



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
June 23, 2026

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

5:30 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

1 AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

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

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. PLEDGE OF ALLEGIANCE: BY INVITATION
4. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL
 - 4.1 **PRESENTATION — Building a Better Orem (BABO) Scholarship Winners**
Presenter: Keri Rugg, Deputy City Manager
 - 4.2 **PRESENTATION — School Resource Officer (SRO)**
Presenter: Neil Skougard and Mike Locke, Police Sergeants

5. PERSONAL APPEARANCES – 15 MINUTES

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

6. CONSENT ITEMS

- 6.1 **APPROVAL OF MEETING MINUTES**
May 12, 2026 and May 26, 2026
- 6.2 **APPOINT MAYOR PRO TEM**
Jeff Lambson
- 6.3 **ORDINANCE — Amending Chapter 10 of the Orem City Code pertaining to Flood Damage Prevention**
- 6.4 **ORDINANCE — Amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial**

together with a development agreement limiting certain uses.

7. SCHEDULED ITEMS

7.1 RESOLUTION — Adopt the CDBG 2026-2027 Annual Action Plan Update, to Authorize the Mayor to Execute the Standard Form 424, the Grantee Certification and all other HUD Application Documents and Approce the FY 2026-2027 CDBG Budget

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

"I move to adopt the Orem Community Development Block Grant (CDBG) 2026-2027 Annual Action Plan Update, to authorize the Mayor to execute the Standard Form 424, the Grantee Certification and all other required HUD application documents and approve the FY 2026-2027 CDBG Budget."

7.2 ORDINANCE — Amending Articles 22-14-20(I) and 22-1-5(G) modifying requirements for the conduct of neighborhood meetings in advance of applications to the Planning Commission

Presenter: Jared Hall, Planning Manager

"I move to approve (or deny), by ordinance, amending articles 22-14-20(I) and 22-1-5(G) modifying requirements for the conduct of neighborhood meetings in advance of applications to the Planning Commission."

7.3 PUBLIC HEARING - ORDINANCE — Amending Appendix A of the Orem City Code by Including Standard Land Use #6231 "Beauty & Barber Shops" and Standard Land Use Code #6232 "Tattoo and Body Piercing" as Permitted Uses in the M2 (Manufacturing) Zone

Presenter: Jared Hall, Planning Director

"I move to approve (or deny), by ordinance, amending Appendix A of the Orem City Code by including Standard Land Use #6231 "Beauty & Barber Shops" and Standard Land Use Code #6232 "Tattoo and Body Piercing" as permitted uses in the M2 (Manufacturing) zone."

7.4 PUBLIC HEARING - ORDINANCE - Amending Section 22-11-17(B) of the Orem City Code by Including Standard Land Use #7424 "Recreation Centers (General)" as a Permitted Use in the PD-5 Zone

Presenter: Jared Hall, Planning Director

"I move to approve (or deny), by ordinance, amending section 22-11-17(B) of the Orem City Code by Including Standard Land Use #7424 "Recreation Centers (General)" as a permitted use in the PD-5 Zone."

7.5 PUBLIC HEARING - ORDINANCE - FY 2025-2026 Budget Amendments

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to approve (or deny) amending the Fiscal Year 2025-2026 Budget as presented

in Exhibit "A."

8. CITY MANAGER INFORMATION ITEMS

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

9. ADJOURN TO A MEETING OF THE OREM REDEVELOPMENT AGENCY (RDA)

10. RDA CONSENT ITEMS

10.1 APPROVAL OF MEETING MINUTES

May 12, 2026

11. RDA SCHEDULED ITEMS

11.1 PUBLIC HEARING — RESOLUTION — Approving the Redevelopment Agency of the City of Orem (RDA) Fiscal Year 2026-2027 Budget

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to approve and adopt the Fiscal Year 2026-2027 budget of the Redevelopment Agency of the City of Orem as presented in Exhibit "A"

12. ADJOURN TO A MEETING OF THE OREM SPECIAL SERVICE LIGHTING DISTRICT (SSLD)

13. SSLD CONSENT ITEMS

13.1 APPROVAL OF MEETING MINUTES

May 12, 2026

14. SSLD SCHEDULED ITEMS

14.1 PUBLIC HEARING — RESOLUTION — Approving the Special Service Lighting District of the City of Orem (SSLD) Fiscal Year 2026-2027 Budget

Presenter: Brandon C. Nelson, CPA, Chief Financial Officer

"I move to approve and adopt the Fiscal Year 2026-2027 budget of the Special Service Lighting District of the City of Orem as presented in Exhibit "A."

15. ADJOURN TO A MEETING OF THE OREM MUNICIPAL BUILDING AUTHORITY (MBA)

16. MBA CONSENT ITEMS

16.1 APPROVAL OF MEETING MINUTES

June 10, 2025

17. ADJOURN

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

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



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 23, 2026**

REQUEST:	ORDINANCE — Amending Chapter 10 of the Orem City Code pertaining to Flood Damage Prevention
APPLICANT:	Matt Taylor
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Matt Taylor, Senior Planner

REQUEST:

BACKGROUND:

The National Flood Insurance Program (NFIP) is a voluntary program administered by the Federal Emergency Management Agency (FEMA). Participating in this program enables Orem residents to access federally backed flood insurance, provides eligibility for mitigation grants, and facilitates access to disaster assistance.

FEMA completed new local Flood Insurance Rate Maps (FIRMs) in June 2024 to account for changing flood risks, technological advancements in mapping, Utah Lake shoreline revisions, and uncertified levees. Orem's current ordinance, which has been in place since 1984, requires updates to align with these new maps and federal standards. Adopting these updates is necessary to remain in compliance with the NFIP and ensure continued access to program benefits.

Flooding is a highly destructive hazard; notably, over 40% of national NFIP claims occur outside of designated high-risk areas. Because standard homeowners insurance does not cover flood damage, the NFIP remains a critical resource


The proposed ordinance updates the City's regulations to promote public health, safety, and general welfare by:

- Minimizing public and private losses due to flood conditions.
- Protecting human life, health, and public infrastructure.
- Minimizing prolonged business interruptions and public expenditures for flood control.
- Ensuring potential buyers are notified if a property is in an area of special flood hazard.

It also establishes higher safety standards, such as requiring new construction to be elevated one foot above the Base Flood Elevation

RECOMMENDATION:

The City Manager recommends the City Council adopt the proposed amendments to Chapter 10 of the Orem City Code to maintain compliance with federal requirements, protect the community from flood risks, and ensure continued access to the National Flood Insurance Program.

	CITY OF OREM CITY COUNCIL MEETING June 23, 2026
REQUEST::	PUBLIC HEARING - An Ordinance amending Chapter 10 of the Orem City Code relating to Flood Damage Prevention.
APPLICANT:	Orem Community Development Department
SITE INFORMATION:	City-Wide Impact
PREPARED BY:	Matthew Taylor, Senior Planner, Floodplain Administrator

REQUEST:

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

BACKGROUND:

The National Flood Insurance Program (NFIP) is a voluntary program administered by the Federal Emergency Management Agency (FEMA). Participating in this program enables Orem residents to access federally backed flood insurance, provides eligibility for mitigation grants, and facilitates access to disaster assistance.

FEMA completed new local Flood Insurance Rate Maps (FIRMs) in June 2024 to account for changing flood risks, technological advancements in mapping, Utah Lake shoreline revisions, and uncertified levees. Orem's current ordinance, which has been in place since 1984, requires updates to align with these new maps and federal standards. Adopting these updates is necessary to remain in compliance with the NFIP and ensure continued access to program benefits.

Flooding is a highly destructive hazard; notably, over 40% of national NFIP claims occur outside of designated high-risk areas. Because standard homeowners insurance does not cover flood damage, the NFIP remains a critical resource

The proposed ordinance updates the City’s regulations to promote public health, safety, and general welfare by:

- Minimizing public and private losses due to flood conditions.
- Protecting human life, health, and public infrastructure.
- Minimizing prolonged business interruptions and public expenditures for flood control.
- Ensuring potential buyers are notified if a property is in an area of special flood hazard.

It also establishes higher safety standards, such as requiring new construction to be elevated one foot above the Base Flood Elevation

RECOMMENDATION:

The City Manager recommends the City Council adopt the proposed amendments to Chapter 10 of the Orem City Code to maintain compliance with federal requirements, protect the community from flood risks, and ensure continued access to the National Flood Insurance Program.

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 notice to 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~~ **their** 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.



FLOOD DAMAGE PREVENTION

Update to Title 10 Orem City Code

REMEMBER THIS? - August 2024



REMEMBER THIS? - August 2024



NATIONAL FLOOD INSURANCE PROGRAM (NFIP)



Baseline Risk

- 1-in-4 Chance of Flood During 30-Year Mortgage (Nationally)

Flood Damage Prevention Ordinance

- Emergency Program: 1975
- Regular Program: 1984
- Unlocks
 - Federal Flood Insurance Rates
 - Mitigation Grants
 - Disaster Assistance

UPDATE PURPOSE



FEMA Completed New local Flood Insurance Rate Maps (FIRMs) in June 2024.

- Original Maps: 1984 with Some Subsequent Amendments
- Changing Flood Risks
- Technological Advancements in Mapping
- Utah Lake Shoreline Revisions
- Uncertified Levees (mostly Provo)

MINIMUM VS OPTIONAL STANDARDS

Federal Minimums (44 CFR 60.3)



Elevation: Lowest floor built exactly at Base Flood Elevation (BFE).

Structure: Properly anchored, flood-resistant materials, "reasonably safe".

Data: Relies solely on Effective FIRM data.

Higher Standard Options (Our Choice)



Elevation: Mandating a Freeboard of at least BFE + 1 foot for a critical margin of safety.

Zoning: Strict setbacks from the floodway and mandatory compensatory storage.

Data: Utilizing 'Best Available Data' (Base Level Engineering) to respect current, true risk.

WHY ADOPT BFE +1 STANDARD

Substantial Insurance Savings

- Significantly lower individual premiums based on structure height (Risk Rating 2.0). Triggers automatic community-wide discounts for **ALL** policyholders via CRS points.

Enhanced Safety Margin

- Provides a vital buffer against flood events that exceed mapped statistical predictions.

Future-Proofing Orem

- Accounts for future development, increased impervious surfaces, and changing weather intensity.

High ROI & Best Practice

- Minimal added construction cost vs. guaranteed long-term premium and damage savings.
- Aligns with updated Utah Model Ordinance and State recommendations.



ECONOMIC BENEFITS OF MITIGATION

1:6 ROI Scale



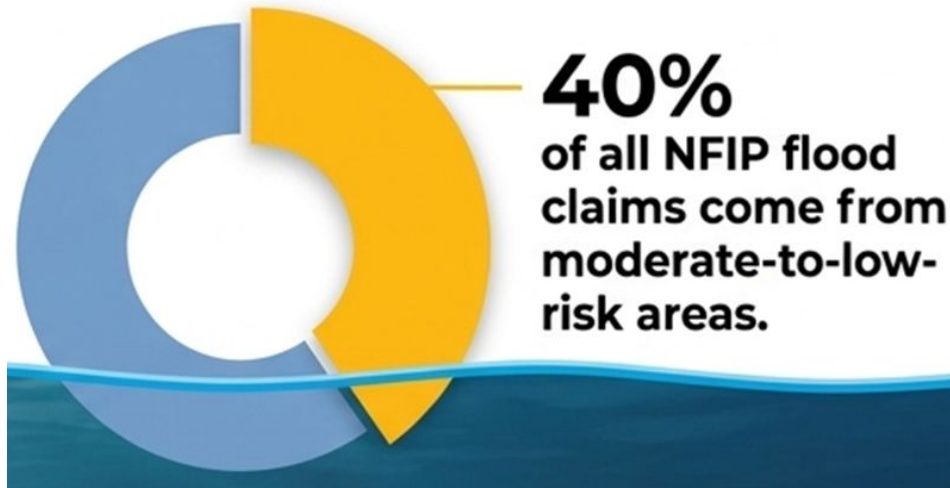
Mitigation Pays Dividends: Every \$1 invested in federal hazard mitigation grants saves \$6 in future disaster recovery costs. Disaster-resistant codes yield an \$11 return for every \$1 invested.

Protecting Community Lifelines




Robust flood risk models ensure critical infrastructure remains fully operational when needed most. We bounce back faster, protect our tax base, and lower insurance premiums for residents.

