



Amended Agenda

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
October 25, 2022

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

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

DISCUSSION - Water Conservation Plan Update (30 min)

Discussion

Presenter: Reed Price, Assistant Public Works Director

UPDATE - Trails Master Plan (15 min)

Discussion

Presenter: Matt Taylor, Senior Planner

DISCUSSION - Rezone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East (River District) (30 min)

Discussion

Presenter: Jason Bench, Planning Division 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.

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

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: By Invitation

5. PLEDGE OF ALLEGIANCE: By Invitation

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1 ANNUAL REPORT - Recreation Advisory Commission

Presenter: Bryce Merrill, Recreation Director and Skip McWhorter, Commission Chair

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 RESOLUTION – Renaming a portion of 165 South between 400 West and 800 West Street as Bruin Boulevard and 165 South.

Presenter: Jason Bench, Planning Division Manager

9. SCHEDULED ITEMS

**9.1 APPOINTMENT TO THE CDBG COMMISSION
- Janet Alvarez**

Presenter: Mayor Young and City Council Members

9.2 ORDINANCE – Amending Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

Presenter: Jason Bench, Planning Division Manager

9.3 PUBLIC HEARING / ORDINANCE – Enacting Section 22-11-64 PD51 (*River District – 720 North 1550 East*) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

Presenter: Jason Bench, Planning Division Manager

9.4 PUBLIC HEARING / ORDINANCE - Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone; and amending Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout the west side development project area in the Business Park (BP) zone located at approximately 800 North and University Avenue.

Presenter: Jason Bench, Planning Division Manager

9.5 PUBLIC HEARING / ORDINANCE - Amending the Current Fiscal Year 2022-2023 Budget

Presenter: Brandon C. Nelson, CPA, Orem City Finance Director

10. COMMUNICATION ITEMS

**10.1 MONTHLY FINANCIAL SUMMARY - September 2022
For Review Only**

11. CITY MANAGER INFORMATION ITEMS

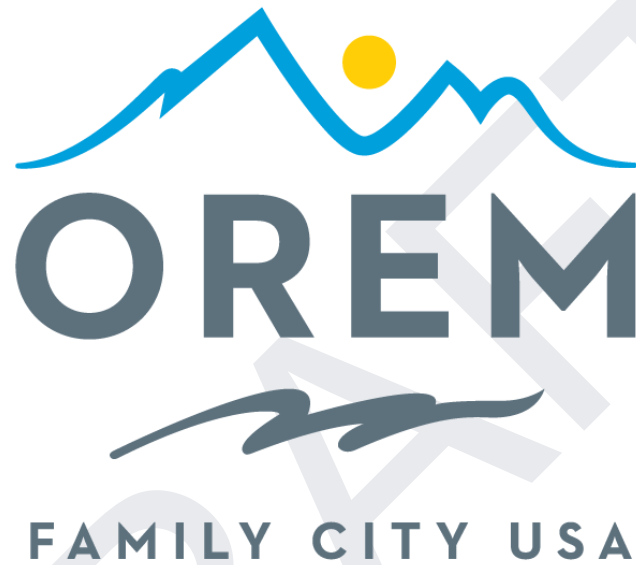
This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

12. ADJOURN

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

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

City of Orem Water Conservation Plan



October 2022

TABLE OF CONTENTS

INTRODUCTION	3
DESCRIPTION OF OREM CITY AND ITS WATER SYSTEM	3
Inventory of Water Resources	5
Historic and Future Water Needs	8
Utah's Regional M&I Water Conservation Goals	9
WATER CHALLENGES AND CONSERVATION GOALS	11
Water Challenges Identified	11
Water Conservation Goals To Be Achieved By 2027	12
CURRENT CONSERVATION PRACTICES	14
Water Shortage Management Plan	14
Leak Detection Program	15
Water Main and Galvanized Service Line Replacement Program	15
Improve Efficiency Irrigating Parks and Open Spaces	16
Adjusting irrigation practices during times of drought	16
Public Education	16
CURRENT WATER RATES	17
CONTINUED CONSERVATION MEASURES	18
Water Conservation-Oriented Rates	19
Meter Replacement Program	19
Water Reuse Implementation	19
Public Education	19
Plumbing Fixture Replacement	21
Improve Efficiency of Irrigating Parks and Open Spaces	22
Water Conservation Ordinances	22
Conclusion	22

