CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
September 27, 2022

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

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

TOUR - Wastewater Treatment Plant (60 min)
Information
- Council to meet at the Wastewater Treatment Plant located at 179 West 1000 South, Orem
- Following the tour, travel to the City Center Council Conference Room (15 min)
Presenter: Chris Tschirki, Public Works Director

UPDATE - Hillcrest Park (30 min)
Information
Presenter: Lane Gray, Capital Projects Manager

DISCUSSION - Boards and Commissions (30 min)
Discussion
Presenter: Mayor and City Council

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: Allen Young

5. PLEDGE OF ALLEGIANCE: Kristi Moulton

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1 ANNUAL REPORT - Library Advisory Commission
Presenter: Amber Laursen, Library Advisory Commission Chair

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. SCHEDULED ITEMS

8.1 APPOINTMENT TO THE PLANNING COMMISSION
- Haysam Saker, Reappointment
Presenter: Mayor and City Council

8.2 APPOINTMENT TO THE SUMMERFEST COMMITTEE
- Shelley Seastrand, Reappointment
Presenter: Mayor and City Council

8.3 PUBLIC HEARING / ORDINANCE – Amending Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.
Presenter: Jason Bench, Planning Division Manager

8.4 PUBLIC HEARING / RESOLUTION - Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.
Presenter: Jason Bench, Planning Division Manager

8.5 RESOLUTION - Expressing Intent to Combine Orem Dispatch Services with Provo Dispatch Services
Presenter: Captain Sorenson & Luitenant Paraskeva, Orem Police Department

9. COMMUNICATION ITEMS

9.1 MONTHLY FINANCIAL SUMMARY - August 2022
For Review Only

10. 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.

11. 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

CITY OF OREM

CITY COUNCIL MEETING

SEPTEMBER 27, 2022

REQUEST:	APPOINTMENT TO THE PLANNING COMMISSION - Haysam Saker, Reappointment
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

Board, Commission & Committee Application

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

Full Name	Haysam Sakar
Full Address	[redacted] Orem UT 84097
Phone Number	[redacted]
Email	[redacted]
What board or commission are you applying for?	P ann ng Comm ss on
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 C ty s go ng to mp ement major changes to the zon ng on State Street. I be eve I can serve as a a son between the c ty and the bus ness owners, as we as g ve a c ear dea to the ong term mpacts on the bus ness owners from such zone changes. I have owned mu t p e bus nesses n Orem throughout the ast 10 years and I do agree that changes are needed. I wou d ke to he p fac tate these changes.

Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.	I am an mm grant, US c t zen, bus ness owner, and Orem C ty po ce vo unteer. My bache or's degree s n bus ness and account ng. I have managed and operated d fferent sca es of bus nesses n and out of Orem. I tra ned n conf ct reso ut on from a nat onw de company. Some of the major c t es I have ved n are Brook yn, Manhattan, Queens, Staten Is and, and Hoboken, New Jersey. A of these c t es have strengths and weaknesses. I wou d ove to use my exper ences n these c t es to he p Orem. S xteen years ago I moved to Utah. I ove Orem and want to see t move forward w th progress ve, yet fam y or ented va ues.
Please upload your resume.	[redacted]
Signature Data	Name: F rst Name: Haysam Last Name: Sakar Ema : Ema Address: [redacted] Haysam Sakar

CITY OF OREM

CITY COUNCIL MEETING

SEPTEMBER 27, 2022

REQUEST:	APPOINTMENT TO THE SUMMERFEST COMMITTEE - Shelley Seastrand, Reappointment
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

Board, Commission & Committee Application

City of Orem

Submitted On:
December 3rd, 2019 @ 3:35pm

Personal Information

Full Name	She y Seastrand
Full Address	[redacted] Orem UT 84058
Phone Number	[redacted]
Email	[redacted]

Boards & Commissions

What board or commission are you applying for?	Summerfest Adv sory Comm ttee
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 have oved the Summerfest Exper ence and wou d ove to he p work ng w th the Orem s Got Ta ent or other act v ty to he p Summerfest.
Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.	I am a ha r sty st, and have vo unteered as a hostess for the M ss Orem program for 20 years. I m great work ng w th peop e and mak ng arrangements. I am good w th fo ow through and w th he p ng peop e get the th ngs they need to be successfu .

Signature Data	F rst Name: She y Last Name: Seastrand Ema Address [redacted]  S gned at: 12/03/2019 03:35PM

CITY OF OREM CITY COUNCIL MEETING SEPTEMBER 27, 2022	
REQUEST:	**6:00 P.M. SCHEDULED ITEM** **PUBLIC HEARING** – Amending Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.
APPLICANT:	Chris Allen
FISCAL IMPACT:	None

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on the State noticing website
-Faxed to newspapers
-Emailed to newspapers
-Noticed 217 property owners within 500 feet of 1550 S Sandhill Road.

SITE INFORMATION:
General Plan Designation: **RC**
Current Zone: **HS**
Acreage: **4.61**
Neighborhood: **Lakeview**

PLANNING COMMISSION RECOMMENDATION
6-0, for approval

PREPARED BY:
Rachel Stevens,
Associate Planner

REQUEST: Amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

BACKGROUND: Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. This sign would replace the historic use of hanging 10' x 10' banners on the building to advertise for events, such as a Christmas Eve Service. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

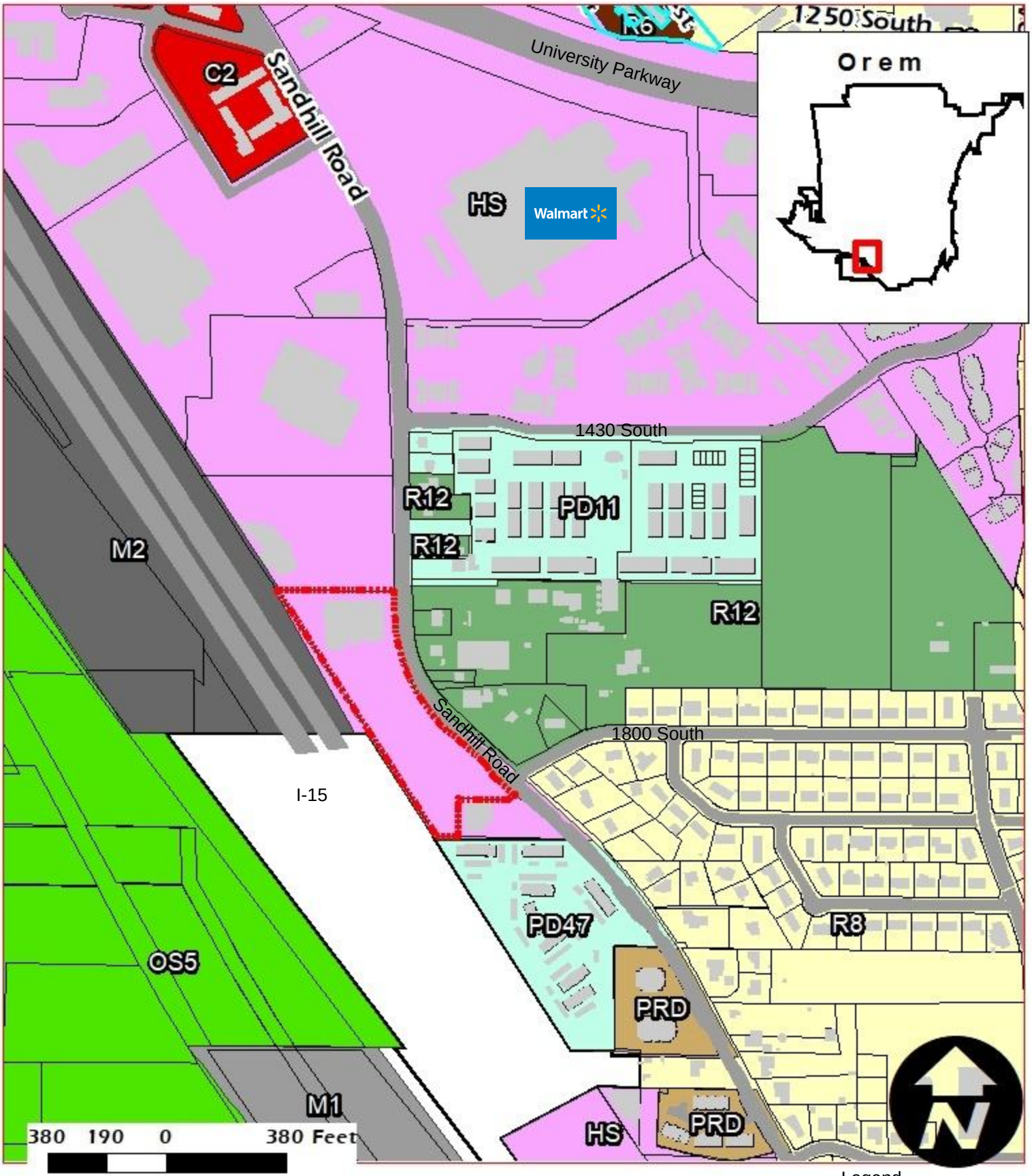
1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" allows freestanding monument signs, however is does not allow any freestanding pole signs (Section 14-3-3). The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property to within 5 feet of the south face of the existing structure located at 1550 S Sandhill Road.




Walmart
I-15 SB
I-15 NB OFFRAMP
I-15 NB
I-15 SB ONRAMP
I-15 SB
I-15 NB
Sandhill Road
Sandhill Road
Sandhill Road
Sandhill Road
Geneva Road
Wildwood Hollow Drive
Hidden Hollow Dr
1360 South
1410 South
1350 South
1400 South
1428 South
1430 South
1435 South
1475 South
1520 South
1600 South
1640 South
1680 South
1700 South
1725 South
1050 West
1020 West
950 West
905 West
590 West
565 West
540 West
520 West
630 West
615 West
460 West
465 West
430 West
400 West
360 West
500 West
350 West
1410 South
1430 South

