



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
May 26, 2026

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

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

1. WORK SESSION ITEMS

While this is a public meeting, we kindly ask that only presenters and individuals specifically invited by the Mayor or City Council speak or ask questions. This helps us conduct the City's business in an efficient and orderly manner. If you would like to make a comment on an issue, please do so during the Public Appearances portion of the regular meeting. This ensures that your comment is properly addressed and documented for the official record. Please keep side conversations to a minimum as it interferes with the audio recording.

1.1 PRESENTATION — Short Term Rentals Continued (60 min: 30 min presentation 30 min Q&A)

Presenter: D. Jacob Summers, Deputy City Attorney

1.2 PRESENTATION — Know Your Force (15 min: 10 min presentation 5 min Q&A)

Presenter: Jeremy Jamison, Police Lieutenant

1.3 PRESENTATION — Municipal Wastewater Planning Program (MWPP) (10 min: 5 min presentation 5 min Q&A)

Presenter: Reed Price, Assistant Public Works Director

1.4 PRESENTATION — Flood Damage Prevention Amendments to Chapter 10 O.C.C. (10 min: 5 min presentation 5 min Q&A)

Presenter: Gary McGinn, Community Development Director

1.5 PRESENTATION — Neighborhood Improvement Team (NIT) and Parking Enforcement Continued (30 min: 15 presentation 15 Q&A)

Presenter: Aaron McKnight, Assistant City Attorney

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.

2.1 REPORT — Crystal Muhlestein

3. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

6. PLEDGE OF ALLEGIANCE: BY INVITATION

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1 PRESENTATION - Legislative Report

Presenter: Nelson Abbott, Utah State Representative

7.2 PRESENTATION — Natural Resources Advisory Commission Awards

Presenter: Bradley Day, Community & Sustainability Officer

7.3 PRESENTATION - Oremfest Kick Off

Presenter: Kenice Whitaker, Events Manager and Sydney Bailey, Events Coordinator

7.4 PRESENTATION — Summer Reading Program

Presenter: Meg Flinders-Peay, Program Librarian

7.5 PRESENTATION — Miss Orem Introductions

Presenter: Donna Millard, Miss Orem Director and Joanne Jeffs, Miss Orem Assistant Director

7.6 PRESENTATION - Police Autism Picnic

Presenter: Kamryn Wilson, Behavioral Health Specialist

8. PERSONAL APPEARANCES – 15 MINUTES

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

9. CONSENT ITEMS

9.1 UPDATE — City Council 2026 Schedule

10. SCHEDULED ITEMS

10.1 PUBLIC HEARING - Orem Community Development Block Grant (CDBG) Updated Annual Action Plan and Proposed Budget

Presenter: Bradley Day, Community & Sustainability Officer and Tessica DeLora, Mountainland Association of Governments (MAG)

10.2 PUBLIC HEARING - ORDINANCE - Amending Articles 2-15-2, 2-15-11, 2-16-2, and 22-21 of the Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions

Presenter: Jared Hall, Planning Manager

"I move to approve (or deny), by ordinance, amending Articles 2-15-2, 2-15-11, 2-16-2, and 22-21 of the Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions."

10.3 PUBLIC HEARING — ORDINANCE — Amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial together with a development agreement limiting certain uses.

Presenter: Jared Hall, Planning Manager

"I move to approve (or deny), by ordinance, amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C2, Commercial together with a development agreement limiting certain uses."

11. CITY MANAGER INFORMATION ITEMS

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

12. ADJOURN

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

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



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 26, 2026**

REQUEST:	PUBLIC HEARING - Orem Community Development Block Grant (CDBG) Updated Annual Action Plan and Proposed Budget
APPLICANT:	
NOTICES:	Notice on the state website and City website on 05.21.2026
SITE INFORMATION:	
PREPARED BY:	Bradley Day

REQUEST:

Open a public hearing to allow for public comment about the CDBG Budget and Annual Action plan.

BACKGROUND:

The proposed CDBG budget for this program year will be discussed, particularly an addition of \$350,000 to the previous draft budget. These additional funds are from CDBG program income that will become available for reprogramming in program year 2026.

RECOMMENDATION:

No voting on this budget or action plan in this meeting.

2026-2027 Community Development Block Grant (CDBG) Annual Action Plan Adjustment



M A G

Expert Resources. Enriching Lives.



Annual Action Plan Adjustment

- **Adjustment Needed:**
 - The Orem CDBG Revolving Loan Fund has not been active in several years, due to difficulty for businesses to meet stringent HUD compliance requirements. MAG is working with Orem City and HUD to dissolve the RLF and reprogram those funds to eligible activities.
 - Funds to Reprogram: ~\$350,000
 - Must be included in the FY26 Annual Action Plan
- **Solution:** Reprogram funds to a capital improvements placeholder project in the FY26 AAP. The specific activity will be planned over the coming months. An additional comment period and hearing are open to allow for public input on this change to the plan.

Overall Expected Funding:

2026-27 CDBG Allocation

\$563,721

Rollover CDBG Funding

\$100,331.83

Expected Home Rehab Loan Program Income \$1,482.48

RLF Funding to Reprogram

\$350,000

Total Funding

\$1,015,535.31

Next Steps

- Public hearing: *Today, May 26*
- Council votes on the resolution to approve the revised Annual Action Plan: *June 23*
- Program year begins: *July 1*

Orem City CDBG Annual Action Plan 2026



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Community Development Block Grant (CDBG) entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities, principally for low- and moderate-income persons. The national objectives of the CDBG are to benefit low- and moderate-income families, prevent creation of or eliminate slum and blight, and serve urgent needs. The Annual Action Plan is a collaborative process whereby a community establishes a unified vision for community development actions.

As an entitlement city, Orem receives CDBG funding annually from the US Department of Housing and Urban Development (HUD). This funding is allocated to jurisdictions and organizations in the region to carry out community development projects that align with CDBG goals and consolidated plan priorities. This plan outlines the funding strategy for the period July 1, 2026 through June 30, 2027.

2. Summarize the objectives and outcomes identified in the Plan

The goals Orem City will meet through its planned activities for FY26 are Public Facilities and Infrastructure Improvements, Public Services, Economic Development, Affordable Housing, and Neighborhood Revitalization.

To see the list of specific activities that will meet these goals and their expected outcomes, see AP-20 of this plan.

3. Evaluation of past performance

MAG and Orem have developed a strong CDBG program by fostering solid partnerships. MAG staff have cultivated a collaborative relationship with HUD, City staff, local government representatives, and nonprofit organizations to deliver quality services and programs to low- and moderate-income residents.

The use of CDBG funds are documented in the City's Consolidated Annual Performance and Evaluation Reports (CAPERs), which detail activities undertaken and accomplishments achieved. At the end of each program year, the City assesses progress toward program objectives. The results are shared with the public through the Consolidated Annual Performance and Evaluation Report (CAPER). Past CAPERs are

available at <https://magutah.gov/orem-cdbg-program/>. Orem acknowledges that evaluating past performance is essential to ensuring that both the City and its subrecipients implement activities effectively and align them with the identified needs and strategic goals.

4. Summary of Citizen Participation Process and consultation process

In preparing the FY 2025-2029 Consolidated Plan, MAG, the administrator for Orem, sought input from local citizens, impacted populations, service providers, local government officials and staff, and nonprofit and for-profit organizations involved in housing and community development activities. A public hearing and key stakeholder meetings were held to gather input, and a needs survey was distributed throughout the City and region to residents, elected officials, service providers, and business and civic leaders. A draft plan was made available for public comments.

The City of Orem also relied heavily on the input of a group of citizen volunteers known as the CDBG Citizen Advisory Commission (CAC). The CAC consists of six Orem residents who are appointed by the City Council and represent various interests, walks of life, and geographic locations in Orem.

It is the policy of the Orem Community Development Block Grant Program to:

- Give citizens timely notice of local meetings and reasonable and timely access to information, performance reports, and records relating to the program’s proposed and actual use of CDBG funds.
- Take reasonable steps to provide technical assistance to groups or organizations representing persons of low- and moderate-income that request assistance in developing proposals.
- Hold public hearings for the purpose of obtaining the views of citizens and responding to proposals and questions.
- Take reasonable steps to assist non-English speaking residents to be able to understand and participate in discussions that take place at public hearings, when a significant number of non-English speaking residents can reasonably be expected to attend.
- Provide citizens with reasonable advance notice of and opportunity to comment on proposed activities not previously included in the Consolidated Plan and any proposed deletion or other substantial change to the activities.
- Take reasonable steps to address concerns expressed by citizens and to respond to any formal complaints or grievances in a timely manner.

5. Summary of public comments

No public comments at this time. The draft plan was made available to the public through the Orem City CDBG program website, which can be found at <https://magutah.gov/orem-cdbg-program/>.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received for this Annual Action Plan. All comments are considered and utilized to inform the needs assessment, goal setting, and prioritization of funding.

7. Summary

The 2026 Annual Action Plan outlines the projects and funding priorities for the program year, which runs July 1, 2026 – June 30, 2027. The Plan describes the consultation process with local civic leaders and public service providers. The planning process included surveys, public hearings, and consultations.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	OREM	Mountainland Association of Governments
HOME Administrator		City of Provo

Table 1 – Responsible Agencies

Narrative

MAG has been the administering agency for the Orem CDBG program since FY24. MAG CDBG staff are responsible for preparation of the Consolidated Plan and for administration of the grant program.

Consolidated Plan Public Contact Information

Taylor Draney

586 E 800 N

Orem, UT 84097

801.229.3673

tdraney@magutah.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The planning process is an opportunity for MAG to reach out to and consult with public and private agencies to address community needs. This section of the plan provides a summary of the consultation process, including identification of agencies and jurisdictions that participated in the process.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

CDBG staff representing Orem City, Provo City, and Lehi City engaged in a collaborative effort to consult with representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, public service agencies, homeless service providers, faith-based organizations, supportive housing and service providers, community stakeholders, community partners, business leaders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

MAG sits on the review subcommittee for the Continuum of Care. This subcommittee is made up of individuals in the community who have interest in the Continuum of Care process but are not an applicant for the funding cycle of HUD's NOFA. This committee uses CoC established criteria to thoroughly review and score applications to ensure strong applications in response to identified community gaps and needs. MAG also sits on the Executive Committee of the Continuum, which sets strategic planning priorities and collaboration opportunities for Continuum members.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

No Utah Valley Consortium members receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/ Organization	Rocky Mountain University of Health Professionals Foundation
	Agency/Group/ Organization Type	Services-Health Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
2	Agency/Group/ Organization	Family Haven
	Agency/Group/ Organization Type	Services-Children Services-Education Services - Victims

	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.</p>
3	Agency/Group/Organization	Tabitha's Way
	Agency/Group/Organization Type	Services - Food Bank
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
4	Agency/Group/Organization	BOYS AND GIRLS CLUBS OF UTAH COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.

	improved coordination?	
5	Agency/Group/Organization	Mental Health/Community Outreach Unite (Orem Police Department)
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
6	Agency/Group/Organization	Orem City Victim Services
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.</p>
7	Agency/Group/Organization	Orem Police Department
	Agency/Group/Organization Type	Code Enforcement
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
8	Agency/Group/Organization	The Refuge
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.

	improved coordination?	
9	Agency/Group/ Organization	Elevate Utah
	Agency/Group/ Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
10	Agency/Group/ Organization	Utah Tax Help Services
	Agency/Group/ Organization Type	Services-Education Services - Tax Clinic

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
11	Agency/Group/Organization	PROJECT READ
	Agency/Group/Organization Type	Services-Education Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
12	Agency/Group/Organization	Mountainlands Community Health Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.

	improved coordination?	
13	Agency/Group/Organization	Orem City
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	I consulted with Economic Development Division Manager Kathi Lewis and Grants Analyst Heather Cox regarding Orem's broadband access. I was directed to several comprehensive sources, which are all cited in the Broadband section of this plan.
14	Agency/Group/Organization	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Hazard Mitigation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	I consulted with Shauna Meacham, planner with MAG, regarding the regional pre-hazard mitigation plan she created which addresses Orem individually. All aspects of the plan I consulted and cited within the Hazard Mitigation section of this plan.
15	Agency/Group/Organization	My Story Matters
	Agency/Group/Organization Type	Services -- Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
16	Agency/Group/Organization	Ability 1st

	Agency/Group/ Organization Type	
	What section of the Plan was addressed by Consultation?	
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
17	Agency/Group/ Organization	Community Action Services Food Bank Learning Center
	Agency/Group/ Organization Type	
	What section of the Plan was addressed by Consultation?	
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community

	consultation or areas for improved coordination?	
18	Agency/Group/Organization	Big Brothers Big Sisters of Utah
	Agency/Group/Organization Type	
	What section of the Plan was addressed by Consultation?	
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
19	Agency/Group/Organization	Fuller Center for Housing
	Agency/Group/Organization Type	
	What section of the Plan was addressed by Consultation?	

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
20	Agency/Group/Organization	Friends of Food & Care Coalition
	Agency/Group/Organization Type	
	What section of the Plan was addressed by Consultation?	
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community
21	Agency/Group/Organization	Deafinity

Agency/Group/ Organization Type	Services – Education Non-Homeless Special Needs Services-Persons with Disabilities
What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.