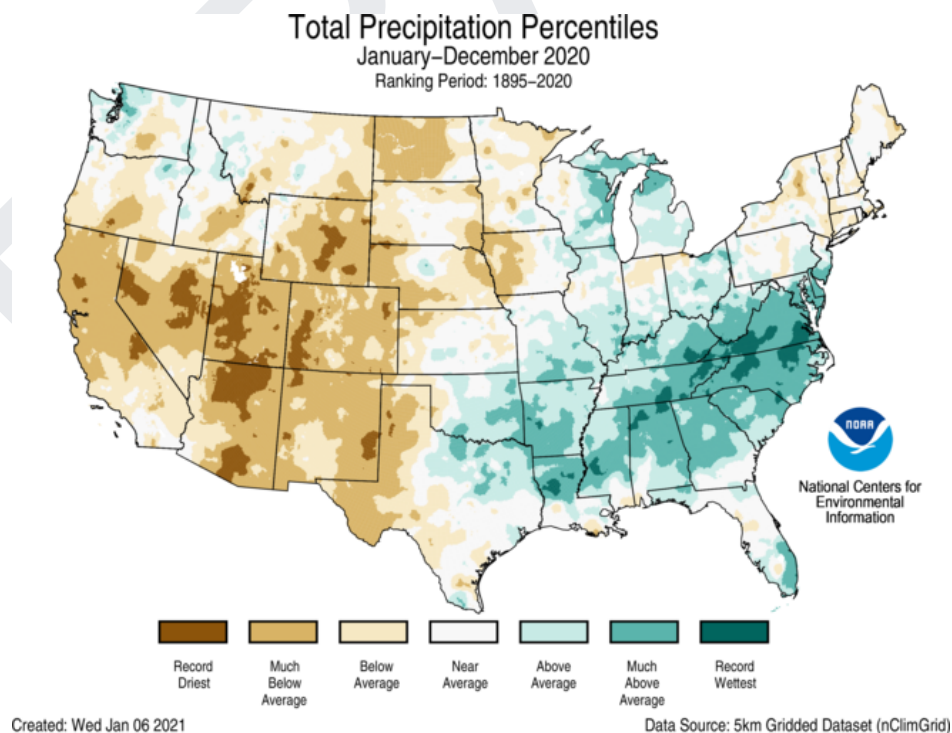
INTRODUCTION

In 1960, the City of Orem had a population of 18,394. From the 60s through the 90s, Orem experienced rapid growth. Population growth has slowed since then. The 2010 census reported Orem's population at 88,328, and the most recent census estimate in 2021 was 97,861. Previous leaders and water managers planned well to meet the water needs for the citizens. However, citizens of Orem and leaders are becoming more aware of the future cost and availability of its water supply. The Utah State Legislature reemphasized its commitment to water conservation by modifying the Water Conservation Plan Act in the 2004 legislative session (Section 73-10-32 Utah Code Annotated) and again in 2016 approving SB 28 – Water System Conservation Pricing. The 2022 City of Orem Water Conservation Plan addresses the concerns of leaders and citizens of the City of Orem as well as the state of Utah. This plan uses the most current census data and projections. The per capita consumption trend has continued to decrease steadily. This plan, in concert with previous plans, utilizes source meter data. Future plans will additionally represent metered delivery statistics.

DESCRIPTION OF OREM CITY AND ITS WATER SYSTEM

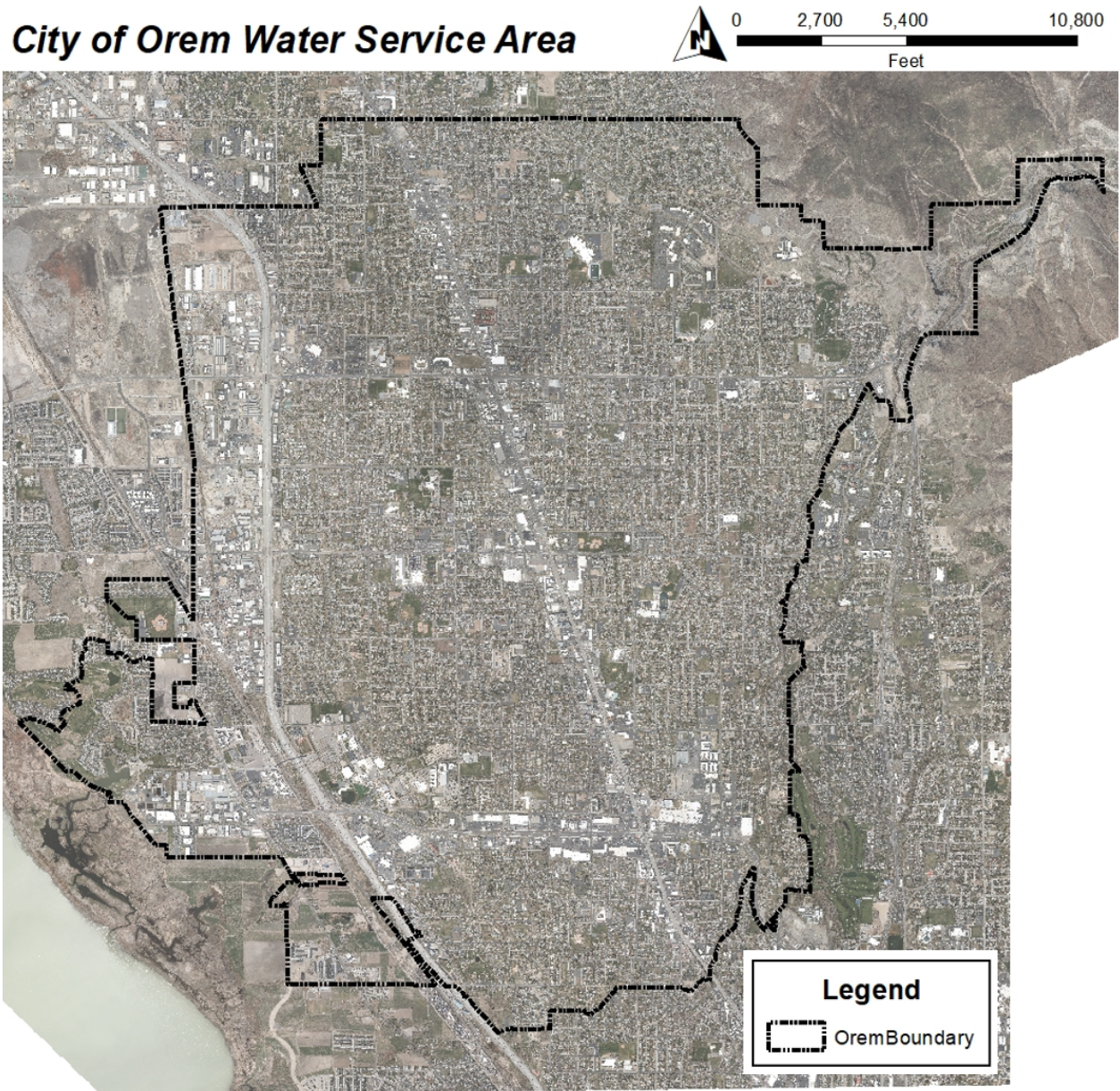
The City of Orem is located in central Utah County and in the second driest state in the nation. Figure 1 shows the State of Utah receives “Much Below Average” and “Record Driest” from January through December 2020 based on a Ranking Period between 1895 and 2020. (source: noaa.gov)

Figure 1



Encompassing 18.6 square miles, Orem has an estimated population of 97,861 in July 2021. Providing water to meet the needs of its citizens has always been a top priority of City leaders and water planners. The service area for the City is shown in Figure 2 below.

Figure 2



As a result, a well-maintained and operated water system provides the residents of Orem with water whenever needed. Currently, the water system provides water through 23,530 connections (see Table 1).