CenterPoint Church

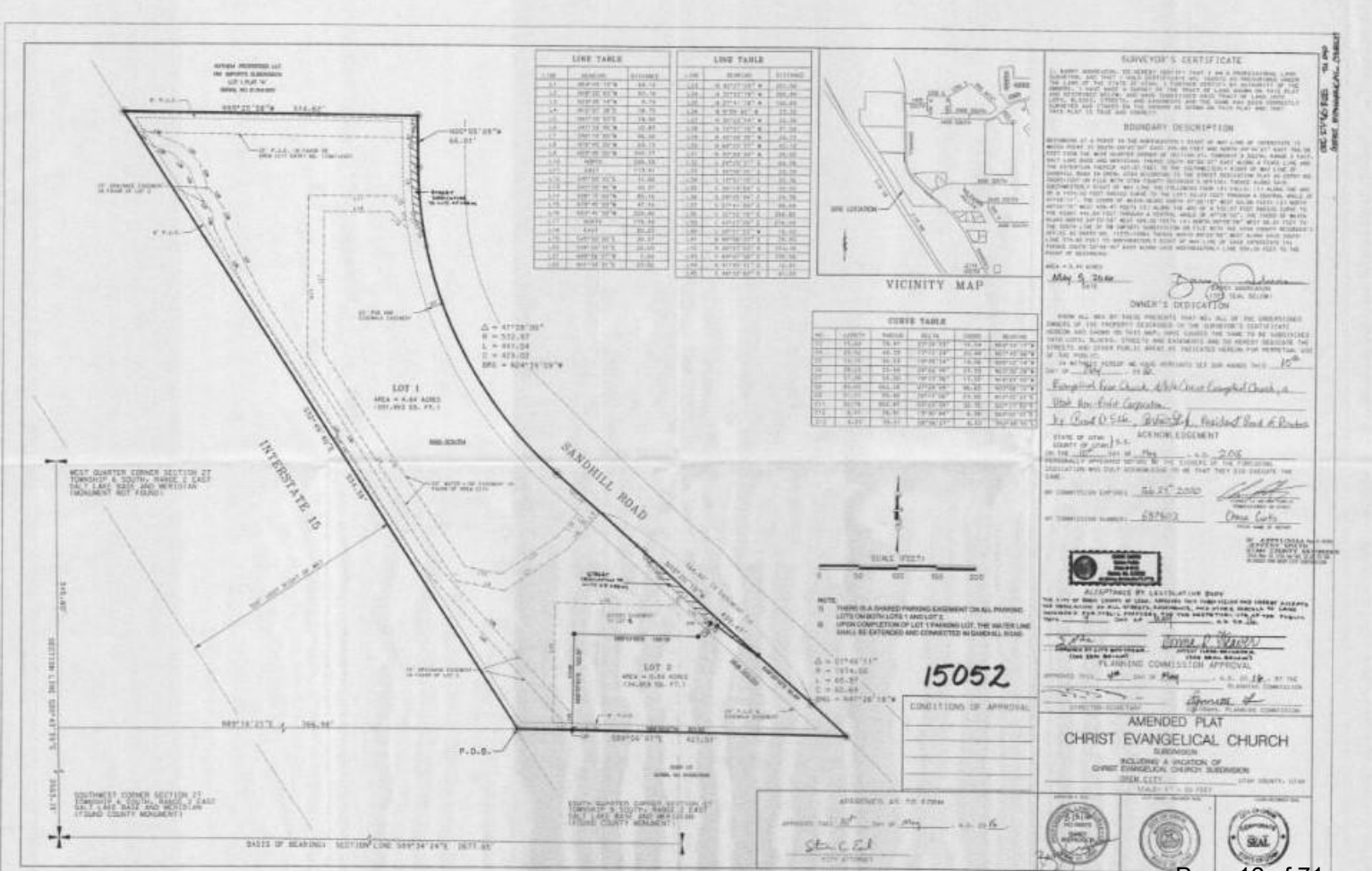


Legend

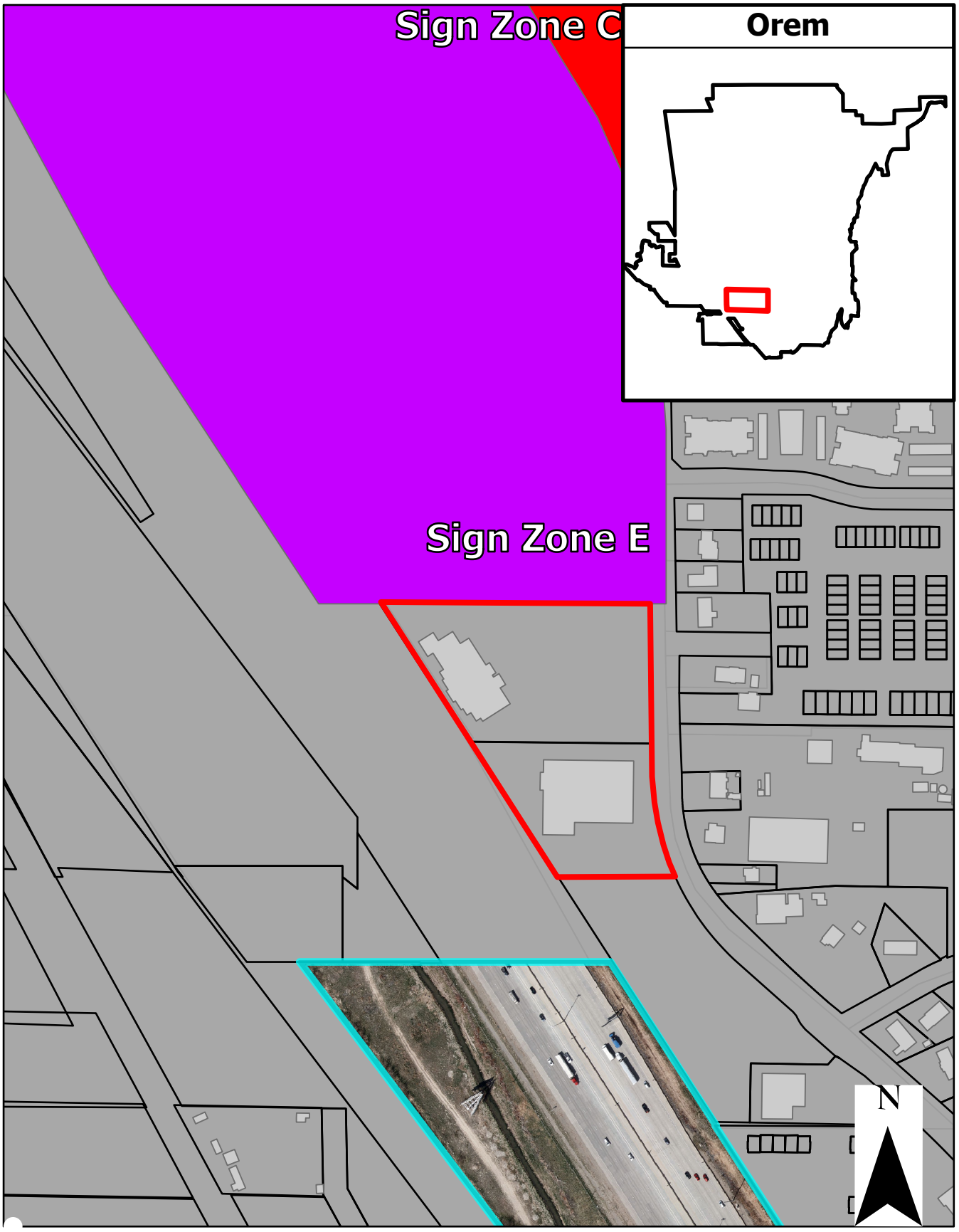
Text Amendment
HS
4.61 Acres

NEIGHBORHOOD
Lakeview

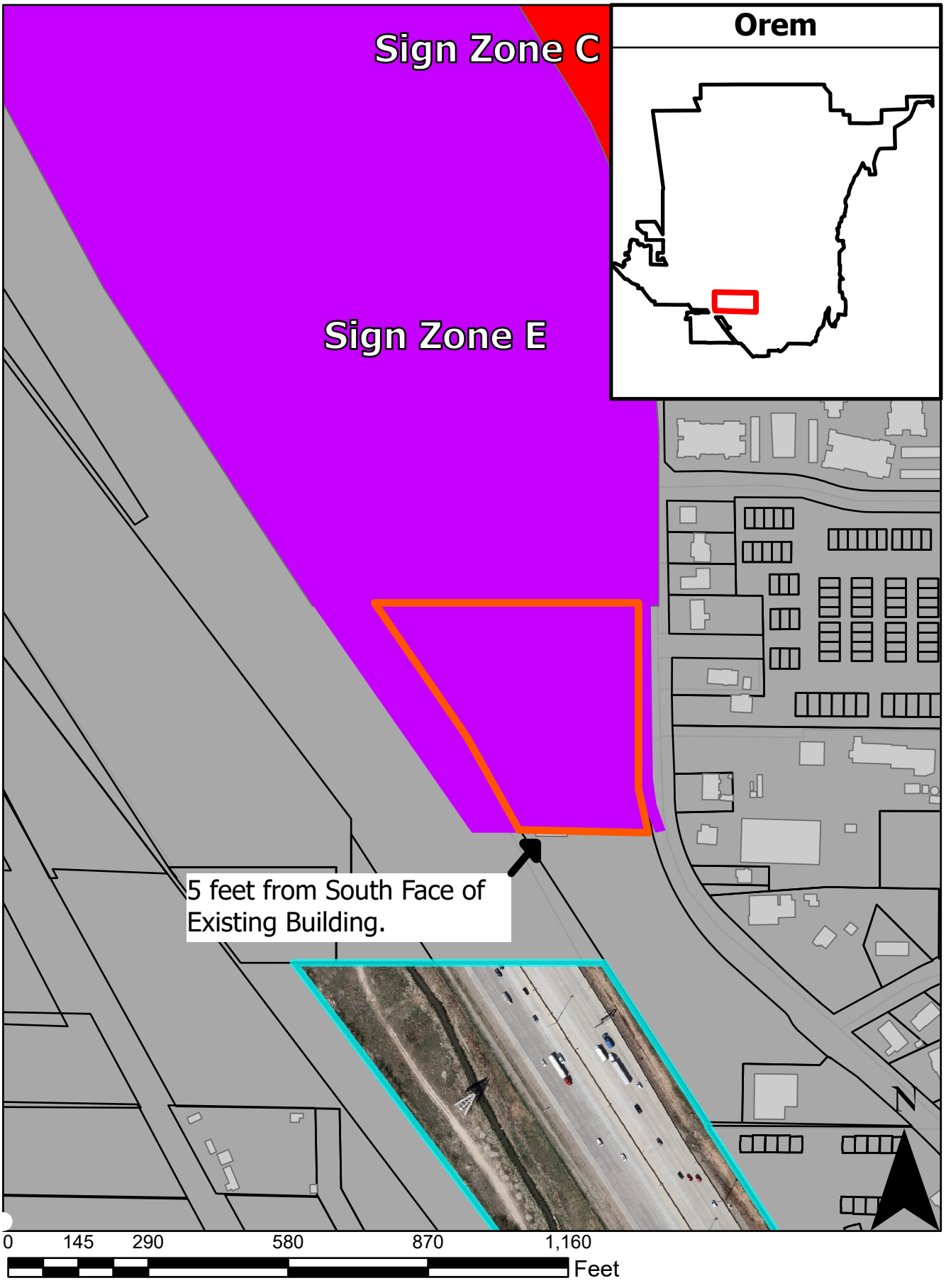
1550 S Sandhill Road
Buildings
Parcels

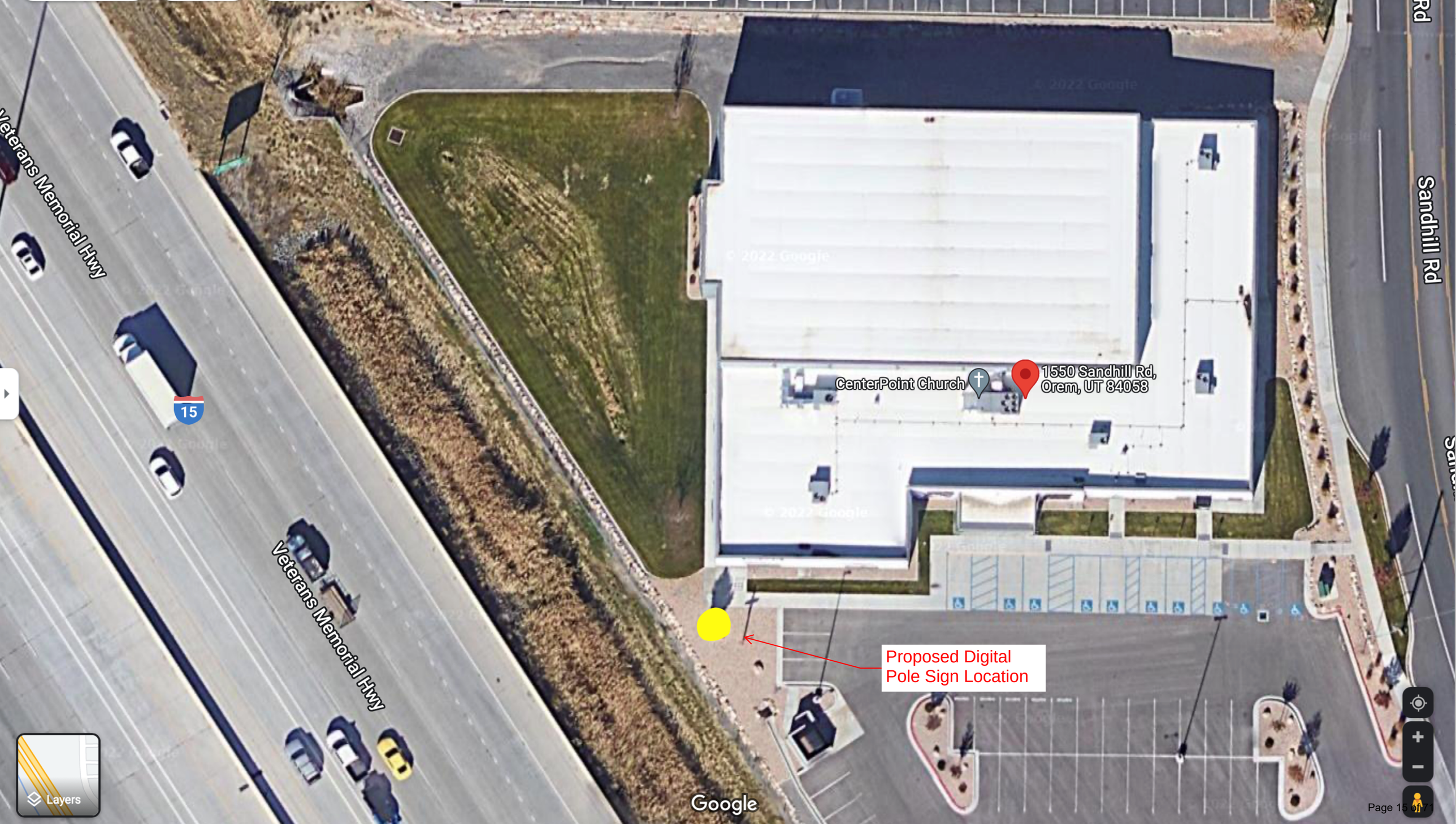

LINE TABLE
CURVE TABLE
VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
APPROVED AS TO FORM
CONDITIONS OF APPROVAL
LOT 1
AREA = 4.64 ACRES
LOT 2
AREA = 0.84 ACRES
INTERSTATE 15
SANDHILL ROAD
P.O.B.
15052
AMENDED PLAT
CHRIST EVANGELICAL CHURCH
SUBDIVISION
INCLUDING A VACATION OF
CHRIST EVANGELICAL CHURCH SUBDIVISION
SCALE: 1" = 50 FEET

Existing Sign Zone Map



Proposed Sign Zone Map




Veterans Memorial Hwy
15
Sandhill Rd
CenterPoint Church
1550 Sandhill Rd,
Orem, UT 84058
Proposed Digital
Pole Sign Location
Layers
Google


10’ 9”
4’ 5”
Christmas at Center Point
12’
Utah Valley University
EXIT 269


CENTERPOINT church
Proposed Sign


CENTERPOINTchurch

Agenda Item 3.5 is a request by Chris Allen for the Planning Commission to review and make a recommendation to the City Council to Amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.



Staff Presentation: Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. This sign would replace the historic use of hanging 10' x 10' banners on the building to advertise for events, such as a Christmas Eve Service. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" allows freestanding monument signs, however is does not allow any freestanding pole signs (Section 14-3-3). The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property (Section 14-3-3).

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

Chair Sakar invited the applicant to come forward. Chris Allen introduced himself.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone. The following individuals came forward:

Lin Reed

There was a discussion asking whether the other property was aware of the zone change.

There was a discussion concerning staff's point of view is on pole signs.

There was a discussion concerning placement of the sign.

There was a discussion concerning digital signs near a residential neighborhood.

There was a discussion concerning the height of the building and the height of the digital sign.

Chair Sakar closed the public hearing and called for a motion on this item.

Planning Commission Action: Madeline Komen made a motion to forward a positive recommendation to the City Council to amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property to within 5 feet of the south face of the existing structure located at 1550 S Sandhill Road. James Hawkes seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.

CENTERPOINT

CenterPoint Church
801-225-3038
CenterPointUtah.org
callen@centerpointutah.org

Proposed Text Amendment

Development Review Committee,

CenterPoint Church is hoping to install a double sided, pole mounted digital sign on the west end of our property. The use of this sign is to display, primarily static, lettering that will promote events and services to the community. Historically, we have used the side of our facility for similar promotions, typically hanging 10' by 10' banners on the southwest corner. Each time we do this there's a relatively significant fee for printing/installing and the banner is typically dated and obsolete once the event has passed. Our hope is to be able to project on a digital sign information for things like Christmas Eve services, our Chalk the Lot spring event, etc., without having to hang a banner.

The proposed sign would be 10' 9" by 4' 5" and would be installed in the area between our building and the disposal gate on the west end. The zoning for pole mounted signs ends just north of our property at the Toyota dealership. We are proposing that sign zone E be extended far enough south to include our property. This will allow us to position our sign in an optimal, visible location, as well as retain a more tactful aesthetic for the facility itself in avoiding fixing it to the building. Thankyou for your consideration and all you do for Orem city!

Sincerely,
Chris Allen
Executive Pastor
CenterPoint Church

DEPARTMENT REVIEW

SEWER OREM SEWER **/DATE** 08/11/2022
WATER OREM **/DATE** 08/09/2022
STORM DRAIN R **/DATE** 08/08/2022
TRAFFIC _____ **/DATE** _____
STREET LIGHTS JDG **/DATE** 08/11/2022
FIRE MARSHAL _____ **/DATE** _____
STREETS OREM STREETS **/DATE** 08/09/2022

Recieved On
080822

CENTERPOINTchurch

Hello neighbors! CenterPoint Church is pursuing a text amendment from the city of Orem to extend pole mounted sign zone E from its current border at the Toyota dealership, south to the church property. This will allow us to install a sign on the far west side of our property adjacent to the freeway. Pursuant to Orem city code section 22-1-5(G), a meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

LOCATION: CenterPoint Church
DATE: August 4th from 6:00pm - 6:30pm

801 225 3038
staff@centerpointutah.org
CenterPointUtah.org

Meeting commences at 6:05
Meeting led by Chris Allen, Executive Pastor.
One resident attender: Jerry Crismon

- Welcome & introducing Chris Allen & Dan Eckhoff, member of the CenterPoint board of directors.
- Brief preview of the evening and what we'll cover.
- Overview of who CenterPoint is, and history in the community
    - 77 year old church formerly located on 400 E. across from Orem H.S.
    - Has grown to 900 in-person attenders weekly and 100 - 200 online attenders
- CenterPoint would like to install a 2 sided digital sign on the west side of our property for viewing from freeway traffic.
    - Prior to this sign, we have purchased and hung 10' x 10' banners from the SW side of our building to make the community aware of services, events, etc.
    - These banners are costly, and quickly become obsolete after the event. They also leave pockmarks in the wall of the facility
    - We hope a digital sign will be more efficient for this kind of communication.
- We're proposing a text amendment to the city of Orem.
    - Current zoning for pole mounted signs (Sign Zone E) ends just north at Brent Brown Toyota. We're proposing it be extended just far enough south for the church.
- The site for the proposed sign was displayed on a video slide and then visited in person by all 3 in attendance.
    - Chris asked for feedback and any questions. The resident attender commented it seemed straightforward what we're trying to do and had no further feedback.

Meeting adjourned at 6:25

NAME

1. Jerry Crismon

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

For more information, contact Rachel Stevens at
(801) 229-7239 or rlstevens@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 27, 2022
6:00 pm

Planning Commission
Wed, Sep 7, 2022
4:30 pm

*** IMPORTANT DEVELOPMENT NOTICE ***

Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" does not allow any freestanding pole signs. The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property.

