



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
June 3, 2026

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

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA
 - 3.1 **Approval of the May 20, 2026 Minutes**
 - 3.2 **Plat Amendment - Spaugy Plat C - Located approximately at 575 North 600 East**
4. ACTION ITEMS
5. PUBLIC HEARINGS
 - 5.1 **Text Amendment — Updates to Chapter 10 of the Orem City Code Relating to Flood Damage Prevention**
 - 5.2 **Rezone - "360 W 1500 South" - Request to rezone the property located generally at 360 W 1500 South from Public Facilities (PF) to Residential (R8) for the development of a residential subdivision. Approximately 5.45-acres.**
6. ADJOURN

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)**

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

DRAFT MINUTES FOR May 20, 2026

CITY OF OREM PLANNING COMMISSION MEETING MINUTES May 20, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- 3.1 - Approval of Minutes for the 04-01-2026 Commission Meeting
- 3.2 - Approval of Minutes for the 05-06-2026 Commission Meeting
- 3.3 - Plat Amendment - Aiken Estates Plat C - Located generally at 721 South 100 West
- 3.4 - Plat Amendment - Lake Ridge Farms Plat B - Located generally at 513 South 840 West

ACTION ITEMS:

- None

PUBLIC HEARINGS:

- Rezone - “Wolverine Rezone” - Request to rezone the property located generally at 1075 South 1675 West from Controlled Manufacturing (CM) to Manufacturing (M2).
Approximately 9.28 acres

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=eia9dPRsZ3Q>

PLANNING COMMISSION WORK SESSION

Place: Orem City Council Conference Room, 56 North State Street

At **4:30 p.m.** Chair Komen called the Planning Commission meeting to order at approximately 4:30 PM

Those present: Madeline Komen, Susan Madsen, Karl Radmall (via Zoom), Jeff Reeves, Micah Ladle, Darren Hawkins, Planning Commissioners; Quinn Mecham, City Council Liaison; LaNae Millet, City Council Member; Jared Hall, Grace Bjarnson, Rebecca Gourley, Emma Tenney, Planning Staff; Gary McGinn, Director of Community Development; Aaron McKnight, Legal Counsel.

Those excused: Britton Runolfson, Planning Commission members; Matt Taylor, Planning Staff.

1. Discussion: Rezone at 360 West 1500 South

DRAFT MINUTES FOR May 20, 2026

Staff and Commissioners reviewed the rezone at 360 West 1500 South, an item that was continued from a previous meeting due to questions regarding engineering, viability, park options, and other details.

2. Discussion: Neighborhood Meeting Policies

Staff and Commissioners reviewed proposed changes to the Neighborhood Meeting Requirement policy.

A recording of the Work Session can be viewed online at <https://www.youtube.com/watch?v=eia9dPRsZ3Q>

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:30 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Jeff Reeves.

Those present: Madeline Komen, Susan Madsen, Karl Radmall (via Zoom), Jeff Reeves, Micah Ladle, Darren Hawkins, Planning Commissioners; Quinn Mecham, City Council Liaison; LaNae Millet, City Council Member; Jared Hall, Grace Bjarnson, Rebecca Gourley, Emma Tenney, Planning Staff; Gary McGinn, Director of Community Development; Aaron McKnight, Legal Counsel.

Those excused: Britton Runolfson, Planning Commission members; Matt Taylor, Planning Staff.

Agenda Item 3, Consent Agenda Items

- 3.1 - Approval of Minutes for the 04-01-2026 Commission Meeting
- 3.2 - Approval of Minutes for the 05-06-2026 Commission Meeting
- 3.3 - Plat Amendment - Aiken Estates Plat C - Located generally at 721 South 100 West
- 3.4 - Plat Amendment - Lake Ridge Farms Plat B - Located generally at 513 South 840 West

Jared Hall introduced the consent agenda items. No questions were raised. Chair Komen requested a motion.

DRAFT MINUTES FOR May 20, 2026

Planning Commission Action: Darren Hawkins moved to approve the consent agenda. Jeff Reeves seconded the motion.

YES: Madeline Komen, Susan Madsen, Karl Radmall, Jeff Reeves, Micah Ladle, Darren Hawkin,

NO: None

ABSTAIN: None

Agenda Item 4, Action Items

- None

Agenda Item 5, Public Hearing Items

5.1 REZONE - “WOLVERINE REZONE” - Request to rezone the property located generally at 1075 South 1675 West from Controlled Manufacturing (CM) to Manufacturing (M2).

Approximately 9.28 Acres

Jared Hall introduced the Wolverine Rezone. Mr. Hall advised that there was a misprint regarding the noticing, and that the site is 5.45 acres. Additionally, Mr. Hall advised that the M2 zone has an acreage requirement of 10 acres, which the subject property does not meet. For this reason, Mr. Hall suggested that the Planning Commission does not forward the project to the City Council. Commissioners agreed to continue the item.

Chair Komen requested a motion.

Planning Commission Action: Darren Hawkins moved to continue the Wolverine Rezone until the project meets the conditions that would make the project a viable request. Jeff Reeves seconded the motion.

YES: Madeline Komen, Susan Madsen, Karl Radmall, Jeff Reeves, Micah Ladle, Darren Hawkin,

NO: None

ABSTAIN: None

Final Meeting Comments:

Gary McGinn reminded Commissioners that Oremfest celebrations were scheduled to begin soon, and invited all to attend.

DRAFT MINUTES FOR May 20, 2026

Adjournment:

Chair Komen asked for a motion to adjourn. Darren Hawkins motioned to adjourn, Micah Ladle seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **5:37 p.m.**

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=eia9dPRsZ3Q>

Reviewed and Approved: DRAFT



PLANNING COMMISSION
June 3rd, 2026

Item 3.2

Spaugy Plat C
575 North 600 East

Prepared By:
Emma Tenney

Plat Amendment to amend the subdivision plat by
adjusting the common property line between two lots.

Applicant:
Karl Tucker

Notices:

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

Site Information:

General Plan Designation:
Low Density Residential

Zoning: **R8, Low Density Residential**

Total Acreage: **0.5-acres combined**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant requests approval for a plat amendment to adjust the common property line between Lot 1 and Lot 2, reconfiguring the lot shapes and modifying the total square footage of each parcel.

BACKGROUND: The applicant, Karl Tucker, applied for a plat amendment on April 6th, 2026. Mr. Tucker owns both lots, and is proposing to adjust the shared lot line to create a more uniform lot configuration.

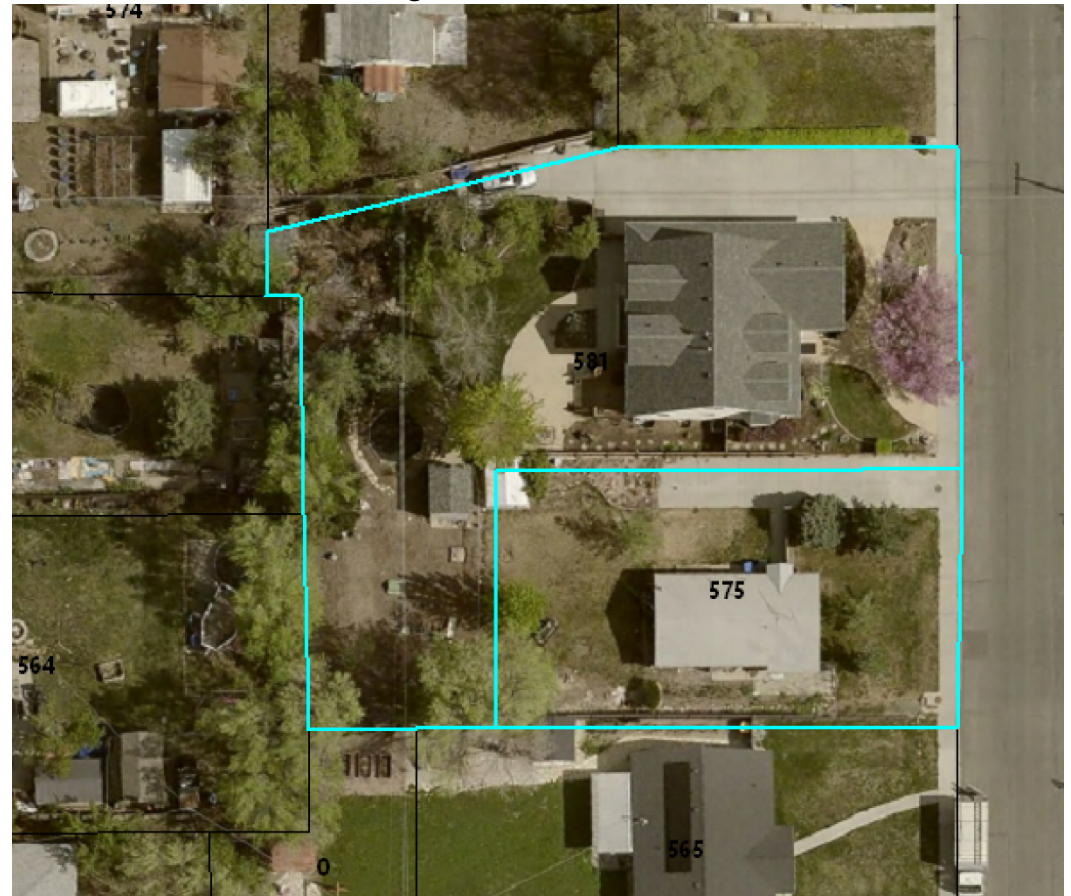


Figure 1, Existing lots at 581 N 600 East and 575 N 600 East

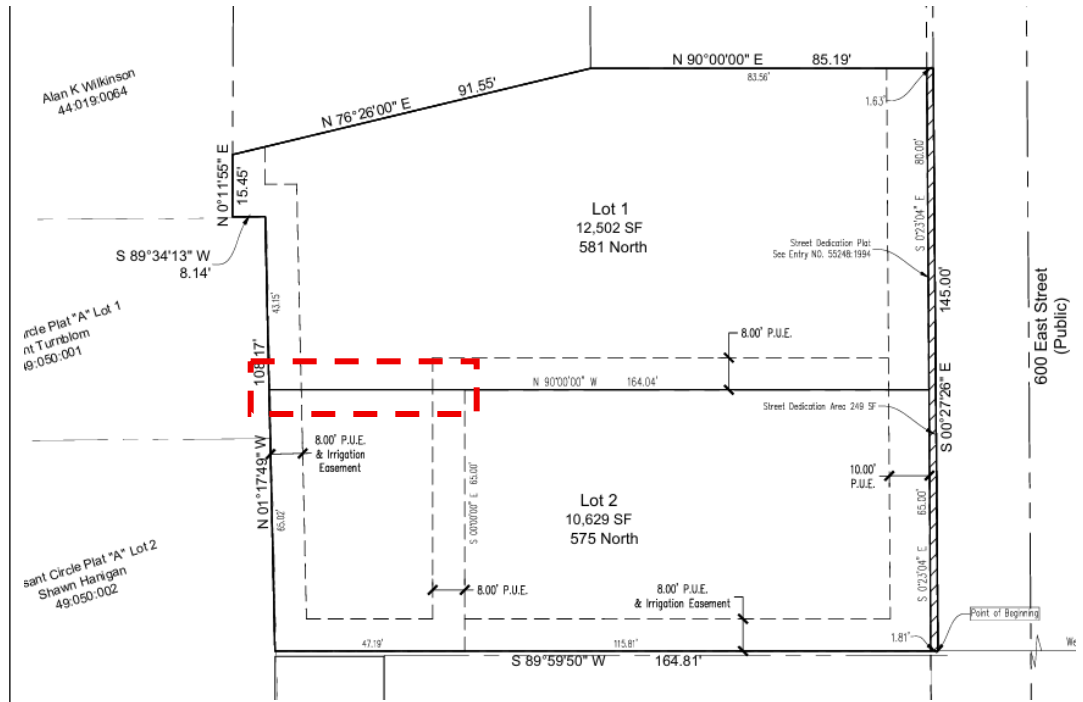


Figure 2, Proposed plat amendment, adjusted lot line highlighted.

REVIEW:

Zoning: The subject property is currently zoned R8, Single Family Residential. The R8 Zone allows single-family residential development on lots with a minimum of 8,000 ft². Lot 1, 581 N 600 East, will change from 15,751 ft² to 12,502 ft². Lot 2, 575 N 600 East, will go from 8,807 ft² to 10,629 ft².

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the plat amendment application on Tuesday, May 26th, 2026. The DRC unanimously recommended approval to the Planning Commission.

ALTERNATIVE ACTIONS:

After review and consideration of the application the Planning Commission may:

- **Approve or Deny** the requested plat amendment.
- **Continue the Request** to a future date for further review, additional information, or condition.

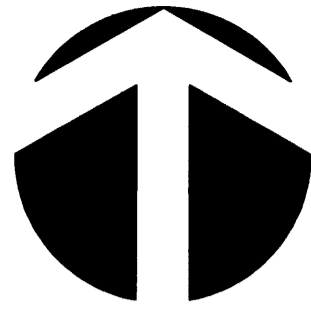
ALTERNATIVE MOTIONS:

Motion to Approve or Deny -

“I move that the Planning Commission [choose **APPROVE** or **DENY**] the Plat Amendment for Spaugy Plat C.”

Motion to Continue the Request –

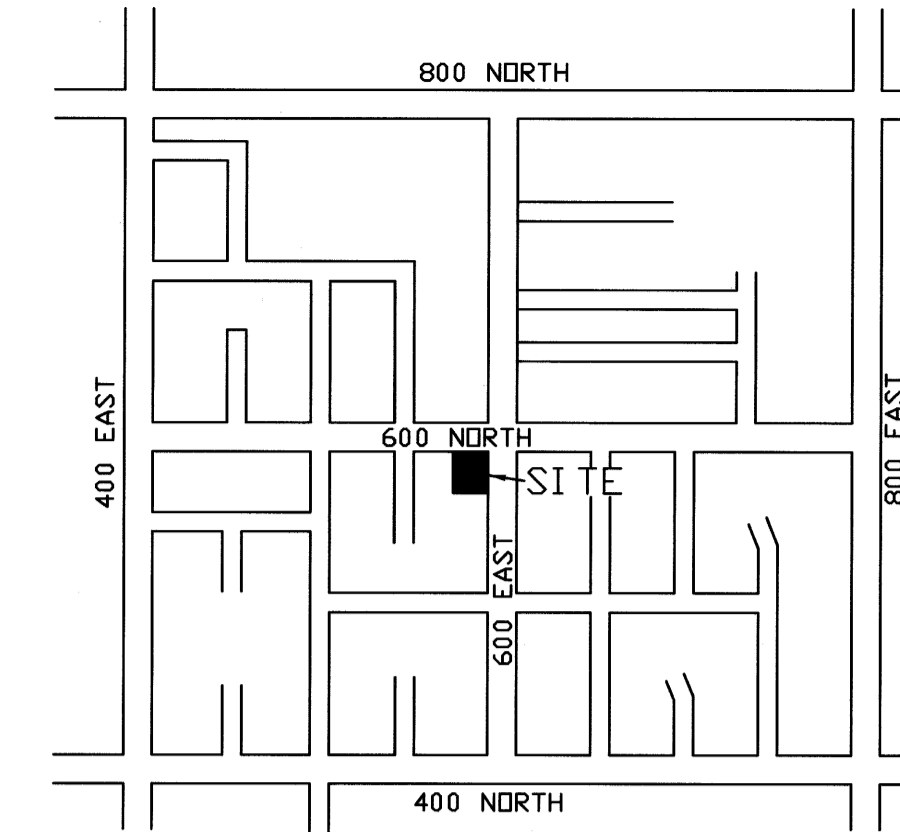
“I move that the Planning Commission continue this request to [choose appropriate date or condition].”