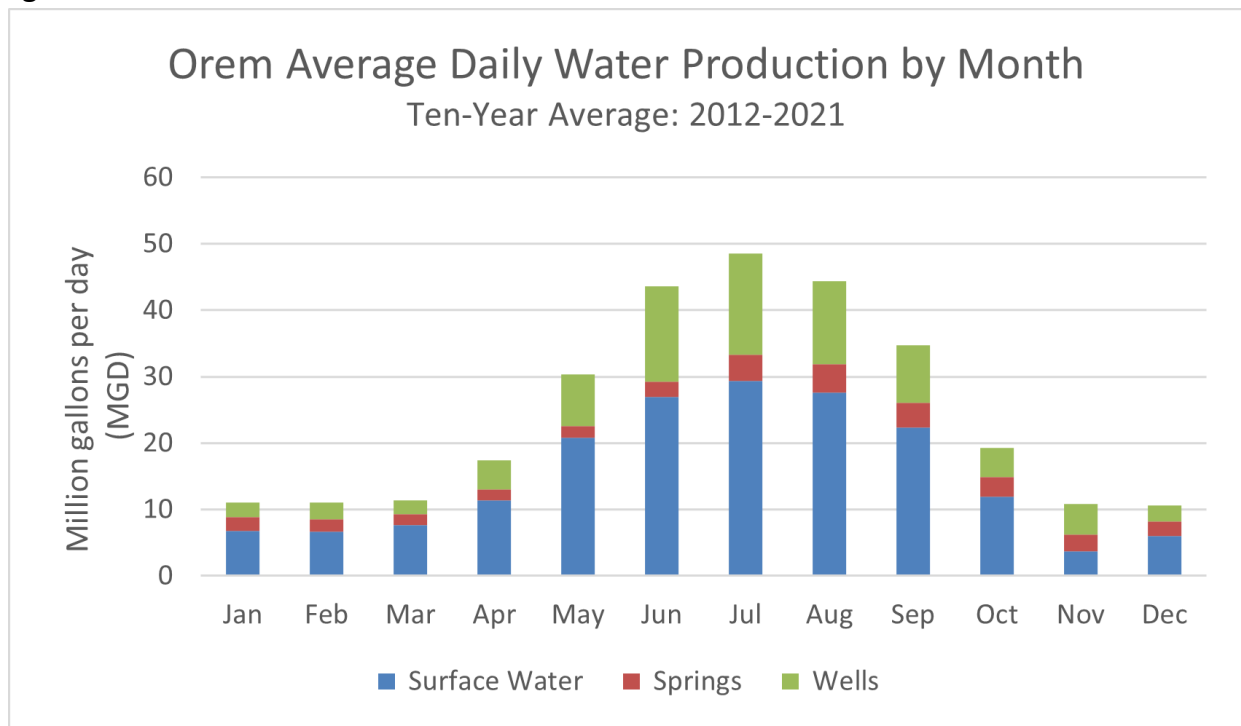
Table 1**City of Orem - Water Meter Types and Sizes**

Type	¾"	1"	1½"	2"	3"	4"	6"	8"	12"	TOTAL
Apartment	47	83	74	64	14	8	2	2		294
Commercial	845	461	215	209	8	13			2	1,753
Condo	2,479	58	20	20						2,577
Institutional	29	19	27	87	9	23	2	4		200
Industrial	23	15	4	9	2	2				55
Multi-unit	388	478	102	154	4	7	7	4		1,144
City Facilities	4	37	2	85	3	24	15	2		172
Single Family	14,791	2,488	43	11		2				17,335
TOTAL	18,606	3,639	487	639	40	79	26	12	2	23,530

In addition, Orem's leaders and residents place a high value on open space. In 2001, Orem City built Lakeside Sports Park, which is a 55-acre park with five softball fields, eight full-size soccer fields, and other landscaped play areas. In 2004, the Links at Sleepy Ridge 18-hole golf course was constructed in partnership with a private developer. Currently, the City maintains and irrigates approximately 275 acres of turf and flowerbeds. Landscaped areas around schools, churches, and major industries occupy over 525 acres. In 2015, the City annexed 264 acres in the Southwest area. Utah Valley University is a large water user. For landscaping, they use water pumped from a deep well that was recently constructed on campus.

Inventory of Water Resources

The City of Orem and the Metropolitan Water District of Orem (MWDO) own water rights and water shares in private canal and irrigation companies that are used to supply culinary water to the community. The MWDO is a representative board that manages and acquires Orem's surface water in the form of water shares in private canal and irrigation companies, which include natural flow and storage water in the Provo River. This surface water is diverted out of the Provo River at the Olmstead Diversion and treated at the Don A. Christiansen Regional Water Treatment Plant (DACRWTP), which is owned and operated by Central Utah Water Conservancy District (CUWCD). All spring and ground water rights are owned entirely by the City of Orem, which currently includes nine deep wells and two mountain springs. An additional tenth deep culinary water well is currently under construction and will be fully operational in 2024. Figure 3 depicts the ten-year average of water production in the City on a monthly basis for each of the sources of water.

Figure 3

These sources combine to supply the citizens of Orem with all of its indoor and outdoor water demands throughout the year. Culinary water will continue to come from these sources. The ten-year average of water produced through springs, wells, and surface water is 2,583 (11%), 6,768 (28%), and 15,106 (62%) million gallons per day (MGD) respectively of drinking water for an average of 24,456 MGD annually.

The MWDO owns water shares in various private canal and irrigation companies and other entities as shown in Table 2. Water provided under these shares is, and will continue to be, converted to municipal and industrial (M&I) use for the various needs of the Orem consumer.

Table 2
Summary of MWDO-Owned Irrigation Shares

Canal	Shares	AF
Provo Bench Canal and Irrigation Company	948.71	14,932.69
North Union Irrigation Company	233.44	2,238.66
Provo Reservoir Water Users Company	1,948.00	13,344.79
Provo River Water Users Association	2,254.00	2,254.00
Central Utah Water Conservancy District	7,520.00	7,520.00
Dixon Irrigation Company	300.00	564.00

Orem City exercises rights to remove water from underground aquifers through nine deep wells ranging from 500 to 1,000 feet in depth. These wells are located throughout Orem's bench, which is an alluvial fan to the former Lake Bonneville. The water right associated with these wells allows for a year-round flow rate of 22.51 cfs plus a remaining diversion volume of 2,104.48 acre feet for a combined total annual diversion volume of 18,401.72 acre feet. All of Orem City's ground water rights are consolidated into one water right as shown in Table 3. The ground water provided under this right is also used for the various needs of the consumer.

Table 3
Summary of City-Owned Ground Water Rights (Wells)

Source	Water Right #	Allowable Annual Removal (AF)
Ground Water Wells (Currently nine)	55-290	18,401.72

Besides these wells, Orem City also owns and maintains two other ground water sources, Canyon Springs and Alta Springs. These springs are located approximately 1.5 and 5 miles northeast of the mouth of Provo Canyon, respectively. Until 1979, approximately 60% of Orem's culinary water came from Alta Springs. This spring has its peak flow in late July or early August and contributes to 75% of total spring production. Table 4 describes these springs in further detail.

