



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
July 13, 2021

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

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

- 1. PRESENTATION - Utah Valley Drug Prevention Coalition (10 min)**
Presentation
Presenter: Brittany Guerra, Chair of the Drug Prevention Coalition
- 2. UPDATE - Hillcrest Park Update (45 min)**
Update and Discussion
Presenter: Brenn Bybee, Assistant City Manager and Lisa Benson, Landmark Design
- 3. DISCUSSION - Parking Enforcement Team (20 min)**
Presentation and Discussion
Presenter: Mike Paraskeva, Police Lieutenant
- 4. ANNUAL REVIEW - Gang Loiter Free Area (15 min)**
Annual Review
Presenter: Josh Adams, Chief of Police
- 5. DISCUSSION - Employee Compensation Study (30 min)**
Presentation and Discussion
Presenter: Keri Rugg, Human Resource Manager

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

2. CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

This is an opportunity for members of the City Council to raise issues of information or concern.

Presenter: Jeff Lambson

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

- 3. CALL TO ORDER**
- 4. INVOCATION/INSPIRATIONAL THOUGHT: Murray Low**
- 5. PLEDGE OF ALLEGIANCE: Steven Downs**
- 6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL**
- 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

Minutes of City Council Meeting - June 29, 2021

9. SCHEDULED ITEMS

9.1 PUBLIC HEARING / RESOLUTION - The City will receive Public Comment on the Community Development Block Grant (CDBG) Projected Use of Funds for CARES ACT CDBG-CV funding and consider approval of a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.

The Community Services Manager recommends that the City Council hold a public hearing to receive public comment on the projected uses of the funds for the CARES ACT CDBG-CV funding, adopt the recommendations of the CDBG Advisory Commission, and approve a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.

Presenter: Ken Ransom, CDBG Commission Chairperson, and Steven Downs, Deputy City Manager

9.2 PUBLIC HEARING / ORDINANCE – Amending Article 22-2-1 Accessory Apartments and portions of Section 22-6-9(I) of the Orem City Code pertaining to Accessory Apartments.

The Planning Commission recommends the City amend, by ordinance, Article 22-2-1 Accessory Apartments and portions of Section 22-6-9(I) of the Orem City Code pertaining to Accessory Apartments.

Presenter: Jason Bench, Planning Division Manager

9.3 PUBLIC HEARING / ORDINANCE – Amending Appendix DD of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres from the Highway Services (HS) zone to the PD36 zone at approximately 1430 North Geneva Road.

The Planning Commission recommends the City amend, by ordinance, Appendix DD of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres from the Highway Services (HS) zone to the PD36 zone at approximately 1430 North Geneva Road.

Presenter: Jason Bench, Planning Division Manager

9.4 PUBLIC HEARING / ORDINANCE Amending Fiscal Year 2021-2022 Budget
Amend the Fiscal Year 2021-2022 Budget for changes proposed to the compensation programs of the City due to the completed compensation study.

Presenter: Brandon Nelson, Finance Director and Keri Rugg, Human Resource Division Manager

10. COMMUNICATION ITEMS

11. CITY MANAGER INFORMATION ITEMS

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

12. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 1 working day 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 13, 2021**

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

REQUEST:

BACKGROUND:

RECOMMENDATION:

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
June 29, 2021

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner.
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Jason Bench, Planning Division Manager; and JoD'Ann Bates, City Recorder

NOTE: The referenced report and presentation documents for each discussion may be viewed at orem.org/meetings under “City Council Presentations”

TOUR - “The Green at Campus Drive”

Mayor Brunst, the Council, and City Staff met with Redstone Property Management to tour The Green at Campus Drive, located at 499 W 960 S St in Orem.

DISCUSSION - ARPA (American Rescue Plan Act)

Mr. Downs reviewed the proposal of the Rescue Plan which included the following:

- Overview/The city of orem received just over \$16 in ARPA Funding
- General Guidance from the Treasury
- Eligible Uses of Funds
- Public Health/Key Questions
- Economic Impacts/Key Questions
- Impacted Communities/Key Questions and Examples
- Premium Pay/Key Questions

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- Infrastructure: Water/Key Questions and examples
- Infrastructure: Broadband/Key Questions and examples
- Administrative Expenses/Key Questions and examples
- Reporting Requirements
- Possible Projects Being Explored
 - Funding for Hillcrest Park
 - New City Hall
- Next Steps

General discussion ensued regarding fund use and what kind of projects are eligible to be subsidized through this funding.

UPDATE - Holiday Activities

Mr. Sanderson's reviewed issues with the upcoming holidays which included the following:

- Areas of fire concern
- East Bench/Vineyard/Lindon
- Fireworks Restrictions
- Holiday extra patrol coverage

Mr. Sanderson stated the fire department does not recommend issuing a city-wide firework ban, seeing there are only a few key areas that are considered large fire hazards. He then discussed how there will be extra patrols and crews ready to respond to any incidents that may arise.

UPDATE - Water Tank Property

Mr. Davidson reviewed the current update of the water tank property which included the following:

- Typical Water Tank Sites
- Sego Lily Gardens, Sandy
- Orem Heritage Park
- Orem Heritage Park - Demonstration Garden

General discussion ensued regarding potential features this water tank property could host, logistical concerns such as parking for an area like this, the messaging the city wants to convey with the project, and the timeline for said project. The council then expressed that they are all in agreement and on the same page with this project.

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DISCUSSION - Fraud Risk Assessment

Mr. Nelson handed out a Fraud Risk Assessment Questionnaire.

General discussion ensued regarding auditing, how citizens and employees can report possible fraud, a possible fraud hotline, and other Fraud Risk items presented on the handout.

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

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; and JoD'Ann Bates, City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT Jim Lauret

PLEDGE OF ALLEGIANCE Debby Lauret

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

PERSONAL APPEARANCES

Time was allotted for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the agenda. Those wishing to speak should have signed in prior to the meeting, and comments were limited to three minutes or less.

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Kathrine Christensen stated her family owns around 5 acres of land in the North Village District (NVD) zone. Mrs. Christensen expressed her family's property was rezoned without notification, causing her property taxes to increase dramatically.

LaNae Millet stated there is Utah State Law called The Land Use, Development, and Management Act. (LUDMA) Which states that a council may adopt, modify, or reject Planning Commission's recommendations. She states that because of this and other similar state and city laws and ordinances, the council can make large changes to land use regulations presented by the Planning Commission. LaNae then stated a lawsuit from the developer challenging a City Council vote on this matter would not hold up in court.

John Barrick claimed a land use application for the 1600 North property was incomplete. Mr. Barrick read city emails regarding land use applications that were obtained through GRAMA requests. Mr. Barrick also stated that some of his GRAMA requests have not been completed and that is against Utah State Law.

Ken Millet expressed concern regarding traffic issues in the NVD zone, specifically access points into the Quick Quack Car Wash. Mr. Millet asked the city council to close off the east-side access to the property.

Jim Condie expressed traffic concerns pertaining to the 1600 N 400 W intersection. Mr. Condie asked that The City conduct more traffic studies in the area.

CONSENT ITEMS

- APPROVAL OF MEETING MINUTES
 - Minutes of City Council Meeting - June 15, 2021
- MAYOR PRO TEM - July through December, 2021
- RESOLUTION - Sunset Heights Residential Parking Permit Program
- ORDINANCE - Amending Chapter 7 of the Orem City Code Pertaining to Building, Plumbing, Mechanical, Electrical, Fire, and Abatement Codes

Mayor Brunst moved to approve the Consent Agenda as listed. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, and Brent Sumner. The motion **passed**.

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SCHEDULED ITEMS

PUBLIC HEARING / RESOLUTION - CDBG Projected funds

Ms. Mathews stated that in response to the Coronavirus Pandemic (COVID-19), the U.S. Department of Housing and Urban Development Community Development Block Grant provided the City of Orem with a second CDBG allocation of \$287,940 to be used to prevent, prepare for, and respond to COVID-19. The CDBG Advisory Commission recommends that the Orem City Council allocates funding from the previously allocated \$109,455 in second round CDBG-CV funding for public service projects to the following projects: \$25,000 to Meals on Wheels to meet the increased participation in their program by seniors during the pandemic and \$24,773.32 for the City of Orem's Critical Home Repair and Home Rehabilitation program for emergency home repairs.

Mayor Brunst opened the public hearing at 6:21pm. Hearing no comments, Mayor Brunst closed the public hearing and brought the item back to the City Council for discussion.

Mr. Macdonald moved to approve the enterprise fund transfer. **Brent Sumner seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, and Brent Sumner. The motion **passed**.

PUBLIC HEARING / ORDINANCE - North Village District Zone Height and Parking Standards

Mr. Bench stated staff proposes to amend the NVD zones to establish a maximum height limit and to increase the parking requirement in the NVD-Core and NVD-Edge zones. 1. Maximum height. A height limit of sixty feet (60') is proposed for the NVDCore, NVD-Edge and NVD-Res(A) zones. This height limit is taken directly from the C2 zone, which is the current zone of almost all properties on State Street that are not included in the State Street Districts and was also the zone that previously applied to the property currently in the NVD zones. The proposed 60 foot height limit would be a return to the standard that applied when the property was in the C2 zone.

The proposed maximum height of 60 feet would be in addition to other, currently existing height limits that are already built into the NVD zones including the Following:

- a. Any development within seventy-five feet (75') of a residential zone has a height limit of thirty-five feet (35').
- b. All new development must be set back from residential zones a distance at least equal to the height of the building.

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c. Buildings in the NVD-Res(B) zone have a maximum height of 35 Feet.

d. A natural limit on building height based on the need to meet parking requirements, which are based on the square footage of the building. In other words, the larger a building, the more parking is required.

2. Parking requirement. The current parking requirement in the NVD-Core and NVD-Edge zones is 1.75 spaces per residential unit over the base residential density. The current requirement for the NVD-Res-A zone is 2.5 stalls for units with two or fewer bedrooms and 3.5 stalls for units with three or more bedrooms. The proposed change would increase the parking requirement for the NVD-Core and NVD-Edge zones to two stalls per residential unit over the base residential 30 density. No other changes to the parking requirement are proposed. The commercial parking requirement and the parking standards in the NVD-Res-A and NVD-Res-B would remain the same. As background information, the current parking requirements for the NVD-Core and NVD-Edge zones were adopted by the City Council on October 8, 2019, and were based on the Orem City Parking Study (2019), developer recommendations, and city staff review including City Council discussions prior to the adoption of the current standards.

General discussion ensued regarding parking standards and requirements, as well as zoning around the Midtown and NVD zone area.