NORTH
1" = 20'

CURVE TABLE

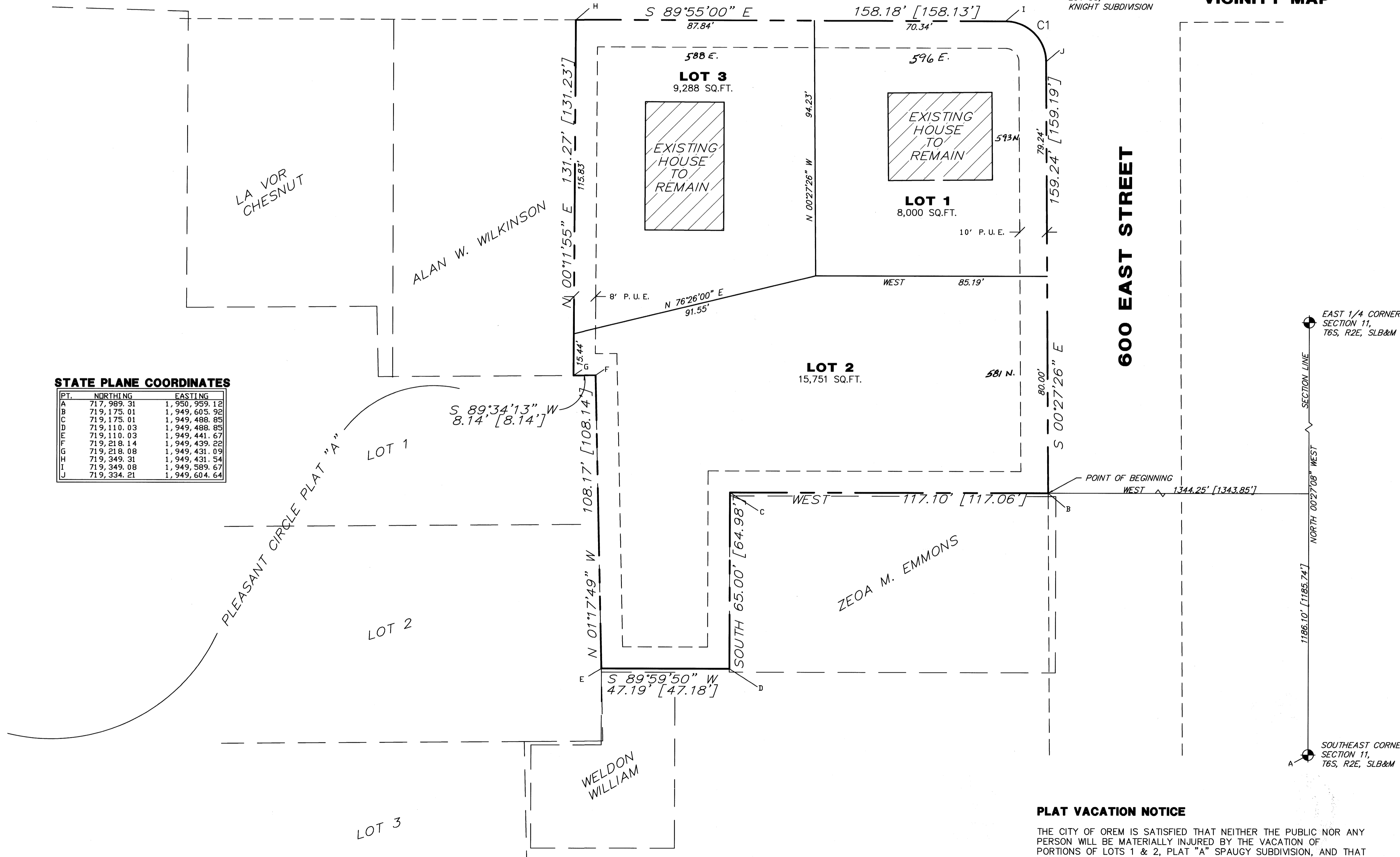
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|-----------------|-----------------|-----------------|-----------------|---------------|-----------|
| C1 | 15.00' [15.00'] | 23.42' [23.41'] | 14.86' [14.85'] | 21.11' [21.11'] | N 45°11'13" W | 89°27'34" |



VICINITY MAP

600 NORTH STREET

600 EAST STREET



STATE PLANE COORDINATES

| PT. | NORTHING | EASTING |
|-----|------------|--------------|
| A | 717,989.31 | 1,950,959.12 |
| B | 719,175.01 | 1,949,605.92 |
| C | 719,175.01 | 1,949,488.89 |
| D | 719,110.03 | 1,949,488.89 |
| E | 719,110.03 | 1,949,441.67 |
| F | 719,218.14 | 1,949,439.22 |
| G | 719,218.08 | 1,949,431.09 |
| H | 719,349.31 | 1,949,431.54 |
| I | 719,349.08 | 1,949,589.67 |
| J | 719,334.21 | 1,949,604.64 |

7409-87

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING NORTH 00°27'08" WEST ALONG THE SECTION LINE 1186.10 FEET AND WEST 1344.25 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

| BEARING | DISTANCE | REMARKS |
|-------------------|----------|---|
| WEST | 117.10' | |
| SOUTH | 65.00' | |
| S 89°59'50" W | 47.19' | |
| N 01°17'49" W | 108.17' | |
| S 89°34'13" W | 8.14' | |
| N 00°11'55" E | 131.27' | |
| S 89°55'00" E | 158.18' | |
| ARC LENGTH | 23.42' | CHORD BEARS S 45°11'13" E 21.11', R= 15.00' |
| S 00°27'26" E | 159.24' | TO THE POINT OF BEGINNING |
| AREA = 0.76 ACRES | | |

BASIS OF BEARING = NORTH 00°27'08" WEST ALONG THE SECTION LINE

DATE 9-11-97 SURVEYOR [Signature]
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18 DAY OF Sept, A.D. 1997

[Signature] PAO CHUNG CHANG
[Signature] HUIYIN LU
[Signature] JAMES C. MALONE
[Signature] LEE ANN MALONE

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } s.s.

ON THE 18 DAY OF Sept, A.D. 1997 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3-1-2000
NOTARY-PUBLIC
(See Seal Below)

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20 DAY OF October, A.D. 1997.

BY RESOLUTION No. [Signature] CITY ENGINEER
APPROVED [Signature] CITY RECORDER
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 21 DAY OF May, A.D. 1997 BY THE OREM CITY PLANNING COMMISSION.
[Signature] CHAIRMAN, PLANNING COMMISSION

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCE ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

PLAT 'B'

SPAUGY

A VACATION OF LOTS 1 & 2, PLAT "A"
SPAUGY SUBDIVISION

SUBDIVISION

OREM CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF PORTIONS OF LOTS 1 & 2, PLAT "A" SPAUGY SUBDIVISION, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. PORTIONS OF LOTS 1 & 2, PLAT "A" SPAUGY SUBDIVISION ARE HEREBY VACATED.

DATE May 21, 1997

[Signature]
Planning Commission Chair

REGISTERED LAND SURVEYOR No. 147089 Roger D. Dudley STATE OF UTAH

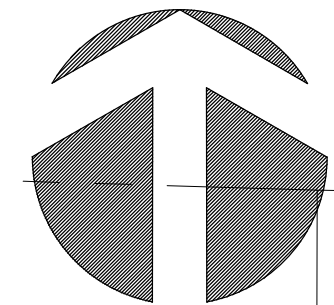
NOTARY PUBLIC SEAL ROGER D. DUDLEY COUNTY PUBLIC UTILITY ENGINEER No. 1200 OREM, UTAH COMM. EXP. 04-00

CITY OF OREM PLANNING COMMISSION

CITY OF OREM CLERK-RECORDER SEAL

CITY OF OREM CORPORATE SEAL STATE OF UTAH

SEE PLAT 7409-87 FOR REFERENCE (70-090)

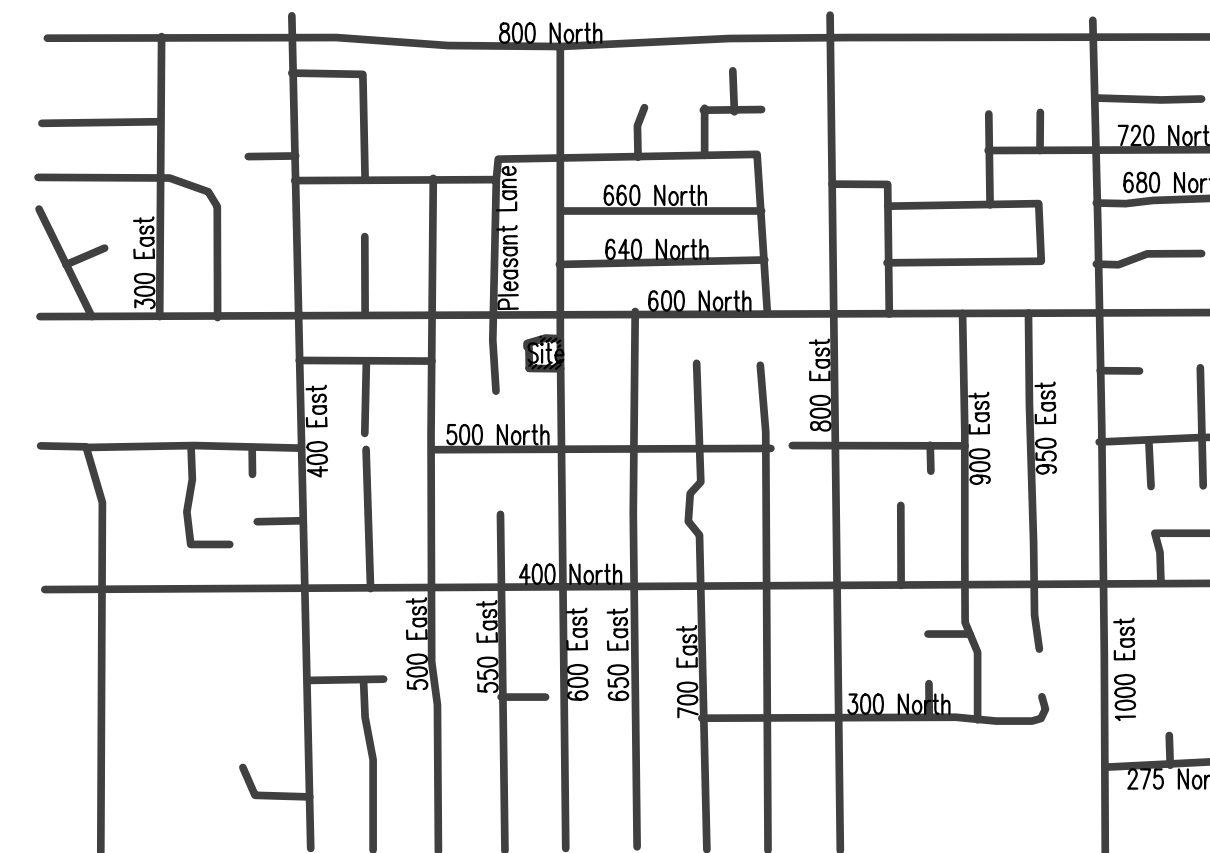


NORTH
1" = 20'

Plat " C "

Spaugy

Including a vacation of Lot 2 Plat "B", Spaugy Subdivision
Located in the Southeast quarter of Section 11,
Township 6 South, Range 2 East SLB&M



Vicinity Map

Pleasant Circle
(Public)

Alan K Wilkinson
44.019.0064

Spaugy B Lot 3
Steven Hamblin
52.702.0003

Spaugy B Lot 1
Vincent A Christensen
52.702.0001

S 89°34'13" W
8.14'

Pleasant Circle Plat "A" Lot 1
Grant Turnblom
49.050.001

Pleasant Circle Plat "A" Lot 2
Shawn Hanigan
49.050.002

Lot 1
12,502 SF
581 North

Lot 2
10,629 SF
575 North

Bethany Walters
44.019.0062

Street Dedication Plat
See Entry NO. 55248.1994

Street Dedication Area 249 SF

600 East Street
(Public)

West 1344.24'

East 1/4 corner
Section 11
Township 6 South
Range 2 East
S.L.B. & M.

Southeast corner
Section 11
Township 6 South
Range 2 East
S.L.B. & M.

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 2 Plat "B" Spaugy Subdivision. Lot 2 Plat "B" Spaugy Subdivision is hereby vacated

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Approved as to Form

City Attorney

Date

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located North 00°27'08" West along the Section line 1121.10 feet and West 1344.24 feet from the Southeast corner of Section 11, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°59'50" West 164.81 feet; thence along Pleasant Circle Subdivision the following 2 courses: North 01°17'49" West 108.17 feet, South 89°34'13" West 8.14 feet; thence along Lot 2, Plat "B", Spaugy Subdivision the following 3 courses: North 00°11'55" East 15.45 feet, North 76°26'00" East 91.55 feet, East 85.19 feet; thence South 00°27'26" East along 600 East Street 145.00 feet to the point of beginning.

AREA=23,379 sq. ft. or 0.537 acre, and 2 Lots

Basis of Bearing = North 00°27'13" West along the Section line from the Southeast corner to the East 1/4 Corner of Section 11, Township 6 South Range 2 East SLB&M

Date

Surveyor

(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____.

Karl Tucker

Pauleen Tucker

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who represented that he is the _____ of the _____ and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this ____ day of _____, A.D. 20____.

Approved: _____

City Engineer

Attest: _____

City Recorder

Approved: _____

Community Development Director

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Planning Commission Approval

Approved this ____ day of _____, 20____, by the City of Orem Planning Commission.

Director-Secretary

Chairperson, Planning Commission

Resolution No.

County Recorder

Plat " C "

Spaugy

Including a vacation of Lot 2 Plat "B", Spaugy Subdivision
Located in the Southeast quarter of Section 11,
Township 6 South, Range 2 East SLB&M

Subdivision

Orem City,

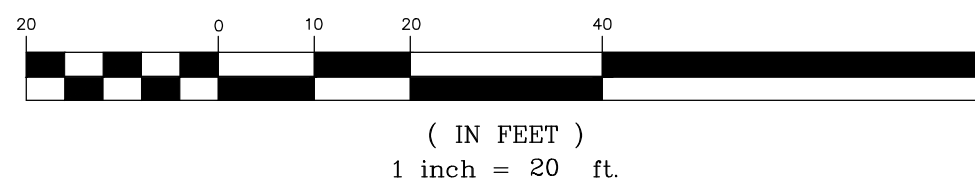
Scale: 1" = 20' Feet

Utah County, Utah

Prepared by:

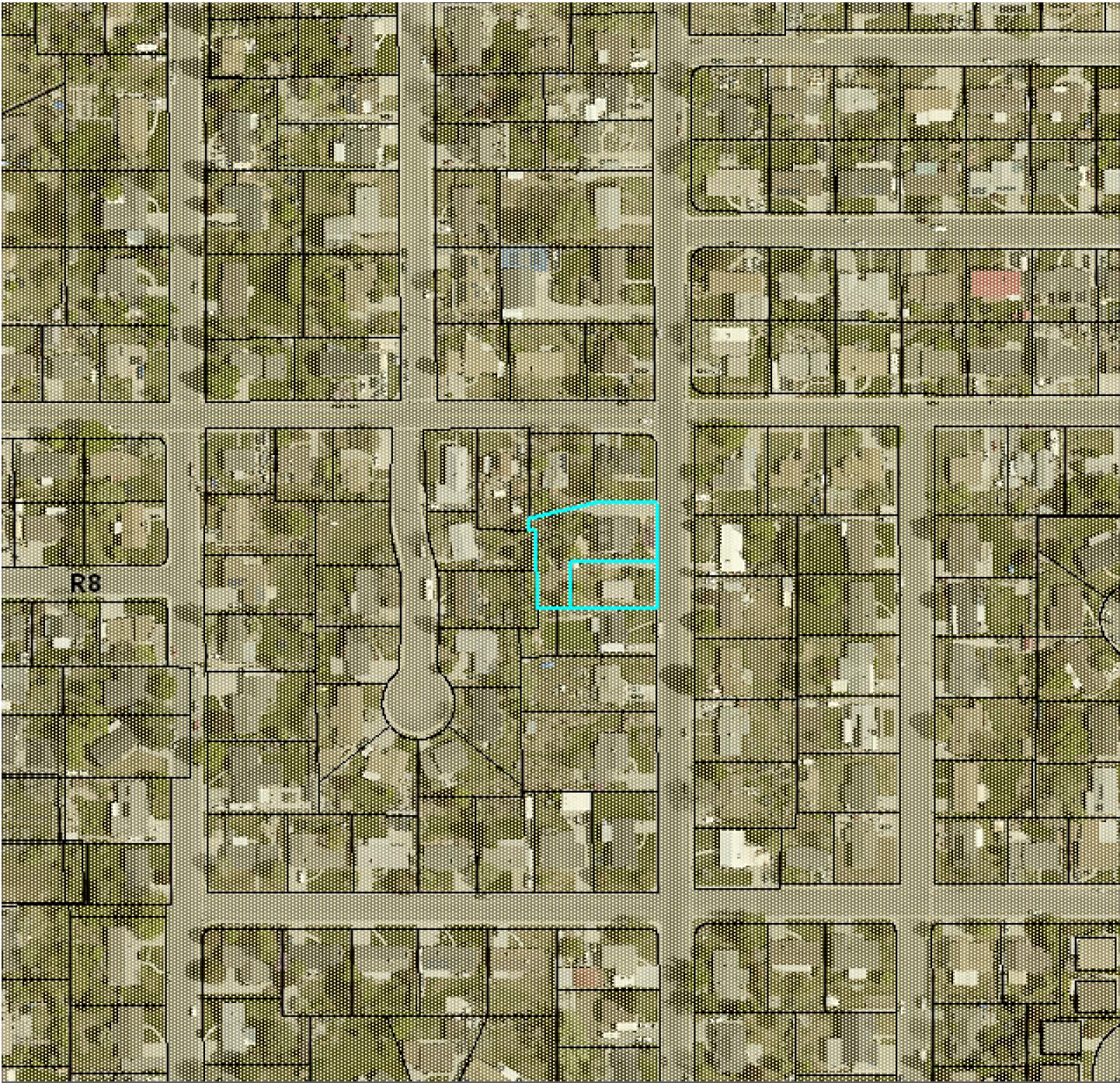
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Spaugy Plat C – 575 North 600 East



Vicinity Map
Zone: R8
Acres: 0.5



Spaugy Plat C Street View (575 North 600 East)





Planning Commission
June 3rd, 2026

PUBLIC HEARING – TEXT AMENDMENT

Ordinance amending Chapter 10 of the Orem City Code relating to Flood Damage Prevention.

