



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
February 25, 2020

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

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

NEW EMPLOYEE INTRODUCTIONS (5 min)

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

DISCUSSION - City of Orem Compensation Philosophy (30 min)

Discussion regarding the input and recommendations from NFP (Consultant), the Employee Steering Committee and Executive Staff.

Presenter: Keri Rugg, Human Resource Division Manager

PRESENTATION - Pediatric Trauma Care Unit at Timpanogos Hospital (30 min)

Presentation and Discussion

Presenter: Roger Walker, Pediatric Specialist

PRESENTATION - Update to the Comprehensive Financial Sustainability Plan (45 min)

Presentation and Discussion

Presenter: Laura Lewis and Cody Hill of LYRB

DISCUSSION - Census 2020 (30 min)

Staff will discuss city efforts with the Census 2020.

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: BY INVITATION

5. PLEDGE OF ALLEGIANCE: BY INVITATION

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1. UPCOMING EVENTS

For Review

[Upcoming Events 2.25.20.pdf](#)

6.2. PRESENTATION - Walter C. Orem Award

Walter C. Orem Award will be presented to Adam Robertson

6.3. REPORT - Beautification Advisory Commission

Beautification Advisory Commission will present their annual report.

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 - February 11, 2020

[02.11.2020.ccmn DRAFT.pdf](#)

8.2. APPOINTMENT TO BOARDS AND COMMISSIONS

Transportation Advisory Commission - Appoint: Jeff Whitlock

[Jeff Whitlock_Redacted.pdf](#)

9. SCHEDULED ITEMS

9.1. PUBLIC HEARING - FY 2020 Budget Amendments

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2019-2020 Budget and, by ordinance, amend Fiscal Year 2019-2020 Budget.
Presenter: Brandon Nelson & Nicole Lareau

[Budget Amendments FY 2020 - Oct-Jan.pdf](#)

9.2. SITE PLAN –Site plan approval of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone.

The City Council, by resolution, approve the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD-12 zone.

Presenter: Jason Bench

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

[Map_Stewart Retail.pdf](#)

[Vicinity Map.pdf](#)

[Site Plan.pdf](#)

[Demo Plan.pdf](#)

[Stewart Retail building B final front.pdf](#)

[Stewart Retail building B final rear.pdf](#)

[Stewart Retail building B final west side.pdf](#)

[Landscaping Plan.pdf](#)

[Planning Commission Minutes_Stewart Retail Addition_2.5.20.docx](#)

[Public Notice Mailer Front.pdf](#)

[Public Notice Mailer Back.pdf](#)

[Public Notice Labels.docx](#)

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

10. COMMUNICATION ITEMS

10.1. MONTHLY FINANCIAL SUMMARY - January 2020

For Review

[Monthly Financial Summary - Jan 2020.xlsx](#)

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
March 7	SCERA Center for the Arts..... SCERA Center for the Arts	Annual Benefit Arts Gala 5:30pm
March 14	Tile Liquidators 109 N 1200 W	Ribbon Cutting Noon
March 19	Utah Valley Chamber of Commerce Utah Valley Convention Center	Pillar of the Valley 7pm

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
February 11, 2020

4:00 P.M. WORK SESSION – CITY COUNCIL CONFERENCE ROOM

CONDUCTING Mayor Richard F. Brunst

ELECTED OFFICIALS Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, 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; and Jackie Lambert, Deputy City Recorder

EXCUSED Council member David Spencer

DISCUSSION – 2020-2024 Consolidated Plan for HUD-funded Programs

Ms. Mathews said a consolidated plan was required every five years, and they were working in collaboration with Provo and Utah County to complete the plan. Dan Gonzalez with Provo and Jessica DeLora with Utah County were present to answer questions. Ms. Mathews provided an update on the collaboration with other entitlements, which included using the same application process, timelines, and deadlines. She reviewed the anticipated Community Development Block Grant (CDBG) funding based on the previous year's amounts, but added that the current Trump administration cut CDBG funding each year only to reinstate it at a later time. They were working with the assumption that the same would happen this year. Discussion ensued regarding the number of applicants seeking funding, CDBG program administration, a survey conducted by Civicus Consulting Group to understand community priorities, and the futsal courts and playground improvements at Geneva Park.

In response to questions from the City Council, Ms. Mathews said that there would be larger projects that would be county-wide but also smaller projects for each entitlement. She reviewed the joint funding process, and shared details about Orem-specific projects. To illustrate the challenge the CDBG Advisory Commission faced in determining funding awards for applicants, Ms. Mathews provided each council member with \$800 in play money and set out large cards with different categories for funding projects. She asked them to distribute their play money to see which projects were deemed a priority.

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After calculating the totals, Ms. Mathews shared top priorities under each category:

- Public Services
 - Neighborhood cleanups
- Housing
 - Homeowner assistance
 - Public housing improvements
- Public Improvements
 - Streets
- Economic Development
 - Infrastructure development
 - Commercial and industrial renovation

Ms. Mathews said some of the results with the Council matched results from the survey that was conducted. She would share a more detailed breakdown with the Council once the data was all gathered.

DISCUSSION – Neighborhood Partnership Initiative (NPI) Advisory Board Proposal

Mr. Downs reviewed the history of the City’s neighborhood programs. The Neighborhood Partnership Initiative (NPI) was introduced in 2019 and had seen great results. Communication to neighborhood residents was done through targeted emails, mailings, social media, utility bills, newsletters, and more. He said there were approximately 19,500 Orem residents on the email list. Neighborhood plans had been completed for eight of the nine neighborhood groups, and the final plan was underway.

The Council had questions about the larger neighborhood areas, and whether that may cause “splinter groups” to form within the areas. Mr. Downs said the point was well taken, but it was more administratively manageable to have nine areas rather than 22, and they had decent representation from the areas to create the neighborhood plans. He added that some from existing “splinter groups” had been heavily involved and provided constructive feedback during the planning process. Discussion continued regarding public outreach and opportunities for residents to participate. Mayor Brunst asked that the Council be kept abreast of the program as it moved forward.

Mr. Downs said the proposal was to set up a committee that represented each of the nine neighborhood groups throughout the City. The makeup of the NPI Advisory Council would be one representative from each neighborhood, and officer from the Neighborhood Preservation Unit (NPU) in the Orem Police Department, and two council members that would serve as liaisons. The suggestion was to have members selected through an application and interview process, and then be approved to serve by the City Council to serve a three-year term. Mr. Downs reviewed the criteria they would consider through the application and interview process, and the proposed schedule of meetings.

The consensus of the Council was to move forward with the NPI Advisory Council. Mr. Downs said he would return with the required language to create and codify the new advisory body at a

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future meeting. General discussion ensued regarding NPU and the Administrative Law Judge process for addressing nuisance properties.

Agenda Review & Preview of Upcoming Agenda Items

The City Council discussed the items on the evening's agenda; Mr. Bench provided additional information regarding the scheduled item.

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

Mr. Sumner gave a report on his assignments as a City Council liaison to the Public Works Advisory Commission (PWAC), Library Advisory Commission, the UCCU Board at UVU, and the Historical Preservation Advisory Commission. He said that a recent PWAC meeting had been eye-opening when it came to the dedicated work of Public Works employees, particularly when it came to snow removal and keeping the roads safe in the winter. They were the first to get up in the early morning hours on a cold and snowy day to go out to clear the roads, and often missed holiday time with their families, to ensure that others would be able to travel safely. He said the Library and UCCU Board had not yet had meetings for the year so he had nothing to report. Finally, he said there had been discussion of creating a time capsule in collaboration with the Historical Preservation Commission.

Mayor Brunst provided an update of items currently in discussion in the 2020 State Legislative Session.

Mr. Downs gave an update regarding the Geneva Steel property restoration, and said information had gone out to residents regarding the project. He said the smell had been an issue, but they were working on solutions to mitigate the odor and the State Department was monitoring the cleanup to ensure safety for the public.

Mr. Davidson said they had reached the point in the Orem Fitness Center build project to send out the fourth bid package, which was the largest and most expensive bid package. He said the Fitness Center was trending a lower cost per square foot than they had projected. Weather had been problematic in terms of construction, but they anticipated the work to ramp up as the weather improved.

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

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

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

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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; Chris Tschirki, Public Works Department Manager; Jason Earl, Deputy Fire Chief; Jason Bench, Planning Division Manager; Ernesto Lazalde, IT Division Manager; Pete Wolfley, Communications Specialist; and Jackie Lambert, Deputy City Recorder

EXCUSED

Council member David Spencer

INVOCATION /

INSPIRATIONAL THOUGHT

Heidi Weight

PLEDGE OF ALLEGIANCE

Lynn Weight

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

UPCOMING EVENTS

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

RECOGNITION – “Medal of Heroism”

Fire Chief Gurney invited Amanda Tuttle-Reynolds and the fire crew that was in attendance to come forward. He asked Deputy Chief Earl to present the “Medal of Heroism” to Ms. Tuttle-Reynolds, explaining that it was the Orem Fire Department’s highest honor given to civilians.

Deputy Chief Earl said on October 12, 2019, a fire started at the Countryside Condominiums in the apartment above Ms. Tuttle-Reynolds well after midnight. Barefoot and in her pajamas, Ms. Tuttle-Reynolds ran door to door, knocking and alerting the other residents to the fire. A recently moved-in single mother and her daughter from China were still in the building on the top floor, struggling to get out. Ms. Tuttle-Reynolds rushed up the stairs amidst the thick, black smoke and assisted them in moving to safety away from the building.

Deputy Chief Earl then presented Ms. Tuttle-Reynolds the “Medal of Heroism” and she, along with the fire crew from that October night, received a standing ovation from the audience.

RECOGNITION – State Champions

Mr. Hirst said it was exciting to recognize not one, but two 5A State Championship teams from high schools in Orem. He said it took years of dedication and many hours of work to become a

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champion, and the City had a long history of excellence. He first invited the Mountain View High School's (MVHS) girls' volleyball team to come forward. Team Captain Kaylee Sinema said their team was the number two seed at the state tournament, and triumphed over Farmington High School to win their final match three sets to one. She said it had been more than 30 years since MVHS girls' volleyball had won a state title.

Next, representatives from the Orem High School (OHS) football team came forward to be recognized. A team member said this was the third state title OHS football had won in the last three years, but this year was the first in the 5A division; the previous two were 4A championships. He said their team may have been small in size, but they were big in heart and gave their all on the field.

Mr. Hirst invited the parents of the athletes to stand and be recognized as well, because the support of the parents made these achievements possible. The audience gave the teams and the parents a round of applause.

PRESENTATION – Orem Justice Court Annual Report

Judge Reed Parkin presented on the activity of the Orem Justice Court and said the following report was mandated by statute. He thanked his Court Administrator Jody Thenot and said she was key to the court's success. He proceeded to share the history of the State Judiciary system, and of Justice of the Peace courts. Judge Parkin shared highlights from the court, including the Intense Supervision Calendar for high risk individuals, Online Dispute Resolution to resolve small claims disputes, and technology initiatives to make the court more efficient and increase the ability to provide services.

Orem Justice Court Statistics for 2019:

- Total Case Filings – 12,437
 - Criminal Misdemeanor Charges account for 13% of total
 - Small Claims Filings account for 5% of total
 - Traffic Cases account for 82% of total
- Statewide Justice Court Filings – 428,278

The full report may be viewed at orem.org/meetings.

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.

Hal Johnson said he would like to reiterate a long-standing request on behalf of the Geneva neighborhood to landscape the stretch of land on the south side of 800 North. He recalled being told that 800 North was not a city road but a state road, and it could not be landscaped by the City. However, the area from 900 West to 1200 West had been recently landscaped with rockwork so

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he was confused. Mr. Johnson said the neighborhood was willing to provide the labor if the City would provide the supplies and the design plan. The neighbors hoped to replace the weed patches with more attractive landscaping, and he asked that they consider the request.