**Table 2 – Agencies, groups, organizations who participated
Identify any Agency Types not consulted and provide rationale for not consulting**

All stakeholder groups were either consulted or invited to participate in the Plan process. There was no decision to exclude any group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Mountainland CoC	Housing and Homeless Needs
Housing Market Analysis 2024	Provo City	Non-Housing Needs
Housing and Homeless Needs Assessment 2024	Provo City	Housing and Homeless Needs
Mountainlands Comprehensive Economic Development	MAG	Economic Development Strategy
Pre-Disaster Mitigation Plan	MAG	Non-Housing Needs
Continuum of Care	Mountainland CoC	Housing and Homeless Needs
Housing Market Analysis 2024	Provo City	Non-Housing Needs
Housing and Homeless Needs Assessment 2024	Provo City	Housing and Homeless Needs

Table 3 - Other local / regional / federal planning efforts

Narrative

The City of Orem collaboratively worked with the surrounding area entitlements to implement the plan. They shared the cost of the housing plans, developed the community survey, and actively worked together to engage community leaders and local stakeholders to help determine the priorities and strategies contained within the ConPlan.

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Pursuant to the CDBG program regulations, Orem City is required to prepare a Citizen Participation Plan to establish policies and procedures for citizen participation in the development of the CDBG Annual Action Plan. Per the CPP, citizens were given the opportunity to provide comments directly to CDBG staff and at a public meeting where potential projects for the coming year were discussed. The first public hearing was on September 18, 2025. This public hearing was to solicit initial public input on the community development and housing needs of the area for the upcoming year. The second comment period regarding the draft copy of the AAP was from April 13, 2026 to May 14 2026, with a public hearing on April 28 at Orem City Hall. The AAP draft was posted on the Orem CDBG website located at <https://magutah.gov/orem-cdbg-program/> for the duration of the 30-day public comment period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	No attendance	No comments made	N/A	
2	Internet Outreach	Non-targeted/broad community	N/A			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Based on past allocations, Orem expects to receive approximately \$563,721 each year in CDBG funding. Orem also receives about \$25,000 per year in program income from Critical Home Repair loan repayments, though this is a rough estimate based on the current loans in repayment, several of which may finish repayments before the Consolidated Plan ends.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$		

CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	563,721	\$351,482.48	100,331.83	\$1,014,052.83	\$1,766,163	Orem will receive an FY26 allocation of \$563,721. Future year expected funding is based upon this annual allocation, as well as annual estimated program income. Using this year's allocation and estimated program income as a guide, Orem expects to have a total of \$1,695,610 remaining in the Con Plan period after this year.
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$		
							<p>\$351,482.48 in program income is from \$350,000 of the former RLF, which we are currently working on dissolving with HUD. We are budgeting roughly \$350,000 in anticipation of the RLF dissolution during FY26, so that we can immediately work on spending down those funds this program year.</p> <p>The remaining \$1,482.48 in expected program income is the amount Orem expects to receive in home rehab loan repayments during PY26.</p>

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The city expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. The Citizen Advisory Commission, composed of Orem citizens, considers leveraged funds when making grant funding decisions.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land that will be used to address the needs in the plan.

Discussion

Orem City will continue to leverage CDBG funds to gain the highest impact possible.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Improvements	2025	2029	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$520,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 466 Persons Assisted
2	Public Services to Individuals	2025	2029	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$83,603.60	Public service activities other than Low/Moderate Income Housing Benefit:
3	Economic Development	2025	2029	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$0	0 Persons Served
4	Affordable Housing	2025	2029	Affordable Housing		Affordable Housing	CDBG: \$136,431.71	Homeowner Housing Rehabilitated: 20 Household Housing Units
5	Neighborhood Revitalization	2025	2029	Non-Housing Community Development		Neighborhood Revitalization	CDBG: \$161,500	Housing Code Enforcement/Foreclosed Property Care: 3500 Household Housing Unit

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	\$170,000 under Public Facilities will go toward the Senior Center Multipurpose Flooring project. \$350,000 will go toward a capital improvement project; the specific activity has not yet been planned.
2	Goal Name	Public Services
	Goal Description	Funds will be awarded to various service providers whose projects will benefit low-mod individuals in Orem, as well as the salary of a victim advocate employed with the city, and a small budget for hygiene/clothing resources for homeless residents.
3	Goal Name	Economic Development
	Goal Description	There are no Economic Development projects this year.
4	Goal Name	Affordable Housing
	Goal Description	The Affordable Housing activities this year are Critical Home Repair, which is single family home rehab administered by MAG; Fuller Center, which is another organization in the community providing single family rehab; and Tree Removal, which is a new extension to the Critical Home Repair program run by the city providing tree removal services for LMI homeowners where there is a risk to health and/or safety.
5	Goal Name	Neighborhood Revitalization
	Goal Description	The only Neighborhood Revitalization project this year is Code Enforcement, administered by the city police department.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section details the projects proposed to be funded in the FY24 program year.

Table 3 – Project Information

#	Project Name
1	PY26 Program Administration
2	PY26 Code Enforcement
3	PY26 Critical Home Repair
4	PY26 Senior Center Multipurpose Flooring
5	PY26 Public Services

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were made through the citizen participation process and consultation with city council, city staff, and local nonprofit service providers. The primary obstacle to addressing underserved needs is limited funding, as well as limited allowable CDBG uses.

AP-38 Project Summary

Project Summary Information

1	Project Name	PY26 Program Administration
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements Public Services to LMI Individuals Economic Development Neighborhood Revitalization Affordable Housing Efficient Oversight and Operations
	Needs Addressed	Non-Housing Community Development Public Services to LMI residents Public Infrastructure Improvements
	Funding	CDBG: \$114,000
	Description	CDBG funds will be used for administration of the CDBG program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Administration of the CDBG program.
	Planned Activities	
2	Project Name	PY26 Code Enforcement
	Target Area	CDBG-eligible target neighborhoods

	Goals Supported	Neighborhood Revitalization
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$161,500
	Description	The Orem Police Department will undertake code enforcement activities in qualified LMI target neighborhoods.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3500 households within the LMI target neighborhoods in the city will benefit.
	Location Description	Neighborhood Revitalization activities are limited to the census tracts in Orem that qualify as at least 51% LMI. Please find a map of these census tracts in the appendices.
	Planned Activities	The Orem Police Department will undertake code enforcement activities in qualified LMI target neighborhoods.
3	Project Name	PY26 Critical Home Repair
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$136,431.71
	Description	This project will cover three single family home rehabilitation activities being undertaken this year: one through the Orem Critical Home Repair Program administered by MAG, one through the Tree Removal program administered through the city, and one through the local nonprofit the Fuller Center for Housing.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 LMI households in Orem will benefit.
	Location Description	Services will be provided to individually qualified LMI homes throughout the city.
	Planned Activities	This project will cover three single family home rehabilitation activities being undertaken this year: one through the Orem Critical Home Repair Program administered by MAG, one through the Tree Removal program administered through the city, and one through the local nonprofit the Fuller Center for Housing.
4	Project Name	PY26 Senior Center Multipurpose Flooring
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	\$170,000
	Description	Funding to replace flooring in the senior center.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 466 senior citizens utilizing the senior center will benefit.
	Location Description	Orem Senior Friendship Center 93 400 E Orem, UT 84097
	Planned Activities	Replace flooring in the senior center
5	Project Name	PY26 Capital Project
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements

	Needs Addressed	Non-Housing Community Development
	Funding	\$350,000
	Description	A capital improvement project will be undertaken. The specific activity will be planned in the coming months.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 households will benefit, dependent on the specific activity undertaken.
	Location Description	
	Planned Activities	A capital improvement project will be undertaken. The specific activity will be planned in the coming months.
6	Project Name	PY26 Public Services
	Target Area	
	Goals Supported	Public Services to LMI Individuals
	Needs Addressed	Public Services to LMI Individuals
	Funding	\$83,603.60
	Description	Various public service activities will be carried out by Orem City, as well as local nonprofit service providers.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3000 households in LMI neighborhoods will be served.
	Location Description	Services will be provided out of the Orem City building, as well as at the Tabitha's Way Food Pantry, Big Brothers Big Sisters of Utah (funding for Orem clients only), Family Haven, and The Refuge.

	Planned Activities	Orem City will provide victim advocate services for victims of domestic violence, as well as small resources for homeless residents. Tabitha's Way will provide food bank services, Big Brothers Big Sisters will provide mentoring for Orem youth, Family Haven will provide therapy services for abused and neglected children, and The Refuge will provide emergency shelter services for victims of domestic violence.
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All infrastructure projects will be directed within target LMI census tracts. A map of these census tracts can be found in the appendices. Other infrastructure projects will be considered if they are able to qualify their specific service area as LMI. Otherwise, all infrastructure projects will be limited to approved LMI census tracts on an area basis. All public service and Critical Home Repair projects serve limited clientele groups from all areas in the city, which are either presumed benefit or are individually verified as LMI.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Infrastructure projects must serve LMI neighborhoods, which is why specific neighborhoods have been designated as LMI. Public service projects were awarded by the Orem CDBG Citizen Commission, which determined funding based primarily on demonstration of need and the city's priorities, not geographic location.

Discussion

The only geographic criteria for funding for FY25 is that the project benefit LMI residents of Orem.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Unfortunately, there are some significant barriers to affordable housing in our City and area wide. Like most communities throughout the nation, the City of Orem is in the middle of an affordable housing crisis. Housing prices and rental rates in Utah County have exploded to all-time high. This along with low vacancy rates, lack of available units in the area, and the recent health pandemic has created some real challenges for LMI families and almost anyone who is trying to find affordable rentals and those trying to get into their first home. While there has been a significant increase in rental units available over the last few years, most of these units were built at market rate with high rents.

Additionally, the idea of affordable housing has become very political. Currently, there is a strong sentiment in the community against building any new multi-family housing projects and limiting other housing types. Orem is also aging and many of the older neighborhoods are becoming centers for short and long time rentals. Several of the landlords do not maintain their properties, violate city occupancy rules, and charge market rate or more for their units. This is bringing a whole new set of issues for the city to address and grapple with.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Orem is required by the State of Utah to have comprehensive affordable housing plan that is updated regularly, to identify Orem-specific barriers to affordable housing as well develop some solutions that might help the City incorporate more of this kind of housing in our community. The plan was developed with help from developers, non-profit organizations, government officials, and other community stakeholders and addresses items such as land use controls, zoning ordinances, the missing middle, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. The State is also requiring the city to put together a Station Area Plan that addresses the development of housing and other amenities within two miles of the Orem Frontrunner/Transit Station. This will most likely force the hand of leadership and management to allow for more housing in that area. The Council and staff also continue to look for ways to help maintain and seek out residential investment within the City. The City Council has also promised to readdress the State Street Master Plan and see how housing options might fit into the updated plan.

Discussion

The City of Orem will continue to work with other surrounding cities and Continuum of Care members and use the affordable housing plan as a guide to overcome barriers to affordable housing and evaluate the most effective solutions for the growing housing problem.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section will identify other actions to be taken in the FY2025 CDBG Program.

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Orem expects grant recipients to leverage grants to obtain additional funds. Coordination with jurisdictions and public service providers decreases duplication of efforts and increases effectiveness of service delivery.

Actions planned to foster and maintain affordable housing

Single Family Home Rehabilitation efforts are planned for this year to maintain affordable housing for LMI residents. Please see the list of projects for more details.

Actions planned to reduce lead-based paint hazards

In the Mountainland Region, lead-based paint testing is available through the Utah Valley Consortium of Cities and City. Equipment for lead-based paint testing was purchased with CDBG Small Cities funding. The Consortium works closely with the Housing Authority of Orem. As the housing authority provides weatherization or repair services to any pre-1978 units, lead-based paint testing is completed as a precaution.

The Utah County Health & Justice Center sells a crayon for \$2.00 that when rubbed on the paint will indicate if lead is present. The crayon can be purchased at the Environmental Health Department, Suite 2600 151 S. University Avenue, Provo, Utah 84601. The Wellness Clinic at the Utah County Health Department offers several laboratory tests for a discounted cash price on a walk in basis. In the event of a positive result the City will provide instruction about where one can go to receive more information and assistance. Orem does not currently offer removal or rehabilitation services.

Actions planned to reduce the number of poverty-level families

Orem is dedicated to reducing the number of households living in poverty through targeted programs aimed at improving the economic well-being of individuals and families. Recognizing that poverty is a complex issue, the City acknowledges that effective solutions must be multifaceted and tailored to diverse household needs. The strategies outlined in this plan are designed to work collectively, rather than in isolation, to create a comprehensive approach to poverty alleviation.

Orem will continue working in partnership with other agencies to combine resources and empower individuals and families with the tools they need to overcome poverty. The City's strategy incorporates CDBG goals and focuses on increasing income opportunities, supporting small business growth, and advancing workforce development.

Actions planned to develop institutional structure

The mission of the Utah CDBG program is to improve the quality of life for low and moderate income residents, by increasing access to decent and attainable housing, improving their living environment, and expanding their economic resources. CDBG staff continually work to provide qualified applicants with funding for programs and projects that address the priorities outlined in the Consolidated Plan.

