folks who think very differently than I. I am vice-chair of LDS Earth Stewardship, a religious group dedicated to the principles of caring for our beautiful natural world in ways that are harmonious with human use and enjoyment. I have worked with the city of Provo and its mayor to do research in using messages to citizens to promote careful water use. I have served many volunteer positions in my local LDS ward. In my personal life, I am a husband and father of four.

Previous Experience

None

Application Submitted: 8/23/2016



RECEIVED

SEP 12 2017

Office of the City Manager

Board, Commission & Committee Application

Submitted On: September 12th, 2017 @ 12:21pm

Full Name	Nathan Christiansen
Full Address	[REDACTED] Orem UT 84057
Phone Number	[REDACTED]
Email	[REDACTED]
What board or commission are you applying for?	Arts Council
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 Arts Council can help address the needs of small groups of musical artists in various ways. With my experience I can help guide the Arts Council to meet the needs of the musical artists, especially the small groups.

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 experience in the leadership of a charitable [501(c)(3)] organization that focuses on the preservation of an American musical style. I am familiar with the production of shows and the organization and legal requirements needed to put on these shows.

Please upload your resume.

https://seamlessdocs.s3.amazonaws.com/attachments%2FCO17081000032913952%2FIDw9VLolQ2OIZManeceL_Resume.docx

Signature Data

Name:

First Name: Nathan

Last Name: Christiansen

Email:

Email Address: [REDACTED]

Nathan Christiansen



Boards, Committees, and Commissions Application

PERSONAL INFORMATION

Applicant: **Nancy L. Peterson**

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

U.S Citizen	Registered Voter in Orem	# Years as Orem Resident
Yes	Yes	18

BOARDS & COMMISSIONS

1st Choice	2nd Choice	3rd Choice
Arts Council	CARE Tax Advisory Commission	Library Advisory Commission

Please summarize why you wish to serve on a city board or commission:

I love Orem. I work in Orem as a professor of teacher education at UVU. My husband and I have owned a home here for 18 years, and not only do we plan to stay for life, our children (raised here, and all four of them are graduates of OHS) want to keep our home in order to raise their families here, once we are gone! I have moved my elderly parents to a retirement community in Orem in order to be closer to them. All of these aspects of my life allow me to be fully interested and enthusiastic about life in Orem, past, present and future.

Please tell a little about yourself including special skills or qualifications:*

I grew up on a farm in Colorado, singing in a trio with my sisters for every banquet, church service, and talent contest around. I left home for a scholarship at BYU, majored in music and graduated in elementary education. With various music groups at BYU I toured throughout the US. I met my husband in the orchestra pit of Promised Valley Playhouse (he played trumpet and I played French horn). Military and graduate school for both of us took us to Michigan, Texas, and Virginia. When we had a chance to return to Utah, the stained glass mural in the Orem Library convinced me that Orem was the right place. I teach elementary pre-service teachers about the language arts and children's literature, and I am very involved in my students' placements as student teachers throughout Utah Valley. I founded and continue to co-chair UVU's Forum on Engaged Reading and our annual conference, "For the Love of Reading." My children have grown into wonderful adult musicians, artists, and writers, and I like to think of our family growing up happy BECAUSE we live in Orem.

If applicable, please summarize any previous volunteer experience with the City of Orem:

I can really only claim three volunteer areas of experience: 1) Singing & Performing for the Orem Senior Citizen's Center, 2) Regular Red Cross Platelet donor (for nearly 15 years), and 3) The Timpanogos Storytelling Festival, for my first time (of many to come) this year. Through the years I have attended workshops that have encouraged me to become civically involved, and I am ready to take that step and make a commitment to it.

ETHICAL & LEGAL STATEMENTS

Conflict of Interest	No	<<If yes, please explain 1>>
Adversary Party	No	<<If yes, please explain 2>>
Outstanding Obligations	No	<<If yes, please explain 3>>
Felony Conviction	No	<<If yes, please explain 4>>

OPTIONAL SELF IDENTIFYING INFORMATION

Sex	Age	Race
Female	58	

Application Submitted: **9/11/2015**



Boards, Committees, and Commissions Application

PERSONAL INFORMATION

Applicant: **Mickey Cochran**

Address: [REDACTED]
Orem, Utah 84097

Phone: [REDACTED]

Email: [REDACTED]

Preferred Communication	Emergency Contact	Emergency Contact #
Email	Kathy Cochran	[REDACTED]

AVAILABILITY

Sundays

BOARDS & COMMISSIONS

1st Choice	2nd Choice	3rd Choice
Board of Adjustment	Planning Commission	Neighborhood in Action Chair

Please summarize why you wish to serve on a city board or commission:

Having been an Orem resident for over 31 years, I have watched closely the development of our city. I am excited to see the master plan come to fruition and for Orem to grow.

Brief Biography
I have been an educator on the elementary, secondary, and university levels. I have owned businesses - restaurants, real estate, bridge capital, consulting, software development. There is little that I do not have interest in. My education is wide in most areas. I love people and being involved with the betterment of individuals and communities - especially Orem.

Previous Experience
Cascade, Orchard, and Foothill Neighborhood Commission

Application Submitted: 7/19/2016



City Council Agenda Item Report

Meeting Date: January 28, 2020

Submitted by: Jake Harding

Submitting Department: Development Services

Item Type: Ordinance

Agenda Section:

Subject:

PUBLIC HEARING – Amending Section 14-3-3 (Wall Signs) of the Orem City Code by adding the CM Zone as a permitted zone for wall signs.

Suggested Action:

The Planning Commission recommends the City Council amend Section 14-3-3 Wall Signs) of the Orem City Code by adding the CM Zone as a permitted zone for wall signs.

Presenter:

Jason Bench

Background:

Current zoning code does not list commercial manufacturing as a zone where wall signs are permitted while wall signs are permitted in all other commercial and manufacturing zones throughout the city.

A recent applicant had requested for approval of a wall sign in the CM zone, and those in Development Services noticed the absence of language allowing for wall signs in the zone. In the past, the City has approved wall signs within the CM zone, and this amendment would clean up the language within the code.

Potentially Affected Area:

Attachments:

[AS_KW_Wall Sign Amendment_CM zone.docx](#)

[Ord_KW_WallSignAmendment_CM zone.docx](#)

[Text Amendment.pdf](#)

[DRC Application.pdf](#)

[Planning Commission Minutes_Wall Signs in CM zone 1.15.2020.docx](#)

CITY OF OREM
CITY COUNCIL MEETING
JANUARY 28, 2020



REQUEST:	PUBLIC HEARING – Amending Section 14-3-3 <i>Wall Signs</i> of the Orem City Code by adding the CM zone as a permitted zone for wall signs.
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: Citywide

**PLANNING COMMISSION
RECOMMENDATION**

Vote: 7-0 for approval

PREPARED BY:

Kendall Willardson
Planning Intern

REQUEST: Development Services requests the City Council amend Section 14-3-3 *Wall Signs* of the Orem City Code by adding the CM zone as a permitted zone for wall signs.

BACKGROUND: Current zoning code does not list commercial manufacturing as a zone where wall signs are permitted while wall signs are permitted in all other commercial and manufacturing zones throughout the city.

A recent applicant had requested for approval of a wall sign in the CM zone, and those in Development Services noticed the absence of language allowing for wall signs in the zone. In the past, the City has approved wall signs within the CM zone, and this amendment would clean up the language within the code.

RECOMMENDATION: The Planning Commission recommends the City Council amend Section 14-3-3 *Wall Signs* of the Orem City Code by adding the CM zone as a permitted zone for wall signs.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 14-3-3 *WALL SIGNS* TO INCLUDE THE CM ZONE AS A PERMITTED ZONE FOR WALL SIGNS

WHEREAS on December 18, 2020, the Department of Development Services filed an application with the City of Orem requesting that the City amend Section 14-3-3 *Wall Signs* of the Orem City Code to include the CM zone as a permitted zone for wall signs; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on January 15, 2020, and the Planning Commission recommended that the City Council approve the application; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 N State Street; and

WHEREAS a public hearing considering the subject application was held by the City Council on January 28, 2020; 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 it is in the best interest of the City to amend section 14-3-3 *Wall Signs* because:
 - A. Wall signs are consistent with the commercial nature of the CM zone.
2. The City Council hereby amends Section 14-3-3 *Wall Signs* of the Orem City Code to include the CM zone as a permitted zone for wall signs.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. All ordinances 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 28th day of **January** 2020.

DRAFT

Richard F. Brunst, Jr., Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

DRAFT

EXHIBIT A

CHAPTER 14. SIGNS

Article 14-3. Definitions and Regulations

14-3-3. Specific Regulations by Sign Type.

Wall Signs:

1. Wall signs require a sign permit from the City.
2. Wall signs shall:
 - a. Be attached to any wall of a building;
 - b. Not exceed twenty percent (20%) of the area of any wall;
 - c. Not extend above the roof line;
 - d. Not be used on the same building which has an Integral Roof sign.
3. Wall signs are permitted in the C1, C2, C3, M1, M2, HS, BP, CM, commercial PD zones, and State Street District zones.

CHAPTER 14. SIGNS

Article 14-3. Definitions and Regulations

14-3-3. Specific Regulations by Sign Type.

Wall Signs:

1. Wall signs require a sign permit from the City.
2. Wall signs shall:
 - a. Be attached to any wall of a building;
 - b. Not exceed twenty percent (20%) of the area of any wall;
 - c. Not extend above the roof line;
 - d. Not be used on the same building which has an Integral Roof sign.
3. Wall signs are permitted in the C1, C2, C3, M1, M2, HS, BP, CM, commercial PD zones, and State Street District zones.