Craig Doxey said the City had many advisory commissions which allowed residents to serve, from city beautification to natural resources to transportation. He felt there was a group that had been missed in these opportunities, and that was the first responders. He said they faced complex and important issues, and first responders should be the first priority. Mr. Doxey said the creation of an advisory commission for first responders would help them feel valued and appreciated, and would include a representative from the City Council as a liaison. He felt this would be a good step in restoring Orem's reputation as a desired place to work as a first responder.

Lisa Wilkey said her comments would be about her continued concern for Orem first responders. With the news of the retirement of Orem's Fire Chief, she felt this was a pivotal moment in Orem's history. She reviewed some of her concerns with the current fire administration.

Mayor Brunst asked Ms. Wilkey to please focus her comments on issues rather than individuals. Ms. Wilkey stated that her main concern was regarding individuals, and concerns of name calling and other problems. She said the process of hiring a new chief was vitally important, and felt that all levels should be involved in that process. She said they should seek the opinions of those that would be most affected, because the current fire fighters were some of the strongest assets they already had. The right chief would gain the trust of his crew, and create a brighter, better environment for the first responders.

Erik Wilkey said he too wanted to address the issue of hiring a new fire chief. He asked how that process would go, and who made the ultimate decision. Secondly, he asked if advancements within the department would be halted until the new chief was hired. Mr. Wilkey reflected on a saying one of his mentors had in his office, and said that now was not the time to stop and rest but to seize the opportunity of installing a new chief. He felt there were many important qualities they should look for, and that the new chief should lead by example and serve side by side with his fellow fire fighters.

CONSENT ITEMS

- Approval of the January 28, 2020 City Council Meeting Minutes
- Appointment to Boards and Commissions
 - Public Works Advisory Commission Re-appointments:
 - K.C. Shaw
 - Carol Walker
 - Tod Hadley

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, and Brent Sumner. The motion **passed**.

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SCHEDULES ITEMS

There were no Scheduled Items for this meeting.

CITY MANAGER INFORMATION ITEMS

Mr. Davidson provided an update on issues currently before the State Legislature. He said staff was following a number of bills, but a specific bill he felt the Council should be aware of was House Bill 273. HB 273 was sponsored by Orem Representative Val Peterson and related to amendments for the Property Rights Ombudsman. Mr. Davidson said the ombudsman typically intervened in developer/government issues with property and offered an opinion. Those decisions had been non-binding and had been taken as sound, credible legal advice relevant to development laws. However, there was a current case being considered that would alter governmental immunity in terms of compensatory damages that may be paid. Mr. Davidson said he wanted to bring this to the City Council's attention so they may track the bill's progress, and he would forward any additional information he received to them.

Mr. Davidson touched briefly on some development projects, including the Mike Dunn transfer station on Geneva Road and the Orem LDS Temple site. He said the Dunn property appeared to be for sale, so the municipal waste taken there would now be taken elsewhere. Also, there had not yet been a site plan submitted by the LDS Church because it was still in the internal approval stage, but he expected that to be forthcoming.

Finally, Mr. Davidson spoke about the fire chief recruitment process and expressed appreciation to Chief Gurney for his commitment. He said they were casting a wide net in the state and nationally seeking out the best candidate, and said it would be an inclusive process. This recruitment process would take time, but he did not want to "hit the pause button" on what the department already had in the works. Mr. Davidson said this would not be a democratic process where there would be a vote, but they intended to include many voices in the assessment and vetting of the candidates, and that input would be part of the data set used to select the new chief. Deputy Chief Jason Earl would serve as the Interim Chief through the recruitment process.

ADJOURNMENT

Mr. Sumner moved to adjourn the meeting. **Mr. Lambson seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, and Brent Sumner. The motion **passed**.

The meeting adjourned at 7:07 p.m.



Board, Commission & Committee Application

City of Orem

Submitted On:
January 7th, 2020 @ 9:57pm

Personal Information

Full Name	Jeff Whitlock
Full Address	[REDACTED] Orem UT 84058
Phone Number	[REDACTED]
Email	[REDACTED]

Boards & Commissions

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?	Yes
Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.	I love Orem and would like to contribute to helping our community be a great place to live for the diverse set of stakeholders and residents. I also love politics and policy. I plan to run for government office in several years after I sell my startup. Working with a city commission seems like an attractive and viable way to get involved, start getting experience, and have an impact while still building my business in Orem. I think the biggest areas of concern for me are: managing growth in a balanced/forward-thinking way, maintaining and expanding green space, improving air-quality, education, and traffic/congestion (a lot of these are inter-related). I am happy to serve on any commission related to these issues (e.g., Transportation, Beautification, Natural Resources), but I do prefer the Planning Commission.

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.

First and foremost, I love people and always try to increase my understanding of and empathy towards others.

With regards to "hard" skills, I have developed strong competence in product development, design, strategic/structured problem solving, leadership, and analytics.

I've developed these skills during my career as a Senior Product Leader for multiple technology companies: Vivint, SafeBoda, and Unbird (an Orem-based technology startup that I'm the founder and CEO of).

Before transitioning to a career in technology, I worked for a top global management consulting firm, McKinsey & Co. At McKinsey, I worked on two government projects: (1) designing a new road-construction procurement process for a state department of transportation & (2) developing an organization strategy for a large state back-office agency.

Prior to McKinsey, I graduated with a BS in Economics from BYU with a 3.97 GPA.

I've also always tried to stay involved and contribute to my community. I have done this by being a State and County Delegate, sponsoring a refugee family with Utah Valley Refugees, teaching career-prep classes to ESL students with Centro Hispano, and serving on the board of an organization that coordinated student exchanges between the US and China, Impact Exchanges.

I am confident that I will add value to any commission that I am selected to serve on, and would learn and benefit from service.

Thank you for considering my application.

Please upload your resume.

<https://seam.ly/r5VXHHXI>

Signature Data

First Name: Jeffrey

Last Name: Whitlock

Email Address: [REDACTED]

Jeffrey D. Whitlock

Signed at: 01/07/2020 09:57PM



City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Brandon Nelson

Submitting Department: Finance

Item Type: Ordinance

Agenda Section:

Subject:

PUBLIC HEARING - FY 2020 Budget Amendments

Suggested Action:

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2019-2020 Budget and, by ordinance, amend Fiscal Year 2019-2020 Budget.

Presenter:

Brandon Nelson & Nicole Lareau

Background:

The Fiscal Year 2019-2020 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, and other governmental or private entities or organizations; appropriating funds being held for the 2019 General Obligation Bonds payment; interest earnings on unspent 2019 G.O. Bond funds; and appropriating Information Technology fund surplus for wireless access points upgrade.

Potentially Affected Area:

Citywide

Attachments:

[Budget Amendments FY 2020 - Oct-Jan.pdf](#)

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2019-2020

REVENUES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
10-3316-001	1	Library - UAC Onstage Utah Grant	\$ -	\$ 1,800.00
10-3316-002	1	Library - Westaf - TourWest Grant	-	2,000.00
10-3316-012	1	Library - AIP Touring Fund Grant - WAA	-	975.00
10-3318-018	1	Justice Assistance Grant - CCJJ - 2020	-	6,637.00
10-3318-023	1	State Asset Forfeiture Grant - CCJJ - FY 2020	-	2,500.00
10-3341-002	1	Municipal Recreation Grant - Utah County	-	48,842.43
10-3690-005	1	Misc Revenues - Police Department Fundraisers	-	7,044.25
10-3698	1	Library - Donations	-	2,036.59
10-3698	1	Library - Donations	2,036.59	3,536.59
Total			<u>\$ 2,036.59</u>	<u>\$ 75,371.86</u>
Net Fund Increase				<u>\$ 73,335.27</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-3424-004-002	1	MCTF - Forfeitures Revenues - Federal (Treasury)	\$ -	\$ 3,335.30
25-3424-004-003	1	MCTF - Forfeitures Revenues - Federal (Justice-Safe St)	20,000.00	30,000.00
25-3424-009	1	MCTF - Evidence Revenues	35,000.00	40,000.00
Total			<u>\$ 55,000.00</u>	<u>\$ 73,335.30</u>
Net Fund Increase				<u>\$ 18,335.30</u>
DEBT SERVICE FUND				
30-3997-001	3	App. Surp - 2019 G.O. Bonds - Cap. Int.	\$ -	\$ 1,021,116.69
Total			<u>\$ -</u>	<u>\$ 1,021,116.69</u>
Net Fund Increase				<u>\$ 1,021,116.69</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-3342-001	1	Grant - Utah County - Library Hall	\$ -	\$ 300,000.00
45-3698-005-001	1	Library Donation Funds - Library Hall	-	185,250.00
45-3995-013	1	Cont. From - Fund 73 - Orem Foundation	-	150,000.00
Total			<u>\$ -</u>	<u>\$ 635,250.00</u>
Net Fund Increase				<u>\$ 635,250.00</u>
CAPITAL IMPROVEMENT PROJECT FUND - 2019 G.O. BONDS				
47-3610	2	Interest Earnings - G.O. Bonds	\$ 120,288.18	\$ 369,305.04
Total			<u>\$ 120,288.18</u>	<u>\$ 369,305.04</u>
Net Fund Increase				<u>\$ 249,016.86</u>
STORM WATER FUND				
55-3997-002	4	App. Surp - CIP Projects - SW Area	\$ -	\$ 76,275.02
Total			<u>\$ -</u>	<u>\$ 76,275.02</u>
Net Fund Increase				<u>\$ 76,275.02</u>
INFORMATION TECHNOLOGY FUND				
64-3997	5	App. Surplus - Operations	\$ -	\$ 56,000.00
Total			<u>\$ -</u>	<u>\$ 56,000.00</u>
Net Fund Increase				<u>\$ 56,000.00</u>
OREM FOUNDATION TRUST FUND				
73-3910-005-001	1	Donations - Civic Auditorium - Ashton	\$ -	\$ 150,000.00
Total			<u>\$ -</u>	<u>\$ 150,000.00</u>
Net Fund Increase				<u>\$ 150,000.00</u>
COMMUNITY & NEIGHBORHOOD SERVICE FUND				
74-3921	1	Grant - Community Development	\$ 846,630.00	\$ 861,630.00
Total			<u>\$ 846,630.00</u>	<u>\$ 861,630.00</u>
Net Fund Increase				<u>\$ 15,000.00</u>
Total City Funds			<u>\$ 1,023,954.77</u>	<u>\$ 3,318,283.91</u>
Net City Funds Increase				<u>\$ 2,294,329.14</u>