Staff work with the non-profit community serving Orem to identify the needs of the low and moderate-income residents of the community and coordinate with them to address gaps in the delivery system. We believe that by combining the resources available to the City with those of local jurisdictions and the non-profit organizations these gaps will begin to close. CDBG staff has worked to establish partnerships with these community stakeholders to combine resources for a coordinated response, providing a widespread approach to address the current gaps in services.

Applicants may include non-profit agencies, governmental and quasi-governmental agencies and housing authorities. To expand upon this mission, Orem has incorporated a proactive approach of providing assistance to the organizations on the front lines, providing help to the at-risk population. CDBG staff regularly participate in HUD training to stay up to date on best practices and regulations.

Actions planned to enhance coordination between public and private housing and social service agencies

Orem relies on private organizations and local jurisdictions to administer CDBG projects compatible with the goals of this plan. Through electronic, in-person, and mail outreach efforts throughout the year, MAG staff collaborate with these organizations to identify and support projects that address community needs. MAG also participates in the regional Continuum of Care, which consists of many non-profit service providers, housing authorities, and local jurisdictions.

Discussion

Through the actions identified in this section of the plan, the City continually strives to implement the most effective program possible to create viable communities.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	350,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	350,000

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

88.77%

Discussion

Orem receives a small amount of program income each year through Critical Home Repair loan repayments, usually about \$1,500 per year. Program income received is always drawn down before regular entitlement funds. The city has roughly \$350,000 presently in an RLF, which we are working on dissolving with HUD. We expect those funds to become available for reprogramming over the next few months, which is why it has been budgeted into this plan.

All prior year funding available has been budgeted in this Annual Action Plan.

We estimate that 88.77% of this year's funding will be used for activities that benefit LMI persons. The only funds that will not directly benefit LMI persons this year is the program administration costs of \$114,00 (out of this year's total funds available, including the annual allocation, program income, and prior year funds, which is \$1,015,535.31). The overall benefit is being calculated over a three-year period, which began last year and will end after next year. The percentage of last year's funds that went toward LMI persons was only 62%, due to administration costs and the large Section 108 in last year's budget. Now that the Section 108 loan is paid off, we expect that next year's overall benefit percentage will mirror this year's; it should be around 80% again. As such, we expect the combined percentage over the three-year period to be around 74%.

Project	Funding	
MAG Admin	\$90,000.00	\$90,000.00
Orem Staff Admin	\$23,908.40	\$23,908.40
Section 108 Loan Repayment	\$101,369.00	\$101,369.00
Code Enforcement	\$161,500.00	\$161,500.00
Critical Home Repair	\$57,000.00	\$57,000.00
LMI Parks Playground Equipment Replacem€	\$279,607.47	33333
Fuller Center for Housing	\$17,000.00	17000
Public Service Project		
Orem PD Victim Services	\$30,000.00	\$30,000.00
Orem PD Homeless Services	\$1,896.90	\$1,896.90
Tree Removal	\$1,827.70	\$1,827.70
Rocky Mountain University	\$7,696.70	\$7,696.70
Utah Tax Help Services	\$34,230.00	\$34,230.00
Big Brothers Big Sisters	\$9,780.00	\$9,780.00
Public Service Total	\$85,431.30	
Overall Total	\$815,816.17	\$569,541.70

FY25 Allocation: 569,542
Prior Year: 246,274.17

Project	Funding
MAG Admin	\$90,000.00
Orem Staff Admin	\$24,000.00 *check if this is enough based on this year
Code Enforcement	\$161,500.00
Critical Home Repair	\$57,000.00
Senior Center Multipurpose Flooring	\$170,000.00
Tree Removal	\$62,431.71
Capital Project (from RLF funds)	\$350,000.00
Regional Capital Contribution	\$17,000.00
Public Service Project	
Orem PD Victim Services	\$30,000.00
Orem PD Homeless Services	\$1,896.90
Regional Public Service Contribution	\$51,706.70

Public Service Total	\$83,603.60	Cap: 84,558.15
Overall Total	\$1,015,535.31	
Remaining	0.00	

FY26 Anticipated Allocation:	563,721
Prior Year Funds:	100331.83
RLF Funds Expected:	350,000.00
Program Income Expected:	1,482.48
Total Available:	1,015,535.31

Goal Name	Activity
Public Facilities and Infrastructure Improvement	Senior Center Multipurpose Floor
<i>Goal 1 Subtotal</i>	
Public Services	Orem Victim Services
	Orem PD Homeless Services
	The Refuge
	Tabitha's Way
	Big Brothers Big Sisters
	Family Haven
<i>Goal 2 Subtotal</i>	
Economic Development	None
<i>Goal 3 Subtotal</i>	
Affordable Housing	Critical Home Repair
	Fuller Center
	Tree Removal
<i>Goal 4 Subtotal</i>	
Neighborhood Revitalization	Code Enforcement
<i>Goal 5 Subtotal</i>	
Administration	MAG Admin
	Orem Staff Admin
<i>Goal 6 Subtotal</i>	
Total:	

Funding Amount
\$170,000.00
\$170,000.00
\$30,000.00
\$1,896.90
\$11,706.70
\$20,000.00
\$15,000.00
\$5,000.00
\$83,603.60
\$0.00
\$57,000.00
\$17,000.00
\$60,949.23
\$134,949.23
\$161,500.00
\$161,500.00
\$90,000.00
\$24,000.00
\$114,000.00
\$664,052.83

Public Hearing and Public Comment Period Notice

Orem Community Development Block Grant Annual Action Plan

Orem City will hold a public hearing to consider feedback on the Orem CDBG Annual Action Plan which outlines community needs and potential community funding priorities for the program year July 1, 2026 through June 30, 2027. The proposed CDBG budget for this program year will be discussed, particularly an addition of \$350,000 to the previous draft budget. These additional funds are from CDBG program income that will become available for reprogramming in program year 2026.

The hearing will be held during the Orem City Council meeting at 56 N State Street, Orem, UT 84057 on Tuesday, May 26, 2026 at 6:00 PM. Suggestions will be solicited verbally, electronically, and in writing from all interested parties during the public comment period from May 23, 2026 - June 22, 2026.

The draft Annual Action Plan will be posted on the Mountainland Association of Governments (MAG) website, magutah.gov/oreem-cdbg-program. To comment, you may use the comment form on the MAG website at the link, or you may contact Taylor Draney at 801-547-7594 or tdraney@magutah.gov.

The public hearing facility is fully accessible to persons with disabilities. Individuals needing special accommodations (including auxiliary aids/services or translation) during the hearing should notify Taylor Draney at least five days prior to the hearing. A Utah Relay telephone number or a language interpreter can be provided upon request.



CITY COUNCIL

May 26th, 2026

PUBLIC HEARING – Text Amendment

Ordinance Amending Articles 2-15-2, 2-15-11, 2-16-2, 2-16-10, and 22-21 of the Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions.

Text Amendment:
Planning Commission
& Special Exceptions

Prepared By:
Jared Hall
Applicant:
Planning Division

Notices

Posted in 2 public places
Posted on City Webpage and
City hotline
Posted at Utah.gov/pmn

Action

The City Council may approve or deny the requested Zone Map Amendment or may vote to continue the hearing to a future date to allow for further review, or for additional information or public comment.

REQUEST: The applicant requests that the City Council approve a proposed amendment to the text of several articles of the Orem City Code related to Special Exceptions. Specifically, the amendments assign duty to review special exceptions to the Planning Commission.

BACKGROUND: There are several instances in City Code where exceptions to some requirements or restrictions of zoning can be reviewed and granted. In two cases, the Board of Adjustments (BOA) is empowered to make that determination. The first is consideration of requests to relocate billboards in certain situations (Article 2-15-11). The second is a determination under Article 22-21, in which case a multi-family dwelling can be developed on a property located in single-family zoning. Article 22-21 establishes multiple criteria for the review of eligibility and then establishes special requirements for the development of a property determined to be eligible. Essentially, the BOA needs to review the property and make a finding that it can be granted a special exception, and then the Planning Commission needs to review and approve the site plan for the property *applying specific standards that are part of Article 22-21*.

In 2025, an application to amend the text of Article 22-21 was filed. During the review of that application, it became apparent to the sitting Commission and to Staff that because of the in-depth review of the site planning that would be required, the Commission would be the more appropriate body to review and grant special exception in those cases. As there were only two special exceptions not part of the Planning Commission's duties and both (multi-family use and off-premises signs) are essentially land use issues, Staff is proposing that both remaining exceptions become part of the Planning Commission's duties.

REVIEW & ANALYSIS: Redline and strikeout versions of the different sections of Code impacted to make this change are included with this report as Attachment A. New language is shown in red, and language to be removed is shown in strikeout. The different sections that must be changed are summarized below, in order that they appear in the Code and the redline document:

- **2-15-2. Power and Duties.** This segment of code details the expected duties of the Planning Commission. The change proposed here is to add a statement clarifying that the Planning Commission has the power to consider and grant special exceptions to land use requirements where the code explicitly authorizes them to do so.

- **2-15-11. Special Exception for Relocation of Certain Billboards.** This is a new section, added to mirror the section that will be struck from the BOA powers and duties. Billboards have certain rights related to relocation in some circumstances that the BOA has granted exceptions for in the past. This section being added to the Commission’s duties will be struck from the BOA’s duties.
- **2-16-2. Powers of Board.** This section enumerates the powers and the duties of the BOA. The BOA will still hear appeals and requests for variance, but the section for the BOA hearing requests for special exception will be struck since it is being added to the Commission’s duties.
- **2-16-10. Special Exception for Relocation of Certain Billboards.** This is the section being added to the Commission’s list of duties as 2-15-11. Proposed to strike in full.
- **22-21. Criteria for Special Exception.** Article 22-21 allows the City to make a finding in one of several ways to allow a property located in single-family zoning to be developed as a multi-family. Essentially, if the property meets certain criteria (i.e. if it is completely surrounded by already developed multi-family projects, or if it is part of a block where a large majority of the properties have already been developed as multi-family, etc.) Article 22-21 calls out the BOA as the body that makes the finding that the property is eligible for the special exception, but the Planning Commission has to review and apply all the specific regulations (and there are many) to the development.

Staff proposes making the Planning Commission the body granting the exception as well. The term “Board of Adjustment” must be struck and replaced twice in the full body of Article 22-21 and replaced with “Planning Commission” to make this change.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:

For land use amendments like the requested text amendments in this application, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS: After review and consideration of the application the City Council may APPROVE or DENY the proposed text amendments or may CONTINUE their consideration to allow for changes or additional information or comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny -

“I move to [choose **APPROVE** or **DENY**] an ordinance amending the text of Articles 2-15-2, 2-15-11, 2-16-2, 2-16-10, and 22-21 of the Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions.

Motion to Continue the Request

“I move that the Orem City Council continue this request for further consideration to (choose another date as appropriate).”

2-15-2. Power and Duties.

The Planning Commission shall have all powers granted by State statutes and City ordinances, plus those powers and duties delegated to it by the City Council. The Commission shall act in an advisory capacity to the City Council with respect to planning and zoning matters which are reviewed or acted upon by the City Council.

The Planning Commission shall have the power to consider and grant special exceptions to land use requirements when the Orem City Code explicitly authorizes the Planning Commission to do so.

2-15-11. Special Exception for Relocation of Certain Billboards

A. If an outdoor advertising structure needs to be moved away from a high voltage power line so that the sign can be reposted or maintenance performed without having to comply with the distance or notification requirements of Utah Code Section 54-8c-2, or in order to comply with distance or notification requirements imposed by the National Electrical Safety Code, International Building code, a regulation, standard or directive of the Occupational Safety and Health Administration, or any other similar applicable regulation, then the Planning Commission may grant a special exception from the City's ordinances to allow the owner to relocate and remodel the structure to another location within the City:

1. on the same property;
2. on adjacent property;
3. within 2,640 feet of the previous location on either side of the same highway; or
4. mutually agreed upon by the owner and the City.

(Ord. No. O-05-0027, Enacted 9/13/2005; Ord No. O-06-0011, Amended 6/27/2006)

B. The relocation under Subsection A shall be in a commercial or industrial zoned area or where outdoor advertising is permitted under Utah Code Section 72-7-501 et seq. (as amended).

(Ord. No. O-05-0027, Enacted 9/13/2005; Ord No. O-06-0011, Amended 6/27/2006)

C. The relocated and remodeled structure may be:

1. erected to a height and angle to make it clearly visible to traffic on the main-traveled way of the highway to which it is relocated or remodeled;
2. the same size and at least the same height as the previous structure, but the relocated structure may not exceed the size and height permitted under Utah Code Section 72-7-501 et seq. (as amended); and
3. relocated to a location with a comparable traffic vehicular count.

(Ord. No. O-05-0027, Enacted 9/13/2005; Ord No. O-06-0011, Amended 6/27/2006)

2-16-2. Powers of Board.

The Board of Adjustment shall have the following powers:

- A. To hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made by the administrative official in the enforcement of the City's zoning ordinance or subdivision ordinance, except in the case of matters designated to be appealed to other bodies.