Item 5.1
Text Amendment:
Flood Damage Prevention

Prepared By:
Matt Taylor

Applicant:
Planning Division

Notices

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

Action

The Commission may:

Recommend APPROVAL of the proposed text amendment to the City Council.

Recommend DENIAL of the proposed text amendment to the City Council.

Continue the hearing to a future date to allow for further review, additional information, or public comment as may be needed.

REQUEST: Staff requests that the Planning Commission forward a positive recommendation of the proposed amendments to Chapter 10 of Orem City Code relating to flood damage protection.

BACKGROUND: Chapter 10 of the Orem City Code is the city’s flood damage prevention ordinance. In order to participate in programs from the Federal Emergency Management Agency (FEMA) such as the National Flood Insurance Program, this chapter must be updated from time to time. For example, FEMA completed new local Flood Insurance Rate Maps (FIRM) in June 2024. Those maps need to be adopted formally by this change to the ordinance and other related standards. Without adopting the updated mapping and other standards through the proposed amendments to Chapter 10, access to the NFIP is lost as well as access to federal mitigation grants and disaster assistance.

The amendments proposed here have been drafted to satisfy the new FEMA requirements for continued participation in the NFIP. A copy of the draft ordinance in redline and strikeout format is attached with this report for your review.

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 Planning Commission may:

- **Recommend Approval or Denial** for the requested amendments to the City Council; or
- **Continue the Request** to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the Orem City Council for the proposed amendments to Chapter 10 of the Orem City Code relating to Flood Damage Prevention.”

Motion to Continue the Request

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

ORDINANCE NO. [Number]

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING CHAPTER 10 OF THE OREM CITY CODE RELATING TO FLOOD DAMAGE PREVENTION; ESTABLISHING STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND STATEMENT OF PURPOSE; AND PROVIDING FOR AN EMERGENCY EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Utah has, in Utah Code Ann. § 10-3-701, delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses; and

WHEREAS, the City of Orem, Utah, elects to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended); and

WHEREAS, the National Flood Insurance Program (NFIP) is a voluntary program administered by the Federal Emergency Management Agency (FEMA); and

WHEREAS, the National Flood Insurance Program provides that areas of the City having a special flood hazard be identified by FEMA and that floodplain management measures be applied in such flood hazard areas; and

WHEREAS, the City Council has fully considered the request as it relates to the health, safety, and general welfare of the City.

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

1. **STATUTORY AUTHORIZATION** The City of Orem, Utah, elects to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended). The National Flood Insurance Program provides that areas of the City having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measures be applied in such flood hazard areas. The National Flood Insurance Program was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures, and further modified by the National Flood Insurance Reform Act of 1994.

2. **FINDINGS OF FACT** The flood hazard areas of the City of Orem are subject to periodic inundation by flood waters, which results in potential loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

3. **STATEMENT OF PURPOSE** It is the purpose of this ordinance to promote the public health, safety and general welfare of the community and to minimize public and private losses due to flood conditions in specific areas by provisions designed to protect human life and health;

minimize damage to public infrastructure; minimize prolonged business interruptions; and ensure that potential buyers are notified if properties are in a flood area.

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

5. EMERGENCY DECLARATION AND EFFECTIVE DATE It is hereby found and declared by the City of Orem that severe flooding has occurred in the past and is likely to occur in the future, resulting in potential serious personal injury or destruction of property. Therefore, an emergency is hereby declared to exist, and this ordinance, being necessary for the immediate preservation of the public peace, health and safety, shall be in full force and effect immediately upon its passage.

PASSED, APPROVED and ORDERED PUBLISHED this ____ day of _____, 2026.

Karen McCandless, Mayor

| COUNCILMEMBER | AYE | NAY | ABSTAIN |
|------------------------|--------------------------|--------------------------|--------------------------|
| Mayor Karen McCandless | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Jenn Gale | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Chris Killpack | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Jeff Lambson | <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"/> |
| Crystal Muhlestein | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

ATTEST:

Teresa McKitrick, City Recorder

CERTIFICATION I, the undersigned, Teresa McKitrick, do hereby certify that the above is a true and correct copy of an ordinance duly adopted by the Orem City Council at a regular meeting duly convened on _____, 2026.

Code of Ordinances

CHAPTER 10. FLOOD DAMAGE PREVENTION

Contents:

- Article 10-1. Purposes.
- Article 10-2. Definitions
- Article 10-3. General Provisions
- Article 10-4. Administration
- Article 10-5. Provisions for Flood Hazard Reduction

Article 10-1. Purposes.

Contents:

- 10-1-1. Statement of Purpose and Authorization
- 10-1-2. Methods of Reducing Flood Losses.
- 10-1-3. Statutory Authorization.
- 10-1-4. Findings of Fact.

10-1-1. Statement of Purpose and Authorization

- A. It is the purpose of this Chapter to promote the public health, safety, and general welfare of the community, and to minimize public and private losses due to flood conditions to specific areas by provisions designed:
1. To protect human life and health;
 2. To minimize public expenditures s on ~~of public money for costly~~ flood control projects;
 3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 4. To minimize prolonged business interruptions caused by flooding;
 5. To minimize damage to public infrastructure, including but not limited to facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges ~~located in floodplains~~ susceptible to flooding;

6. To help maintain a stable tax base by providing for the sound use and development of flood prone areas of special flood hazard so as to minimize blight to future flood-prone areas future flood blight areas;
 7. To ensure promote that potential buyers are notified ~~that property is in an area of special flood hazard~~ if properties are in an area of special flood hazard (SFHA);
 8. To protect and safeguard the welfare and safety of first responders should an emergency response is needed; and,
 9. To ensure that those who occupy the areas of special flood hazards assume responsibility for their actions.
- B. The City of Orem elects to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended). The National Flood Insurance Program (NFIP) ~~which~~ is a voluntary program administered by the Federal Emergency Management Agency (FEMA), a component of the U.S. Department of Homeland Security, ~~and the~~ The City of Orem has elected to join the program, participate, and enforce this Flood Damage Prevention Ordinance and the requirements and regulations of the NFIP. The NFIP, established in the aforesaid act, provides that areas of the City of Orem have a special flood hazard identified by FEMA, and that floodplain management measures should be applied in such flood hazard areas. The National Flood Insurance Program was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures. It was further modified by the National Flood Insurance Reform Act of 1994. The National Flood Insurance Program is administered by the Federal Emergency Management Agency, a component of the U.S. Department of Homeland Security.
- C. ~~Furthermore, the~~ The City of Orem may elect to administer the Flood Damage Prevention Ordinance to areas not identified as Special Flood Hazard Areas (SFHAs) by FEMA on the City's effective Flood Insurance Rate Map (FIRM), if the City has documentation to support that there is an inherent risk of flooding in such areas.

10-1-2. Methods of Reducing Flood Losses.

- A. In order to accomplish its purposes, this Chapter includes methods and provisions for:
1. Restricting or prohibiting uses which are dangerous to health, safety, and property in times of flooding, or cause excessive ~~due to water or erosion hazards, or which result in damaging~~ increases in erosion or in flood heights or velocities;
 2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which ~~help accommodate or channel~~ are involved in the accommodation of flood waters;
4. Controlling filling, grading, dredging, and other development which ~~that~~ may increase flood damage; and,
5. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or ~~which~~ may increase flood hazards in other ~~areas~~ lands.

10-1-3. Statutory Authorization.

Utah Code - Section ~~10-9a-505~~ 10-20-505(1)(c) authorizes a municipality to enact an ordinance regulating land use and development in a floodplain to protect life and to prevent substantial damage or loss to real property.

10-1-4. Findings of Fact.

- A. ~~The flood hazard areas of~~ Special Flood Hazard Areas (SFHA) within the City of Orem are subject to periodic inundation by flood waters which results in potential loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare.
- B. These potential flood losses are created by:
 - a. The cumulative effect of obstructions in floodplains that cause an increase in flood heights and velocities;
 - b. ~~and by the~~ The occupancy of ~~flood hazard areas~~ Special Flood Hazard Areas (SFHA) by ~~uses~~ structures vulnerable to floods and ~~hazardous to other lands~~ because they are inadequately elevated, flood-proofed, or otherwise protected from flood damage: and
 - c. Uses deemed unsuitable for floodplain areas or that do not account for the increased flood risk.

Article 10-2. Definitions

Contents:

10-2-1. Definitions.

10-2-1. Definitions.

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most

reasonable application. As used in this Chapter, the terms below shall have the following meanings:

100-year flood shall mean a flood having a recurrence interval that has a 1-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance flood). The terms “100-hundred-year flood” and “1-percent-annual-chance flood” are synonymous. The term does not imply that the flood will necessarily happen once every 100 hundred years. Mandatory flood insurance requirements may apply.

500-year flood shall mean a flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-annual-chance flood). The term does not imply that the flood will necessarily happen once every 500 years and mandatory flood insurance requirement generally does not apply.

Accessory structure shall mean a structure that is on the same parcel of property as a principal structure. Its use is incidental to the use of the principal structure; the ownership of the accessory structure is the same owner as the principal structure. An accessory structure is a non-residential structure of low value that is used solely for the parking of vehicles and storage of tools, materials, or equipment. No human habitation is allowed within an accessory structure.

Addition shall mean any improvement that expands the enclosed footprint or increases the square footage of an existing structure. This includes lateral additions added to the side, front, or rear of a structure; vertical additions added on top of a structure; and enclosures added underneath a structure.

Alluvial fan flooding shall mean flooding occurring on the surface of an alluvial fan or similar landform that originates at the apex. It is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Appurtenant Structure—see Accessory Structure.

Area of shallow flooding shall mean a designated AO, AH, AR/AO, ~~or AR/AH, or VO zone~~ on the City’s Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood-related erosion hazard shall mean the land within a community that is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area, in preparation for publication of the FIRM, Zone E may be further refined.

Areas of Special Flood Hazard Areas (SFHA) is the shall mean land in the flood plain within the City subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the flood insurance rate map, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, ~~AO~~, or V1-30, VE, or V. For purposes of these regulations, the term “special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard”.

Base flood shall mean the flood having a one percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) is shall mean the water surface elevation of the one (1) percent annual chance flood event. ~~The~~ It is the height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas. It is also the elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1-percent chance of equaling or exceeding that level in any given year.

Building—see Structure.

Channelization shall mean the artificial creation, enlargement, realignment, or alteration of a stream channel’s slope, shape, or alignment. Streambank restoration may be deemed as channelization.

Coastal A Zone (CAZ) shall mean an area within a Special Flood Hazard Areas (SFHA), landward of a V zone or landward of an open coast without mapped V zones. In a Coastal A Zone, the principal source of flooding must be astronomical tides, storm surges, seiches, or tsunamis, not riverine flooding. During the base flood conditions, the potential for wave heights shall be greater than or equal to 1.5 feet. Coastal A Zones are not normally designated on FIRMs. (see Limit of Moderate Wave Action (LiMWA))

Code of Federal Regulations (CFR) shall mean the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government.

Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic and/or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, and/or the SFHA. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be recognized by FEMA.

Conditional Letter of Map Revision Based on Fill (CLOMR-F) is FEMA's comment on a proposed structure or property. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be removed from the floodplain.

Crawlspace shall mean an under-floor space that has its interior floor area (finished or not) no more than 4 feet from the bottom floor joist the next higher floor elevation, designed with proper openings that equalize hydrostatic pressures of flood water, and is not used for habitation. Reference: ARTICLE V, SECTION B.5 CRAWLSPACE

Critical facility shall mean a facility or building where even a slight chance of flooding is too great a threat. Typical critical facilities include hospitals, fire stations, police stations, schools, storage of critical records, assisted living and similar facilities.

Deed restriction shall mean a clause in a deed that limits the future use of the property in some respect. Deed restrictions may impose a vast variety of limitations and conditions. For example, they may limit the density of buildings, dictate the types of structures that can be erected, or prevent buildings from being used for specific purposes or from being used at all.

Detached garage shall mean a building that is used solely for storage of materials or vehicle parking for up to four housing occupants. If a detached garage is designed or used for habitation or conducting business, or has multiple stories, then the building is not considered a detached garage under the NFIP.

Development shall mean any ~~man-made~~ human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, ~~demolition of buildings or structures, fences, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.~~ mining, dredging, filling, grading, paving, demolition, excavation or drilling operations, or storage either temporary or permanent of equipment or materials.

Elevated building shall mean a non-basement building built, in the case of a building in Zone A1-30, AE, A, A99, AR, AO, AH, B, C, X and D, to have the top of the elevated floor above the ground level by means of pilings, columns (post and piers), or shear walls parallel to the flow of the water and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of a building in Zone A1-30, AE, A, A99, AR, AO, AH, B, C, X and D, an "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

Enclosure shall mean an enclosed walled-in area below the lowest floor of an elevated building. Enclosures below the BFE may only be used for building access, vehicle parking, and storage.

Erosion shall mean the process of the gradual wearing away of land masses by wind, water, or other natural agents as defined in Title 44 Code of Federal Regulations § 59.1.

Existing construction/existing structures ~~shall mean~~ means for the purposes of determining rates, structures for which the “start of construction” occurred before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. ~~“Existing construction” may also be referred to as “existing structures.”~~

Existing manufactured home park or subdivision ~~means~~ ~~shall mean~~ a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision ~~means~~ ~~shall mean~~ the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA shall mean the Federal Emergency Management Agency.

Fill shall mean the placement of materials, such as dirt, sand, or rock to elevate a structure, property, or portion of a property above the natural elevation of the site, regardless of where the material was obtained from. The common practice of removing unsuitable material and replacing with engineered material is not considered fill if the elevations are returned to the existing conditions. Any fill placed or used prior to the area being mapped as a Special Flood Hazard Area (SFHA) is not deemed as fill.

Flood or flooding shall mean:

a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters ~~and/or~~
 - b. The unusual and rapid accumulation or runoff of surface waters from any source; or
2. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current; or

3. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this ordinance.

Flood Insurance Rate Map (FIRM) shall mean FEMA's official map of a community on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community.

~~Flood Insurance Study or Flood Elevation Study~~ **Flood insurance study or flood elevation study** means shall mean an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Floodplain development permit shall mean a community issued permit or document that is used for any development that occurs within an SFHA identified by FEMA or the community. It is used to address the proposed development to ensure compliance with the community's ordinance.

Floodplain or Flood-Prone area shall mean any land area susceptible to being inundated by water from any source whether or not identified by FEMA (see definition of Flooding).

Floodplain management shall mean the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, mitigation plans, and floodplain management regulations.

Floodplain management regulations shall mean zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for flood damage prevention and reduction.

Flood opening shall mean an opening in the wall of an enclosed structure that allows floodwaters to automatically enter and exit the enclosure. Refer to FEMA Technical Bulletin 1.

