



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
July 28, 2026

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

3:30 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. WORK SESSION ITEMS

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

1.1 PRESENTATION — Utah County Major Crimes Update (5 min presentation / 5 min Q&A)

Presenter: BJ Robinson, Police Chief and Lt. Justin Gordon, UCMC Field Director

1.2 PRESENTATION — Capital Construction Projects Update (20 min presentation / 10 min Q&A)

Presenter: Taggart Bowen, City Engineer

1.3 PRESENTATION - General Plan Process Update (15 min presentation / 15 min Q&A)

Presenter: Jared Hall, Planning Director

1.4 PRESENTATION - Detached Accessory Unit Update (45 min presentation / 15 min Q&A)

Presenter: Gary McGinn, Community Development Executive Director and Jared Hall, Planning Director

2. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

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

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: Mark McOmber

5. PLEDGE OF ALLEGIANCE: Kim McOmber

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1 PRESENTATION — National Night Out

Presenter: Blake Fenn, Police Lieutenant and Kamyryn Wilson, Behavioral Health

Specialist

7. PERSONAL APPEARANCES – 15 MINUTES

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

8. CONSENT ITEMS

8.1 APPROVAL OF MEETING MINUTES

July 14, 2026

8.2 APPOINTMENT - Events Advisory Commission

Bryan Waite

9. SCHEDULED ITEMS

9.1 PUBLIC HEARING — ORDINANCE — Amending article 22-5-3(A) and the Zoning Map of the City Of Orem by changing the zone of the property located generally at 1875 South Geneva Road from OS-5 (Open Space) to PRD (Planned Residential Development); and to amend the concept plan found in Appendix KK "Site Plan - Farm Haven" to include the subject property and amend the project layout.

Presenter: Jared Hall, Planning Director

"I move to approve (or deny) amending article 22-5-3(A) and the Zoning Map of the City Of Orem by changing the zone of the properties located generally at 1875 South Geneva Road from OS-5 (Open Space) to PRD (Planned Residential Development); and to amend Appendix KK "Site Plan - Farm Haven" to include the subject property and amend the project layout."

10. CITY MANAGER INFORMATION ITEMS

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

11. ADJOURN TO A CLOSED SESSION IN SUMMIT CONFERENCE ROOM

To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property.

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
JULY 28, 2026**

REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



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**CITY OF OREM
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JULY 28, 2026**

REQUEST:	PUBLIC HEARING — ORDINANCE — Amending article 22-5-3(A) and the Zoning Map of the City Of Orem by changing the zone of the property located generally at 1875 South Geneva Road from OS-5 (Open Space) to PRD (Planned Residential Development); and to amend the concept plan found in Appendix KK "Site Plan - Farm Haven" to include the subject property and amend the project layout.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY COUNCIL July 28th, 2026	Zone Map and Text Amendment, Westerly Way PRD
	PUBLIC HEARING – ZONING MAP & TEXT 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 1875 South Geneva Road from OS-5, Open Space to PRD, Planned Residential Development (approximately 2.9 acres) and amending Appendix KK “Site Plan – Farm Haven” to include the property and update the concept plan.</i>	Prepared By: Jared Hall Applicant: Craig Brady, Utah Autism Academy

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 SW
Current Zone: **OS-5**
Acreage: **2.9 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 rezone the subject property at 1875 South Geneva Road to be included in the existing PRD property adjacent to the north, and to amend the text of Appendix KK for the Farm Haven Cottages to include it. The new plan (Westerly Way) is for a twin-home subdivision rather than smaller, single-family detached cottage lots (Farm Haven).

BACKGROUND: A Planned Residential Development (PRD) called Farm Haven Cottages was previously approved on the rear acreage of the Autism Academy building property. Since that time, the subject property at 1875 S. Geneva Road (immediately south of the Autism Academy and Farm Haven Cottages PRD) became available to the applicants. This application seeks to modify the existing PRD into a twin-home project and extend it onto the subject property.