(Ord. No. 661, Revised, 04/10/1990)

~~B. To hear and decide special exceptions to the terms of the ordinance upon which such board is required to pass under such ordinance. [REPEALED]~~

(Ord. No. 661, Revised, 04/10/1990)

C. To authorize upon appeal such variance from the terms of the City's zoning ordinance or subdivision ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, however, it shall be shown that:

1. The variance will not substantially affect the comprehensive plan of zoning in the city and that adherence to the strict letter of the ordinance will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in order to carry out the general purpose of the plan;
2. Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district;
3. Because of said special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

(Ord. No. 661, Revised, 04/10/1990)

D. To perform any other function granted to the Board of Adjustment by State statutes or City ordinances.

(Ord. No. 661, Revised, 04/10/1990)

2-16-10. Special Exception for Relocation of Certain Billboards [REPEALED]

~~A. If an outdoor advertising structure needs to be moved away from a high voltage power line so that the sign can be reposted or maintenance performed without having to comply with the distance or notification requirements of Utah Code Section 54-8c-2, or in order to comply with distance or notification requirements imposed by the National Electrical Safety Code, International Building code, a regulation, standard or directive of the Occupational Safety and Health Administration, or any other similar applicable regulation, then the Board of Adjustment may grant a special exception from the City's ordinances to allow the owner to relocate and remodel the structure to another location within the City:~~

- ~~1. on the same property;~~
- ~~2. on adjacent property;~~
- ~~3. within 2,640 feet of the previous location on either side of the same highway; or~~
- ~~4. mutually agreed upon by the owner and the City.~~

{Ord. No. O-05-0027, Enacted 9/13/2005; Ord No. O-06-0011, Amended 6/27/2006}

~~B. The relocation under Subsection A shall be in a commercial or industrial zoned area or where outdoor advertising is permitted under Utah Code Section 72-7-501 et seq. (as amended).~~

{Ord. No. O-05-0027, Enacted 9/13/2005; Ord No. O-06-0011, Amended 6/27/2006}

~~C. The relocated and remodeled structure may be:~~

- ~~1.—erected to a height and angle to make it clearly visible to traffic on the main traveled way of the highway to which it is relocated or remodeled;~~
- ~~2.—the same size and at least the same height as the previous structure, but the relocated structure may not exceed the size and height permitted under Utah Code Section 72-7-501 et seq. (as amended); and~~
- ~~3.—relocated to a location with a comparable traffic vehicular count.~~

~~(Ord. No. O-05-0027, Enacted 9/13/2005; Ord. No. O-06-0011, Amended 6/27/2006)~~

22-21-2. Criteria for Special Exception.

The ~~Board of Adjustment~~ **Planning Commission** may grant a special exception for a [Multifamily Dwelling](#) for a parcel in the R6, R6.5, or R7.5 [zones](#) only, under the following circumstances:

A. The lot meets all of the following criteria:

1. At least fifty percent (50%) of the front and side property lines of the lot are located directly across the [street](#) from or adjacent to a multifamily dwelling, a [PRD](#) in single ownership, or a commercial development;
2. The front of the lot is oriented in the same direction as at least one adjacent lot containing an existing multifamily dwelling or PRD in single ownership;
3. The lot is at least eight thousand (8,000) square feet and not more than twenty thousand (20,000) square feet;
4. The [lot width](#) is equal to or greater than the minimum lot width required for the zone in which the lot is located;
5. The lot has not been previously developed;
6. The lot is a legal lot of record, does not contain any [structures](#), and is not within a recorded subdivision plat; and
7. The lot was in existence on November 1, 1999, and has not been subdivided subsequent to that date.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006)

B. The lot is surrounded on all property lines (including across the street) by multifamily dwellings, a developed nonresidential [use](#) (this does not include any agricultural use), or a commercial development and complies with Section 22-21-2(A)(3) and (7).; or;

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006; Ord. No. O-07-0031, Amended 06/12/2007)

C. The lot is located on a city block where all other lots are occupied by multifamily dwellings and complies with Section 22-21-2(A)(3) and (7). For purposes of this section, a city block is defined as an area that is completely surrounded by public streets.

No multifamily dwelling shall be constructed under this exception until all other primary structures on the lot have been removed.;

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006 (which deleted D, E, F, & G as well))

22-21-3. Development Requirements and Architectural Standards.

Any [Multifamily Dwelling](#) constructed pursuant to a special exception authorized by this Article shall comply with the following standards:

A. **Density.** The maximum number of [dwelling units](#) shall be as follows:

1. Two (2) on lots of 8,000 square feet up to but not including 10,000 square feet.
2. Three (3) on lots of 10,000 square feet up to but not including 12,000 square feet.
3. Four (4) on lots of 12,000 square feet up to and including 20,000 square feet.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

B. **Height.** The maximum height for any Multifamily Dwelling shall be thirty-five feet (35').

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

C. **Setbacks.** The setbacks shall be the same as required by the [zone](#) in which the Multifamily dwelling is located.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

D. **Utilities.** The public sewer system and the public water supply shall serve all [dwellings](#). All utilities shall be underground. Each Multifamily Dwelling is required to have a minimum of one meter for natural gas and electricity. Compliance with the provisions of [CHAPTER 21](#) of the Orem City Code for water meter connections is required. No water or sewer lines shall be located under covered parking areas.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

E. **Parking.** A minimum of two and one-half (2½) off-street parking spaces per dwelling unit shall be provided for each Multifamily Dwelling. Parking spaces may not be constructed in the front or rear setback. However, if a driveway leads to a two-car garage, one (1) guest parking stall per driveway may be located in the [front yard](#) setback on the driveway. Parking may be located in the side-yard in accordance with the standards of Section [22-15-3\(E\)\(4\)](#) of this Chapter. A driveway may be constructed in the front setback but may not be constructed in the rear setback unless it is also located in the side-yard setback. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). Parking spaces shall be paved with asphalt and/or concrete and shall be designed to provide for adequate drainage.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)

F. **Off-site Improvements.** The City shall require off-site curb, gutter and [sidewalk](#) along [street](#) rights-of-way bordering the lot when the proposed Multifamily Dwelling impairs off-site safety or surface water drainage and there is a nexus between the required improvements and the governmental purpose provided the amount of the improvements are roughly proportional to the amount of the off-site impact caused by the Multifamily Dwelling.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- G. **Storage Areas and Solid Waste Receptacles(Dumpsters).** All outside storage areas, except RV storage areas, and all solid waste receptacles which are not located within the Multifamily Dwelling, shall be enclosed on at least three sides with the same materials as used on the exterior of the [main building](#). Detached storage units may not exceed 100 square feet per dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

H **Exterior Finishing Materials.** The front elevation of the Multifamily Dwelling shall have at least 60 percent (60%) of its exterior finishing materials of either brick, stone, cultured stone, stucco, or a combination of these materials. The rear and side elevations shall have at least 40 percent (40%) of their exterior finishing materials of either brick, stone, cultured stone, stucco, or wood. Architectural trims do not count in the percentages required above.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- I. **Roof Pitch.** All Multifamily Dwellings shall have a minimum roof pitch of five rise to twelve run.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- J. **Front Facades.** The front of each Multifamily Dwelling shall have offsetting facades of at least two feet (2'). Units shall be located side-by-side and shall not be stacked.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- K. **Entrances.** All entrances in the front elevation of any Multifamily Dwelling constructed pursuant to a special exception granted under this Article shall be located on the same level.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- L. **Orientation of Multifamily Dwelling.** The ~~Board of Adjustment~~ **Planning Commission** may specify the orientation of the front of the proposed Multifamily Dwelling to ensure that the Multifamily Dwelling fits in and is compatible with the surrounding neighborhood and to reduce any negative impacts on adjacent [single-family dwelling](#) units.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- M. **Landscaping.** At least thirty (30) percent of the lot containing a multifamily dwelling shall be landscaped. All areas within the lot not covered by [buildings](#), driveways, sidewalks, [structures](#), and parking areas, shall be permanently landscaped with trees, shrubs, lawn or ground cover and maintained in accordance with good landscaping practices. All landscaping shall have a permanent underground sprinkling system. At least one (1) deciduous tree a minimum of one and one-half (1 and 1/2) inch caliper measured six (6) inches above the rootball, one (1) evergreen tree at least six (6) feet in height measured above the rootball, and eight (8) shrubs at least two and one-half (2 and 1/2) gallons in size are required for every dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- N. **Drive Entrances.** . No more than two drive entrances shall be allowed per lot. However, if the number of driveways desired is three (3) or four (4), each unit may have its own driveway if a transportation study by a qualified engineer and approved by the Orem City transportation engineer, proves there is little or no negative

effect on increasing the number of driveways up to four (4) maximum. The maximum width of a combined-unit driveway is thirty-six (36) feet and the maximum width of a single-unit driveway is twenty (20) feet.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL
AMENDING THE TEXT OF ARTICLES 2-15-2, 2-15-11, 2-16-2,
2-16-10 AND 22-21 OF THE OREM CITY CODE RELATING TO
THE POWERS AND DUTIES OF THE PLANNING
COMMISSION AND SPECIAL EXCEPTIONS

WHEREAS on January 7th, 2026, Jared Hall, on behalf of the Community Development Department filed an application with the City of Orem requesting the City amend the text of Articles 2-15-2, 2-15-11, 2-16-2, 2-16-10 and 22-21 of Orem City code relating to the powers and duties of the Planning Commission regarding Special Exceptions in the Orem City Code; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 18th, 2026; and

WHEREAS the Planning Commission forwarded a recommendation of approval to the City Council with seven (7) votes in favor and none opposed; and

WHEREAS a public meeting to consider the subject application was held by the City Council on May 26th, 2026; and

WHEREAS notices of the public hearing and meetings for this text amendment application were posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

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

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

1. The City Council finds this request to be in the best interest and general welfare of the City.
2. The City Council hereby amends Articles 2-15-2, 2-15-11, 2-16-2, 2-16-10 and 22-21 of the Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions, attached as “Exhibit A”.

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

PASSED, APPROVED and ORDERED PUBLISHED this **26th** day of **May 2026**.

Karen McCandless, Mayor

ATTEST:

Teresa McKitrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Karen McCandless	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quinn Mecham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crystal Muhlestein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A:

2-15-2. Power and Duties.

The Planning Commission shall have all powers granted by State statutes and City ordinances, plus those powers and duties delegated to it by the City Council. The Commission shall act in an advisory capacity to the City Council with respect to planning and zoning matters which are reviewed or acted upon by the City Council.

The Planning Commission shall have the power to consider and grant special exceptions to land use requirements when the Orem City Code explicitly authorizes the Planning Commission to do so.

2-15-11. Special Exception for Relocation of Certain Billboards

A. If an outdoor advertising structure needs to be moved away from a high voltage power line so that the sign can be reposted or maintenance performed without having to comply with the distance or notification requirements of Utah Code Section 54-8c-2, or in order to comply with distance or notification requirements imposed by the National Electrical Safety Code, International Building code, a regulation, standard or directive of the Occupational Safety and Health Administration, or any other similar applicable regulation, then the Planning Commission may grant a special exception from the City's ordinances to allow the owner to relocate and remodel the structure to another location within the City:

1. on the same property;
2. on adjacent property;
3. within 2,640 feet of the previous location on either side of the same highway; or
4. mutually agreed upon by the owner and the City.

(Ord. No. O-05-0027, Enacted 9/13/2005; Ord No. O-06-0011, Amended 6/27/2006)

B. The relocation under Subsection A shall be in a commercial or industrial zoned area or where outdoor advertising is permitted under Utah Code Section 72-7-501 et seq. (as amended).

(Ord. No. O-05-0027, Enacted 9/13/2005; Ord No. O-06-0011, Amended 6/27/2006)

C. The relocated and remodeled structure may be:

1. erected to a height and angle to make it clearly visible to traffic on the main-traveled way of the highway to which it is relocated or remodeled;
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(Ord. No. 661, Revised, 04/10/1990)

- ~~B. To hear and decide special exceptions to the terms of the ordinance upon which such board is required to pass under such ordinance. [REPEALED]~~

(Ord. No. 661, Revised, 04/10/1990)

- C. To authorize upon appeal such variance from the terms of the City's zoning ordinance or subdivision ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, however, it shall be shown that:
 1. The variance will not substantially affect the comprehensive plan of zoning in the city and that adherence to the strict letter of the ordinance will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in order to carry out the general purpose of the plan;
 2. Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district;
 3. Because of said special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

(Ord. No. 661, Revised, 04/10/1990)

- D. To perform any other function granted to the Board of Adjustment by State statutes or City ordinances.