Development Review Committee (DRC) Application Ordinance Amendment

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

www.orem.org

Applicant Information			
Name: Development Services		Phone: 801-229-7183	
Address: 56 N State St		Email:	
City: Orem		State: UT	Zip: 84057
Project Information			
Project Name		Amend 14-3-3, Wall Signs(3)	
Project Address			
Request		Fees	Total
☐ Subdivision Text		\$1,160	
☐ Zoning Text		\$1,160	
☒ Sign Text Amendment		\$1,160	
☐ Rezone		\$1,228 + \$689 sign fee	
☐ New PD Zone Text		\$3,685 + \$689 sign fee	
☐ Land Use Map Change		\$1,057 + \$689 sign fee	
☐ General Plan Text Change		\$1,057 + \$689 sign fee	
☐ Neighborhood Notice		TBD at time of submittal, if needed	
☐ Public Notice		\$100 each for PC and CC, if needed	
☐ Development Agreement UT Co. Fees		TBD at time of recordation	
Total			
Required Copies			
Two (2) full-size copies no larger than 24" x 36", one (1) 11" x 17" and a PDF and/or Word of all applicable drawings and plans. Files can be emailed to Cheryl Vargas at chvargas@orem.org or submitted on disc/flash drive prior to the deadline.			
General Notes, Signature, and Contact Person			
Planning Commission/City Council Meetings. Once the Development Review Committee determines your application is complete and complies with all applicable City ordinances, it shall be forwarded to the Planning Commission if required, and City Council, if required. The City Council is the final approving authority of conditional use permits, appeals, City Code amendments, General Plan amendments, fence modifications, and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21. Neighborhood Meeting. The applicant shall hold a neighborhood meeting in accordance with City Code for the following requests: General Plan amendments, Zoning Ordinance amendments, commercial developments adjacent to a residential zone, all non-residential uses in a residential zone. DRC Application. The DRC application must be complete at the time of submittal or it may not be accepted. Filing Fee Notice. Applications filed after July 1 are subject to fee changes regardless of the fee listed on the application used at the time of submittal. Deadline. The deadline for filing a DRC application is Monday noon for first review the following Thursday. In the case of a Monday holiday, the deadline is Tuesday at noon. Contact information to inquire about the status of an application: 801.229.7183			
Applicant's Signature: <i>Kendall Willardson</i>			
Contact Person: Kendall Willardson		Phone: 801-229-7255	
Office Use Only			
Date Filed: 12/18/19	Fees Paid: ☒	Received By:	Receipt #:

7 February 2019

14-3-3. Specific Regulations by Sign Type.

Wall Signs:

1. Wall signs require a sign permit from the City.
2. Wall signs shall:
 - a. Be attached to any wall of a building;
 - b. Not exceed twenty percent (20%) of the area of any wall;
 - c. Not extend above the roof line;
 - d. Not be used on the same building which has an Integral Roof sign.
3. Wall signs are permitted in the C1, C2, C3, M1, M2, HS, BP, CM, commercial PD zones, and State Street District zones.

Planning Commission Minutes – January 15, 2020

Agenda Item 3.3 is a request by Development Services to request the City

Staff Presentation: Current zoning code does not list commercial manufacturing as a zone where wall signs are permitted while wall signs are permitted in all other commercial and manufacturing zones throughout the city.

A recent applicant had requested for approval of a wall sign in the CM zone, and those in Development Services noticed the absence of language allowing for wall signs in the zone. In the past, the City has approved wall signs within the CM zone. This amendment would update the language within the code allowing wall signs in the CM zone.

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

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.

When no one came forward, Chair Spencer 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. Cook moved to forward a positive recommendation to the City Council Amending Section 14-3-3(12) *Wall Signs* of the Orem City Code by adding the CM zone as a permitted zone. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.



City Council Agenda Item Report

Meeting Date: January 28, 2020

Submitted by: Jake Harding

Submitting Department: Development Services

Item Type: Ordinance

Agenda Section:

Subject:

PUBLIC HEARING – Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zoning on approximately 0.28 acres for property located generally at 166 North 400 West from the R7.5 zone to the R6.5 zone.

Suggested Action:

The Planning Commission recommends the City Council amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zoning on property located at 166 North 400 West from the R7.5 to the R6.5 zone.

Presenter:

Jason Bench

Background:

The existing property is approximately 12,196 square feet (0.28 acres). It currently has one single family dwelling. It is a corner lot with large yard space.

The applicant has submitted a concept plan to divide the lot into two single family lots--one being 6,939 square feet, the other being 6,540 square feet. The current R7.5 zone requires a lot size minimum of 7,500 square feet meaning that the applicant's proposed lots will not meet current zoning requirements. The proposed R6.5 zone would allow for the proposed two lots and their sizes with the minimum size requirement of 6,500 square feet being met.

The applicant has also submitted concept plans for the homes to be constructed on the proposed parcels. The homes would be identical in design and would be mirrored over the property line. Each home would be approximately 2,150 square feet separately in size and would have a 750 square foot one-bedroom, one-bathroom accessory apartment. The primary units would be approximately 1,400 square feet.

The applicant meets the required parking for both the primary and accessory units. The primary units have a one (1) car garage and an additional parking stall on the side of the home. The accessory apartments each have a one (1) car garage with doors that lead into the units.

The Development Review Committee has stressed to the applicant that the primary units must be owner occupied in order to have accessory apartments.

The applicant held a neighborhood meeting on Friday, September 13th at 6:15pm. After the applicant assured the neighbors that these homes would not be used for multifamily uses, the neighbors appeared to be in support of the project.

Potentially Affected Area:

Suncrest Neighborhood

Attachments:

[AS_JH_Rezone 166 N 400 W.docx](#)

[Ord_JH_Rezone 166 N 400 W.docx](#)

[Vicinity Map.pdf](#)

[Floor Plan.pdf](#)

[Location Map.pdf](#)

[Zoning Maps.pdf](#)

[Plat.pdf](#)

[Site Plan.pdf](#)

[Elevations.pdf](#)

[Applicable Zoning Ordinances.pdf](#)

[Mailer Front.pdf](#)

[Mailer Back.pdf](#)

[Pages from Neighborhood Meeting Minutes.pdf](#)

[DRC Application.pdf](#)

[Planning Commission Minutes 166 N 400 W_1.15.2020.docx](#)

CITY OF OREM
CITY COUNCIL MEETING
JANUARY 28, 2020



REQUEST:	PUBLIC HEARING – Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zoning on approximately 0.28 acres of property located generally at 166 North 400 West from the R7.5 zone to the R6.5 zone.
APPLICANT:	Brian Mitchell Wilkes
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Mailed 156 notices within 500 feet of the property.
- Posted at utah.gov/pa

Site Information	
General Plan	MDR
Current Zone	R7.5
Acreage	0.28
Neighborhood	Suncrest

PLANNING COMMISSION RECOMMENDATION
Vote: 7-0 for approval

PREPARED BY:
Jake Harding Orem City Planner

REQUEST: The applicant requests the City Council, by ordinance, rezone the property located at 166 North 400 West from the R7.5 zone to the R6.5 zone.

BACKGROUND: The existing property is approximately 12,196 square feet (0.28 acres). It currently has one single family dwelling. It is a corner lot with large yard space.

The applicant has submitted a concept plan to divide the lot into two single family lots--one being 6,939 square feet, the other being 6,540 square feet. The current R7.5 zone requires a lot size minimum of 7,500 square feet meaning that the applicant's proposed lots will not meet current zoning requirements. The proposed R6.5 zone would allow for the proposed two lots and their sizes with the minimum size requirement of 6,500 square feet being met.

The applicant has also submitted concept plans for the homes to be constructed on the proposed parcels. The homes would be identical in design and would be mirrored over the property line. Each home would be approximately 2,150 square feet separately in size and would have a 750 square foot one-bedroom, one-bathroom accessory apartment. The primary units would be approximately 1,400 square feet.

The applicant meets the required parking for both the primary and accessory units. The primary units have a one (1) car garage and an additional parking stall on the side of the home. The accessory apartments each have a one (1) car garage with doors that lead into the units.

The Development Review Committee has stressed to the applicant that the primary units must be owner occupied in order to have accessory apartments.

The applicant held a neighborhood meeting on Friday, September 13th at 6:15pm. After the applicant assured the neighbors that these homes would not be used for multifamily uses, the neighbors appeared to be in support of the project.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section 22-5-3(A) and the zoning map of the City of Orem for property located at 166 North 400 West from the R7.5 to the R6.5 zone.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING
SECTION 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM
BY REZONING THE PROPERTY LOCATED GENERALLY AT 166
NORTH AND 400 WEST FROM THE R7.5 TO THE R6.5 ZONE

WHEREAS on October 14, 2019, Brian Mitchell Wilkes filed an application with the City of Orem requesting that the City amend the zoning map of Orem City by changing the zone from R7.5 to R6.5 on approximately 0.28 acres located generally at 166 North and 400 West as shown on Exhibit “A” attached hereto and incorporated herein by reference; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on January 15, 2020, and the Planning Commission recommended the City Council approve the application; and

WHEREAS the City posted the City Council agenda in the Orem Public Library, the Orem City Webpage, and the City Offices at 56 N State Street; and

WHEREAS a public hearing considering the subject application was held by the City Council on January 28, 2020; 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 it is in the best interest of the City to rezone the subject property to the R6.5 zone because:
 - A. The request is consistent with the Orem General Plan.
 - B. The proposed rezone will maintain the residential character of the neighborhood as outlined in the Suncrest Neighborhood Plan.
2. The City Council hereby amends Section 22-5-3(A) and the zoning map of Orem City by changing the zone from R7.5 to R6.5 on approximately 0.28 acres located generally at 166 North and 400 West as shown on Exhibit “A” 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. All ordinances in conflict herewith are hereby repealed.

DRAFT

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 **28th** day of **January** 2020.