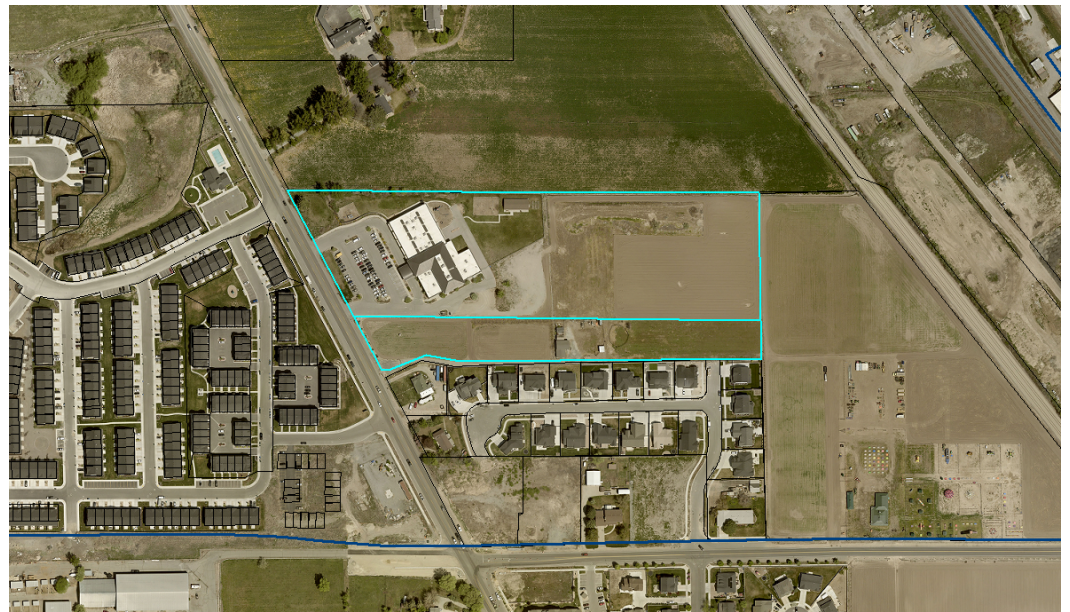


Figure 1: Subject Properties, aerial view. I

PLANNING COMMISSION ACTION: The Planning Commission reviewed the proposed amendments at a public hearing on March 18, 2026. The Commission voted 5-2 to recommend approval to the City Council with the condition that the plan would be modified to include a public right-of-way connecting the subdivision to Geneva Road.

CITY COUNCIL REVIEW 5/12/26: The City Council heard the application at a public hearing on May 12, 2026. The Council voted to continue the request to allow the

applicant a chance to develop a concept that included a public ROW connection to Geneva Road. The applicants have returned with a modified concept including a public connection to Geneva Road. The revised concept plan will be reviewed in this report.

REVIEW & ANALYSIS: The application has two components. The first is a change of zoning on the parcel at 1875 S. Geneva Road from OS-5, Open Space, to PRD, Planned Residential Development. The second component is technically a text amendment. When property is rezoned to PRD a concept site plan and elevations have to be approved and recorded in the City Code under Appendix KK. If this request is approved, Appendix KK will be modified to include a concept and elevations for “Westerly Way PRD” in place of the existing “Farm Haven PRD.”

While the rezone and concept plan recorded in Appendix KK would rezone the property and make the project possible, site plan review for multi-family development and a subdivision approval would be required. Both require additional applications to the Planning Commission. The subdivision and site plan will have to comply with the concept plan that established the PRD.

General Plan – The property to be added to the existing PRD Zone (1875 S. Geneva Road) is designated “Low Density Residential, SW” on the Future Land Use Map. This land use category prioritizes single-family zoning, but the subcategory of “SW” was created to allow for the possibility of PRDs and other housing options in the area.

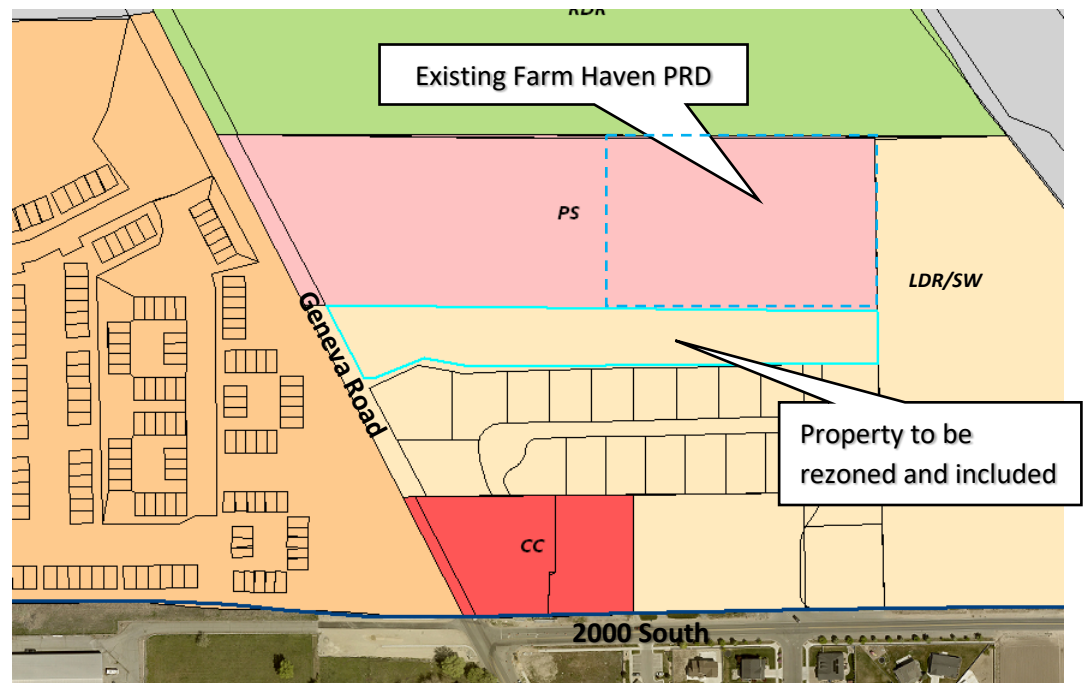


Figure 2: Subject Property, General Plan designation LDR SW

The surrounding area is a mix of open space (Cherry Hill conservation area to the north), single-family uses like the Payton Crossing and proposed Whitestone Estates subdivisions to the east and south, higher-density residential across Geneva Road, and non-residential uses like the Autism Academy and commercial zoning at the corner of Geneva Road and 2000 South. The proposed residential as

twin homes (approximately 5.2 units per acre) would be considered medium density residential.