EVANS, DAVID C & COLLEEN
6171 MILLWOOD DR
WARRENTON, VA 20187

For more information, contact Rachel Stevens at
(801) 229-7239 or rlstevens@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Sep 27, 2022
6:00 pm

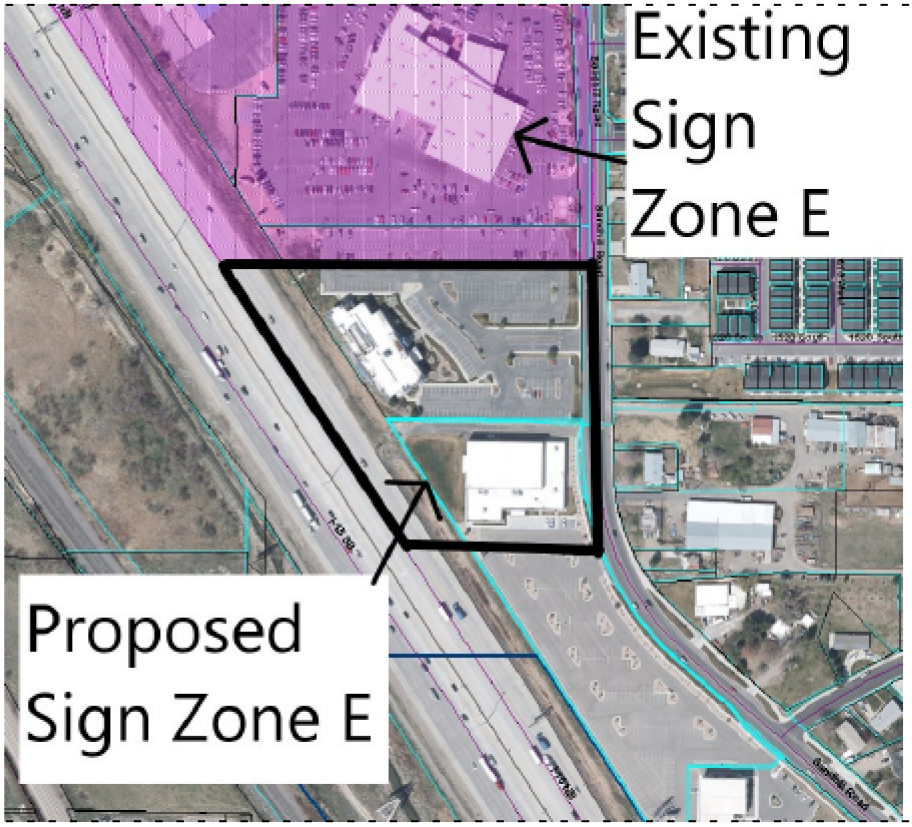
Planning Commission
Wed, Sep 7, 2022
4:30 pm

*** IMPORTANT DEVELOPMENT NOTICE ***

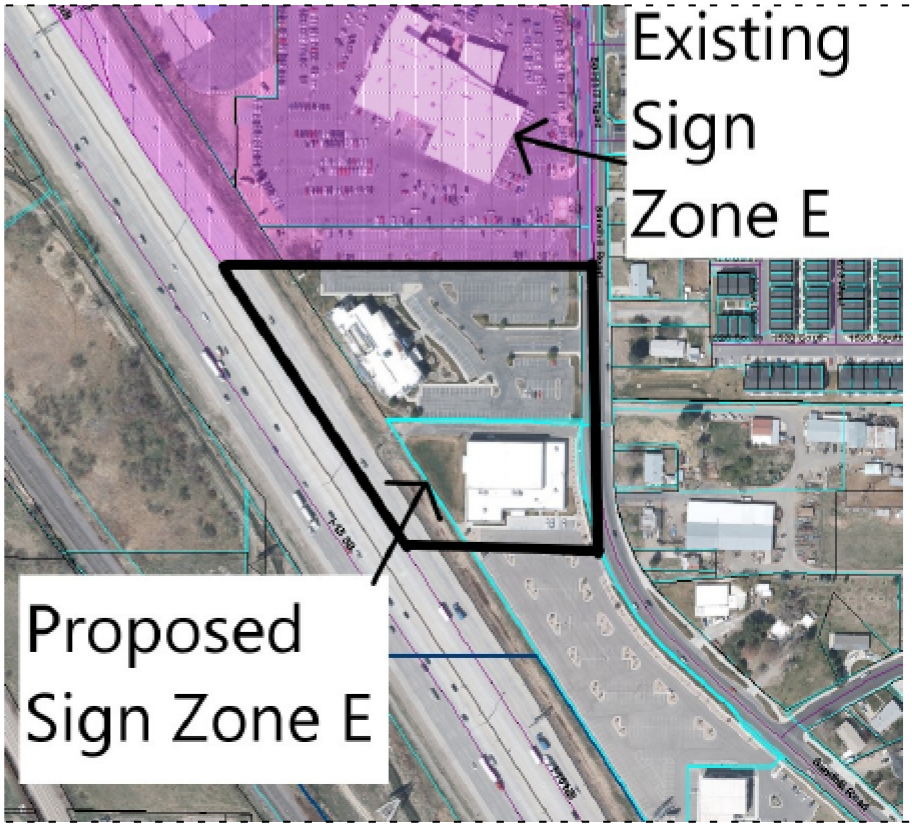
Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" does not allow any freestanding pole signs. The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property.

PETERSON, REED A & KENDALL A
14375 MORNING MOUNTAIN WY
ALPHARETTA, GA 30004



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

AND7 LLC
PO BOX 1633
PROVO, UT 84603

RNB INVESTMENTS LC
PO BOX 525
PRICE, UT 84501

TORREY PINES LLC (ET AL)
%WINEGAR, VIRGINIA
30 LONE HOLW
SANDY, UT 84092

BANKHEAD, JUSTIN
31 W 2030 S
OREM, UT 84058

BEAR CLAW RUNNING HORSE 301 LLC
51 W CENTER ST # 218
OREM, UT 84058

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

OREM CITY
57 N STATE
OREM, UT 84057

CENTRAL BANK CUSTODIAN (ET AL)
75 N UNIVERSITY AVE
PROVO, UT 84601

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

SANDHILL ROAD PROPERTIES LLC
150 W HILTON DR
SAINT GEORGE, UT 84770

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DICKERSON FAMILY LLC
270 E 930 S
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

BRALEY, KORDEL THOMAS & HEATHER CHRISTIANSON
290 E 1100 N
LEHI, UT 84043

RWP COMPANY INC
301 S 1200 E UNIT 85
SAINT GEORGE, UT 84790

MAYFIELD, KIMBERLY T
305 E 330 N
VINEYARD, UT 84059

PERKINS, JULIE ANN MCCORD (ET AL)
355 AOLOA ST UNIT G202
KAILUA, HI 96734

WONG, WAI LIN
387 W 1800 S
OREM, UT 84058

MARTIN, DENISE C
390 S 700 E
OREM, UT 84097

COLEMAN, JOHN & JULIE (ET AL)
444 E 1960 S
OREM, UT 84058

WARNER, KEVIN RICHARD & DENISE SHELLEY (ET AL)
464 E 330 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

LAING, CHANDLER
492 N 1250 E
AMERICAN FORK, UT 84003

NUTTALL, SANDRA
522 W 40 N
OREM, UT 84057

JAKEMAN, GEORGE LESLIE & JANE HANCOCK (ET AL)
554 W 1600 S
OREM, UT 84058

PETERSON, JEFF M & BRITA
%PETERSON, LARRY
558 W 1600 S
OREM, UT 84058

PITTARD, LAURA
--OR CURRENT RESIDENT--
576 W 1600 SOUTH
OREM, UT 84058

UTASKA CORPORATION INC
588 W 1600 S
OREM, UT 84058

MILLHEIM, JUSTIN K
605 W 1600 S
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
--OR CURRENT RESIDENT--
606 W 1600 SOUTH
OREM, UT 84058

RILEY, M BRANDON & ALLISON D
613 W 1520 S
OREM, UT 84058

PERKINSON, JOHN
617 W 1600 S
OREM, UT 84058

NEVES, CHAD
619 W 1520 S
OREM, UT 84058

MAYFIELD, KIMBERLY T
--OR CURRENT RESIDENT--
623 W 1520 SOUTH
OREM, UT 84058

NELSON BROTHERS PROPERTIES LLC
--OR CURRENT RESIDENT--
627 W 1520 SOUTH
OREM, UT 84058

AMMON3 LLC
631 W 1520 S
OREM, UT 84058

JENSEN, KIB O & LISA ANNE ABBOTT (ET AL)
--OR CURRENT RESIDENT--
637 W 1520 SOUTH
OREM, UT 84058

MAGLEBY, ETHAN & TRACI
639 W 1520 S
OREM, UT 84058

JOHNSON, GARY
--OR CURRENT RESIDENT--
640 W 1520 SOUTH
OREM, UT 84058

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BOBBY W JOHNSON & L LORRAINE JOHNSON REVOCABLE LIVING TRUST 09-24-1994 (ET AL)
--OR CURRENT RESIDENT--
641 W 1475 SOUTH
OREM, UT 84058

OSTLER PROPERTY LLC
642 W 1475 S
OREM, UT 84058

ANDERSEN, CORY W
644 S MAIN # D
SPRINGVILLE, UT 84663

JACKSON PROPERTY HOLDINGS LLC
--OR CURRENT RESIDENT--
644 W 1520 SOUTH
OREM, UT 84058

BRENCHLEY, DAVID R & REBECCA
--OR CURRENT RESIDENT--
645 W 1475 SOUTH
OREM, UT 84058

AITKEN, TREVOR J & ANNE G
646 W 1475 S
OREM, UT 84058

BLANCHARD, VIRGINIA
648 W 1520 S
OREM, UT 84058

GILL, TANNER & MADELINE
649 W 1475 S
OREM, UT 84058

JOYNER, CHRISTOPHER & CHRISTAL
%NEAL, CHRISTOPHER
650 W 1475 S
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

GIBSON, BRIAN N (ET AL)
--OR CURRENT RESIDENT--
653 W 1435 SOUTH
OREM, UT 84058

GIBSON, BRIAN N (ET AL)
--OR CURRENT RESIDENT--
657 W 1435 SOUTH
OREM, UT 84058

HOUSE, MILES C & ANGELA P
661 W 1435 S
OREM, UT 84058

PETERSON, REED A & KENDALL A
--OR CURRENT RESIDENT--
667 W 1435 SOUTH
OREM, UT 84058

TORREY PINES LLC (ET AL)
--OR CURRENT RESIDENT--
669 W 1430 SOUTH
OREM, UT 84058

LI, YUANFEI
--OR CURRENT RESIDENT--
671 W 1435 SOUTH
OREM, UT 84058

BOBBY W JOHNSON & L LORRAINE JOHNSON REVOCABLE LIVING TRUST 09-24-1994 (ET AL)
815 E 80 S
AMERICAN FORK, UT 84003

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

JENSEN, KIB O & LISA ANNE ABBOTT (ET AL)
1027 E 20 N
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

JACKSON PROPERTY HOLDINGS LLC
1127 N 1350 W
PROVO, UT 84604

BEN LOMOND INVESTMENTS LLC
1147 N 1230 W
CLINTON, UT 84015

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

WAYKAR LLC
%EVANS, JAMIE
1220 N MAIN ST STE 1
SPRINGVILLE, UT 84663

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

MUHLESTEIN, F MILO & LINDA S (ET AL)
1341 W 6800 S
SPANISH FORK, UT 84660

WARNER, REED C & YOLETTE
1344 E 1360 S
SPANISH FORK, UT 84660

LI, YUANFEI
1365 W 810 S
PROVO, UT 84601

SANDHILL ROAD PROPERTIES LLC
--OR CURRENT RESIDENT--
1400 S SANDHILL RD
OREM, UT 84058

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

LEMON, LANCE & NICOLE
1412 E DAMIE LN
LEHI, UT 84043

SANDHILL PROPERTY LLC
--OR CURRENT RESIDENT--
1439 SANDHILL RD
OREM, UT 84058

JONES, JENNIFER
--OR CURRENT RESIDENT--
1441 SANDHILL RD
OREM, UT 84058

RIDGESTONE INVESTMENT PROPERTIES LLC
--OR CURRENT RESIDENT--
1445 S 630 WEST
OREM, UT 84058

BRADFORD, WILLIAM
1463 S 630 W
OREM, UT 84058

LIZARD LOG LLC
--OR CURRENT RESIDENT--
1473 S 630 WEST
OREM, UT 84058

MAPLE STEVENS LLC
--OR CURRENT RESIDENT--
1480 S SANDHILL RD
OREM, UT 84058

LINDHORST, MICHAEL W & KRISTA LYNN
1481 S 630 W
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
1483 SPRINGDELL DR
PROVO, UT 84604

NUTTALL, SANDRA
--OR CURRENT RESIDENT--
1485 SANDHILL RD
OREM, UT 84058

PROVIDENT TRUST GROUP LLC (ET AL)
--OR CURRENT RESIDENT--
1500 S 615 WEST
OREM, UT 84058

WONG, WAI LIN
--OR CURRENT RESIDENT--
1505 S 630 WEST
OREM, UT 84058

HEO, SUNGWOON & CHRIS JUNGYOON (ET AL)
--OR CURRENT RESIDENT--
1506 S 615 WEST
OREM, UT 84058

HEO, SUNGWOON & CHRIS JUNGYOON (ET AL)
1506 S 615 W # 3043
OREM, UT 84058

SCHMITZ, RICHARD CANTWELL & CLAUDIA LEE (ET AL)
--OR CURRENT RESIDENT--
1509 S 630 WEST
OREM, UT 84058

LAGLO ENTERPRISES LC
--OR CURRENT RESIDENT--
1509 S SANDHILL RD
OREM, UT 84058

LAMB, KEVIN (ET AL)
1513 S 630 W
OREM, UT 84058

MACFARLANE, MEGAN ELIZABETH (ET AL)
--OR CURRENT RESIDENT--
1514 S 615 WEST
OREM, UT 84058

ANDERSON, PAUL C & ANGELA
1517 S 630 W
OREM, UT 84058

CHIPMAN, JORDAN DEAN
1518 S 615 W
OREM, UT 84058

CENTERPOINT CHURCH
1550 SANDHILL RD
OREM, UT 84058

PETERSON, GLORIA & LARRY
--OR CURRENT RESIDENT--
1555 S SANDHILL RD
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
--OR CURRENT RESIDENT--
1585 S SANDHILL RD
OREM, UT 84058