PROTECTING THE FUTURE



- Standard Homeowners Insurances Does Not Cover Flood Damage
- NFIP Is Available to All Orem Residents

	CITY COUNCIL June 22, 2026	Zone Change 355 W. University
	PUBLIC HEARING – Zoning Map Amendment <i>Ordinance amending Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Residential to C2 Commercial together with a development agreement limiting certain uses. (Approximately 5.93 acres.)</i>	Prepared By: Jared Hall Applicant: Cole West, LLC

Notices:

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

Site Information:

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

Action:

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

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

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



Figure 1: Subject Property, 355 W. University Parkway

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

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

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

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

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

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

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

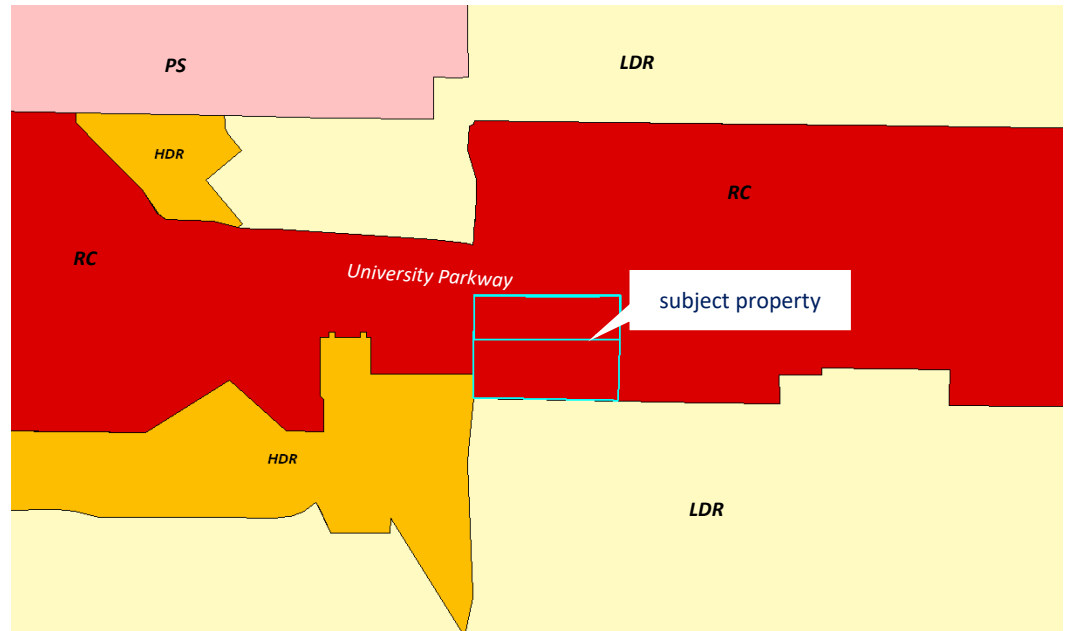


Figure 2: From the Land Use Map, General Plan

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

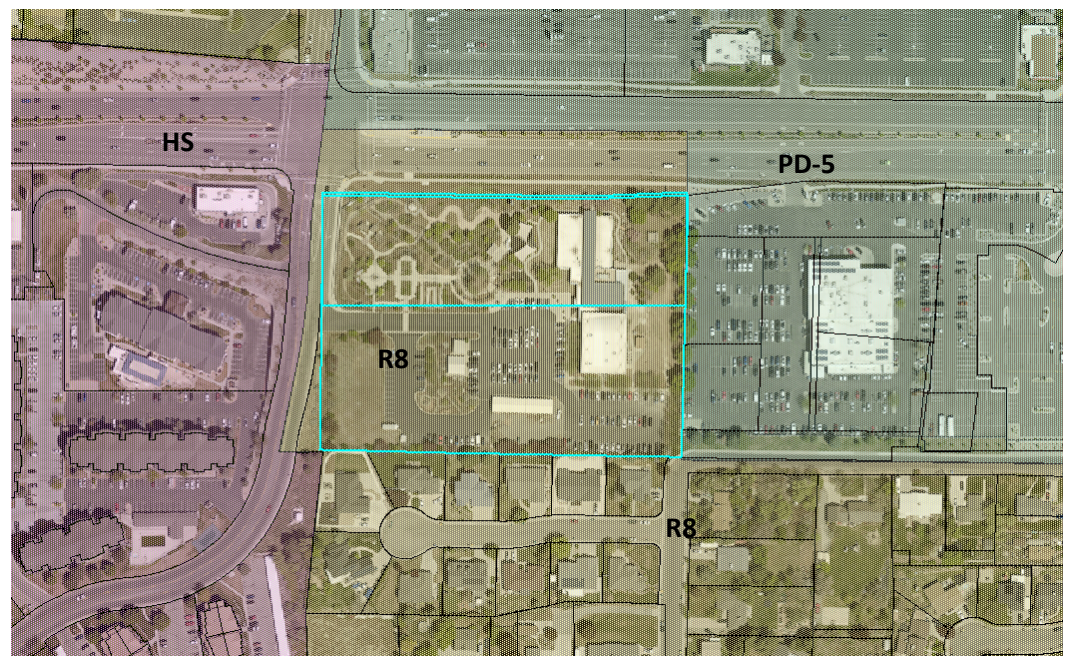


Figure 3: Existing Zoning of the subject and surrounding properties

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

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

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

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

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

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

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

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

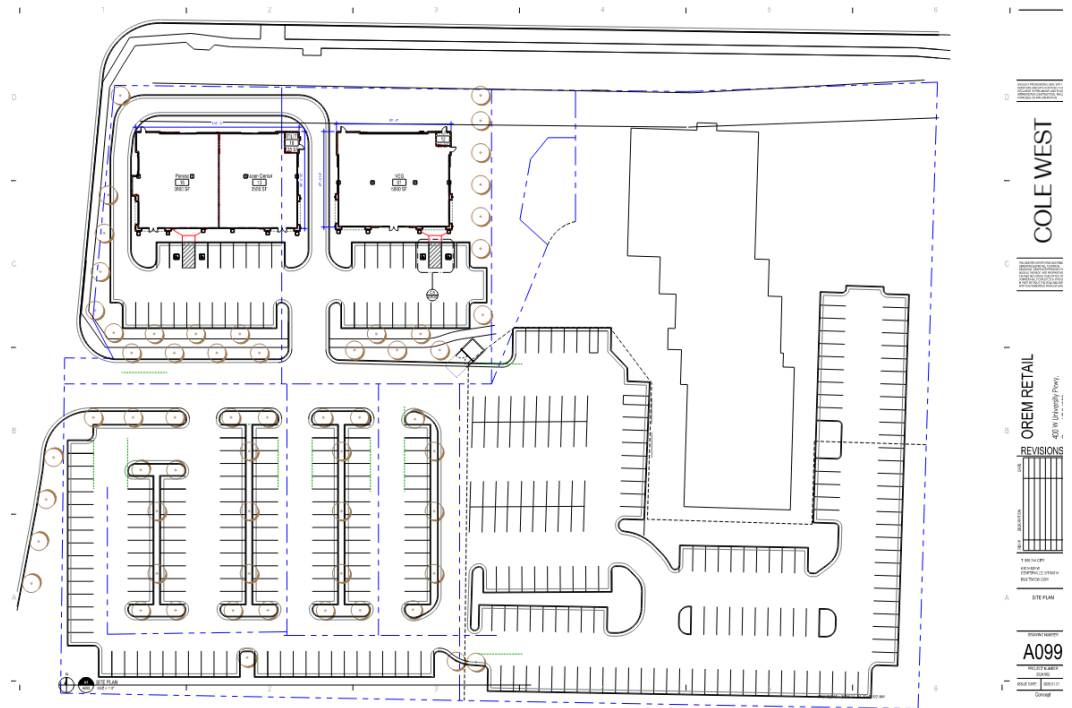


Figure 4: Concept Plan, 355 W. University Parkway

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

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

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

ALTERNATIVE MOTIONS:

Motion to Approve or Deny -

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

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

Motion to Continue the Request –

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

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

Karen McCandless, Mayor

ATTEST:

Teresa McKitrick, City Recorder

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

EXHIBIT A: Development Agreement

DEVELOPMENT AGREEMENT

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

RECITALS

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

WHEREAS the Property is currently zoned R8; and

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

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

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

COVENANTS

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

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

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

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

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

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

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

Balance of page left intentionally blank.

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

City of Orem, by:

Brenn Bybee, Orem City Manager

ATTEST: _____
Teresa McKittrick, City Recorder

WDG University Boulevard, LLC a Utah limited liability company

By: Colin Wright, Manager

STATE OF UTAH)

:ss.

COUNTY OF Salt Lake)

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

NOTARY PUBLIC

EXHIBIT A

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

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

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

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

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

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

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

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

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

Beginning at the Northwest corner of said entire tract, which point is at the intersection of the southerly right of way and limited access line of State Route 265 (University Parkway) and the Easterly right of way line of 400 West Street, which point is also 44.87 feet (44.84 feet measured) South 89°08'17" East along the section line and 728.95 feet (731.95 feet measured) South from the North Quarter Corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the Northerly boundary line of said entire tract and said right of way and limited access line South 89°13'00" East (South 89°13'24" East measured) 33.04 feet to a point which is 48.00 feet perpendicularly distant Easterly from the control line of said 400 West Street; opposite Engineer Station 1304+00.40; thence South 05°19'38" West 165.29 feet to a point which is 48.00 feet perpendicularly distant Easterly from the control line of said 400 West Street, opposite Engineer Station 1302+35.11; thence South 27°45'14" East 31.15 feet to a point which is 65.00 feet perpendicularly distant Easterly from the control line of 400 West Street, opposite Engineer Station 1302+09.01; thence North 89°20'08" West 34.43 feet to the Westerly boundary line of said entire tract and the Easterly right of way line of said 400 West Street, which point is also 30.68 feet perpendicularly distant Easterly from the control line of said 400 West Street, opposite Engineer Station 1302+06.22; thence along said boundary and right of way line North 00°40'00" E. 192.20 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

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

Area = 5.921846



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 23, 2026**

REQUEST:	RESOLUTION — Adopt the CDBG 2026-2027 Annual Action Plan Update, to Authorize the Mayor to Execute the Standard Form 424, the Grantee Certification and all other HUD Application Documents and Approce the FY 2026-2027 CDBG Budget
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Bradley Day

REQUEST:

BACKGROUND:

RECOMMENDATION:

Orem City CDBG

Annual Action Plan 2026



Executive Summary

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

1. Introduction

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

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

2. Summarize the objectives and outcomes identified in the Plan

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

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

3. Evaluation of past performance

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

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

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

4. Summary of Citizen Participation Process and consultation process

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

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

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

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

5. Summary of public comments

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

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

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

7. Summary

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

Taylor Draney

586 E 800 N

Orem, UT 84097

801.229.3673

tdraney@magutah.gov

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

1. Introduction

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

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

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

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

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

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

No Utah Valley Consortium members receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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

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

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

Citizen Participation Outreach

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

Anticipated Resources

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

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

Table 1 - Expected Resources – Priority Table

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

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

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

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

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

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

Table 2 – Goals Summary

Goal Descriptions

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

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

Table 3 – Project Information

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

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

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

AP-38 Project Summary

Project Summary Information

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

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

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

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

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

Introduction

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

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

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

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

Discussion

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

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

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

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

Discussion

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

Program Specific Requirements

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

Introduction

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

88.77%

Discussion

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

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

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

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

*check if this is enough based on this year

\$119,431.71

Cap: 84,558.15

Public Service Total	\$83,603.60
Overall Total	\$1,015,535.31
Remaining	0.00

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

Goal Name	Activity	Funding Amount
Public Facilities and Infrastructure Improvements	Senior Center Multipurpose Flooring	\$170,000.00
	Capital Project (from RLF funds)	\$350,000.00
	Goal 1 Subtotal	\$520,000.00
Public Services	Orem Victim Services	\$30,000.00
	Orem PD Homeless Services	\$1,896.90
	The Refuge	\$11,706.70
	Tabitha's Way	\$20,000.00
	Big Brothers Big Sisters	\$15,000.00
	Family Haven	\$5,000.00
	Goal 2 Subtotal	\$83,603.60
Economic Development	None	\$0.00
Affordable Housing	Critical Home Repair	\$57,000.00
	Fuller Center	\$17,000.00
	Tree Removal	\$60,949.23
	Goal 3 Subtotal	\$134,949.23
Neighborhood Revitalization	Code Enforcement	\$161,500.00
	Goal 4 Subtotal	\$161,500.00
Administration	MAG Admin	\$90,000.00
	Orem Staff Admin	\$24,000.00
	Goal 5 Subtotal	\$114,000.00
	Goal 6 Subtotal	\$114,000.00
	Total:	\$1,014,052.83
	Total Plus Pl:	\$1,015,535.31

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- Preapplication
 Application
 Changed/Corrected Application

*** 2. Type of Application:**

- New
 Continuation
 Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

06/16/2026

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:**6. Date Received by State:**

7. State Application Identifier:

8. APPLICANT INFORMATION:*** a. Legal Name:**

City of Orem

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

87-6000258

*** c. UEI:**

CZP1TF8YN4N6

d. Address:*** Street1:**

56 North State Street

Street2:

*** City:**

Orem

County/Parish:

*** State:**

UT: Utah

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

84057-5508

e. Organizational Unit:**Department Name:**

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:**Prefix:**

*** First Name:**

Claudia

Middle Name:

*** Last Name:**

Saldana

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

801-229-3673

Fax Number:

*** Email:**

csaldana@magutah.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grant/Entitlement Grants

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY26 Orem City CDBG Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	563,721.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	450,331.83
* f. Program Income	1,482.48
* g. TOTAL	1,015,535.31

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

*Title:

*Applicant/Recipient Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 23, 2026**

REQUEST:	ORDINANCE — Amending Articles 22-14-20(I) and 22-1-5(G) modifying requirements for the conduct of neighborhood meetings in advance of applications to the Planning Commission
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY COUNCIL June 23 rd , 2026	Text Amendment: Neighborhood Meetings
	PUBLIC HEARING – Text Amendment Requirements for Neighborhood Meeting Notices <i>Ordinance amending the text of Articles 22-14-20(I) and 22-1-5(G) of Orem City Code related to requirement of neighborhood meetings for land use applications</i>	Prepared By: Jared Hall Applicant: Planning Division

Notices

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

Action

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

REQUEST: The Planning Division proposes to amend the text of Section 22-14-20(I) and Section 22-1-5(G) of the City Code modifying the requirements for conducting neighborhood meetings in advance of applications to the Planning Commission.