Current Zoning– The subject property is currently zoned OS-5, Open Space. The OS-5 zone is a very low density residential and agriculture zone, allowing one single-family residential development with a minimum 5-acre lot size, and various agricultural uses. The property to which it would be added (existing “Farm Haven” plan) is located in the PRD Zone.

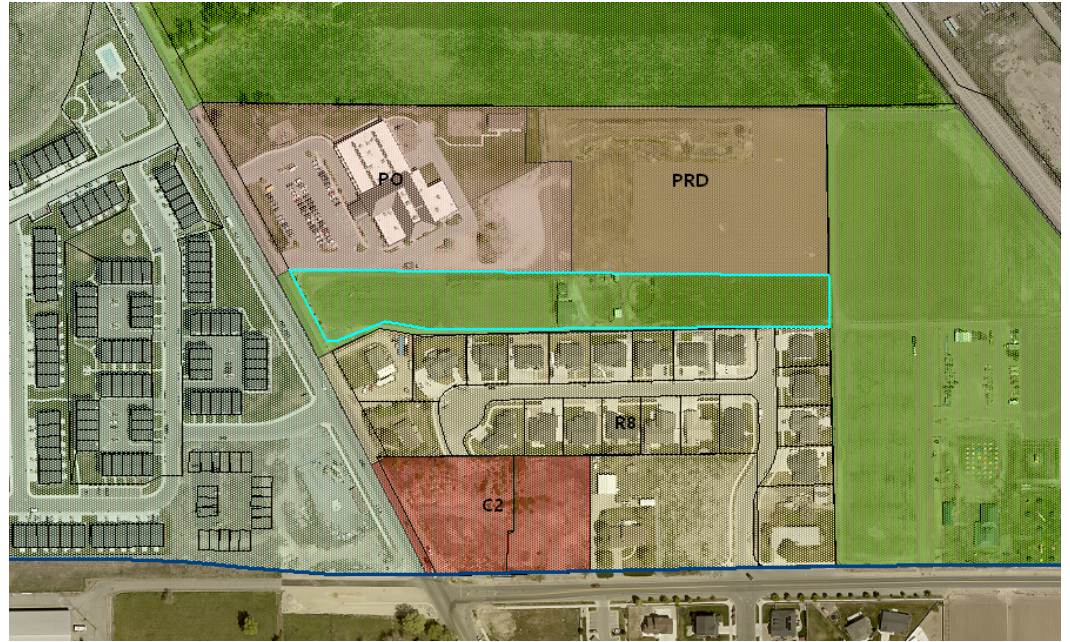


Figure 3: Existing Zoning, OS-5

Proposed Zoning– The applicants have proposed PRD Zoning which allows residential development of greater densities and which include attached housing types such as townhomes, condominiums, twin homes, zero lot-line developments, and apartments. Although many types of housing are allowed, the PRD is tied to the concept plan adopted when the PRD is established. In this case, if a PRD Zone is approved it will only allow the development of the number and type of units proposed in the concept plan. Any changes would have to go through the same process to amend the PRD again.

Concept Plan– The existing PRD, Farm Haven, is made up of twenty-five (25) lots, many of which are less than 6,000 ft², but all intended for detached single-family homes. The existing concept has a public road connecting to 2000 South through the Payton Crossing subdivision on the south and another public road connection running west to Geneva Road.

In contrast, the proposed new concept plan (Westerly Way) consists of 40 twin-home lots. Each twin home is a single-family home sharing a zero-lot line on one interior side with another twin home. The overall density of the PRD is 5.2 units per acre. Key aspects of the proposed Westerly Way concept plan are reviewed below:

- **Density.** PRD density is limited to no more than 7 units per acre in most cases. The proposed density for Westerly Way is 5.2 units per acre.

- **Parking.** Each twin home will have a driveway and two-car garage. Because the twin driveways will make on-street parking limited or impossible, 28 additional parking spaces are offered in two sections on the east and west ends of the central block. The resulting parking ratio is 2.7 spaces per unit, not including driveways. PRDs are required to provide a minimum of 2.5 spaces per unit.
- **Streets.** The proposed PRD subdivision would be served by public dedicated rights-of-way (ROWs) meeting Orem City sub-local standards: 28' of asphalt, curb + gutter, park strips, and sidewalks. All twin home lots have access to one of these ROWs.
- **Access.** The proposed subdivision can be accessed from existing 800 West (which is a road through Payton Crossing subdivision, currently stubbed into the subject property), a proposed stub road in the Whitestone Estates subdivision (1920 South), or directly from Geneva Road to the west.