HARRINGTON, JACOB A (ET AL)
1605 SANDHILL RD
OREM, UT 84058

EXCELERATION BUILDING LLC
1608 S SANDHILL RD
OREM, UT 84058

WITT, ALVIN W
1611 SANDHILL RD
OREM, UT 84058

WALL, KEATON L
1614 S WILDWOOD HOLLOW DR
OREM, UT 84058

COPE, REID EVANS SR & NANCY
1628 WILDWOOD HOLW
OREM, UT 84058

COPE, REID EVANS SR & NANCY
--OR CURRENT RESIDENT--
1628 S WILDWOOD HOLLOW DR
OREM, UT 84058

PINO, DEREK J & DEREK J (ET AL)
1640 WILDWOOD HOLLOW DR
OREM, UT 84058

BEN LOMOND INVESTMENTS LLC
--OR CURRENT RESIDENT--
1641 S SANDHILL RD
OREM, UT 84058

SANDHILL HOUSE LLC
--OR CURRENT RESIDENT--
1659 S SANDHILL RD
OREM, UT 84058

SANDHILL HOUSE LLC
--OR CURRENT RESIDENT--
1671 S SANDHILL RD
OREM, UT 84058

GALLOWAY, CORY & LEISA
1695 S SANDHILL RD
OREM, UT 84058

CULP, TALON BRYCE & LING
1700 SANDHILL RD 104
OREM, UT 84058

JONES, ALEXANDER & MARY
1700 SANDHILL RD B201
OREM, UT 84058

HUGHES, RICHARD D & RACHEL
1700 SANDHILL RD B202
OREM, UT 84058

MCCLEARY, JACOB M & SYDNEY
1700 SANDHILL RD E202
OREM, UT 84058

LAGUNAS, ALEXANDER & GABRIELA L
1700 SANDHILL RD E304
OREM, UT 84058

EARNSHAW, MCKALL C
1700 SANDHILL ROAD A105
OREM, UT 84058

CUTHBERT, KENDALL R
1700 SANDHILL ROAD A305
OREM, UT 84058

SORENSEN, EVAN
1700 SANDHILL ROAD D103
OREM, UT 84058

HAPAIRAI, HIRAMA & VERA DANIELA
1700 SANDHILL ROAD D104
OREM, UT 84058

BINGHAM, PARKER MATTHEW & TARIN J (ET AL)
1700 SANDHILL ROAD D202
OREM, UT 84058

BEARD, MARCIE JEAN
1700 SANDHILL ROAD D304
OREM, UT 84058

HARDY, MARIAH K
1700 SANDHILL ROAD E201
OREM, UT 84058

MUNOZ-HERRERA, ENRIQUE EDUARDO (ET AL)
1700 SANDHILL ROAD F203
OREM, UT 84058

MCGEE, CHARLOTTE & RYAN (ET AL)
1700 SANDHILL ROAD F304
OREM, UT 84058

SMITH, KADEN K & SHERIDAN (ET AL)
1700 SANDHILL ROAD F404
OREM, UT 84058

REAL, KEVIN
1700 SANDHILL RD UNIT A103
OREM, UT 84058

RIOS, MARCO SALAS (ET AL)
1700 SANDHILL RD # B104
OREM, UT 84058

HARDMAN, JENNIFER
1700 SANDHILL RD UNIT B205
OREM, UT 84058

OHMAN, MITCHEL (ET AL)
1700 SANDHILL RD UNIT B303
OREM, UT 84058

TOHARA, CONNIE
1700 SANDHILL RD # C101
OREM, UT 84058

CASTANO, LUCRECIA BELEN
1700 SANDHILL RD # C102
OREM, UT 84058

DE LA TORRE, VIVIAN VAZQUEZ
1700 SANDHILL RD UNIT C302
OREM, UT 84058

CORREA-TORRES, ANGEL FERNANDO
1700 SANDHILL RD UNIT C303
OREM, UT 84058

ALLINGER, LUKE & HANNAH
1700 SANDHILL RD # D102
OREM, UT 84058

CRAWFORD, ABIGAIL & JONATHAN
1700 SANDHILL RD UNIT D403
OREM, UT 84058

JONES, BEVERLY & MICHAEL AARON
1700 SANDHILL RD UNIT E204
OREM, UT 84058

WALKER, AVERY C & JACKSON
1700 SANDHILL RD UNIT E303
OREM, UT 84058

SALAZAR, EDUARDO JOSEPH (ET AL)
1700 SANDHILL RD # F305
OREM, UT 84058

WHITE, MADELEINE JULIA (ET AL)
1700 S SANDHILL RD
OREM, UT 84058

BROWN, HANK
1700 S SANDHILL RD A101
OREM, UT 84058

LARSON, MELISSA & GREGORY
1700 S SANDHILL ROAD A301
OREM, UT 84058

CHOMO, EDUARDO V
1700 S SANDHILL ROAD C205
OREM, UT 84058

HOLLIMAN, STONE
1700 S SANDHILL ROAD D-203
OREM, UT 84058

JENKINS, JOSHUA (ET AL)
1700 S SANDHILL ROAD F102
OREM, UT 84058

FABIAN, JUAN A
1700 S SANDHILL ROAD F205
OREM, UT 84058

LOPEZ, ELLEN & ISAAC
1700 S SANDHILL RD UNIT 103
OREM, UT 84058

NELSON, CHASE & AMY
1700 S SANDHILL RD # 402
OREM, UT 84058

CASPER, AARON
1700 S SANDHILL RD # A102
OREM, UT 84058

MALEKI, HAMID (ET AL)
1700 S SANDHILL RD UNIT A104
OREM, UT 84058

LUND, GARY EUGENE & ASHLEY DAWN
1700 S SANDHILL RD UNIT A201
OREM, UT 84058

RHOTON, JACOB W & DEVIN E (ET AL)
1700 S SANDHILL RD UNIT A202
OREM, UT 84058

EDWARDS, BRYSON M & TESSA M
1700 S SANDILL RD UNIT B304
OREM, UT 84058

TRONSON, ASHLEY
1700 S SANDHILL RD # C103
OREM, UT 84058

CULP, TALON BRYCE & LING
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# C104
OREM, UT 84058

VAZQUEZ, MARTHA
1700 S SANDHILL RD # C105
OREM, UT 84058

BEAR CLAW RUNNING HORSE 202 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# C202
OREM, UT 84058

BARNUM, BROOKE I
1700 S SANDHILL RD # C203
OREM, UT 84058

SCHLEISMAN, KATHLENA S
1700 S SANDHILL RD # C304
OREM, UT 84058

THORPE, AUSTIN & MIKELLE
1700 S SANDHILL RD # C403
OREM, UT 84058

AND7 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D101
OREM, UT 84058

SORENSEN, EVAN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D103
OREM, UT 84058

HAPAIRAI, HIRAMA & VERA DANIELA
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D104
OREM, UT 84058

SNT SANDHILL 2 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D201
OREM, UT 84058

BINGHAM, PARKER MATTHEW & TARIN J (ET AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D202
OREM, UT 84058

HOLLIMAN, STONE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D203
OREM, UT 84058

HARKER, JACEN & EMILY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D204
OREM, UT 84058

MNT SANDHILL 3 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D301
OREM, UT 84058

RDQCSS LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D302
OREM, UT 84058

KENNARD, RYAN J & KEHAULANI M
1700 S SANDHILL RD # D303
OREM, UT 84058

BEARD, MARCIE JEAN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D304
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D401
OREM, UT 84058

NELSON, CHASE & AMY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D402
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D404
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E101
OREM, UT 84058

MALCOLM, JAANNA Y
1700 S SANDHILL RD UNIT E102
OREM, UT 84058

CHRISTENSEN, TYSON LAWRENCE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E103
OREM, UT 84058

BANKHEAD, JUSTIN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E104
OREM, UT 84058

HARDY, MARIAH K
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E201
OREM, UT 84058

MCCLEARY, JACOB M & SYDNEY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E202
OREM, UT 84058

DE LA TORRE, JOSE M VASQUEZ
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E203
OREM, UT 84058

TANG, MARIN & SHANE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E301
OREM, UT 84058

CLAWSON, MAEGAN A
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E302
OREM, UT 84058

LAGUNAS, ALEXANDER & GABRIELA L
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E304
OREM, UT 84058

DENYS ENTERPRISES LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E401
OREM, UT 84058

COLEMAN, JOHN & JULIE (ET AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E402
OREM, UT 84058

COSPER, SEAN RANDALL
1700 S SANDHILL RD UNIT E403
OREM, UT 84058

MUHLESTEIN, F MILO & LINDA S (ET AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E404
OREM, UT 84058

PERKINS, JULIUN
1700 S SANDHILL RD # F201
OREM, UT 84058

B & C JARRETT PROPERTIES LLC
1731 S 400 W
OREM, UT 84058

ZABEL, NANCY L
1738 S GENEVA RD
OREM, UT 84058

OREM I-15 LLC
%FARNSWORTH, LANGDON
1775 N WARM SPRINGS RD
SALT LAKE CITY, UT 84116

WEEKS, KAREN F & PHILIP B
1869 N 1420 W
PROVO, UT 84604

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

MACFARLANE, MEGAN ELIZABETH (ET AL)
1918 N 1350 W
PROVO, UT 84604

JONES, JENNIFER
1999 W 475 S
OREM, UT 84058

RIDGESTONE INVESTMENT PROPERTIES LLC
2344 W 560 S
PROVO, UT 84601

RDQCSS LLC
2605 W CARRIAGE OAK CT
SOUTH JORDAN, UT 84095

NELSON BROTHERS PROPERTIES LLC
3128 W ROANNY RD
SOUTH JORDAN, UT 84095

KAUFER, DONALD B & BONNIE J
3158 E HACKAMORE ST
MESA, AZ 85213

MAPLE STEVENS LLC
3214 N UNIVERSITY AVE # 409
PROVO, UT 84604

SANDHILL 1 LLC
3355 N RESEDA # 1
MESA, AZ 85215

GIBSON, BRIAN N (ET AL)
3577 N FOOTHILL DR
PROVO, UT 84604

BZIK, DAVOR
3710 W 860 N
LEHI, UT 84043

TANG, MARIN & SHANE
4357 W HARVEST MOON DR
SOUTH JORDAN, UT 84009

SUGAR MAGNOLIA LLC
4375 STONE CREEK LN
PROVO, UT 84604

UTAH DEPARTMENT OF TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

PROVIDENT TRUST GROUP LLC (ET AL)
5160 VIRGINIATOWN RD
NEWCASTLE, CA 95658

SCHMITZ, RICHARD CANTWELL & CLAUDIA LEE (ET AL)
5392 VIA VINCENTE
YORBA LINDA, CA 92887

BRENCHLEY, DAVID R & REBECCA
5892 W 10620 N
HIGHLAND, UT 84003

SCHEXNAYDER, SAUNIE
5959 HEAVY CLOUD CIR
HERRIMAN, UT 84096

DENYS ENTERPRISES LLC
6021 DRY CRK
HIGHLAND, UT 84003

SANDHILL HOUSE LLC
6066 W VALLEY VIEW DR
HIGHLAND, UT 84003

EVANS, DAVID C & COLLEEN
6171 MILLWOOD DR
WARRENTON, VA 20187

JOHNSON, GARY
7369 ALICANTE RD
CARLSBAD, CA 92009

MNT SANDHILL 3 LLC
9717 S CORTINA PL
SANDY, UT 84092

LIZARD LOG LLC
12177 S KODIAK CT
DRAPER, UT 84020

PETERSON, REED A & KENDALL A
14375 MORNING MOUNTAIN WY
ALPHARETTA, GA 30004

CLINGER, STEVEN M & MARGARET
19839 N 85TH DR
PEORIA, AZ 85382

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 14-1-4 (SIGN ZONES) AND THE SIGN ZONE MAP OF THE OREM CITY CODE BY EXTENDING SIGN ZONE E TO INCLUDE A PORTION OF THE CENTERPOINT CHURCH PROPERTY LOCATED AT 1550 S SANDHILLL ROAD.

WHEREAS on August 5, 2022, CenterPoint Church filed an application with the City of Orem to request the City amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code by extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 7, 2022 and the Planning Commission recommended the City Council approve the application; and

WHEREAS a public hearing considering the subject application was held by the City Council on September 27, 2022; and

WHEREAS notice of the public hearing to be held by the Planning Commission and City Council on the subject application was mailed to all residents and property owners within 500 feet of the subject property; and

WHEREAS the agendas of the Planning Commission meeting and the City Council meeting at which the subject application was heard was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; the compliance of the request with all applicable City ordinances; and the special conditions applicable to the request.

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

1. The City Council finds this request, of extending sign zone E to allow a freestanding pole sign, will not negatively affect the health, safety and general welfare of the City.
2. The City Council hereby amends Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City by extending Sign Zone E to include a portion of the CenterPoint Church to within 5 feet of the south face of the existing structure located at located at 1550 S

DRAFT

Sandhill Road, as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.

3. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
4. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this **27th day of September**.

_____
David Young., Mayor

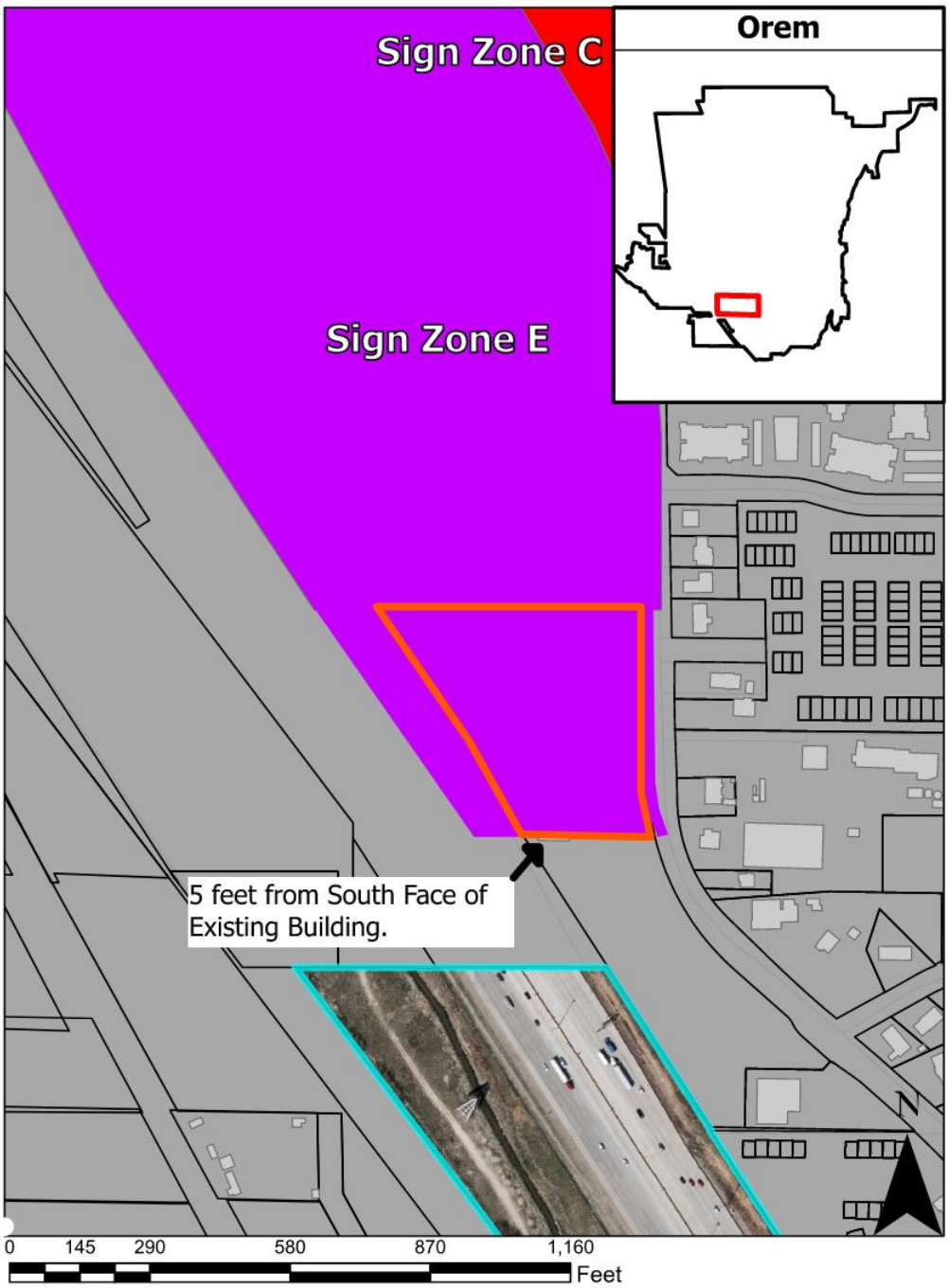
ATTEST:

_____
JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David Young	□	□	□
Jeff Lambson	□	□	□
Debby Lauret	□	□	□
Tom Macdonald	□	□	□
Terry Peterson	□	□	□
David Spencer	□	□	□
LaNae Millett	□	□	□

EXHIBIT A

Proposed Sign Zone Map



	CITY OF OREM **CITY COUNCIL MEETING** **SEPTEMBER 27, 2022**
REQUEST:	PUBLIC HEARING / RESOLUTION - Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

HOUSING

4.1 POPULATION DEMOGRAPHICS

4.2 EXISTING CONDITIONS

4.3 HOUSING MARKET TRENDS

4.4 MEDIAN-INCOME HOUSING STUDY

4.1 Population Demographics

Understanding the demographic trends for the City is an important element in assessing the housing market in Orem.

4.1.1 Population and Households

Figure 4.1 provides population and household counts for 1990, 2000, 2010, as well as estimates for ~~2018~~ 2022, covering Orem, Utah County, Utah State, and the United States. The first four columns with data provide the population and household counts and estimates. The last three columns provide a relative comparison for how much each geography has grown—looking at the annual average growth rate (AAGR).

As can be seen in Figure 4.1, Orem has grown at a rate slower than Utah County for the last few decades. This is due to the fact there is little remaining undeveloped land in Orem, whereas other parts of Utah County, particularly the northern part, have large tracts of undeveloped land that are currently experiencing significant new growth.

It is interesting to note that households in Orem and Utah County have generally grown at a rate faster than the population. Gaining more households than population occurs when there is an overall decrease in the number of persons per household—which is the trend in most places across the country. Couples are having fewer children than in previous decades, and there are more single person households.

4.1.2 Population and Age

Figure 4.2 contains a breakdown of the 2010 and 2020 populations for Orem and Utah County by age range. Total population, and the percentage change from 2010 to 2020 are also presented.

In 2020, Orem and the County showed an increase in the share of residents aged 20 to 24. This can likely be explained by growth in Utah Valley University and an increase in the young single professionals who have congregated in the more urban areas of the County. Another interesting trend is the increase in the median age for both the City and the County.