PLANNING COMMISSION ACTION: The Commission considered the proposed amendments at public hearings on February 19th, March 19th, and April 16th, 2025. On April 16th, 2025, the Commission voted unanimously (5-0) to recommend approval of the proposed amendments to the City Council.

BACKGROUND: In cases of requests for rezones and for site plans on properties within and adjacent to residential zoning, the City Code requires the applicant to conduct neighborhood meetings before an application can be made. The applicants themselves are required to notice and conduct those meetings – city staff provides a list of property ownership and addresses for them to use but is otherwise not involved. In 2025, planning staff worked with the Commission to consider changes to Articles 22-1-5(G) and 22-14-20(I) which lay out the requirements for the neighborhood meetings. The Planning Commission reviewed these proposed changes at public hearings on February 19th, March 19th, and finally on April 16th, 2025. Redline and strikeout versions of the different sections of Code impacted to make this change are included with this report as Attachment A. New language is shown in red, and language to be removed is shown in strikeout. The different sections that must be changed are summarized in the review section below.

REVIEW: An applicant for site plan approval (Section 22-14-20) or for a rezone of property (Section 22-1-5) is required to hold a neighborhood meeting before their request is reviewed by the Planning Commission. The proposed changes are duplicated in both these sections.

1. Dates for the Meeting

Current Code – Neighborhood meetings must be held on weeknights after 6:00 p.m., or Saturdays after 9:00 a.m., and they may not be held on a holiday or the day before or after a holiday.

Proposed Change – The proposed amendment would further prohibit holding the meeting on the same night as an Orem City Council or Planning Commission meeting and clarifies that it also cannot be held on a Saturday that falls before a Monday holiday.

2. **Noticing Distance**

Current Code – Applicants are instructed to send notices of the neighborhood meeting to property owners within 1,000 feet of the subject property if attached residential units are being proposed in a concept, and to those within 500 feet otherwise.

Proposed Change – The proposed amendments would make Zoning Map amendments of any kind subject to notice of all property owners within a 2,000-foot radius of the subject property, and all property owners within a 1,000-foot radius for commercial site plans located adjacent to residential zoning.

3. **Notice Timing**

Current Code – Notices are to be provided by mail at least one week before the meeting date.

Proposed Changes - Draft language includes an increase in the length of lead-time for applicants to send the notices to neighboring property owners from one week to twenty-one (21) calendar days.

4. **Additional Content**

Current Code – The notices are required to provide contact information for the applicant, the existing and proposed zoning classifications, and instructs the applicant to forward a list of those notified, a roster of attendees at the meeting, and minutes of the meeting.

Proposed Changes – The proposed amendments include:

- Inclusion of the date, time, and place of the meeting for the notice.
- Use of templates provided by the city for the notice, the minutes, and the roster of attendees. (Templates are included as Attachment B.)
- Required explanation / presentation of the proposal at the meeting.
- Required additional meetings if the first meeting was held to gauge the neighborhood support or if the concept plan changes significantly after the meeting.

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

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

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

ALTERNATIVE MOTIONS:

Motion to Approve or Deny -

“I move to [**choose APPROVE or DENY**] an ordinance amending the text of Articles 22-14-20(I) and 22-1-5(G) of the Orem City Code related to requirements for neighborhood meetings for land use applications.

Motion to Continue the Request

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

ATTACHMENT "A"

Orem City Code, Article 22-1-5(G): Proposed Amendments

- G. A neighborhood meeting must be held prior to the submission of an application to rezone any property. ~~The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday, including the Saturday before a Monday holiday. The meeting shall not be held on the same night as a meeting of the Orem City Council or Planning Commission.~~ The applicant shall send a written notice of the neighborhood meeting to the owners of all property, as listed in the records of the Utah County Recorder, located within ~~one-two~~ thousand feet (1000'~~2000'~~) of the ~~site-subject property~~. ~~Notices shall be postmarked at least twenty-one (21) calendar days prior to the date of the meeting. if attached residential units will be allowed under the proposed rezone and within five hundred feet (500') if attached residential units will not be allowed under the proposed rezone.~~ The notice shall be ~~made using the template provided by Orem City and shall written on letterhead which~~ includes the contact information of the applicant, including ~~but not limited to~~ a name, address, phone number, and an e-mail address. The notice must include the place, date, and time of the neighborhood meeting, the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property. The notice must also include the following language:

"Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the city and is subject to change during the review process."

~~All required notices shall be provided at least one week prior to the date of the meeting.~~ The neighborhood meeting must be conducted at a location within the city boundaries. ~~The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday.~~ Phone calls or informal door-to-door contacts are not considered neighborhood meetings. ~~The applicant must provide a brief explanation of the request at the meeting.~~ The applicant shall keep detailed minutes of the content of the neighborhood meeting ~~and a roster of those attending using the templates provided by the city.~~ The application for rezone shall include a list of all individuals who were notified ~~of the meeting, a the~~ roster of attendees ~~at the meeting~~, and a copy of the minutes from the ~~neighborhood~~ meeting. ~~A second neighborhood meeting will be required if the first meeting is held as an information gathering meeting to obtain input from surrounding property owners and/or a proposed concept plan is not provided for review or the concept plan changes after the meeting is held.~~

Orem City Code, Article 22-14-20(I): Proposed Amendments

- I. **Neighborhood Meeting.** The applicant for a site plan within or adjacent to a residential zone shall hold a neighborhood meeting prior to submitting an application for site plan approval. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday, ~~including the Saturday before a Monday holiday. The meeting shall not be held on the same night as a meeting of the Orem City Council or Planning Commission.~~ The applicant shall send written notice of the place, date, and time of the neighborhood meeting to all property owners, as listed in the records of the Utah County Recorder, located within one-thousand feet (1000') of the ~~subject property~~. ~~Notices shall be~~

~~postmarked at least twenty-one (21) calendar days prior to the date of the meeting. site if attached residential units are included in the site plan or within five hundred (500') feet if attached residential units are not included in the site plan. The notice shall be written on letterhead made using the template provided by Orem City and shall which includes the contact information of the applicant including but not limited to a name, address, phone number, and an e-mail address. The notice must include the existing zoning classification of the subject property and the zoning classification that the applicant is requesting for the property. The notice must also include the place, date, and time of the meeting, and the following language:~~

“Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the city and is subject to change during the review process.”

~~All required notices shall be provided at least one week prior to the date of the meeting. The neighborhood meeting must be conducted at a location within the city boundaries. The neighborhood meeting shall be held on any weeknight after 6:00 p.m. or Saturday after 9:00 a.m. to provide the best opportunity for the neighbors to attend. The meeting shall not be held on a holiday or the day before or after a holiday. Phone calls or informal door-to-door contacts are not considered neighborhood meetings. The applicant must provide a brief explanation of the request or proposed project at the meeting. The applicant shall keep detailed minutes of the content of the neighborhood meeting and a roster of those attending using the templates provided by the City. The application for site plan approval shall include a list of all individuals who were notified, a the roster of attendees, and a copy of the minutes from the neighborhood meeting. A second neighborhood meeting will be required if the first meeting is held as an information gathering meeting to obtain input from surrounding property owners and/or a proposed concept plan is not provided for review or the concept plan changes after the meeting is held. This requirement shall not apply to minor amendments to existing sites as provided under Section 22-14-20 (C)(3) of this chapter.~~



NOTICE OF NEIGHBORHOOD MEETING

Company Name or Letterhead | 801-XXX-XXXX



Dear Neighbor,

This letter is to inform you of an upcoming Neighborhood Meeting to discuss a proposed project in your area.

We are proposing to build our new Box Store at **000 East 000 South**. This popular box store will be our first in Orem and will serve as our headquarters for Utah County.

Pursuant to Orem City Code Section 22-14-20(l), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the [City](#) and is subject to change during the review process.

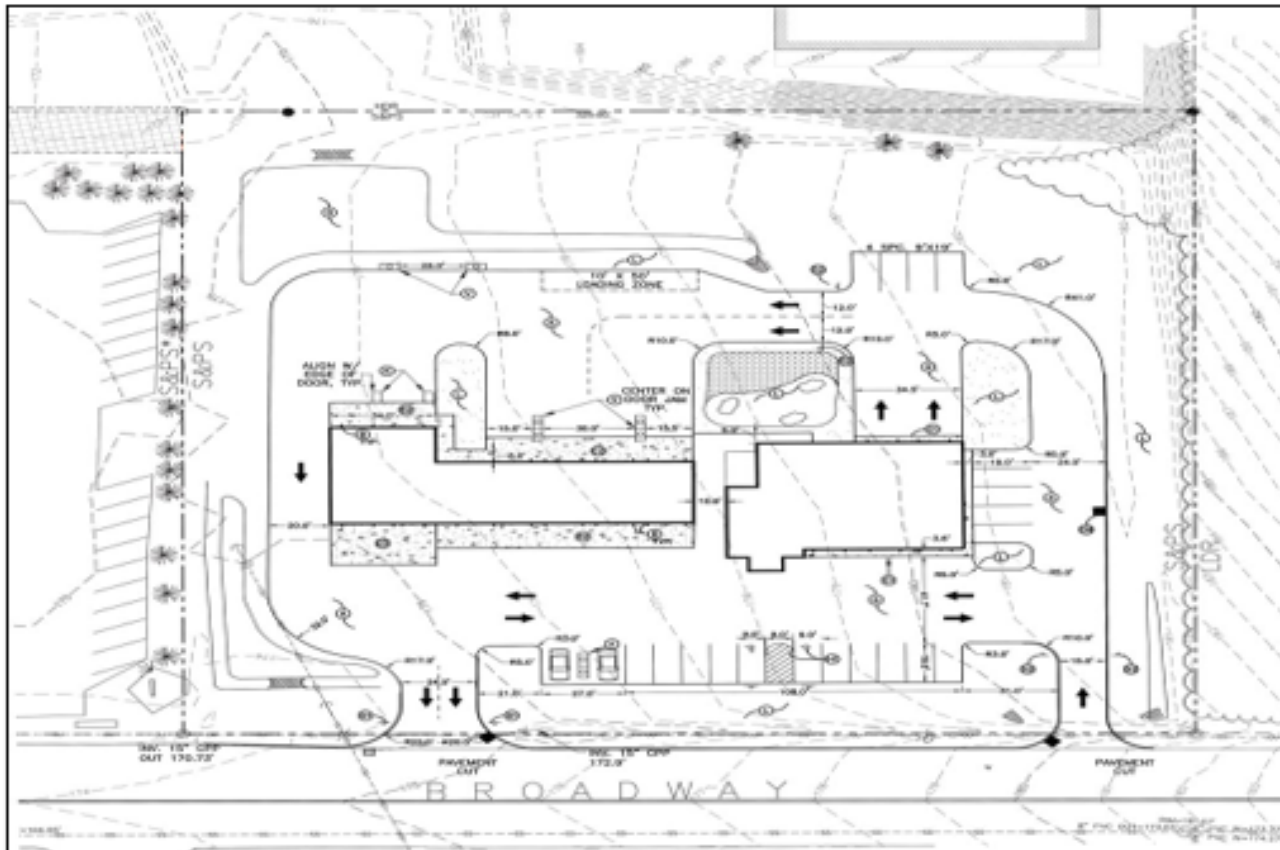


We invite you to learn about the proposal, ask questions, and provide feedback and comments.