(Ord. No. 661, Revised, 04/10/1990)

~~2-16-10. Special Exception for Relocation of Certain Billboards [REPEALED]~~

- ~~A. If an outdoor advertising structure needs to be moved away from a high voltage power line so that the sign can be reposted or maintenance performed without having to comply with the distance or notification requirements of Utah Code Section 54-8c-2, or in order to comply with distance or notification requirements imposed by the National Electrical Safety Code, International Building code, a regulation, standard or directive of the Occupational Safety and Health Administration, or any other similar applicable regulation, then the Board of Adjustment may grant a special exception from the~~

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- ~~2. on adjacent property;~~
- ~~3. within 2,640 feet of the previous location on either side of the same highway; or~~
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~~B. The relocation under Subsection A shall be in a commercial or industrial zoned area or where outdoor advertising is permitted under Utah Code Section 72-7-501 et seq. (as amended).~~

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- ~~3. relocated to a location with a comparable traffic vehicular count.~~

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The ~~Board of Adjustment~~ **Planning Commission** may grant a special exception for a [Multifamily Dwelling](#) for a parcel in the R6, R6.5, or R7.5 [zones](#) only, under the following circumstances:

A. The lot meets all of the following criteria:

1. At least fifty percent (50%) of the front and side property lines of the lot are located directly across the [street](#) from or adjacent to a multifamily dwelling, a [PRD](#) in single ownership, or a commercial development;
2. The front of the lot is oriented in the same direction as at least one adjacent lot containing an existing multifamily dwelling or PRD in single ownership;
3. The lot is at least eight thousand (8,000) square feet and not more than twenty thousand (20,000) square feet;
4. The [lot width](#) is equal to or greater than the minimum lot width required for the zone in which the lot is located;
5. The lot has not been previously developed;

6. The lot is a legal lot of record, does not contain any [structures](#), and is not within a recorded subdivision plat; and
7. The lot was in existence on November 1, 1999, and has not been subdivided subsequent to that date.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006)

- B. The lot is surrounded on all property lines (including across the street) by multifamily dwellings, a developed nonresidential [use](#) (this does not include any agricultural use), or a commercial development and complies with Section 22-21-2(A)(3) and (7).; or;

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006; Ord. No. O-07-0031, Amended 06/12/2007)

- C. The lot is located on a city block where all other lots are occupied by multifamily dwellings and complies with Section 22-21-2(A)(3) and (7). For purposes of this section, a city block is defined as an area that is completely surrounded by public streets.

No multifamily dwelling shall be constructed under this exception until all other primary structures on the lot have been removed.;

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006 (which deleted D, E, F, & G as well))

22-21-3. Development Requirements and Architectural Standards.

Any [Multifamily Dwelling](#) constructed pursuant to a special exception authorized by this Article shall comply with the following standards:

- A. **Density.** The maximum number of [dwelling units](#) shall be as follows:

1. Two (2) on lots of 8,000 square feet up to but not including 10,000 square feet.
2. Three (3) on lots of 10,000 square feet up to but not including 12,000 square feet.
3. Four (4) on lots of 12,000 square feet up to and including 20,000 square feet.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- B. **Height.** The maximum height for any Multifamily Dwelling shall be thirty-five feet (35').

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- C. **Setbacks.** The setbacks shall be the same as required by the [zone](#) in which the Multifamily dwelling is located.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

D. **Utilities.** The public sewer system and the public water supply shall serve all [dwellings](#). All utilities shall be underground. Each Multifamily Dwelling is required to have a minimum of one meter for natural gas and electricity. Compliance with the provisions of [CHAPTER 21](#) of the Orem City Code for water meter connections is required. No water or sewer lines shall be located under covered parking areas.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

E. **Parking.** A minimum of two and one-half (2½) off-street parking spaces per dwelling unit shall be provided for each Multifamily Dwelling. Parking spaces may not be constructed in the front or rear setback. However, if a driveway leads to a two-car garage, one (1) guest parking stall per driveway may be located in the [front yard](#) setback on the driveway. Parking may be located in the side-yard in accordance with the standards of Section [22-15-3\(E\)\(4\)](#) of this Chapter. A driveway may be constructed in the front setback but may not be constructed in the rear setback unless it is also located in the side-yard setback. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). Parking spaces shall be paved with asphalt and/or concrete and shall be designed to provide for adequate drainage.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)

F. **Off-site Improvements.** The City shall require off-site curb, gutter and [sidewalk](#) along [street](#) rights-of-way bordering the lot when the proposed Multifamily Dwelling impairs off-site safety or surface water drainage and there is a nexus between the required improvements and the governmental purpose provided the amount of the improvements are roughly proportional to the amount of the off-site impact caused by the Multifamily Dwelling.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

G. **Storage Areas and Solid Waste Receptacles(Dumpsters).** All outside storage areas, except RV storage areas, and all solid waste receptacles which are not located within the Multifamily Dwelling, shall be enclosed on at least three sides with the same materials as used on the exterior of the [main building](#). Detached storage units may not exceed 100 square feet per dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

H **Exterior Finishing Materials.** The front elevation of the Multifamily Dwelling shall have at least 60 percent (60%) of its exterior finishing materials of either brick, stone, cultured stone, stucco, or a combination of these materials. The rear and side elevations shall have at least 40 percent (40%) of their exterior finishing materials of either brick, stone, cultured stone, stucco, or wood. Architectural trims do not count in the percentages required above.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

I. **Roof Pitch.** All Multifamily Dwellings shall have a minimum roof pitch of five rise to twelve run.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

J. **Front Facades.** The front of each Multifamily Dwelling shall have offsetting facades of at least two feet (2'). Units shall be located side-by-side and shall not be stacked.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

K. **Entrances.** All entrances in the front elevation of any Multifamily Dwelling constructed pursuant to a special exception granted under this Article shall be located on the same level.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

L. **Orientation of Multifamily Dwelling.** The ~~Board of Adjustment~~ **Planning Commission** may specify the orientation of the front of the proposed Multifamily Dwelling to ensure that the Multifamily Dwelling fits in and is compatible with the surrounding neighborhood and to reduce any negative impacts on adjacent [single-family dwelling](#) units.

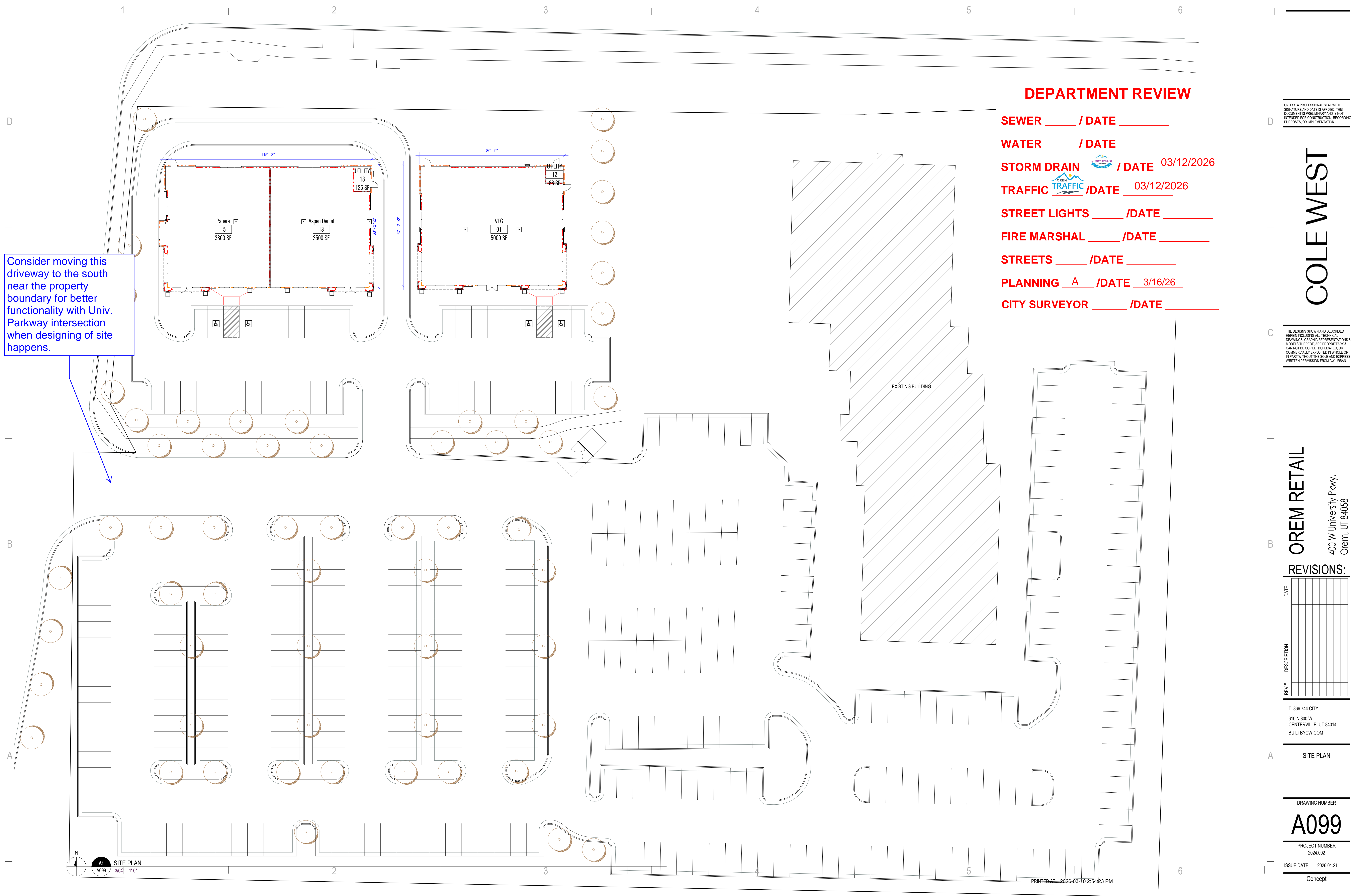
(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

M. **Landscaping.** At least thirty (30) percent of the lot containing a multifamily dwelling shall be landscaped. All areas within the lot not covered by [buildings](#), driveways, sidewalks, [structures](#), and parking areas, shall be permanently landscaped with trees, shrubs, lawn or ground cover and maintained in accordance with good landscaping practices. All landscaping shall have a permanent underground sprinkling system. At least one (1) deciduous tree a minimum of one and one-half (1 and 1/2) inch caliper measured six (6) inches above the rootball, one (1) evergreen tree at least six (6) feet in height measured above the rootball, and eight (8) shrubs at least two and one-half (2 and 1/2) gallons in size are required for every dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

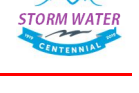

N. **Drive Entrances.** . No more than two drive entrances shall be allowed per lot. However, if the number of driveways desired is three (3) or four (4), each unit may have its own driveway if a transportation study by a qualified engineer and approved by the Orem City transportation engineer, proves there is little or no negative effect on increasing the number of driveways up to four (4) maximum. The maximum width of a combined-unit driveway is thirty-six (36) feet and the maximum width of a single-unit driveway is twenty (20) feet.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)



Consider moving this driveway to the south near the property boundary for better functionality with Univ. Parkway intersection when designing of site happens.

DEPARTMENT REVIEW

- SEWER _____ / DATE _____
- WATER _____ / DATE _____
- STORM DRAIN  / DATE 03/12/2026
- TRAFFIC  / DATE 03/12/2026
- STREET LIGHTS _____ / DATE _____
- FIRE MARSHAL _____ / DATE _____
- STREETS _____ / DATE _____
- PLANNING A / DATE 3/16/26
- CITY SURVEYOR _____ / DATE _____

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

COLE WEST

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM CW URBAN.

OREM RETAIL
400 W University Pkwy,
Orem, UT 84058

REVISIONS:

REV#	DESCRIPTION	DATE

T 866.744.CITY
610 N 800 W
CENTERVILLE, UT 84014
BUILTBYCW.COM

SITE PLAN

DRAWING NUMBER
A099

PROJECT NUMBER
2024.002

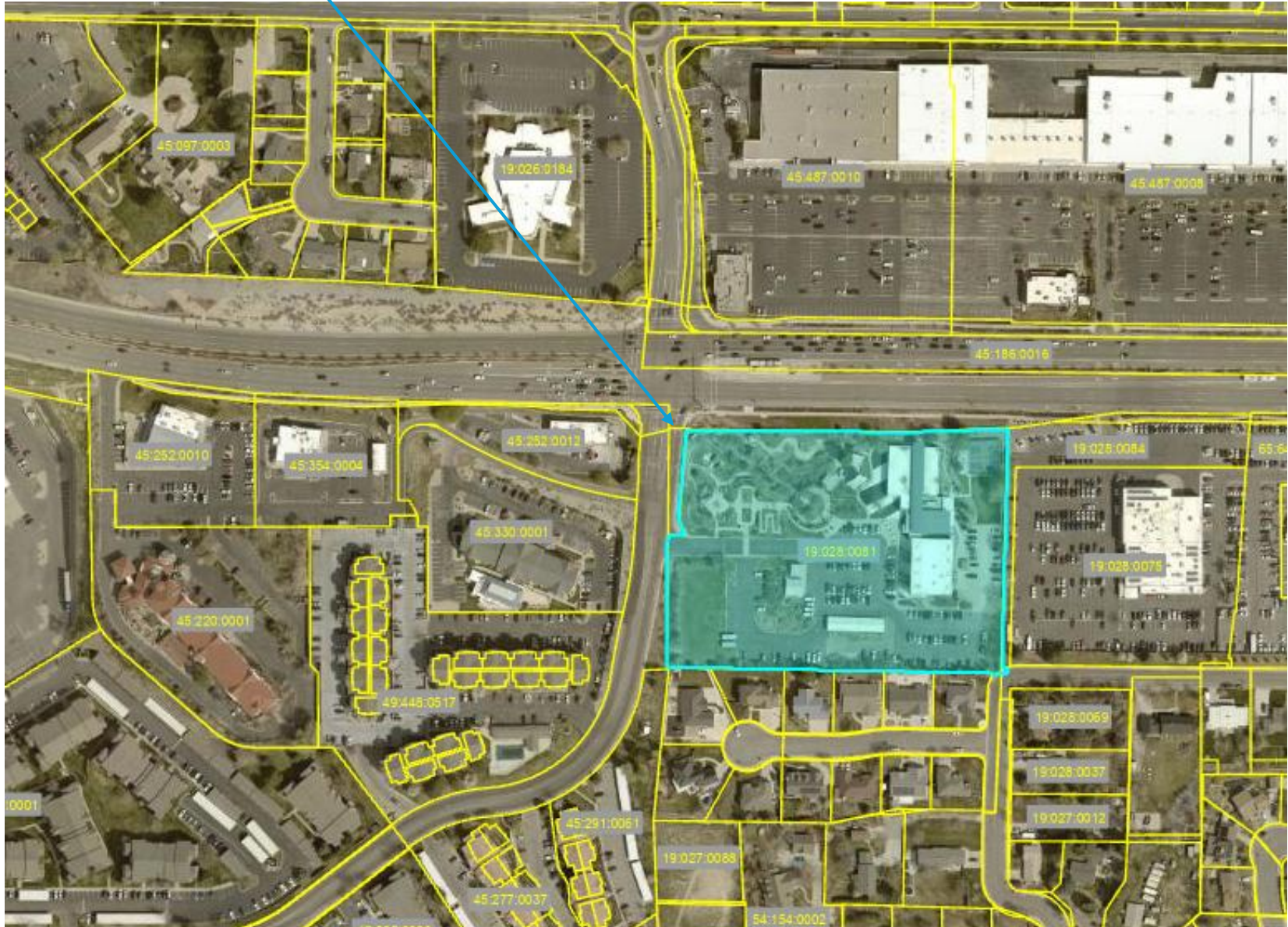
ISSUE DATE : 2026.01.21

Concept

A1 SITE PLAN
3/6" = 1'-0"