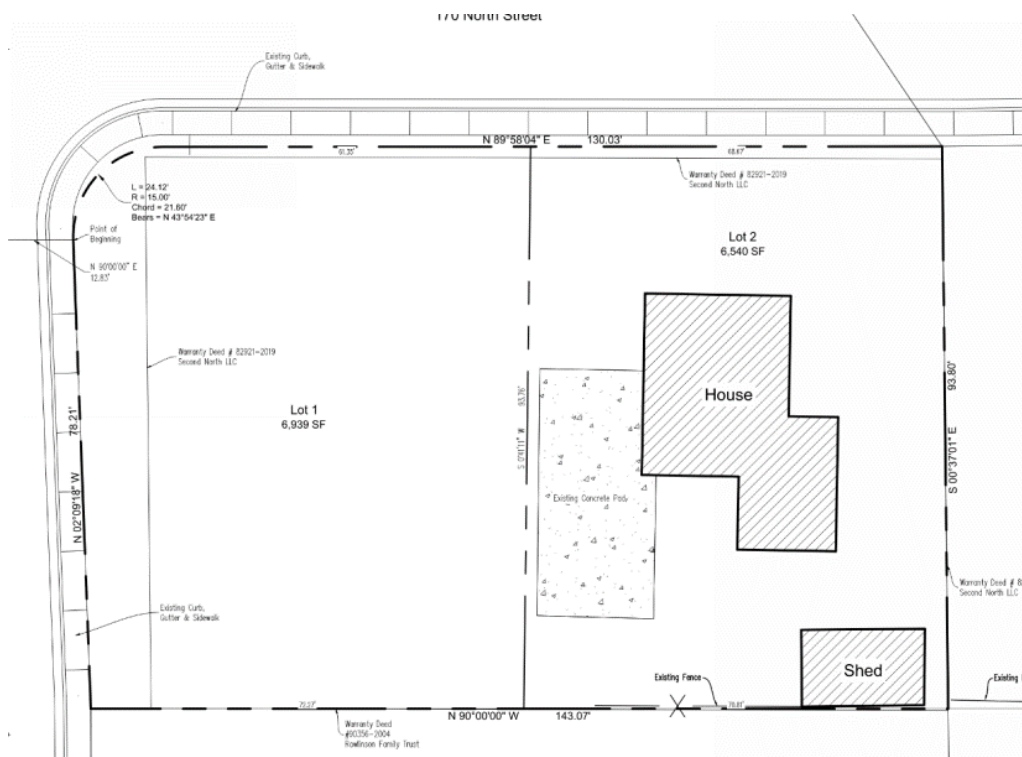
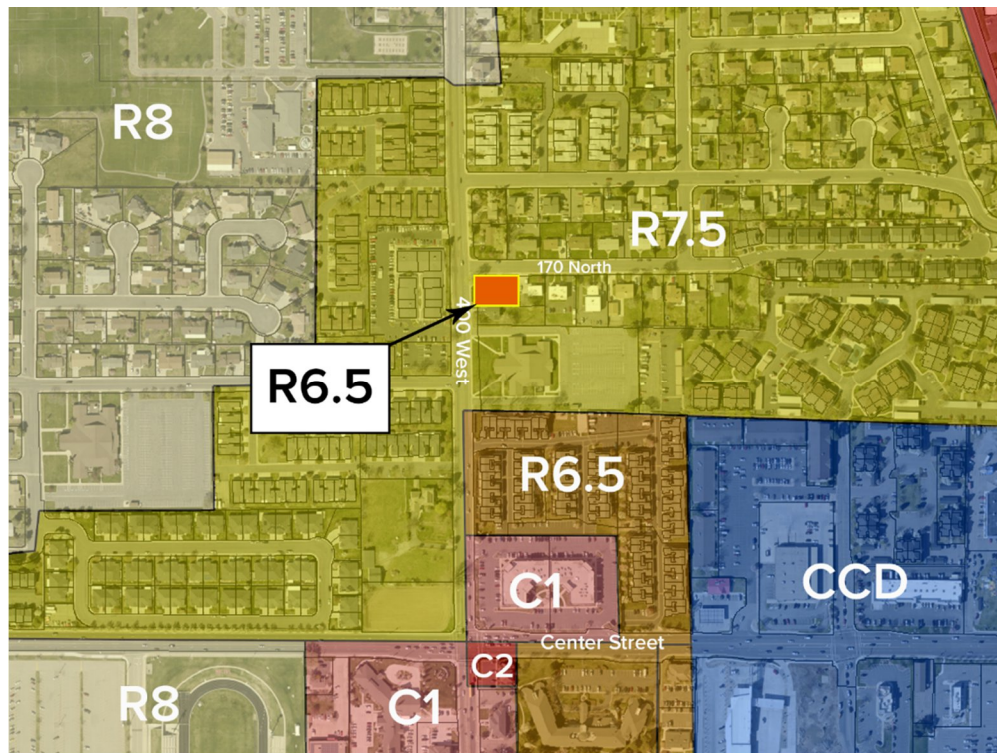
Richard F. Brunst, Jr., Mayor

ATTEST:

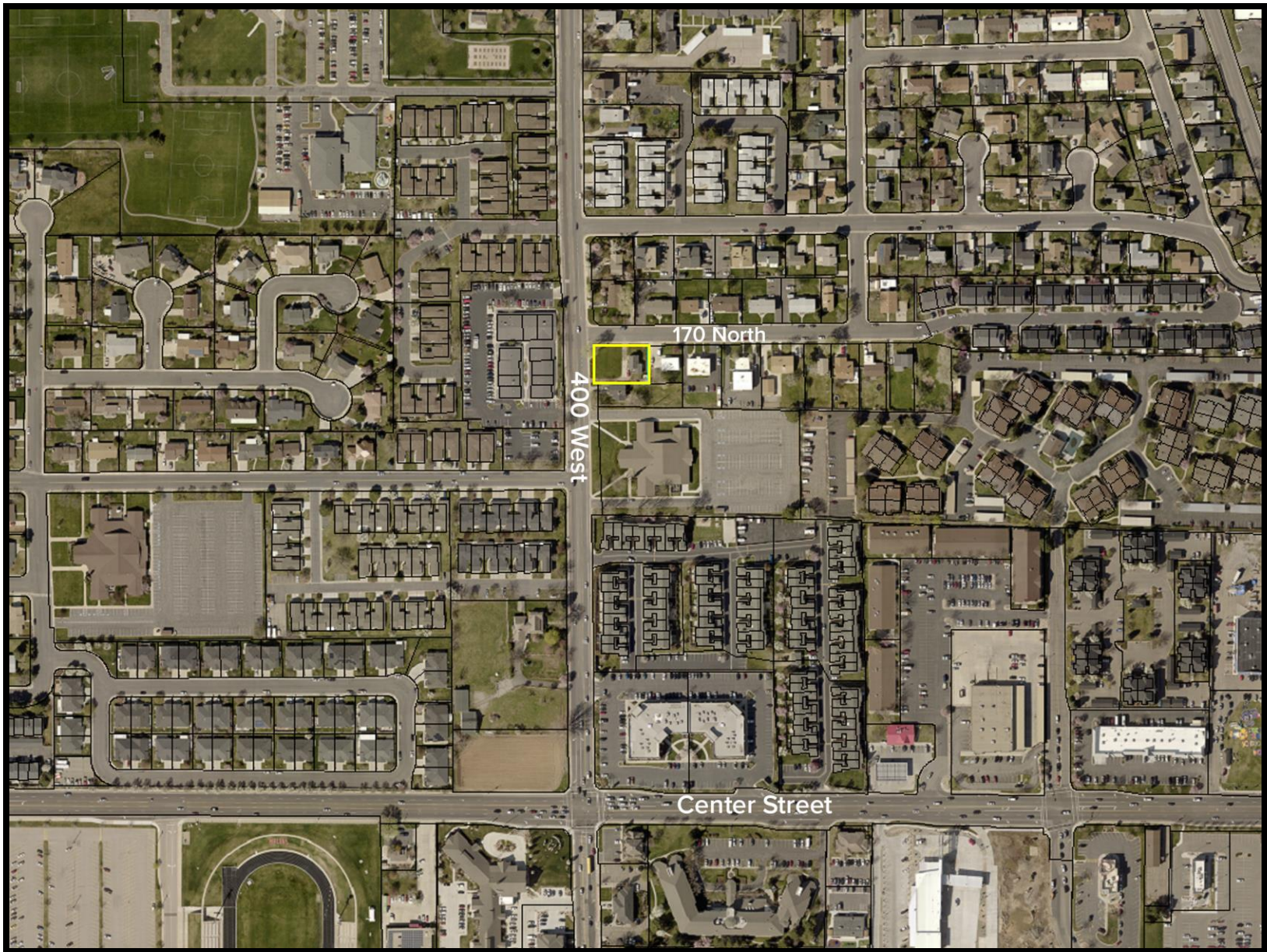
JoD'Ann Bates, City Recorder

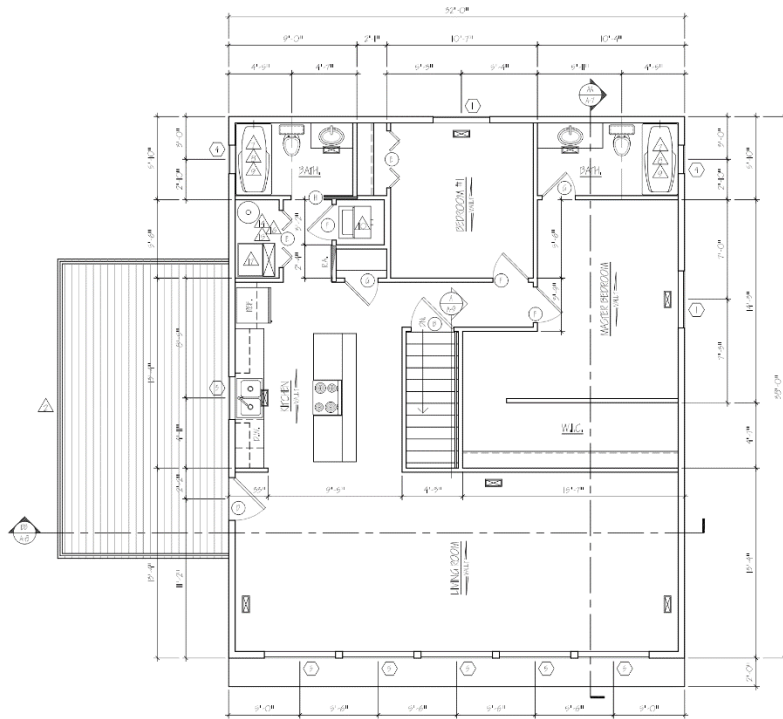
COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