The Neighborhood Meeting will be held at:

Big Box Store
XX N State Street, Orem – Suite 400
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 **John Doe** at **(XXX) XXX - XXX** or **example@email.com**



Neighborhood Meeting Minutes

LOCATION: 56 N State Street, Ponderosa Meeting Room

TIME START: 6:33 PM

PROJECT/PROPOSAL: John Doe's New Box Store

PRESENTER: Name of Presenter, Summary of items presented

(Provide a copy of the presentation, fliers, slides or other materials that were shown)

OPEN FOR COMMENT:

Name of commenter: Summary of comment

Name of commenter: Summary of comment

Name of commenter: Summary of comment

Name of commenter: Summary of comment

Example:

Jane Doe: Jane disagreed with the plan and would prefer it remained a residential location.

COMMENTS CLOSED.

PRESENTER: Final remark summary.

TIME STOP: 6:32 PM

Neighborhood Meeting Roster

Name	Phone Number	Email

COMMENT CARD

Name: _____

COMMENT CARD

Name: _____

COMMENT CARD

Name: _____

COMMENT CARD

Name: _____



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 23, 2026**

REQUEST:	PUBLIC HEARING - ORDINANCE — Amending Appendix A of the Orem City Code by Including Standard Land Use #6231 "Beauty & Barber Shops" and Standard Land Use Code #6232 "Tattoo and Body Piercing" as Permitted Uses in the M2 (Manufacturing) Zone
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



CITY COUNCIL

June 23rd, 2026

PUBLIC HEARING – Text Amendment

Ordinance amending Appendix A of the Orem City Code by including Standard Land Use #6231, “Beauty & Barber Shops” and Standard Land Use #6232 “Tattoo and Body Piercing,” as permitted uses in the M2 (Manufacturing) zone.

Text Amendment:

Mini Moustachery,
M2 Zone

Prepared By:

Rebecca Gourley

Applicant:

Ethan Taylor

Notices

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

Action

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

REQUEST: The applicant requests that the Planning Commission forward a recommendation to the City Council to amend the Land Use Matrix in Appendix A. The proposed change will allow Standard Land Use #6231 “Beauty and Barber Shops” and #6232 “Tattoo and Body Piercing” as permitted uses in the M2 zone.

PLANNING COMMISSION ACTION: The Commission considered the proposed amendment at a public hearing on May 6th, 2026. The Commission voted unanimously (7-0) to recommend approval of the proposed amendment to the City Council.

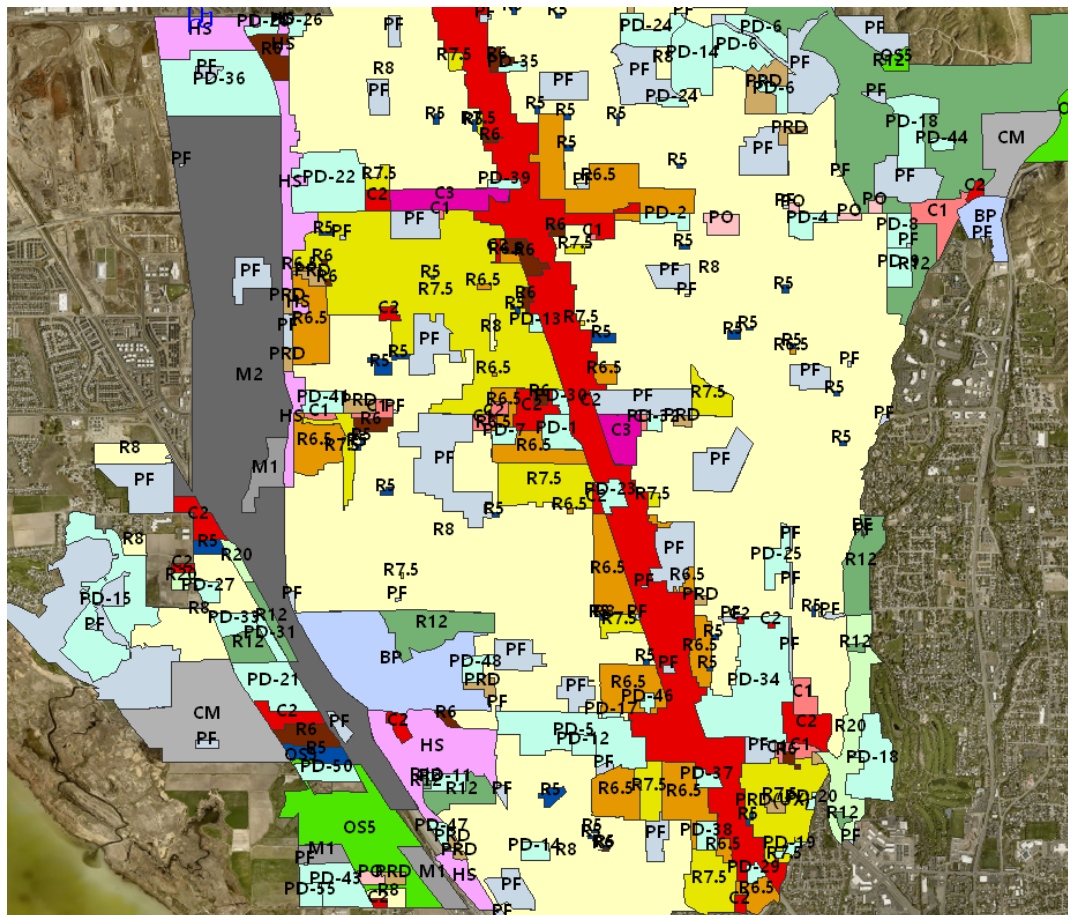


Figure 1, Orem City zoning map. The M2 zone is displayed in dark grey.

BACKGROUND: The applicant owns a building in the M2 zone, which he currently uses as storage warehouse for his business’s costuming, personal care, and grooming products. The applicant would like to convert the warehouse’s retail front into a barber shop which offers three stylist booths and one tattoo room.

The M2 zone currently does not allow SLU #6231 Barber Shops or #6232 Tattoo and Body Piercing (Incidental to Barber Shops). Consequentially, the applicant has applied for the text amendment to include these uses in the M2 zone.

REVIEW & ANALYSIS: The M2 zone supports a variety of manufacturing and industrial uses, as well as most retail and wholesale trade SLUs. Many services under the SLU 6XXX code, such as machine repair, accounting and financial services, apparel alterations, and wedding reception centers, are also allowed. A full list of allowed uses is available in the City Code under Appendix A.

Zone Purpose - Per 22-9-3 the purpose of the M2 zone is to, “provide areas where heavy intensity industrial activities and uses can be developed.” Currently, all M2 zones are located to the west of the I-15, or in northwest Orem; however, location is not a requirement of the M2 zone. It should be noted that any property located within Orem City limits may petition to adopt the M2 zone.

Proposed Text Amendment – The text amendment proposes to add both SLU #6231 Beauty and Barber Shops and #6232 Tattoo and Body Piercing (Incidental to Barber Shops). It should be noted that SLU #6232 Tattoo and Body Piercing may only be allowed in conjunction with a beauty or barber shop wherein the tattoo or body piercing activity contributes 15% or less of the shop’s total revenue. Therefore, if the applicant desires to provide tattoo services, beauty and barber shops must also be approved as a use in the zone.

Building Code Impacts – Should these uses be added to the M2 zone, any building previously classified as a warehouse (Occupancy “S” per International Building Code (IBC)) seeking to become a barber shop must adhere to Occupancy “B” IBC standards.

Occupancy “B” is a rating designated for commercial and office spaces and has greater safety and accessibility requirements. This occupancy rating generally requires more bathrooms, higher fire-rating materials for between-unit walls, and additional safety exits, as required by square footage.

Occupancy changes and their respective building inspections are initiated during the business license process. If an applicant needs to complete work to achieve the standards of a new occupancy rating, the license application may be paused, and a building permit will be required.

STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS: For land use amendments like the requested text amendment in this application, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of

land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

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

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

ALTERNATIVE MOTIONS:

Motion to Approve or Deny –

“I move to [**choose APPROVE or DENY**] an ordinance amending Appendix A of the Orem City Code by including Standard Land Use #6231, ‘Beauty & Barber Shops’ and Standard Land Use #6232 ‘Tattoo and Body Piercing’, as permitted uses in the M2 (Manufacturing) Zone.”

Motion to Continue the Request

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



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 23, 2026**

REQUEST:	PUBLIC HEARING - ORDINANCE - Amending Section 22-11-17(B) of the Orem City Code by Including Standard Land Use #7424 "Recreation Centers (General)" as a Permitted Use in the PD-5 Zone
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



CITY COUNCIL

June 23rd, 2026

PUBLIC HEARING – Text Amendment

Ordinance amending the text of Article 22-11-17(B) of the Orem City Code by including Standard Land Use #7424 “Recreation Centers (General)” as a permitted use in the PD-5 Zone.

Text Amendment:
Fun City, PD-5 Zone

Prepared By:
Rebecca Gourley
Applicant:
Jun Zhang, Fun City

Notices

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

Action

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

REQUEST: The applicant requests that the Planning Commission forward a recommendation to the City Council to amend the text of the Zoning Ordinance regulating the allowed uses in the PD-5 zone. The proposed change will allow Standard Land Use (SLU) #7424, Recreation Centers (General), as a permitted use in the PD-5 zone.

PLANNING COMMISSION ACTION: The Commission considered the proposed amendment at a public hearing on May 6th, 2026. The Commission voted unanimously (7-0) to recommend approval of the proposed amendment to the City Council.

BACKGROUND: In March of 2026, Fun City applied for a building permit to convert 172 East University Parkway, formerly Joanne’s, to an indoor trampoline park. Due to the plan’s amusement elements, which included party rooms, an arcade, zipline, and an indoor playground, the business was classified as a general recreation center (SLU #7424).

The location is zoned PD-5, which does not allow SLU #7424 as a use in the zone. As a result, the permit was rejected. The applicants consequentially applied for the text amendment to include this use in the PD-5.

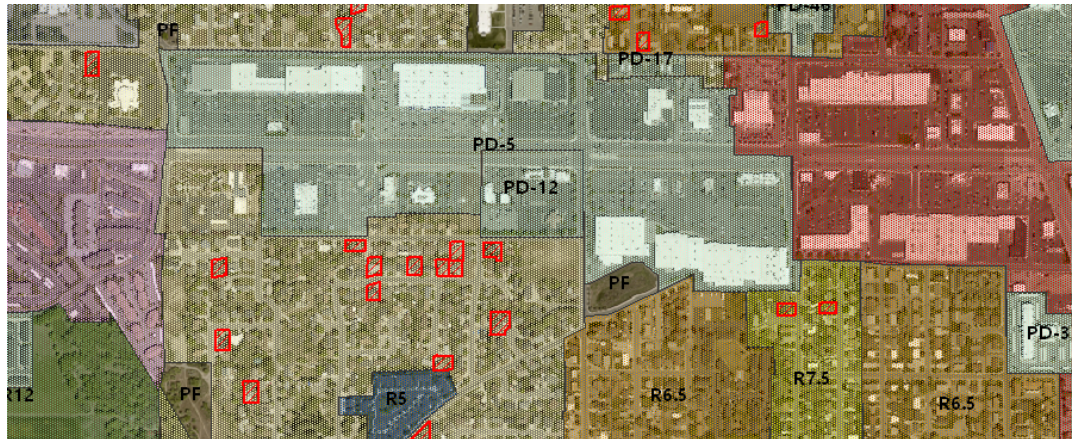


Figure 1, general zoning map of the PD-5 zone

REVIEW & ANALYSIS: The PD-5 is a specialized zone that supports retail, service, and commercial uses. It is located primarily along University Parkway, and is surrounded by a mix of residential, commercial, and other service-based zones,

such as C2 (Commercial); HS (Highway Services); R6.5, R7.5, R8 (Residential); and other PD zones.

Zone Purpose - Per 22-11-17(A), the purpose of the PD-5 zone is to:

1. Provide locations along the 1300 South corridor for well planned developments that conform with the Master Plan.
2. Permit the development or enlargement of planned commercial, retail and service center development within the zone in close proximity to residential areas, while protecting the character and quality of adjacent residential uses.
3. Permit flexibility in the design of properties within the zone, provided conditions are met which are required by the City Council.
4. Promote an environment within the zone which reflects a high level of concern for architectural, landscaping and urban design principles.
5. Provide developmental guidelines for controlling direct commercial access along 1200 South and 1400 South in order to reduce the conflicts with these local streets without inhibiting the residential uses

These establishment principles are largely enacted through architectural and landscaping requirements, but also through a restricted use list. Per 22-11-17(B), only the following uses are allowed in the PD-5 zone:

1510	Hotels, tourist courts, and motels
5260	Home Improvement Centers
5392	General Stores
53XX	All General Merchandise Retail Category, (except 5395, Flea Market) NEC*
54XX	All Food Retail Category (except 5420, Farmers Market)
5511	Motor vehicles (new and used)
56XX	All Apparel & Accessories Category
57XX	All Furniture, Home Furnishings and Equipment Category
5810	Restaurants
5811	Fast Food
5910	Drug and proprietary
5931	Antiques
5932	Gold and Silver
594X	Books, Stationary, and Office Supplies Category (except 5949, Video Rental)
5951	Sporting goods
5952	Bicycles
5953	Toys
5970	Computer goods and services
5996	Optical goods
61XX	All Financial, Insurance and Real Estate, Services Category, (except 6161, Pawn Shops)
6220	Photographic Services Category

6230	Beauty and Barber Category
6331	Duplicating, Mailing and Stenographic, Category NEC
6350	News Syndicates Category
6360	Employment Services Category
6392	Business and Management Consulting Services
6396	Photo finishing
65XX	All Professional Services Category (except 6515, Veterinarian Services, Kennels & Runs)
711X	Cultural Activities Category
7212	Motion Picture Theaters
7214	Legitimate Theater
7425	Gymnasiums & Athletic Clubs
7426	Health Spas

General Plan – The PD-5 zone is in an area designated as Regional Commercial (RC) on the General Plan’s land use map. The Regional Commercial classification is intended to “provide locations... for commercial and service uses to serve the needs of people living in an entire region” (Orem City General Plan, pg. 22).