PRINTED AT: 2026-03-10 2:54:23 PM

PROPOSED REZONE AREA – C2 ZONE



355 W University Rezone Street View



January 15, 2026

RE: Neighborhood Meeting- Proposed Rezone

Dear Orem City Resident:

I am writing on behalf of Cole West regarding a rezone proposal for the property located at 355 W University Parkway, Utah County Parcel No. 19-028-0081. Cole West intends to host a Neighborhood Meeting to gather feedback from neighboring property owners prior to the submittal of a rezone application. Pursuant to Orem City Code Section 22-14-20(I), this 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.

Cole West intends to request a rezone from the existing zone of R8 to the C2 zone. The C2 zone includes a wide range of commercial and retail development including offices, business and personal services, public spaces, and general community shopping.

The Neighborhood Meeting will be held at:

Location:

Orem Family Fitness Center
575 W Center Street
Room: West Wing
Orem, UT 84057

Date & Time:

Wednesday, February 4, 2026
6:00 PM – 7:00 PM

If you are unable to attend or have any questions regarding the rezone proposal, please feel free to contact me at the information listed below.

Sincerely,

McKenna Christensen

McKenna Christensen
Director of Development
mckenna@colewest.com
801-677-3810

Neighborhood Meeting

575 W Center Street

Wednesday, February 4, 2026

6:00 PM

Name

Phone Number

Email Address

Charley McArthur
Nicole Andrew

GREG OTTESON

Dean Ruecker +

MATT WHITAKER

Joe Creeer

Ed Creeer

(801) 822-1968

443 910-1785

801-368-2892

520-428-1922

801 362-6177

greg.otsn@gmail.com

deanmrueckerT@gmail.com

mwdirects@gmail.com

JosephTCreeer@gmail.com

csmt77@msn.com

February 6, 2026

Meeting Minutes – Neighborhood Meeting

Subject: Proposed Rezone of 355 W University Parkway, Orem, UT (the “Property”)

Location: 575 W Center Street, Orem

Time: 6:00 – 7:00 PM

Attendance:

McKenna Christensen hosted the meeting on behalf of Cole West. Seven (7) neighborhood residents attended the meeting. All attendees stated that they either share a property line with the subject property or live in very close proximity. List of attendees is attached.

Project Overview:

Cole West presented the conceptual development plan for the Property and outlined a proposed rezone into the C2 zone. The concept plan includes the existing Greenix office building and two new single-story retail/commercial buildings. Cole West stated that the two proposed buildings would be set back over 300 feet from the southern property line, which adjoins the residential neighborhood. The area between the buildings and the neighborhood would include parking, landscaping, and the existing fence.

Zoning Questions:

Residents asked questions regarding proposed tenants, proposed building heights, and the maximum building height allowed under C2 zoning. Cole West stated that they intend to construct single-story buildings approximately 20–25 feet in height.

Cole West stated that no definitive tenants have been secured, but there has been interest from restaurants, dental offices, and an emergency veterinary clinic.

Neighbors asked what the next steps for a rezone were. Cole West stated they would apply for a rezone with Orem City and would need to go before Planning Commission and City Council for approval. Neighbors asked if they would be notified in advance via mail service of those meetings like they were with the neighborhood meeting. Cole West said yes and that a rezone would require a public hearing where residents could express their concerns directly to the Planning Commission and City Council before a vote.

Resident Concerns:

Residents expressed several concerns related to parking, noise, landscaping, lighting, fencing, zoning history, and potential future uses of the property.

One resident stated that she did not like parking being located near her home, noting that people can be noisy in parking lots. Additional concerns were raised regarding the placement of dumpsters near the southern property line due to noise from garbage trucks and odors associated with dumpsters.

Residents expressed concern about the existing trees along the southern property line being removed as part of redevelopment, noting that the trees provide privacy for nearby homes. They also expressed concern that some of the trees did not appear to be receiving adequate irrigation and were worried that the trees may die. Cole West stated that, if possible, they would explore which trees could be preserved and would evaluate whether water could be provided to the trees prior to redevelopment using the existing irrigation infrastructure on the site.

Concerns were also expressed about parking lot lighting on the west side of the proposed concept plan shining into residents' homes during nighttime hours. Cole West shared that most of their leases require businesses to close by 10:00 PM, at which point parking lot lights would be turned off. Cole West also stated that while there has been interest from an emergency veterinary clinic that would require 24-hour operations, parking lot lighting for such a use on the southern side of the property could be limited.

Residents asked whether the existing fence and gate surrounding the Greenix building would be altered. Cole West stated that the existing fence along the southern property line would not be altered, but that the gate off the access drive would likely be removed and some fencing along the north property line may be removed or modified.

Residents expressed concerns related to a previous rezone attempt involving a gas station and frustration that the Water Conservancy District had indicated approximately 10 years ago that it planned to remain on the property for another 25 years but vacated a few years later. Residents asked whether a gas station would be allowed under the C2 zoning designation. Cole West stated that a gas station is permitted under C2 zoning, but that Cole West didn't have plans to develop a gas station on the property.

The meeting concluded at 6:45 PM.

From: [McKenna Christensen](#)
To: ["Ria Georgi"](#)
Subject: RE: Project at 355 W University in Orem
Date: Wednesday, February 4, 2026 1:22:00 PM

That's great to hear! Please feel free to send over any further questions.

Thanks,
McKenna

-----Original Message-----

From: Ria Georgi <riageorgi16@gmail.com>
Sent: Wednesday, February 4, 2026 1:21 PM
To: McKenna Christensen <mckenna@colewest.com>
Subject: Re: Project at 355 W University in Orem

Thanks for getting back to me. I have no issues with a Vet hospital. I have 2 vets in my family and one more currently in Vet school.
Sent from my iPhone

> On Feb 4, 2026, at 12:58 PM, McKenna Christensen <mckenna@colewest.com> wrote:

>

> Ria-

>

> All the tenants listed are only prospective tenants at this point and there are no tenants finalized. We're still speaking to a number of groups and it's very likely the tenants will differ than those named here. That being said, VEG is a Veterinary Emergency Room. They do not offer boarding or grooming services. Their typical store has a small outdoor pet relief area that is fenced and can be screened with landscaping. The pet relief area is only for use of one pet at a time and is not a large outdoor "dog run" area.

>

> Thank you,

> McKenna

>

>

>

> -----Original Message-----

> From: Ria Georgi <riageorgi16@gmail.com>
> Sent: Wednesday, February 4, 2026 10:06 AM
> To: McKenna Christensen <mckenna@colewest.com>
> Subject: Re: Project at 355 W University in Orem

>

> I have one last question because I may not be able to come tonight. What is VEG? When I google it, I come up with a Veterinary Hospital. Is that what it is? I also wanted to thank you for responding promptly to my emails.

> Sent from my iPhone

>

>> On Feb 2, 2026, at 10:59 AM, McKenna Christensen <mckenna@colewest.com> wrote:

>>

>> Hi Ria-

>>

>> We've decided to ask for a rezone to the C2 zone as we felt it best align with Orem's General Plan as well as the surrounding commercial developments located on University Parkway. We intend to develop some single-story retail containing a mix of service and restaurant at the property as well as maintain the existing office building. Given the mix of uses between retail, services, and office, the C2 zone's stated purpose best aligned with the development goals as well as the existing conditions on the site.

>>

>> We are sensitive to the single-family homes that are on the southern border of the property and want to ensure the homeowners are involved in these discussions. A stated purpose of the C2 zone is to "maintain an adequate buffer between commercial development and adjacent residential neighborhoods". We were mindful of this when laying out our proposed concept plan that I have attached here.

>>

>> As you will see, we have no intention of building anything that sits between Greenix and the homes on the south side of the property, but rather to develop the unused spaced that sits west of the Greenix office building. There is currently ~135' between the existing Greenix office building and the property line shared with the single-family homes. The new buildings we are proposing would have approximately 300' between the commercial buildings and the same property line with parking, landscaping, and fencing buffering the commercial uses.

>>

>> I understand your concern regarding that a potential change in future plans could allow for buildings to sit closer to the property line than what we are proposing. One note in the code that may be helpful is under Article 22-8-8 in Orem's code, it reads "In all commercial zones no portion of any building shall be located closer to a residentially zoned property than a distance equal to the height of that portion of the building". While we have no intention to build a 35' building, if someone wanted to do that in the future, it would need to be a minimum of 35' away from a residential property line. At this time, we anticipate our roof heights to be around 20' with the parapet extending to shield rooftop HVAC units around 23'.

>>

>> Once you've had a chance to review the concept plan attached here, please let me know of any further questions. I'd love to hear your feedback this Wednesday at the Neighborhood Meeting and would encourage you to share feedback with the Planning Commission and City Council at any future rezone hearings.

>>

>> Thanks for reaching out!

>>

>> McKenna Christensen

>> Director of Development

>> Cole West

>>

>>

>>

>> -----Original Message-----

>> From: Ria Georgi <riageorgi16@gmail.com>

>> Sent: Monday, February 2, 2026 10:10 AM

>> To: McKenna Christensen <mckenna@colewest.com>

>> Subject: Project at 355 W University in Orem

>>

>> I am concerned that you are trying to change the zone to C-2 which would allow you to build within 10 ft of a residential zone and to build something 35 ft. in height only 10 ft. away from people's residences. I also want to know why you are not considering other zones such as C-3, etc. which provide more protections for adjoining residences. When I talked to someone at the Orem City planning office I was told that you are looking at building in the parking lot between the Greenix Building and the residential zone. Also I was told you were considering a restaurant. I don't know if I have accurate information but there is not that much property back there and that would place your development uncomfortably close to people's homes. Even if your current plans don't place your projects close to people's homes, a change to a C-2 zone would allow for that possibility in the future.

>> Sent from my iPhone

>> <2026.01.21_OremSite.pdf>

From: [McKenna Christensen](#)
To: ["Ria Georgi"](#)
Subject: RE: WDG
Date: Monday, January 26, 2026 5:06:00 PM

Hi Ria-

Yes, Cole West is now the owner and now owns the entity that owns the land, WDG University Blvd, LLC. Wright Development Group is not affiliated with the project or ownership of the land in any form.

If you have any questions about the proposed zoning, please let me know. I'd be happy to answer any questions at the neighborhood meeting or via email if you are unable to attend.

Thanks,

McKenna

-----Original Message-----

From: Ria Georgi <riageorgi16@gmail.com>
Sent: Monday, January 26, 2026 5:04 PM
To: McKenna Christensen <mckenna@colewest.com>
Subject: Re: WDG

Does Cole West now the owner?
Sent from my iPhone

> On Jan 26, 2026, at 4:58 PM, McKenna Christensen <mckenna@colewest.com> wrote:

>

> Hello Ria-

>

> Thank you for reaching out! No, Cole West and Wright Development Group are not the same company. Wright Development Group previously owned the property but is no longer affiliated with the property. Please let me know if you have any other questions.

>

> Thanks,

> McKenna Christensen

>

> -----Original Message-----

> From: Ria Georgi <riageorgi16@gmail.com>
> Sent: Monday, January 26, 2026 4:55 PM
> To: McKenna Christensen <mckenna@colewest.com>
> Subject: WDG

>

> I am a neighbor that received a letter from you regarding a rezone of a Utah County Parcel. It is listed with the county as being owned by WDG which I assume is Wright Development Group. Are Cole West and Wright Development Group the same entity?

> Sent from my iPhone



CITY COUNCIL

May 26, 2026

Zone Change
355 W. University

PUBLIC HEARING – Zoning Map Amendment

Ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Residential to C2 Commercial together with a development agreement limiting certain uses. (Approximately 5.93 acres.)