Flood protection system shall mean those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to an SFHA and to reduce the depths of associated flooding. Such a system typically includes hurricane tidal

barriers, dams, reservoirs, levees or dikes. These specialized, flood modifying works are those constructed in conformance with sound engineering standards. FEMA only accredits levees, both private and public, that have been certified by a professional engineer or firm in which the certification shows that the levee have met and continue to meet the minimum regulatory standards cited in Title 44 Code of Federal Regulations § 65.1.

Flood proofing ~~means~~ shall mean any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. ~~Wet floodproofing includes permanent or contingent measures applied to a structure or its contents that prevent or provide resistance to damage from flooding while allowing floodwaters to enter the structure or area and may be applied to residential or non-residential structures. Dry floodproofing is making a structure watertight below the level that needs flood protection to prevent floodwaters from entering. Making the structure watertight requires sealing the walls with waterproof coatings, impermeable membranes, or a supplemental layer of masonry or concrete and can only be used for non-residential structures.~~ Floodproofing can either be accomplished in the form of dry floodproofing in which the structure is watertight below the levels that need flood protection, or wet floodproofing in permanent or contingent measures applied to a structure that prevent or provide resistance to damage from flooding, while allowing floodwaters to enter the structure or area.

Floodway (Regulatory Floodway) ~~means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. See~~ Regulatory Floodway

Floodway encroachment lines shall mean the lines marking the limits of floodways on federal, state, and local flood plain maps.

Freeboard shall mean a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use shall mean a development that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and repair facilities. It does not include long-term storage or related manufacturing facilities.

Highest adjacent grade ~~means~~ shall mean the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. In AO Zones, the highest adjacent grade is utilized by comparing the lowest floor elevation to that of the highest adjacent grade and the depth of the AO Zone. (Reference: 10-5-4... STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)).

Historic Structure ~~structure~~ means shall mean any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic reservation programs which have been approved by the Secretary of the Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 1. By an approved state program as determined by the Secretary of the Interior or
 2. Directly by the Secretary of the Interior in states without approved programs.

Letter of Map Amendment (LOMA) shall mean an official amendment, by letter, to an effective FIRM. A LOMA establishes a property's location in relation to the SFHA. It is usually issued because a property or structure has been inadvertently mapped as being in the floodplain, when the property or structure is actually on natural high ground above the BFE.

Letter of Map Revision (LOMR) shall mean FEMA's modification or revision to an entire or portion of the effective FIRM, or Flood Boundary and Floodway Map, or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, or the SFHA.

Letter of Map Revision Based on Fill (LOMR-F) shall mean FEMA's amendment, by letter, to an effective FIRM where fill was brought in or used to elevate a property, portion of property or structure above the BFE.

Levee shall mean a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system shall mean a flood protection system that consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest Adjacent Grade (LAG) shall mean the lowest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. For an existing structure, it means the lowest point where the structure and ground touch, including but not limited to attached garages, decks, stairs, and basement windows.

Lowest Floor floor ~~means~~ shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of as defined in Title 44 Code of Federal Regulations § 60.3

Manufactured home shall mean a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle"; however, a manufactured home may be used for both residential and non-residential use.

Manufactured home park or subdivision ~~means~~ shall mean a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map shall mean the FHBM or the FIRM for a community issued by FEMA.

Mean sea level shall mean, for purposes of the NFIP, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which BFEs shown on a community's FIRM are referenced.

Mixed use structures shall mean structures with both a business and a residential component, but where the area used for business is less than 50 percent of the total floor area of the structure.

New construction ~~means~~ shall mean, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by the City and includes any subsequent improvements to such structures. structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any

subsequent improvements to such structures. For the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

New manufactured home park or subdivision shall mean a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

No-rise certifications shall mean formal certifications signed and stamped by a professional engineer licensed to practice in the state, demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that a proposed development will not result in any increase (0.00 feet) in flood levels within the community during the occurrence of a base flood event.

Otherwise Protected Area (OPA) see “Coastal Barrier Resources System (CBRS)”.

Physical Map Revision (PMR) shall mean FEMA’s action whereby one or more map panels are physically revised and republished.

Recreational vehicle ~~means~~ shall mean a vehicle which is:

- A. Built on a single chassis;
- B. 400 square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light duty truck; and
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway ~~means~~ shall mean the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Riverine shall mean relating to, formed by, or resembling a river (including tributaries), stream, brook, creek, etcetera, which can be intermittent or perennial.

Section 1316 shall mean the section of the National Flood Insurance Act of 1968, as amended, which provides for the denial of flood insurance coverage for any property that the Administrator finds has been declared by a duly constituted State or local authority to be in violation of State or local floodplain management regulations. Section 1316 is issued for a property, not a property owner, and remains with the property even after a change of ownership.

Special flood hazard area: see “area of special flood hazard”.

Special hazard area means an area having special flood, mudslide (i.e., mudflow), or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, A99, AH, VO, V1-30, VE, V, M, or E.

Start of Construction ~~construction~~ (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), ~~includes~~ **shall mean** substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure ~~means~~ **shall mean**, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Structure for insurance purposes, means:

- A. A building with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site;
- B. A manufactured home (“a manufactured home,” also known as a mobile home, is a structure - built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or
- C. A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws.

~~For the latter purpose~~ **For insurance purposes**, “structure” does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in paragraph (3) of this definition, or a gas or liquid storage tank.

Substantial damage ~~means~~ shall mean damage of any origin sustained by a structure whereby the cost of restoring the structure to ~~its before-damaged~~ its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement shall mean any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

B. Any alteration of a “historic structure”, provided that the alteration will not preclude the structure's continued designation as a “historic structure.”

Violation ~~means~~ shall mean the failure of a structure or other development to be fully compliant with the provisions of this Chapter 10 ~~and/or the failure to obtain and maintain the elevation certificate, other certifications, or other evidence of compliance for a structure or other development.~~ A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Title 44 Code of Federal Regulations § 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Water surface elevation shall mean the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies, such as the 1-percent-annual-chance flood event, in the flood plains of coastal or riverine areas.

Watercourse shall mean the channel and banks of an identifiable water in a creek, brook, stream, river, ditch or other similar feature.

Article 10-3. General Provisions

Contents:

- 10-3-1. Application of this Chapter.
- 10-3-2. Basis for establishing the areas of Special Flood Hazard.
- 10-3-3. Compliance.
- 10-3-4. Abrogation and Greater Restrictions.
- 10-3-5. Interpretation.
- 10-3-6. Warning and Disclaimer of Liability.

10-3-7. Severability

10-3-1. Application of this Chapter.

This Chapter shall apply to all areas of special flood hazards identified by FEMA ~~within the City of Orem, or if elected in 10-3-2(B),~~ areas of identified and documented flood risk supported using Best Available Data within the jurisdiction within the City of Orem.

10-3-2. Basis for establishing ~~the areas of~~ Special Flood Hazard Areas (SFHA).

The areas of special flood hazard identified by the Federal Emergency Management Agency ~~in a scientific and engineering report entitled, "The Flood Insurance Study for Utah County and Incorporated Communities," dated June 19, 2020, with accompanying FIRMs,~~ in a scientific and engineering report entitled, "The Flood Insurance Study for Utah County and Incorporated Communities," dated June 23, 2026, with accompanying June 23, 2026 Flood Insurance Rate Maps and Flood Boundary-Floodway Maps (FIRM and FBFM) or Digital Flood Insurance Rate Maps (DFIRM), and other supporting data, are adopted by reference and declared a part of this ordinance and any revisions thereto are hereby automatically adopted by reference and declared to be a part of this ordinance.

- A. **Annexation.** This Chapter 10 shall be applicable to any land annexed into the City.
- B. Use of Best Available Data - Higher Standard Option Recommended: Where Base Level Engineering is available Base Level Engineering data shall be reviewed and reasonably used in FEMA-identified Special Flood Hazard Areas (SFHA), where base flood elevation and floodway data have not been identified and in areas where FEMA has not identified Special Flood Hazard Areas (SFHA).
 - a. Base flood elevations, floodway, and floodplain boundaries delineated by Base Level Engineering shall take precedence over base flood elevations, floodway, and floodplain boundaries delineated by effective FIRMs and in Flood Insurance Studies (FIS), if the Base Level Engineering shows increased floodplain or floodway boundaries and/or higher base flood elevations.
 - b. Base flood elevations and designated floodway boundaries on effective FIRMs and in Flood Insurance Studies shall take precedence over base flood elevation and floodway boundaries delineated by Base Level Engineering if the FIRMs and/or Flood Insurance Studies show reduce floodway width and/or lower base flood elevations

10-3-3. Compliance.

~~No structure or land shall hereafter be constructed, located, extended, or altered or have its use changed without full compliance with the terms of this Chapter and other applicable regulations.~~
No structures or developments including buildings, recreation vehicles, or manufactured homes or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations. Nothing herein shall prevent the City of Orem from taking such lawful action as is necessary to prevent or remedy any violations.

10-3-4. Abrogation and Greater Restrictions.

This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

10-3-5. Interpretation.

In the interpretation of this Chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under State statutes.

10-3-6. Warning and Disclaimer of Liability.

~~This Chapter is not intended to and shall not create liability on the part of the City of Orem, any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder.~~ This chapter shall not create liability on the part of the City of Orem or any official, agent, or employee thereof for any flood damages that result from reliance on this ordinance, or any administrative decision lawfully made thereunder. including, but not limited to, a decision related to the enforcement or non-enforcement of the provisions of this Chapter. This Chapter shall not be construed to create any duties on the part of the City, FEMA or any of the employees and officers of either to any private person or entity. The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. ~~Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes.~~ On rare occasions, greater floods can and will occur and flood heights may be increased by human-made or natural causes. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

10-3-7. Severability

If any section, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court, the remainder of the ordinance shall not be affected.

Article 10-4. Administration

Contents:

- 10-4-1. Designation of the Floodplain Administrator**
- 10-4-2. Duties & Responsibilities of the Floodplain Administrator**
- 10-4-3. Establishment of Development Permit.**
- 10-4-4. Permit Review Procedures.**
- 10-4-5. Variance Procedures**

10-4-1. Designation of Flood Plain Administrator

The ~~Development Services~~ Community Development Director or his/her designee is hereby appointed the Floodplain Administrator to implement the provisions of this Chapter and other applicable sections of Title 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

10-4-2. Flood Plain Administrator

Floodplain Administrator shall:

- A. Maintain and hold open for public inspection all records pertaining to the provisions of this Chapter.
- B. Review permit applications to determine whether proposed building sites, including the placement of manufactured homes, will be reasonably safe from flooding.
- C. Review, approve or deny all applications for development permits required by adoption of this ordinance.
- D. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
- E. Where interpretation is needed as to the exact location of the boundaries of the ~~areas of special flood hazards~~ Special Flood Hazard Areas (SFHA) (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
- F. Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Utah Division of Emergency Management, prior to any alteration

or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

- G. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
- H. When base flood elevation data has not been provided, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of this ordinance.
- I. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the City's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the City.
- J. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a City may approve certain development in Zones A1-30, AE, AH, on the City's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the City first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision).

10-4-3. Establishment of Development Permit.

- A. A development permit (a preliminary plat, site plan and or building permit as applicable) shall be obtained before construction or development begins within any ~~area of special flood hazard~~ **Special Flood Hazard Areas (SFHA)** established in Section 10-3-2. Application for a development permit shall be made on forms furnished by the City of Orem and may include, but not be limited to:
 - 1. Plans ~~in duplicate~~ drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the construction of fences, and the location of the foregoing in relation to ~~areas of special flood hazard~~ **Special Flood Hazard Areas (SFHA)** and ~~areas of special erosion hazard~~ **Area of Special Flood-Related Erosion Hazard**;
 - 2. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
 - 3. Elevation in relation to mean sea level to which any structure has been floodproofed;

4. Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structure meet the floodproofing criteria in Section 10-5-2(B); and
 5. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
- B. A record of all of the above information shall be maintained by [the](#) Floodplain Administrator.

10-4-4. Permit Review Procedures.

- A. The Development Review Committee shall review all development permits to determine:
- That the permit requirements of this Chapter have been satisfied.
That all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.
If the proposed development adversely affects the flood carrying capacity of the ~~area of special flood hazard~~ [Special Flood Hazard Areas \(SFHA\)](#). For the purposes of this Chapter, "adversely affects" means damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas.
- a. If it is determined that there is no adverse effect and the development is not a building, then the permit shall be granted without further consideration.
 - b. If it is determined that there is an adverse effect, then technical justification, such as a registered professional engineer's certification, for the proposed development shall be required.
 - c. If the proposed development is a building, then the provisions of this Chapter shall apply.
- B. When base flood elevation data has not been provided in accordance with Section [10-3-2](#), the Development Review Committee shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring that new construction, substantial improvements, or other development in Zone A are administered in accordance with Section [10-5-2](#) of this Chapter.
- C. The following information shall be furnished to the City and kept on file with each development permit:
1. The actual elevation in relation to mean sea level of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

2. For all new or substantially improved floodproofed structures verification of the actual elevation in relation to mean sea level to which the structure has been floodproofed.
 3. Verification that adjacent communities and the Utah State Coordinator for Emergency Management have been notified prior to any alteration or relocation of a watercourse. Evidence of such notification shall be furnished to the Federal Emergency Management Agency.
- D. The developer shall provide maintenance within the altered or relocated portion of such watercourse, described in subparagraph (3) above, so that the flood carrying capacity is not diminished.
 - E. The Development Review Committee shall make interpretations, where needed, as to the exact location of the boundaries of the ~~areas of special flood hazards~~ [Special Flood Hazard Areas \(SFHA\)](#). For example: where there appears to be a conflict between a mapped boundary and actual field conditions.

10-4-5. Variances

The Board of Adjustment shall hear and render judgment on requests for variances from the requirements of this Chapter.

- A. Any person or persons aggrieved by the decision of the Board of Adjustment may appeal such decision to courts of competent jurisdiction.
- B. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency and the State Office of Emergency Management upon issuing a variance.
- C. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section 10-4-3 of this Article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- D. Upon consideration of the factors noted above and the intent of this ordinance, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance.
- E. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- F. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

- G. Prerequisites for granting variances:
1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 2. Variances shall only be issued upon:
 - a. showing a good and sufficient cause;
 - b. a determination that failure to grant the variance would result in exceptional hardship to the applicant, and
 - c. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, the creation of nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 3. Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- H. Variances may be issued by the Board of Adjustment for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
1. ~~The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.~~ The criteria outlined in 10-4-5 Variances are met; and
 2. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Article 10-5. Provisions for Flood Hazard Reduction

Contents:

- 10-5-1. General Standards.
- 10-5-2. Specific Standards.
- 10-5-3. Standards for Subdivision Proposal.
- 10-5-4. Standard for Areas of Shallow Flooding (AO/AH Zones).
- 10-5-5. Floodways.
- 10-5-6. Penalties for Violation

10-5-1. General Standards.

General Standards. The following are required for all new construction and substantial improvements in ~~areas of special flood hazards~~ [Special Flood Hazard Areas \(SFHA\)](#).

- A. All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure and resulting from hydrostatic and hydrodynamic loads, including the effect of buoyancy.
- B. All manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces. Specific requirements may be:
 1. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than fifty feet (50') long requiring one additional tie per side.
 2. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with manufactured homes less than fifty feet (50') long requiring four additional ties per side.
 3. All components of the anchoring system be capable of carrying a force of 4,800 pounds.
 4. Any additions to the manufactured home be similarly anchored.
- C. All new construction and substantial improvements shall be constructed:
 1. With materials and utility equipment resistant to flood damage.
 2. Using methods and practices that minimize flood damage.
 3. With electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding and elevated to one (1) foot above base flood elevation.
- D. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- E. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters. All new construction shall be required to connect to City's sanitary sewer system.
- F. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

- G. Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least fifty (50) lots or five (5) acres, whichever is less. All subdivision proposals shall:
 - 1. Be consistent with the need to minimize flood damage.
 - 2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
 - 3. Have adequate drainage provided to reduce exposure to flood damage.
- H. Encroachments, including fill, new construction, substantial improvements, and other development shall be prohibited in any floodway unless a technical evaluation demonstrates that the encroachments will not result in any increase in flood levels during the occurrence of the base flood discharge. No solid walls, solid fences, or other structures that could disrupt flowing water in an area of special flood hazard shall be constructed in a position or direction contrary to the direction of flowing water.

10-5-2. Specific Standards.