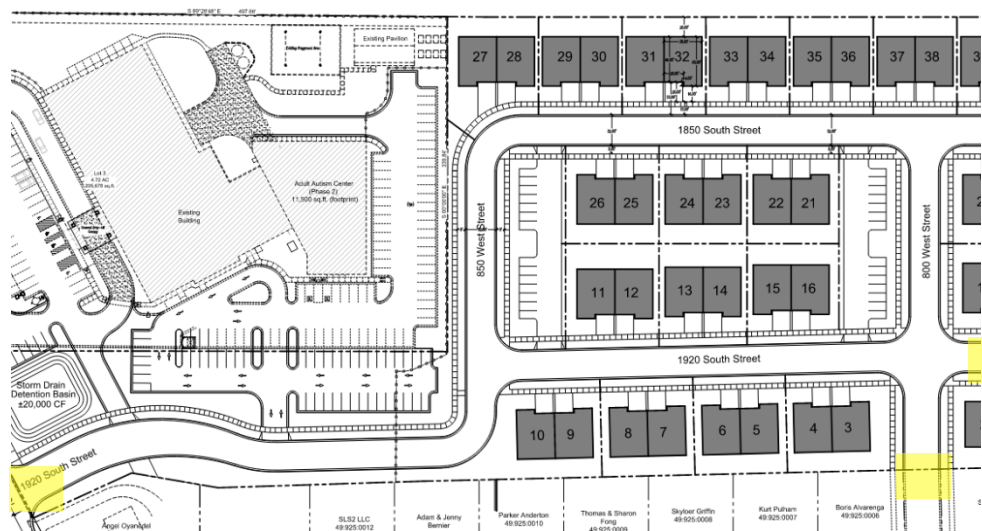


Figure 4: Accesses in proposed Westerly Way

- **Utilities & Drainage.** Preliminary civil engineering has been reviewed for utilities and drainage. For purposes of the concept, a project like this could be served by the utilities in the area. A storm drain basin is proposed near Geneva Road that could serve the subdivision and some additional storm flow from the Autism Academy.
- **Traffic.** Traffic Impact Studies have been reviewed for the concept and could be updated if a PRD Zone is approved before site plan and subdivision reviews. Studies indicate that the proposed and existing ROWs are adequate for the proposed levels of existing and anticipated development in this area of Orem, including the new Whitestone Estates Subdivision and other subdivisions on the south side of 2000 South, in Provo.
- **Height.** PRDs limit height in most cases to 30' and single-story structures. The proposed twin homes are all single-story and under 30' in height.
- **Fencing.** The concept plan will need to be modified to meet the requirements for 6' solid perimeter fencing per the requirements of PRDs.

- **Elevations.** Elevations and floor plans have been attached with this report for your review. PRDs require that front elevations of units include a minimum of 60% finish of brick, stone, stucco, wood, or a combination. The proposed front elevations meet these requirements. Rear elevations must have at least 40% in the same exterior finishes. The rear elevations will need to be modified to include 40% in those finishes to meet requirements.

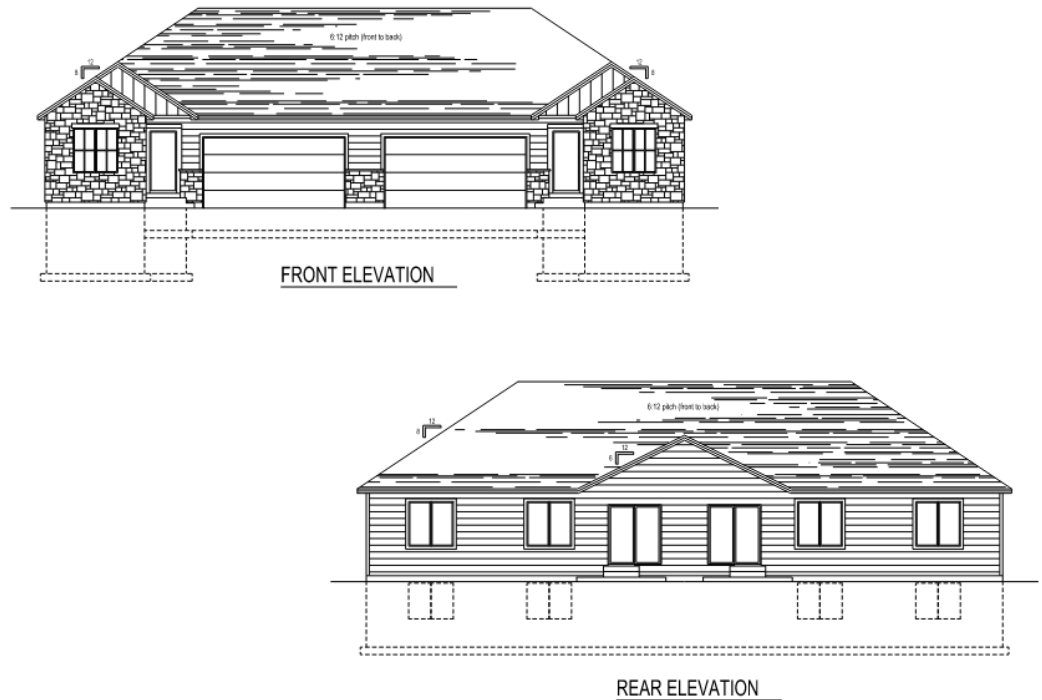


Figure 5: Proposed Elevations. Rear lacks the necessary 40% finish materials required by code.

NEIGHBORHOOD MEETING: A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting at the Autism Academy building. The meeting notes are included for review. Concerns included access through the Payton Crossing subdivision specifically and increased traffic from the new development. The original Farm Haven PRD had principal access onto Geneva Road. There were also some concerns about traffic from the Autism Academy filtering through the existing neighborhoods as a result of the connection.

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 amendments to the Zoning Map and Appendix KK or may CONTINUE the hearing to allow for changes or additional information or comment.