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2019-2020

EXPENDITURES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
10-6510-245			\$ -	\$ 1,960.00
10-6510-450	1	Equipment - Police - Fundraiser Funds	-	5,084.25
10-6520-250-005	1	Equipment - JAG Grant	-	6,637.00
10-6520-250-006	1	Equipment - SAFG Grant	-	2,500.00
10-8010-730-001	1	Other Improvements - Municipal Recreation Grant	-	48,842.43
10-8510-310-001	1	Prof. & Technical Services - UAC Onstage Utah Grant	-	1,800.00
10-8510-310-002	1	Prof. & Technical Services - Westaf - TourWest Grant	-	2,000.00
10-8510-310-012	1	Prof. & Technical Services - AIP Touring Grant - WAA	-	975.00
10-8530-240	1	Supplies - Book Bags - Donations	-	1,043.65
10-8530-310	1	Professional & Technical Services	8,555.00	10,055.00
10-8530-480	1	Special Department Supplies	3,785.00	4,777.94
Total			<u>\$ 12,340.00</u>	<u>\$ 85,675.27</u>
Net Fund Increase				<u>\$ 73,335.27</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-6531-230	1	Employee Development	\$ 31,000.00	\$ 36,000.00
25-6531-250-007	1	Equipment - Forfeitures (Justice - Safet St)	10,000.00	20,000.00
25-6531-310-005	1	Professional & Technical Services - Forfeiture (Treasury)	-	3,335.30
Total			<u>\$ 41,000.00</u>	<u>\$ 59,335.30</u>
Net Fund Increase				<u>\$ 18,335.30</u>
DEBT SERVICE FUND				
30-4521-820-019	3	App. Surp - 2019 G.O. Bonds - Cap. Int.	\$ -	\$ 1,021,116.69
Total			<u>\$ -</u>	<u>\$ 1,021,116.69</u>
Net Fund Increase				<u>\$ 1,021,116.69</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-6034-720-445	1	Utah County Grant - Library Hall	\$ -	\$ 300,000.00
45-6034-720-445	1	Library Donation Funds - Library Hall	300,000.00	485,250.00
45-6034-720-445	1	Ashton Family Foundation Grant - Civic Auditorium	485,250.00	635,250.00
Total			<u>\$ 785,250.00</u>	<u>\$ 1,420,500.00</u>
Net Fund Increase				<u>\$ 635,250.00</u>
CAPITAL IMPROVEMENT PROJECT FUND - 2019 G.O. BONDS				
47-8015-720-306	2	Fitness Center Capital Project - 2019 G.O. Bond Interest	\$ 22,477,459.95	\$ 22,726,476.81
Total			<u>\$ 22,477,459.95</u>	<u>\$ 22,726,476.81</u>
Net Fund Increase				<u>\$ 249,016.86</u>
STORM WATER FUND				
55-7566-736-430	4	Future Projects - SW Annexation Area	\$ -	\$ 76,275.02
Total			<u>\$ -</u>	<u>\$ 76,275.02</u>
Net Fund Increase				<u>\$ 76,275.02</u>
INFORMATION TECHNOLOGY FUND				
64-4190-250-010	5	Equipment - Wireless Access Points	\$ -	\$ 48,500.00
64-4190-290	5	Maintenance & Repair - Wireless Access Points	1,750.00	9,250.00
Total			<u>\$ 1,750.00</u>	<u>\$ 57,750.00</u>
Net Fund Increase				<u>\$ 56,000.00</u>
OREM FOUNDATION TRUST FUND				
73-8591-920-013	1	Cont. To - Fund 45 - Orem City	\$ -	\$ 150,000.00
Total			<u>\$ -</u>	<u>\$ 150,000.00</u>
Net Fund Increase				<u>\$ 150,000.00</u>
COMMUNITY & NEIGHBORHOOD SERVICE FUND				
74-4132-310-001	1	Prof & Tech Services - Consolidated Plan	\$ -	\$ 15,000.00
Total			<u>\$ -</u>	<u>\$ 15,000.00</u>
Net Fund Increase				<u>\$ 15,000.00</u>
Total City Funds			<u>\$ 23,317,799.95</u>	<u>\$ 25,612,129.09</u>
Net City Funds Increase				<u>\$ 2,294,329.14</u>

**BUDGET AMENDMENTS
FISCAL YEAR 2019-2020**

NOTES

These notes are attached to the budget amendments summary to describe the more unusual or extraordinary amendments to the Fiscal Year 2019-2020 City of Orem Budget that have been necessitated to this point in the fiscal year. Many of the amendments listed in the summary are immaterial and/or are technical corrections that any organization of this size would expect to encounter during an operating year and therefore, no specific note has been given for these items. Please contact Brandon C. Nelson, CPA, Finance Director, at 801-229-7010, if you have any questions or concerns.

- 1) The City receives grant or donation funds during the year to aid many different operations such as the Police Department (Major Crimes Task Force Grants), Library Services (Utah Arts Council), and the City's new civic auditorium (private donation). The funds are received from Federal, State, and other governmental (or private) entities. These entries represent the adjustments necessary to adjust the appropriate budgets.
- 2) The 2019 General Obligation Bonds holding account earns interest on any unused funds. Thus, these additional funds need to be added to the funds available for use on the fitness center and/or library hall projects.
- 3) The 2019 General Obligation Bonds Capitalized Interest escrow account is used to pay the bond payments over the next two and half years. Thus, as these bond payments need to be made, the escrow funds need to be appropriated.
- 4) Various impact fee revenues were received in the prior fiscal year. This amendment accounts for the portion of these impact fees related to the Southwest Area.
- 5) The Information Technology division needs to update wireless access points throughout the City and is appropriating reserves to pay for the equipment and other costs to get this project completed.



City Council Agenda Item Report

Meeting Date: February 25, 2020

Submitted by: Cheryl Vargas

Submitting Department: Development Services

Item Type: Site Plan

Agenda Section:

Subject:

SITE PLAN –Site plan approval of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone.

Suggested Action:

The City Council, by resolution, approve the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD-12 zone.

Presenter:

Jason Bench

Background:

The applicant is proposing to build a new building at 21 West University Parkway. They will be modifying the existing building located at 41 West University Parkway by removing the front part of that building. This will create parking and an easement through the properties with the new building to be built up front next to University Parkway.

The City Council approved a modification to the PD12 setback requirements on University Parkway and Main Street on November 19, 2019. The original setback of forty (40) feet or equal to the height of the building, whichever was greater was amended to change the setback requirements so buildings fronting University Parkway or Main Street had a front setback of ten (10) feet. With the University Parkway widening project, this approved setback matched the setback of the building directly to the east of the new building.

The new proposed building will potentially have five retail units and a continual flow easement through the property between the buildings that is not currently there making access to the businesses easier. The proposed 24 foot ingress and egress easement is part of the new Barber Bros Subdivision, Plat C, which was approved by the Planning Commission on February 5, 2020.

The proposed elevations will match the style and colors of the existing structure currently located on the site. The proposed structure will have an overall height of forty-one feet six inches.

The PD12 zone requires developments to be reviewed and approved by the City Council as outlined in Section 22-11-24(I), Orem City Code.

Potentially Affected Area:

Lakeview

Attachments:

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

[Map_Stewart Retail.pdf](#)

[Vicinity Map.pdf](#)

[Site Plan.pdf](#)

[Demo Plan.pdf](#)

[Stewart Retail building B final front.pdf](#)

[Stewart Retail building B final rear.pdf](#)

[Stewart Retail building B final west side.pdf](#)

[Landscaping Plan.pdf](#)

[Planning Commission Minutes_Stewart Retail Addition_2.5.20.docx](#)

[Public Notice Mailer Front.pdf](#)

[Public Notice Mailer Back.pdf](#)

[Public Notice Labels.docx](#)

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

CITY OF OREM
CITY COUNCIL MEETING
FEBRUARY 25, 2020



REQUEST:	RESOLUTION –Approving the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone.
APPLICANT:	Kevin Scholz, Agent
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 47 property owners within 500 ft

SITE INFORMATION:

General Plan Designation:
Regional Commercial

Current Zone(s):
PD12

Neighborhood:
Lakeview

**PLANNING COMMISSION
RECOMMENDATION**

Vote: 6-0 for approval

PREPARED BY:
Cheryl Vargas
Orem City Associate
Planner

REQUEST: The applicant requests the City Council approve the site plan for Stewart Retail Addition located at 21 West University Parkway in the PD12 zone.

BACKGROUND: The PD12 zone requires the City Council to approve site plans in that zone. The applicant requests approval of a site plan to build a new building at 21 West University Parkway fronting on University Parkway. The applicant proposes to remove the front part of the existing building located at 41 West University Parkway to create parking and an easement through the properties.

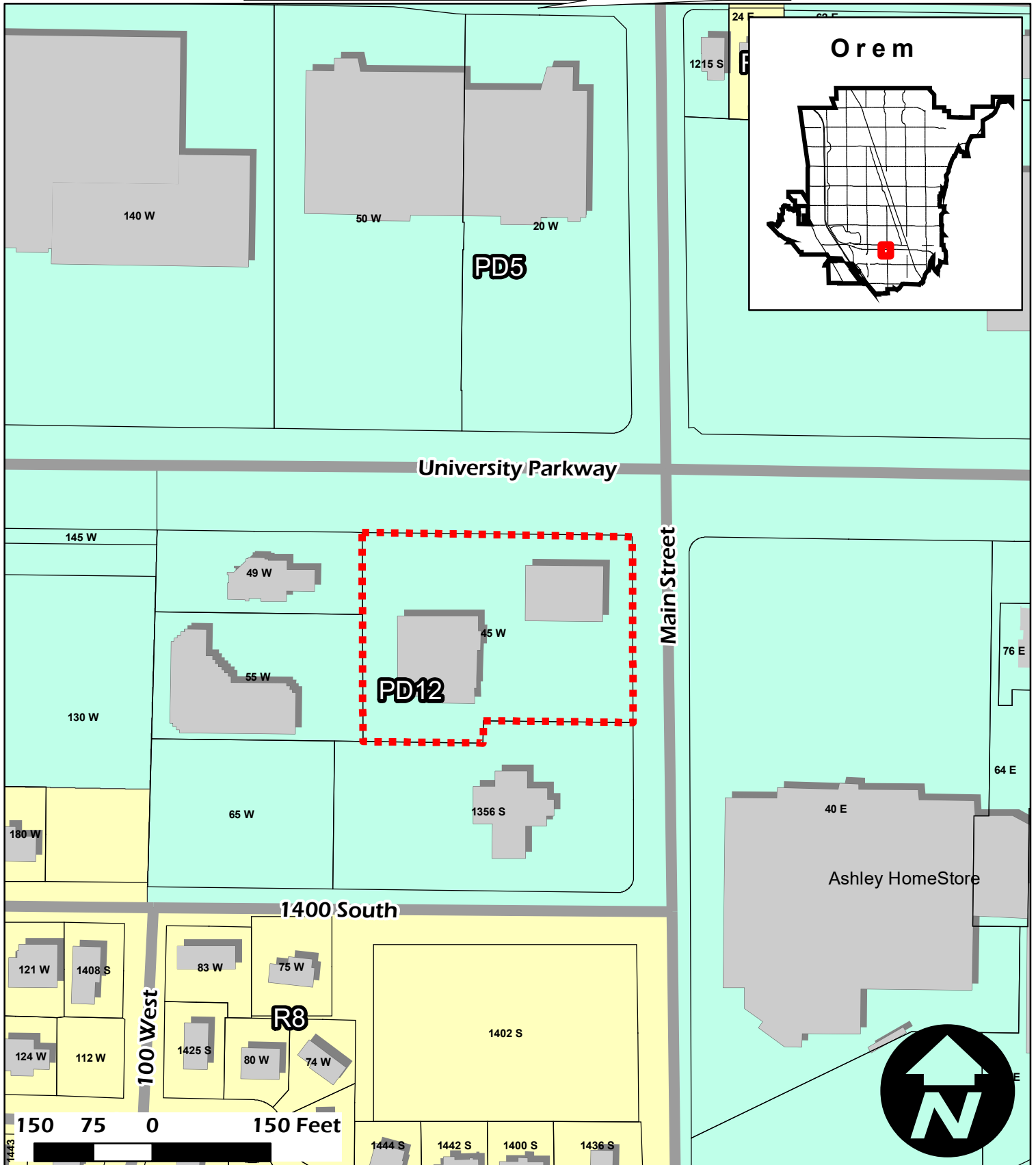
The new building will be set back approximately ten feet from University Parkway which will match the setback of the building directly to the east. The setback requirement in the PD12 zone was recently modified by the City Council on November 19, 2019 to ten feet from University Parkway and Main Street.

The proposed new building will potentially have five retail units. The new easement through the property between the buildings will make access to the businesses easier. The proposed 24 foot ingress and egress easement is part of the new Barber Bros Subdivision, Plat C, which was approved by the Planning Commission on February 5, 2020.

The proposed elevations will match the style and colors of the existing structure currently located on the site. The proposed structure will have an overall height of forty-one feet six inches.

RECOMMENDATION: The Planning Commission recommends the City Council, by resolution, approve the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone. Staff supports the recommendation.