Mr. Lambson expressed it is important for the council to not only consider how a development looks from state street, but also to consider how it looks from the neighborhood behind. Mr. Bench responded that there are requirements that address that issue, such as current height and setback standards. He stated there are many projects on large streets that border a residential area. Mr. Bench brought up examples such as Smith's on State, Target on Center, and Harmon's on 8th and 8th. Mr. Bench stated that these developments have setback and height standards to remedy the issues Mr. Lambson brought up.

Mayor Brunst opened the public hearing at 6:39 pm.

Lisa Hill stated that comparing buildings such as Smith's and Target to the proposed NVD Zone Project is not fair because they have a back wall and nobody drives directly behind the Target and Smith's buildings.

Christina Much expressed she would like to see the height limited to 48 feet and have a 35 foot setback.

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Stephanie Visnaw stated she would like to see appropriate height restrictions put into place in the NVD zone. Mrs. Visnaw expressed that she would like to see the area stay a small-scale development with a height maximum of 48 feet. Mrs. Visnaw also expressed concern that a poor parking situation could arise in the area.

Jim Condie expressed concern with traffic in the area, and adding a high density housing development would make a bad problem even worse.

Mrs. Mitchell stated she does not want to see Orem become another Salt Lake City or a large metropolitan area. She expressed her concern about developing a high-rise apartment complex and parking areas in the issues.

John Barrick recounted an interaction between Council Member David Spencer and an unnamed staff member from the May 11th, 2021 City Council Meeting. In this interaction David Spencer stated he heard the application from Knighton was not complete and was just thrown together. The staff member responded that it was inaccurate. The staff member then stated Mr. Spencer was getting misinformation. The application was paid for, complete, and only missing a few minor things. Mr. Barrick expressed that he feels the ones who are actually receiving misinformation are the Orem City residents. Mr. Barrick expressed his concern with parking in the area.

Dan McDonald stated he is a lawyer representing citizens living near the NVD area. Mr. McDonald then read state law pertaining to how zoning and other planning decisions can be adopted or rejected. Mr. McDonald urged the council to listen to the citizens and to make the right decision.

LaNae Millet stated the current zoning in the NVD zone is not a good fit. She expressed concern for the safety of children and other residents in the area if traffic in the area gets worse than it is already. Mrs. Millet requested smaller building height requirements in the area.

Spencer Peterson expressed concern with the traffic in the area, he stated children walking to school are already unsafe as it is and adding a development in the area would make it worse.

Kieth Walker stated he has lived here for 65 years. He expressed how he wants Orem to continue to be “Family City USA” and high-density housing should not be built in the area, and surrounding cities should handle that instead. He also expressed concern with the traffic in the area. Mr. Walker requests the City bring the height requirements down to keep Orem a family city.

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Craig Jacobson asked why the city would want to take a prime piece of property, and add high density housing on it. Mr. Jacobson expressed they could possibly have something more profitable such as a car dealership in the area instead.

Greg Duerden stated that the City of Orem does not need more high density housing and should build more single family housing in the area instead. He expressed he would like to see the NVD zone high density housing development denied.

Lillian Simons stated that having a high density housing project in the NVD zone is a “ridiculous” development. Ms. Simons asked the council to make progressive development decision.

Mrs. Walker stated the traffic in the area is unsafe, and would get worse with a large development in the area.

Kevin Hale asked the council if there was anyone that even wanted this development. He then stated just how many people are against it.

Steven Hole explained what he thinks would happen to the area if this development passes. He brought up things such as loud music, late night parties, a half empty parking garage because cars would constantly be parked in front of residential houses instead, and trash in the streets. He stated how he feels that no one can really do anything about the development. He then went into more detail about current and future parking issues should this development be approved.

Kathrine Christianson stated that by allowing this development, the city would create unsafe roads in small residential areas.

Dennis McDonald stated that he has talked to many people in the area, and not a single one of them wants to see this development be built.

MaraLee Wipple expressed the traffic in the area is already unsafe, and a large-scale development in the area would make the streets much more unsafe.

Mayor Brunst closed the public hearing at 7:21 PM

General discussion ensued regarding NVD zone height requirements, application approval, zoning in the area, and what the council would be voting on tonight.

Mr. Peterson and Mr. Spencer asked for 48 feet in the core and 35 in the edge zone pertaining to height requirements and discussed the possibility of voting on those numbers tonight. Mr. Steve

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Earl warned against moving to vote on something that significantly different, seeing the proposed change would not have been noticed properly and legal action could be taken against the city because of that. Mr. Spencer expressed that is a risk he would be willing to take. Mr. Earl as well as other staff and Council members strongly warned against doing so.

Mr. Spencer moved to continue the item to a special City Council Meeting to be held on July 27, 2021. **Mr. Peterson** seconded the motion. Those voting aye: Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, and Brent Sumner. Those voting nay: Richard F. Brunst. The motion **passed**.

PUBLIC HEARING / ORDINANCE - FY 2020-2021 Budget Amendments

Mr. Nelson brought forward proposed amendments for the FY 2020-2021 Budget.

General discussion regarding various budget numbers and timelines.

Mayor Brunst opened the public hearing at 8:19 pm. Hearing no comments Mayor Brunst closed the public hearing and brought the item back to the City Council for discussion.

Mr. Macdonald moved to approve by Ordinance the amendments to the City of Orem Fiscal Year 2021-2022 Budget. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, and Brent Sumner. The motion **passed**.

COMMUNICATION ITEMS

CITY MANAGER INFORMATION ITEMS

ADJOURN TO A CLOSED MEETING FOR CITY MANAGER EVALUATION

Mayor Brunst moved to adjourn to a closed meeting to discuss “the character, professional competence, or physical or mental health of an individual”, pursuant to Utah code Section 52-4-205(1)(a). **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, David Spencer, and Brent Sumner. The motion **passed**.

The meeting adjourned at 8:21 PM.

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CLOSED MEETING

The closed meeting began at 8:25 PM.

The closed meeting adjourned at 9:50 PM.



**CITY OF OREM
CITY COUNCIL
MEETING
JULY 13, 2021**

REQUEST:	PUBLIC HEARING / RESOLUTION - The City will receive Public Comment on the Community Development Block Grant (CDBG) Projected Use of Funds for CARES ACT CDBG-CV funding and consider approval of a resolution for a substantial amendment to the 2019-2020 Annual Action Plan.
APPLICANT:	Kena Mathews
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Kena Mathews, Community Services Manager

REQUEST:

BACKGROUND:

In response to the Coronavirus Pandemic (COVID-19), the U.S. Department of Housing and Urban Development Community Development Block Grant provided the City of Orem with a second CDBG allocation of \$287,940 to be used to prevent, prepare for, and respond to COVID-19. The CDBG Advisory Commission recommends that the Orem City Council allocates \$20,000 funding from the previously allocated \$59,681.68 in second round CDBG-CV funding for public service projects to a capital project for the Orem Senior Friendship Center for plumbing and sewer repairs.

RECOMMENDATION:

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING PROJECTS AND A SUBSTANTIAL AMENDMENT
TO THE CITY OF OREM ANNUAL ACTION PLAN
FOR FISCAL YEAR 2019-2020**

WHEREAS, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed in March 2020 authorized Community Development Block Grant Coronavirus (CDBG-CV) Funds, made available from the United States Department of Housing and Urban Development (HUD), to be allocated to prevent, prepare for, and respond to the COVID-19 Pandemic; and

WHEREAS the City of Orem, a CDBG entitlement, has been allocated a second round of CDBG-CV funding in the amount of \$287,940; and

WHEREAS, the Orem City Council approved a Substantial Amendment to the City of Orem's Annual Action Plan and budget for FY 2019-2020 on January 12, 2021, Resolution No. 2021-0002; and

WHEREAS, the approved amendment allocated \$258,049.16 of CDBG-CV Funds to public service projects; and

WHEREAS, the City of Orem seeks to allocate \$20,000 of the approved public services amount to a capital project at the City of Orem Senior Friendship Center for plumbing, sewer, and restroom repairs; and

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

1. That the City Council will authorize the use of CDBG-CV funds described above by adopting this Resolution and will approve the proposed Substantial Amendment to the City of Orem's Annual Action Plan.
2. This Resolution shall take effect immediately upon passage.
3. All other resolutions and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED, APPROVED, AND ORDERED PUBLISHED this **13th** day of **July** 2021.

Richard F. Brunst, Jr., Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐



**CITY OF OREM
CITY COUNCIL
MEETING
JULY 13, 2021**

REQUEST:	PUBLIC HEARING / ORDINANCE – Amending Article 22-2-1 Accessory Apartments and portions of Section 22-6-9(I) of the Orem City Code pertaining to Accessory Apartments.
APPLICANT:	Development Services Department
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Jason Bench, Planning Division Manager

REQUEST:

Development Services requests the City amend Article 22-2-1 Accessory Apartments and portions of Section 22-6-9(I) of the Orem City Code pertaining to Accessory Apartments.

BACKGROUND:

The State Legislature recently changed the law pertaining to accessory apartments throughout the State. Due to these changes, the City has found a need to change some of the language in the Accessory Apartments ordinance.

The City will no longer be allowed to restrict the size of the accessory apartment, the number of allowed bedrooms or require interior connectivity. The accessory apartment will be required to be located within the footprint of the single-family dwelling. Accessory apartments will be subject to the rental dwelling license requirements set forth in the Orem City Code.

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
JULY 13, 2020



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – Amending Section 22-2-1 and portions of Section 22-6-9(I) of the Orem City Code pertaining to accessory apartments.
APPLICANT:	Development Services
FISCAL IMPACT:	None

NOTICES:

-Posted in 2 public places
 -Posted on City webpage
 -Posted on the State noticing website
 -Faxed to newspapers

SITE INFORMATION:

General Plan Designation:
Varies
 Current Zone: **Varies**
 Acreage: **Varies**
 Neighborhood: **Varies**

**PLANNING
COMMISSION
RECOMMENDATION**

5-0 for Approval

PREPARED BY:

Cheryl Vargas
 Associate Planner

REQUEST: Development Services requests the City Council amend Section 22-2-1 and portions of Section 22-6-9(I) of the Orem City Code pertaining to accessory apartments.

BACKGROUND: The state legislature recently changed the law pertaining to accessory apartments. In order to come into compliance with these changes, the City Code pertaining to accessory apartments needs to be amended.

For example, the recent amendments to state law prohibit the City from limiting the size of accessory apartments, restricting the number of allowed bedrooms or requiring interior connectivity. The proposed amendments will bring the City's ordinances into compliance with state law.