ALTERNATIVE MOTIONS:

Motion to Approve or Deny

“I move that the Orem City Council [**choose APPROVE or DENY**] by ordinance the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 1875 S. Geneva Road from OS-5, Open Space to PRD, Planned Residential Development (approximately 2.9 acres) and to amend Appendix KK “Site Plan – Farm Haven” of the Orem City Code as presented in the staff report.

Motion to Continue the Request

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

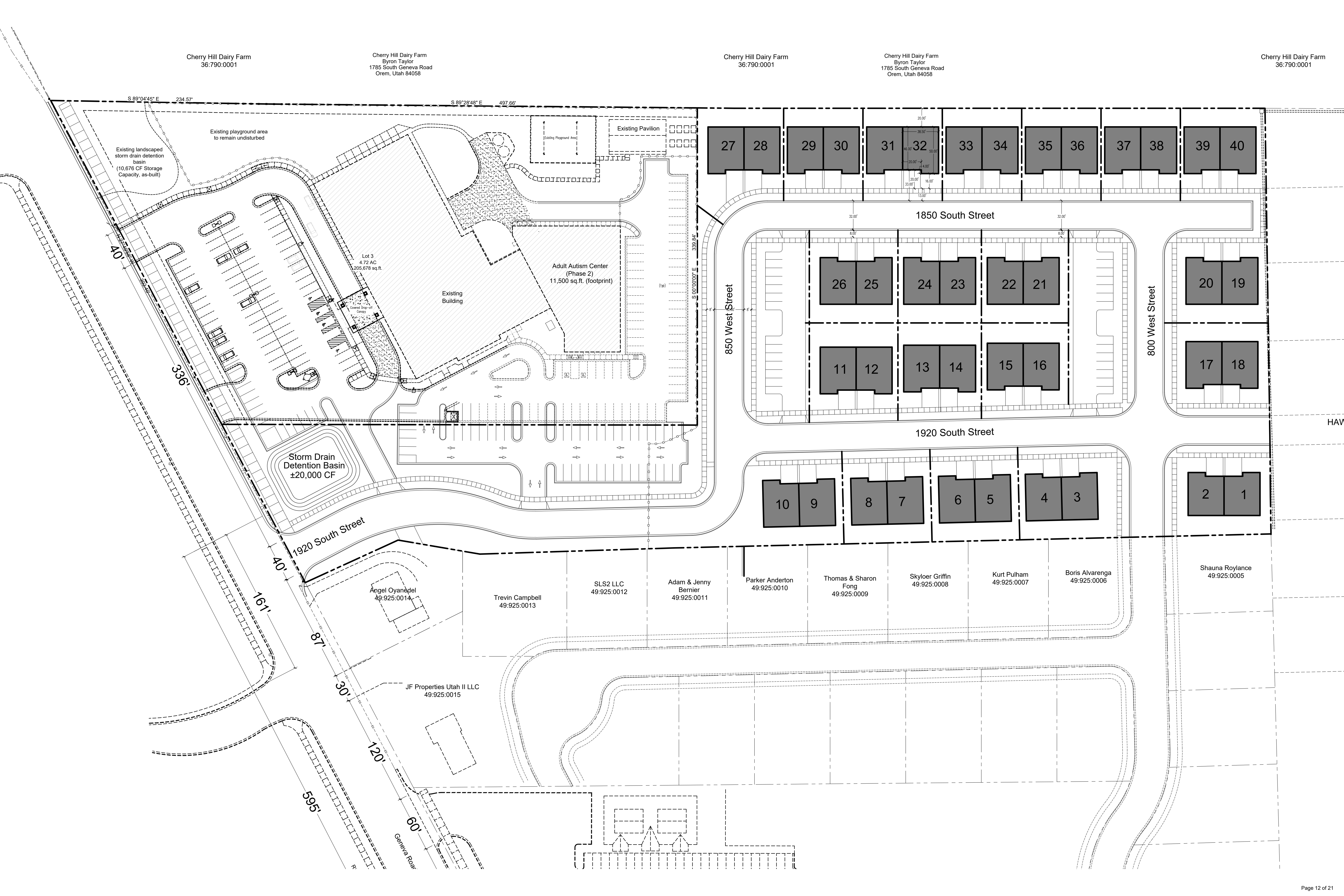
Cherry Hill Dairy Farm
36:790:0001

Cherry Hill Dairy Farm
Byron Taylor
1785 South Geneva Road
Orem, Utah 84058

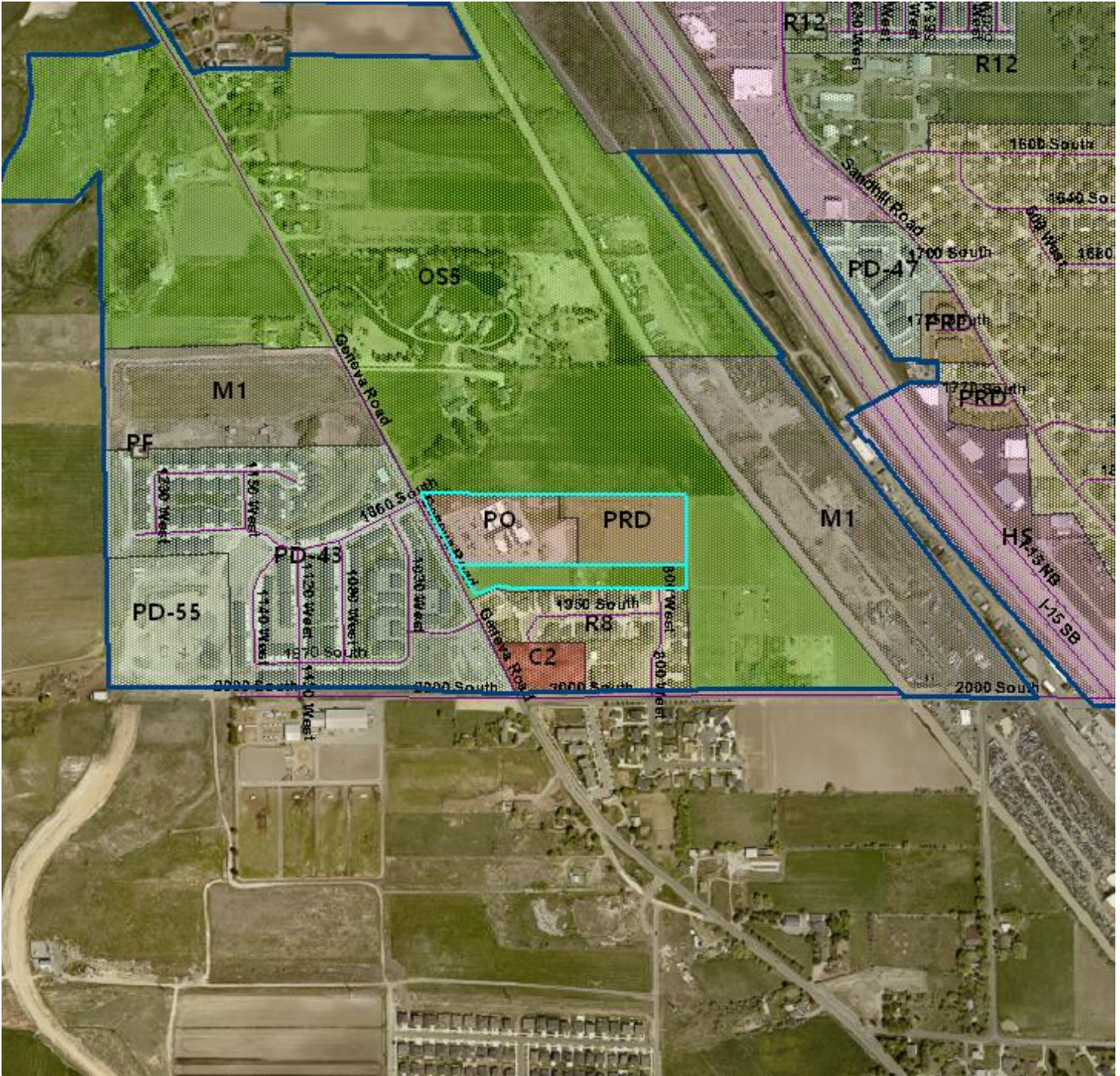
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Orem, Utah 84058

Cherry Hill Dairy Farm
36:790:0001



Westerly Way – 1875 S Geneva Road



Vicinity & Zoning Map

Zone: OS-5 to PRD

Acres: Approx 2.9 Acres





Dear Neighbor,

This letter is to inform you of an upcoming "Neighborhood Meeting" to discuss a change in the masterplan and zoning on properties located generally at 1875 South Geneva Road in Orem. Parcel #19:036:0084, currently occupied by Utah Autism Academy, is partially zoned "Professional Office". The applicant wishes to rezone the eastern portion of the parcel to "Planned Residential" and change the underlying masterplan to low density residential. The applicant also wishes to rezone Parcel #19:036:0088, currently owned by Al Switzler and zoned OS-5, to "Professional Office" on the northwest portion of the parcel. The remaining Switzler property is proposed to be rezoned to "Planned Residential" and change the underlying masterplan to low density residential. The "Planned Residential" rezone is proposed to be developed as twin home residences.

A neighborhood meeting will be held at Utah Autism Academy, located at 1875 S Geneva Rd. The meeting will begin at 6:00 pm on December 15th, 2025. All neighbors within 500 feet have been notified of this meeting, however if you know of someone who may not have been notified, please pass this information on to them.

"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 plans and provide input and recommendations regarding the project. The application has not yet been reviewed by the City and is subject to change during the review process."

We will look forward to hearing from you at the meeting. Should you be unable to attend the meeting or have questions prior to the meeting, please feel free to contact Craig Brady at 801-437-0490 or email cbrady@utahautismacademy.com.

Best regards,

Craig Brady
Utah Autism Academy
1875 S. Geneva Road
Orem, UT 84058
801.437.0490
cbrady@utahautismacademy.com

Neighborhood Meeting: Introduction & Discussion of the new concept plan for Westerly Way

Date: December 15th

Time: 6:00pm (discussions continued until approx. 8:30pm)

Attendance: See attendance sheet

Presentation of Plan: Craig Brady (Tricia Nelson present to answer questions as well)

The concept plan C - 2.0 11-24-2025 (1"=50') from Dudley and Associates was presented for attendees to inspect.