Table 4
Summary of City-Owned Ground Water Rights (Springs) 2012-2021

Source	Water Right #	Associated Right (cfs)	Lowest Annual Yield (AF)	Average Annual Yield (AF)	Highest Annual Yield (AF)
Alta Springs	55-4160	13	1,533	2,400	3,211
Canyon Springs	55-3767 55-79	2.2	253	547	762

In addition to these resources, MWDO has contracted with the Central Utah Water Conservancy District (CUWCD) for 7,520 AF of Central Utah Project (CUP) water as shown in Table 5. The contract with CUWCD requires MWDO to pay for the water whether or not it is put to beneficial use. MWDO reached its peak contract amount in 2017, and the agreement runs through 2047.

Table 5**Contracted Water Supply with CUWCD**

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018+
Acre-Feet	3,020	3,520	4,020	4,520	5,020	5,520	6,020	6,520	7,020	7,520	7,520

Historic and Future Water Needs

Figure 4 depicts the daily per capita water use per state in the United States (source: epa.gov, USGS, [Circular 1405](#)). Since 1960, Orem's water consumption has been steadily declining from 359 in 1960 to 254 gallons per capita per day (gpcd) in 2016. Over the past ten years, Orem's use has averaged 261 gpcd.

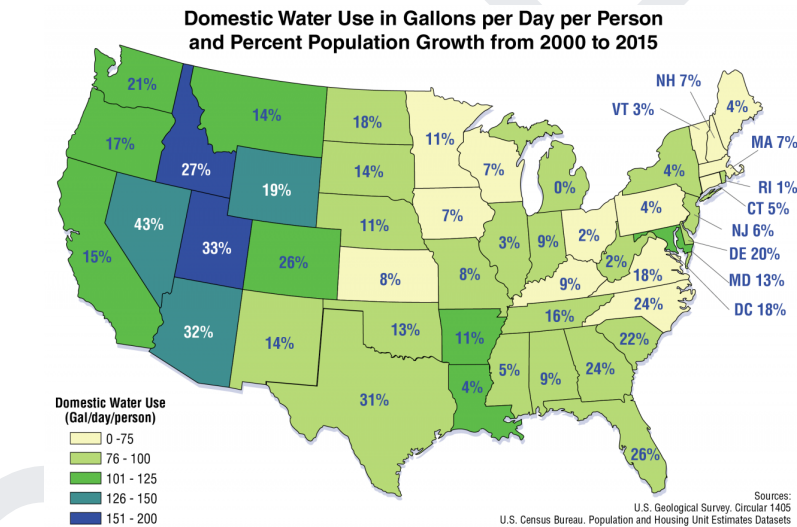
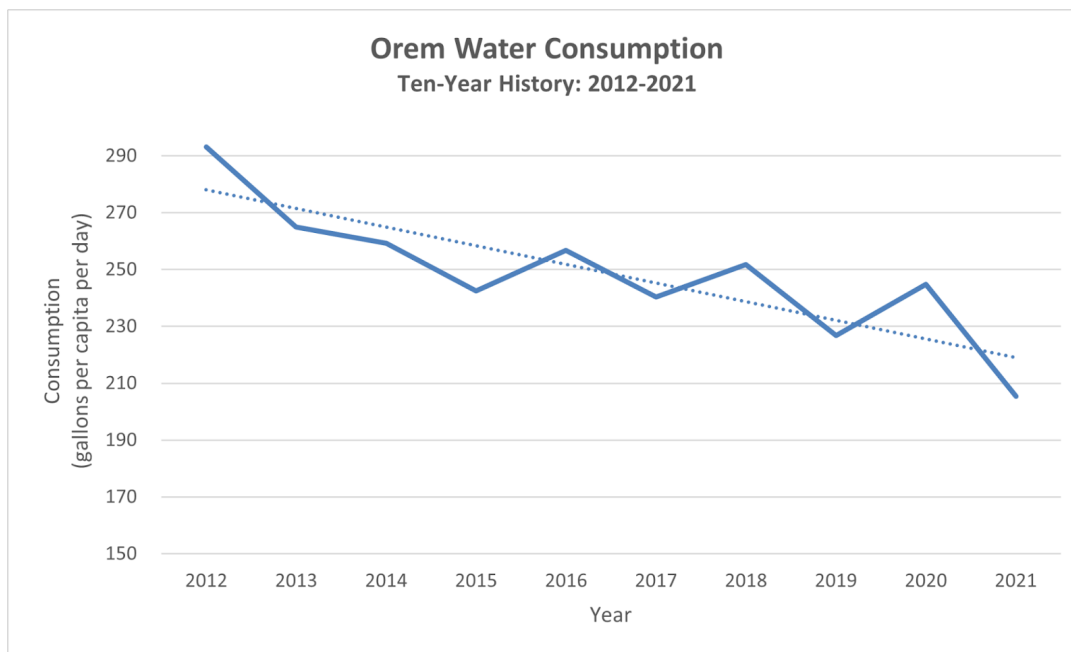
Figure 4**Historic and Future Water Needs**

Figure 5 graphically represents Orem's water consumption over the past ten years, including a trend line that represents a relatively consistent drop of 6.5 gpcd, or about 3% per year over the past ten years. There has been a 30% reduction in per capita consumption since 2012 when the consumption rate was at its all-time high.

Figure 5



During the 80s and 90s, the City of Orem experienced a growth rate of 2.0-2.5%. From 2000 to 2010, the growth rate was 0.47%. Since 2010, the growth rate has been 1.5-2%. As growth occurs, demands on City resources increase. For example, traffic congestion increases and must therefore be mitigated. More storm water is generated and must be aggressively managed. Space that is more open is created for parks and recreation. Likewise, the overall demand on the City's water resources also increases.

Although Orem City is a mature City, many opportunities for change are on the horizon. In fact, new legislation passed over the past few years now allows for higher densities, which, in turn, requires more efficient urban design with respect to utilities, traffic, open space, etc. Even though the growth has caused changes in the way the land is developed, the average per capita water demand over the same footprint may actually decrease with these developments.

Utah's Regional M&I Water Conservation Goals

A state-wide water conservation plan titled "Utah's Regional M&I Water Conservation Goals" was completed by the Utah Division of Water Resources in 2019. It recommends conservation goals for water suppliers in regions throughout the state. The goal for the Provo River Region was to decrease water use by 20% from 2015 to 2030. Additionally, it recommends an overall 27% decrease by 2040 and 32% decrease by 2065.