Stewart Retail Addition



◆ **Stewart Retail Addition**
PD12
1.97 Acres

NEIGHBORHOOD
Lakeview

Legend

- Highlighted Parcel_PC Maps
- Parcels
- Buildings

University Parkway

49 W

CC Bank

Xfinity

45 W

65 W

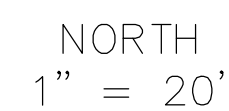
1356 S

1400 South

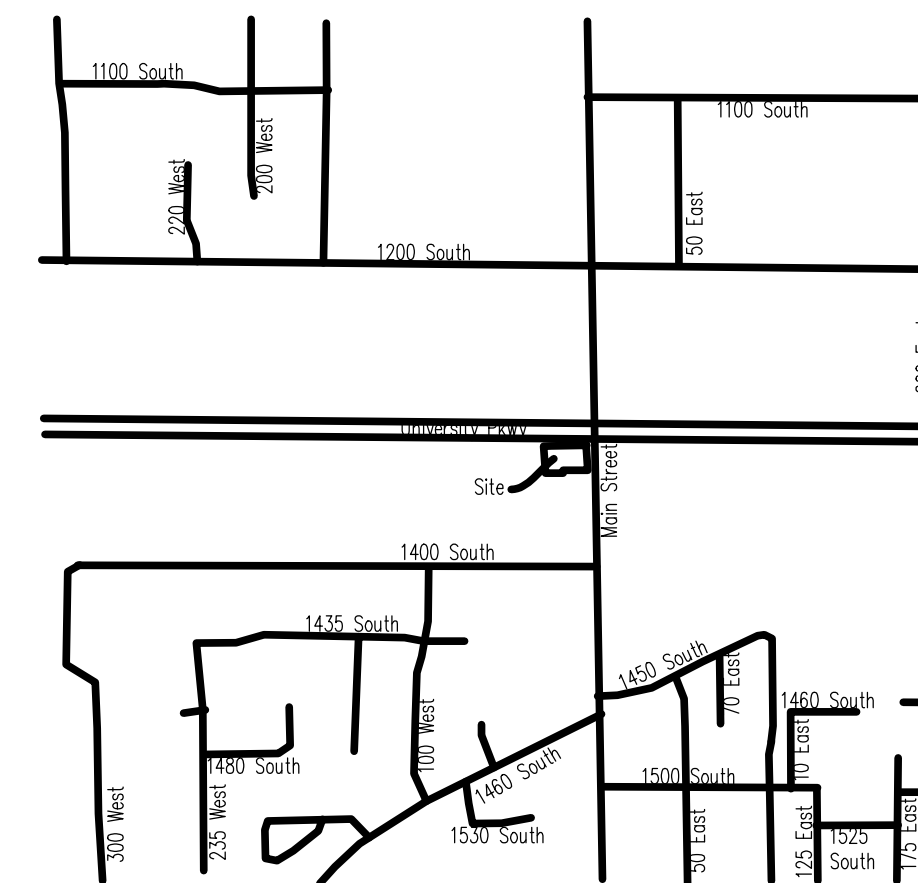
Main Street

40 E

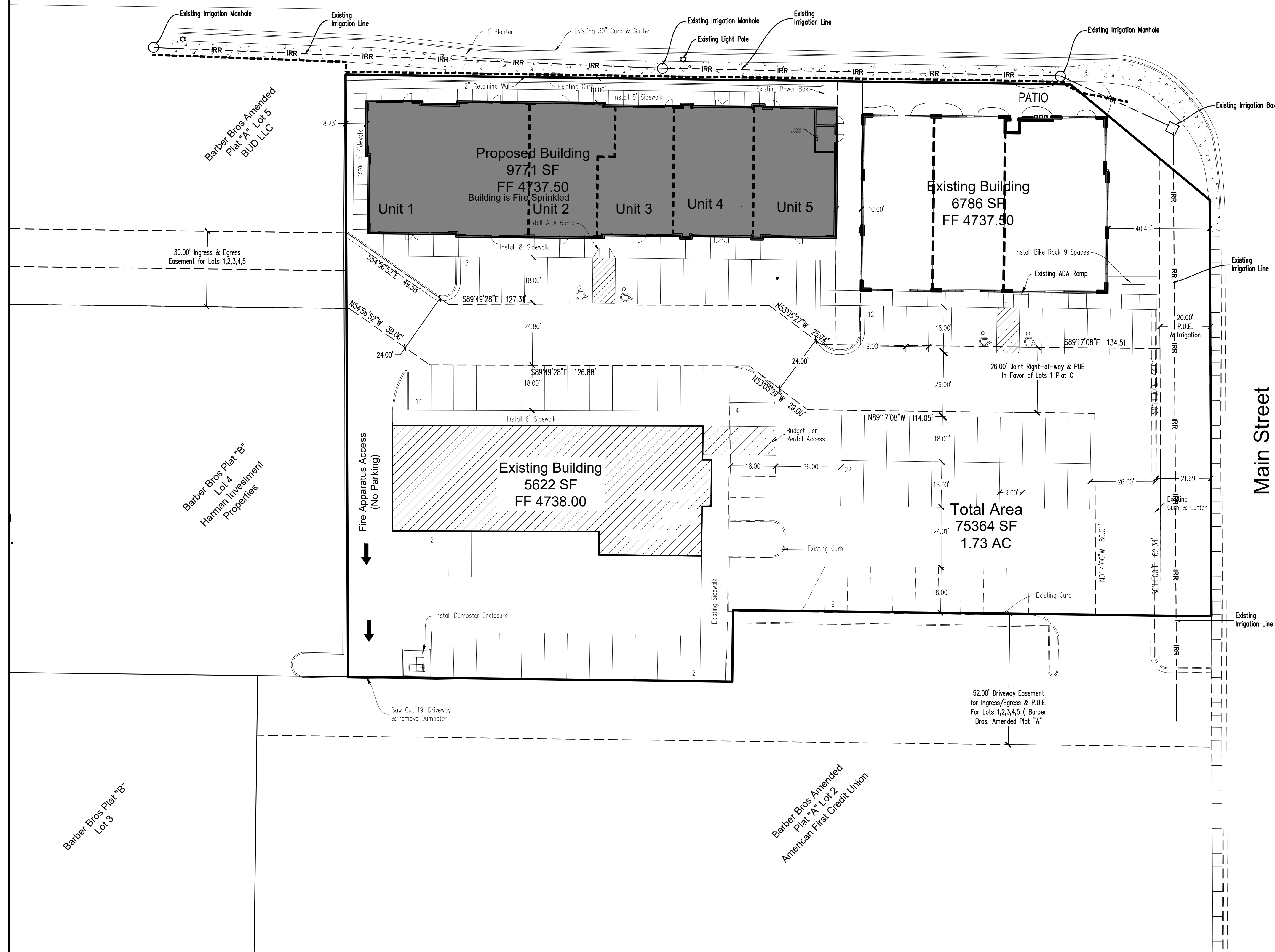
Ashley HomeStore



University Parkway

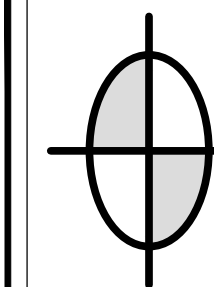
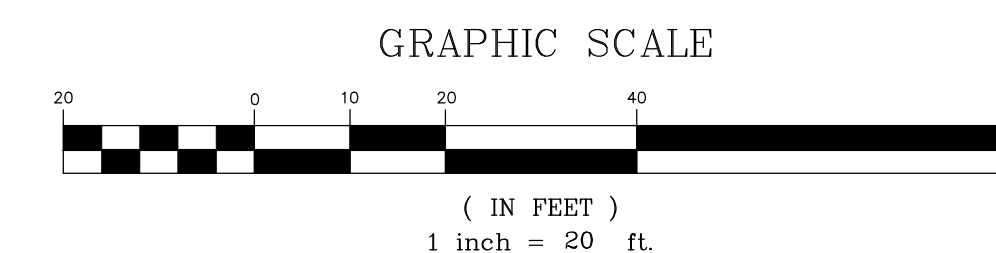


Vicinity Map



Landscape Irrigation System to Include a RP backflow assembly

Main Street



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Uttah

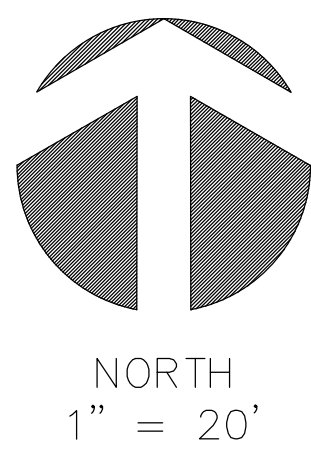
Site Plan

Gram City

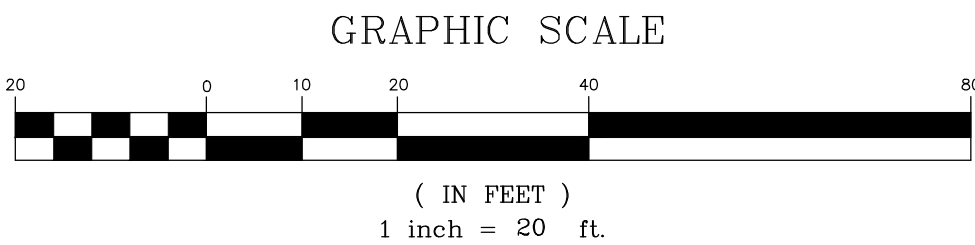
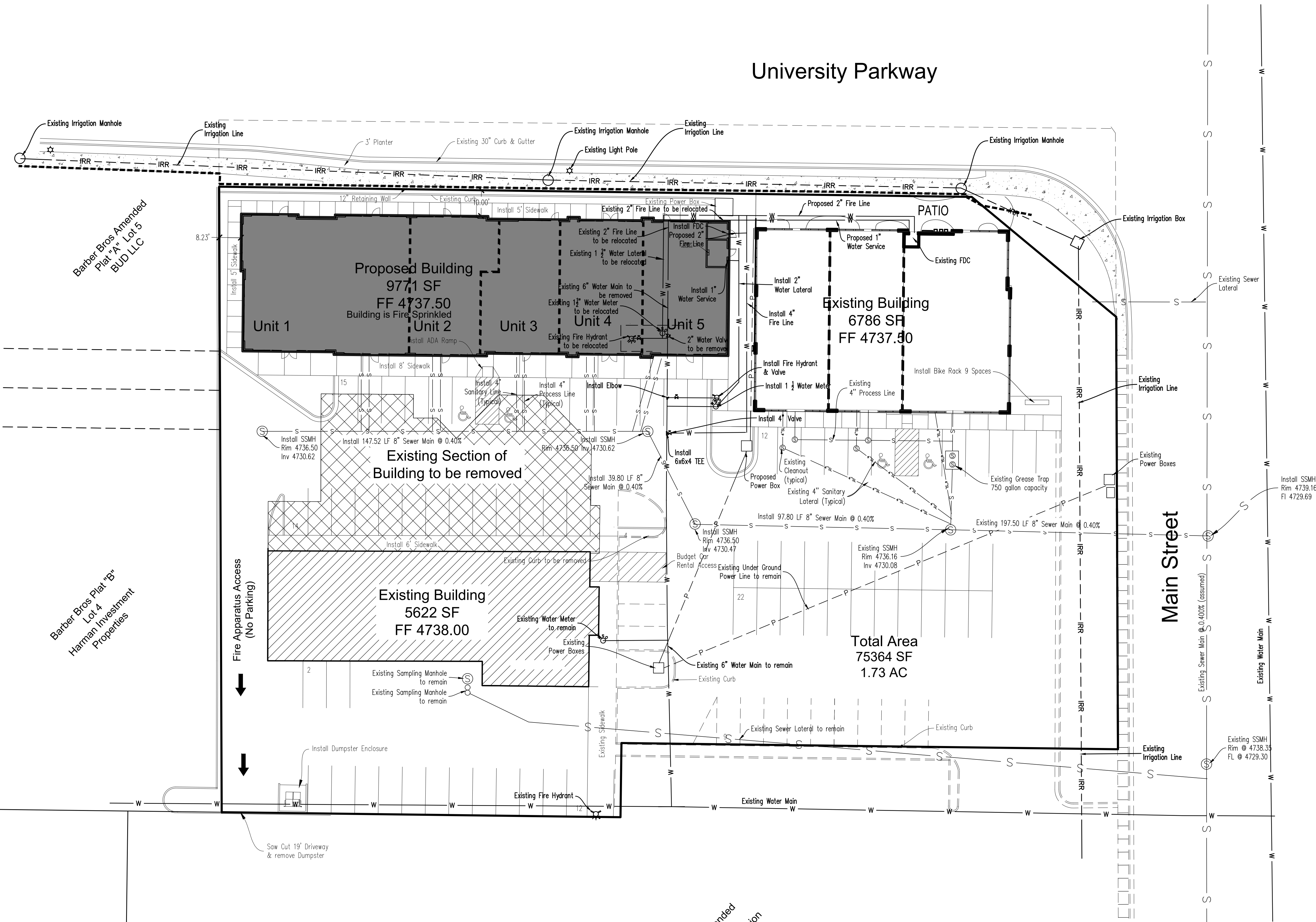
REVISIONS
3-25-2013
6-5-2013 (sewer re-design)
11-11-2019
1-27-2020