In all ~~areas of special flood hazards~~ Special Flood Hazard Areas (SFHA) where base flood elevation data has been provided as required by this Chapter, the following standards are required:

- A. Residential Construction. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, machinery and equipment, elevated to one foot above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standards of this ordinance are satisfied.
- B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement, machinery and equipment) elevated to the level of one foot above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
 - 1. Be floodproofed so that one (1) foot above the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water.
 - 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - 3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this paragraph. Such certifications shall be provided to the official as set forth in Section

10-4-4(C). A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.

- C. Enclosed Areas – including enclosures, crawlspaces, subgrade crawlspaces, and attached garages - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to:
1. Automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 2. Flood vents meeting ICC-ES standards may be used with the bottom of all openings no higher than one foot above grade and a minimum of two openings, or
 3. Vents certified by a registered professional engineer or architect must meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
 4. Enclosures are areas that have a height greater than five feet from the enclosure floor to the finish floor elevation above.
 5. Crawlspaces have at least one side of the crawlspace floor at or above the exterior grade. The crawlspace floor must be less than 5 feet from the finish floor elevation above.
 6. Subgrade crawlspaces have an exterior grade that cannot be more than 2' above crawlspace floor elevation and a finish floor elevation of floor immediately above cannot be more than 5' above the crawlspace floor.
- D. Manufactured Homes -
1. All manufactured homes to be placed within Zone A in the City's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. Manufactured homes in Zone A shall have a lowest floor including mechanicals elevated to one (1) foot above base flood elevation. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of

anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

2. Manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the City's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated, including mechanicals, one (1) foot above base flood elevation and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 3. In the A-1-30, AH, AO, and AE Zones, manufactured homes that are placed or substantially improved in an existing manufactured home park shall be elevated so that:
 - i. ~~The lowest floor, including machinery and equipment is elevated one (1) foot above base flood elevation. elevated one (1) foot above the base flood~~The lowest floor, including basement, machinery, utilities, and equipment, is elevated to at least one (1) foot above the Base Flood Elevation (BFE) and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- E. Recreational Vehicles - Recreational vehicles placed on sites within Zones A1-30, AH, and AE on the City's FIRM shall either:
1. be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use, or
 2. meet the permit requirements of Section 10-4-2 and the elevation and anchoring requirements for "manufactured homes" of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

10-5-3. Standards for Subdivision Proposal.

- A. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with the provisions of this Chapter 10.

- B. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet the Development Permit requirements of this Chapter 10.
- C. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which are greater than 50 lots or 5 acres, whichever is less.
- D. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
- E. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

10-5-4. Standard for Areas of Shallow Flooding (AO/AH Zones).

Located within the ~~areas of special flood hazards~~ Special Flood Hazard Areas (SFHA) established in section 10-3-2, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply in areas designated as shallow flooding:

- A. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement, machinery and equipment) elevated ~~one (1) foot above the base flood elevation~~ above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two (2) feet if no depth number is specified), plus a freeboard of one (1) foot.
- B. All new construction and substantial improvements of non-residential structures; shall:
 1. ~~Shall have~~ **Have** the lowest floor (including basement, machinery and equipment) elevated ~~one (1) foot above base flood elevation, or,~~ above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified) plus the one (1) foot freeboard height; or
 2. together with attendant utility and sanitary facilities be designed so that ~~one (1) foot above the base flood level,~~ at the depth number specified on the FIRM plus one (1) foot (measured above the highest adjacent grade), the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

- C. A registered professional engineer shall submit a certification to the Floodplain Administrator that the standards of section 10-4-3 are satisfied.
- D. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.
 - 1. FIRMs may also identify areas of shallow flooding hazards with an average depth less than 1 foot deep (shaded Zone X). These areas may be between the flood hazard boundaries defined for the 1- and 0.2-percent chance-annual-flood or associated with base flood depths less than 1 foot where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity may be evident. Such flooding is generally characterized by sheet flow; therefore
 - a. all new construction or substantial improvements of residential and nonresidential structures in such areas shall:
 - i. have the lowest floor (including basement, machinery and equipment) elevated to one (1) foot above base flood elevation.
 - ii. within shaded X zones, have positive ground slopes away from structures and adequate drainage paths around structures on sloping ground to guide flood water around and away from proposed structures.

A registered professional engineer shall submit certification to the Floodplain Administrator that the standards of this Section are satisfied.

10-5-5. Floodways.

Floodways located within ~~areas of special flood hazards~~ Special Flood Hazard Areas (SFHA) established in Article 10-3 are extremely hazardous areas due to the velocity of flood waters which carry debris, potential projectiles and erosion potential.

- A. All new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this Article 10-5. A designated regulatory floodway may not increase the Base Flood level more than 1 foot.
- B. Encroachments are prohibited in floodways, including fill, new construction, substantial improvements and other development within an adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the City during the occurrence of the base flood discharge.

- C. The Floodplain Administrator may, pursuant to the provisions of [Title 44 Code of Federal Regulations § 65.12](#), permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the City first applies for a conditional FIRM and floodway revision through FEMA.

10-5-6. Substantial Improvement and Substantial Damage Determinations.

For all applications for a development permit to improve, remodel, alter, or repair an existing structure—including repairs for damage from any origin—the Floodplain Administrator shall make a formal determination as to whether the proposed work constitutes a Substantial Improvement or Substantial Damage. In making this determination, the Floodplain Administrator shall apply the following procedures and criteria:

A. Evaluation of Costs. The applicant shall provide a detailed, itemized cost estimate of all proposed work.

1. The total cost of the project shall include the market value of all materials and labor, including volunteered or donated labor, contractor profit, and overhead.
2. The Floodplain Administrator shall evaluate project costs in strict accordance with current FEMA guidelines, including FEMA's Substantial Improvement/Substantial Damage Desk Reference.
3. The Floodplain Administrator shall review and track development permits issued for improvements or repairs to the subject structure over a rolling twelve (12) month period to prevent piecemeal, phased construction from circumventing the fifty percent (50%) threshold.

B. Structure Market Value. The market value of the structure shall be determined before the proposed improvement is started, or if the structure has been damaged, before the damage occurred. The market value shall reflect the value of the structure or building alone, explicitly excluding the value of the land, land engineering, or landscaping. Market value shall be established by one of the following methods:

1. A current independent appraisal performed by a licensed professional appraiser; or
2. The current assessed value of the structure as determined by the Utah County Assessor, adjusted by an equalization factor recommended by the State or County to reflect true market value.

C. Exemptions from Cost. The following costs shall not be counted toward the substantial improvement calculation:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a historic structure.

10-5-7. Stop Work Order.

- A. **Authority.** Whenever the Floodplain Administrator or other community official discovers any work or activity regulated by this ordinance being performed in a manner contrary to the provision of this ordinance, the Floodplain Administrator is authorized to issue a stop work order.
- B. **Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.
- C. **Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by local or state law including but not limited to the penalties outlined in Section 10-5-7.

10-5-6: 10-5-8. Penalties for Violation Noncompliance.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Chapter 10 and other applicable regulations. Violation of any provision of this Chapter 10 (including violations of conditions and safeguards established in connection with conditions) shall constitute a Class C misdemeanor. Nothing contained herein shall prevent the City from taking such other lawful action as is necessary to prevent, or remedy or abate any violation.



Planning Commission
May 6th, 2025

**5.2, 1500 S.
Zone Change**

PUBLIC HEARING – ZONING MAP AMENDMENT
Request to rezone property located generally at 360 W. 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. (Approximately 5.45 acres.)

Prepared By:
Jared Hall

Applicant:
Community Development

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: **PF & R12**
Acreage: **5.45 acres**
Neighborhood: **Lakeview**

Action:

The Planning Commission is an advisory body in legislative applications and should forward a recommendation to the City Council to approve or deny the requested Zone Map Amendment or may vote to continue the hearing to a future date to allow for further review, additional information, or public comment to make a decision.

REQUEST: The Community Development Department requests that the Planning Commission forward a positive recommendation to the City Council for the proposed change of zoning in order to facilitate the development of a single-family residential subdivision on the subject property, which is owned by Orem City.

BACKGROUND: 3.8 acres of the subject property is owned by Orem City, and is zoned PF, Public Facilities. A smaller portion (1.65 acres) is currently zoned R12 and is part of an adjacent, approved single-family subdivision called Acadia Heights. The City hopes to rezone the property to R8 and then subsequently develop a single-family subdivision on it.

The item was heard by the Planning Commission on May 20th, 2026. It was continued to the June 3rd, 2026, meeting to allow time for further consideration.



Figure 1: Subject Properties, aerial view.

REVIEW & ANALYSIS: The request is for a change of zoning that will allow the development of the property as a single-family subdivision. Two concepts have been prepared along with this request to represent what might be possible in a future subdivision. Any subdivision would be served from an extension of the existing 1600 South right-of-way (ROW). That extension of 1600 South could

continue north and terminate in a cul-de-sac or could connect to the existing ROW at 360 West. Neither concept contemplates continuing 1600 South farther east, and both could provide eighteen lots meeting R8 Zoning standards.

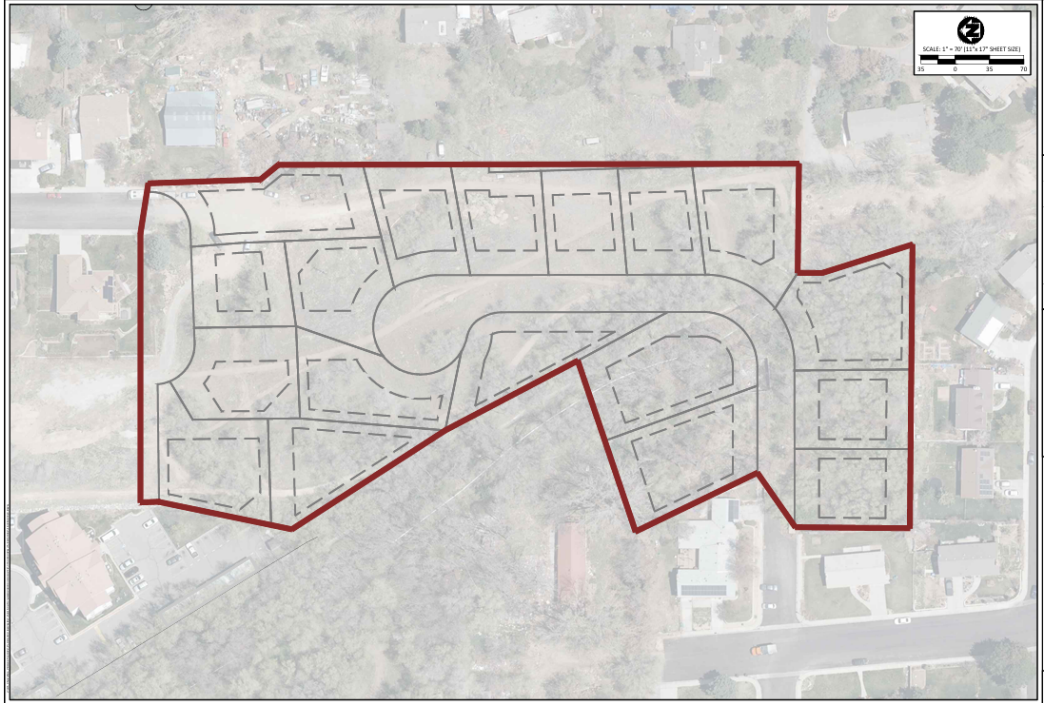


Figure 2: Cul-de-sac option, 18 lot subdivision concept on the subject property

General Plan – All properties included in the request are currently designated “Low Density Residential” (LDR) on the General Plan’s land use map. The LDR category prioritizes single-family development, supporting the R6, R6.5, R7, R8, R12, and R20 Zones. The proposed change in zoning adheres to the General Plan’s designation.

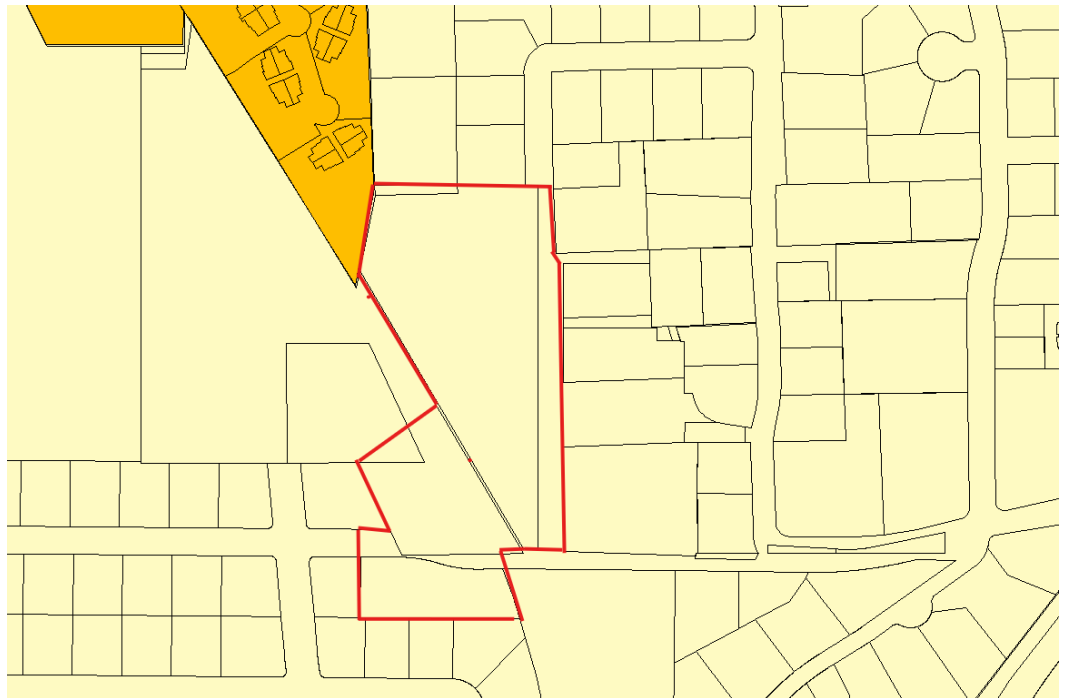


Figure 3: Subject Property, General Plan designation LDR

Current Zoning – A large portion of the subject property is currently zoned PF, Public Facilities. The purpose of the PF Zone is to “...provide areas for public schools, local government facilities and other uses incidental and accessory thereto.” The PF Zone permits uses such as water treatment facilities, water pressure control stations, sewage pressure control stations, government services, public schools, parks, orchards, and undeveloped land.

The remainder of the subject property is located in the R12 Zone. The purpose of the R12 Zone is stated to “...promote low density residential uses with a minimum lot size of 12,000 square feet per lot, and to allow other selected uses which are compatible with the character of the zone.” The R12 Zone permits primarily single-family detached residential uses on lots of at least 12,000 ft², but also allows schools, churches and public utilities. Multi-family development is not permitted.

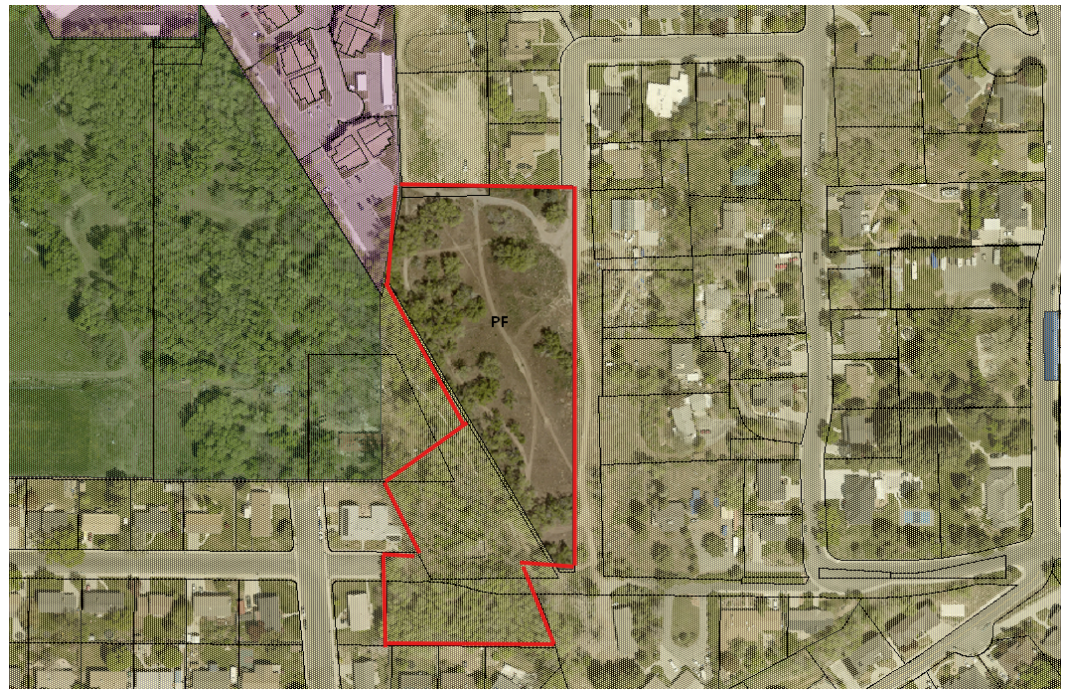


Figure 4: Existing Zoning, PF and R12

Proposed Zoning – The City has proposed zoning the property R8. The R8 Zone allows primarily single-family detached residential uses on lots of at least 8,000 ft². The R8 Zone also allows churches, schools, parks, and some utilities. Multi-family development is not permitted.