The history of UAA's effort to develop its vacant parcel was reviewed. It included the original plan to rezone the approximately 5 acre parcel from OS-5 to PRD, with a concept plan of 23-approximately 3,200-3,400 sf free-standing homes. The City of Orem Development Services team had required access points to 800 West and to the east adjacent parcel (previously known as Wilkerson Farms). Neither of those access points were available to UAA at the time, due to the Dolan DeLeew 3 acre parcel in between. The concept plan provided a public road access to Geneva Road and a fire lane access through the north end of the existing clinical facility.

The original application was presented to the Orem City Council August 27, 2023 and was approved for a PRD. The application was withdrawn by UAA shortly thereafter due to the news that the owner of the east parcel had purchased the south parcel (DeLeew) and was placing both on the market for future development. This news created concern for the safety of the clients of Utah Autism Academy. It was anticipated that this would allow considerably more traffic to utilize the Geneva Road access that was designed to pass near the entrance of the clinical facility.

The parcels being sold were placed under contract with Keystone Construction and an R-8 rezone of the east parcel was approved by the Orem City Council in February 2025.

The south parcel was terminated from the purchase contract, and UAA has agreed to purchase that parcel.

A new concept plan was introduced in the neighborhood meeting. It calls for 44 twin-homes (about 2,500 sf each) on approximately 7-½ acres (including the south parcel). The Geneva Road access has been eliminated from the plans, and the original access points on 800 West and to the east parcel have remained. It was shared with the residents that UAA's goal is to create more affordable housing for the autism community by placing more units in the development with the twin home concept and by reducing the square footage.

Neighborhood feedback

The main concern of residents is the access of 44 units through 800 West. It was mentioned that previous flooding of 800 West has occurred, that there are many children in the area, that 800 West was not designed for this kind of traffic, and that 2000 South will become more congested with the traffic from this development and the other current and future developments.

Some recommended not using the “outdated” 2014 traffic study. It was indicated that we would follow the requirements of the City of Orem which may include a new traffic study. Several of the neighbors also wanted to close access to their neighborhood from the Keystone development to the east.

One neighbor was concerned about the behavior of individuals with autism living near her neighborhood. UAA is firmly committed to assisting with the development of a safe and friendly neighborhood.

Neighbors were concerned about the number of residents and vehicles at each unit. UAA shared its desire to restrict the number of vehicles per unit by creating the HOA CC&Rs. The neighbors requested these documents be available for the presentation to the Planning Commission.

Neighbors asked about backyard set-backs and roof heights, which were clarified as per city code.

There was considerable discussion about UAA's closure of the access to Geneva Road (as a change from the previous plan). It was indicated that UAA refuses to have traffic from the new Keystone development passing close to the clinic, as it poses substantial risk for clientele. It was discussed that if the Keystone (east parcel) access were to be permanently closed, UAA would petition UDOT and the City of Orem to allow the Geneva Road access. UAA is supportive of this possibility.

Craig Brady & Tricia Nelson stayed to answer any questions or address any concerns of neighbors.