RECOMMENDATION: The Planning Commission recommends the City Council amend Section 22-2-1 and portions of Section 22-6-9(I) of the Orem City Code pertaining to accessory apartments.

Section 22-2-1. Definitions.

....

Accessory Apartment shall mean a subordinate dwelling, which has its own eating, sleeping, and sanitation facilities, within a single-family dwelling,main residential building

Section 22-6-9(I)

I. Accessory Apartments. Accessory apartments shall be allowed only in owner-occupied, detached single-family dwellings and in such other dwellings as may be specifically designated by ordinance, but shall not be allowed in any R5 zone or PRD zone.

1. A dwelling shall be considered owner-occupied only if the owner uses the dwelling as his/her primary dwelling and mailing address. For purposes of this section, the term "owner" shall mean:
 - a. The person (defined for purposes of this section as a human being and not including any other legal entity except as elsewhere expressly allowed) listed as the owner of record in the records of the Utah County Recorder.
 - b. In the event that more than one person is listed as an owner, the owner shall be the person(s) who owns at least a 50% equity interest in the property. Each person listed on the title shall be presumed to hold an equal equity interest in the property unless otherwise clearly specified. In the event that no single person has a 50% equity interest in the property, a single-family dwelling shall not be considered owner-occupied unless the total equity interest in the property owned by the occupants is at least 50%.
 - c. In the event that title to a dwelling is held in the name of a trust, the occupant(s) of

such dwelling may be considered the owner for purposes of this section only if such person(s) created the trust primarily for estate planning purposes, placed the dwelling in such trust, and retains at least a 50% primary beneficial interest in the dwelling.

- d. In the event that title to a dwelling is held in the name of a corporation or limited liability company, the dwelling shall not be considered to be owner-occupied unless the occupants have bona fide ownership of at least 50% of the corporation or limited liability company that owns the dwelling.
- e. Notwithstanding any other provision to the contrary, no person claiming ownership by virtue of his/or her status as one of the following classes of individuals shall be deemed an owner for purposes of this section:
 - (1) A person with only an option to purchase a single-family dwelling.
 - (2) The children or other relatives of an owner.
 - (3) Any person other than a spouse or child of the owner who is listed on the title to a single-family dwelling without having paid fair market value for their interest in the property.
 - (4) Any beneficiary of a trust whose interest is secondary or subordinate to the interest of a primary beneficiary.
 - (5) A person with a contract to purchase a single-family dwelling.
 - (6) A person who meets the technical definition of owner by virtue of any transaction or agreement that is not bona fide or serves no legitimate purpose other than to meet the technical definition of owner under subsections (a), (b) or (c) above.
- f. Nothing contained herein shall be construed to allow more than one family to occupy either a single-family dwelling or an accessory apartment.
- g. For purposes of establishing that a single family dwelling is owner occupied, the purported owner shall have the burden of proving his/her status as the owner pursuant to the criteria outlined in this section and of providing documentation to the City to prove that the person qualifies as an owner under this section.
- h. Owner occupancy for a dwelling with an accessory apartment shall not be required when:
 - (1) The owner cannot live in the dwelling because of a bona fide temporary absence of three years or less for a temporary job assignment, sabbatical, or voluntary service;
 - (2) The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and
 - (3) The owner intends to make the dwelling his/her primary place of residence upon returning from the temporary job assignment, sabbatical or voluntary service.

Indefinite periods of absence from the home shall not qualify for this exception.

- 2. Number of Accessory Apartments. A maximum of one (1) accessory apartment shall be allowed in each owner occupied, detached single-family dwelling.
- 3. Parking. A single family dwelling with an accessory apartment shall provide at least ~~three~~ one (13) additional off-street on-site parking stalls for the accessory apartment, each which shall be at least eight feet (8') by sixteen feet (16') in size. Parking stalls within a garage or carport shall not count toward the additional three required parking stalls unless the garage or carport contains more than two parking spaces (without double stacking) in which case the third parking space may be counted toward the additional parking stall requirement. A driveway leading to a garage or carport shall also not count toward the

~~additional parking requirement. However, an area of a driveway that is widened or extended beyond what would customarily be installed to access the garage/carport may be counted toward the parking requirement if it meets the parking dimension requirements and if parking in the designated area would not block or impede access to the garage or carport. However, the required additional stall may not be located in the front yard setback. No more than two (2) parking stalls shall be within the front yard setback and no more than one (1) parking stall shall be within the side yard setback adjacent to a street.~~ Parking areas and driveways shall be paved with concrete, masonry, or concrete pavers. ~~Exception: If the primary residence includes a three (3) car garage or three (3) car carport, all three (3) parking stalls in front of the garages or carports may be counted toward the required number.~~

4. Utility Meters. A single family dwelling with an accessory apartment shall have no more than two (2) meters for each water, gas, and electricity utility service and each meter shall be in the property owner's name.

~~5. Minimum Size. Maximum Size. The size of an accessory apartment shall be at least three hundred (300) square feet. An accessory apartment shall not exceed twelve hundred (1200) square feet nor shall it contain more than two (2) bedrooms. For purposes of this section, a bedroom is defined as any room that is only accessible via an interior doorway, including but not limited to offices, libraries, dens, sewing rooms, game rooms, etc., but not including any room that is clearly designed and intended for use only as a bathroom, utility room, closet, pantry, mud room, laundry room, or any room having less than fifty (50) square feet. In addition, the single family dwelling shall maintain a minimum of one thousand (1000) square feet of finished living space separate from the accessory apartment.~~

5. Building Code. All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling.
6. Building Entrances. A new single-family structure approved with an accessory apartment shall not have a separate entrance at the front of the building or side of the building facing a street where the sole purpose of the entrance is to provide access to the accessory apartment. An accessory apartment approved in an existing structure shall use existing entrances on any side of the structure that faces a street. The purpose of this requirement is to preserve the single-family residential look of the building.
7. Location Within Footprint of Single-Family Dwelling. An accessory apartment must be located within the footprint of a single-family dwelling. A building area that is connected to a single family dwelling only by means of a breezeway or similar structure shall not be considered to be within the footprint of the single-family dwelling for purposes of this Section 22-6-9(I).

~~7. Interior Connectivity. Interior connectivity shall be maintained between the accessory apartment and the main dwelling by means of an interior door that provides direct access to both the main dwelling and the accessory apartment. A door to a garage or carport shall not satisfy this requirement. The interior connecting door may be closed and locked.~~

8. Accessory Apartment Permit. Any person constructing or causing the construction of a residence that has an accessory apartment or any person remodeling or causing the remodeling of a residence for an accessory apartment, or any person desiring an accessory apartment shall obtain an accessory apartment permit from the Development Services Department. Before the permit is issued the applicant shall:
 - a. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.

- b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.
- c. Pay fees in accordance with the City of Orem Resolution establishing fees and charges.

9. Rental Dwelling License. Accessory apartments are subject to the rental dwelling license requirements set forth in Article 12-9 of the Orem City Code.

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ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-2-1 AND PORTIONS OF SECTION 22-6-9(I) OF THE OREM CITY CODE PERTAINING TO ACCESSORY APARTMENTS

WHEREAS on May 19, 2021, the Department of Development Services filed an application to amend Section 22-2-1 and portions of Section 22-6-9(I) of the Orem City Code pertaining to accessory apartments; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on June 16, 2021; and

WHEREAS a public hearing considering the subject application was held by the City Council on July 13, 2021; 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 is in the best interest of the City because it will bring the City's ordinances pertaining to accessory apartments into compliance with recent amendments to state law.
2. The City Council hereby amends Section 22-2-1 and portions of Section 22-6-9(I) of the Orem City Code pertaining to accessory apartments as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.
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.

a

PASSED, APPROVED and ORDERED PUBLISHED this **13th** day of **July 2021**.

DRAFT

Richard F. Brunst, Jr., Mayor

ATTEST:

JoD’Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

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EXHIBIT A

Section 22-2-1. Definitions.

....

Accessory Apartment shall mean a subordinate dwelling, which has its own eating, sleeping, and sanitation facilities, within a single-family dwelling.main residential building

Section 22-6-9(I)

I. Accessory Apartments. Accessory apartments shall be allowed only in owner-occupied, detached single-family dwellings and in such other dwellings as may be specifically designated by ordinance, but shall not be allowed in any R5 zone or PRD zone.

1. A dwelling shall be considered owner-occupied only if the owner uses the dwelling as his/her primary dwelling and mailing address. For purposes of this section, the term “owner” shall mean:
 - a. The person (defined for purposes of this section as a human being and not including any other legal entity except as elsewhere expressly allowed) listed as the owner of record in the records of the Utah County Recorder.
 - b. In the event that more than one person is listed as an owner, the owner shall be the person(s) who owns at least a 50% equity interest in the property. Each person listed on the title shall be presumed to hold an equal equity interest in the property unless otherwise clearly specified. In the event that no single person has a 50% equity interest in the property, a single-family dwelling shall not be considered owner-occupied unless the total equity interest in the property owned by the occupants is at least 50%.
 - c. In the event that title to a dwelling is held in the name of a trust, the occupant(s) of such dwelling may be considered the owner for purposes of this section only if such person(s) created the trust primarily for estate planning purposes, placed the dwelling in such trust, and retains at least a 50% primary beneficial interest in the dwelling.
 - d. In the event that title to a dwelling is held in the name of a corporation or limited liability company, the dwelling shall not be considered to be owner-occupied unless the occupants have bona fide ownership of at least 50% of the corporation or limited liability company that owns the dwelling.
 - e. Notwithstanding any other provision to the contrary, no person claiming ownership by virtue of his/or her status as one of the following classes of individuals shall be deemed an owner for purposes of this section:
 - (1) A person with only an option to purchase a single-family dwelling.
 - (2) The children or other relatives of an owner.
 - (3) Any person other than a spouse or child of the owner who is listed on the title to a single-family dwelling without having paid fair market value for their interest in the property.
 - (4) Any beneficiary of a trust whose interest is secondary or subordinate to the interest of a primary beneficiary.
 - (5) A person with a contract to purchase a single-family dwelling.

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(6) A person who meets the technical definition of owner by virtue of any transaction or agreement that is not bona fide or serves no legitimate purpose other than to meet the technical definition of owner under subsections (a), (b) or (c) above.