EXHIBIT A

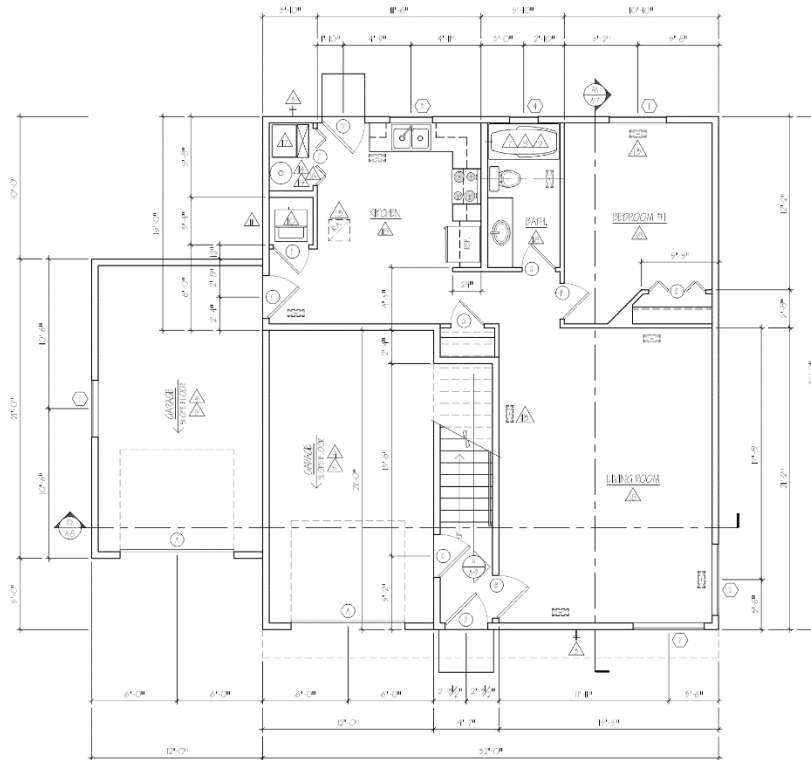


166 North 400 West





B UPPER FLOOR PLAN 1,216 SQ. FT.
1/4" = 1'-0"



A MAIN FLOOR PLAN 800 SQ. FT.
1/4" = 1'-0"

General Notes

1. DO NOT SCALE DRAWINGS.
2. MODELING - BY OTHERS, TOP OF FLOORING SHALL BE 5/8" A.F.F. MIN.
3. HOME THEATERS SHALL BE FLOORLESS w/ A BACKLASH PREVENTION DEVICE INSTALLED.
4. SLOPE GARAGE FLOOR DRAIN 1/4" PER 12" ACROSS.
5. GARAGE CEILING AND WALLS SHALL BE COVERED w/ (1) LAYER OF 5/8" TYPE M, 1" THICK GATED SHEET ROCK.
6. SEE PAGE A-5 FOR DOOR AND WINDOW SCHEDULES.
7. SUMP PUMPS ARE NOT ALLOWED IN CONCEALED AREAS SUCH AS CLOSETS AND SHOWERES.
8. PROVIDE AIR AND RADI VALVES ON ALL RADIATORS & SHOWERS.
9. 60" x 30" TUB & SHOWER UNITS.
10. SINKABLE WASHES & DRESSES IN DOWNHILL.
11. VENT CLOTHES DRYER TO OUTSIDE OF HOME.
12. HVAC SCHEDULES ARE ESTIMATES ONLY & THE ACTUAL WILL VARY ACCORDING TO THE HVAC CONTRACTOR & THE OWNER.
13. SEE DETAIL 141/142 FOR MEASUREMENT PREVENTION REQUIREMENTS (HAC AND ELECTRICAL).
14. EXPANSION TANK SHALL BE INSTALLED ON WATER HEATER(S).
15. REQUIRE WATER HEATER(S) TO WALL w/ SEISMIC STRAPS, LINE (2) 16 GA. STEEL PLATE w/ 1/4" LAG BOLTS INTO AT LEAST (2) JOISTS, WALL (2) JOIST WALL SEISMIC OR COVERED w/ SHEET ROCK OR SOLID FLOORING MAY BE DONE AT STAIR HEIGHTS, MAX. CLEARANCE OF 1" FROM WATER HEATER(S) TO WALL OR FLOORING.
16. FLOOR DRAIN w/ 1/4" PRIMER OR DEEP SEAL TOP.
17. SUPPLY CLOTHES CONVEYERABLE AIR TO 100 LOCO CLOTH DRYER PLUMBING.
18. CEILING SHALL BE 5/8" TYPE M, 1" THICK GATED SHEET ROCK.

No.	Revision / Issue	Date

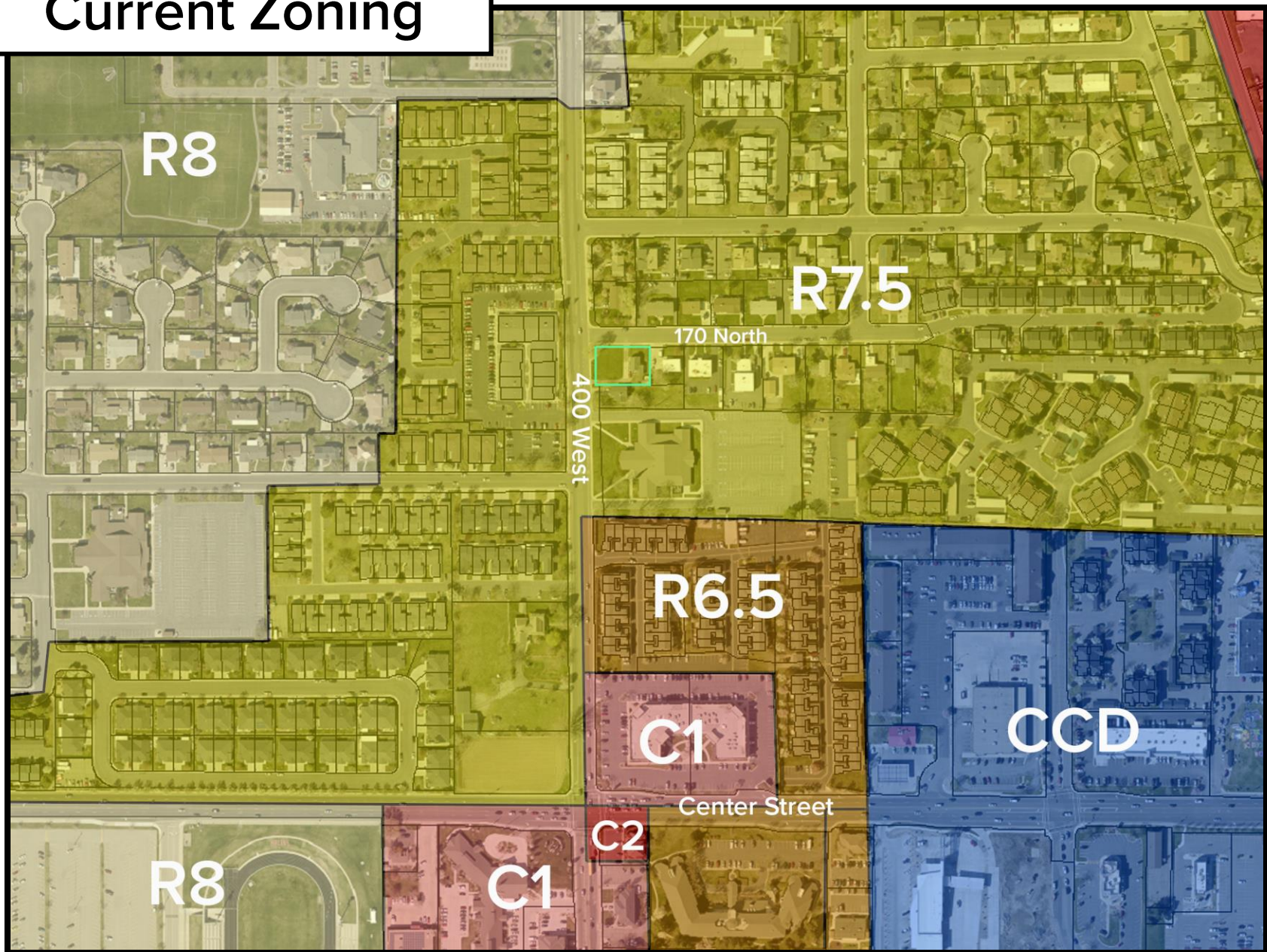
Designed by
ZIRDES DRAFTING & DESIGN, LLC
 801-568-5470
 zirdesdrafting@gmail.com
 1000 N. 1000 W., Orem, UT 84057

Project Name and Address
 A new house for
MITCH WILKES
 363 West 170 North
 Orem, Utah