Proposed Text Amendment – The text amendment only proposes to add SLU #7424 “Recreation Centers (General)” to the list of approved uses. No other requests were made.

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

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

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

ALTERNATIVE MOTIONS:

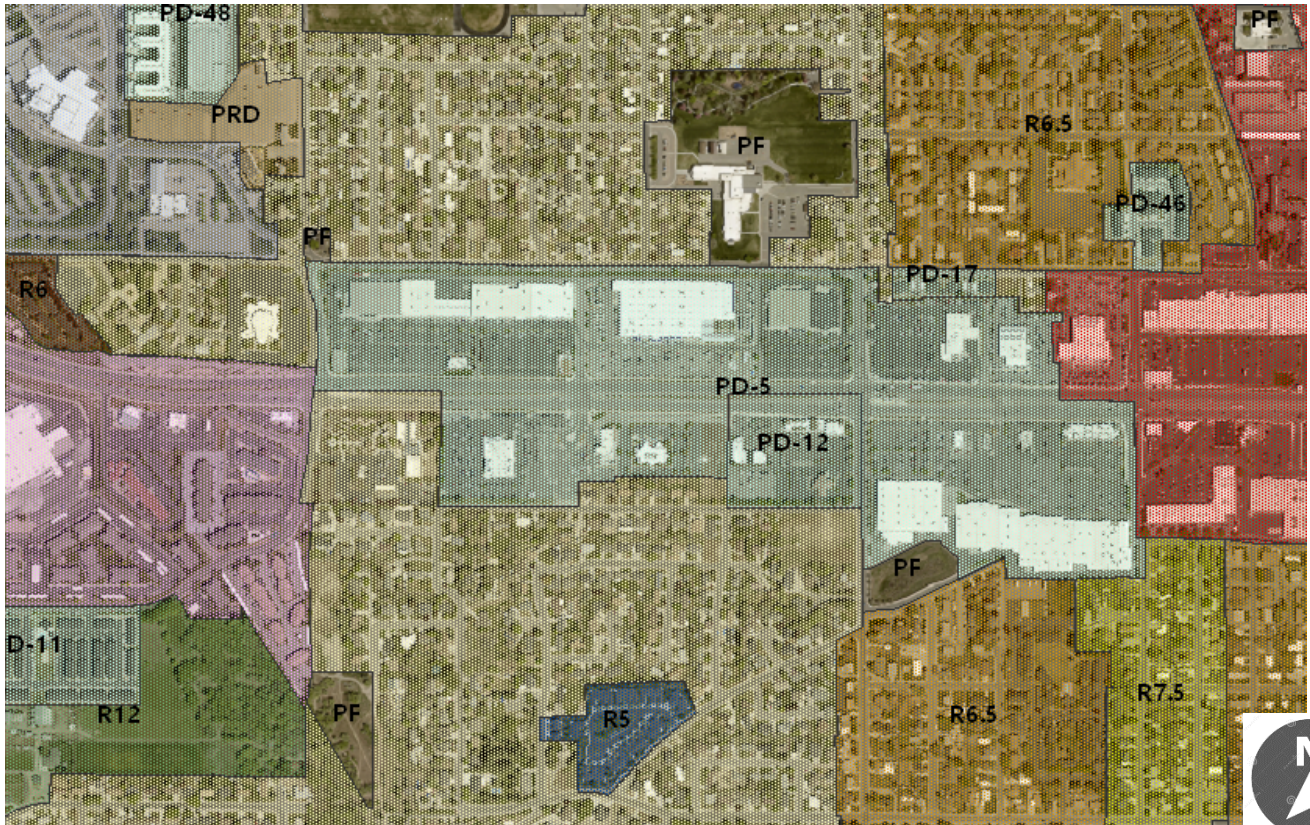
Motion to Approve or Deny –

“I move to [**choose APPROVE or DENY**] an ordinance amending the text of Article 22-11-17(B) of the Orem City Code by including the Standard Land Use Code #7424 ‘Recreation Centers (General)’ as a permitted use in the PD-5 Zone.”

Motion to Continue the Request

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

PD-5 Zoning and Vicinity Map – University Pkwy



Legend

 C2	 R12	 R5
 PF	 R6.5	 PD
 R8	 R7.5	 HS

Neighborhoods

Lakeridge,
Lakeview and
Cherry Hill



Figure 1, Parking lot view of 172 E University



Figure 2, General street view of 172 E University (from University Parkway)



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 23, 2026**

REQUEST:	PUBLIC HEARING - ORDINANCE - FY 2025-2026 Budget Amendments
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

The Fiscal Year 2025-2026 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, and other governmental or private entities or organizations; appropriating funds for Senior Friendship Center operations and projects; adjusting ambulance revenues for additional collection costs and state Medicaid assessments; adding funds to cover police overtime related to UVU; appropriating Road Fund surplus to complete street lights; appropriating water and storm water fund surplus to complete Springwater waterline and storm water projects; appropriating Solid Waste Fund surplus to cover increased contract costs; appropriating Warehouse Fund funds for the purchase of a cargo van; adjusting Library Hall revenue activity; adding funds due to the financing of a new fire engine; and adding funds to purchase event safety barriers.

RECOMMENDATION:

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2025-2026 Budget and, by ordinance, amend the Fiscal Year 2025-2026 Budget.

CITY OF OREM
NOTICE OF CITY COUNCIL
BUDGET AMENDMENT PUBLIC HEARING

The Orem City Council will hold a Public Hearing on Tuesday, June 23, 2026, at 6:00 p.m. in the Orem City Council Chambers, 56 North State Street, Orem, to consider proposed amendments to the City's Fiscal Year 2025-2026 Budget.

An electronic or physical copy of the budget amendments can be provided upon request to the City Recorder's Office located at 56 North State Street, Orem, Utah, during regular business hours. All interested persons are invited to attend the public hearing and will have an opportunity to make written or oral comments concerning any aspect of the budget amendments.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City
Council Meetings, please call the City Recorder's Office.
(801-229-7074)**

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE
CITY OF OREM, UTAH, AMENDING THE
FISCAL YEAR 2025-2026 BUDGET

WHEREAS On June 10, 2025, the City Council adopted a final budget following State law; and

WHEREAS the City Council held a public hearing on June 23, 2026, to receive input from the public regarding proposed amendments to the Fiscal Year 2025-2026 budget; and

WHEREAS the budget has been revised as deemed appropriate to accommodate new revenues and expenses.

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

1. The Council hereby amends the Fiscal Year 2025-2026 Budget as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.

2. The City Manager is directed to implement these budget amendments in accordance with State laws and appropriate City procedures.

3. This ordinance shall take effect immediately upon publication.

PASSED AND APPROVED this 23rd day of June 2026.

CITY OF OREM, by
Karen A. McCandless, Mayor

ATTEST:

Teresa McKitrick, City Recorder

COUNCIL MEMBERS	AYE	NAY	ABSTAIN
Mayor Karen A. 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"/>

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2025-2026

REVENUES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
10-3312-003	1	Grant - EMPG	\$ -	\$ 15,000.00
10-3316-003	1	Grant - Various - Misc. Grantors	-	5,000.00
10-3318-010	1	Grant - OJP - BJA Local Solicitation	-	12,695.50
10-3318-013	1	Grant - ADF Equipment	-	20,000.00
10-3318-024	1	Internet Crimes Against Children Grant - ICAC	-	16,000.00
10-3427	2	Fees - Ambulance Services	2,955,000.00	3,375,000.00
10-3429	3	Fees - Police Services	309,000.00	1,205,000.00
10-3620-010	12	Rental Revenues - Library Hall	27,500.00	47,500.00
10-3651-004	12	Library Hall - Visiting Artists Sales	3,015.00	23,015.00
10-3651-010	12	Library Hall - Visiting Artists Sales	-	38,000.00
10-3699	4	Lease Purchase Financing Proceeds	-	1,129,000.00
10-3995-013	1	Cont. From - Fund 73 - Orem Foundation	6,616.55	19,616.55
10-3995-032	5	Cont From - Fund 63 - Safety Issues	-	68,000.00
Total			<u>\$ 3,301,131.55</u>	<u>\$ 5,973,827.05</u>
Net Fund Increase				<u>\$ 2,672,695.50</u>
ROAD SPECIAL REVENUE FUND				
20-3997-003	6	App. Surp - Traffic Projects	\$ -	\$ 1,500,000.00
Total			<u>\$ -</u>	<u>\$ 1,500,000.00</u>
Net Fund Increase				<u>\$ 1,500,000.00</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-3424-004-001	1	MCTF - Forfeitures Revenues - Federal (Justice)	\$ 118,076.10	\$ 135,885.62
25-3424-004-003	1	MCTF - Forfeitures Revenues - Federal (Justice-Safe St)	-	27,793.39
Total			<u>\$ 118,076.10</u>	<u>\$ 163,679.01</u>
Net Fund Increase				<u>\$ 45,602.91</u>
DEBT SERVICE FUND				
30-3110-019		Property Tax - 2019 G.O. Bonds	\$ -	\$ 50.00
Total			<u>\$ -</u>	<u>\$ 50.00</u>
Net Fund Increase				<u>\$ 50.00</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-3340	1	Grants - Railroad Safety Crossing	\$ -	\$ 100,000.00
45-3343	1	Grant - TAG Program - North Union Canal Trail MP - MAG	-	108,000.00
45-3995-013	1	Cont. From - Fund 73 - Orem Foundation	72.75	64,877.48
Total			<u>\$ 72.75</u>	<u>\$ 272,877.48</u>
Net Fund Increase				<u>\$ 272,804.73</u>
WATER FUND				
51-3997-010	7	App. Surp - CIP Water Improvements	\$ -	\$ 3,250,000.00
Total			<u>\$ -</u>	<u>\$ 3,250,000.00</u>
Net Fund Increase				<u>\$ 3,250,000.00</u>
STORM WATER FUND				
55-3997-010	8	App Surp - CIP Storm Water Improvements	\$ -	\$ 540,000.00
Total			<u>\$ -</u>	<u>\$ 540,000.00</u>
Net Fund Increase				<u>\$ 540,000.00</u>
SOLID WASTE FUND				
57-3997-004	9	App. Surp - Operations	\$ -	\$ 400,000.00
Total			<u>\$ -</u>	<u>\$ 400,000.00</u>
Net Fund Increase				<u>\$ 400,000.00</u>
PURCHASING & WAREHOUSE FUND				
62-3997-018	10	App Surp - Van Replacement	\$ -	\$ 24,500.00
Total			<u>\$ -</u>	<u>\$ 24,500.00</u>
Net Fund Increase				<u>\$ 24,500.00</u>
OREM COMMUNITY FOUNDATION FUND				
73-3910-004	1	Donations - Orem City	\$ -	\$ 1,000.00
73-3910-004-001	1	Donations - Orem City - Gold Star Memorial	72.75	22,788.67
73-3910-007	1	Donations - Orem Police	3,000.00	15,100.00
Total			<u>\$ 3,072.75</u>	<u>\$ 38,888.67</u>
Net Fund Increase				<u>\$ 35,815.92</u>

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2025-2026

REVENUES

<u>Account Number</u>	<u>Note</u>	<u>Description</u>	<u>Previous Budget</u>	<u>Current Budget</u>
SENIOR CITIZENS FUND				
76-3690-004	11	Misc Rev - Tours	\$ 10,000.00	\$ 35,000.00
76-3690-005	11	Misc Rev - Donations	12,000.00	14,000.00
76-3690-008	11	Misc Rev - Membership Dues	5,000.00	12,000.00
76-3690-020	11	Misc Rev - Meals	43,000.00	53,000.00
76-3997-004	11	App. Surp - Operations	72,761.16	80,761.16
76-3997-011	11	App. Surp - C/O Capital Projects	65,293.13	75,911.02
Total			<u>\$ 208,054.29</u>	<u>\$ 270,672.18</u>
Net Fund Increase				<u>\$ 62,617.89</u>
Total City Funds			<u>\$ 3,630,407.44</u>	<u>\$ 12,434,494.39</u>
Net City Funds Increase				<u>\$ 8,804,086.95</u>