Prepared By:
Jared Hall

Applicant:
Cole West, LLC

Notices:

Posted in 2 public places
 Posted on City Webpage and City hotline
 Posted at Utah.gov/pmn
 notices sent to property owners within a 1,000-foot radius

Site Information:

General Plan Designation:
Low Density Residential
 Current Zone: **R8**
 Proposed Zone: **C2**
 Acreage: **5.93 acres**
 Neighborhood: **Lakeview**

Action:

The City Council may approve or deny the requested Zone Map Amendment or may vote to continue the hearing to a future date to allow for further review, or for additional information or public comment.

REQUEST: The applicant requests that the City Council approve a request to rezone 5.93 acres of property at 355 W. University Parkway from R8, Single-Family Residential to C2, Commercial. Although the property has been partially developed with non-residential uses it is located in the R8 Zone. As a result of the neighborhood meeting and the public hearing at the Planning Commission, the applicants have proposed a development agreement limiting certain uses on the property in spite of the C2 Zoning.

BACKGROUND: The applicants have submitted a request to rezone the property at 355 West University Parkway R8 (Single Family Residential) to C2 (Commercial). The subject property is currently developed with an office building, parking, and several other structures. The applicants have proposed the rezone to facilitate additional development on the property. A concept plan for the additional development has been submitted with the request to rezone.



Figure 1: Subject Property, 355 W. University Parkway

PLANNING COMMISSION ACTION: The Planning Commission first reviewed this request at a public hearing on April 1, 2026. The C2 Zone allows a broad range of commercial and retail land uses, and there was concern that a more limited or specialized zoning would be more appropriate. The Commission voted to continue

the hearing until April 15, 2026, in order to allow the applicant to draft a development agreement which would further limit the uses allowed on the property in spite of the requested C2 Zone. On April 15, 2026, the Commission reviewed the request and the proposed development agreement and voted to recommend APPROVAL to the City Council.

REVIEW & ANALYSIS: The applicants have prepared a draft development agreement to limit the land uses of the property. The applicants propose that in addition to those uses already not permitted in the C2 Zone, the proposed development agreement would further prohibit the following uses:

- Trailer / Containers for Recyclable Material
- Taxicab Transportation
- Water Pressure Control Stations
- Sewage Pressure Control Stations
- Motor Vehicle Sales, New and Used
- Gasoline Service Stations, with or without stores
- Marine Craft & Accessories Sales
- Medical Cannabis Pharmacies
- Retail Tobacco Specialty Businesses
- Pawn Shops
- Funeral Homes
- Auto and Truck Rentals
- Automobile Washes
- Automobile Repair
- Auto body repair and paint
- Movie Theaters
- Convention Centers
- Ropes Course / Climbing Walls
- Laser Tag and Paint Ball
- Arcades and Miniature Golf
- Skating
- Soccer Facility, Indoor
- Bowling
- Recreational Axe Throwing
- Swimming Pools
- Water Slides
- Indoor Rifle Ranges
- Orchards

The development agreement does not bind the site plan, allowing some flexibility in site planning while tenants are secured.

Process – An approval to change the zoning to C2 and tie it to the proposed development agreement will not grant site plan approval. Site plan approval by the Planning Commission will be required before the property can be further developed. If the change to C2 Zoning is granted, whatever site plan is proposed will have to meet the requirements of that zone, including requirements for parking, access, landscaping, storm drain management, building setback, height, buffering of residentially zoned properties, lighting, and others.

General Plan– The property is designated “RC, Regional Commercial” on the Future Land Use Map. The requested zoning (C2, Commercial) is listed as one of the preferred zones for this land use designation. Most of the property with frontage on University Parkway is included in the RC Land Use Category. Surrounding properties are located in the Regional Commercial and Low-Density Residential.

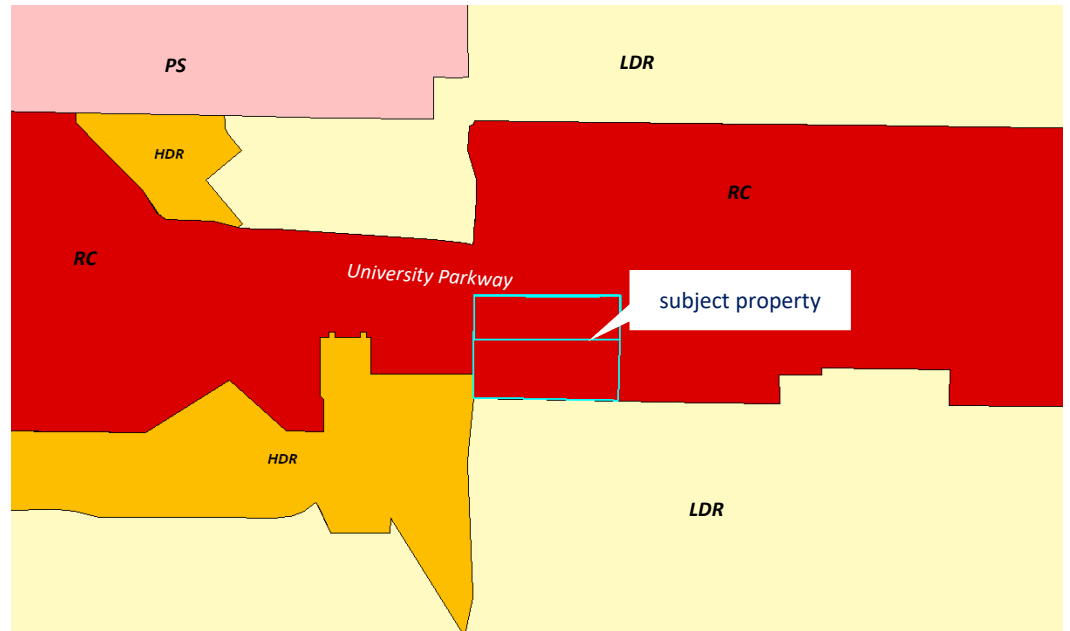


Figure 2: From the Land Use Map, General Plan

Current Zoning– The property is currently located in the R8 Zone, which primarily allows single-family detached houses on lots with a minimum of 8,000 ft². The R8 Zone also allows some non-residential but related uses such as churches, schools, and utilities. The surrounding properties are located in the R8 Zone, The HS (Highway Services Zone), and the PD-5 Zone, a specialized commercial zone.

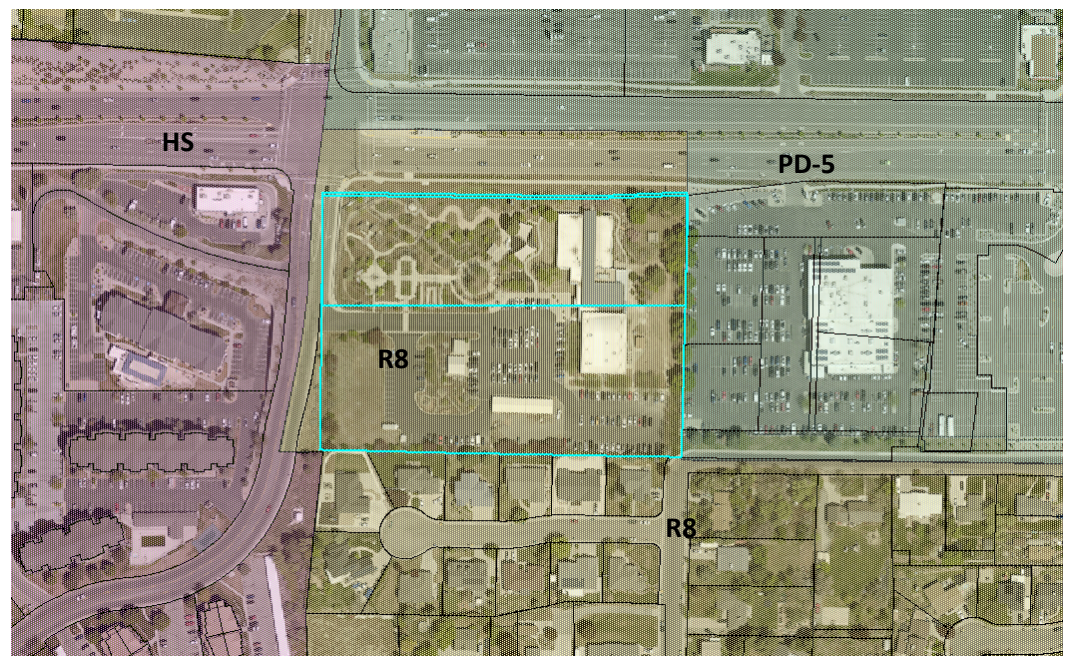


Figure 3: Existing Zoning of the subject and surrounding properties

Proposed Zoning– The applicants are requesting a rezone from the R8 to the C2 Zone. The intent of the C2 Zone is to “allow a wide range of commercial and retail development including offices, business and personal services, public spaces, and general community shopping.” (ref. 22-8-5). A full list of uses allowed in the C2 zones may be viewed in Appendix A of the City Code ([Appendix A](#)). If the rezone is approved, these uses would be allowed at this location; however, the proposed development agreement would prohibit additional uses as detailed in this report.

Setbacks – Rezoning to C2 will allow future structures to be built to the following setbacks:

Zone Development Standards					
Commercial and Professional Office Zones					
	PO	C1	C2	C3	HS
Minimum Lot area in square feet unless listed as acres Setbacks (Minimum)	18000*****	7000	7000	3 acres*	½ acre
From back of sidewalk adjacent to State Street or State Street Connector Street:	15'	15'	15'	15'	15'
From all other streets:	20'***	20'	20'*****	30'***	20'
From an adjoining Property in a nonresidential zone:	0	0	0	0	0
From an adjoining property in a residential zone****:	25'*****	10'	10'	40'	10'
Structure Heights.					
Minimum:	8'	8'	8'	8'	8'
Maximum:	35'	48'	48'****	35'****	60'

Buffering between C2 zoning and the residential zoning to the south is required in any future development of the property. For example, no building in the commercial zone could be located closer to the property line than a distance equal to or greater than the height of the proposed building, and masonry walls and landscaping must be located in that required setback.

Concept Plan – The applicants have submitted a concept plan for the additional development of the property if the change in zoning were to be approved. The applicant’s interest in the additional development is related directly to high visibility from University Parkway traffic. As a result, their proposed concept includes buildings that are located as close as possible to the frontage of University Parkway to take advantage of that visibility. The remainder of the property is used for landscaped parking areas at this time. The existing office building would remain on site and be integrated into the redevelopment. A copy of the concept plan is attached for your review.

Neighborhood Meeting– A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting on February 4th, 2026, at the Orem Family Fitness Center. Minutes and other materials from the neighborhood meeting are attached to the agenda packet for review.

DRC Action– If a change of zoning is approved, the applicants will need to seek site plan approvals through the Planning Commission. Those submittals will require a greater degree of detail with regard to engineering and site development concerns such as grading and drainage, traffic impact, photometric plans, full landscaping

plans, and others. The concept plan has been reviewed by DRC staff and no concerns related to the proposed rezoning were found that could not be addressed during site plan applications. The DRC voted to forward the application to the Planning Commission without special conditions or considerations at a public meeting held on Monday, March 16th, 2026.

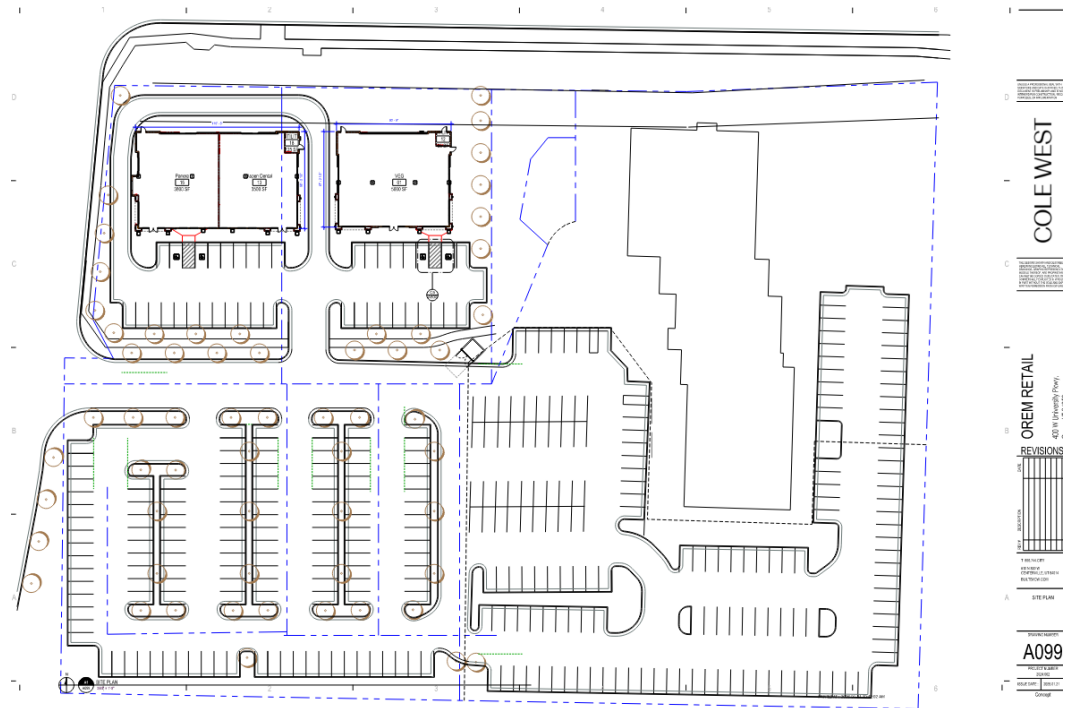


Figure 4: Concept Plan, 355 W. University Parkway

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS: For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

ALTERNATIVE ACTIONS: After review and consideration of the application the City Council may APPROVE or DENY the proposed amendment to the Zoning Map or may CONTINUE the hearing to allow for changes or additional information or comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny -

“I move to [choose APPROVE or DENY] an ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property

located generally at 355 West University Parkway from R8, Single Family Residential to C2, Commercial together with a development agreement limiting certain uses, approximately 5.93 acres.