Figure 4.1 Population and Households, 1990 to 2020

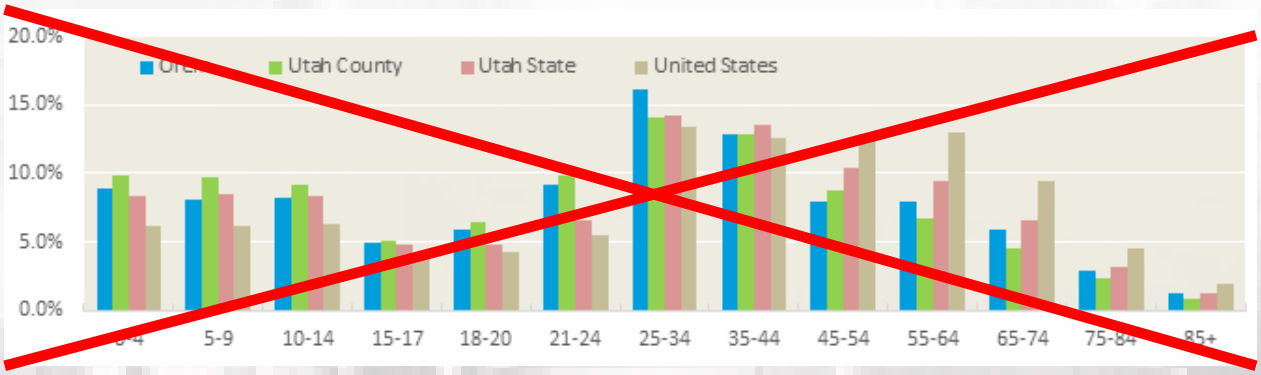
Population	1990 Census	2000 Census	2010 Census	2020 Census	AAGR '90-00	AAGR '00-'10	AAGR '10-'20
Orem	67,821	84,324	88,328	97,883	2.2%	0.5%	1.0%
Utah County	263,590	368,536	516,564	621,506	3.4%	3.4%	1.9%
Utah State	1,722,850	2,233,169	2,763,885	3,151,239	2.6%	2.2%	1.3%
United States	248,709,873	281,421,906	308,745,538	331,449,281	1.2%	0.9%	0.7%
Households	1990 Census	2000 Census	2010 Census	2020 Census	AAGR '90-00	AAGR '00-'10	AAGR '10-'20
Orem	17,660	23,382	25,822	29,912	2.80%	1.00%	1.48%
Utah County	70,168	99,937	140,602	171,899	3.60%	3.47%	2.03%
Utah State	537,273	701,281	877,692	1,003,345	2.70%	2.27%	1.35%
United States	91,947,410	105,480,101	116,716,292	122,354,219	1.40%	1.02%	0.47%

This is a trend that is occurring in many areas of the country as Americans are living longer and more often aging in place rather than relocating to retirement communities. Compared to the County, Orem saw a greater increase in the share of share of residents in all age ranges 55+. For a more detailed demographic examination of Orem, see the Orem Moderate-Income Housing Study in the appendix.

Figure 4.2 Population by Age, 2010 to 2020

Population by Age	Orem			Utah County		
	2010	2020	Change	2010	2020	Change
Total Population	88,929	97,883	10.1%	520,049	621,506	19.5%
Under 5 years	10.0%	8.5%	-1.5%	11.3%	9.3%	-2.0
5 to 9 years	8.6%	7.5%	-1.1%	10.5%	9.2%	-1.3
10 to 14 years	7.3%	7.8%	0.5%	8.6%	9.4%	0.8
15 to 19 years	7.3%	8.8%	1.5%	9.3%	9.5%	0.2
20 to 24 years	13.0%	14.1%	1.1%	11.4%	12.6%	1.2
25 to 29 years	12.7%	10.1%	-2.6%	9.2%	8.2%	-1.0
30 to 34 years	7.1%	5.8%	-1.3%	7.9%	6.2%	-1.7
35 to 39 years	6.2%	6.6%	0.4%	5.8%	6.8%	1.0
40 to 44 years	3.7%	4.7%	1.0%	5.1%	5.9%	0.8
45 to 49 years	4.5%	4.2%	-0.3%	4.5%	4.6%	0.1
50 to 54 years	4.0%	3.9%	-0.1%	3.8%	3.8%	0.0
55 to 59 years	4.1%	4.2%	0.1%	3.3%	3.5%	0.2
60 to 64 years	3.8%	3.6%	-0.2%	2.9%	3.2%	0.3
65 to 69 years	2.5%	3.1%	0.6%	2.0%	2.5%	0.5
70 to 74 years	2.2%	2.7%	0.5%	1.6%	2.0%	0.4
75 to 79 years	1.3%	1.6%	0.3%	1.1%	1.3%	0.2
80 to 84 ye ars	1.1%	1.4%	0.3%	1.1%	1.0%	-0.1
85 years and over	0.8%	1.4%	0.6%	0.7%	0.8%	0.1

Figure 4.3 Population by Age, 2000 to 2018



4.2 Existing Conditions

The City has multiple zoning classifications which can be used for residential development ranging in minimum lots size and allowable density. These zones were created to meet the wide range of housing needs of the residents of the City. Each of the zones is intended to provide well designed residential development with compatible uses as outlined in the zoning ordinance. Residential uses that may be permitted in each zone include single-family dwellings, accessory apartments, condominiums, townhomes, and multifamily developments..

4.2.1 Student Housing in Orem

One of the growing housing needs in Orem is for students. Utah Valley University is continuing to grow, and a larger share of students are desiring to live near campus as opposed to commuting from further away. Designated areas in proximity to Utah Valley University have been established for student housing. These designated areas will reduce car trips, make student life more affordable, and discourage demand for family housing in residential neighborhoods to be converted into student housing (and adversely impact housing affordability). The accommodation for student housing development has been made in Orem utilizing planned development zones and the Student Housing Overlay zone. The zones allow for more increased occupancy and greater density, which has encouraged affordability for the student population.

4.2.2 Multifamily in Orem

Multifamily development is considered the development of any units which are attached. This includes small unit developments such duplexes, triplexes, and quadplexes as well as townhomes, condominiums, and larger multifamily complexes with 20 or more units in each building. Orem has a long history with multifamily development, having approved denser, more affordable units in the past to support blue collar workers associated with Geneva Steel and other nearby industry. Because of this, and because of continued willingness to zone for and allow for denser developments, Orem has a greater share of multifamily housing than the average for both Utah County and the State of Utah.

4.2.3 Accessory Apartments

Unlike some cities (such as nearby Provo) that only allow accessory apartments in a relatively small area of the city, Orem allows accessory apartments in nearly all residential areas in every part of the City. To qualify, accessory apartments need to be in single family homes that are owner-occupied, and meet certain size limits and parking availability, among other requirements. Because they tend to be smaller in size and less expensive to construct or retrofit, accessory apartments allow for more affordable housing options for residents at different life stages, such as singles, young couples, and particularly seniors —who benefit greatly from sharing the cost of a home and having a close neighbor. The City currently has an estimated 600 legal accessory apartments.

4.2.4 Senior Overlay Zone

In 2012 the City approved an overlay zone to assists income restricted seniors. The Affordable Senior Housing (ASH) overlay allows up to four units to be constructed on a single parcel. The tenancy of each

unit is restricted to those over age 60 and at or less than 80% of the median income of the Orem/Provo MSA. Through this ordinance, the City has added new affordable senior housing units, some of which are owned and operated by the Utah County Housing Authority.

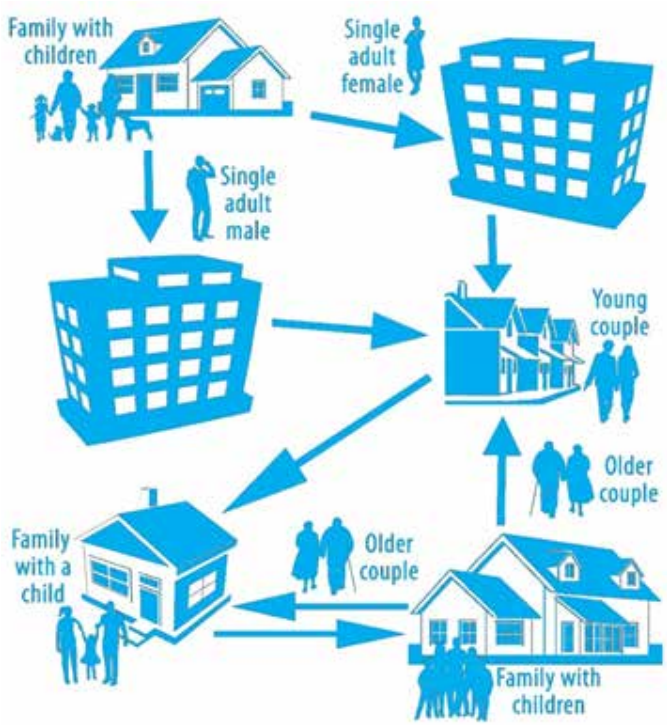
~~4.2.5 The State Street Mixed-Use Districts~~

~~The State Street Corridor Master Plan, which involved thousands of Orem residents through meetings and outreach, proposed five mixed-use districts along State Street where future high-density development could be concentrated. Creating this Districts will allow for new investment and redevelopment along State Street while also allowing for strategically located high density development. This will allow the City to continue to grow and help alleviate the demand for new housing in Orem. Another benefit is that single family neighborhoods will be preserved by discouraging high density development in those areas of the City.~~

4.2.6 Housing for All Life Stages

Orem has adopted the slogan of Family City, USA. When some envision a family, they think of a father and mother with children. But today's families come in many shapes and sizes, and as individuals and couples age, their definition of family may change.

Orem seeks to be a city that is friendly for families at all of life's stages. To accomplish this, a variety of housing options need to be supplied. When a young individual leaves home to study at Utah Valley University, they need to find student housing. If that individual decides



to get married, they will seek an affordable place for a young couple. If that couple decides to have children, a larger home will be sought. When those children leave, that couple may wish to downsize. And if a partner dies, a widow or widower may prefer to live in a senior community where they can find support.

Orem is greatly benefited by the contribution of its long-term residents. These are the residents that often donate countless volunteer hours and make meaningful contributions to their communities. To ensure these residents can stay long-term, it is important that the City make plans to allow for a variety of housing for all life stages.

4.3 Housing Market Trends

This section examines the latest housing market trends in Orem and the surrounding area, which includes single-family detached units as well as attached units such as twin homes, townhomes, condos, and other multifamily units.

4.3.1 For-Sale Units

Overall, the market for for-sale units in Orem and Utah County has increased significantly in the last decade since the recession. Figure 4.4 illustrates just how unaffordable home ownership has become. In 2010, 65% of all homes sold in Orem and 55% of all homes sold in Utah County were sold at a price under $200,000. As of the summer of 2018, Only 14% of homes sold in Orem and 8% of homes sold in Utah County were under $200,000.

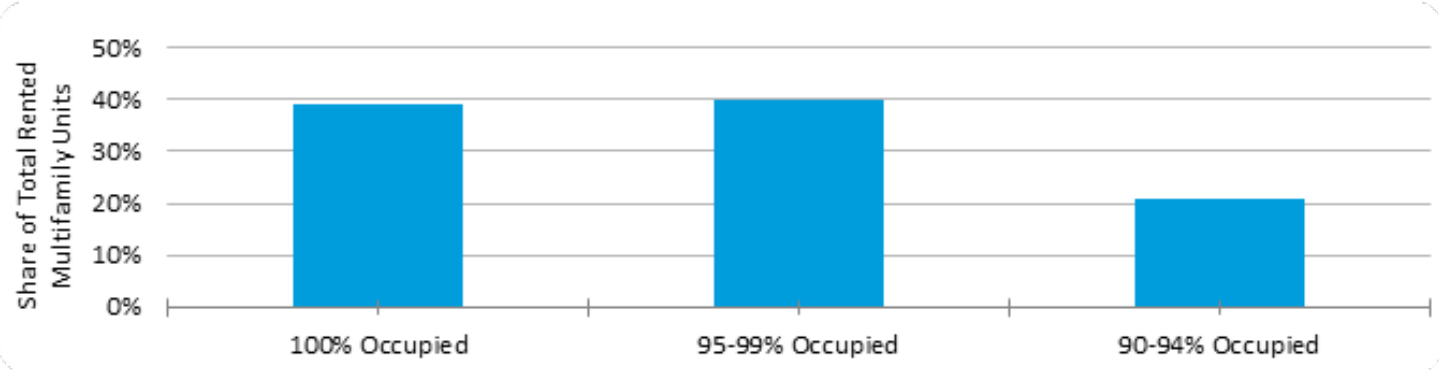
As a broad generalization, most households can afford to purchase a home that is 2.5 to 3 times their household income. With the median household income in Orem estimated at $64,822, a median household could afford a home in the $160,000 to $200,000 price range. While many more homes were within this price range a decade ago, in 2018 very few homes are in this price range. The homes that are in this range regularly require additional needed investment for repairs such as new roofs or corrected plumbing, compounding the affordability issue.

Figure 4.4 Total Housing Units Sold by Price Range, 2010 to 2018 YTD

Year	$0 - $200k		$200k - $300k		$300k +		Total	
	#	%	#	%	#	%	#	%
Orem								
2010	417	65%	148	23%	75	12%	640	100%
2011	532	72%	140	19%	63	9%	735	100%
2012	494	71%	144	21%	61	9%	699	100%
2013	412	57%	237	33%	71	10%	720	100%
2014	426	49%	344	39%	105	12%	875	100%
2015	381	37%	472	46%	172	17%	1025	100%
2016	244	26%	515	56%	168	18%	927	100%
2017	189	20%	501	53%	255	27%	945	100%
2018 YTD	78	14%	261	46%	225	40%	564	100%
Utah County								
2010	2689	55%	1444	29%	778	16%	4911	100%
2011	3322	61%	1440	26%	725	13%	5487	100%
2012	3418	57%	1735	29%	845	14%	5998	100%
2013	3041	45%	2363	35%	1299	19%	6703	100%
2014	2773	39%	2802	39%	1619	23%	7194	100%
2015	2711	32%	3419	40%	2365	28%	8495	100%
2016	2041	23%	3784	43%	3016	34%	8841	100%
2017	1542	17%	4011	44%	3653	40%	9206	100%
2018 YTD	471	8%	2210	39%	2948	52%	5629	100%

Source: Multiple Listing Service, Orem Planning Division, 2018 YTD includes data to July 31st

Figure 4.5 Share of Total Rented Units Based on Occupancy of the Complex



4.3.2 Multifamily Occupancy

According to the Census related housing type estimates, there are currently 12,641 multifamily units in Orem. The vast majority of these are rentals. Through an extensive survey conducted by City, 122 multifamily complexes were identified in Orem accounting for 9,761 rental units.

Based on the survey, the average occupancy rate for multifamily rentals in the City is estimated to be at 97%. As illustrated in the chart below, roughly 40% of the complexes surveyed reported 100% occupancy, 40% reported an occupancy rate between 95-99%, and 20% reported an occupancy rate between 90-94%.

Several of the complexes have a waiting list that is dozens of people long. When vacancies occur, they call individuals from this list. Vacancies are usually filled immediately for most complexes. This suggests that not all renters are satisfied with their current rental and are waiting for a vacancy at a more preferred location.

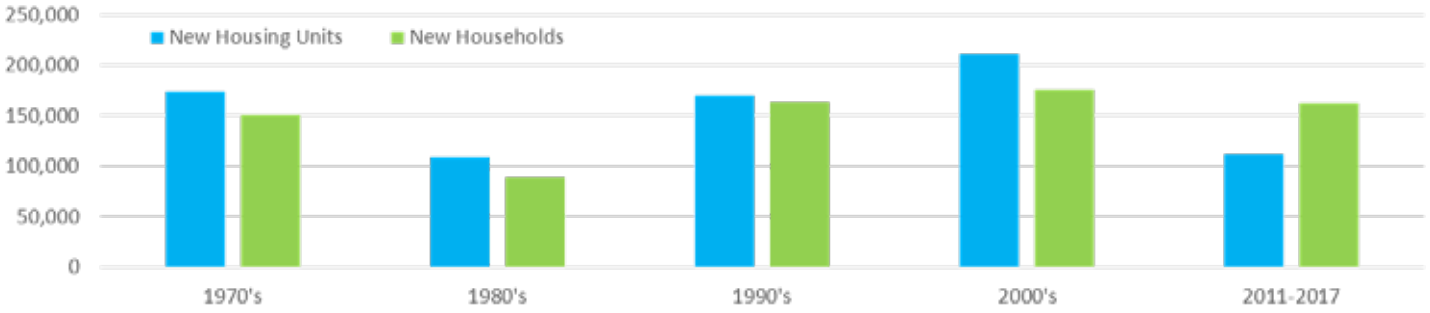
Several property owners and managers have reported increasing rents as a response to the recent rise in demand. Rental increases in the amount of $50-$100 over the last year were not uncommon.