Using these guidelines, the baseline for the City was calculated to be 261.5 gpcd in 2015 with an expected reduction of approximately 3.5% per year to reach the goal of 209.1 gpcd by 2030. Meeting this goal will save over 7.3 billion gallons of water by 2030. This information is summarized in Figure 6 and Table 6 below and shows the City is trending well to meet this goal.

Figure 6

City of Orem Water Consumption Goals (2015 -2030)

Annual average gallons per capita per day

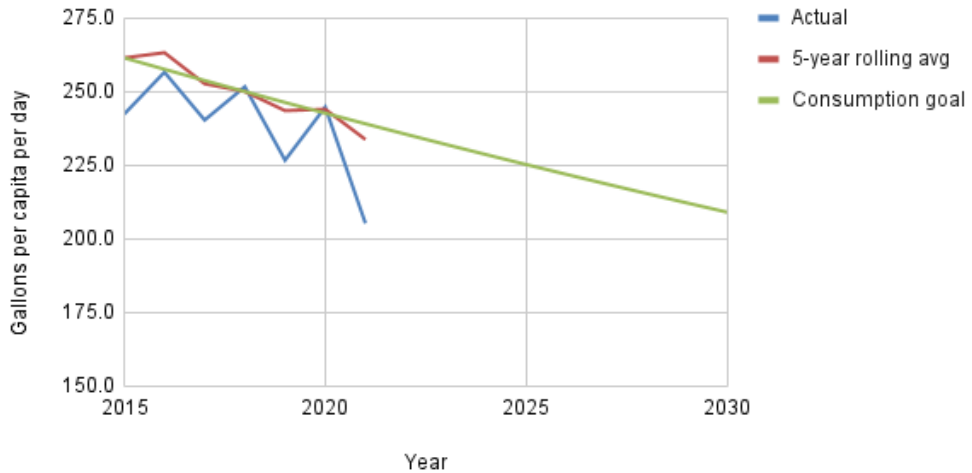


Table 6

City of Orem Water Consumption Summary (annual average gallons per capita per day)

Year	Actual (gpcd)	5-year rolling avg. (gpcd)	Consumption Goal (gpcd)
2015	242.4	261.5	261.5
2016	256.7	263.3	257.6
2017	240.4	252.7	253.8
2018	251.7	250.1	250.1
2019	226.8	243.6	246.4
2020	244.8	244.1	242.7
2021	205.3	233.8	239.1
2022			235.6
2023			232.1
2024			228.7
2025			225.3
2026			222.0
2027			218.7
2028			215.4
2029			212.2
2030			209.1

THE FOLLOWING SECTION REFLECTS WATER CHALLENGES AND GOALS FROM THE 2017 WATER CONSERVATION PLAN. UPDATES FOLLOW EACH SECTION.

WATER CHALLENGES AND CONSERVATION GOALS

Water Challenges Identified

The following list identifies four water challenges currently facing Orem: pricing, education, water meters, and increased operating expenses. Overcoming these challenges will not only increase water conservation, but will also reduce peak demands and the need for expensive water system upgrades. The potential to establish a new generation of wise water users exists, which will lead to a long-lasting positive conservation effort. Each challenge represents an opportunity for the City to reduce water consumption and use this renewable resource efficiently, more wisely, and without waste.

1. Pricing. In 2016, the City completed a comprehensive Water Master Plan with a 10-year CIP plan and Financial Plan. The Financial Plan included Conservation Pricing with a four-tier system where customers pay more according to the increased block of volume utilized. The pricing will fund conservation projects including leaky pipe replacement, meter replacement, and educational materials.

2022 UPDATE: The recently updated 2021 Water Master Plan and Financial Plan still includes a four-tier system where customers pay more according to the increased block of volume used. Revenue generated from this pricing structure will fund conservation projects including leaky pipe replacement, meter replacement, and educational materials. Inflationary pressures that have evolved over the past year have impacted the CIP and Financial plans and will need to be reexamined in the near future.

2. Education. Citizens, young and old, need more information and understanding of landscaping water requirements and efficient water-use habits and practices. Many residents do not know how much water is required to maintain a healthy landscape and how to use water efficiently inside the home.

2022 UPDATE: Since 2012, the City of Orem has partnered with Alpine School District schools in Orem to provide elementary, junior high and high school students an educational experience about their water system and conservation practices. Other efforts to educate the public include promoting wise water use tips in City newsletters, on social media and the website, as well as community outreach efforts at festivals such as Summerfest.

3. Water Meters. Most of Orem's water meters are more than fifteen years old and should be replaced. As the meters age, they deteriorate and the level of accuracy diminishes.

2022 UPDATE: The City has been replacing all residential meters 5 years and older with AMI technology and should have this project complete by the end of 2022. This new technology will allow residents to monitor their water use and make immediate adjustments.

4. Increased Operating Expenses. The cost for goods has dramatically increased over the past several years. Metals, plastics, fuels, chemicals, power, transportation, and labor costs increase each year. The water fund has seen some increases in revenues but not at the same rates. Because operating expenses and capital project expenses have increased, remaining funds for programs and the quantity of capital projects have decreased.

2022 UPDATE: Expenses continue to increase however, with the previously mentioned Master Plan and Financial Plan, the City is funding Water capital improvement projects in addition to increased operational expenses.

Water Conservation Goals To Be Achieved By 2027

In pursuit of solutions to the challenges identified, the following conservation goals have been identified:

- **GOAL #1**

Reduce the City's water use to reflect the Regional Water Conservation Goals for 2030.

The goals listed below as well as other efforts identified in this plan will help ensure this goal is met. Figure 6 above shows the desired results from these proactive conservation efforts through 2030 and will be updated annually to gauge how effective conservation efforts have been. Additionally, the Regional Water Conservation Goals Report offers many ideas of how to achieve this goal. Of most importance, it states that *"Policy plays a vital role in motivating and enabling water conservation. State, county, and local policy leaders should establish policies which require accountability for efficient water use. Policy leaders' support must consider universal metering, water loss control, education, and other water conservation activities, as well as the necessary funds for success. Policy leaders must also decide whether they are willing to support the necessary land use changes that will be required to reach the water conservation goals. This will include working with and being responsive to market forces to reduce both overall lot sizes for residential development and the amount of turf grass allowed. Water suppliers should be consulted in land-use decisions to ensure alignment with water conservation efforts. Policy leaders can set or influence the pricing of water to promote conservation and reflect the cost of water scarcity. State and local governments should consider the water use impacts of proposed businesses and their plans for water-efficient fixtures, landscaping, and operations before approval."*

- **GOAL #2**

- Maintain an effective conservation-oriented water pricing structure each year.**

- The water pricing system should encourage customers to reduce use without creating a revenue shortfall. This will extend the water supply, promote equity, maintain the minimum flow levels, and fund conservation efforts. The rates established in the 2021 Water Master Plan and Financial Plan will be recommended to the City Council for approval during the budget process each year.