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2025-2026

EXPENDITURES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
Sustainability				
10-4330-240-005	1	Supplies - WM Tomorrow Grant	\$ -	\$ 5,000.00
Police Administration				
10-6510-230-010	1	Employee Development - Fundraising	-	1,000.00
Patrol Services				
10-6520-140	3	Salaries & Wages - Overtime	165,000.00	910,000.00
10-6520-250-020	1	Equipment - In-car Cameras	10,000.00	30,000.00
Investigation Services				
10-6530-140	3	Salaries & Wages - Overtime	252,038.00	402,038.00
10-6530-250-008	1	Equipment - ICAC Grant	-	16,000.00
10-6530-250-010	1	Equipment - 2025 BJA Local Solicitation Grant	-	12,695.50
10-6530-450-004	1	Public Safety Supplies	-	3,000.00
10-6530-480-003	1	Special Dept. Supplies - Therapy Dog	-	10,000.00
Support Services				
10-6550-741-003	5	Events Safety Barricades	-	68,000.00
Fire & Medical Services				
10-7040-140-000	2	Salaries & Wages - Overtime	35,000.00	135,000.00
10-7040-140-001	2	Salaries & Wages - Overtime - FLSA	-	20,000.00
10-7040-310-001	2	Prof & Tech Services - Ambulance Billing	110,000.00	230,000.00
10-7040-310-002	2	Prof & Tech Services - Ambulance Collections	40,000.00	100,000.00
10-7040-310-003	2	Prof & Tech Services - State Medicaid Fees	125,000.00	245,000.00
10-7040-792-035	4	New Fire Engine	-	1,129,000.00
Emergency Management				
10-7045-480-005	1	Special Dept. Supplies - EMPG Grant	-	15,000.00
Library Administration				
10-8510-230-000	12	Employee Development	-	7,000.00
10-8510-743-001	12	Equipment	-	13,000.00
Library Hall				
10-8540-310-000	12	Prof & Tech Services	-	38,000.00
10-8540-310-004	12	Prof & Tech Services - Visiting Artists Sales	3,015.00	23,015.00
Total			<u>\$ 740,053.00</u>	<u>\$ 3,412,748.50</u>
Net Fund Increase			<u>\$</u>	<u>\$ 2,672,695.50</u>
ROAD SPECIAL REVENUE FUND				
20-7546-731-590	6	Street Lighting Construction	\$ 70,000.00	\$ 1,570,000.00
Total			<u>\$ 70,000.00</u>	<u>\$ 1,570,000.00</u>
Net Fund Increase			<u>\$</u>	<u>\$ 1,500,000.00</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-6531-230-004	1	Employee Development - Forfeitures (Justice)	\$ -	\$ 2,647.67
25-6531-250-004	1	Equipment - Forfeitures (Justice)	70,000.00	85,161.85
25-6531-250-007	1	Equipment - Forfeitures (Justice - Safe St)	-	27,793.39
			<u>\$ 70,000.00</u>	<u>\$ 115,602.91</u>
Net Fund Increase			<u>\$</u>	<u>\$ 45,602.91</u>
DEBT SERVICE FUND				
30-4521-830-019		Agent Fees - 2019 G.O. Bonds	\$ -	\$ 50.00
Total			<u>\$ -</u>	<u>\$ 50.00</u>
Net Fund Increase			<u>\$</u>	<u>\$ 50.00</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-6034-310-022	1	Prof & Tech Services - MAG - North Union Canal Trail Master Plan	\$ -	\$ 108,000.00
45-6034-731-463	1	Equipment - 2025 BJA Local Solicitation Grant	-	100,000.00
45-6034-732-488	1	Gold Star Family Monument/Memorial	35,761.35	100,566.08
Total			<u>\$ 35,761.35</u>	<u>\$ 308,566.08</u>
Net Fund Increase			<u>\$</u>	<u>\$ 272,804.73</u>

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2025-2026

EXPENDITURES

<u>Account Number</u>	<u>Note</u>	<u>Description</u>	<u>Previous Budget</u>	<u>Current Budget</u>
WATER FUND				
51-7573-733-522	7	Springwater Waterline Replacement	\$ -	\$ 2,850,000.00
51-7573-798-522	7	Capital Project Contingency	-	400,000.00
Total			<u>\$ -</u>	<u>\$ 3,250,000.00</u>
Net Fund Increase				<u>\$ 3,250,000.00</u>
STORM WATER FUND				
55-7561-736-522	8	Springwater Storm Drain Improvements	\$ -	\$ 470,000.00
55-7561-798-522	8	Capital Project Contingency	-	70,000.00
Total			<u>\$ -</u>	<u>\$ 540,000.00</u>
Net Fund Increase				<u>\$ 540,000.00</u>
SOLID WASTE FUND				
57-4170-621-000	9	Solid Waste Contract	\$ -	\$ 400,000.00
Total			<u>\$ -</u>	<u>\$ 400,000.00</u>
Net Fund Increase				<u>\$ 400,000.00</u>
PURCHASING & WAREHOUSE FUND				
62-4531-792-018	10	New Cargo Van	\$ -	\$ 24,500.00
Total			<u>\$ -</u>	<u>\$ 24,500.00</u>
Net Fund Increase				<u>\$ 24,500.00</u>
OREM COMMUNITY FOUNDATION FUND				
73-8591-920-004	1	Cont To - Fund 10 - Orem City	\$ 3,004.55	\$ 16,004.55
73-8591-920-013	1	Cont To - Fund 45 - Orem City	1,532.75	24,348.67
Total			<u>\$ 4,537.30</u>	<u>\$ 40,353.22</u>
Net Fund Increase				<u>\$ 35,815.92</u>
SENIOR CITIZENS FUND				
76-8097-240-004	11	Tours	\$ 650.00	\$ 28,650.00
76-8097-240-020	11	Supplies - Meals	39,000.00	63,000.00
76-8097-741-198	11	Floor Scrubber	-	10,617.89
Total			<u>\$ 39,650.00</u>	<u>\$ 102,267.89</u>
Net Fund Increase				<u>\$ 62,617.89</u>
Total City Funds			<u>\$ 960,001.65</u>	<u>\$ 9,764,088.60</u>
Net City Funds Increase				<u>\$ 8,804,086.95</u>

**BUDGET AMENDMENTS
FISCAL YEAR 2025-2026**

NOTES

These notes are attached to the budget amendments summary to describe the more unusual or extraordinary amendments to the Fiscal Year 2025-2026 City of Orem Budget that have been necessitated to this point in the fiscal year. Many of the amendments listed in the summary are immaterial and/or are technical corrections that any organization of this size would expect to encounter during an operating year and therefore, no specific note has been given for these items. Please contact Brandon C. Nelson, CPA, Chief Financial Officer, at 801-229-7010, if you have any questions or concerns.

- 1) The City receives grant or donation funds during the year to aid many different operations such as the Police Department (Major Crimes Task Force Grants, ADF, ICAC and Gold Star Memorial), Fire Department (EMPG) and Public Works (Railroad Safety and North Union Canal). The funds are received from Federal, State, and other governmental (or private) entities. These entries represent the adjustments necessary to adjust the appropriate budgets.
- 2) Ambulance Service revenues have increased substantially and that also means various cost items related to collections and state Medicaid assessments have also increased.
- 3) The Police Department has been providing public safety personnel coverage at UVU who has been reimbursing the City for the overtime costs of doing so. This amendment makes the necessary adjustments to the revenue received as well as the specific overtime accounts of the department.
- 4) The City has financed the most recent purchase of a fire engine through JP Morgan Chase lease financing. This amendment adds those finance funds to pay for the new engine and equipment.
- 5) The Self-Insurance Fund proposes to contribute funding to purchase event safety barricades.
- 6) The Road Fund proposes to appropriate surplus funds to complete the last phase of the street lighting project conversion of Rocky Mountain Power lights to Orem City lights.
- 7) The Water Fund proposes to appropriate surplus in order to complete the Springwater waterline and participate in various storm water projects.
- 8) The Storm Water Fund proposes to appropriate surplus in order to complete various storm water projects related to canal abandonment and line replacement.
- 9) The Solid Waste Fund proposes to appropriate surplus funds in order to cover the increased contract costs of Waste Management for the fiscal year.
- 10) The Warehousing Fund has saved funds for the purchase of a new cargo delivery van and now wishes to appropriate those savings in order to purchase this vehicle.

- 11) The Senior Friendship Center is in need of a new floor scrubber and some operational funding and proposes to use surplus to pay for these items.
- 12) Library Hall has received various revenues for rental of its facilities as well as sales of product from various artists and needs to increase its revenue in order to pay these artists for their share of those sales.

NOTICE OF REDEVELOPMENT AGENCY
OF THE CITY OF OREM
BUDGET PUBLIC HEARING

The Redevelopment Agency of the City of Orem will hold a public hearing on Tuesday, June 23, 2026, at 6:10 p.m. in the Orem City Council Chambers, 56 North State Street, Orem, to consider the adoption of the budget of the Redevelopment Agency of the City of Orem for Fiscal Year 2026-2027. The proposed budget for the Agency is \$2,065,000.

The proposed budget figures are subject to change based on the final amendments and/or changes resulting from the budget public hearing.

All interested persons are invited to attend the public hearing and will have an opportunity to make oral comment concerning the proposed budget.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL
REDEVELOPMENT AGENCY MEETINGS.**

**If you need a special accommodation to participate in the Redevelopment
Agency Meeting, please call the City Recorder's Office.
(Voice 229-7074)**

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM**

TENTATIVE BUDGET

FISCAL YEAR 2026-2027



City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

TABLE OF CONTENTS

EXHIBIT "A"

Revenues	1
Budget Summary	2
Operating Departments:	
Project Area #85-01	3
Project Area #85-02	5
Project Area #85-03A	7
Project Area #85-03B	9
Project Area #85-04	11
Project Area #87-10	13
Project Area #90-08	15
University Place CDA	17
Active Participation Agreements	19
Related Outstanding Debt	19
Redevelopment Agency Map	20

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

The Redevelopment Agency of the City of Orem (RDA) is a separate legal entity from the City of Orem that has the statutory ability to provide redevelopment services within the City. These redevelopment services include improving, rehabilitating, and redeveloping areas within the City. The City Council acts as the governing authority for the Redevelopment Agency.

REVENUES

Revenues for the Redevelopment Agency Fund are primarily derived from property taxes collected by Utah County and remitted to the City.

REVENUE DESCRIPTION	ACTUAL FY '23-'24	ACTUAL FY '24-'25	ESTIMATED ACTUAL FY '25-'26	TENTATIVE BUDGET FY '26-'27
Haircut - Project Area #90-08	\$ 103,594	\$ -	\$ -	\$ -
Tax Increment - University Place CDA	1,352,294	2,025,071	1,846,331	2,000,000
Interest Earnings	266,401	239,626	220,000	-
Miscellaneous Revenue	13,200	14,300	13,200	-
Appropriations of Surplus	-	-	-	65,000
FUND TOTALS	\$ 1,735,489	\$ 2,278,997	\$ 2,079,531	\$ 2,065,000

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

BUDGET SUMMARY

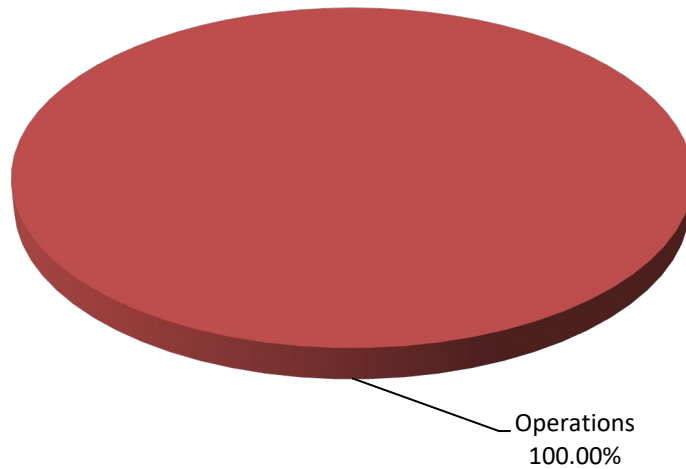
REDEVELOPMENT AGENCY FUND

FY 2026 - 2027

	<u>PERSONNEL</u>	<u>OPERATIONS</u>	<u>CAPITAL</u>	<u>TOTAL</u>
Project Area #85-03B	\$ -	\$ 65,000	\$ -	\$ 65,000
University Place CDA	-	2,000,000	-	2,000,000
TOTALS	\$ -	\$ 2,065,000	\$ -	\$ 2,065,000

REDEVELOPMENT AGENCY FUND

Expenditures by Category



**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-01

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002. This area no longer has any remaining active project participation agreements.