Westerly way Neighborhood Meeting

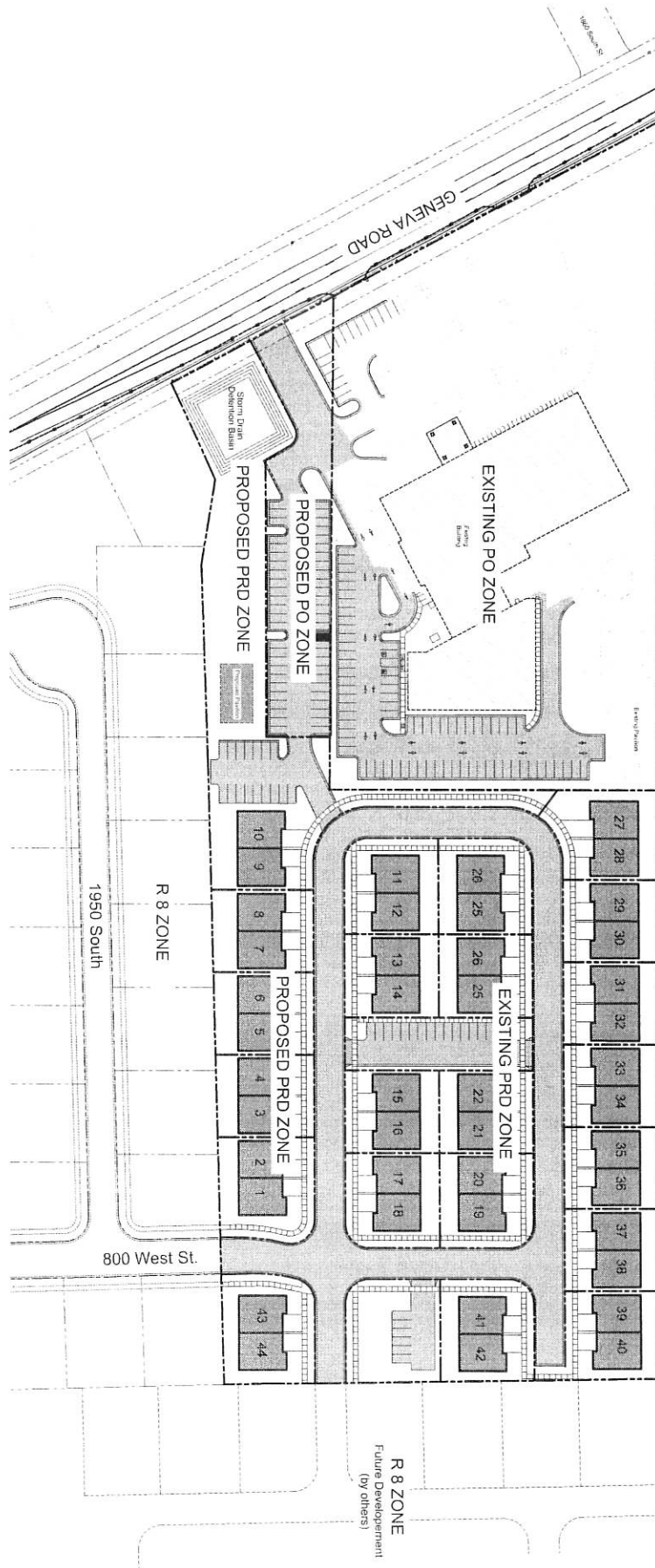
12/15/25

Name	Address	Email	Phone
Ernie Foster	861 W 1950 S	Ernie.Foster@gmail.com	
Bernice Linda Brown	788 W 2000 S.		
HARDEN MABBIT	1877 S 1630 W	HARDENMABBIT@gmail.com	
JOHN PERTE	861 W 1950 S	JOHNPERTE@gmail.com	951-675-2202
Pamela Moose	1949 S. 800 W		
Laure Berrett	878 W. 1950 S.	LaureBerrett@gmail.com	308 351-1505
Sheri Fong	840 W 1950 S.	tykf@aol.com	
Tom Fong	840 W 1950 S.	bischoffbischopfung@gmail.com	
ADAM BAKER	866 W 1950 S.	ELITEADT@gmail.com	801-592-5296
Don Baker	1949 N 6000 E	bahrlend@gmail.com	801 822 2479
Vonda Baker	1949 N 6000 E	bahrlend@gmail.com	" " "
Alan Moose	1949 S 800 W, OREM, UT		

Westerly Way



OS5 ZONE



Know what's below.
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 UTILITY NOTIFICATION CENTER, INC.
 www.811utah.com
 1-800-442-4111

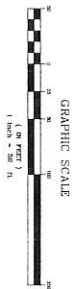
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Owner / Developer
 Utah Autism Academy
 Craig Brady
 1875 South Geneva Road
 Orem, Utah 84058
 Office (801) 437-0490
 cbrady@utahautismacademy.com

Site Data
 PRD ZONE = 319,254 sq.ft. or 7.33 Acres
 Total number of Units = 44
 PO ZONE = 28,314 sq.ft. or 0.65 Acres

Engineer

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



Revisions 1. 11-24-2025 By: [Signature] TID: [Signature] 11-17-2025	Date 11-24-2025	Scale 1" = 50'	Sheet No. C-2.0	Concept Plan	DUDLEY AND ASSOCIATES ENGINEERS PLANNERS SURVEYORS 353 EAST 1200 SOUTH, OREM, UTAH 801-224-1252	

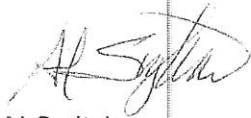
December 1, 2025

Utah Autism Academy
1875 S. Geneva Road Orem, UT 84058
Office Phone # - (801)437-0490
Fax # - (801)456-9954

Dear Mr. Brady

Subject: Rezoning of Orem Acreage Adjacent to Utah Autism Academy

I have no objections to the rezoning of the property in Orem, UT adjacent to the Utah Autism Academy. I am sure the Academy will put the land to good use in support of the mission of the school.

A handwritten signature in black ink, appearing to read 'Al Switzler', is written over a horizontal line.

Al Switzler
801.602.5543



Items needed for Westerly Way Application

Rebecca Gourley <rsgourley@orem.gov>
To: Craig Brady <cbrady@utahautismacademy.com>
Cc: Grace Bjarnson <gebjarnson@orem.gov>

Mon, Nov 24, 2025 at 5:14 PM

Hi Craig,

Thank you for coming in today. Here are the items we will need for the rezone.

1. A copy of the Neighborhood Meeting letter
I've attached a list of all neighbors who need to be notified of the rezone. Please ensure that when you apply, you include a digital copy of one.
2. A copy of materials presented at the Neighborhood Meeting
3. Neighborhood Meeting Attendance Roster
4. A copy of the minutes of the Neighborhood Meeting
5. In-writing agreement from the owners of the property confirming that they are aware of the rezone and agree to it.

The letter and the meeting date must contain or adhere to the following:

1. **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. 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 the notice shall be 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 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 22-14-20(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 shall keep detailed minutes of the content of the neighborhood meeting. The application for site plan approval shall include a list of all individuals who were notified of the meeting, a roster of attendees at the meeting, and a copy of the minutes from the neighborhood meeting.

With the time needed for noticing and for completing the neighborhood meeting, we anticipate this rezone going to PC on either December 17, 2025 or January 7th, 2026. If there are corrections required during the review, these dates may be pushed back.

Let Grace or I know if you have any other questions.

Thank you,

Rebecca Gourley
Associate Planner
56 N State St | Orem, Utah 84057
rsgourley@orem.gov | (801) 229-7183



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25K