- **GOAL #3**

- Complete the meter replacement project by the end of 2022.**

- Barring supply chain issues, all meters five years and older will be replaced and include cellular, automatic reading technology. The meters will be more accurate, the amount of man hours required to read the meters will dramatically reduce, and more importantly the consumer will have tools to more closely monitor their water usage.

- **GOAL #4**

- Construct a tertiary treatment process at the Water Reclamation Facility to produce secondary water for irrigation by 2025.**

- A process has been designed and funding is being acquired, as described in the 2017 Water Conservation Plan. The project will immediately supply water for landscape irrigation at the Links at Sleepy Ridge, Lakeside Sports Park, Springwater Park, and the Water Reclamation Facility. Future uses will include areas of unincorporated Utah County areas, portions of the Town of Vineyard, and potential local industrial users.

- **GOAL #5**

- Continue education efforts to the public regarding water conservation.**

- Educate all ages of the public regarding wise water use. Improving irrigation practices and water efficient landscapes can enhance the beauty of the City while minimizing waste. Continue to develop ways to educate through social media, newsletters, utility bill inserts, visiting schools, teaming with the Central Utah Water Conservancy District (CUWCD), the Utah Division of Drinking Water (DDW), and other key players. Investigate implementing changes to the City of Orem Code that will promote water conservation in all zones.

- **GOAL #6**

- Replace automatic sprinkler controllers on all City-owned properties to newer technology by 2025.**

- The City will replace its older sprinkler control technology with EPA WaterSense approved equipment. This will give maintenance crews better tools to irrigate parks more efficiently to reduce waste and costs.

CURRENT CONSERVATION PRACTICES

In order to overcome the water challenges identified and take advantage of the associated opportunities, specific water conservation measures must be identified and evaluated. Orem City has already implemented several water conservation measures. These, along with additional measures, will improve Orem's water conservation efforts and help overcome these challenges. Orem City's current water conservation program is directed at managing water shortages, replacing old water meters, detecting leaks, replacing old water mains and service lines, increasing efficiency of park and open space irrigation, and educating the public.

Water Shortage Management Plan

Orem City has a Water Shortage Management Plan that may be activated by the Water Management Team. The Water Management Team includes the City Manager, Assistant City Manager, Public Works Director, Assistant Public Works Director, Water Section Manager, and other personnel deemed necessary. This team is responsible to manage the water supply resources of the City and to report significant reductions in water supply to City management and the Orem City Council. This plan contains water conservation measures that may be implemented during shortages and emergencies ranging from mild to critical in nature. Conditions that may require various forms of water restrictions include:

- A prolonged drought that is evidenced by significant decreases in the ground water table, spring flow production, etc.,
- Loss of one or both of the Orem City's mountain springs,
- Loss of one or more primary wells, or
- Loss of treatment capacity at the Don A. Christiansen Regional Water Treatment Facility.

Rationing will become necessary when demands upon the system exceed the supply of available water. As the City moves from normal operations to full rationing efforts, the following phases will be evaluated and implemented when necessary.

Advisory Stage

Follow guidelines listed in this plan.

Mild Stage

Request select large users to modify their water use to reduce demand in the water supply system. These large users include City parks, golf courses, churches, schools, etc.

Moderate Stage

Request voluntary reduction of water usage. Although the City continually promotes wise water use for all water customers, all water users will be strongly encouraged to

follow wise water use practices. Some examples of wise water use include sweeping driveways rather than washing with water hose, outside irrigation during non-daylight hours, storing drinking water in the refrigerator, repairing water leaks, etc.

Severe Stage

Mandate a reduction of water usage. Request odd-even watering days, based upon street address.

Critical Stage

Mandate a reduction of water usage with enforcement.

The Orem City Manager, or his appointed designee, will implement this Water Shortage Management Plan. The City will continue public education on a regular basis through the duration of the rationing effort. Public education efforts may consist of public announcements using radio, television, newspapers, flyers, the Orem City website (www.orem.org), and various forms of social media, etc.

The above phases are not intended to limit or restrict the ability of the City to meet the demands of the customer. Rather, it provides a guideline from which management decisions can be made. The City reserves the right to select the appropriate rationing phase based upon the specific circumstances regarding the anticipated duration of rationing, existing supply reserves, and the availability of alternate water sources.

Leak Detection Program

The leak detection is based on audio and visual indications of a leak in a specific area of the system. The City has contracted with a service to assist with leak detection. These efforts have proven to be successful, and several leaking lines have been identified and replaced as a result of this increased effort.

Water Main and Galvanized Service Line Replacement Program

As water mains and service lines age, they fatigue, corrode, develop leaks, and eventually fail and must be replaced. Water mains in corrosive soils and undersized lines must be replaced more frequently due to pipe coating deterioration and scouring resulting from higher velocities.

Moreover, the Water Section and the Streets Section work closely together planning for water main replacement projects, galvanized service line replacement projects, and street resurfacing projects. By coordinating together closely, personnel work to prevent undue excavation of newly surfaced roads and improving the integrity and efficiency of the water system. As the City continues the capital improvements program, water is recaptured.

Improve Efficiency Irrigating Parks and Open Spaces

The City of Orem Parks Section has a program to improve the efficiency of irrigating. Elements of this program include:

- Replacing old inefficient heads with new efficient ones;
- Replacing old leaking galvanized systems with new PVC;
- Updating sprinkler controllers with state-of-the-art technologies that allows remote control of the system and incorporates soil moisture content data and local weather station data to make real-time irrigation adjustments;
- Redesigning park systems to water more efficiently; and
- Performing water audits on every park.