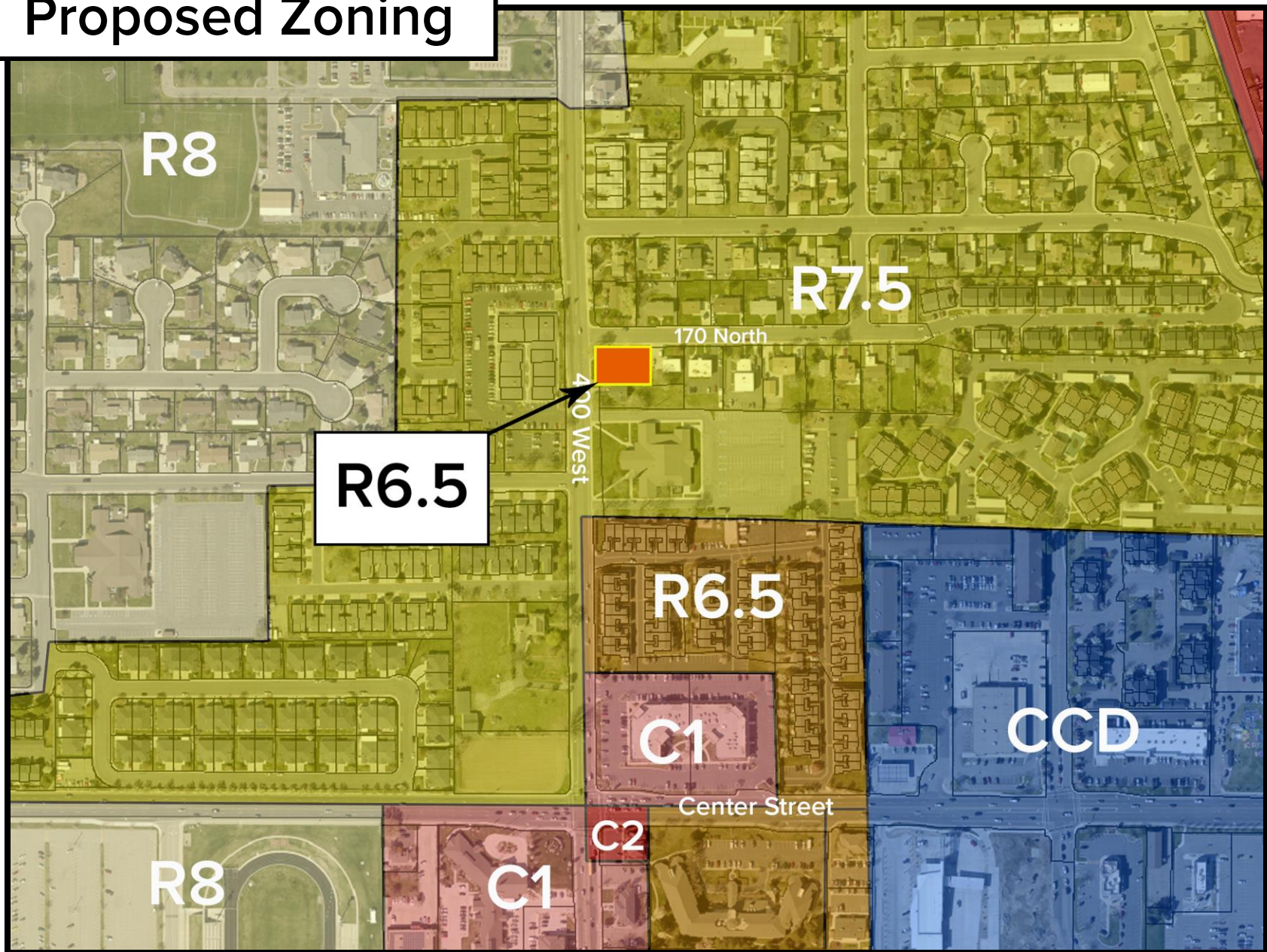
Project	19MIL
Date	10/19/19
Scale	1/4" = 1'-0"

A-3

Current Zoning

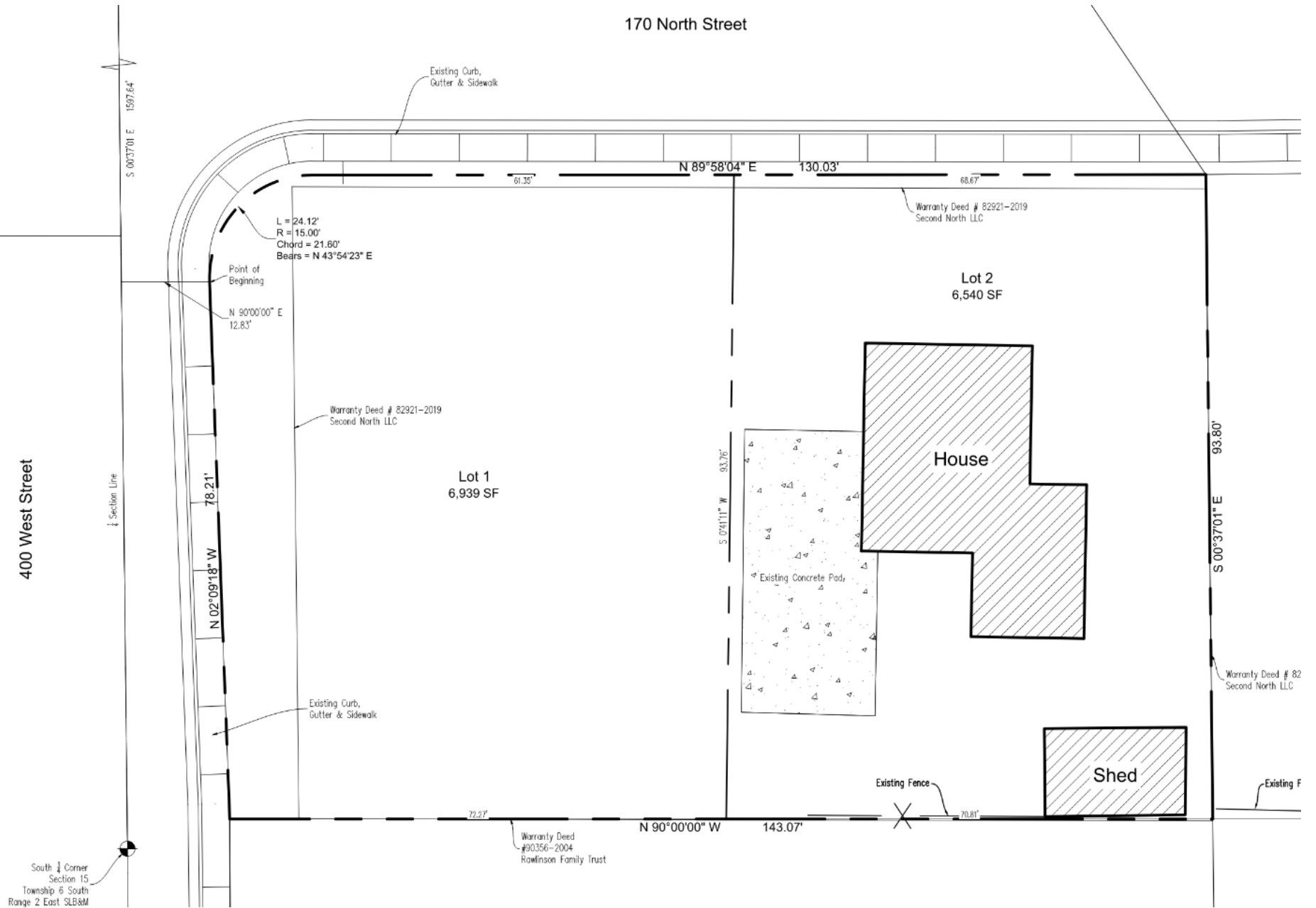


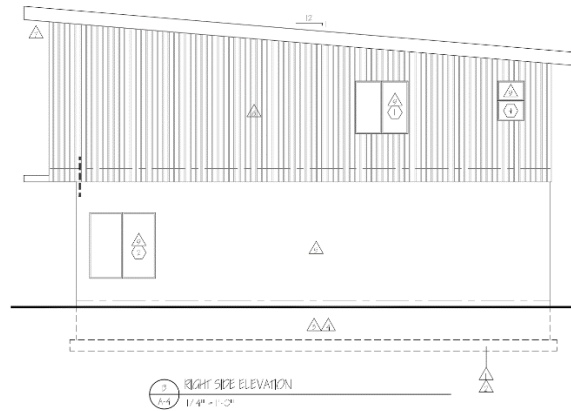
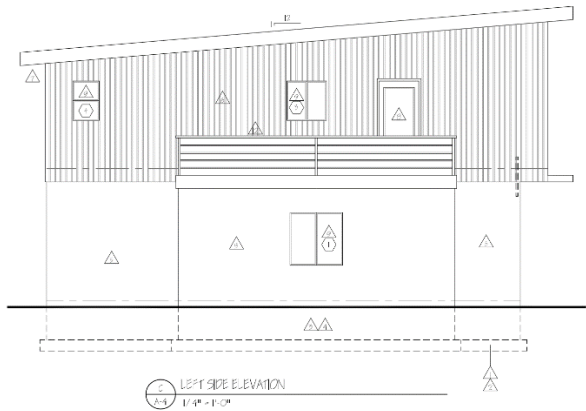
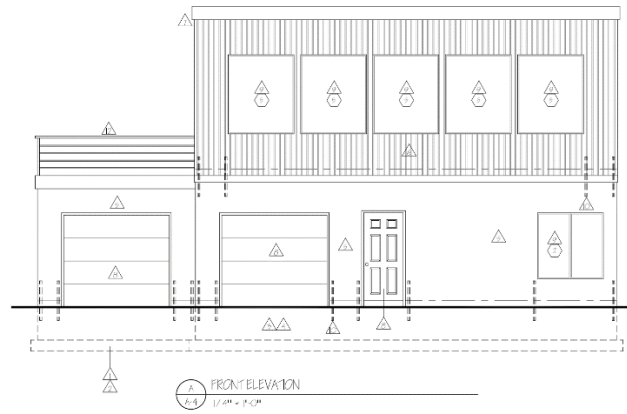
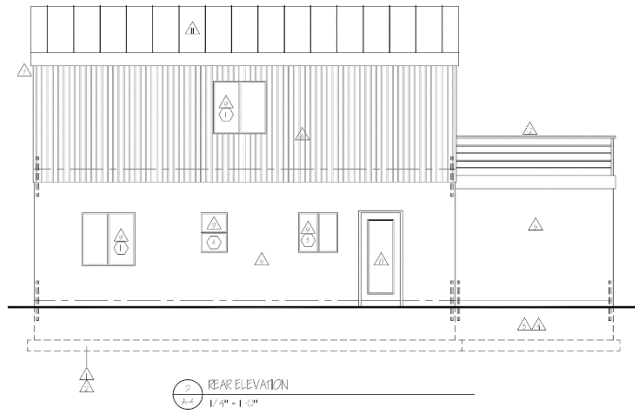
Proposed Zoning