DATE	10-19-2011
SCALE	1"=20'
BY	BHT
TRACING NO.	L-13691

SHEET No.
C - 2



University Parkway



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Stewart Retail
Demo Plan
Orem City
Utah

REVISIONS
3-25-2013
6-5-2013 (sewer re-design)
1-27-2020

DATE 10-19-2011
SCALE 1"=20'
BY BHT
TRACING NO. L-13691

SHEET No.
C - 7

EXISTING STRUCTURE

NEW APPROX. 10,000 S.F. STRUCTURE

NOTE: ALL EXTERIOR COLORS, MATERIALS, AND TREATMENTS TO MATCH EXISTING. EXISTING STRUCTURE WILL CLEANED AND RE-COATED TO PROVIDE A CONSISTANT AND FRESH LOOK



STEWART RETAIL CENTER
NORTH ELEVATION

NOTE: ALL EXTERIOR COLORS, MATERIALS, AND TREATMENTS TO MATCH EXISTING. EXISTING STRUCTURE WILL CLEANED AND RE-COATED TO PROVIDE A CONSISTANT AND FRESH LOOK

NEW APPROX. 10,000 S.F. STRUCTURE

EXISTING STRUCTURE



STEWART RETAIL CENTER
SOUTH ELEVATION

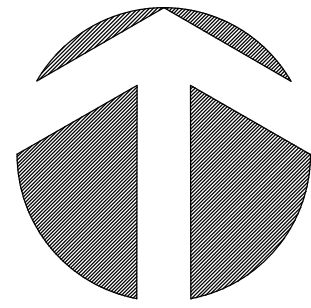
NOTE: ALL EXTERIOR COLORS, MATERIALS, AND TREATMENTS TO MATCH EXISTING. EXISTING STRUCTURE WILL CLEANED AND RE-COATED TO PROVIDE A CONSISTANT AND FRESH LOOK

NEW APPROX. 10,000 S.F. STRUCTURE

T.O. ARCH FEATURE ROOF
41'-6"

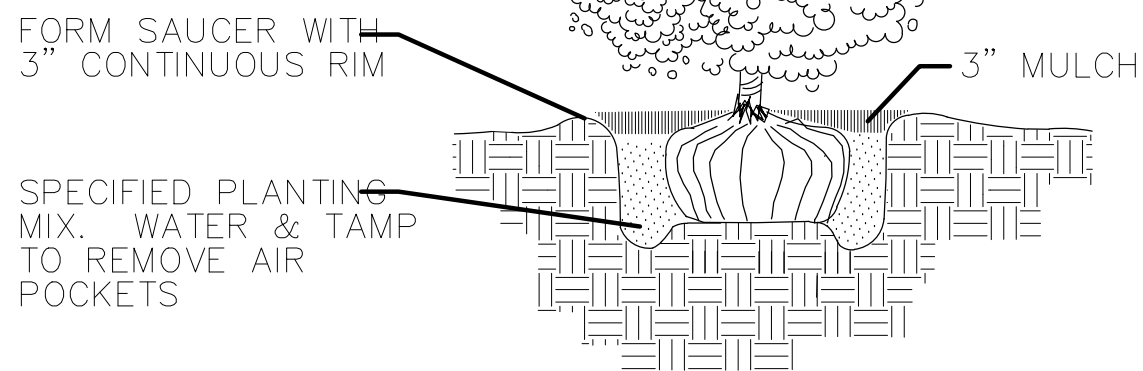
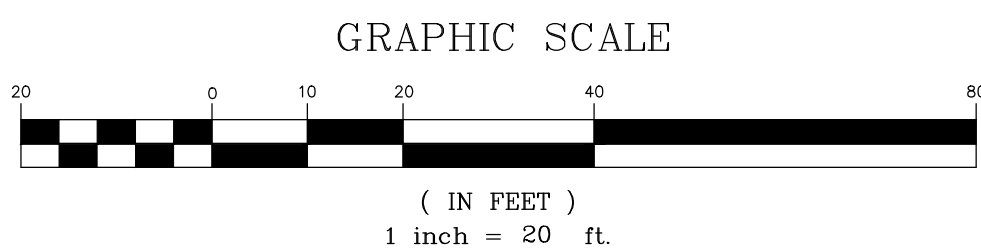
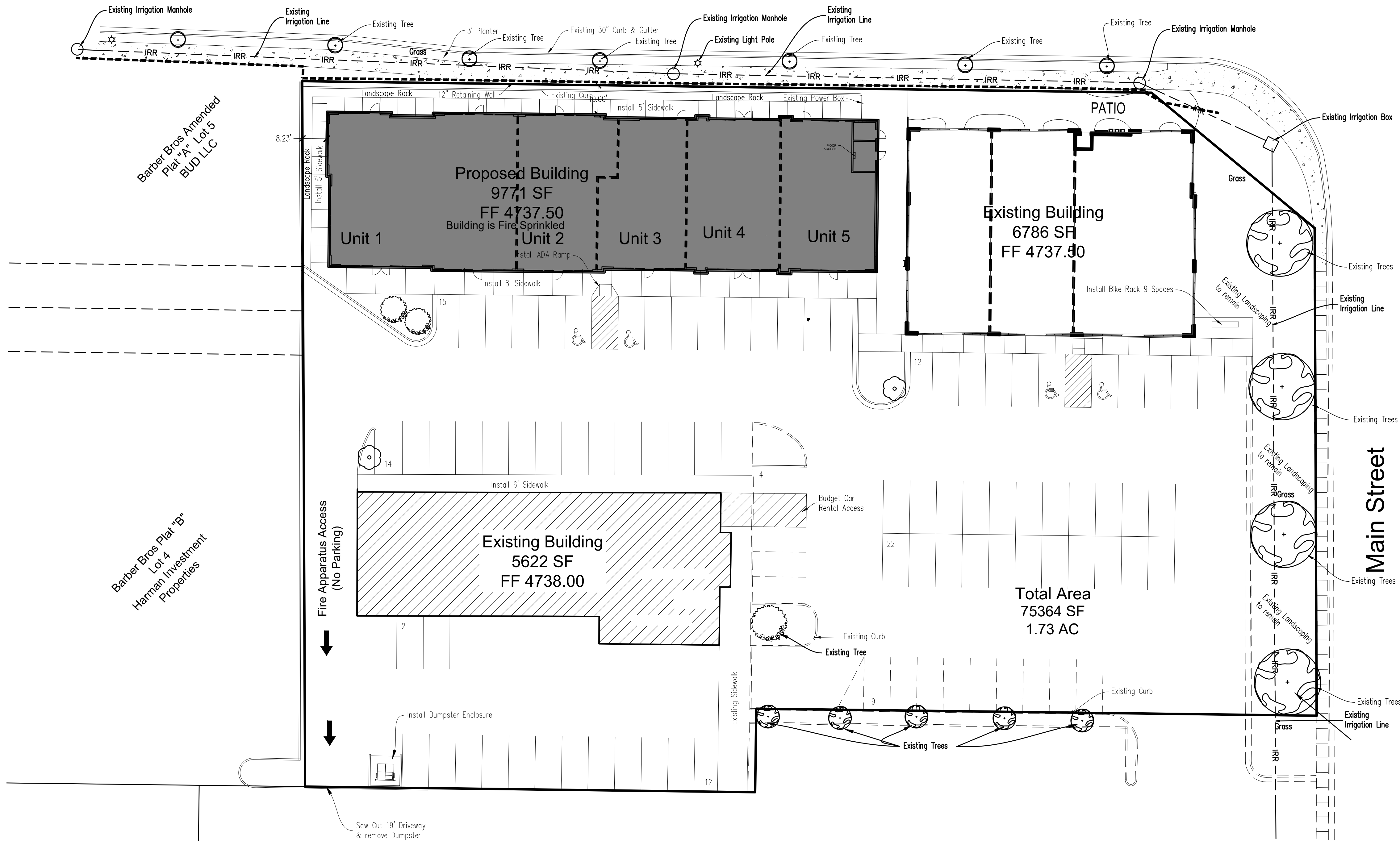


**STEWART RETAIL CENTER
WEST ELEVATION**



NORTH
1" = 20'

University Parkway



PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
EVERGREEN TREES				
	Dwarf Blue Spruce	7'-9' HT (EQUAL MIX)	B & B	
DECIDUOUS TREES				
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL.	B & B	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	B & B	
	PYRUS CALLERYANA 'CAPITAL' Capital Flowering Pear	2" CAL.	B & B	
SHRUBS				
	COTONEASTER DAMMERI 'CORAL BEAUTY' Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 Gal.	Cont.	
	PINUS MUGO MUGUS PUMILIO Shrubby Swiss Mountain Pine	5 Gal.	Cont.	
GROUNDCOVERS				
	AEGOPodium PODAGRARIA VARIAGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Bunglweed	1 Gal.	Cont.	24" O.C.
	GALLIUM ODORATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.
	Grass Area			

Landscaping Notes:

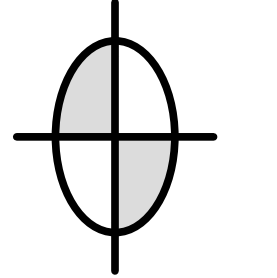
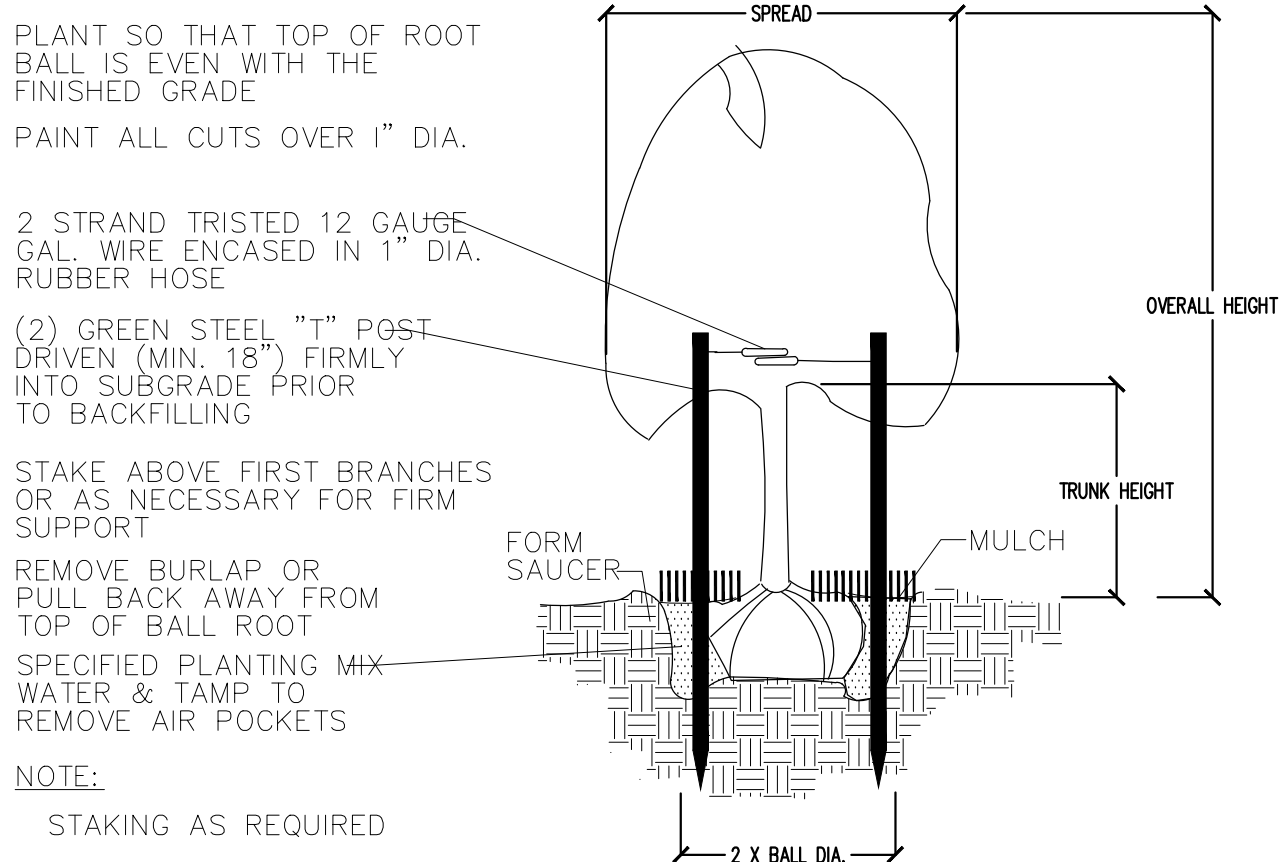
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

Minimum design standards:
At least (1) deciduous tree at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size. 26 are required & provided.
All Deciduous trees provided = 2" Caliper in size. 26 are required, 29 provided.
All shrubs provided = 5 gallon in size. 416 Shrubs are required.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Stewart Retail
Landscaping Plan
Orem City
Utah

REVISIONS
1-27-2020

DATE
8-30-2019
SCALE
1"=20'
BY
BHT
TRACING NO.
L-13691

SHEET No.
C - 6

Planning Commission Minutes – February 5, 2020

Agenda Item 3.2 is a request by Kevin Scholz for the Planning Commission to approve the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone including the vacation of Lot 1, Barber Bros Amended, Plat A and Final plat approval of Barber Bros, Plat C.



Staff Presentation: The applicant is proposing to build a new building at 21 West University Parkway. They will be modifying the existing building located at 41 West University Parkway by removing the front part of that building. This will create parking and an easement through the properties with the new building to be built up front next to University Parkway.

The City Council approved a modification to the PD12 setback requirements on University Parkway and Main Street on November 19, 2019. The original setback of forty (40) feet or equal to the height of the

building, whichever was greater was amended to change the setback requirements so buildings fronting University Parkway or Main Street had a front setback of ten (10) feet. With the University Parkway widening project, this approved setback matched the setback of the building directly to the east of the new building.

The new proposed building will potentially have five retail units and a continual flow easement through the property between the buildings that is not currently there making access to the businesses easier. The proposed 24 foot ingress and egress easement will be part of the new Barber Bros Subdivision, Plat C.

A PD12 zone requires any development shall be subject to review and approval by the City Council as outlined in Section 22-11-24(I), Orem City Code.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council for the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone, and approve the vacation of Lot 1, Barber Bros Amended, Plat A and Final plat approval of Barber Bros, Plat C.

Chair Cochran invited the applicant to come forward. Todd Dudley, Dudley & Associates, introduced himself and had nothing to add.

Chair Cochran 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 for the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone, and approve the vacation of Lot 1, Barber Bros Amended, Plat A and Final plat approval of Barber Bros, Plat C. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen, Barry Roberts, Ross Spencer and Mike Staker. The motion passed unanimously.

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Feb 25, 2020

The applicant requests the Planning Commission approve the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

Planning Commission
Wed, Feb 5, 2020

EAGLE HARDWARE & GARDEN INC
%LOWES COMPANIES
100 LOWES BLVD
MOORESVILLE, NC 28117

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Feb 25, 2020

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

Planning Commission
Wed, Feb 5, 2020

JSP I LLC
653 S PHEASANT RIDGE CIR
ALPINE, UT 84004

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Feb 25, 2020

The applicant requests the Planning Commission approve the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

Planning Commission
Wed, Feb 5, 2020

ASHLEY REAL ESTATE LLC
ONE ASHLEY WAY
ARCADIA, WI 54612

For more information, contact
Cheryl Vargas at (801) 229-7183
or chvargas@orem.org



City Council Chambers, 56 N State Street

City Council
Tue, Feb 25, 2020

The applicant requests the Planning Commission approve the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone.
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

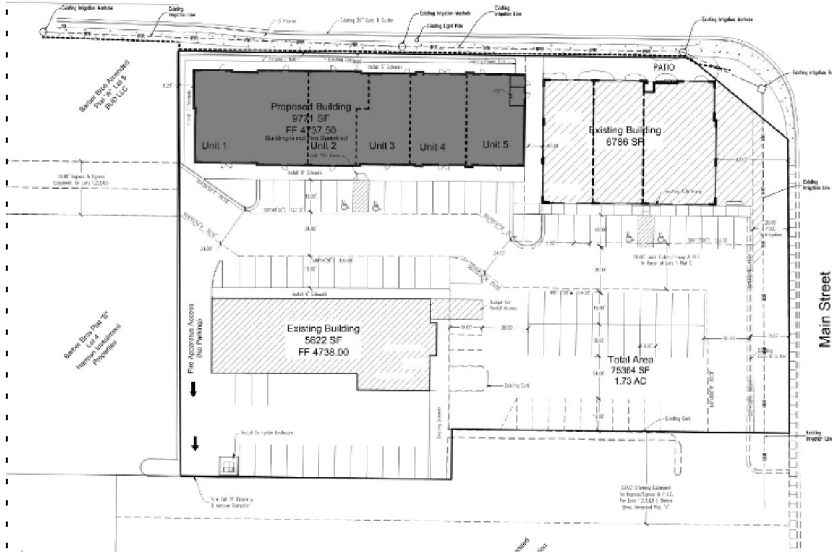
Planning Commission
Wed, Feb 5, 2020

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057



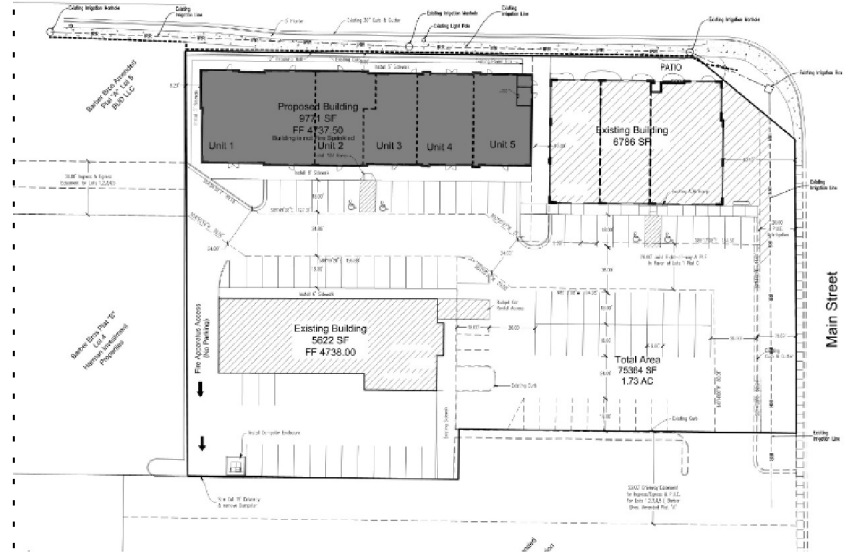
Stewart Retail Orem Utah

University Parkway



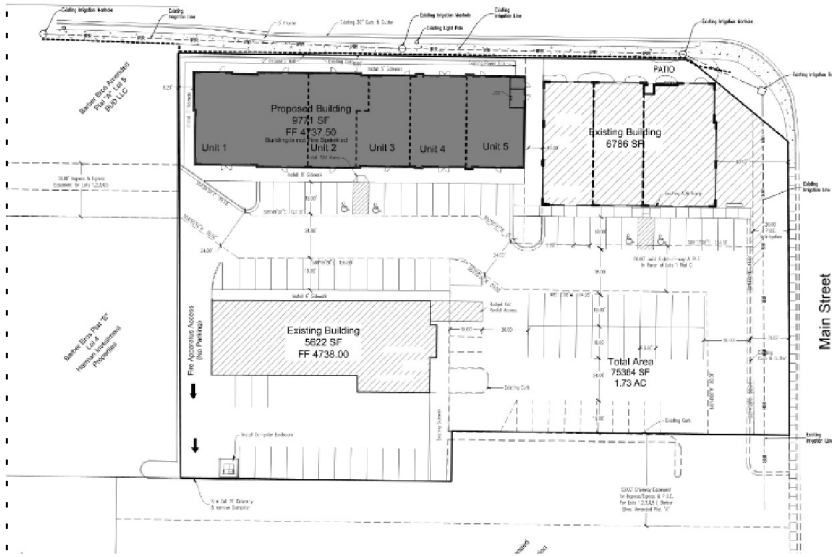
Stewart Retail Orem Utah

University Parkway



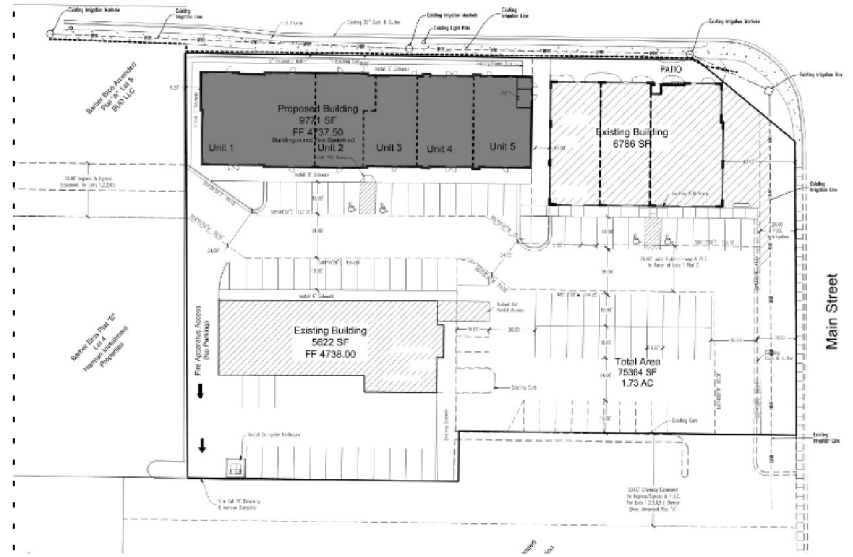
Stewart Retail Orem Utah

University Parkway



Stewart Retail Orem Utah

University Parkway



ASHLEY REAL ESTATE LLC
ONE ASHLEY WAY
ARCADIA, WI 54612

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

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 30810
SALT LAKE CITY, UT 84130

AMERICA FIRST CREDIT UNION
%ACCOUNTING
PO BOX 9199
OGDEN, UT 84409

B U D LLC
49 W UNIVERSITY PKY
OREM, UT 84058

HARMAN INVESTMENT PROPERTIES
5
--OR CURRENT RESIDENT--
55 W UNIVERSITY PKWY
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