Motion to Continue the Request –

“I move that the Orem City Council continue this request for further consideration to (choose another date as appropriate).”

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3(A) OF THE OREM CITY CODE AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 355 WEST UNIVESRITY PARKWAY FROM SINGLE-FAMILY RESIDENTIAL (R8) TO COMMERCIAL (C2) (5.93 ACRES) WITH AN ATTACHED DEVELOPMENT AGREEMENT

WHEREAS on February 6th, 2026, McKenna Christensen filed an application with the City of Orem requesting the City amend Article 22-5-3(A) of the Orem City Code and the Zoning Map by rezoning the 1-acre property at 355 West University Parkway from the R8 Zone to the C2 Zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on April 1st and April 15th, 2026; and

WHEREAS the Planning Commission forwarded a recommendation of approval to the City Council with six (6) votes in favor and none opposed, together with the proposed development agreement limiting certain uses of the property; and

WHEREAS a public meeting to consider the subject application was held by the City Council on May 26th, 2026; and

WHEREAS notices of the public hearing and meetings for this zone map amendment application were posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; and

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

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

1. The City Council finds this request to be in the best interest and general welfare of the City.

2. The City Council hereby amends Article 22-5-3(A) and the Zoning Map of the City of Orem, rezoning the 5.93-acre property at 355 West University Parkway from the R8 Zone to the C2 Zone together with the development agreement limiting certain uses of the property, attached as “Exhibit A”.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this **26th** day of **May 2026**.

Karen McCandless, Mayor

ATTEST:

Teresa McKitrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Karen McCandless	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quinn Mecham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crystal Muhlestein	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A: Development Agreement

DEVELOPMENT AGREEMENT

This Development Agreement is executed in duplicate this ____ day of _____, 2026, by and between the City of Orem, a municipal corporation and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057 (hereinafter referred to as the “City”); WDG Orem University Boulevard, LLC, a Utah limited liability company with its principal address of 610 North 800 West, Centerville, UT, 84014 (hereinafter referred to as “Developer”);

RECITALS

WHEREAS Developer is the owner of a parcel of property consisting of approximately 5.9218 acres located at approximately 355 W University Parkway, Orem, Utah which is identified on the records of the Utah County Recorder as Tax ID # 19:028:0081 and which is more particularly described in Exhibit “A” (hereinafter referred to as the “Property”); and

WHEREAS the Property is currently zoned R8; and

WHEREAS Developer has filed an application with the City to rezone the Property from R8 to the C2 zone in order to bring the existing office building into zoning compliance and redevelop the western portion of the Property in accordance with the regulations set forth in the C2 Zone (the “Project”); and

WHEREAS in order to mitigate the potential negative impacts of the Project on neighboring property owners and to ensure that the development on the Property is constructed and used in conformance with Developer’s representations, Developer and the City, are willing to enter into this Development Agreement; and

WHEREAS the City, acting pursuant to its authority under Utah Code Section 10-20-101, *et. seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to approve this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the promises and conditions set forth herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged, the City and Developer hereby agree as follows:

1. **Limited Uses.** The Parties acknowledge and agree that the proposed uses and Developer's willingness to limit uses on the Property were also a significant factor in the Planning Commission and City Council's favorable consideration of Developer's request to rezone the Property to C2. Therefore, Developer agrees comply with all permitted and conditional uses in the C2 zone as set forth in Orem City's Code of Ordinances, Appendix A, as of the date of execution of this Development Agreement, with the exception of the following uses, which shall be expressly prohibited.
 - a. Trailer / Containers for Recyclable Materials
 - b. Taxicab Transportation
 - c. Water Pressure Control Stations
 - d. Sewage Pressure Control Stations
 - e. Motor Vehicle Sales (new and used)
 - f. Motor Vehicle Sales (used)
 - g. Gasoline Service Station with or without Store
 - h. Marine Craft & Accessories
 - i. Medical Cannabis Pharmacy
 - j. Retail Tobacco Specialty Business
 - k. Pawn Shops
 - l. Funeral Homes
 - m. Automobile & Truck Rental
 - n. Automobile Wash
 - o. Automobile Repair (mechanical only)
 - p. Auto Body Repair & Paint
 - q. Motion Picture Theaters
 - r. Convention Centers
 - s. Ropes Course / Climbing Walls
 - t. Laster Tag / Paint Ball
 - u. Arcades & Miniature Golf
 - v. Skating
 - w. Soccer Facility
 - x. Bowling
 - y. Recreational Axe Throwing
 - z. Swimming Pools
 - aa. Water Slides

- bb. Indoor Rifle Ranges
- cc. Orchards
- dd. Tattooing

2. **Agreement Considered Mitigation of Impact.** In consideration of the covenants of Developer set forth in this Agreement, the City staff shall make a recommendation to the Orem City Council to consider the terms of this Development Agreement as sufficient mitigation of the potential adverse impacts resulting from the request to change the zoning designation of the Property from the R8 zone to the C2 zone.
3. **No Guarantee of Rezone.** The City makes no representation that the request of Developer to have the Property rezoned will be approved by the Orem City Council. Therefore, this Agreement shall not be binding upon Developer unless the request for a rezone of the Property to the C2 zone is approved by the Orem City Council.
4. **No Limitation on Exercise of Police Power.** Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement.
5. **Compliance With All Applicable Laws.** Nothing in this Agreement shall be deemed to relieve any person or entity who develops the Property from the obligation to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats and a site plan (if applicable), including the payment of fees and compliance with all other applicable ordinances, resolutions, including the Orem City Zoning and Subdivision Ordinances and design and construction standards.
6. **Agreement to be Recorded.** Upon the approval of the rezone of the Property to the C2 zone by the Orem City Council, this Agreement may be recorded against the Property and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.
7. **Indemnification.** Developer, if Developer develops the Property, agrees to indemnify and hold the City harmless from and against any demand, claim, action, damages or loss of any type arising or resulting from the development of the Property except such demands, claims, actions, damages, or losses that are caused by the City's (or its employees') own negligence or willful misconduct.
8. **Lawful Agreement.** The parties represent that each of them has lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions,

bylaws, and other legal requirements applicable to their operation. The parties further represent that each of them has authority to enter into this Agreement and that the individuals signing this Agreement on behalf of each party have authority to bind the party represented by the signing individual.

9. **Applicable Law**. This Agreement shall be interpreted pursuant to the laws of the State of Utah.
10. **Time of Essence**. Time shall be of the essence of this Agreement.
11. **Interpretation**. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include the other gender. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
12. **Modifications**. No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written agreement only.
13. **Assignment**. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement.
14. **Relationship of Parties**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to a third party.
15. **Incorporation of Recitals**. The Recitals to this Agreement are incorporated by reference into the Covenants section of this Agreement as if fully set forth herein.
16. **Electronic Transaction and Signature**. Each party agrees that this transaction may be conducted by electronic means. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures.

Electronic signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such a record, including facsimile or email electronic signatures.

Balance of page left intentionally blank.

SIGNED and ENTERED INTO this _____ day of _____, 2026.

City of Orem, by:

Brenn Bybee, Orem City Manager

ATTEST: _____
Teresa McKittrick, City Recorder

WDG University Boulevard, LLC a Utah limited liability company

By: Colin Wright, Manager

STATE OF UTAH)

:ss.

COUNTY OF Salt Lake)

On this _____ day of _____, 2026, personally appeared before me
Alan E. Combs, Manager of M LLC, a Utah limited liability company, signer of the within instrument
who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

EXHIBIT A

Commencing South 0°33'45" East 731 feet from the North quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°13'00" East 474 feet; thence North 87°40'00" East 184 feet; thence South 1°18'30" West 464.34 feet; thence North 89°09'30" West 637.49 feet; thence North 00°33'45" West 433.84 feet; thence North 15°24'47" West 20.77 feet to the place of beginning.

LESS AND EXCEPTING therefrom that portion of land lying within that certain Boundary Line Agreement recorded May 11, 1990 as Entry No. 14967 in Book 2689 at Page 25 and described as follows:

Beginning at the Northeast fenced property corner of the L.D.S. Church property, which beginning point is on the West line of 300 West Street and the South line of 1400 South Street, Orem, Utah, and which beginning point is South 1131.47 feet and West 2035.63 feet (based upon the Utah State Plane Coordinate System, Utah Central Zone) from the Northeast corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 34°04'27" West along the fenced West right of way line of said 300 West Street 28.42 feet; thence South 14°41'37" West along the fenced West right of way line of said 300 West Street 19.54 feet; thence South 15°56'15" West along the fenced right of way line of said 300 West street 18.24 feet; thence South 2°26'48" West along the West fenced right of way line of said 300 West Street and said fence line extended 214.51 feet; thence North 89°01'34" West along the South fence line (and South fenced line extended) 595.81 feet to the proposed East right of way line of 400 West Street, Orem; thence North 5°54'52" East along said proposed East right of way line of said 400 West Street 276.70 feet to the North fenced property line (and fenced property line extended); thence South 88°56'50" East along said north fenced property line (and fenced line extended) 602.36 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of land Quit Claimed to City of Orem by that certain Quit Claim Deed Executed May 20, 1992 and recorded June 16, 1992 as Entry No. 29662 in Book 2950 at Page 873 and described as follows:

Commencing at a point located South 89°08'17" East along section line 44.865 feet and South 728.947 feet from the North one quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°40'00" West 431.079 feet; thence North 88°56'50" West 62.001 feet; thence North 0°40'00" East 427.453 feet; thence North 87°42'16" East along the South boundary of 1300 South Street 62.083 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of land Warranted to City of Orem, a Municipal Corporation and Political Subdivision of the State of Utah by that certain Warranty Deed executed April 20, 2004 and recorded April 21, 2004 as Entry No. 45400:2004 and described as follows:

Commencing at a point in the South boundary of University Parkway, Orem, Utah, said point being located South 89°08'17" East along the section line 657.62 feet and South 721.01 feet from the North quarter corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the South boundary of University Parkway as follows: North 87°52'38" East 0.45 feet, North 86°11'21" East 16.39 feet, North 81°54'25" East 181.10 feet, North 89°59'50" East 243.15 feet; thence South 05°23'36" West along a fence line 98.93 feet; thence North 89°49'44" West partially along a fence line 204.45 feet; thence North 89°36'34" West along a fence line 93.13 feet; thence South 89°53'08" West partially along a fence line 118.57 feet; thence South 01°46'55" West along a fence line 358.17

feet; thence along the arc of a 56.00 foot radius curve to the left 18.01 feet (chord bears South 64°45'32" West 17.93 feet); thence North 01°46'43" East 436.73 feet to the point of beginning.

ALSO LESS AND EXCEPTING therefrom that portion of land Quit Claimed to City of Orem by that certain Quit Claim Deed Executed October 26, 2016 and recorded January 12, 2017 as Entry No. 3419:2017 and described as follows:

Beginning at the Northwest corner of said entire tract, which point is at the intersection of the southerly right of way and limited access line of State Route 265 (University Parkway) and the Easterly right of way line of 400 West Street, which point is also 44.87 feet (44.84 feet measured) South 89°08'17" East along the section line and 728.95 feet (731.95 feet measured) South from the North Quarter Corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the Northerly boundary line of said entire tract and said right of way and limited access line South 89°13'00" East (South 89°13'24" East measured) 33.04 feet to a point which is 48.00 feet perpendicularly distant Easterly from the control line of said 400 West Street; opposite Engineer Station 1304+00.40; thence South 05°19'38" West 165.29 feet to a point which is 48.00 feet perpendicularly distant Easterly from the control line of said 400 West Street, opposite Engineer Station 1302+35.11; thence South 27°45'14" East 31.15 feet to a point which is 65;00 feet perpendicularly distant Easterly from the control line of 400 West Street, opposite Engineer Station 1302+09.01; thence North 89°20'08" West 34.43 feet to the Westerly boundary line of said entire tract and the Easterly right of way line of said 400 West Street, which point is also 30.68 feet perpendicularly distant Easterly from the control line of said 400 West Street, opposite Engineer Station 1302+06.22; thence along said boundary and right of way line North 00°40'00" E. 192.20 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

(Note: Rotate above bearings counterclockwise 00°14'36" to equal project bearings.)

Area = 5.921846