170 North Street

400 West Street





General Notes

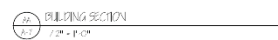
- FOOTING, SEE FOUNDATION PLAN.
- BOTTOM OF FOOTINGS TO A MIN. OF 4\"/>

No.	Revision/Issue	Date

Designed by:
ZIEBES DRAFTING & DESIGN, LLC
 10120 S. 1000 E.
 SUITE 200, OREM, UT 84057

Project Name and Address
 A new house for
MITCH WALKES
 565 West 170 North
 Orem, Utah

Project	HWLK	A-4
Date	10/19/19	
Scale	1/4\"/>	



- 47

Selections from City Code 22-6

Residential Zone Development Standards

R7.5 Zone

The R-7.5 Zone is established to promote medium density residential uses with a minimum lot size of 7,500 square feet per lot, and to allow other selected uses which are compatible with the character of the zone.

R6.5 Zone

The R6.5 Zone is established to promote medium density residential uses with a minimum lot size of 6,500 square feet per lot, and to allow other selected uses which are compatible with the character of the zone.

Zone Development Standards		
Item	R7.5 (Current)	R6.5 (Proposed)
Minimum Lot Square Footage	7,500ft ²	6,500ft ²
Minimum Lot Width	75'	65'
Minimum Height	8ft OR 1 story, whichever is greater	
Maximum Height	35'	

Interior Lot Setbacks		
Setback	R7.5 (Current)	R6.5 (Proposed)
Front Setback	25'	25'
Rear Setback	25'	25'
Side Setbacks Total with attached garage	20'	16'
Side Setback Minimum with attached garage	8'	6'
Side Setbacks Total if no attached garage	24'	16'
Side Setback Minimum if no attached garage	10'	6'

Corner Lot Setbacks		
Setback	R7.5 (Current)	R6.5 (Proposed)
Front Setback	25'	25'
Rear Setback	10'	10'
Side Yard with attached garage	10'	10'
Side Yard if no attached garage	30'	25'
Side Yard abutting the side street	20'	20'

For more information, contact
Jake at (801) 229-7239 or
jrharding@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Jan 28, 2020 6:00 pm
Planning Commission Wed, Jan 15, 2020 4:30 pm

Applicant seeks Rezone approval for 0.28 acre parcel located at 166 North 400 West from R7.5 to R6.5.

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

SECOND NORTH LLC
350 MILLCREEK LN
KAYSVILLE, UT 84037

For more information, contact
Jake at (801) 229-7239 or
jrharding@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Jan 28, 2020 6:00 pm
Planning Commission Wed, Jan 15, 2020 4:30 pm

Applicant seeks Rezone approval for 0.28 acre parcel located at 166 North 400 West from R7.5 to R6.5.

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

COLMENARES, JACQUELINE
412 W 75 N
OREM, UT 84057

For more information, contact
Jake at (801) 229-7239 or
jrharding@orem.org



City Council Chambers, 56 N State Street

City Council Tue, Jan 28, 2020 6:00 pm
Planning Commission Wed, Jan 15, 2020 4:30 pm

Applicant seeks Rezone approval for 0.28 acre parcel located at 166 North 400 West from R7.5 to R6.5.

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

DAVIS, GERALDINE
470 W 40 N
OREM, UT 84057

For more information, contact
Jake at (801) 229-7239 or
jrharding@orem.org



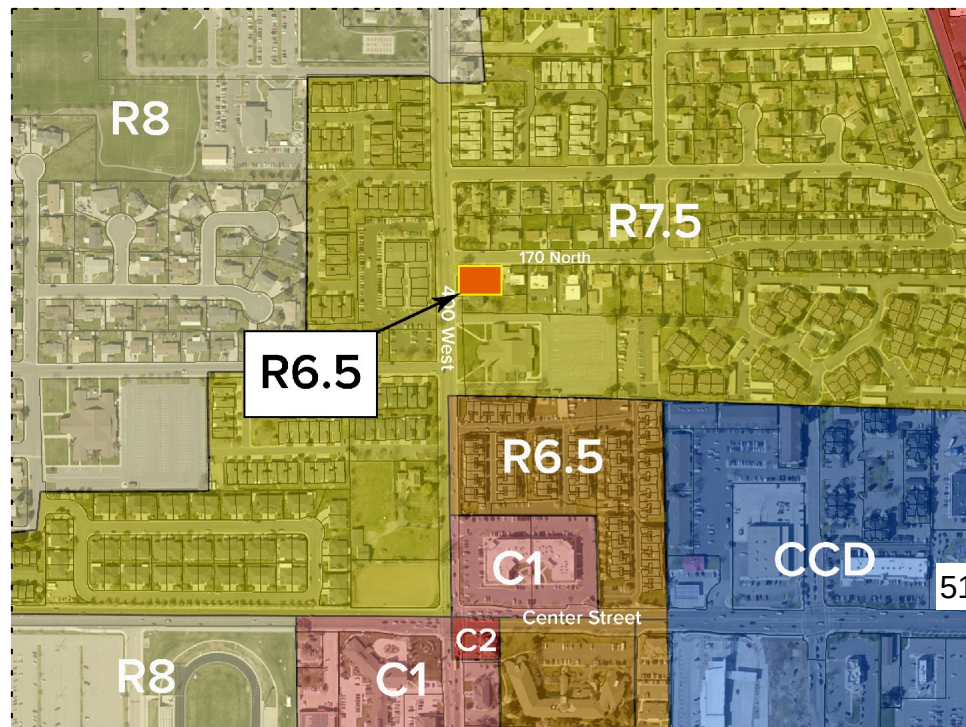
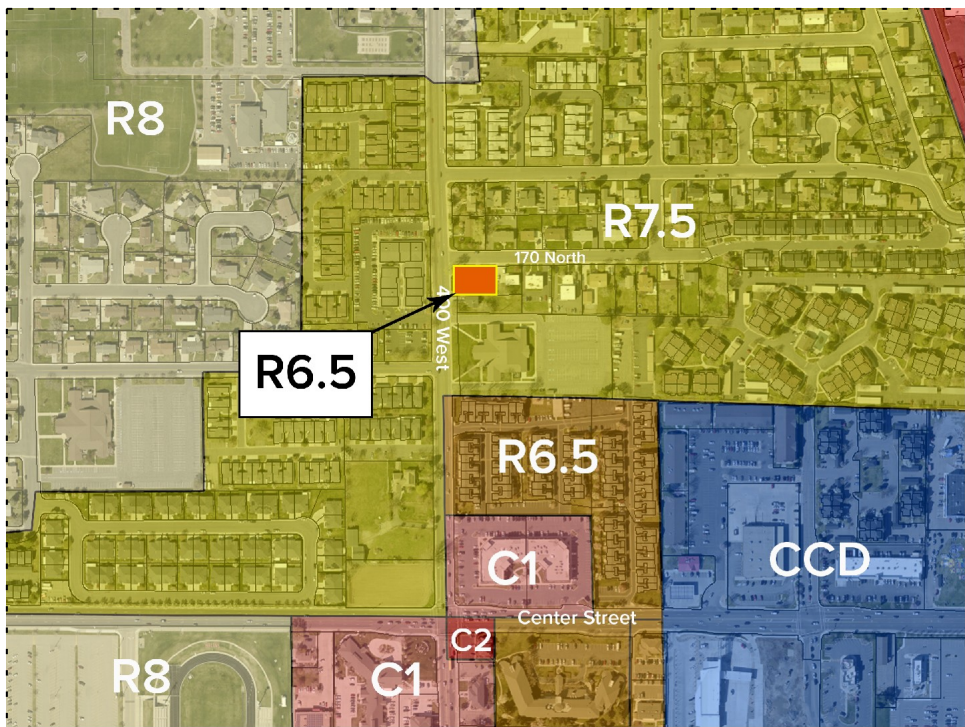
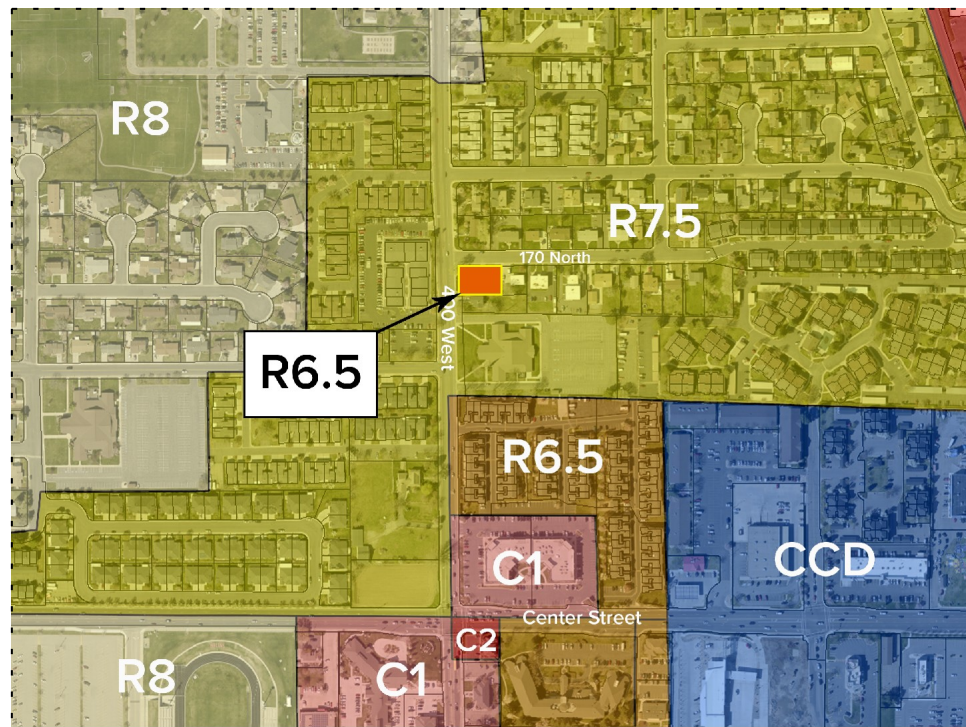
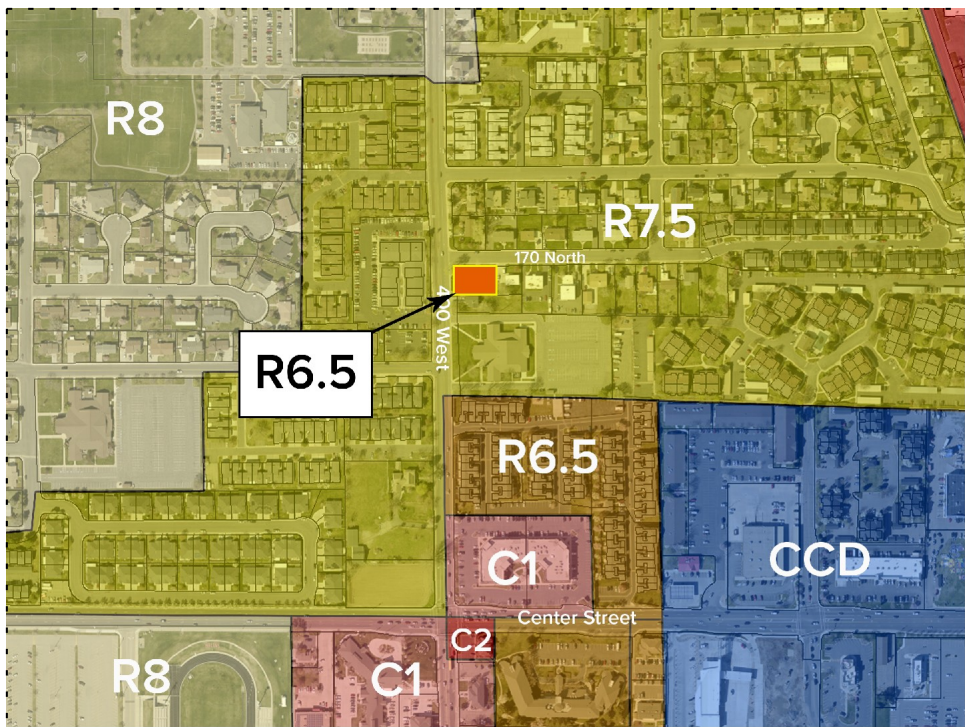
City Council Chambers, 56 N State Street