- f. Nothing contained herein shall be construed to allow more than one family to occupy either a single-family dwelling or an accessory apartment.
- g. For purposes of establishing that a single family dwelling is owner occupied, the purported owner shall have the burden of proving his/her status as the owner pursuant to the criteria outlined in this section and of providing documentation to the City to prove that the person qualifies as an owner under this section.
- h. Owner occupancy for a dwelling with an accessory apartment shall not be required when:
 - (1) The owner cannot live in the dwelling because of a bona fide temporary absence of three years or less for a temporary job assignment, sabbatical, or voluntary service;
 - (2) The owner was living in the dwelling immediately prior to leaving for the temporary job assignment, sabbatical, or voluntary service; and
 - (3) The owner intends to make the dwelling his/her primary place of residence upon returning from the temporary job assignment, sabbatical or voluntary service.

Indefinite periods of absence from the home shall not qualify for this exception.

- 2. Number of Accessory Apartments. A maximum of one (1) accessory apartment shall be allowed in each owner occupied, detached single-family dwelling.
- 3. Parking. A single family dwelling with an accessory apartment shall provide at least ~~three~~ one (1) additional off-street on-site parking stalls for the accessory apartment, each which shall be at least eight feet (8') by sixteen feet (16') in size. Parking stalls within a garage or carport shall not count toward the additional three required parking stalls unless the garage or carport contains more than two parking spaces (without double stacking) in which case the third parking space may be counted toward the additional parking stall requirement. A driveway leading to a garage or carport shall also not count toward the additional parking requirement. However, an area of a driveway that is widened or extended beyond what would customarily be installed to access the garage/carport may be counted toward the parking requirement if it meets the parking dimension requirements and if parking in the designated area would not block or impede access to the garage or carport. However, the required additional stall may not be located in the front yard setback. No more than two (2) parking stalls shall be within the front yard setback and no more than one (1) parking stall shall be within the side yard setback adjacent to a street. Parking areas and driveways shall be paved with concrete, masonry, or concrete pavers. Exception: If the primary residence includes a three (3) car garage or three (3) car carport, all three (3) parking stalls in front of the garages or carports may be counted toward the required number.
- 4. Utility Meters. A single family dwelling with an accessory apartment shall have no more than two (2) meters for each water, gas, and electricity utility service and each meter shall be in the property owner's name.

~~5. Minimum Size. Maximum Size. The size of an accessory apartment shall be at least three hundred (300) square feet. An accessory apartment shall not exceed twelve hundred (1200) square feet nor shall it contain more than two (2) bedrooms. For purposed of this section, a bedroom is defined as any room that is only accessible via an interior doorway, including but not limited to offices, libraries, dens, sewing rooms, game rooms, etc., but not including any room that is clearly designed and intended for~~

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~~use only as a bathroom, utility room, closet, pantry, mud room, laundry room, or any room having less than fifty (50) square feet. In addition, the single family dwelling shall maintain a minimum of one thousand (1000) square feet of finished living space separate from the accessory apartment.~~

5. Building Code. All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling.
6. Building Entrances. A new single-family structure approved with an accessory apartment shall not have a separate entrance at the front of the building or side of the building facing a street where the sole purpose of the entrance is to provide access to the accessory apartment. An accessory apartment approved in an existing structure shall use existing entrances on any side of the structure that faces a street. The purpose of this requirement is to preserve the single-family residential look of the building.
7. Location Within Footprint of Single-Family Dwelling. An accessory apartment must be located within the footprint of a single-family dwelling. A building area that is connected to a single family dwelling only by means of a breezeway or similar structure shall not be considered to be within the footprint of the single-family dwelling for purposes of this Section 22-6-9(l).

~~7. Interior Connectivity. Interior connectivity shall be maintained between the accessory apartment and the main dwelling by means of an interior door that provides direct access to both the main dwelling and the accessory apartment. A door to a garage or carport shall not satisfy this requirement. The interior connecting door may be closed and locked.~~

8. Accessory Apartment Permit. Any person constructing or causing the construction of a residence that has an accessory apartment or any person remodeling or causing the remodeling of a residence for an accessory apartment, or any person desiring an accessory apartment shall obtain an accessory apartment permit from the Development Services Department. Before the permit is issued the applicant shall:
 - a. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.
 - b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.
 - c. Pay fees in accordance with the City of Orem Resolution establishing fees and charges.

9. Rental Dwelling License. Accessory apartments are subject to the rental dwelling license requirements set forth in Article 12-9 of the Orem City Code.

Section 22-2-1. Definitions.

....

Accessory Apartment shall mean a subordinate dwelling, which has its own eating, sleeping, and sanitation facilities, within a single-family dwelling.main residential building

Section 22-6-9(I)

I. Accessory Apartments. Accessory apartments shall be allowed only in owner-occupied, detached single-family dwellings and in such other dwellings as may be specifically designated by ordinance, but shall not be allowed in any R5 zone or PRD zone.

1. A dwelling shall be considered owner-occupied only if the owner uses the dwelling as his/her primary dwelling and mailing address. For purposes of this section, the term "owner" shall mean:
 - a. The person (defined for purposes of this section as a human being and not including any other legal entity except as elsewhere expressly allowed) listed as the owner of record in the records of the Utah County Recorder.
 - b. In the event that more than one person is listed as an owner, the owner shall be the person(s) who owns at least a 50% equity interest in the property. Each person listed on the title shall be presumed to hold an equal equity interest in the property unless otherwise clearly specified. In the event that no single person has a 50% equity interest in the property, a single-family dwelling shall not be considered owner-occupied unless the total equity interest in the property owned by the occupants is at least 50%.
 - c. In the event that title to a dwelling is held in the name of a trust, the occupant(s) of such dwelling may be considered the owner for purposes of this section only if such person(s) created the trust primarily for estate planning purposes, placed the dwelling in such trust, and retains at least a 50% primary beneficial interest in the dwelling.
 - d. In the event that title to a dwelling is held in the name of a corporation or limited liability company, the dwelling shall not be considered to be owner-occupied unless the occupants have bona fide ownership of at least 50% of the corporation or limited liability company that owns the dwelling.
 - e. Notwithstanding any other provision to the contrary, no person claiming ownership by virtue of his/or her status as one of the following classes of individuals shall be deemed an owner for purposes of this section:
 - (1) A person with only an option to purchase a single-family dwelling.
 - (2) The children or other relatives of an owner.
 - (3) Any person other than a spouse or child of the owner who is listed on the title to a single-family dwelling without having paid fair market value for their interest in the property.
 - (4) Any beneficiary of a trust whose interest is secondary or subordinate to the interest of a primary beneficiary.
 - (5) A person with a contract to purchase a single-family dwelling.
 - (6) A person who meets the technical definition of owner by virtue of any transaction or agreement that is not bona fide or serves no legitimate purpose other than to meet the technical definition of owner under subsections (a), (b) or (c) above.
 - f. Nothing contained herein shall be construed to allow more than one family to occupy either a single-family dwelling or an accessory apartment.

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 - (3) The owner intends to make the dwelling his/her primary place of residence upon returning from the temporary job assignment, sabbatical or voluntary service.

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- 4. Utility Meters. A single family dwelling with an accessory apartment shall have no more than two (2) meters for each water, gas, and electricity utility service and each meter shall be in the property owner's name.
- ~~5. Minimum Size. Maximum Size. The size of an accessory apartment shall be at least three hundred (300) square feet. An accessory apartment shall not exceed twelve hundred (1200) square feet nor shall it contain more than two (2) bedrooms. For purposed of this section, a bedroom is defined as any room that is only accessible via an interior doorway, including but not limited to offices, libraries, dens, sewing rooms, game rooms, etc., but not including any room that is clearly designed and intended for use only as a bathroom, utility room, closet, pantry, mud room, laundry room, or any room having less than fifty (50) square feet. In addition, the single family dwelling shall maintain a minimum of one thousand (1000) square feet of finished living space separate from the accessory apartment.~~
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~~7. Interior Connectivity. Interior connectivity shall be maintained between the accessory apartment and the main dwelling by means of an interior door that provides direct access to both the main dwelling and the accessory apartment. A door to a garage or carport shall not satisfy this requirement. The interior connecting door may be closed and locked.~~
8. Accessory Apartment Permit. Any person constructing or causing the construction of a residence that has an accessory apartment or any person remodeling or causing the remodeling of a residence for an accessory apartment, or any person desiring an accessory apartment shall obtain an accessory apartment permit from the Development Services Department. Before the permit is issued the applicant shall:
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 - b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.
 - c. Pay fees in accordance with the City of Orem Resolution establishing fees and charges.
9. Rental Dwelling License. Accessory apartments are subject to the rental dwelling license requirements set forth in Article 12-9 of the Orem City Code.



**CITY OF OREM
CITY COUNCIL
MEETING
JULY 13, 2021**

REQUEST:	PUBLIC HEARING / ORDINANCE – Amending Appendix DD of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres from the Highway Services (HS) zone to the PD36 zone at approximately 1430 North Geneva Road.
APPLICANT:	F. Richard Call
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Jason Bench, Planning Division Manager

REQUEST:

The applicant requests the City amend Appendix DD of the Orem City Code by adding the concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres from the Highway Services (HS) zone to the PD36 zone at approximately 1430 North Geneva Road.

BACKGROUND:

The applicant requests the rezone and map amendment from the Highway Services zone to the PD36 zone to build three buildings similar to the buildings at Orem Technology Campus directly to the south of his property. Building 1 will be 95,760 square feet, building 2 will be 99,900 square feet and the third building will be 8,400 square feet.

Appendix DD will also be amended by adding the concept plan and proposed elevations.

One of the biggest reasons for the rezone is the parking. The HS zone requires one parking stall for every 250 square feet of gross leasable area. That would be approximately 783 required parking stalls for the three buildings. The PD36 zone requires one parking stall per 750 square feet for the first 50,000 square feet of building area and one parking stall per 1,000 square feet for the second 50,000 square feet of building area. That would be approximately 250 required parking stalls for the three buildings. These buildings will have an office/warehouse use similar to the Orem Technology Campus.

The PD36 zone boundary is currently allowed per ordinance between 1200 North and 1600 North and between the I-15 freeway and Geneva Road.

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
JULY 13, 2020



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – Amending Appendix DD of the Orem City Code by adding a concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres located at approximately 1430 North Geneva Road from the Highway Services (HS) zone to the PD36 zone.
APPLICANT:	F. Richard Call
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers

SITE INFORMATION:

General Plan Designation: **Varies**
Current Zone: **Varies**
Acreage: **Varies**
Neighborhood: **Varies**

**PLANNING
COMMISSION
RECOMMENDATION**

5-0 for Approval

PREPARED BY:

Cheryl Vargas
Associate Planner

REQUEST: The applicant requests the City Council amend Appendix DD of the Orem City Code by adding a concept plan and elevations; and amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres located at approximately 1430 North Geneva Road from the Highway Services (HS) zone to the PD36 zone.