This project area's normal tax increment expired in calendar year 2014 and its additional tax increment (haircut) expired in calendar year 2021.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 500	\$ 4,700	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ 500	\$ 4,700	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

Project 85-01: Orem Business Park

Date Created:	March 26, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2021 Taxable Value:	\$159,256,255
Base Year Taxable Value:	\$1,472,221
Marginal Value:	\$157,784,034
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted
(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-02

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ 4,200	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

Project 85-02: Timpanogos Research and Technology Park

Date Created:	May 14, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$93,383,743
Base Year Taxable Value:	\$7,333,972
Marginal Value:	\$86,049,771
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-03A

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,100	\$ 4,100	\$ -
Miscellaneous Expenses	-	-	-	-
Capital Projects	-	-	49,765	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ 4,100	\$ 53,865	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

Project 85-03A: 1300 South, 200 East to 800 East (Various Properties)

Date Created:	December 3, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$159,607,815
Base Year Taxable Value:	\$30,552,708
Marginal Value:	\$129,055,107
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-03B

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

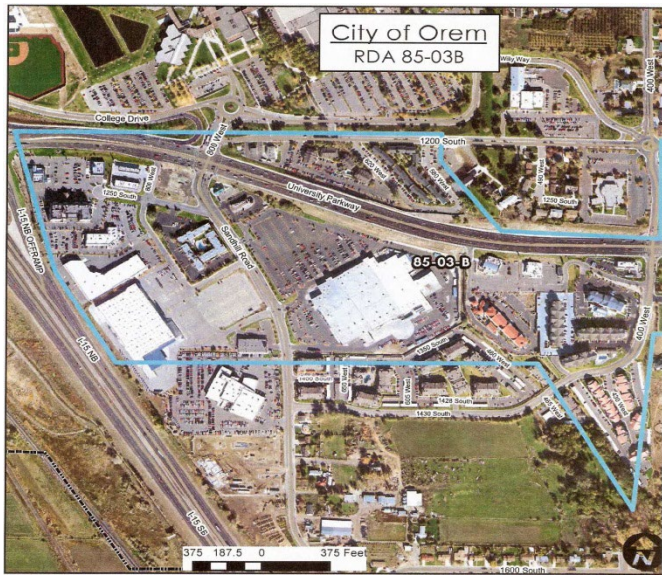
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ -	\$ 4,200	\$ 5,875	\$ 15,000
Capital Projects	-	-	-	-
Contributions to Other Funds	-	50,000	50,000	50,000
PROJECT AREA TOTALS	<u>\$ -</u>	<u>\$ 54,200</u>	<u>\$ 55,875</u>	<u>\$ 65,000</u>

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

Project 85-03B: 1300 South, 200 East to 1500 West (Various Properties)

Date Created:	December 12, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$167,181,572
Base Year Taxable Value:	\$6,854,457
Marginal Value:	\$160,327,115
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted
(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-04

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expired in calendar year 2020.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 3,300	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	102,624	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	<u>\$ 3,300</u>	<u>\$ 4,200</u>	<u>\$ 106,824</u>	<u>\$ -</u>

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

Project 85-04: State Street, 400 South to 800 South (Various Properties)

Date Created:	September 30, 1986
Base Year for Computing Tax Increment:	1986
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$70,947,173
Base Year Taxable Value:	\$18,801,179
Marginal Value:	\$52,145,994
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026:	\$0
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #87-10

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2014 and its additional tax increment (haircut) expired in calendar year 2021.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 4,500	\$ 4,200	\$ 8,700	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	<u>\$ 4,500</u>	<u>\$ 4,200</u>	<u>\$ 8,700</u>	<u>\$ -</u>

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

Project 87-10: State Street, 400 North to 400 South (Various Properties)

Date Created:	February 2, 1988
Base Year for Computing Tax Increment:	1988
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2021 Taxable Value:	\$132,699,613
Base Year Taxable Value:	\$32,815,215
Marginal Value:	\$99,884,398
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #90-08

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expires in calendar year 2020 and its additional tax increment (haircut) expires in calendar year 2023.

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
Professional & Technical Services	\$ 18,300	\$ 4,200	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	315,000	-	-	-
PROJECT AREA TOTALS	\$ 908,208	\$ 319,200	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

Project 90-08: 500 North to 1200 North between 100 West & State Street (Various Properties)

Date Created:	May 1, 1990
Base Year for Computing Tax Increment:	1990
Initial Tax Increment Request:	Fiscal Year 1992-93
Calendar Year Ending December 31, 2022 Taxable Value:	\$59,195,225
Base Year Taxable Value:	\$11,172,447
Marginal Value:	\$48,147,248
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2026: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026: \$0

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

REDEVELOPMENT AGENCY FUND

EXPENDITURES

UNIVERSITY PLACE CDA

Expenditures in the University Place Community Development Area (CDA) are intended to improve, revitalize, repurpose and/or expand development within the CDA. This includes residential, retail, hotel, and professional office development.

This project area's normal tax increment expires in calendar year 2037.

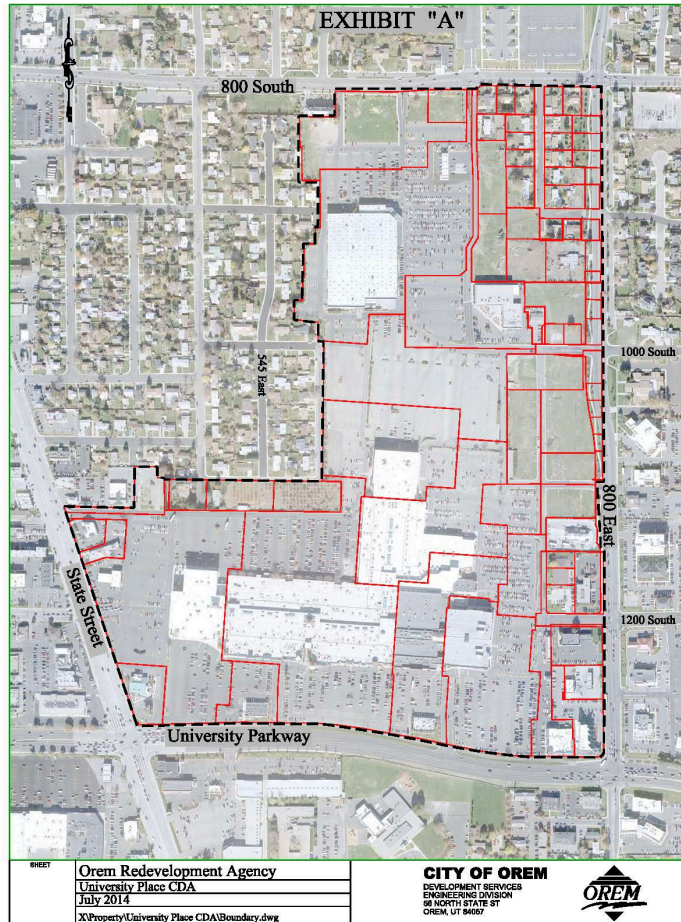
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '23-'24</u>	<u>ACTUAL FY '24-'25</u>	<u>ESTIMATED ACTUAL FY '25-'26</u>	<u>TENTATIVE BUDGET FY '26-'27</u>
University Place CDA Incentive Agreement	\$ 1,217,065	\$ 1,822,564	\$ 1,661,698	\$ 1,800,000
Professional & Technical Services	-	4,200	4,200	-
Future Projects	-	-	92,317	100,000
Cont To - Fund 10 - Overhead	<u>67,615</u>	<u>101,254</u>	<u>92,317</u>	<u>100,000</u>
Contributions to Other Funds	<u>67,615</u>	<u>101,254</u>	<u>92,317</u>	<u>100,000</u>
PROJECT AREA TOTALS	<u>\$ 1,284,680</u>	<u>\$ 1,928,018</u>	<u>\$ 1,850,532</u>	<u>\$ 2,000,000</u>

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**University Place CDA: Approximately 800 South to 1300 South (University Parkway) between
800 East & State Street (Various Properties)**

Date Created:	September 23, 2014
Base Year for Computing Tax Increment:	2013
Initial Tax Increment Request:	Fiscal Year 2018-2019
Calendar Year Ending December 31, 2022 Taxable Value:	\$375,307,863
Base Year Taxable Value:	\$129,187,998
Marginal Value:	\$246,119,865
Calendar Year 2025 Increment Percentage (All Non-ASD):	75%
Calendar Year 2025 Increment Percentage (Alpine School District):	65%



Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2026:	\$2,050,000
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**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**REDEVELOPMENT AGENCY FUND
ACTIVE PARTICIPATION AGREEMENTS**

Agreement Number	Project Area	Name	Description	Terms
RDA-A-2015-0001	UP CDA	University Mall Shopping Center L.C.	90% of Available Tax Increment Received (Subject to Benchmarks & Caps/Maximums)	20 Years Starts: Fiscal Year 2018-2019 Ends: Fiscal Year 2037-2038

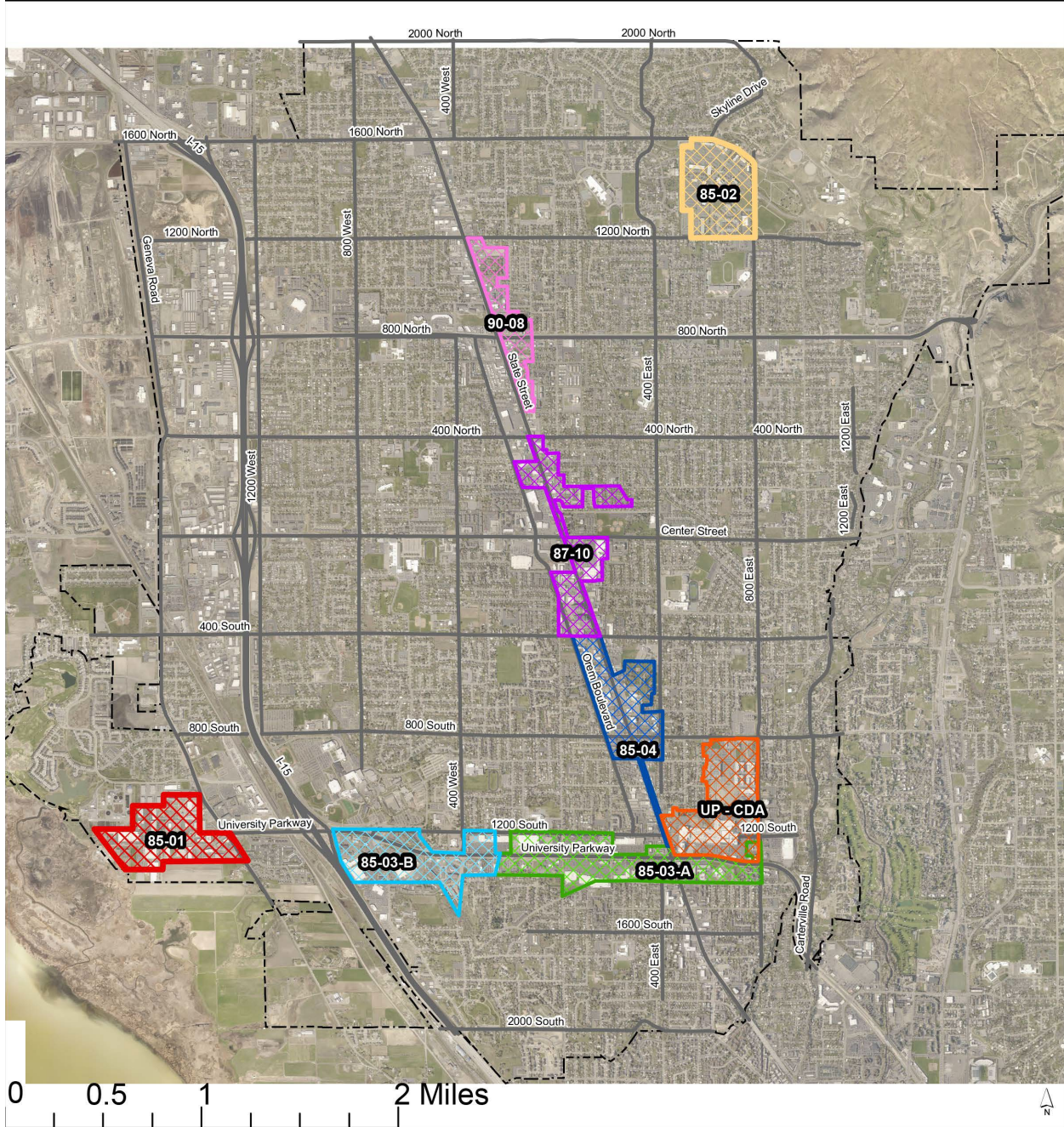
RELATED OUTSTANDING DEBT

NONE

REDEVELOPMENT AGENCY
OF THE
CITY OF OREM
TENTATIVE BUDGET

FISCAL YEAR 2026-2027

CITY OF OREM
RDA MAP





City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov

RESOLUTION NO.