Adjusting irrigation practices during times of drought

The Parks Section adheres to the following irrigation practices during times of drought:

- All regional parks will implement a 9:00 p.m. to 7:00 a.m. watering window.
- All other parks and parkways will implement a 10:00 p.m. to 6:00 a.m. watering window.
- No spot watering will be allowed outside watering windows.
- Areas of new sod will have no restrictions for four weeks after installation. However, new sod installation should not take place from mid June to mid August.
- Use of evapotranspiration (ET) technology will be suspended.
- Watering will occur every three days with the exception of actively-programmed, heavily-used sport fields.
- Stressed trees and shrubs may need to be watered more frequently than every three days.
- All sprinklers will be visually checked monthly for breaks, broken heads, arc adjustments problems, etc.
- All reported irrigation issues will be resolved as soon as possible.
- While working on irrigation issues outside of watering windows, the technician needs to be visible to the public. For example, a truck needs to be out in the park with flashers on, the technician needs to be present and moving from station to station, and watering cannot be left unattended.
- Irrigation systems will be shut off manually during rain and wind events in areas without rain and wind sensors.

Public Education

The City continues to be very active in its efforts to promote water conservation through education. Beginning in 1990, the City developed a water education program that targeted elementary, junior high, and high school students. Other efforts to educate the public are discussed later in this report.

CURRENT WATER RATES

In the 2016 Utah Legislative Session, a new law was passed that requires retail water providers, such as the City of Orem, to create pricing that promotes water conservation. The title of Senate Bill 28 is "Water System Conservation Pricing" and the language reads that retail water providers are required "to establish an increasing rate structure for culinary water." So as customers use more water, the cost per gallon of the water increases. In May of 2016, the Orem City Council, as required by state law, approved a plan to implement a tiered rate structure for the Orem water utility which continues today. The pricing structure includes four tiers with increasing unit costs. The rationale behind the creation of the tiered rates are explained below.

The purposes of the tiered rate structure are 1) to comply with Senate Bill 28, 2) meet the financial needs of the water utility for operations, maintenance, and replacement, and 3) encourage wise water use through increasing block tiers. There are two components to Orem's water bill: the base rate and the consumption rate. As meter size increases, base rates increase following AWWA (American Water Works Association) multiplier guidelines. Orem has four "blocks" of consumption pricing with the same unit price for all meter sizes. The "allowance" or block volumes are different for each meter size.

Not all water utilities bill the same way. Some (or most) water utilities created tier block volumes and all users, regardless of meter size or number of units, fall under the same tier plan. As one could imagine, the larger meters and multi-unit accounts were in the 2nd, 3rd, and 4th tiers almost immediately. Orem studied many different methods to determine what would be best for its utility. Orem does not have a secondary irrigation system--all of Orem's water is treated, culinary water.

By calculating the 90th percentile of all $\frac{3}{4}$ " residential accounts in the winter months, Orem set the first block volume to include up to 11,000 gallons. This means that 90% of the $\frac{3}{4}$ " residential accounts will not exceed 11,000 gallons. 78% of the 22,000 accounts are $\frac{3}{4}$ " meters.

To create the second block volume (11,001 - 34,000 gallons) for $\frac{3}{4}$ " accounts, the 90th percentile of the shoulder months of May, June, and October was calculated. 90% of the $\frac{3}{4}$ " residential accounts will not exceed 34,000 gallons during these months.

The third block volume (34,001-65,000 gallons) used the 90th percentile of the peak months of July, August, and September. 90% of the $\frac{3}{4}$ " residential accounts will not exceed 65,000 gallons during these months.

The fourth block volume (65,001 +) is anything over the 90th percentile for the summer months for the $\frac{3}{4}$ " residential accounts.

The block volumes for meter sizes 1" and above increase with the AWWA multipliers for the respective meter sizes.

As illustrated in Table 6, the monthly base rate starting in July 2022 for a ¾" water meter is \$20.20. For 1,000 gallons, Tier 1 is \$0.83, tier 2 is \$1.04, tier 3 is \$1.23, and tier 4 is \$1.46. The flow allotments for each meter class are also shown. (Source, City of Orem Adopted Budget for FY23)

Table 6

Usage Charge by Tier	Adopted Fee
Tier 1	\$0.83
Tier 2	\$1.04
Tier 3	\$1.23
Tier 4	\$1.46

Flow Allotment by Meter Size (per 1,000 gallons per month)							
Meter Size	Tier 1		Tier 2		Tier 3		Tier 4
	>	≤	>	≤	>	≤	
¾"	0	11	11	34	34	65	65 +
1"	0	18	18	57	57	109	109 +
1½"	0	37	37	113	113	216	216 +
2"	0	59	59	181	181	346	346 +
3"	0	110	110	340	340	650	650 +
4"	0	220	220	680	680	1,300	1,300 +
6"	0	458	458	1,417	1,417	2,709	2,709 +
8"	0	587	587	1,813	1,813	3,466	3,466 +
10"	0	1,063	1,063	3,287	3,288	6,284	6,284 +

Base Rate By Meter Size	Adopted Fee
¾"	\$20.20
1"	\$39.22
1½"	\$110.42
2"	\$181.64
3"	\$276.59
4"	\$466.48
6"	\$1,178.58
8"	\$1,574.21
10"	\$2,361.32

CONTINUED CONSERVATION MEASURES

In order to effectively meet Orem City's future water needs and overcome the water challenges identified, the City updates its Water Master Plan every five years. This was most recently done in 2021. The plan identifies projects that will be needed in the future to ensure the system is reliable and meets the needs of residents for years to come and recommends a plan to fund them.

Included in this is continued commitment to water conservation measures. Several programs and plans have been created over the past decade and are being carried out. These programs

include Water Conservation-Oriented Rates, Meter Replacement Program, Water Loss Investigation, Water Reuse Implementation, Increased Public Education, Improving Efficiency of Irrigating Parks and Open Spaces, and Water Conservation Ordinances.

Water Conservation-Oriented Rates

The City adopted the four-tier water rate structure and will need to stay committed to the recommendations in the 2021 Water Master Plan. The consumption rates will continue to gradually increase to meet the needs of operations, maintenance, replacement, capital improvements, and inflation as described in the 2021 Water Master Plan. The tiered rates will accomplish two objectives: 1) encourage individual conservation and 2) fund identified capital water infrastructure improvements.