The average rental rate for all types of listed rental units in Orem is estimated at $1,142, which represents a 7.9% increase from the previous year. Overall, the market has an average rate per square foot of $1.17 and an average size of 978 square feet per unit.

4.4 Median-Income Housing Study

In 2018 the City conducted a Median-Income Housing Study. The purpose of this study was to understand the current challenges in the housing market and examine the options available to provide a reasonable opportunity for a variety of housing, including moderate income housing. Strategies that will encourage affordable housing in Orem are recommended, and this plan will be the basis for ongoing discussions by the City Council to develop a moderate-income housing plan and ensure that Orem remains a City where everyone is welcome. In addition, this study will be a general resource for the latest information related to population growth and housing needs for the City of Orem. This plan is contained in the appendix of the General Plan.

Figure 4.6 New Housing Units vs. New Households in Utah, 1970 to 2017



4.4.1 Affordable Housing in Orem

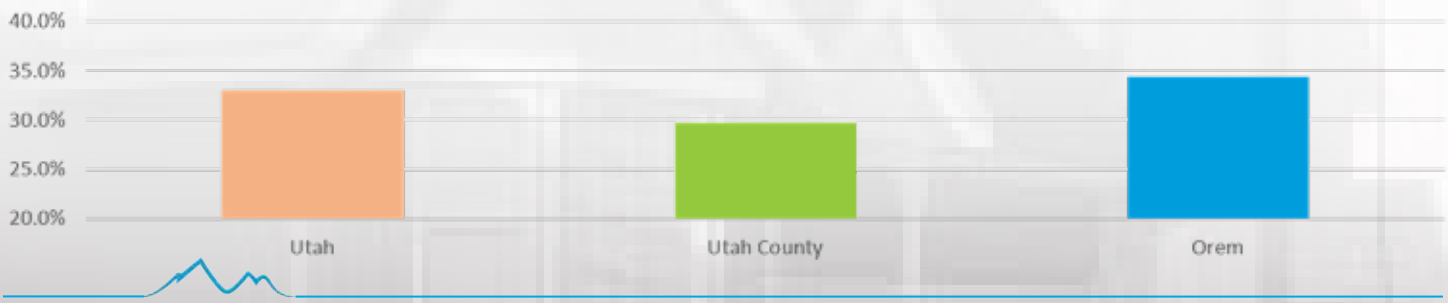
Until recently, the Utah housing market provided more new housing units than new households--in other words, the supply of housing kept up with the demand. Since 2011 this has not been the case (see Figure 4.6). The reasons for this are varied, but chief among them are land constraints, restrictive zoning ordinances, and rising construction costs. While these are national trends, Utah has been disproportionately impacted due to our larger than average families and our high rate of population growth.

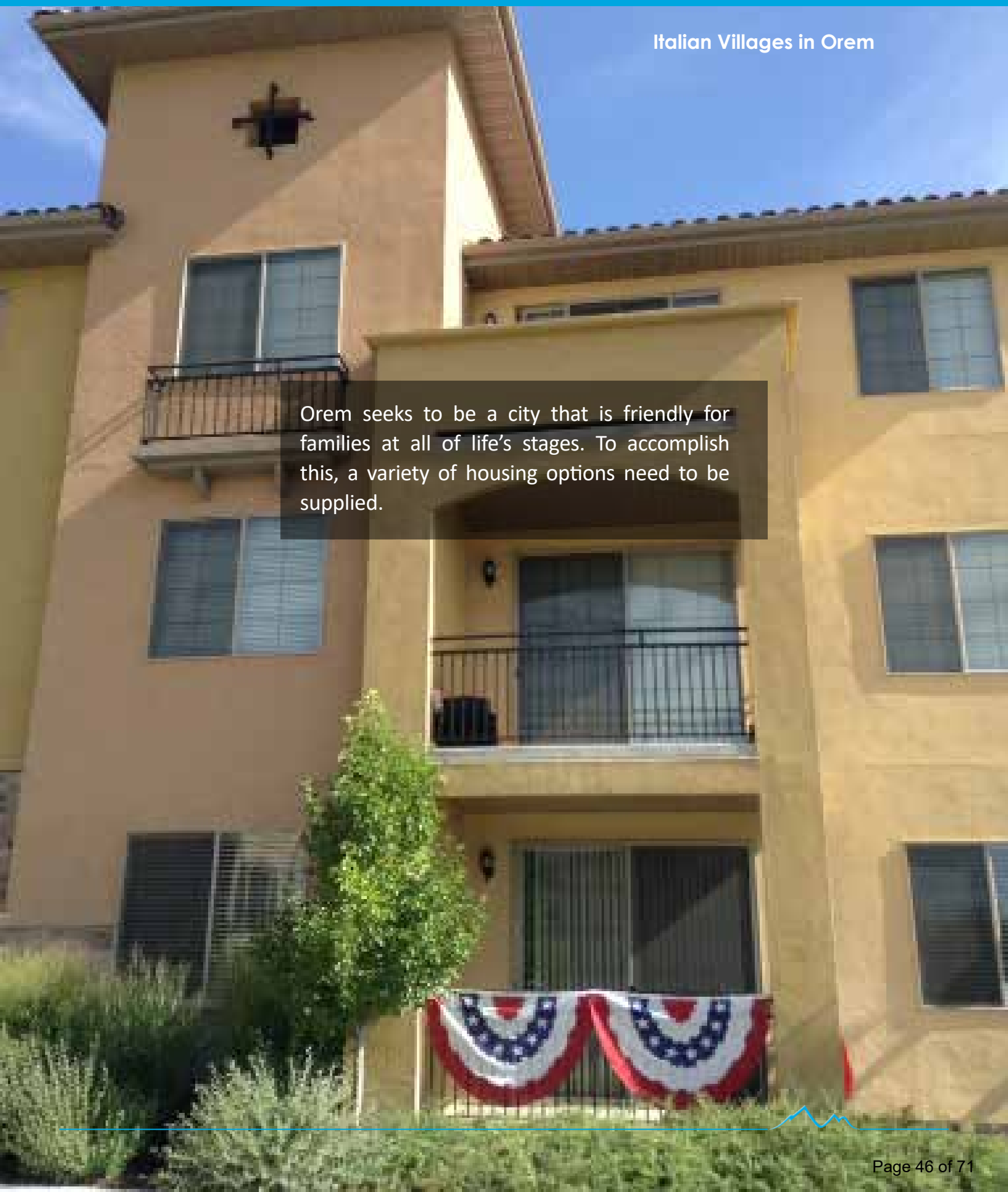
Compared to the Utah County and State average, households in Orem that make roughly 80% of the household area median income are more likely to find housing that does not exceed 30% of their income, the general measure of affordability (see Figure 4.7). This is due in large part to Orem's long history of zoning for a range of housing types, many of which offer lower housing costs. Housing options in Orem include smaller single-family homes on smaller lots, as well as accessory apartments, duplexes, triplexes, quadplexes, and larger multifamily housing.

This is due in large part to Orem's long history of zoning for a range of housing types, many of which offer lower housing costs. Housing options in Orem include smaller single-family homes on smaller lots, as well as accessory apartments, duplexes, triplexes, quadplexes, and larger multifamily housing.

Despite this, affordability is still an issue in Orem. To allow for strategic growth and help increase the supply of housing, the Orem City Council has adopted the City Center District mixed-use zone and is considering additional Districts along State Street. As well, Orem will be exploring other strategies to increase the supply of affordable housing in the City, as outlined in the Orem Median-Income Housing Study. Ultimately, Orem recognizes that this a regional issue, and the City is committed to being part a regional response.

Figure 4.7 % Households Earning $49,999 or Less & Able to Find Housing for Less than 30% of their Income





Italian Villages in Orem

Orem seeks to be a city that is friendly for families at all of life's stages. To accomplish this, a variety of housing options need to be supplied.

4.4.2 Moderate Income Housing Strategies

In accordance with Utah Code Annotated (UCA) 10-9a-403(2)biii, Orem City is adopting the following four moderate income housing strategies and implementation plan for each strategy:

4.4.2a Accessory Apartments

UCA 10-9a-403(2)biii (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residentail zones

Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process. In 2021, Orem City updated its accessory apartment code text, to match the state law. Orem City continues to provide all requirements for legal accessory apartments on our website. Requirements are outlined in our code in section 22-6-9(I). The requirements form is http://orem.org/wp-content/uploads/2021/05/Acc-apt-information-amendedApril-2021.pdf, and is found on the city website with the list of all forms, applications, & checklists applicants might need; https://orem.org/forms-applications/. We also continue to advise residents who ask about their options.

Orem monitors the number of legal apartments by annual report of existing legal apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in the next year. The list of legal accessory apartments within the city is found on our website at https://orem.org/accessory-apartments/. To ensure the safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units become legal.

In 2020, Orem City enacted an ordinance requiring landlord licensing for all rental properties in Orem. As of November 2021, there were 3,746 active landlord licensing accounts. We anticipate using this data to further map existing rentals and housing for future analysis.

Orem's newly created Civilian Code Enforcement team is helping track illegal accessory apartments and helping educate property owners on bringing them into compliance.

4.4.2b Affordable Senior Housing

UCA 10-9A-403(2)biii, (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development

In 2012, the City approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website, http://online.encodeplus.com/regs/orem-ut/doc-viewer.aspx?tocid=001.022#secid-2109, and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units.

Orem plans to continue to educate developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those

over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

Since the ASH zone has been adopted, there are 5 projects (five structures) that have been built and maintained for affordable senior housing. The owners of those projects must submit an annual report to the city to assure rents, age of tenants, and income restriction of tenants are compliant with code.

4.4.2c Housing and Transit Reinvestment Zone

UCA 10-9a-403(2)biii (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

Impelementation: A developer has approached the City and has met with Staff, the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

4.4.2d Station Area Plans

UCA 10-9a-403(2)biii (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has outlined Station Area Plans for the transit stations in Orem into two phases: Phase 1 will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. Phase 2 will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations.

These plans will consider elements as outlined in 10-9a-403.1(7)(b)(i) such as housing types that will (B) providing for densities necessary to facilitate the development of moderate income housing; and (C) providing for affordable costs of living in connection with housing, transportation, and parking. Orem City will encourage the consideration of owner occupied twin home developments. Staff has applied for technical assistance and is in the beginning stages of this process for Phase 1 of the Station Area Plans.

The early estimated timelime for the Station Area Plans is Phase 1 to be completed in 2023, and Phase 2 late 2024 early 2025.

RESOLUTION NO. _____

A RESOLUTION OF THE OREM CITY COUNCIL AMENDING PORTIONS OF CHAPTER 4 (HOUSING) OF THE OREM GENERAL PLAN INCLUDING UPDATING SECTION 4.1 POPULATION DEMOGRAPHICS, SECTION 4.2 EXISTING CONDITIONS, AND ENACTING SECTION 4.4.2 PERTAINING TO MODERATE INCOME HOUSING STRATEGIES.

WHEREAS on August 15, 2022, Development Services filed an application with the City of Orem requesting the City amend portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on September 21, 2022, and the Planning Commission recommended approval of the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on September 27, 2022; and

WHEREAS the agenda of the City Council meeting at which the request was heard was posted at the Orem Public Library, on the Orem City webpage, at the City Offices at 56 North State Street and at utah.gov/pmn; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhoods; and the special conditions applicable to the request.

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

1. The City Council finds that this request is in the best interest of the City in that it will more fully promote the objectives and purposes of the Orem General Plan; and
2. The City Council hereby amends portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing

Strategies as shown on Exhibit "A" which is attached 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 ordinance.
4. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.
5. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City.

PASSED, APPROVED and ordered PUBLISHED this 27th day of September 2022.

_____

David Young, Mayor

ATTEST:

_____

Jody Bates, City Recorder

COUNCIL MEMBERS VOTING "AYE" COUNCIL MEMBERS VOTING "NAY"

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David Young	□	□	□
Jeff Lambson	□	□	□
Debby Lauret	□	□	□
Tom Macdonald	□	□	□
Terry Peterson	□	□	□
David Spencer	□	□	□
LaNae Millett	□	□	□

HOUSING

4.1 POPULATION DEMOGRAPHICS
4.2 EXISTING CONDITIONS
4.3 HOUSING MARKET TRENDS
4.4 MEDIAN-INCOME HOUSING STUDY



4.1 Population Demographics

Understanding the demographic trends for the City is an important element in assessing the housing market in Orem.

4.1.1 Population and Households

Figure 4.1 provides population and household counts for 1990, 2000, 2010, as well as estimates for ~~2018~~ 2022, covering Orem, Utah County, Utah State, and the United States. The first four columns with data provide the population and household counts and estimates. The last three columns provide a relative comparison for how much each geography has grown—looking at the annual average growth rate (AAGR).

As can be seen in Figure 4.1, Orem has grown at a rate slower than Utah County for the last few decades. This is due to the fact there is little remaining undeveloped land in Orem, whereas other parts of Utah County, particularly the northern part, have large tracts of undeveloped land that are currently experiencing significant new growth.

It is interesting to note that households in Orem and Utah County have generally grown at a rate faster than the population. Gaining more households than population occurs when there is an overall decrease in the number of persons per household—which is the trend in most places across the country. Couples are having fewer children than in previous decades, and there are more single person households.

4.1.2 Population and Age

Figure 4.2 contains a breakdown of the 2010 and 2020 populations for Orem and Utah County by age range. Total population, and the percentage change from 2010 to 2020 are also presented.

In 2020, Orem and the County showed an increase in the share of residents aged 20 to 24. This can likely be explained by growth in Utah Valley University and an increase in the young single professionals who have congregated in the more urban areas of the County. Another interesting trend is the increase in the median age for both the City and the County.

Figure 4.1 Population and Households, 1990 to 2020

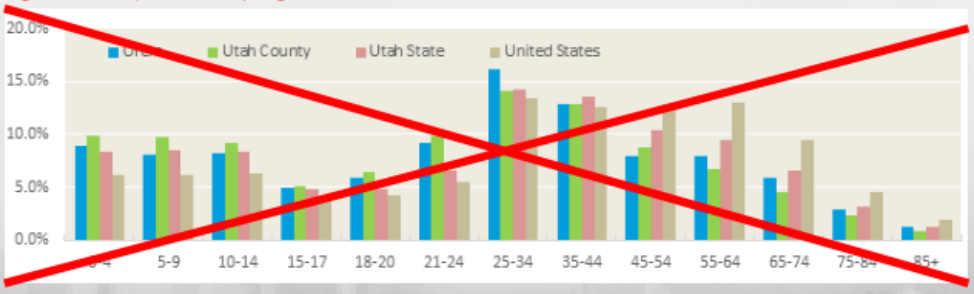
Population	1990 Census	2000 Census	2010 Census	2020 Census	AAGR '90-00	AAGR '00-'10	AAGR '10-'20
Orem	67,821	84,324	88,328	97,883	2.2%	0.5%	1.0%
Utah County	263,590	368,536	516,564	621,506	3.4%	3.4%	1.9%
Utah State	1,722,850	2,233,169	2,763,885	3,151,239	2.6%	2.2%	1.3%
United States	248,709,873	281,421,906	308,745,538	331,449,281	1.2%	0.9%	0.7%
Households	1990 Census	2000 Census	2010 Census	2020 Census	AAGR '90-00	AAGR '00-'10	AAGR '10-'20
Orem	17,660	23,382	25,822	29,912	2.80%	1.00%	1.48%
Utah County	70,168	99,937	140,602	171,899	3.60%	3.47%	2.03%
Utah State	537,273	701,281	877,692	1,003,345	2.70%	2.27%	1.35%
United States	91,947,410	105,480,101	116,716,292	122,354,219	1.40%	1.02%	0.47%

This is a trend that is occurring in many areas of the country as Americans are living longer and more often aging in place rather than relocating to retirement communities. Compared to the County, Orem saw a greater increase in the share of share of residents in all age ranges 55+. For a more detailed demographic examination of Orem, see the Orem Moderate-Income Housing Study in the appendix.