HARMAN INVESTMENT PROPERTIES
5
--OR CURRENT RESIDENT--
65 W UNIVERSITY PKY
OREM, UT 84058

STRONG, SCOTT & JANET
--OR CURRENT RESIDENT--
68 W 1435 SOUTH
OREM, UT 84058

TIEK, STEPHEN R & ALLISON J
74 W 1435 S
OREM, UT 84058

BUCKNER, DONALD K & LOREN
75 W 1400 S
OREM, UT 84058

RADER, RUSSELL B & KALY L
80 W 1435 S
OREM, UT 84058

MEYERS, KENDRA & DAVID
83 W 1400 S
OREM, UT 84058

EAGLE HARDWARE & GARDEN INC
%LOWES COMPANIES
100 LOWES BLVD
MOORESVILLE, NC 28117

UTAH COUNTY
100 E CENTER ST
PROVO, UT 84606

SEBANC, BEVERLY M & ALLAN A (ET
AL)
105 STONEPINE RD
HILLSBOROUGH, CA 94010

SEJAS, WILLAN A & MARIA P
121 W 1400 S
OREM, UT 84058

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

KENNEDY, BEVERLY E
130 W 1400 S
OREM, UT 84058

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

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

WHYTE, WILLIAM R
627 S 630 W
OREM, UT 84058

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

JSP I LLC
653 S PHEASANT RIDGE CIR
ALPINE, UT 84004

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

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

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

AMERICA FIRST CREDIT UNION
--OR CURRENT RESIDENT--
1356 S MAIN
OREM, UT 84058

JSP I LLC
--OR CURRENT RESIDENT--
1402 S MAIN
OREM, UT 84058

CAMEAU, DAVID T & REBECCA A (ET
AL)
1408 S 100 W
OREM, UT 84058

PAULSON, JOEY SNELL & JANET
LYNN
1425 S 100 W
OREM, UT 84058

GOODMAN, BEVERLY O
1436 S MAIN ST
OREM, UT 84058

SMITH, JOEL J & KAREN
1440 S MAIN ST
OREM, UT 84058

STROLE, PAUL & LINDA R
--OR CURRENT RESIDENT--
1442 S HONEY LN
OREM, UT 84058

STROLE, PAUL & LINDA R
1442 S MAIN ST
OREM, UT 84058

THEOBALD, JONATHAN P &
JENNIFER B
--OR CURRENT RESIDENT--
1444 S HONEY LN
OREM, UT 84058

THEOBALD, JONATHAN P &
JENNIFER B
1444 S MAIN ST
OREM, UT 84058

GOK PROPERTIES LC
1530 S 500 W
SALT LAKE CITY, UT 84115

STRONG, SCOTT & JANET
1586 235 W
OREM, UT 84058

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

MACDUO LLC
1929 S 180 W
OREM, UT 84058

HARMAN INVESTMENT PROPERTIES
5
1948 S PARKLANE E
OREM, UT 84058

FAMILY CENTER OREM II LLC
5670 WILSHIRE BLVD STE 1250
LOS ANGELES, CA 90036

OREM RETAIL PROPERTIES LLC
%PETSMART INC
19601 N 27TH AV
PHOENIX, AZ 85027

DRAFT

RESOLUTION NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL APPROVING THE SITE PLAN OF STEWART RETAIL ADDITION LOCATED AT 21 WEST UNIVERSITY PARKWAY IN THE PD12 ZONE.

WHEREAS on September 3, 2019, Kevin Scholz filed an application with the City of Orem requesting site plan approval of Stewart Retail Addition located at 21 West University Parkway in the PD12 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on February 5, 2020, and the Planning Commission recommended the City Council approve the application; and

WHEREAS a public meeting considering the subject application was held by the City Council on February 25, 2020; 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 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 RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds that the proposed site plan for Stewart Retail Addition complies with all applicable City ordinances.
2. The City Council hereby approves the site plan of Stewart Retail Addition located at 21 West University Parkway in the PD12 as shown on Exhibit “A” which is attached hereto and incorporated herein by reference.
3. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
4. This resolution shall take effect immediately upon passage.

PASSED and APPROVED this 25th day of **February** 2020.

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Richard F. Brunst, Jr., Mayor

ATTEST:

JoD'Ann Bates, City Recorder

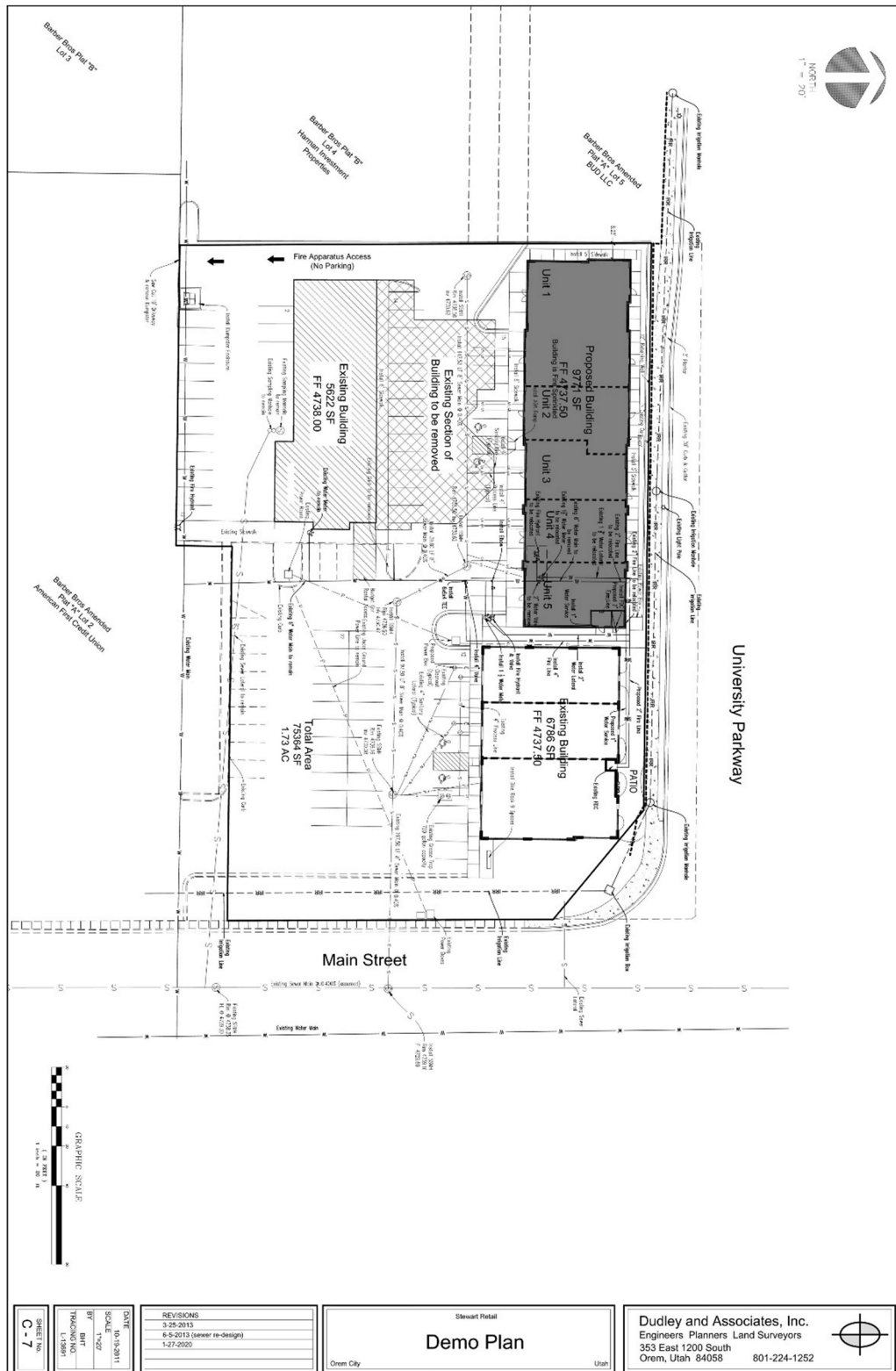
COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