Subdivision Concepts – The concept plans for potential subdivision are attached to this report. One provides 18 potential lots and the other 19. The subject property includes significant slopes, but there are some benefits to residential development at this location.

- Water: The water lines in 1600 South and in 630 West can be looped together – in both concepts. In the cul-de-sac concept, an easement for utilities and pedestrian access can run between proposed lots through to 630 West.

- **Sewer:** Development of the subject property would bring additional sewer connection and capacity to the area. Many lots to the east of the subject property are not connected to city sewer lines. Development of the property can make connection to the system possible through easements across proposed lots.
- **Access:** The lots to the east of the subject property in some cases have steeply sloped, large, rear yards. Access to those rear yard areas can be maintained/provided by larger easements for access in the side-yard areas of specific proposed lots.

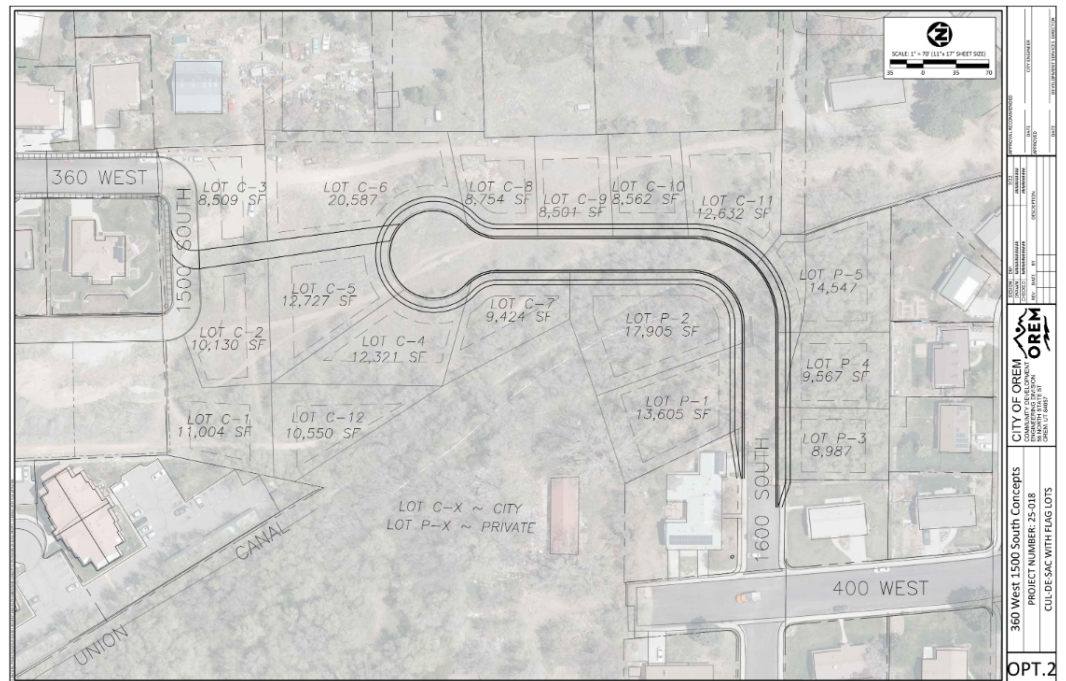


Figure 5: Subdivision Concept

Neighborhood Meeting: A neighborhood meeting is required for all zone map amendment applications. City Staff held the required meeting at the City Center on February 25, 2026. The minutes of that meeting are attached for review. There was general support for single-family residential development, with the majority of attendees favoring a plan with a cul-de-sac

DEVELOPMENT REVIEW COMMITTEE (DRC): The proposed zone map amendment has been reviewed by the DRC. The DRC has voted to move the request to the Planning Commission for the public hearing.

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 Planning Commission may:

- **Recommend Approval** of the proposed amendment to the Zoning Map.
- **Recommend Denial** of the proposed amendment to the Zoning Map.
- **Continue the Request** to a future date for further review, additional information, or public comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the City Council for the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 360 West 1500 South from PF, Public Facilities and R12, Single Family Residential to R8, Single-Family Residential. Approximately 5.45 acres.

Motion to Continue the Request

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

COMMENT CARD

Name: Donna Stocks

My Vote is ^{Yes for single family homes}
 Concept 2 -
Cul-de-sac

FIRST Suggestion - Have a professional assess whether or not it is actually safe & viable to build homes in that area

COMMENT CARD

Name: Kevin Stocks

1. Yes - putting in houses (single)
 2. Prefer option 2
 Like the city transparency

COMMENT CARD

Name: REID COPE
 301-687-1398

INSTALL A CUL-DE-SAC AT 1600 S. AND 400 W AT LEAST ONE, WHERE CURRENT OR FUTURE DEVELOPMENT IS. WE DON'T NEED EXCESSIVE, MORE TRAFFIC GOING THROUGH 1600 S. WILDWOOD HOLY PR.
 Thanks, etc.

COMMENT CARD

Name: Melissa Fukufuku (Lloyd)

We would vote for a culdesac up 1600 S. We live on the corner of 400 W and 1600 S. we are already having traffic with 400 connection we do not want ~~to~~ even more Traffic coming up 1600 S. -Thanks...

COMMENT CARD

Name: Dawn Maughan

Thank you for the info.
In favor of a thru
Street to ease the
traffic issues in the
area

COMMENT CARD

Name: Aimee Burr

Optim 2 is the better plan!
Optim 1 with 360 west going
through would create problems
on 300 west which is narrow +
curving and very steep coming up to
there.

COMMENT CARD

Name: LEE BAXTER

I think the road should continue through
to provide better traffic flow.

COMMENT CARD

Name: Chuck McCartney
501-224-4185

- ① NO thru Street please
- ② allow property owners to hook up to city
water
- ③ NO condos or APTS - single Homes
- ④ NO sale to Developer's

LOCATION: 56 N State Street, Ponderosa Meeting Room

TIME START: 6:33 PM

PROJECT/PROPOSAL: Rezone at 360 West 1500 South

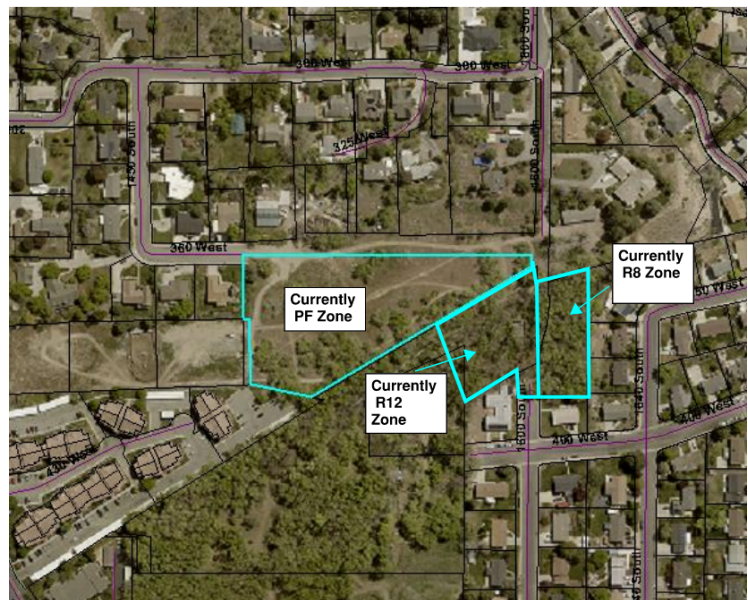
SUMMARY:

Jared Hall and Gary McGinn presented two concept plans for a rezone of the property at 360 West 1500 South from PF (Public Facilities) to R8 (Single Family Residential, 8,000 sqft lots). Approximately 25 residents attended. Staff and neighbors met for over an hour and comment cards were provided. A copy of the slides presented and the comments cards are attached.

INTRODUCTION AND GENERAL AREA DISCUSSION:

Jared Hall introduced the staff members to the attendees, introduced the area of interest, and briefly explained the lot size and setback requirement differences between the R8 and the R12 zones.

A resident asked what the zone of the surrounding properties are. Mr. Hall clarified that the surrounding zones are R8.



Marion, a neighbor, asked if the areas to the west of the subject properties were under development and who owns it. Jay Liechty, who was present, identified himself as the owner and confirmed that he has approval to develop, but has taken a brief pause to consider adjusting his plans to accommodate future changes at 360 West 1500 South.

A neighbor expressed that he had moved to the area approximately 40 years ago and had been informed the property at 360 West 1500 South was going to become a park. He asked about the

change in plans. Mr. Hall clarified that the Parks Department has decided not to develop the area; Parks determined the slope was too steep and unsuitable for park facilities.

A resident commented that there was previously a contingency plan regarding the ownership and development plans for the property at 360 West 1500 South. The resident asked if the contingency plan was formally changed yet. Mr. McGinn clarified that the change with UDOT has not happened yet. When it is time to enact the change, UDOT will have to agree to it.

Several residents advised that a large amount of concrete and asphalt was buried at the site and asked if the City was aware of the issue. Mr. McGinn answered that the City engineers are aware of the buried materials and are looking into how to solve the issue, should the rezone be approved.

A resident commented that the buried concrete would make the area more difficult to develop, and would cause there to be big trucks in the neighborhood for longer. A second resident responded to the comment, suggesting that there would be no other way to get the materials out. Mr. McGinn advised the residents that the City is aware of the issue and will look into the cost/burden of removing the concrete; Should the concrete removal be too expensive, the City may choose to not pursue the project.

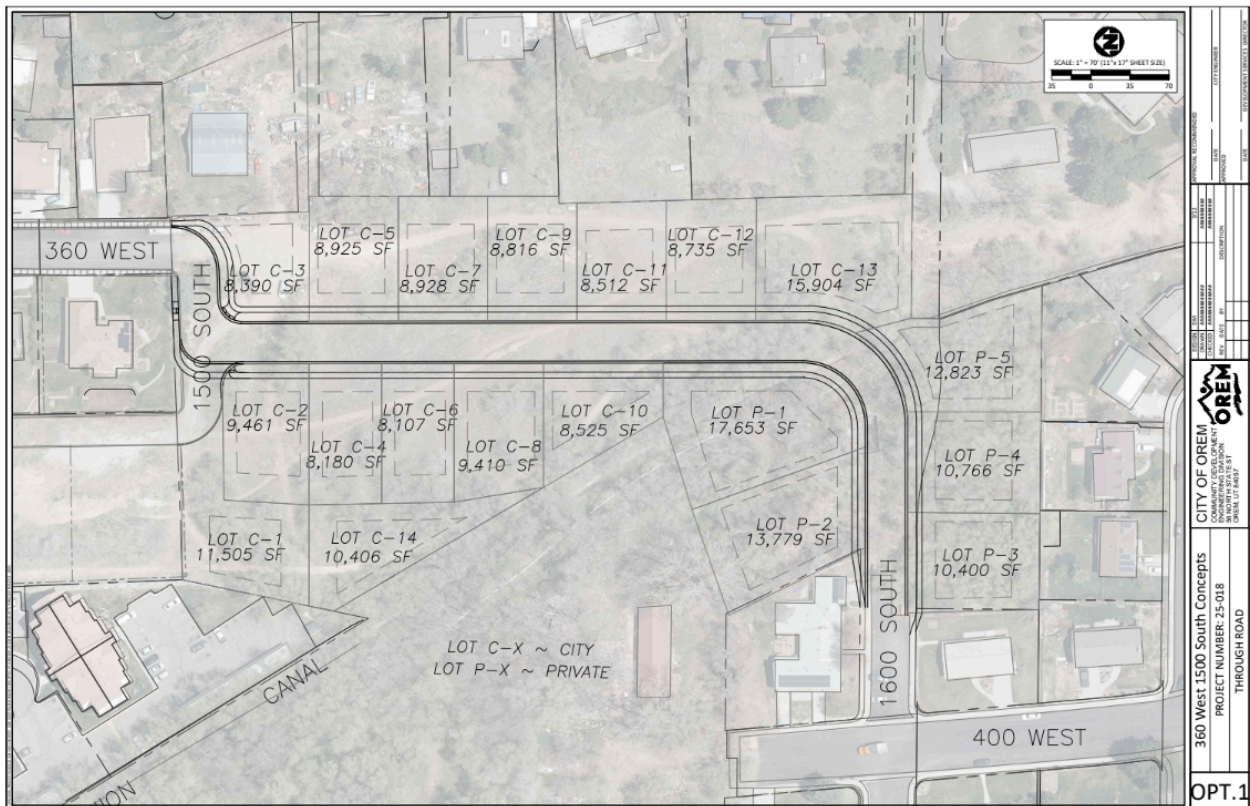
A resident asked Jay Liechty if he knew how much asphalt and concrete was buried in the area. Mr. Liechty commented that he was unsure.

CONCEPT PLAN DISCUSSION:

Mr. Hall and Mr. McGinn introduced the two concept neighborhoods.

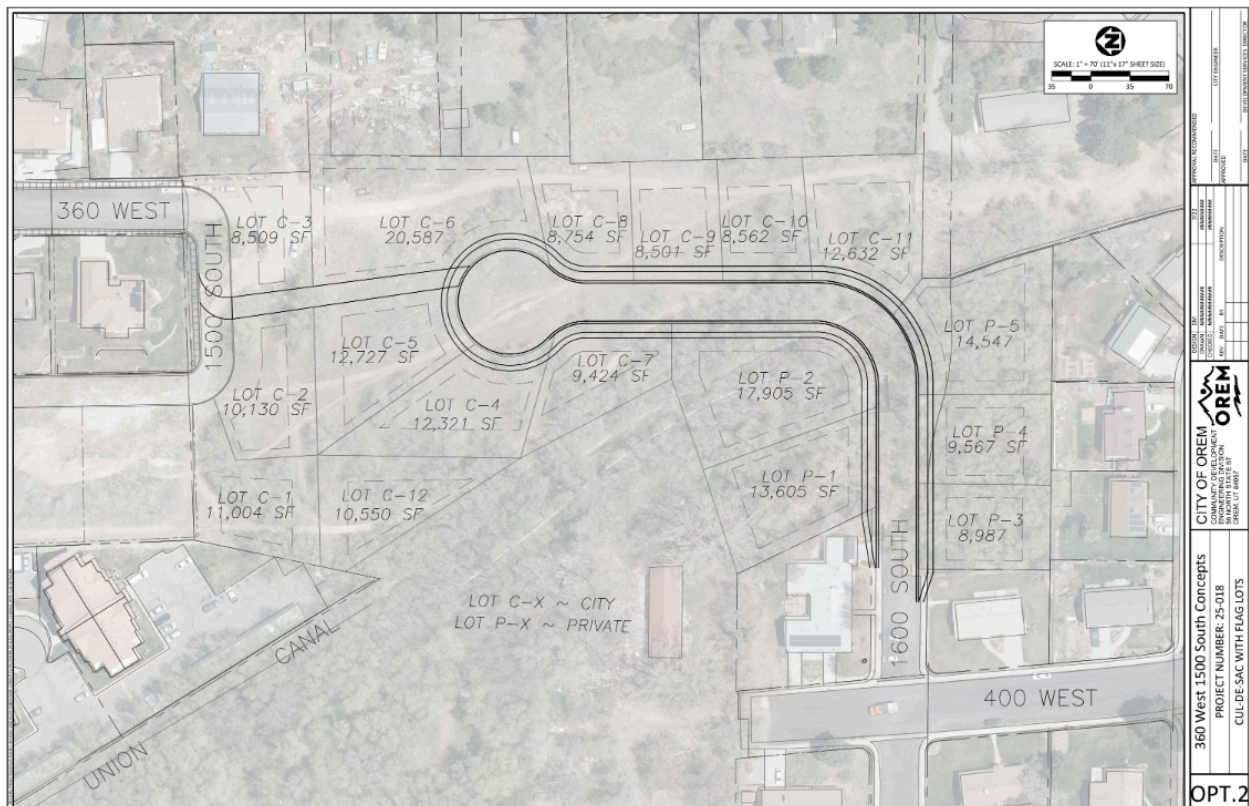
Concept 1 (Through Street) highlighted the following:

- Connects 1600 South and 360 West Streets with new dedicated public right-of-way
- Includes 5 building lots for the adjacent private subdivision (Acadia Heights)
- Creates 14 building lots for the city-owned property
- Provides utility and drainage connections as well as easements for future development
- Cost for development ready lots: Approximately \$2 Million (\$1.796 M)



Concept 2 (Cul-de-Sac) highlighted the following:

- *Is dependant upon an extension of 1600 South*
- *Includes 5 building lots for the adjacent private subdivision (Acadia Heights)*
- *Creates 12 building lots on the city-owned property (13th lot possible with a small change to deep lot requirements)*
- *Utility and drainage connections may be provided, but will require an easement from the cul-de-sac to 1500 South*
- *Cost for development ready lots: Approximately \$2 Million (\$1.511 M)*



| | |
|--|---|
| <p>360 West 1500 South Concepts PROJECT NUMBER: 25-018 CUL-DE-SAC WITH FLAG LOTS</p> | <p>DATE: 10/20/2015 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] APPROVED BY: [REDACTED]</p> |
| <p>OPT.2</p> | <p>CITY OF OREM COMMUNITY DEVELOPMENT 300 SOUTH 200 WEST OREM, UT 84054</p> |

After introducing the concepts, Staff turned the time over to the residents for questions and comments.