Figure 4.2 Population by Age, 2010 to 2020

Population by Age	Orem			Utah County		
	2010	2020	Change	2010	2020	Change
Total Population	88,929	97,883	10.1%	520,049	621,506	19.5%
Under 5 years	10.0%	8.5%	-1.5%	11.3%	9.3%	-2.0
5 to 9 years	8.6%	7.5%	-1.1%	10.5%	9.2%	-1.3
10 to 14 years	7.3%	7.8%	0.5%	8.6%	9.4%	0.8
15 to 19 years	7.3%	8.8%	1.5%	9.3%	9.5%	0.2
20 to 24 years	13.0%	14.1%	1.1%	11.4%	12.6%	1.2
25 to 29 years	12.7%	10.1%	-2.6%	9.2%	8.2%	-1.0
30 to 34 years	7.1%	5.8%	-1.3%	7.9%	6.2%	-1.7
35 to 39 years	6.2%	6.6%	0.4%	5.8%	6.8%	1.0
40 to 44 years	3.7%	4.7%	1.0%	5.1%	5.9%	0.8
45 to 49 years	4.5%	4.2%	-0.3%	4.5%	4.6%	0.1
50 to 54 years	4.0%	3.9%	-0.1%	3.8%	3.8%	0.0
55 to 59 years	4.1%	4.2%	0.1%	3.3%	3.5%	0.2
60 to 64 years	3.8%	3.6%	-0.2%	2.9%	3.2%	0.3
65 to 69 years	2.5%	3.1%	0.6%	2.0%	2.5%	0.5
70 to 74 years	2.2%	2.7%	0.5%	1.6%	2.0%	0.4
75 to 79 years	1.3%	1.6%	0.3%	1.1%	1.3%	0.2
80 to 84 ye ars	1.1%	1.4%	0.3%	1.1%	1.0%	-0.1
85 years and over	0.8%	1.4%	0.6%	0.7%	0.8%	0.1

Figure 4.3 Population by Age, 2000 to 2018



4.2 Existing Conditions

The City has multiple zoning classifications which can be used for residential development ranging in minimum lots size and allowable density. These zones were created to meet the wide range of housing needs of the residents of the City. Each of the zones is intended to provide well designed residential development with compatible uses as outlined in the zoning ordinance. Residential uses that may be permitted in each zone include single-family dwellings, accessory apartments, condominiums, townhomes, and multifamily developments..

4.2.1 Student Housing in Orem

One of the growing housing needs in Orem is for students. Utah Valley University is continuing to grow, and a larger share of students are desiring to live near campus as opposed to commuting from further away. Designated areas in proximity to Utah Valley University have been established for student housing. These designated areas will reduce car trips, make student life more affordable, and discourage demand for family housing in residential neighborhoods to be converted into student housing (and adversely impact housing affordability). The accommodation for student housing development has been made in Orem utilizing planned development zones and the Student Housing Overlay zone. The zones allow for more increased occupancy and greater density, which has encouraged affordability for the student population.

4.2.2 Multifamily in Orem

Multifamily development is considered the development of any units which are attached. This includes small unit developments such duplexes, triplexes, and quadplexes as well as townhomes, condominiums, and larger multifamily complexes with 20 or more units in each building. Orem has a long history with multifamily development, having approved denser, more affordable units in the past to support blue collar workers associated with Geneva Steel and other nearby industry. Because of this, and because of continued willingness to zone for and allow for denser developments, Orem has a greater share of multifamily housing than the average for both Utah County and the State of Utah.

4.2.3 Accessory Apartments

Unlike some cities (such as nearby Provo) that only allow accessory apartments in a relatively small area of the city, Orem allows accessory apartments in nearly all residential areas in every part of the City. To qualify, accessory apartments need to be in single family homes that are owner-occupied, and meet certain size limits and parking availability, among other requirements. Because they tend to be smaller in size and less expensive to construct or retrofit, accessory apartments allow for more affordable housing options for residents at different life stages, such as singles, young couples, and particularly seniors —who benefit greatly from sharing the cost of a home and having a close neighbor. The City currently has an estimated 600 legal accessory apartments.

4.2.4 Senior Overlay Zone

In 2012 the City approved an overlay zone to assists income restricted seniors. The Affordable Senior Housing (ASH) overlay allows up to four units to be constructed on a single parcel. The tenancy of each

unit is restricted to those over age 60 and at or less than 80% of the median income of the Orem/Provo MSA. Through this ordinance, the City has added new affordable senior housing units, some of which are owned and operated by the Utah County Housing Authority.

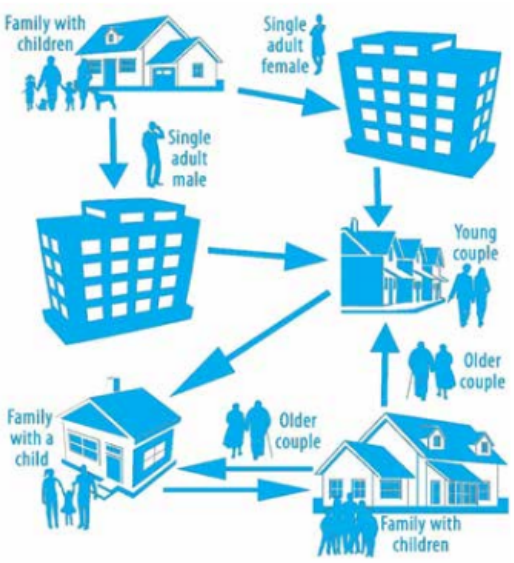
~~4.2.5 The State Street Mixed-Use Districts~~

~~The State Street Corridor Master Plan, which involved thousands of Orem residents through meetings and outreach, proposed five mixed-use districts along State Street where future high-density development could be concentrated. Creating this Districts will allow for new investment and redevelopment along State Street while also allowing for strategically located high density development. This will allow the City to continue to grow and help alleviate the demand for new housing in Orem. Another benefit is that single family neighborhoods will be preserved by discouraging high density development in those areas of the City.~~

4.2.6 Housing for All Life Stages

Orem has adopted the slogan of Family City, USA. When some envision a family, they think of a father and mother with children. But today's families come in many shapes and sizes, and as individuals and couples age, their definition of family may change.

Orem seeks to be a city that is friendly for families at all of life's stages. To accomplish this, a variety of housing options need to be supplied. When a young individual leaves home to study at Utah Valley University, they need to find student housing. If that individual decides



to get married, they will seek an affordable place for a young couple. If that couple decides to have children, a larger home will be sought. When those children leave, that couple may wish to downsize. And if a partner dies, a widow or widower may prefer to live in a senior community where they can find support.

Orem is greatly benefited by the contribution of its long-term residents. These are the residents that often donate countless volunteer hours and make meaningful contributions to their communities. To ensure these residents can stay long-term, it is important that the City make plans to allow for a variety of housing for all life stages.

4.3 Housing Market Trends

This section examines the latest housing market trends in Orem and the surrounding area, which includes single-family detached units as well as attached units such as twin homes, townhomes, condos, and other multifamily units.

4.3.1 For-Sale Units

Overall, the market for for-sale units in Orem and Utah County has increased significantly in the last decade since the recession. Figure 4.4 illustrates just how unaffordable home ownership has become. In 2010, 65% of all homes sold in Orem and 55% of all homes sold in Utah County were sold at a price under $200,000. As of the summer of 2018, Only 14% of homes sold in Orem and 8% of homes sold in Utah County were under $200,000.

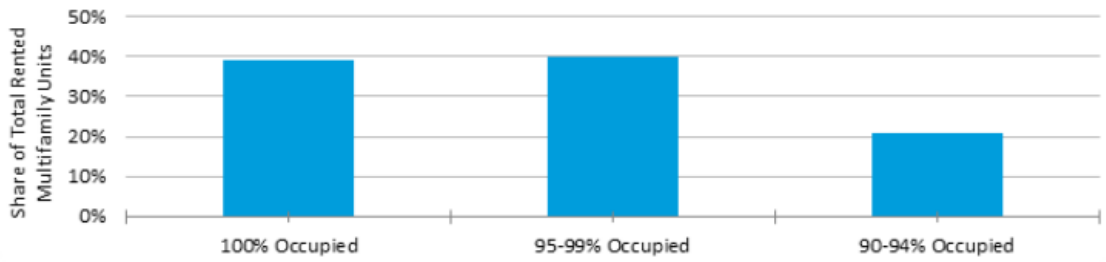
As a broad generalization, most households can afford to purchase a home that is 2.5 to 3 times their household income. With the median household income in Orem estimated at $64,822, a median household could afford a home in the $160,000 to $200,000 price range. While many more homes were within this price range a decade ago, in 2018 very few homes are in this price range. The homes that are in this range regularly require additional needed investment for repairs such as new roofs or corrected plumbing, compounding the affordability issue.

Figure 4.4 Total Housing Units Sold by Price Range, 2010 to 2018 YTD

Year	$0 - $200k		$200k - $300k		$300k +		Total	
	#	%	#	%	#	%	#	%
Orem								
2010	417	65%	148	23%	75	12%	640	100%
2011	532	72%	140	19%	63	9%	735	100%
2012	494	71%	144	21%	61	9%	699	100%
2013	412	57%	237	33%	71	10%	720	100%
2014	426	49%	344	39%	105	12%	875	100%
2015	381	37%	472	46%	172	17%	1025	100%
2016	244	26%	515	56%	168	18%	927	100%
2017	189	20%	501	53%	255	27%	945	100%
2018 YTD	78	14%	261	46%	225	40%	564	100%
Utah County								
2010	2689	55%	1444	29%	778	16%	4911	100%
2011	3322	61%	1440	26%	725	13%	5487	100%
2012	3418	57%	1735	29%	845	14%	5998	100%
2013	3041	45%	2363	35%	1299	19%	6703	100%
2014	2773	39%	2802	39%	1619	23%	7194	100%
2015	2711	32%	3419	40%	2365	28%	8495	100%
2016	2041	23%	3784	43%	3016	34%	8841	100%
2017	1542	17%	4011	44%	3653	40%	9206	100%
2018 YTD	471	8%	2210	39%	2948	52%	5629	100%

Source: Multiple Listing Service, Orem Planning Division, 2018 YTD includes data to July 31st

Figure 4.5 Share of Total Rented Units Based on Occupancy of the Complex



4.3.2 Multifamily Occupancy

According to the Census related housing type estimates, there are currently 12,641 multifamily units in Orem. The vast majority of these are rentals. Through an extensive survey conducted by City, 122 multifamily complexes were identified in Orem accounting for 9,761 rental units.

Based on the survey, the average occupancy rate for multifamily rentals in the City is estimated to be at 97%. As illustrated in the chart below, roughly 40% of the complexes surveyed reported 100% occupancy, 40% reported an occupancy rate between 95-99%, and 20% reported an occupancy rate between 90-94%.

Several of the complexes have a waiting list that is dozens of people long. When vacancies occur, they call individuals from this list. Vacancies are usually filled immediately for most complexes. This suggests that not all renters are satisfied with their current rental and are waiting for a vacancy at a more preferred location.

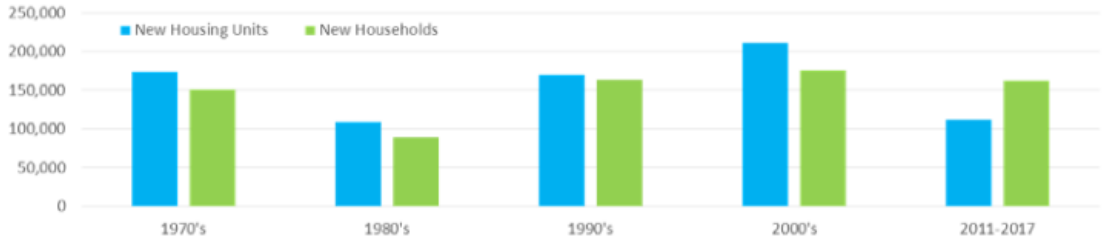
Several property owners and managers have reported increasing rents as a response to the recent rise in demand. Rental increases in the amount of $50-$100 over the last year were not uncommon.

The average rental rate for all types of listed rental units in Orem is estimated at $1,142, which represents a 7.9% increase from the previous year. Overall, the market has an average rate per square foot of $1.17 and an average size of 978 square feet per unit.

4.4 Median-Income Housing Study

In 2018 the City conducted a Median-Income Housing Study. The purpose of this study was to understand the current challenges in the housing market and examine the options available to provide a reasonable opportunity for a variety of housing, including moderate income housing. Strategies that will encourage affordable housing in Orem are recommended, and this plan will be the basis for ongoing discussions by the City Council to develop a moderate-income housing plan and ensure that Orem remains a City where everyone is welcome. In addition, this study will be a general resource for the latest information related to population growth and housing needs for the City of Orem. This plan is contained in the appendix of the General Plan.

Figure 4.6 New Housing Units vs. New Households in Utah, 1970 to 2017



4.4.1 Affordable Housing in Orem

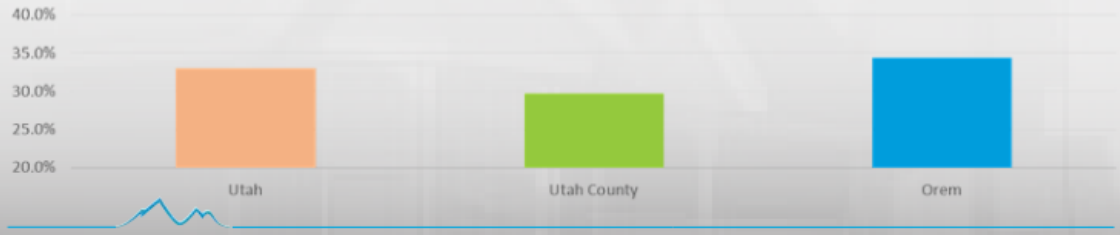
Until recently, the Utah housing market provided more new housing units than new households--in other words, the supply of housing kept up with the demand. Since 2011 this has not been the case (see Figure 4.6). The reasons for this are varied, but chief among them are land constraints, restrictive zoning ordinances, and rising construction costs. While these are national trends, Utah has been disproportionately impacted due to our larger than average families and our high rate of population growth.

Compared to the Utah County and State average, households in Orem that make roughly 80% of the household area median income are more likely to find housing that does not exceed 30% of their income, the general measure of affordability (see Figure 4.7). This is due in large part to Orem's long history of zoning for a range of housing types, many of which offer lower housing costs. Housing options in Orem include smaller single-family homes on smaller lots, as well as accessory apartments, duplexes, triplexes, quadplexes, and larger multifamily housing.

This is due in large part to Orem's long history of zoning for a range of housing types, many of which offer lower housing costs. Housing options in Orem include smaller single-family homes on smaller lots, as well as accessory apartments, duplexes, triplexes, quadplexes, and larger multifamily housing.

Despite this, affordability is still an issue in Orem. To allow for strategic growth and help increase the supply of housing, the Orem City Council has adopted the City Center District mixed-use zone and is considering additional Districts along State Street. As well, Orem will be exploring other strategies to increase the supply of affordable housing in the City, as outlined in the Orem Median-Income Housing Study. Ultimately, Orem recognizes that this a regional issue, and the City is committed to being part a regional response.

Figure 4.7 % Households Earning $49,999 or Less & Able to Find Housing for Less than 30% of their Income




Italian Villages in Orem
Orem seeks to be a city that is friendly for families at all of life's stages. To accomplish this, a variety of housing options need to be supplied.