City Council Tue, Jan 28, 2020 6:00 pm
Planning Commission Wed, Jan 15, 2020 4:30 pm

Applicant seeks Rezone approval for 0.28 acre parcel located at 166 North 400 West from R7.5 to R6.5.

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

NIELSON, ANDREA
416 W 75 N
OREM, UT 84057



City Meeting

166 N 400 W Orem, Utah

Presented by Mitch Wilkes, Second North LLC (owner)

6:15pm- meeting commenced

6:20pm- Introduction of myself and my business Second North LLC. I had pictures to show the neighborhood of projects I've done in the past, and shared a little bit about why I decided to get into development and where I'd like to take my business in the future.

6:35pm- Discussed the specific of the house in it's current state, that it is condemned, and not safe to inhabit. We talked about the structor damages within the foundation, and the weak framing throughout the entire structure. During this time neighbors asked questions as to what I plan on doing with the property.

6:45pm- I proposed to the neighborhood that my plan was to rezone the lot from r7-5 to r6 which would enable me to subdivide the lot and build two single family structures. At this point some of the neighbors had concerns that I would be rezoning to multifamily. I assured them that the plan was to not rezone multifamily and that the city already denied my request to do so. Instead I would build two single family homes on each lot and each home would have a 1 bed 1 bath accessory apartment.

6:55pm- After addressing the multifamily concerns the neighbors were on board with the proposal to get rid of the home and build two new homes on the lot. At this time I went through and showed them the proposal of the buildings I would be building.

Friday, September 13, 2019

There were a few people that said the design was a little different but for the most part the

feedback was good. I explained to them the purpose of my construction was to be tailored towards a younger demographic of home buyers. I went through and explained to them the statistics of first time home buyers and the age demographic that is predominatingly in the Orem/Provo area.

7:15pm- We finally discussed the timeline of the project and the expectations I had as not only the investor running the job site, but with my builder and project managers. I explained to them that I want to make this process clean and efficient, and in doing so I will beautify the neighborhood, provide structurally sound housing, and do so maintaining a clean job site. After discussing the logistics of the timeline the meeting adjourned and the comment sheet was passed around for those to sign and leave feedback.



Development Review Committee (DRC) Application Ordinance Amendment

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

Applicant Information

Name: Brian Mitchell Wilkes Phone: 801-725-6054
Address: 437 Belmont PL #359 Email: mitch.wilkes@theperrygroup
City: Provo State: UT Zip: 84606

Project Information

Project Name: Second North LLC
Project Address: 166 N 400 W Orem UT

Request

Fees

Total

Subdivision Text	\$1,160	
Zoning Text	\$1,160	
Sign Text Amendment	\$1,160	
✓ Rezone	\$1,228 + \$689 sign fee	1917
New PD Zone Text	\$3,685 + \$689 sign fee	
Land Use Map Change	\$1,057 + \$689 sign fee	
General Plan Text Change	\$1,057 + \$689 sign fee	
✓ Neighborhood Notice	TBD at time of submittal, if needed	110.00
✓ Public Notice	\$100 each for PC and CC, if needed	100.00
Development Agreement UT Co. Fees	TBD at time of recordation	
Total		2127

Required Copies

Two (2) full-size copies no larger than 24" x 36", one (1) 11" x 17" and a PDF and/or Word of all applicable drawings and plans. Files can be emailed to Cheryl Vargas at chvargas@orem.org or submitted on disc/flash drive prior to the deadline.

General Notes, Signature, and Contact Person

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

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

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

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

Deadline. The deadline for filing a DRC application is Monday noon for first review the following Thursday. In the case of a Monday holiday, the deadline is Tuesday at noon. Contact information to inquire about the status of an application: 801.229.7183

Applicant's Signature: *[Signature]*

Contact Person: Mitch Wilkes Phone: 801-725-6054 Email: mitch.wilkes@theperrygroup

Office Use Only

Date Filed: 10-14-19 Fees Paid: 2127 Received By: CV Receipt #: 2020099462

7 February 2019

Agenda Item 4.1 is a request by Brian Wilkes for the City to rezone the property located at 166 North 400 West from the R7.5 zone to the R6.5 zone.



Staff Presentation: The existing property is approximately 12,196 square feet (0.28 acres). It currently has one single family dwelling. It is a corner lot with large yard space.

The applicant has submitted a concept plan to divide the lot into two single family lots--one being 6,939 square feet, the other being 6,540 square feet. The current R7.5 zone requires a lot size minimum of 7,500 square feet meaning that the applicant's proposed lots will not meet current zoning requirements. The proposed R6.5 zone would allow for the proposed two lots and their sizes with the minimum size requirement of 6,500 square feet being

met.

The applicant has also submitted concept plans for the homes to be constructed on the proposed parcels. The homes would be identical in design and would be mirrored over the property line. Each home would be approximately 2,150 square feet separately in size and would have a 750 square foot one-bedroom, one-bathroom accessory apartment. The primary units would be approximately 1,400 square feet.

The applicant meets the required parking for both the primary and accessory units. The primary units have a one (1) car garage and an additional parking stall on the side of the home. The accessory apartments each have a one (1) car garage with doors that lead into the units.

The Development Review Committee has stressed to the applicant that the primary units must be owner occupied in order to have accessory apartments.

The applicant held a neighborhood meeting on Friday, September 13th at 6:15pm. After the applicant assured the neighbors that these homes would not be used for multifamily uses, the neighbors appeared to be in support of the project.

As specified in the table on the attached page, staff has determined that the applicant's concept plan is permitted in the R6.5 zone.

Chair Spencer asked if the Planning Commission had any questions for Mr. Harding. Mr. Spencer said in this area there are a lot of multi-family dwellings. Mr. Harding said yes. Mr. Bench said back in the 80's and 90's, multi-family units were allowed in the residential zones in PRD's as an underlying zone. Five years ago the PRD zone was created so now multi-family units are only allowed in a PRD zone. There are approximately forty or fifty PRD zones within residential zones approved in the 80's and 90's.

Chair Spencer invited the applicant to come forward. Mitch Wilkes introduced himself. Mr. Spencer said you own the lot and you want to split the lot. Mr. Wilkes said yes. The plan is to remove the existing structure and create two properties with single family homes with accessory apartments.