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH, APPROVING AND ADOPTING THE BUDGET FOR FISCAL YEAR 2026-2027

WHEREAS on May 12, 2026, the Chief Executive Officer of the Redevelopment Agency of the City of Orem, Utah, presented the tentative budget for Fiscal Year 2026-2027 to the Redevelopment Agency; and

WHEREAS the Board of Directors of the Redevelopment Agency, on due public notice, held a public hearing on Tuesday, June 23, 2026, in the Council Chambers of the Orem City Hall, at which time the budget was considered; and

WHEREAS the Board of Directors of the Redevelopment Agency has now considered the budget as submitted and all information presented at the public hearing, and has now made all changes which the Board of Directors desires to make; and

WHEREAS the Board of Directors of the Redevelopment Agency has developed a budget in which the anticipated revenues equal the total of appropriated expenditures; and

WHEREAS the original of the Redevelopment Agency budget has now been revised to reflect each and all of the amendments, changes, and modifications, which the Board of Directors believes should be made in the budget.

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

1. The Board of Directors hereby adopts the budget for Fiscal Year 2026-2027 as modified and revised, which budget is attached hereto as Exhibit "A" and is incorporated herein by this reference.
2. The Chief Executive Officer is directed to implement this budget in accordance with State laws and appropriate Redevelopment Agency procedures.
3. A copy of the Redevelopment Agency Budget for the Fiscal Year 2026-2027 shall be placed on file in the office of the Secretary of the Redevelopment Agency of the City of Orem, Utah, and in the Orem Public Library.
4. This resolution shall take effect immediately upon passage.
5. All other resolutions and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED AND APPROVED this 23rd day of June 2026.

REDEVELOPMENT AGENCY OF THE
CITY OF OREM, by
Karen A. McCandless, Chair

ATTEST:

Teresa McKittrick, Secretary

BOARD MEMBERS	AYE	NAY	ABSTAIN
Chair Karen A. 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"/>

NOTICE OF SPECIAL SERVICE LIGHTING
DISTRICT OF THE CITY OF OREM
FINAL BUDGET PUBLIC HEARING

The Special Service Lighting District of the City of Orem will hold a public hearing on Tuesday, June 23, 2026, at 6:20 p.m. in the Orem City Council Chambers, 56 North State Street, Orem, to consider the adoption of the budget of the Special Service Lighting District of the City of Orem for Fiscal Year 2026-2027. The total budget as proposed is \$1,694,000.

The proposed budget figures are subject to change based on the final amendments and/or changes resulting from the budget public hearing.

All interested persons are invited to attend the public hearing and will have an opportunity to make oral comment concerning the proposed budget.

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL
SPECIAL SERVICE LIGHTING DISTRICT MEETINGS.**

**If you need a special accommodation to participate in the
Special Service Lighting District, please call the City Recorder's Office.
Voice (801) 229-7074**

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM**

TENTATIVE BUDGET

FISCAL YEAR 2026-2027



City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

TABLE OF CONTENTS

ITEM	PAGE #
Street Lighting Fund	
Revenues	2
Budget Summary	3
Expenses	4
Fees and Charges	
Street Lighting Fees	6
Fund Transfers	
Fund Transfers	8

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**STREET
LIGHTING
FUND**

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

STREET LIGHTING FUND

The Special Service Lighting District (or Street Lighting Fund) is a separate legal entity from the City of Orem that has the statutory ability to provide street lighting services within the City. The City Council acts as the governing authority for the Special Service Lighting District.

REVENUES

Revenues for the Street Lighting Fund are primarily derived from a street lighting fee collected on city utility bills and a contribution from the City's General Fund.

REVENUE DESCRIPTION	ACTUAL FY '23-'24	ACTUAL FY '24-'25	ESTIMATED ACTUAL FY '25-'26	TENTATIVE BUDGET FY '26-'27
Street Lighting Fees	\$ 1,070,404	\$ 1,332,283	\$ 1,307,500	\$ 1,350,000
Interest Earnings	50,754	39,128	40,000	30,000
Miscellaneous Revenues	3,540	25,070	50,000	35,000
Convenience Fees - Credit Cards	3,876	4,074	3,500	4,000
Contributions from Other Funds	15,000	15,000	15,000	15,000
Appropriations of Surplus	-	-	-	260,000
FUND TOTALS	<u>\$ 1,143,574</u>	<u>\$ 1,415,555</u>	<u>\$ 1,416,000</u>	<u>\$ 1,694,000</u>

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

STREET LIGHTING FUND

BUDGET SUMMARY

STREET LIGHTING FUND

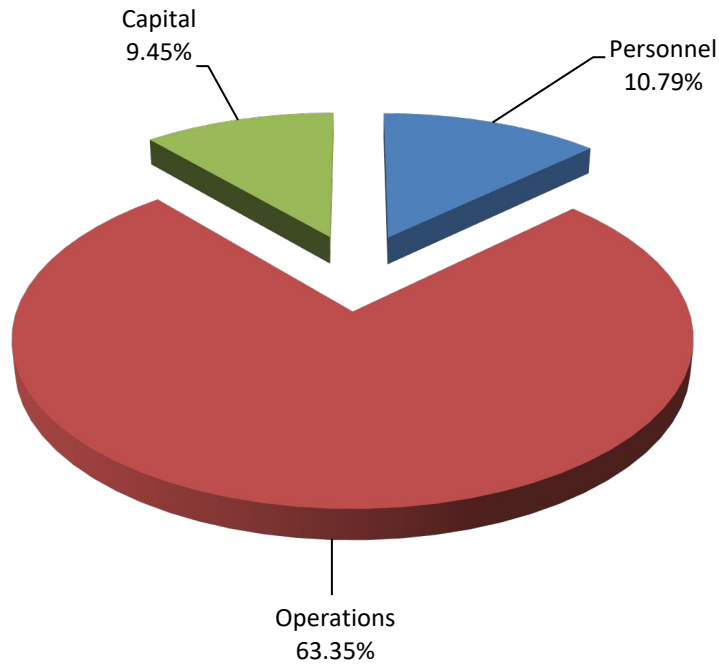
FY 2026 - 2027

	# OF EMP. *	PERSONNEL	OPERATIONS	CAPITAL	TOTAL
Street Lighting Administration	1	\$ 231,688	\$ 395,809	\$ 420,000	\$ 1,047,497
Street Lighting Electric Power	0	-	102,000	-	102,000
Street Lighting Holiday Lighting	0	-	250,000	-	250,000
Street Lighting Energy Savings Lease	0	-	294,503	-	294,503
TOTALS	1	\$ 231,688	\$ 1,042,312	\$ 420,000	\$ 1,694,000

* Number of benefitted employees

STREET LIGHTING FUND

Expenditures by Category



**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

STREET LIGHTING FUND

EXPENSES

Provides administration and maintenance services for the City Street Lighting program and provides funding for the street lighting lease that paid for energy efficiency improvements to the City-wide street lighting system.

EXPENSE DESCRIPTION	ACTUAL FY '23-'24	ACTUAL FY '24-'25	ESTIMATED ACTUAL FY '25-'26	TENTATIVE BUDGET FY '26-'27
Salaries & Wages - Permanent	\$ 65,680	\$ 65,680	\$ 66,359	\$ 69,457
Salaries & Wages - Temporary	26,719	26,719	64,300	110,000
Salaries & Wages - Overtime	9,325	9,325	11,000	11,000
Fringe Benefits	42,364	42,364	41,176	41,231
Subscriptions, Memberships, & Publications	270	270	290	290
Employee Development	1,854	1,854	2,500	2,500
Supplies	1,483	1,483	2,000	2,000
Uniforms	512	512	1,200	2,200
Equipment	5,055	5,055	11,000	15,000
Fuel	2,954	2,954	3,500	3,500
Electric Power	100,716	100,716	102,000	102,000
Telephone & Communications	214	214	2,000	6,000
Maintenance & Repair	51,788	51,788	95,750	95,750
Fleet Maintenance Charge	6,276	6,276	3,485	5,168
Facilities Maintenance Charge	1,167	1,167	1,385	1,448
Professional & Technical Services	-	-	200,000	250,000
Insurance & Surety	458	458	609	961
Miscellaneous Expenses	52	52	119,303	25,434
Administration Charge	68,480	68,480	93,045	94,823
Purchasing & Warehousing Charge	6,831	6,831	2,103	5,811
Information Technology Charge	11,808	11,808	15,458	20,358
Equipment Lease/Rent	-	-	2,500	2,500
311 Services Charge	10,384	10,384	9,211	9,335
Bad Debt Expense	473	473	2,000	2,000
Depreciation Expense	121,708	121,708	-	-
Street Lighting Construction	-	-	120,000	380,000
Vehicle Replacement & Other Capital Items	-	-	40,000	40,000
Contributions to Other Funds	671,901	671,901	403,826	395,234
FUND TOTALS	\$ 1,208,472	\$ 1,208,472	\$ 1,416,000	\$ 1,694,000

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**FEES &
CHARGES**

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

STREET LIGHTING FUND

FEES & CHARGES

The City has moved into maintaining a mature street lighting system. The fees listed in the table below will cover ongoing system operations and maintenance with a small capital budget. The City has adopted an ELU structure which bills each residence, business, and institution one ELU of \$3.36 per month.

STREET LIGHTING FEE

Fee Description	Proposed Fee
Street Lighting Fee (cost per month):	
All Neighborhoods	\$3.36
All businesses, apartments, institutional accounts (schools, churches, nonprofits, etc.) *	\$3.36

* Businesses will pay their annual street lighting fee upon issuance or renewal of their business license.
(12 Months x \$3.36 = \$40.32)

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

**FUND
TRANSFERS**

**SPECIAL SERVICE LIGHTING DISTRICT
OF THE
CITY OF OREM
TENTATIVE BUDGET**

FISCAL YEAR 2026-2027

STREET LIGHTING FUND

OVERVIEW

This section of the FY 2026-2027 Tentative Budget outlines and summarizes the intended transfers of money from the City’s Street Lighting Fund to other funds as required under Utah Municipal Code 10-6-135.5(3)(b).

TRANSFERS

The Street Lighting Fund transfers that are not classified as an allocation of costs between funds, are not associated with costs pertaining to the purpose for which this fund was created, and will not be repaid are listed in the table below.

<u>TRANSFER FROM</u>	<u>TRANSFER TO</u>	<u>TRANSFER AMOUNT</u>	<u>% OF TOTAL ENTERPRISE FUND EXPENDITURES</u>
Street Lighting Fund	General Fund	\$ 15,000	0.9%



City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov

RESOLUTION NO.

A RESOLUTION OF THE SPECIAL SERVICE LIGHTING DISTRICT OF
THE CITY OF OREM, UTAH, APPROVING AND ADOPTING THE
BUDGET FOR FISCAL YEAR 2026-2027

WHEREAS, on May 12, 2026, the Chief Executive Officer of the Special Service Lighting District of the City of Orem, Utah, presented the tentative budget for Fiscal Year 2026-2027 to the Special Service Lighting District; and

WHEREAS the Board of Directors of the Special Service Lighting District, on due public notice, held a public hearing on Tuesday, June 23, 2026, in the Council Chambers of the Orem City Hall, at which time the budget was considered; and

WHEREAS the Board of Directors of the Special Service Lighting District considered the budget as submitted and all information presented at the public hearing, and made all changes and amendments which the Board of Directors desires to make; and

WHEREAS the Board of Directors of the Special Service Lighting District has developed a budget in which the anticipated revenues equal the total of appropriated expenditures; and

WHEREAS the Special Service Lighting District Tentative Budget has been revised to reflect each and all of the amendments, changes, and modifications which the Board of Directors believes should be made in the budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE SPECIAL SERVICE LIGHTING DISTRICT OF THE CITY OF OREM, UTAH, as follows:

1. The Board of Directors hereby adopts the budget for Fiscal Year 2026-2027 as amended, modified, and revised, which budget is attached hereto as Exhibit "A" and is incorporated herein by this reference.
2. The Chief Executive Officer is directed to implement this budget in accordance with State laws and appropriate Special Service Lighting District procedures.
4. A copy of the Special Service Lighting District Budget for the Fiscal Year 2026-2027 shall be placed on file in the office of the Secretary of the Special Service Lighting District of the City of Orem, Utah, and in the Orem Public Library.
5. This resolution shall take effect immediately upon passage.
6. All other resolutions and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED AND APPROVED this 23rd day of June 2026.

SPECIAL SERVICE LIGHTING DISTRICT
OF THE CITY OF OREM, by
Karen A. McCandless, Chair

ATTEST:

Teresa McKittrick, Secretary

BOARD MEMBERS	AYE	NAY	ABSTAIN
Chair Karen A. 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"/>