4.4.2 Moderate Income Housing Strategies

In accordance with Utah Code Annotated (UCA) 10-9a-403(2)biii, Orem City is adopting the following four moderate income housing strategies and implementation plan for each strategy:

4.4.2a Accessory Apartments

UCA 10-9a-403(2)biii (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residentail zones

Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process. In 2021, Orem City updated its accessory apartment code text, to match the state law. Orem City continues to provide all requirements for legal accessory apartments on our website. Requirements are outlined in our code in section 22-6-9(I). The requirements form is http://orem.org/wp-content/uploads/2021/05/Acc-apt-information-amendedApril-2021.pdf, and is found on the city website with the list of all forms, applications, & checklists applicants might need; https://orem.org/forms-applications/. We also continue to advise residents who ask about their options.

Orem monitors the number of legal apartments by annual report of existing legal apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in the next year. The list of legal accessory apartments within the city is found on our website at https://orem.org/accessory-apartments/. To ensure the safety and welfare of residents, Orem utilizes code enforcement services to ensure non-complying units become legal.

In 2020, Orem City enacted an ordinance requiring landlord licensing for all rental properties in Orem. As of November 2021, there were 3,745 active landlord licensing accounts. We anticipate using this data to further map existing rentals and housing for future analysis.

Orem's newly created Civilian Code Enforcement team is helping track illegal accessory apartments and helping educate property owners on bringing them into compliance.

4.4.2b Affordable Senior Housing

UCA 10-9A-403(2)biii, (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development

In 2012, the City approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website, http://online.encodeplus.com/regs/orem-ut/doc-viewer.aspx?tocid=001.022#secid-2109, and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units.

Orem plans to continue to educate developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those

over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

Since the ASH zone has been adopted, there are 5 projects (five structures) that have been built and maintained for affordable senior housing. The owners of those projects must submit an annual report to the city to assure rents, age of tenants, and income restriction of tenants are compliant with code.

4.4.2c Housing and Transit Reinvestment Zone

UCA 10-9a-403(2)biii (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

Impelementation: A developer has approached the City and has met with Staff, the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

4.4.2d Station Area Plans

UCA 10-9a-403(2)biii (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has outlined Station Area Plans for the transit stations in Orem into two phases:

Phase 1 will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. Phase 2 will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations.

These plans will consider elements as outlined in 10-9a-403.1(7)(b)(i) such as housing types that will (B) providing for densities necessary to facilitate the development of moderate income housing; and (C) providing for affordable costs of living in connection with housing, transportation, and parking. Orem City will encourage the consideration of owner occupied twin home developments. Staff has applied for technical assistance and is in the beginning stages of this process for Phase 1 of the Station Area Plans.

The early estimated timelime for the Station Area Plans is Phase 1 to be completed in 2023, and Phase 2 late 2024 early 2025.

CITY OF OREM CITY COUNCIL MEETING SEPTEMBER 27, 2022	
REQUEST:	**PUBLIC HEARING -** Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

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

SITE INFORMATION:

General Plan Designation:
N/A

Current Zone(s):
Citywide

Neighborhood:

PLANNING COMMISSION RECOMMENDATION
Vote: 5-0 for positive recommendation

PREPARED BY:
Grant Allen, Senior Planner

REQUEST: Development Services requests the City amend portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.

BACKGROUND: Pursuant to Utah Code Annotated (UCA) 10-9a-403(2)biii, Orem City is amending portions of Chapter 4 (Housing) of the Orem City General Plan to adopt the following four moderate income housing strategies and implementation plan for each item. The proposed amendment and text-strikeout are included as part of the staff report.

- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process. Orem City continues to provide all requirements for legal accessory apartments online. We also continue to advise residents who ask about their options. Orem monitors the number of legal apartments by annual report of existing legal apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in the next year.

- (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development;

In 2012, the City approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units. Orem plans to continue to educate developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

A developer has approached the City and has met with Staff, the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has outlined Station Area Plans for the transit stations in Orem into two phases: Phase 1 will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. Phase 2 will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations.

Additionally, staff is proposing to update Section 4.1 Population Demographics with updated demographic charts with 2020 Census Data and modify a portion of Section 4.2 Existing Conditions to match current zoning.

RECOMMENDATION: The Planning Commission recommends the City Council, by resolution, amend portions of Chapter 4 (Housing) of the Orem General Plan updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.

Agenda Item 3.6 is a request by Development Services for the City to amend portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies. (click here for recording)

Staff Presentation: Pursuant to Utah Code Annotated (UCA) 10-9a-403(2)biii, Orem City is amending portions of Chapter 4 (Housing) of the Orem City General Plan to adopt the following four moderate income housing strategies and implementation plan for each item. The proposed amendment and text-strikeout are included as part of the staff report.

- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

  Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process. Orem City continues to provide all requirements for legal accessory apartments online. We also continue to advise residents who ask about their options. Orem monitors the number of legal apartments by annual report of existing legal apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in the next year.

- (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development;

  In 2012, the City approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units. Orem plans to continue to educate developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

  A developer has approached the City and has met with Staff, the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

  In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has outlined Station Area Plans for the transit stations in Orem into two phases: Phase 1 will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. Phase 2 will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations.

  Additionally, staff is proposing to update Section 4.1 Population Demographics with updated demographic charts with 2020 Census Data and modify a portion of Section 4.2 Existing Conditions to match current zoning.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a recommendation to the City Council to amend portions of Chapter 4 (Housing) of the Orem General Plan updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.

Vice-Chair Komen asked if the Planning Commission had any questions for Mr. Allen. There was a discussion regarding the State mandate, penalties if Orem does not comply, previous strategies and meeting the State's requirements now.

Vice-Chair Komen 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, Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Low moved to forward a positive recommendation to the City Council to amend portions of Chapter 4 (Housing) of the Orem General Plan updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies. Ms. Okolowitz seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Tina Okolowitz. The motion passed unanimously.

CITY OF OREM

CITY COUNCIL MEETING

SEPTEMBER 27, 2022

REQUEST:	RESOLUTION - Expressing Intent to Combine Orem Dispatch Services with Provo Dispatch Services
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

The Utah State Tax Commission, which regulates the funding of dispatch centers through the E911 tax, has expressed the desire to legislate fewer dispatch centers in Utah County. The combining allows Provo and Orem to control their future dispatch. The combining will decrease the number of calls transferred from one dispatch center to another, and will increase the level of service to our citizens, by decreasing the time it takes first responders to arrive at an incident. This will also increase levels of service for our residents by increasing the numbers of fire, medical, and police units responding to an incident in the Orem and Provo area. Combining into one metro dispatch center in Utah County will increase our dispatch resources and decrease the overtime hours our dispatchers are currently working to staff our dispatch center.

RECOMMENDATION:

RESOLUTION NO. _____

A RESOLUTION OF THE OREM CITY COUNCIL EXPRESSING THE CITY OF OREM'S INTENT TO COMBINE OREM'S 911 EMERGENCY SERVICES (DISPATCH) WITH PROVO'S 911 EMERGENCY SERVICES

WHEREAS the City of Orem currently operates a public safety answering point ("PSAP") to provide 911 emergency services as part of the City's public safety (police and fire) services; and

WHEREAS Provo City also currently operates a PSAP; and

WHEREAS the City believes that combining Orem's PSAP with Provo's PSAP would provide for better and more efficient 911 emergency services for the residents of Orem, would significantly improve mutual assistance between Orem and Provo with respect to both police and fire services provided to their respective residents; would provide operational cost savings, and would provide greater flexibility and working conditions for Orem PSAP employees; and

WHEREAS Orem and Provo have been discussing the potential terms and conditions under which Orem's PSAP could be combined with Provo's PSAP and Orem and Provo are currently working to prepare an agreement and eventual interlocal agreement that would set forth the terms under which this relationship could take place; and

WHEREAS the Orem City Council desires to express its intent to move forward with the combination of Orem's PSAP with Provo's PSAP and to direct Orem City staff to work with Provo to facilitate and implement the change.

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

1. The City Council hereby expresses its desire and intent to combine Orem's PSAP with Provo's PSAP and hereby directs Orem City staff to work with Provo to prepare an agreement and then interlocal agreement between Orem and Provo to effectuate combining PSAPs with terms that are acceptable to both Orem and Provo.

2. This resolution shall be effective immediately upon passage.

PASSED and APPROVED this 27th day of September, 2022.

_____
David A. Young, Mayor

ATTEST:

_____
JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
David A. Young	□	□	□
Jeff Lambson	□	□	□
Debby Lauret	□	□	□
Tom Macdonald	□	□	□
LaNae Millett	□	□	□
Terry Peterson	□	□	□
David Spencer	□	□	□

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED AUGUST 2022

Percent of Year Expired: 17%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2023	% To Date FY 2022	Notes
10 GENERAL FUND								
Revenues	62,746,389	2,259,595	5,239,862			8%	9%	
Appr. Surplus - Current	25,175		25,175			100%		
Appr. Surplus - Prior Year	26,203,518		26,203,518			100%		
Std. Interfund Transactions	5,897,521		5,897,521			100%		
Total Resources	94,872,603	2,259,595	37,366,076		57,506,527	39%	36%	
Expenditures	94,872,603	4,375,866	15,107,781	3,358,821	76,406,001	19%	21%	
20 ROAD FUND								
Revenues	3,415,000	7,164	7,164			0%		
Appr. Surplus - Current	525,000		525,000			100%		
Appr. Surplus - Prior Year	2,621,616		2,621,616			100%		
Total Resources	6,561,616	7,164	3,153,780		3,407,836	48%	39%	
Expenditures	6,561,616	192,496	392,199	1,487,688	4,681,729	29%	29%	
21 CARE TAX FUND								
Revenues	2,910,000	6,678	11,628			0%		
Appr. Surplus - Prior Year	1,730,354		1,730,354			100%		
Total Resources	4,640,354	6,678	1,741,982		2,898,372	38%	37%	
Expenditures	4,640,354	-7,839	785,597	93,510	3,761,247	19%	52%	1
24 TRANSPORTATION SALES TAX FUND								
Revenues	2,767,000	4,351	4,351			0%		
Appr. Surplus - Prior Year	2,262,049		2,262,049			100%		
Total Resources	5,029,049	4,351	2,266,400		2,762,649	45%	49%	
Expenditures	5,029,049	2,041	183,536	677,767	4,167,746	17%	31%	
30 DEBT SERVICE FUND								
Revenues	6,522,419	81	554,705			9%	10%	
Total Resources	6,522,419	81	554,705		5,967,714	9%	21%	2
Expenditures	6,522,419	45,764	91,594		6,430,825	1%	1%	
45 CIP FUND								
Revenues	475,000	70,969	136,347			29%	22%	
Appr. Surplus - Prior Year	24,615,584		24,615,584			100%		
Total Resources	25,090,584	70,969	24,751,931		338,653	99%	98%	
Expenditures	25,090,584	270,692	524,952	1,533,382	23,032,250	8%	7%	
51 WATER FUND								
Revenues	17,642,711	2,430,003	5,415,558			31%	27%	
Appr. Surplus - Current Year	500,000		500,000			100%		
Appr. Surplus - Prior Year	45,083,605		45,083,605			100%		
Total Resources	63,226,316	2,430,003	50,999,163		12,227,153	81%	80%	
Expenditures	63,226,316	1,745,728	6,844,456	4,904,506	51,477,354	19%	13%	
52 WATER RECLAMATION FUND								
Revenues	13,463,094	1,013,187	2,014,927			15%	16%	
Appr. Surplus - Current Year	520,000		520,000			100%		
Appr. Surplus - Prior Year	22,110,221		22,110,221			100%		
Total Resources	36,093,315	1,013,187	24,645,148		11,448,167	68%	68%	
Expenditures	36,093,315	600,687	3,311,924	2,519,709	30,261,682	16%	27%	
55 STORM WATER FUND								
Revenues	5,459,695	480,371	1,073,439			20%	20%	
Appr. Surplus - Prior Year	8,658,547		8,658,547			100%		
Total Resources	14,118,242	480,371	9,731,986		4,386,256	69%	68%	
Expenditures	14,118,242	237,446	1,655,038	525,069	11,938,135	15%	15%	
56 RECREATION FUND								
Revenues	3,361,167	279,500	599,156			18%	17%	
Appr. Surplus - Prior Year	50,000		50,000			100%		
Total Resources	3,411,167	279,500	649,156		2,762,011	19%	18%	
Expenditures	3,411,167	280,715	1,133,173	360,197	1,917,797	44%	44%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED AUGUST 2022

Percent of Year Expired: 17%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2023	% To Date FY 2022	Notes
57 SOLID WASTE FUND								
Revenues	4,672,500	410,794	820,370			18%	17%	
Appr. Surplus - Prior Year	119,151		119,151			100%		
Total Resources	4,791,651	410,794	939,521		3,852,130	20%	17%	
Expenditures	4,791,651	301,948	1,052,293	1,057	3,738,301	22%	23%	
58 STREET LIGHTING FUND								
Revenues	1,026,000	79,105	169,556			17%	16%	
Appr. Surplus - Current	115,000		115,000			100%		
Appr. Surplus - Prior Year	858,175		858,175			100%		
Total Resources	1,999,175	79,105	1,142,731		856,444	57%	69%	3
Expenditures	1,999,175	76,503	559,757	452,162	987,256	51%	55%	
61 FLEET MAINTENANCE FUND								
Revenues		1,495	1,495			100%		
Appr. Surplus - Current	122,000		122,000			100%		
Appr. Surplus - Prior Year	35,120		35,120			100%		
Std. Interfund Transactions	880,000		880,000			100%		
Total Resources	1,037,120	1,495	1,038,615		-1,495	100%	100%	
Expenditures	1,037,120	51,022	305,359	25,490	706,271	32%	37%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Prior Year	45,150		45,150			100%		
Std. Interfund Transactions	440,000		440,000			100%		
Total Resources	485,150		485,150			100%	100%	
Expenditures	485,150	27,828	151,568	33,929	299,653	38%	33%	
63 SELF INSURANCE FUND								
Revenues	695,000	60,919	120,872			17%	21%	
Appr. Surplus - Current Year	80,000		80,000			100%		
Std. Interfund Transactions	1,580,000		1,580,000			100%		
Total Resources	2,355,000	60,919	1,780,872		574,128	76%	72%	
Expenditures	2,355,000	809,753	1,621,592	5,539	727,869	69%	41%	4
64 INFORMATION TECH FUND								
Revenues	9,336	1,356	2,034			100%		
Appr. Surplus - Prior Year	388,183		388,183			100%		
Std. Interfund Transactions	2,810,000		2,810,000			100%		
Total Resources	3,207,519	1,356	3,200,217		7,302	100%	100%	
Expenditures	3,207,519	274,899	648,000	106,414	2,453,105	24%	21%	
65 FACILITIES MAINTENANCE FUND								
Appr. Surplus - Prior Year	18,333		18,333			100%		
Std. Interfund Transactions	1,880,000		1,880,000			100%		
Total Resources	1,898,333		1,898,333			100%	100%	
Expenditures	1,898,333	169,189	362,968	446,493	1,088,872	43%	37%	
74 CDBG FUND								
Revenues	817,568	2,657	4,357			1%	9%	
Appr. Surplus - Prior Year	541,921		541,921			100%		
Total Resources	1,359,489	2,657	546,278			40%	35%	
Expenditures	1,359,489	30,322	119,799	5,303	1,234,387	9%	12%	
CITY TOTAL RESOURCES	276,699,102	7,108,225	166,892,044		108,993,847	60%	60%	
CITY TOTAL EXPENDITURES	276,699,102	9,485,060	34,851,586	16,537,036	225,310,480	19%	20%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED AUGUST 2022

Percent of Year Expired: 17%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2023	% To Date FY 2022	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED AUGUST 2022:

1) The current year expenditures are lower in comparison to the prior year due to having prior year-to-date expenditures for the Fitness Center of $983,346 while no such expenditures exist in the current year.

2) The current year revenues are lower in comparison to the prior year due to the prior year budgeting use of the 2019 G.O. Bond capitalized interest funds of $807,917. These funds are not available for FY 2023 and thus, not budgeted.

3) Current year revenues are lower than the prior year at this time due to the appropriations of surplus related to carryovers for capital projects. The prior year amount was $1,619,639 while the current year is only $858,175.

4) The current year expenditures are higher in comparison to the prior year due to the current year expenditures for the Northgate litigation settlement being included while there were no such expenditures in the prior fiscal year.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Brandon Nelson (229-7010).