A neighbor commented that he does not want additional traffic that a long, straight through street would provide, and commented that he would prefer a cul-de-sac.

A resident of a nearby subdivision advised that both concept plans “landlock” the backyards of the properties to the east, and would prevent the owners from developing. Mr. McGinn advised that the eastern property owners have access from the front of their properties.

Several residents asked how they could develop the back yards and ensure rear access to the eastern properties in the future. Mr. McGinn advised that both concept plans include a wide easement that would allow property owners to coordinate and create a private lane, should they choose.

Steve Salmon, a neighbor, asked if all property owners would have to agree to the private lane. Nicole Van Orman, a neighbor, also asked if the current property owners could have first rights to the easements for development. Lori Lilienquist, a resident of a nearby subdivision, asked why the City has consulted with Mr. Liechty more than other neighbors.

Joe Creer, a neighbor to the proposed rezone and owner of a nearby proposed development, answered that both he and Mr. Liechty have been coordinating with the City closely for two years, as their projects will be directly impacted by the potential rezone. The Creers, who are currently in processing for the Sunflower Dunes development, will be required to connect to sewer; If the City rezones and builds either of the concept plans, both Sunflower Dunes and Acadia Heights will be able to tie into the City’s sewer and other utilities.

Marion, a neighbor, commented that there are areas in the neighborhood that do not have sewer connection, and advised that neighbors use this time to speak with staff about their wants.

ADDITIONAL DISCUSSION:

A resident requested assurance that the rezone is for a single family neighborhood. Mr. McGinn said yes, and commented that the City is exploring options to add deed restrictions to keep the homes owner occupied.

A resident asked if commercial developers will be involved in the project. Mr. McGinn answered that he does not know; Currently, there are no plans to have commercial developers, however, a developer may be hired later to assist with construction and housing design. Mr. McGinn also

emphasized that the City is approaching the project with a community-centric mindset, and wants to design the project with neighborhood's opinions in mind.

Jay Liechty commented that a commercial developer would not want to develop in this area due to the buried concrete and asphalt.

A resident commented that the Hershey property, also located in the neighborhood, was unable to move forward due to being landlocked and difficulties with utility access. The same resident also asked what the impact would be on the existing infrastructure when the new development came, as her property is located below the potential rezone area and has been flooded before. Mr. McGinn advised that the City has not looked at the specifics yet, as the City is currently investigating if the concept plans are feasible/desirable for the neighborhood.

The resident asked if the infrastructure issue would be addressed at a later time. Mr. McGinn said yes, and informed the resident that all solutions would be considered.

A resident asked if the lots would be used for employee living. Other residents present answered that the lots are to be owned by private individuals, not the City itself. Staff agreed.

ADDITIONAL ZONING AND TRAFFIC/STREET COMMENTS:

Residents continued to discuss traffic and zoning concerns.

A resident commented, "If we can get single family homes, why wouldn't we want it? The only issue is that I don't want a through street."

Joe Creer commented that he wants the cul de sac because there are many kids who live on the street and a cul de sac would be safest for them.

A resident commented that she would prefer the through street concept, as it would create a better traffic pattern to help relieve traffic and take it off Sandhill Road and the Hollow (A nearby neighborhood).

A second resident commented that she would like the through road to help disperse the traffic from the neighborhood to the southwest.

Mr. McGinn informed attendees that the City can conduct a traffic study later during project development; He again stated that the first phase of the project is the rezone.

A resident who previously spoke emphasized that road connectivity matters. She commented that her area of the neighborhood has a road that was designed too small; People are not able to use it both ways, and it causes a bottle neck.

Mr. McGinn briefly paused the discussion to ask if anyone who did not have the chance to speak had comments or questions. A resident who had not previously spoken asked what the setbacks for the new zone are. Rebecca Gourley, a staff member, provided the setbacks:

- *25 foot front yard setback*
- *25 foot rear yard setback*
- *8/20 (8 and 12) foot side yard setback*

Stephanie Salmon, a neighbor, commented that she would rather see the area developed as single family homes.

A resident paused the discussion and asked the neighbors if there was anyone who did not want the area to be developed as single family homes. No one disagreed.

A resident asked Staff whose idea the project/rezone was. Mr. McGinn answered that this was the City's idea.

SEWER AND STORM WATER CONCERNS:

Jay Liechty proposed not going forward with the plan and paying for sewage.

A resident asked if the area already had a sewer issue, as she had recently seen someone having their sewer pumped. Neighbors confirmed that the pumping she had witnessed was a neighbor cleaning out a septic tank.

A resident requested the City make sure people are aware of the grades for the lots.

A resident asked if the neighbors who are currently on septic will be required to tie into the City sewer. Mr. McGinn answered that he is not sure what code will require, but the City does not want to force residents onto a system if it is not necessary.



Neighborhood Meeting Minutes

Orem Community Development | 801-229-7058

CLOSING COMMENTS:

Mr. McGinn restated that the City will not be working to turn the area into a park, and that no park plans are in place because it is not viable.

A resident reiterated that all of the neighbors are in agreement with the concept of housing.

Nicole Van Orman summarized that the neighborhood's main concerns are the concrete removal, future traffic, and the potential landlock for the eastern properties.

Jay Liechty asked if stormwater will go into the West Union canal or down the street. Mr. McGinn answered that the City does not know yet.

Marion commented that only one neighbor was on the West Union canal, and that the canal may disband soon. Jay Liechty commented that the canal may continue use as a storm water dump. Marion expressed her concerns about private lanes and reiterated the importance of roads that are wide enough for two way traffic.

Mr. McGinn explained that the City is open to meeting with other property owners and would like to continue discussion to gain further community input as the project progresses. He invited attendees to write down their comments on the provided comment cards and to contact Community Development with any more questions or comments.

MEETING END: 7:40 PM

NOTICE OF NEIGHBORHOOD MEETING

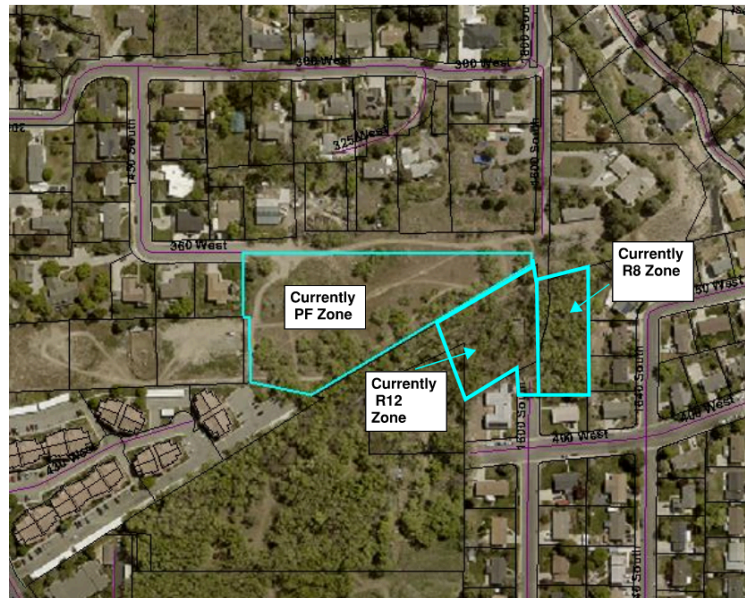
Orem Community Development | 801-229-7058

Dear Neighbor,

This letter is to inform you of an upcoming “Neighborhood Meeting” to discuss a proposed project in your area. We wanted to share an update regarding the city-owned land and some adjacent private property located at 360 W 1500 South.

The City of Orem is proposing to rezone the city-owned land from **Public Facilities (PF)** to **Residential (R)** in order to build a subdivision. To ensure the best possible project, we are working with the adjacent private property owner and will need to rezone some of his property from R12 to R8.

By combining these properties into one unified residential subdivision, we can ensure the neighborhood grows in a way that is cohesive, well-planned, and consistent with the surrounding homes.

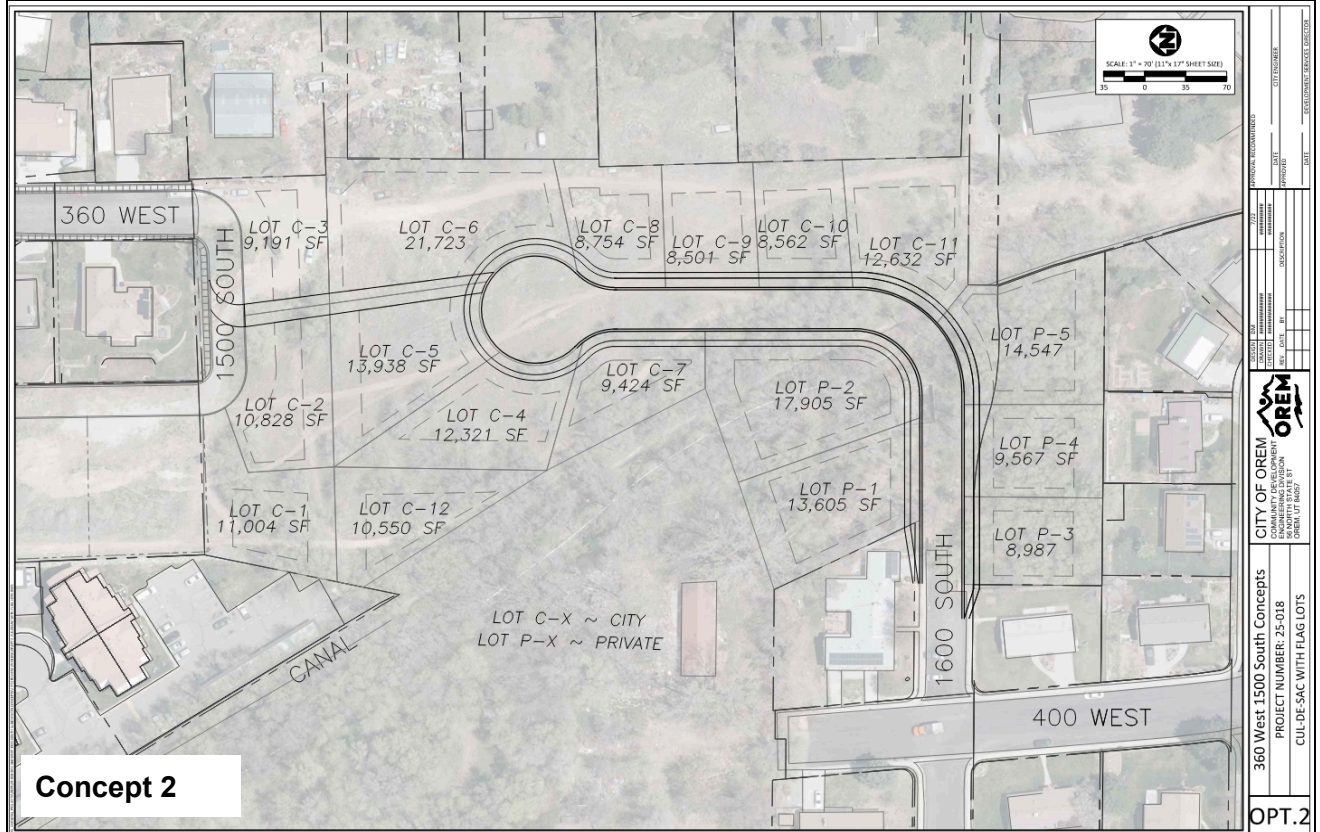
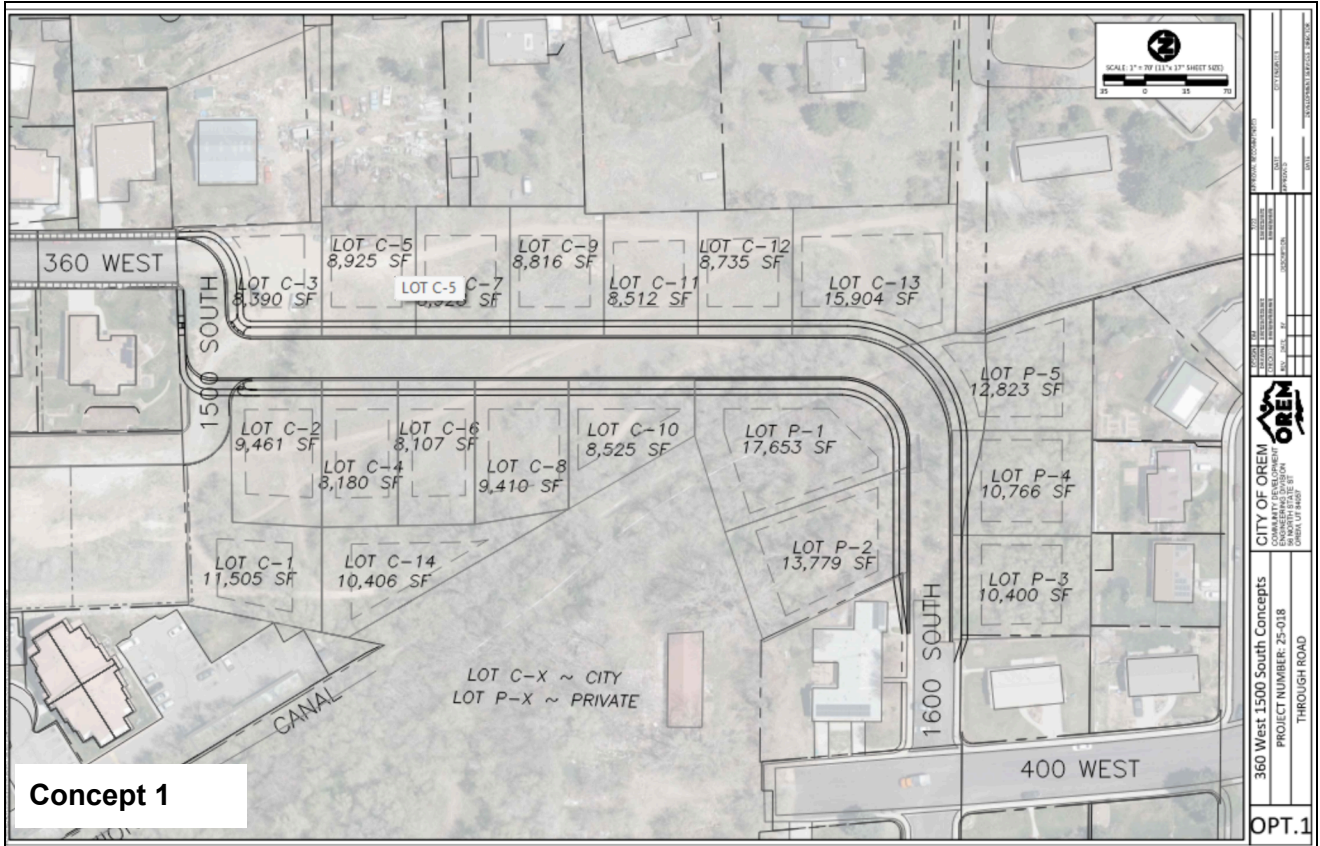


We value your neighborhood and want to keep you informed. We invite you to learn about the proposal, ask questions, and provide feedback and comments.