BACKGROUND: The applicant requests the rezone and map amendment from the Highway Services zone to the PD36 zone to allow the development of three buildings similar to the buildings at Orem Technology Campus directly to the south of the subject property. Building 1 will be 95,760 square feet, building 2 will be 99,900 square feet and the third building will be 8,400 square feet.

The applicant also proposes to amend Appendix DD by adding a concept plan and proposed elevations.

One of the main reasons for the requested rezone is that the PD36 zone requires less parking than the HS zone. The HS zone requires one parking stall for every 250 square feet of gross leasable area. That would be approximately 783 required parking stalls for the three buildings. The PD36 zone requires one parking stall per 750 square feet for the first 50,000 square feet of building area and one parking stall per 1,000 square feet for the second 50,000 square feet of building area. That would be approximately 250 required parking stalls for the three buildings. These buildings will have an office/warehouse use similar to the Orem Technology Campus.

The PD36 zone may be applied to property located between 1200 North and 1600 North and between the I-15 freeway and Geneva Road.

RECOMMENDATION: The Planning Commission recommends the City Council amend Appendix DD of the Orem City Code by adding a concept plan and elevations; and amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres located at approximately 1430 North Geneva Road from the Highway Services (HS) zone to the PD36 zone.

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ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING APPENDIX DD OF THE OREM CITY CODE BY ADDING A CONCEPT PLAN AND ELEVATIONS; AND AMENDING SECTION 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE OF APPROXIMATELY 14.7 ACRES LOCATED AT APPROXIMATELY 1430 NORTH GENEVA ROAD FROM THE HIGHWAY SERVICES (HS) ZONE TO THE PD36 ZONE

WHEREAS on May 20, 2021, F. Richard Call filed an application with the City of Orem to amend Appendix DD of the Orem City Code by adding a concept plan and elevations; and to amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres located at approximately 1430 North Geneva Road from the Highway Services (HS) zone to the PD36 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on June 16, 2021; and

WHEREAS a public hearing considering the subject application was held by the City Council on July 13, 2021; 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 is in the best interest of the City as it will allow the development of the subject property under the standards of the PD36 zone which is an appropriate zone for the property.
2. The City Council hereby amends Appendix DD of the Orem City Code by adding a concept plan and elevations; and hereby amends Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone of approximately 14.7 acres located at approximately 1430 North Geneva Road from the Highway Services (HS) zone to the PD36 zone as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

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4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED, APPROVED and ORDERED PUBLISHED this **13th** day of **July 2021**.

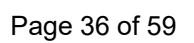
Richard F. Brunst, Jr., Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