Mr. Sakar asked what the reason is for the City to recommend this be approved. Mr. Bench said it is an approved use in a residential zone, but it is up to the Planning Commission's discretion to make recommendations and up to the discretion of the City Council to approve it, but it is a reasonable option.

Ms. Jensen asked if the reason for the request to change the zone is to meet the lot size square footage. Mr. Bench said yes, currently he could build one single family home with accessory apartment under the current R7.5 zone. Ms. Jensen asked if the plan is to sell the lots. Mr. Wilkes said yes, they will be sold. Mr. Staker said there may be a discrepancy in the size of the lot and being able to create two lots to meet the R6.5 requirements and asked for any details on that. Mr. Wilkes said his engineer went out three weeks ago and measured the lot. Mr. Bench said the City Engineer would have to make sure the lot is large enough. There are areas in the City that have discrepancies with the

deeds and this is one of those cases. Mr. Spencer asked if this will get resolved before this moves forward. Mr. Bench said yes.

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.

Charles Watson. He is not familiar with the ordinances. He said Mr. Sakar asked why the city would recommend approval. He didn't understand the reason for this type of change. Mr. Bench said one of the zoning options in the code is the R6.5 zone where the lots are at least 6,500 square feet. That has been set aside in the past as an option for a residential medium density zone. R6.5 and R7.5 fit within the general plan designation. The Planning Commission has the discretion to make a positive or negative recommendation to the City Council. They are not asking for anything that is not already codified they just want to rezone it to a specific zone that is already on the books. The City Council will make the final decision.

Mr. Watson asked if someone else came in from the R7.5 zone and wanted to change to R6.5 could they do that. Mr. Spencer said yes, they could ask to do that. Mr. Bench said single family home owners can come in and make that request, but it is at the discretion of the City Council. Mr. Cook asked if it is common to have properties with a discrepancy with the street and sidewalks. The city can establish the property line one foot behind the sidewalk. There is probably more property there than what is shown on the county records. It is a meets and bounds description which in doing the subdivision you would establish a property line just beyond the sidewalk. Mr. Clark said certain streets have different right of ways.

Mr. Watson asked if there are a number of R6.5 uses currently in the R7.5 zone. Mr. Bench said the use itself is the same. The only difference is the size of the lot. Mr. Watson asked if there are any other non-conforming lots that have had a zone change to make them R6.5. Mr. Bench said there are a lot of lots that do not meet the requirements of the zone they are in because they were created before the zone was established. There are a lot of lots in the 7.5 zone that do not meet the 7,500 square foot lot size requirements. Mr. Spencer asked if there is a history of the changes that have been made. Mr. Bench said the City does not keep track of lots that are legal non-conforming when an entire area is rezoned.

There was a discussion about the materials for the new structures, the affordability and the demographic.

Chair Spencer 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 the zoning map of the City of Orem for the property located at 166 North 400 West from the R7.5 to the R6.5 zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Haysam Sakar, Ross Spencer and Mike Staker. The motion passed unanimously.

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2019

Percent of Year Expired: 50%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2020	% To Date FY 2019	Notes
10 GENERAL FUND								
Revenues	54,218,921	8,834,790	24,818,848			46%		
Appr. Surplus - Current	593,896		593,896			100%		
Appr. Surplus - Prior Year	3,967,885		3,967,885			100%		
Std. Interfund Transactions	5,513,875		5,513,875			100%		
Total Resources	64,294,577	8,834,790	34,894,504		29,400,073	54%	54%	
Expenditures	64,294,577	5,399,625	30,697,424	1,531,715	32,065,438	50%	49%	
20 ROAD FUND								
Revenues	3,265,000	5,958	1,115,934			34%		
Appr. Surplus - Current	307,350		307,350			100%		
Appr. Surplus - Prior Year	1,928,582		1,928,582			100%		
Total Resources	5,500,932	5,958	3,351,866		2,149,066	61%	62%	
Expenditures	5,500,932	78,151	2,395,288	423,610	2,682,034	51%	59%	
21 CARE TAX FUND								
Revenues	2,300,000	187,844	813,316			35%		
Appr. Surplus - Prior Year	3,801,309		3,801,309			100%		
Total Resources	6,101,309	187,844	4,614,625		1,486,684	76%	75%	
Expenditures	6,101,309	763,702	2,732,504	31,985	3,336,820	45%	20%	1
30 DEBT SERVICE FUND								
Revenues	5,791,627	1,644,814	3,559,899			61%		
Appr. Surplus - Prior Year	5,953		5,953			100%		
Total Resources	5,797,580	1,644,814	3,565,852		2,231,728	62%	62%	
Expenditures	5,797,580	49,112	2,378,115		3,419,465	41%	29%	
45 CIP FUND								
Revenues	1,417,506	483,681	734,954			52%		
Appr. Surplus - Prior Year	15,570,035		15,570,035			100%		
Total Resources	16,987,541	483,681	16,304,989		682,552	96%	100%	
Expenditures	16,987,541	17,552	2,368,099	3,087,048	11,532,394	32%	12%	2
51 WATER FUND								
Revenues	20,455,740	1,202,633	12,296,319			60%		
Appr. Surplus - Current Year	625,000		625,000			100%		
Appr. Surplus - Prior Year	15,192,483		15,192,483			100%		
Total Resources	36,273,223	1,202,633	28,113,802		8,159,421	78%	78%	
Expenditures	36,273,223	1,174,763	8,317,996	1,160,288	26,794,939	26%	37%	3
52 WATER RECLAMATION FUND								
Revenues	12,013,694	1,166,684	6,656,220			55%		
Appr. Surplus - Prior Year	7,758,132		7,758,132			100%		
Total Resources	19,771,826	1,166,684	14,414,352		5,357,474	73%	69%	
Expenditures	19,771,826	726,355	4,169,849	781,522	14,820,455	25%	32%	
55 STORM WATER FUND								
Revenues	4,994,195	440,496	2,702,194			54%		
Appr. Surplus - Current Year	538,000		538,000			100%		
Appr. Surplus - Prior Year	3,850,922		3,850,922			100%		
Total Resources	9,383,117	440,496	7,091,116		2,292,001	76%	74%	
Expenditures	9,383,117	179,025	2,263,915	70,982	7,048,220	25%	40%	3
56 RECREATION FUND								
Revenues	1,682,300	11,366	653,829			39%		
Appr. Surplus - Prior Year	12,180		12,180			100%		
Total Resources	1,694,480	11,366	666,009		1,028,471	39%	50%	
Expenditures	1,694,480	51,930	819,446	210,389	664,645	61%	61%	
57 SOLID WASTE FUND								
Revenues	4,025,000	315,549	2,057,495			51%		
Appr. Surplus - Prior Year	168,851		168,851			100%		
Total Resources	4,193,851	315,549	2,226,346		1,967,505	53%	54%	
Expenditures	4,193,851	118,365	2,041,608	175,264	1,976,979	53%	54%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2019

Percent of Year Expired: 50%

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	95,647	1,222,867			71%		
Appr. Surplus - Prior Year	864,329		864,329			100%		
Total Resources	2,594,329	95,647	2,087,196		507,133	80%	75%	
Expenditures	2,594,329	17,938	610,071	421,676	1,562,582	40%	45%	
61 FLEET MAINTENANCE FUND								
Revenues			1,810			100%		
Std. Interfund Transactions	830,000		830,000			100%		
Total Resources	830,000		831,810		-1,810	100%	100%	
Expenditures	830,000	49,453	466,190	2,780	361,030	57%	57%	
62 PURCHASING/WAREHOUSING FUND								
Revenues		15	90			100%		
Std. Interfund Transactions	395,000		395,000			100%		
Total Resources	395,000	15	395,090		-90	100%	100%	
Expenditures	395,000	17,729	217,832	858	176,310	55%	63%	
63 SELF INSURANCE FUND								
Revenues	772,000	51,260	310,971			40%		
Std. Interfund Transactions	1,345,000		1,345,000			100%		
Total Resources	2,117,000	51,260	1,655,971		461,029	78%	86%	
Expenditures	2,117,000	21,646	1,379,294	3,351	734,355	65%	70%	
64 INFORMATION TECH FUND								
Revenues	8,200	678	5,268			100%		
Appr. Surplus - Current Year	56,000		56,000			100%		
Appr. Surplus - Prior Year	119,123		119,123			100%		
Std. Interfund Transactions	2,430,000		2,430,000			100%		
Total Resources	2,613,323	678	2,610,391		2,932	100%	100%	
Expenditures	2,613,323	156,921	1,142,749	239,124	1,231,450	53%	54%	
74 CDBG FUND								
Revenues	1,043,380	75,099	467,764			45%		
Appr. Surplus - Prior Year	310,481		310,481			100%		
Total Resources	1,353,861	75,099	778,245			57%	24%	4
Expenditures	1,353,861	48,798	494,341	25,388	834,132	38%	21%	4
CITY TOTAL RESOURCES	174,694,297	14,420,189	118,904,577		55,214,104	68%	67%	
CITY TOTAL EXPENDITURES	174,694,297	8,696,206	60,741,901	7,505,180	106,447,216	39%	41%	

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED DECEMBER 2019:

- 1) The current year expenditures are higher in comparison to the prior year due to current year expenditures being significantly higher than in the prior fiscal year at this date in time. The increase is 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 (\$3,087,048) being significantly higher than in the prior fiscal year (\$438,354) at this date in time. Primarily due to the Library Hall construction project and the 1200 West road reconstruction project.
- 3) The current year expenditures are lower in comparison to the prior year due to various capital projects which had either expended or encumbered more funds YTD in the prior fiscal year than the current fiscal year.
- 4) Revenues and expenses for the current year are higher compared to the prior year due to the Geneva Park Renovation project which had costs of \$194,449 YTD compared to no such project in the prior year. HUD reimbursed these costs.

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 Brandon Nelson (229-7010).