STEWART RETAIL ADDITION SITE PLAN

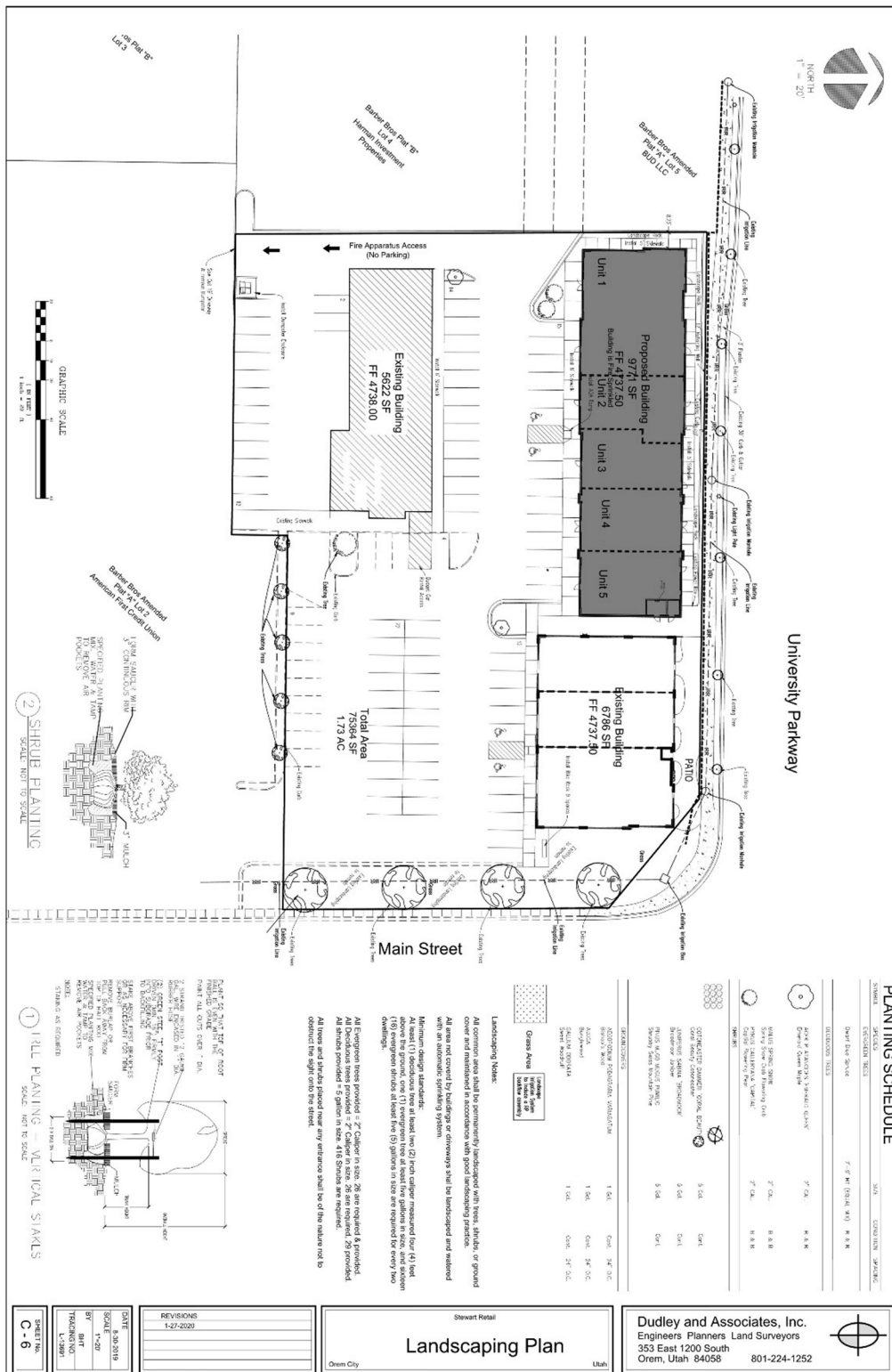


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DEMO PLAN

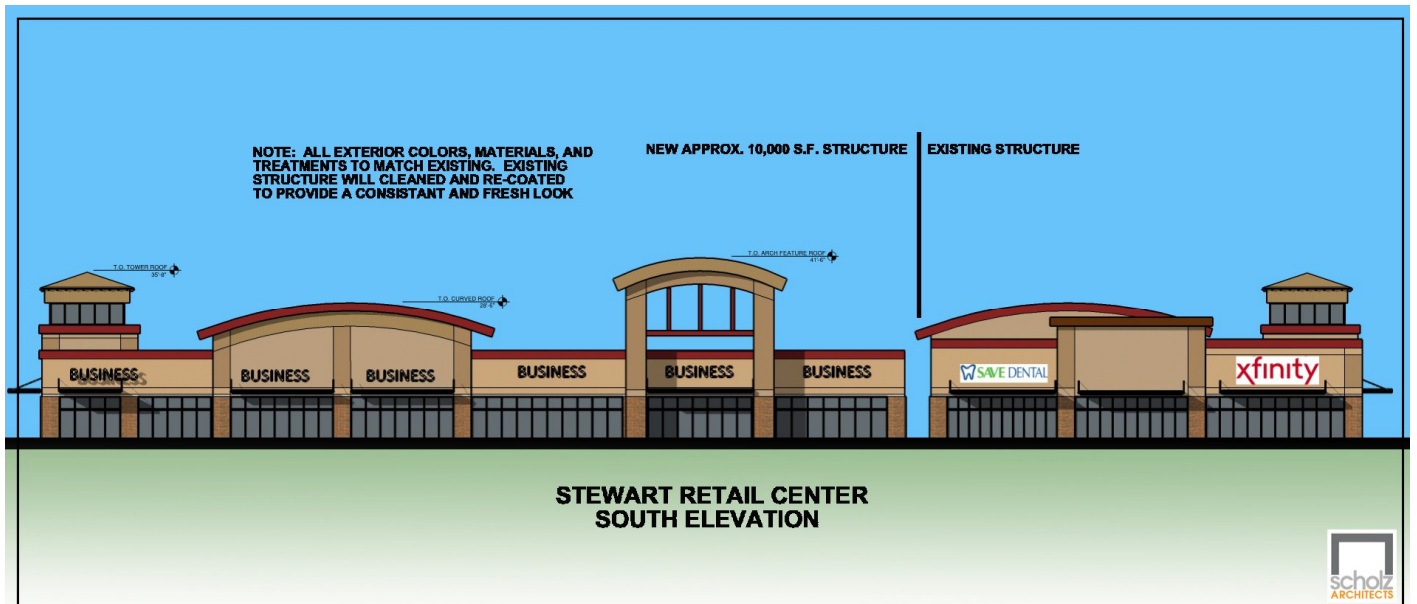
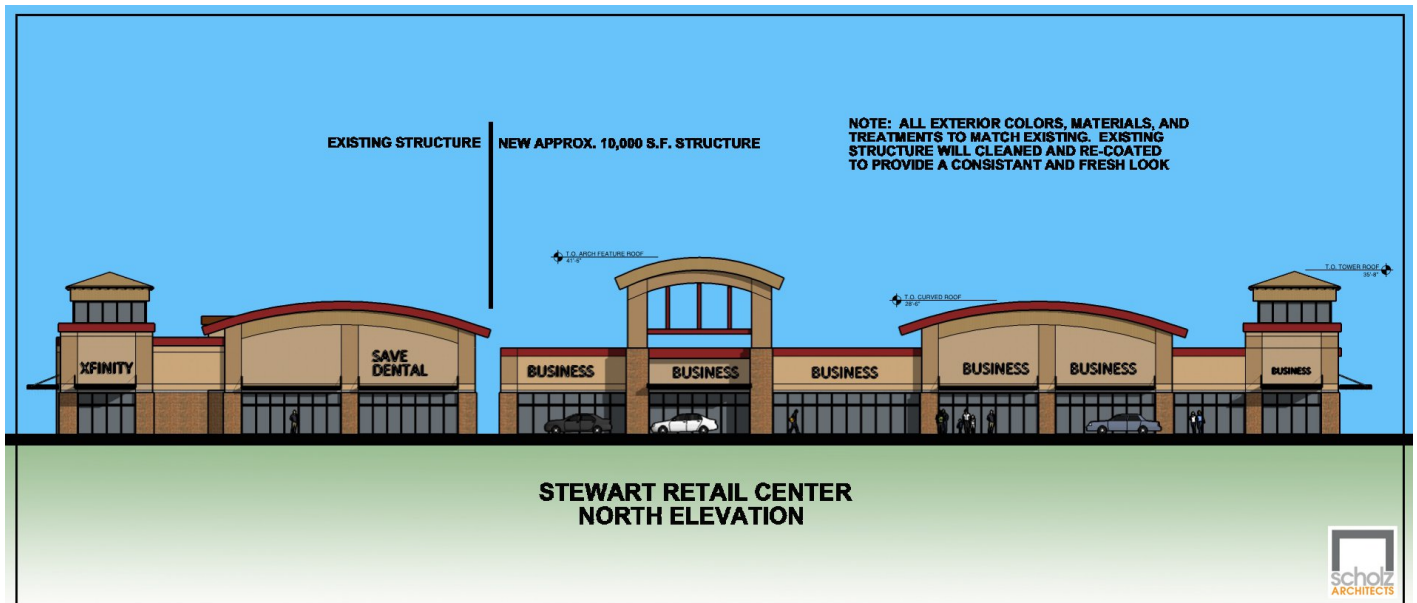


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LANDSCAPING PLAN



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ELEVATIONS



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NOTE: ALL EXTERIOR COLORS, MATERIALS, AND TREATMENTS TO MATCH EXISTING. EXISTING STRUCTURE WILL CLEANED AND RE-COATED TO PROVIDE A CONSISTANT AND FRESH LOOK

NEW APPROX. 10,000 S.F. STRUCTURE

T.O. ARCH FEATURE ROOF
41'-0"



**STEWART RETAIL CENTER
WEST ELEVATION**



CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED JANUARY 2020

Percent of Year Expired: 58%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2020	% To Date FY 2019	Notes
10 GENERAL FUND								
Revenues	54,281,735	5,345,206	30,164,055			56%		
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	64,357,391	5,345,206	40,239,711		24,117,680	63%	62%	
Expenditures	64,357,391	5,038,316	35,736,792	1,625,041	26,995,558	58%	59%	
20 ROAD FUND								
Revenues	3,265,000	555,681	1,671,615			51%		
Appr. Surplus - Current	307,350		307,350			100%		
Appr. Surplus - Prior Year	1,928,582		1,928,582			100%		
Total Resources	5,500,932	555,681	3,907,547		1,593,385	71%	73%	
Expenditures	5,500,932	57,114	2,452,402	679,058	2,369,472	57%	55%	
21 CARE TAX FUND								
Revenues	2,300,000	196,240	1,009,556			44%		
Appr. Surplus - Prior Year	3,801,309		3,801,309			100%		
Total Resources	6,101,309	196,240	4,810,865		1,290,444	79%	79%	
Expenditures	6,101,309	-52,449	2,680,055	163,521	3,257,733	47%	21%	1
30 DEBT SERVICE FUND								
Revenues	5,791,627	4,106	3,564,005			62%		
Appr. Surplus - Current	1,021,117	1,021,117	1,021,117					
Appr. Surplus - Prior Year	5,953		5,953			100%		
Total Resources	6,818,697	1,025,223	4,591,075		2,227,622	67%	62%	
Expenditures	6,818,697	48,550	2,426,665		4,392,032	36%	30%	
45 CIP FUND								
Revenues	2,052,756	355,759	1,090,712			53%		
Appr. Surplus - Prior Year	15,570,035		15,570,035			100%		
Total Resources	17,622,791	355,759	16,660,747		962,044	95%	101%	
Expenditures	17,622,791	43,367	2,411,467	2,939,917	12,271,407	30%	12%	2
51 WATER FUND								
Revenues	20,455,740	681,148	12,977,467			63%		
Appr. Surplus - Current Year	625,000		625,000			100%		
Appr. Surplus - Prior Year	15,218,231		15,218,231			100%		
Total Resources	36,298,971	681,148	28,820,698		7,478,273	79%	81%	
Expenditures	36,298,971	750,639	9,068,635	1,436,256	25,794,080	29%	39%	3
52 WATER RECLAMATION FUND								
Revenues	12,013,694	1,101,250	7,757,470			65%		
Appr. Surplus - Prior Year	7,781,881		7,781,881			100%		
Total Resources	19,795,575	1,101,250	15,539,351		4,256,224	78%	75%	
Expenditures	19,795,575	925,442	5,095,291	1,596,642	13,103,642	34%	33%	
55 STORM WATER FUND								
Revenues	4,994,195	417,909	3,120,102			62%		
Appr. Surplus - Current Year	614,275		614,275			100%		
Appr. Surplus - Prior Year	3,866,519		3,866,519			100%		
Total Resources	9,474,989	417,909	7,600,896		1,874,093	80%	79%	
Expenditures	9,474,989	168,731	2,432,646	218,906	6,823,437	28%	44%	3
56 RECREATION FUND								
Revenues	1,682,300	20,770	674,599			40%		
Appr. Surplus - Prior Year	12,180		12,180			100%		
Total Resources	1,694,480	20,770	686,779		1,007,701	41%	62%	
Expenditures	1,694,480	73,804	893,250	208,628	592,602	65%	67%	
57 SOLID WASTE FUND								
Revenues	4,025,000	316,497	2,373,992			59%		
Appr. Surplus - Prior Year	168,851		168,851			100%		
Total Resources	4,193,851	316,497	2,542,843		1,651,008	61%	61%	
Expenditures	4,193,851	229,671	2,271,279	253,194	1,669,378	60%	58%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED JANUARY 2020

Percent of Year Expired: 58%

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	79,367	1,302,234			75%		
Appr. Surplus - Prior Year	864,329		864,329			100%		
Total Resources	2,594,329	79,367	2,166,563		427,766	84%	79%	
Expenditures	2,594,329	31,459	641,530	443,220	1,509,579	42%	41%	
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	64,532	530,722	3,994	295,284	64%	64%	
62 PURCHASING/WAREHOUSING FUND								
Revenues		15	105			100%		
Std. Interfund Transactions	395,000		395,000			100%		
Total Resources	395,000	15	395,105		-105	100%	100%	
Expenditures	395,000	27,757	245,590	1,216	148,194	62%	72%	
63 SELF INSURANCE FUND								
Revenues	772,000	67,463	378,434			49%		
Std. Interfund Transactions	1,345,000		1,345,000			100%		
Total Resources	2,117,000	67,463	1,723,434		393,566	81%	90%	
Expenditures	2,117,000	90,624	1,322,037	8,801	786,162	63%	79%	
64 INFORMATION TECH FUND								
Revenues	8,200	678	5,946			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	2,611,069		2,254	100%	100%	
Expenditures	2,613,323	244,387	1,404,654	183,835	1,024,834	61%	62%	
74 CDBG FUND								
Revenues	1,043,380	40,814	426,950			41%		
Appr. Surplus - Prior Year	310,481		310,481			100%		
Total Resources	1,353,861	40,814	737,431			54%	27%	4
Expenditures	1,353,861	58,032	552,373	67	801,421	41%	24%	4
CITY TOTAL RESOURCES	176,554,847	10,123,975	129,088,292		46,850,125	73%	72%	
CITY TOTAL EXPENDITURES	176,554,847	7,524,130	68,119,204	9,135,241	99,300,402	44%	46%	

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED JANUARY 2020:

- 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 (\$2,939,917) being significantly higher than in the prior fiscal year (\$329,497) 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).