EXHIBIT A
Appendix DD Concept Plan

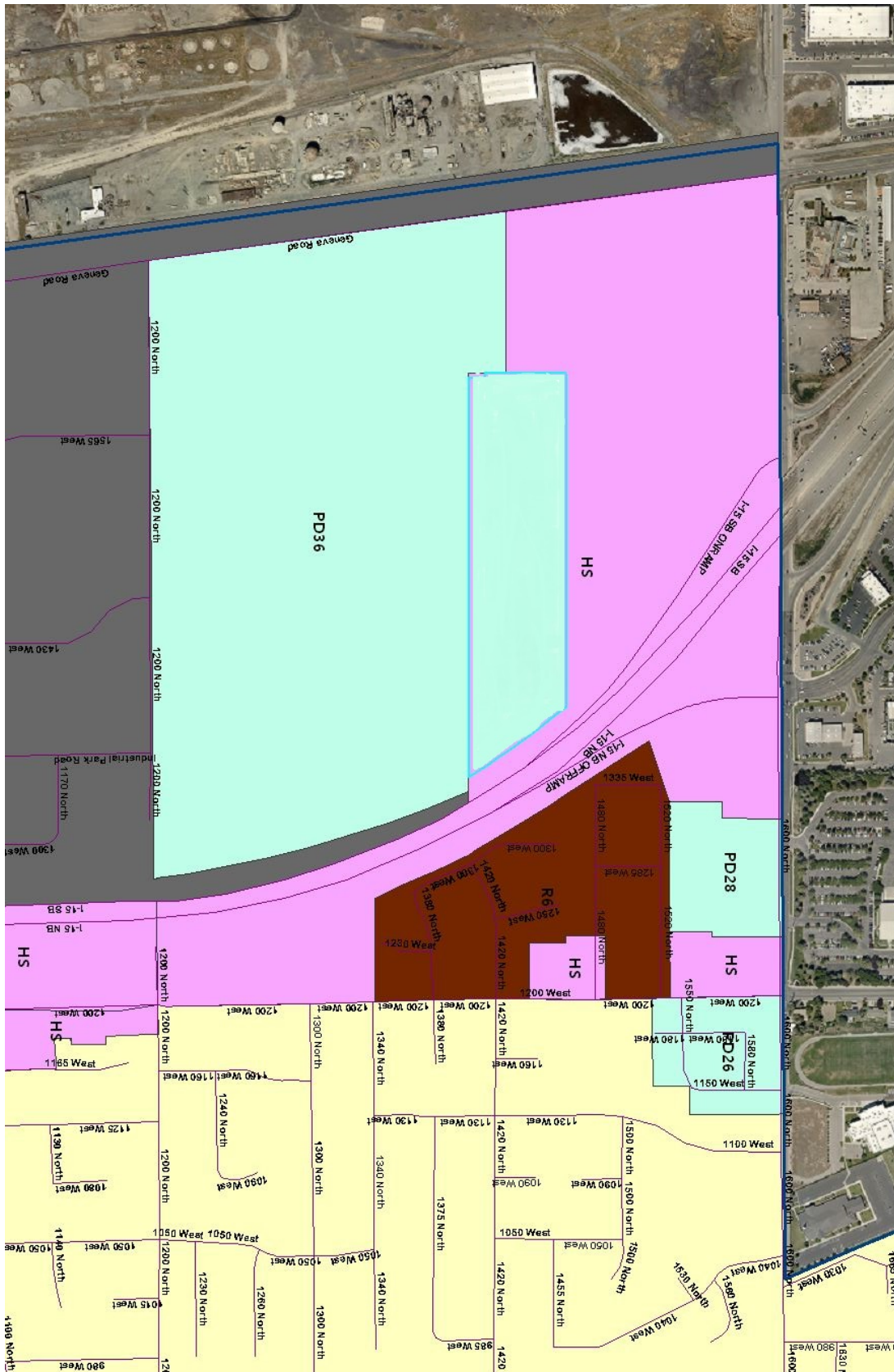


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Appendix DD Elevations



Proposed Zoning

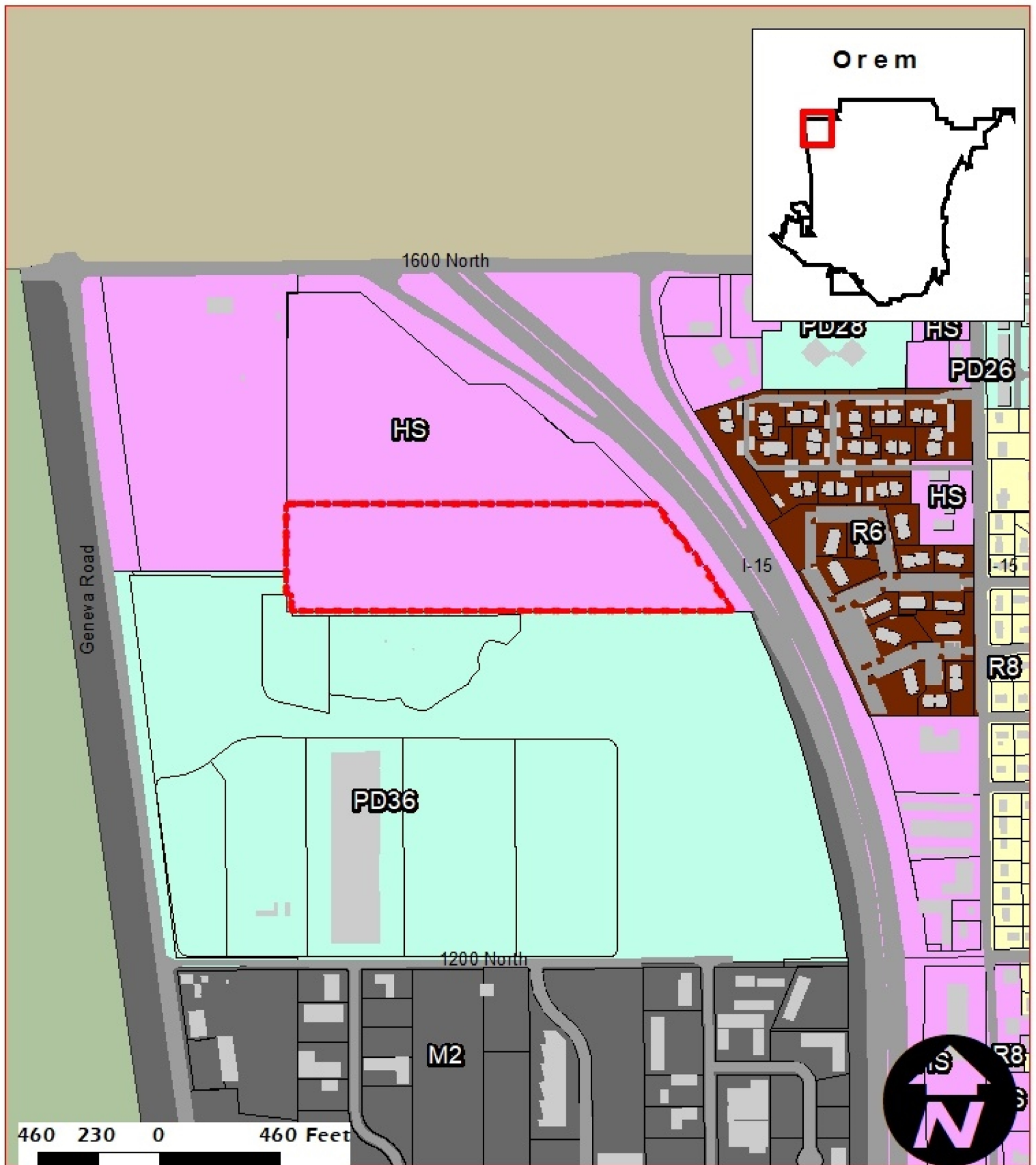




Cook's Nursery

Orem Technology Campus

Rezone-1340 N Geneva Road

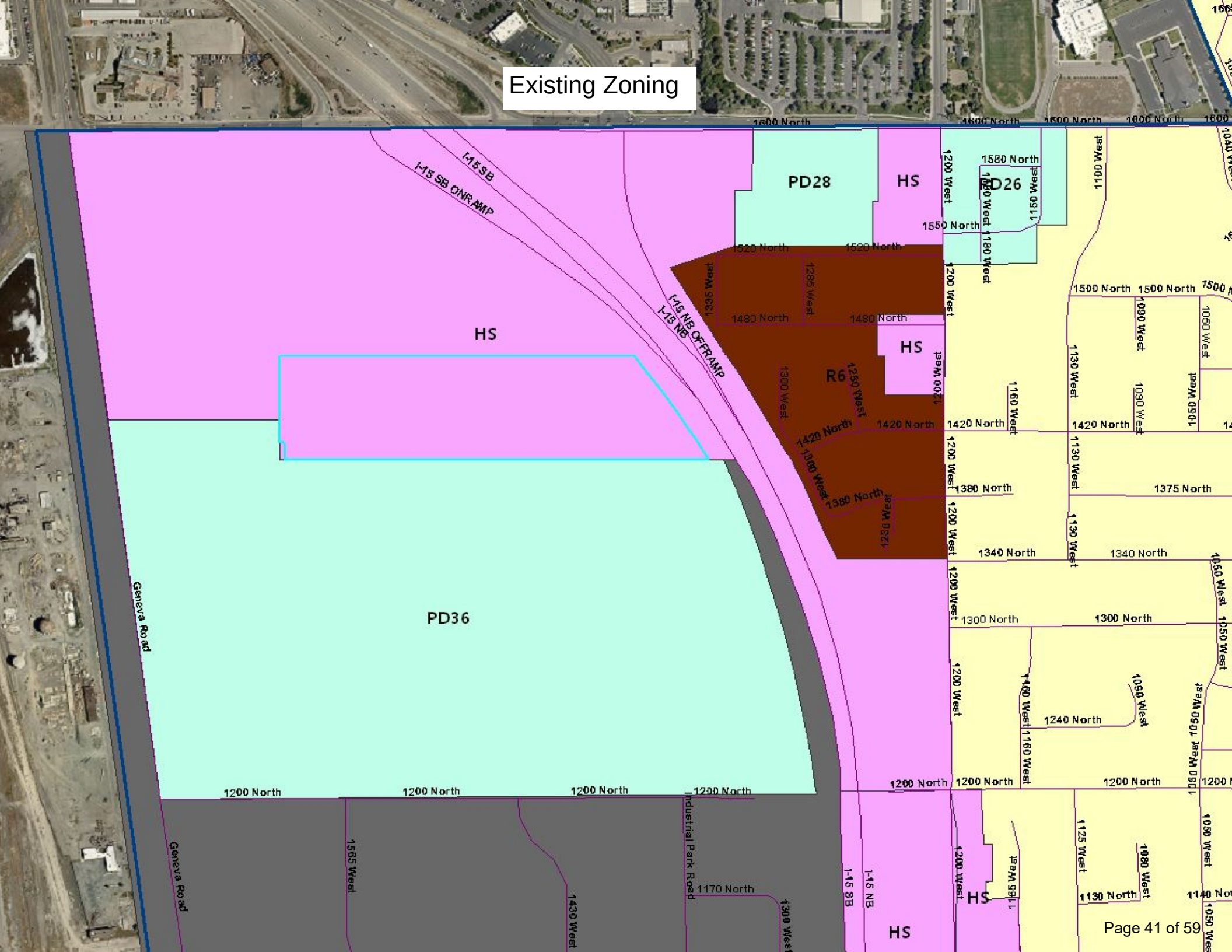


◆ Rezone
HS to PD36
14.7 Acres

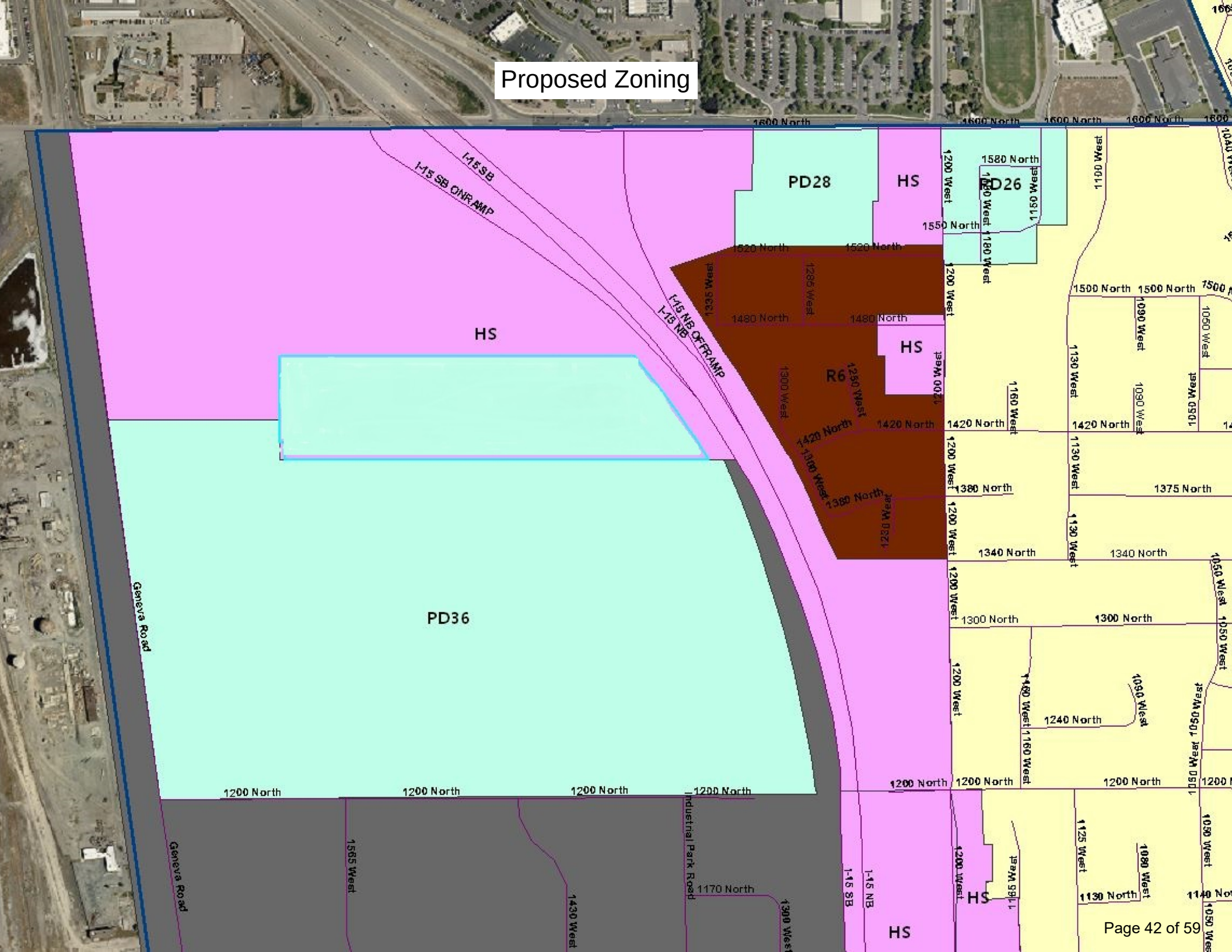
NEIGHBORHOOD
Timpview

Legend
1340 N Geneva Road
Buildings
Parcels

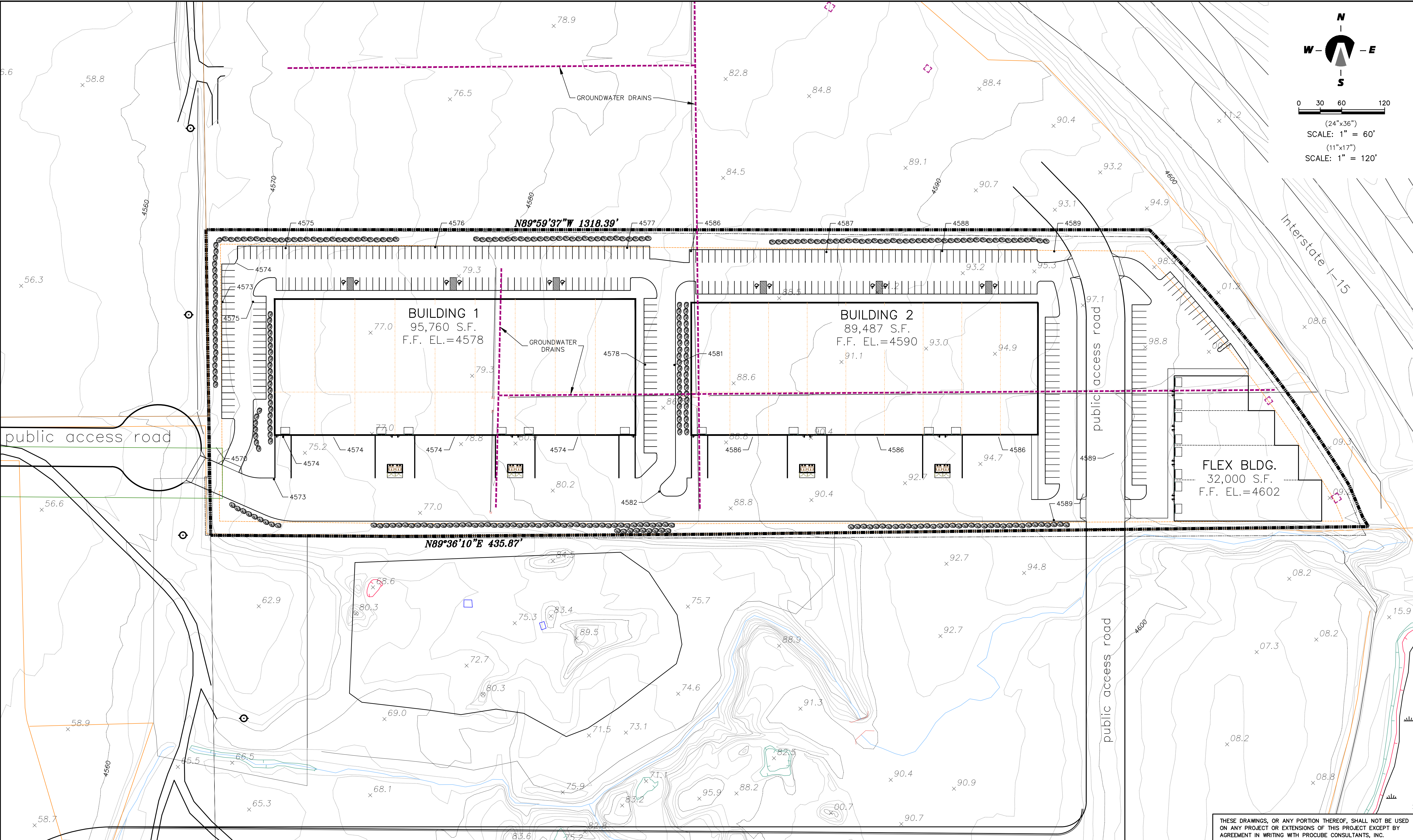
Existing Zoning



Proposed Zoning



Concept Plan (will be added to Appendix DD)



5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
1		REV. COGO FILE:	DATE:

K:\3-21-044-00 Budge Warehouse\CAD\Concept\Budge Concept 5.dwg 6/9/2021 1:12 PM



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

BUDGE WAREHOUSE

SITE PLAN — CONCEPT 5	JOB NO. 3-21-044
OREM, UTAH	SHEET NO. 1

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH PROCUBE CONSULTANTS, INC.