The Neighborhood Meeting will be held at:

Orem City Hall
56 N State Street, Orem - Ponderosa Conference Room, 2nd floor
6:30 pm to 7:30 pm on Wednesday, February 25th

If you are unable to attend the meeting, and wish to make a public comment, or have questions prior to the meeting, please contact Jared Hall with **Orem City** at (801) 229 - 7058 or jrhall@orem.gov



Orem City Neighborhood Meeting Roster

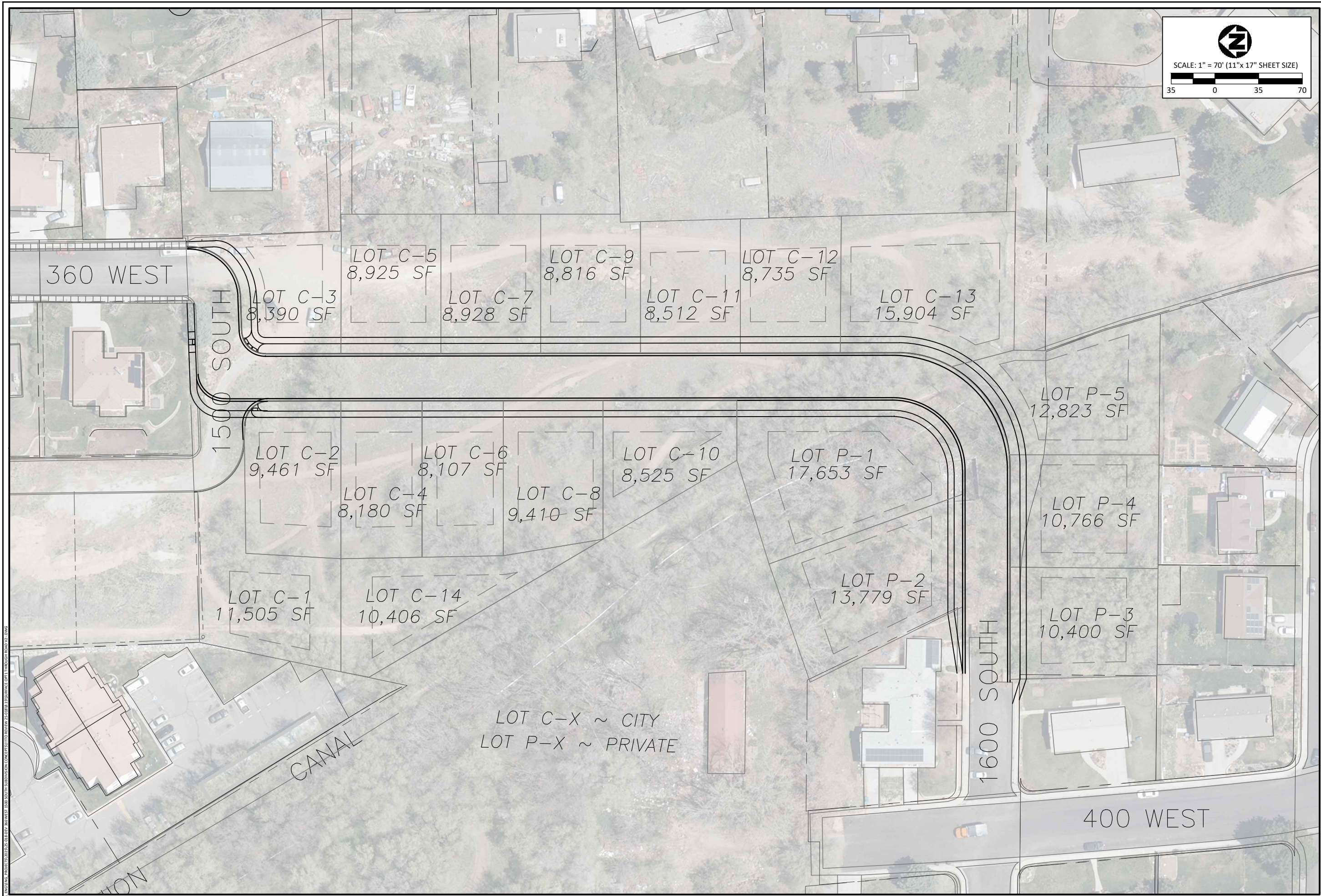
| Name | Phone Number | Email |
|-------------------------|--------------|-----------------------------|
| Kevin Douva Stocks | 801-582-9486 | kevin.d.stocks@gmail.com |
| Chuck McEntary | 801-224-4195 | mcEntarychuck@gmail.com |
| Steve, Stephanie Salmon | 801-369-3991 | StephSalmon@aol.com |
| Karin Johnson | 801-687-1910 | KJohnson@gmail.com |
| Nielsa Andrews | 801-362-2466 | ndandrea100@msn.com |
| Aimee Ben | 801-343-0914 | fileboards@yahoo.com |
| Lori Liljengquist | 801-376-9019 | lori.liljengquist@gmail.com |
| Lee & Yvonne Barber | 801-995-1874 | LEE@BARBER@gmail.com |
| Erica Coppe | 801-687-1398 | - |

Orem City Neighborhood Meeting Roster

| Name | Phone Number | Email |
|-------------------|---------------|---------------------------|
| Jay Liechky | 801-592-0788 | jayliechky@gmail.com |
| Lawn Mayska | 801-358-5228 | L.Mayska@comcast.net |
| Nicole VanOrman | 801-362-5199 | nicolevanorman@yahoo.com |
| Joe Lixson | 820-426 1922 | Joseph.T.Lixson@gmail.com |
| Ed Lixson | | |
| Pi Crew | | |
| Charlene Cole | 801-602-6654 | |
| Klay Ashby | 801 994 4528 | Klay.Ashby@comcast.net |
| Crystal Muhlstein | 801.1000.5000 | |

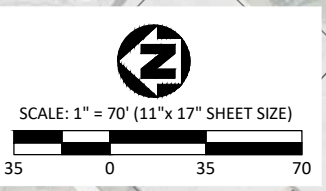
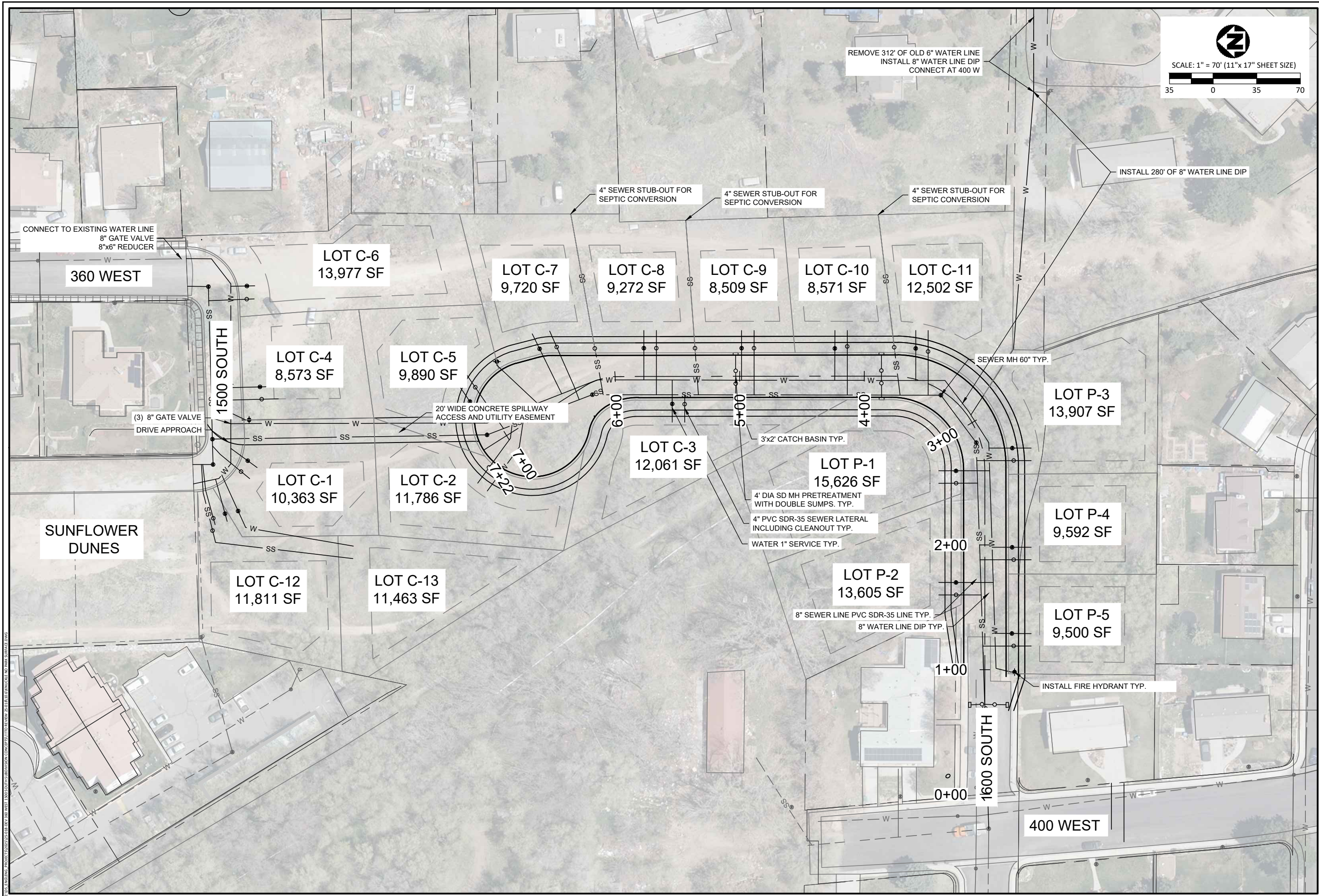
Orem City Neighborhood Meeting Roster

| Name | Phone Number | Email |
|---------------------------------|---------------------------------|---------------------------|
| John Massaglia | 861 803 3338 | John@massaglia.org |
| Melissa Fukofuka <i>Lhop</i> | 801.319.2527 <i>proparty</i> | MelissaFukofuka@yahoo.com |
| CARRIS Ed <i>D'</i> | see <i>Nioste</i> | a |
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ENGINEERING PROJECTS 2025/26 018 810 WEST 1500 SOUTH SUBDIVISION CONCEPTS TO BE REVIEWED 25/26 018 810 WEST 1500 SOUTH SURFACE OPT THROUGH ROAD 02 018

| | |
|---|---|
|  <p>CITY OF OREM COMMUNITY DEVELOPMENT ENGINEERING DIVISION 56 NORTH STATE ST OREM, UT 84057</p> | <p>APPROVAL RECOMMENDED</p> <p>7/22</p> <p>DESIGN DM #####</p> <p>DRAWN #####</p> <p>CHECKED #####</p> <p>REV DATE BY</p> <p>DESCRIPTION</p> <p>DATE APPROVED</p> <p>DATE</p> <p>CITY ENGINEER</p> <p>DEVELOPMENT SERVICES DIRECTOR</p> |
| <p>360 West 1500 South Concepts</p> <p>PROJECT NUMBER: 25-018</p> <p>THROUGH ROAD</p> | |
| <p>OPT.1</p> | |



| | | | |
|--|-------|-------------|---------------|
| APPROVAL RECOMMENDED | | DATE | CITY ENGINEER |
| DESIGN | DM | DATE | BY |
| DRAWN | ##### | CHECKED | ##### |
| REV | DATE | DESCRIPTION | |
| 7/22 | | | |
| CITY OF OREM COMMUNITY DEVELOPMENT ENGINEERING DIVISION 56 NORTH STATE ST OREM, UT 84057 | | | |
| 360 West 1500 South Concepts | | | |
| PROJECT NUMBER: 25-018 | | | |
| CUL-DE-SAC WITH FLAG LOTS | | | |
| OPT.2 | | | |

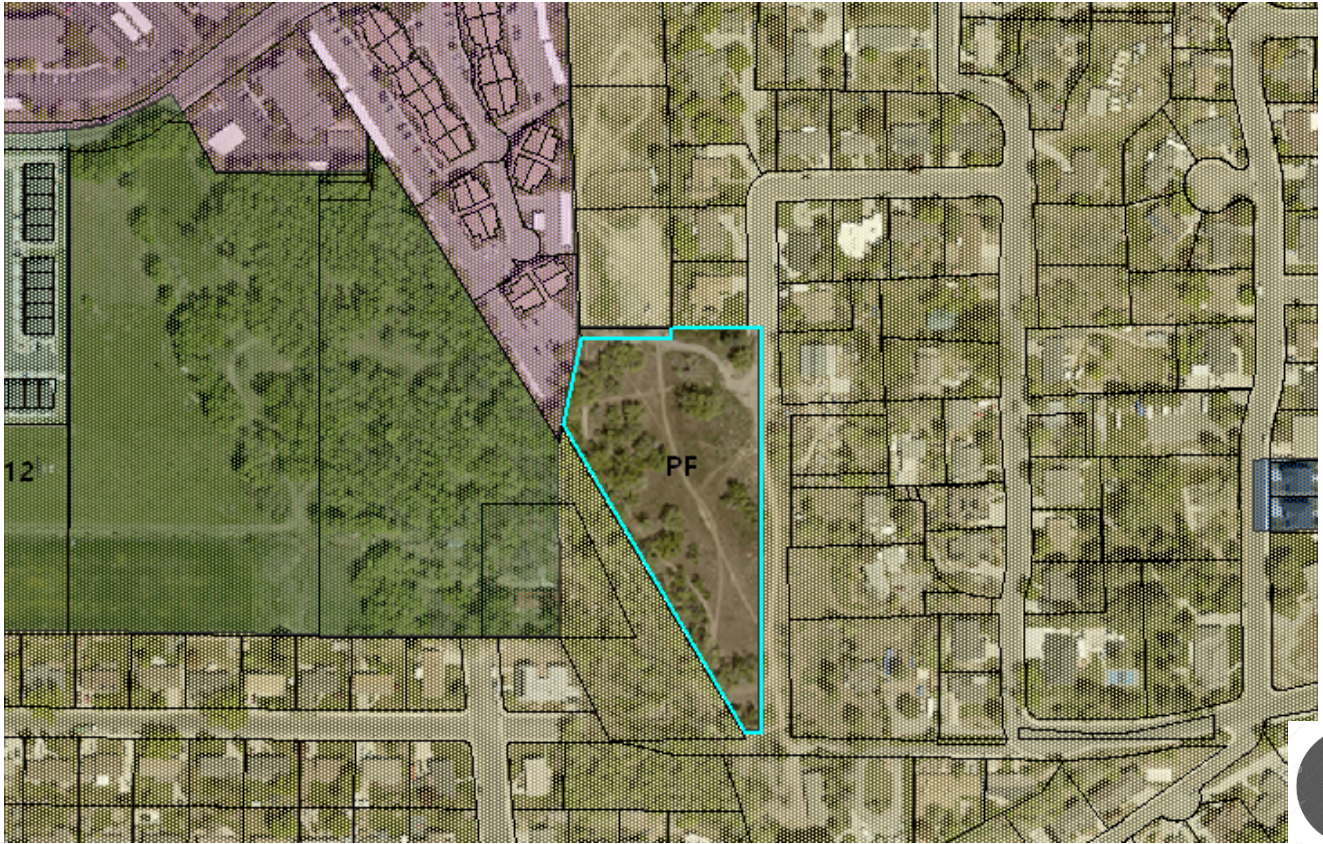
Phone Call for 360 W 1500 South Rezone: David Terry 385-309-4503

He is 100% against the cul-de-sac. He wants the road to go through. He lives at 1640 S and all the neighbors agree about the through road because currently 1640 S is a major thoroughfare for people coming down the hill and getting on the freeway. The road takes all the traffic to get on to the freeway. Cars coming down the hill are going way too fast. The day before he called a kid who had a ball go out into the road and a car came down the hill too fast and hit the ball and almost hit the child. People race on the road. Traffic needs to be slowed down there. Putting a through street will release a little of the pressure on 1640 S.



Street view from 360 West

360 W 1500 South



Legend

- HS
- PF
- R8
- R5

Neighborhoods

Lakeview