Elevations (will be added to Appendix DD)



Elevations (will be added to Appendix DD)



~ Tony; "I tried to buy the land from JD Kirk before you bought it but he wouldn't sell it to me

~ Rick; "What did you offer him

~ Tony; I offered \$4.5 million

~ Rick; He wanted \$6,100,000 for the land so I offered \$6,000,000 even...he refused so I paid full boat." He probably would have

Sold it to you had you offered more. Of course I had no idea of any previous negotiations or offers...I just was looking for land and saw the value and bought it.

~ Tony; "If you have any fill that you need hauled off, I'll take it from you. I can take off some of the material if you

have to get rid of it...I'll just pile it up somewhere on my property. Your lot is sandier on the west side and I can use the sand."

~ Rick; "Great, that's a convenient option...just pile it on your property. Plus we want to be good neighbors."

~ Tony; "We want to be good neighbors too."

~ Tony; "Your compaction tests are what will determine what you need to move."

~ Rick; "I'll let you know what our engineer tells us we we don't need, and you can tell me if you want it."

~ Tony; "We have another issue to discuss, if you go on Utah country, look at the document, "mutual agreement easement"

There is a mutual agreement between you, me and udot. The gist of it both benefits and burdens you. The benefit to you

Is...it's a shared cost agreement. Because I acquired Udot, I'm responsible for the cost of part of that road from Geneva

road to your property. It burdens you because the road goes into your property, then makes a left turn through your property and goes to our property.

~ Rick; "your right...that's not good!" Maybe I can pay for the road and you can drop the requirement to have it go into my

Property. That can save you hundreds of thousands of dollars because I'm looking at \$300k to \$400k to build it."~

~ Tony; "We should be able to work that out."

~ Rick; "You and I need to meet with the city and do away with this road requirement."

~ Tony; "Ok. I'm surprised the city isn't aware of this agreement".

~ Tony; "I like the idea of having the access back there. Does the city want the cul de sac? If there was a cul de sac there and

I don't have to pay for the road, I'd need my 2 brother's to agree on the cul de sac being on our property."

~ Rick; "Orem City is killing me on their utilities requirements...they are requiring me to put expensive 12" water and 12" sewer pipes under the road."

Tony Cook representing the Cook family and the Cook Nursery was the only person that attended the meeting.

Tony arrived at 6:30 pm and stayed until well after 7:30 pm. The following are topics that were discussed.

~ Tony; "There is some bad blood between John Jones (The Kirks Realtor) and his dad."

~ Tony; "Udot had to buy the family that owned the land west out the property I purchased then he (the Cooks) acquired the land from Udot."

~ Tony; "Why do they need a cul de sac on the road west from Geneva road?"

Rick; "To assure road access to everyone's property if and when it's desired and big enough so trucks can turn around."

~ Rick; "Are you going to be nice and let me build as designed even if that on ends up a little on your property?"

~ Tony; "That depends" we'll have to talk it through and maybe do a little 'horse trading'.

~ Tony; "I don't think the land you're buying ever sold because there's a discrepancy on the property line. There's

also a lot of sand on the lower half of the lot...a virtual sand dune."

~ Tony; The survey you're using is wrong, that's the only reason I showed up to your meeting was to make you aware

You have a conflict with your property line.

~ Tony; "We had our survey done by Brown engineering many years ago and the original markings are still in the ground and

The Northwest corner of your survey differs by some 30' from Mr. Browns survey. Too bad ~~Mr. Brown recently died."

~ Rick; "Is that something we can resolve (property line discrepancy). I'll work with you I'll do everything we can. 30ft doesn't

seem like a real problem". Lets let the engineers determine the actual property lines and go from there.

~ Tony; "If the engineers come back and say these previous surveys are legit, that's where we might have a problem...they've

moved the property lines in the past."

~ Rick; "We should be able to resolve our issues...find some middle ground that we can come to an agreement on, I'm open to

suggestions and to be honest with you, if it came to a financial solution, I'll write you a check."

~ Tony; "Is that kind of the way that you're going toward?"

Public Meeting Minutes

RICHARD CALL
1035 North 1050 E
American Fork, UT 84003
rcall@kmi-usa.com
512-695-2222

April 29, 2021

To Whom It May Concern:

We are holding a neighborhood meeting regarding a proposed zone change in your area. The property address is 1430 N. Geneva Road, a narrow strip of land between the west side of the freeway and Geneva road. We are seeking re-zoning from HS zone to PD36 zone.

The meeting will be held On Wednesday, May 12, 2021 at the Hampton Inn & Suites-Orem at 6:30 pm. The address is 851 West 1250 South, Orem, UT 84058.

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 recommendation regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

Sincerely,

Richard Call

Please mail any correspondence to:
Richard Call
101 Cascading Water Place
Lakeway, TX 78734



Public Meeting
Time and Place

Date: 4/29/21

Rep: C. Call

Phone: 512-695-2222

Email: ccall1975@gmail.com

MEETING ROOM CONTRACT

Thank you for selecting the Hampton Inn & Suites for your upcoming meeting.
The following arrangements have been made for you.

• MEETING AGENDA

- **MEETING NAME:** Richard Call
- **MEETING DATES:** May 12th, 2021
- **MEETING TIME:** 6pm-8pm
- **MEETING LOCATION:** Timpanogos West Room
- **ROOM RENTAL FEE:** \$125 + 20% Service Fee =
\$150.00

Please Note: The meeting room will be available for access no earlier than **1 hour prior** to scheduled meeting time.

No outside or homemade food allowed for this event.
Catering options are available through our hotel. Menus and pricing are available upon request.

• REVISION POLICY:

Any revisions made to this contract after its' signing will be subject to a service charge equal to the labor involved.

Examples of revisions that may be subject to this fee are:
set-up changes, additional audio/ visual equipment or
removal of unneeded equipment, menu changes, etc.



**CITY OF OREM
CITY COUNCIL
MEETING
JULY 13, 2021**

REQUEST:	PUBLIC HEARING / ORDINANCE Amending Fiscal Year 2021-2022 Budget
APPLICANT:	Brandon Nelson
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

The City contracted with a third-party firm to evaluate and analyze the City's compensation and benefits programs to determine if the City needed to make changes to better align itself with the market. This budget amendment is the culmination of the results of the study recommendations.

RECOMMENDATION:

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2021-2022 Budget and, by ordinance, amend Fiscal Year 2021-2022 Budget.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY
OF OREM, UTAH, AMENDING THE FISCAL YEAR 2021-
2022 BUDGET.

WHEREAS On June 15, 2021, the City Council adopted a final budget following State law; and

WHEREAS the City Council held a public hearing on July 13, 2021, to receive input from the public regarding proposed amendments to the Fiscal Year 2021-2022 budget; and

WHEREAS the budget has been revised as deemed appropriate to accommodate unexpected 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 2021-2022 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 13th day of July 2021.

CITY OF OREM, by
Richard F. Brunst, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCIL MEMBERS	AYE	NAY	ABSTAIN
Mayor Richard F. Brunst	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐
Brent Sumner	☐	☐	☐

EXHIBIT

“A”



**City of Orem Grades & Salary Ranges Full Time Positions Effective July 2021
(Sorted by Grade)**

Job Title	Department	Grade	Minimum	Maximum
Custodian	DS	10	\$28,710	\$43,065
Storekeeper/Buyer	F	10	\$28,710	\$43,065
Administrative Assistant	Various	12	\$33,798	\$50,697
Assistant Librarian	LIB	12	\$33,798	\$50,697
Community Service Specialist	PD	12	\$33,798	\$50,697
Custodial Supervisor	DS	12	\$33,798	\$50,697
Account Clerk/Comm. Agent	F	13	\$36,671	\$55,007
Justice Court Clerk	F	13	\$36,671	\$55,007
Victim Advocate	PD	13	\$36,671	\$55,007
Animal Control Officer	PD	14	\$39,788	\$59,682
Associate Librarian	LIB	14	\$39,788	\$59,682
Civilian Ordinance Enforcement Officer	CM	14	\$39,788	\$59,682
Crime Analyst-Police Body-Car Camera Specialist	PD	14	\$39,788	\$59,682
Deputy City Recorder / Administrative Assistant	CM	14	\$39,788	\$59,682
Dispatcher	PD	14	\$39,788	\$59,682
Evidence Custodian/Tech	PD	14	\$39,788	\$59,682
Facilities Maintenance Tech	DS	14	\$39,788	\$59,682
Justice Court Lead Clerk	F	14	\$39,788	\$59,682
Office Administrator	Various	14	\$39,788	\$59,682
Recreation Program Coordinator	REC	14	\$39,788	\$59,682
Lead Dispatcher	PD	15	\$43,170	\$64,755
Pre-Treatment Inspector	PW	15	\$43,170	\$64,755
Public Works Program Specialist	PW	15	\$43,170	\$64,755
Records Office Supervisor	PD	15	\$43,170	\$64,755
Technical Support Specialist	CM	15	\$43,170	\$64,755
Victim Advocate Supervisor	PD	15	\$43,170	\$64,755
311 Help Center Supervisor	F	16	\$46,839	\$70,259
Associate Planner	DS	16	\$46,839	\$70,259
Building Inspector	DS	16	\$46,839	\$70,259
Cemetery Sexton	PW	16	\$46,839	\$70,259
Executive Assistant (City Manager)	CM	16	\$46,839	\$70,259



**City of Orem Grades & Salary Ranges Full Time Positions Effective July 2021
(Sorted by Grade)**

Job Title	Department	Grade	Minimum	Maximum
Horticulturist/Urban Forester	PW	16	\$46,839	\$70,259
Lead Mechanic	PW	16	\$46,839	\$70,259
Public Works Crew Leader	PW	16	\$46,839	\$70,259
Public Works Program Manager	PW	16	\$46,839	\$70,259
Recreation Facilities Supervisor	REC	16	\$46,839	\$70,259
Recreation Facility Maintenance Supervisor	REC	16	\$46,839	\$70,259
Residential Plans Examiner	DS	16	\$46,839	\$70,259
Accountant	F	17	\$50,821	\$76,232
Associate Engineer	DS	17	\$50,821	\$76,232
Building Maintenance Supervisor	DS	17	\$50,821	\$76,232
Fire Inspector	FD	17	\$50,821	\$76,232
Human Resources Benefits Officer	CM	17	\$50,821	\$76,232
Human Resources Compensation Officer	CM	17	\$50,821	\$76,262
Instrumentation/Control Specialist (Electrician)	PW	17	\$50,821	\$76,232
Planner	DS	17	\$50,821	\$76,232
Pre-Treatment Coordinator	PW	17	\$50,821	\$76,232
Public Works Coordinator	PW	17	\$50,821	\$76,231
PW GIS Specialist	PW	17	\$50,821	\$76,232
Communications Supervisor	PD	18	\$55,141	\$82,712
Economic Development Analyst	CM	18	\$55,141	\$82,711
GIS Planner	DS	18	\$55,141	\$82,712
Librarian	LIB	18	\$55,141	\$82,712
Plans Examiner	DS	18	\$55,141	\$82,712
Public Works Field Supervisor	PW	18	\$55,141	\$82,712
Senior Building Inspector	DS	18	\$55,141	\$82,712
Senior Planner	DS	18	\$55,141	\$82,712
City Recorder	CM	19	\$59,827	\$89,741
City Surveyor	DS	19	\$59,827	\$89,741
Communications & Innov. Officer	CM	19	\$59,827	\$89,741
Construction Engineer	DS	19	\$59,827	\$89,741
Fleet Manager	PW	19	\$59,827	\$89,741



**City of Orem Grades & Salary Ranges Full Time Positions Effective July 2021
(Sorted by Grade)**

Job Title	Department	Grade	Minimum	Maximum
IT Help Desk Supervisor	CM	19	\$59,827	\$89,741
ITS Engineer	PW	19	\$59,827	\$89,741
Programmer/Analyst	CM	19	\$59,827	\$89,741
Purchasing Agent / Budget Officer	F	19	\$59,827	\$89,741
Recreation Manager - Programs	REC	19	\$59,827	\$89,741
Staff Engineer	DS	19	\$59,827	\$89,741
Building Maintenance Division Manager	DS	20	\$64,913	\$97,370
Economic Development Division Manager	CM	20	\$64,913	\$97,369
Emergency Manager	FD	20	\$64,913	\$97,369
Information Systems Engineer	CM	20	\$64,913	\$97,369
Justice Court Administrator	F	20	\$64,913	\$97,370
Parks Section Manager	PW	20	\$64,913	\$97,370
Recreation Manager - Facilities	REC	20	\$64,913	\$97,370
Risk Manager	CM	20	\$64,913	\$97,369
Senior Engineer	DS	20	\$64,913	\$97,370
Senior Programmer/Analyst	CM	20	\$64,913	\$97,369
Traffic Operations Section Manager	PW	20	\$64,913	\$97,370
Chief Building Official	DS	21	\$70,430	\$105,645
Community Services Manager	CM	21	\$70,430	\$105,646
IT Section Manager	CM	21	\$70,430	\$105,646
Library Division Manager	LIB	21	\$70,430	\$105,645
Streets Section Manager	PW	21	\$70,430	\$105,645
Treasury Division Manager	F	21	\$70,430	\$105,645
Water Reclamation Section Manager	PW	21	\$70,430	\$105,645
Water Section Manager	PW	21	\$70,430	\$105,645
Assistant City Attorney	LS	22	\$76,417	\$114,626
Assistant IT Division Manager	CM	22	\$76,417	\$114,626
Engineering Design Section Manager	DS	22	\$76,417	\$114,626
Prosecutor	LS	22	\$76,417	\$114,626
Trans/Priv. Dev. Engineer Section Manager	DS	22	\$76,417	\$114,626
IT Division Manager	CM	23	\$82,913	\$124,370



**City of Orem Grades & Salary Ranges Full Time Positions Effective July 2021
(Sorted by Grade)**

Job Title	Department	Grade	Minimum	Maximum
Maintenance Division Manager	PW	23	\$82,913	\$124,370
Planning Division Manager	DS	23	\$82,913	\$124,370
Water Resources Division Manager	PW	23	\$82,913	\$124,370
City Engineer	DS	24	\$89,960	\$134,940
Deputy City Attorney	LS	24	\$89,960	\$134,940
Deputy Fire Chief	FD	24	\$89,960	\$134,940
Human Resources Division Manager	CM	24	\$89,960	\$134,940
Deputy City Manager	CM	25	\$97,607	\$146,410
Finance Director	F	25	\$97,607	\$146,411
Library Director	LIB	25	\$97,607	\$146,411
Recreation Director	REC	25	\$97,607	\$146,411
Development Services Director	DS	26	\$105,093	\$157,640
Public Works Director	PW	26	\$105,093	\$157,640
Chief of Police	PD	27	\$114,905	\$172,358
City Attorney	LS	27	\$114,905	\$172,358
Fire Chief	FD	27	\$114,905	\$172,358
Assistant City Manager	CM	28	\$124,672	\$187,008
City Manager	CM	CM	\$146,767	\$220,150
NUVAS Animal Care Technician	NUVAS	40	\$20,800	\$27,040
NUVAS Animal Shelter Technician	NUVAS	41	\$27,246	\$40,874
NUVAS Assistant Manager	NUVAS	42	\$31,039	\$46,568
NUVAS Manager	NUVAS	43	\$50,000	\$85,000

NOTE: All employees that are a part of the Public Safety or Public Works Hybrid Step Programs are not represented in the grade and range system and are not assigned a grade. Administration reserves the right to reevaluate position grades and ranges at any time due to market and budget considerations.

OREM PUBLIC WORKS

City of Orem Public Works Hybrid Step Program Effective July 25, 2021

Position	Entry	Step 1	Step 2	Step 3
Public Works Technician I	\$38,671	\$39,831	\$41,026	\$42,257
Public Works Technician II	\$44,370	\$45,701	\$47,072	\$48,484
Public Works Technician III	\$50,908	\$52,435	\$54,008	\$55,629
Public Works Operator I	\$42,107	\$43,370	\$44,671	\$46,011
Public Works Operator II	\$48,312	\$49,761	\$51,254	\$52,792
Public Works Operator III	\$55,431	\$57,094	\$58,807	\$60,571
Fleet Mechanic I	\$42,949	\$44,237	\$45,565	\$46,932
Fleet Mechanic II	\$49,278	\$50,756	\$52,279	\$53,848
Fleet Mechanic III	\$56,540	\$58,236	\$59,983	\$61,783

Note: The Public Works Hybrid Step Program is subject to funding availability. Steps will shift when a market increase is budgtd and approved by the City Council. Employees will move through the range based on their annifersary date in the current position. Hard floor and hard ceiling - the only ability to skip a step is with a degree or military experience. Once an employee reaches the top step, there will be no increases to pay unless there is a market increase to the Public Works Hybrid Step Program.



City of Orem Police Hybrid Step Program Effective July 2021

Position	Entry	Step 1	Step 2	Step 3
Police Officer I	\$46,560	\$47,957	\$49,396	\$50,877
Police Officer II	\$53,167	\$54,762	\$56,405	\$58,097
Senior Police Officer	\$60,711	\$62,533	\$64,409	\$66,341
Master Police Officer	\$68,331	\$70,381	\$72,492	\$74,667
Sergeant	\$75,414	\$77,676	\$80,007	\$82,407
Master Sergeant	\$84,055	\$86,576	\$89,174	
Lieutenant	\$90,066	\$92,767	\$95,551	\$98,417
1st Lieutenant	\$100,385	\$102,393	\$104,441	
Police Captain	\$106,530	\$109,726	\$113,017	\$116,408

Note: The Police Hybrid Step Program is subject to funding availability. Steps will shift when a market increase is budgeted and approved by the City Council. Employees will move through the range based on their anniversary date in the current position. Hard floor and hard ceiling - the only ability to skip a step is with a degree or military experience. Once an employee reaches the top step, there will be no increases to pay unless there is a market increase to the Police Hybrid Step Program.



City of Orem Fire Hybrid Step Program Effective July 2021

Position	Entry	Step 1	Step 2	Step 3
Basic EMT	\$38,939	\$40,107	\$41,310	
Advanced EMT	\$42,579	\$43,856	\$45,172	\$46,527
Advanced EMT II	\$48,621	\$50,080	\$51,582	\$53,129
Senior AEMT	\$55,520	\$57,186	\$58,901	\$60,668
Fire Inspector	\$52,147	\$53,712	\$55,323	\$56,983
Fire Inspector II	\$59,547	\$61,333	\$63,173	\$65,068
Senior Fire Inspector	\$67,997	\$70,036	\$72,138	\$74,302
Firefighter Paramedic I	\$48,984	\$50,454	\$51,967	\$53,526
Firefighter Paramedic II	\$55,935	\$57,613	\$59,341	\$61,121
Senior Firefighter Paramedic	\$62,955	\$64,844	\$66,789	\$68,793
Master Firefighter Paramedic	\$70,857	\$72,982	\$75,172	\$76,675
Fire Engineer	\$70,857	\$72,983	\$75,172	\$76,675
Fire Captain	\$78,975	\$81,344	\$83,785	\$86,299
Senior Fire Captain	\$88,887	\$91,317		
Fire Battalion Chief	\$94,057	\$96,878	\$99,785	\$102,778
Senior Fire Battalion Chief	\$105,861	\$109,037		
Assistant Fire Chief	\$110,128	\$113,431		

Note: The Fire Hybrid Step Program is subject to funding availability. Steps will shift when a market increase is budgeted and approved by the City Council. Employees will move through the range based on their anniversary date in the current position. Hard floor and hard ceiling - the only ability to skip a step is with a degree or military experience. Once an employee reaches the top step, there will be no increases to pay unless there is a market increase to the Fire Hybrid Step Program.