Meter Replacement Program

Over time, all meters become less accurate in recording actual flows. This leads to lost revenue to the City and inaccurate data. As part of the master planning effort and evaluation process, the meters were tested according to AWWA standards. The results indicated an immediate need to replace meters because some meters read high and most read low. This effort started two years ago and will result in an increase in the City's water revenue as well as sewer revenues since they are tied directly to water consumption during the winter months.

In addition to accurate reads, the City has been implementing Automated Metering Infrastructure (AMI) technology. AMI will give customers daily information about their individual water use, alerts for potential leaks, and can remind customers of tier levels and offer water conservation tips.

Water Reuse Implementation

In July of 2003, the Utah State Engineer approved 9,634 AF of Orem's sewer effluent for diversion for water reuse purposes. Much of the reuse water delivery system, which will provide tertiary irrigation water to the Links at Sleepy Ridge, Lakeside Sports Park, Springwater Park, and the Orem Water Reclamation Facility (OWRF) site, has been installed from the OWRF to those sites. This project has been designed, bid, and awarded. It should be noted that the City has secured an additional \$8M in Utah County ARPA funding and \$1M in a federal earmark in 2022 to cover the extraordinary inflationary construction expenses.

Public Education

Educating residents and businesses to use water more efficiently will enhance the likelihood that water use goals will be met. Although the benefits and costs of a strong education program are difficult to enumerate, the Water Management Team is committed to increase education to the public well into the future. Information on water conservation has been included in the 2021 Consumer Confidence Report (CCR), which is available online at

<https://orem.org>. Printed copies of the 2021 CCR are available at the Orem City Center, Orem Public Works, Orem Library, Orem Senior Friendship Center, Orem Summerfest and other community education events. Typical language in the consumer confidence report includes:

Wise Water Use Utah is the second driest state in the nation. Water conservation by individual citizens is an important part of making sure we'll have enough today and in the future. Here are some things we can all do to help preserve this precious resource:

- Fix plumbing leaks.
- Take shorter showers.
- Replace regular shower heads with low-volume heads. Remember, a bath takes about 36 gallons of water. A shower takes about 25.
- Be conservative with toilet flushes. Don't use the toilet for trash disposal.
- Don't leave the water running when shaving or brushing teeth.
- Wash full loads of laundry and dishes, not partial loads.
- Don't rinse dishes with running tap water. Instead, rinse dishes by dipping.
- Keep a pitcher of cold water in the refrigerator instead of running tap water until it cools.
- Water lawn, gardens, etc. in the coolest part of the day. Deep soak weekly instead of lightly sprinkling daily. Water the plants, not concrete.
- Use a bucket when washing cars. Don't let the hose run.

The following information on efficient outdoor and indoor water use will continue to be made available to the citizens of Orem through the Orem City Library, Orem City Website, and flyers disseminated with the water bill. Additionally, quick social media posts and light-hearted videos will continue to be part of the education process.

Outdoor Water Use:

- Water landscape only as much as required by the type of landscape and the specific weather patterns of your area, including cutting back on watering times in the spring and fall.
- Do not water on hot, sunny, or windy days. You may actually end up doing more harm than good to your landscape as well as wasting a significant amount of water.
- Sweep sidewalks and driveways instead of using the hose.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape so that all the water running off goes to beneficial use instead of running down the gutter.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc. Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Some underground leaks may not be visible due to draining off into storm drains, ditches, or traveling outside your property.
- Use mulch around trees and shrubs, as well as in your garden to retain as much moisture as possible. Areas with drip systems will use much less water, particularly during hot, dry, and windy conditions.

- Keep your lawn well trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

Indoor Water Use:

About two-thirds of the total water used in a household is used in the bathroom. Concentrate on reducing your bathroom water use. The following are suggestions for this specific area:

- Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, cigarette butts, etc. in the trash can.
- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.
- If you do not have a low volume flush toilet, put a plastic bottle full of sand in your toilet tank to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low-flow showerheads and other flow restriction devices.
- Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes. Some new, more efficient machines can reduce usage to 25 gallons per load.
- Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
- Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- Plug the sink when rinsing vegetables, dishes, or anything else. Use only a sink full of water instead of continually running water down the drain.

Plumbing Fixture Replacement

Many of the City's homes and businesses were built after 1992 when plumbing codes were revised to require low-water-use toilets and low-flow showerheads in new construction. While it is difficult to calculate meaningful estimates of the benefits and costs of such programs on the water use rate, there is ample evidence that such programs are effective. The City of Orem will continue to update plumbing codes and encourage the use of low-flow plumbing fixtures.

Improve Efficiency of Irrigating Parks and Open Spaces

Orem City presently has approximately 275 mowed acres in the cemetery, parks, sports fields, and around office buildings. Orem's Parks Section has been replacing all of its irrigation controllers with the state-of-the-art WeatherTrak irrigation controllers throughout the City. These controllers integrate real-time weather, soil moisture, and evapotranspiration conditions to optimize irrigation efficiency. Every controller will be replaced with these WeatherTrak irrigation controllers by 2025.

Water Conservation Ordinances

The City has adjusted the definition of "Landscaping" in its site plan requirements to include various types of ground plantings and gives green cover credit for the canopy of shrubs and trees and does not specifically require turf grass. Orem modified its xeriscaping ordinance in 2020 decreasing the required amount of green cover on a property from 75% to 50%. It is anticipated additional water conservation ordinances will be in place in the near future.

Conclusion

The City of Orem is committed to water conservation and using water wisely. Orem will continue to support the programs and goals outlined in this 2022 City of Orem Water Conservation Plan and thereby maximize water conservation, minimize water waste, and use water more efficiently. These efforts will ensure the City meets its goal to decrease per capita water consumption by 20%, to 209.1 gpcd by 2030, saving over 7.3 billion gallons of water.



**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 25, 2022**

REQUEST:	RESOLUTION – Renaming a portion of 165 South between 400 West and 800 West Street as Bruin Boulevard and 165 South.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Cheryl Vargas, Associate Planner

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
OCTOBER 25, 2022



REQUEST:	RESOLUTION – Renaming a portion of 165 South between 400 West and 800 West Street as Bruin Boulevard and 165 South.
APPLICANT:	Melissa Breiter
FISCAL IMPACT:	None

NOTICES:

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

SITE INFORMATION:

General Plan Designation:

N/A

Current Zone:

N/A

Acreage:

N/A

Neighborhood:

N/A

Neighborhood Chair:

N/A

**PLANNING COMMISSION
RECOMMENDATION**

Vote: N/A

PREPARED BY:

Cheryl Vargas
Associate Planner

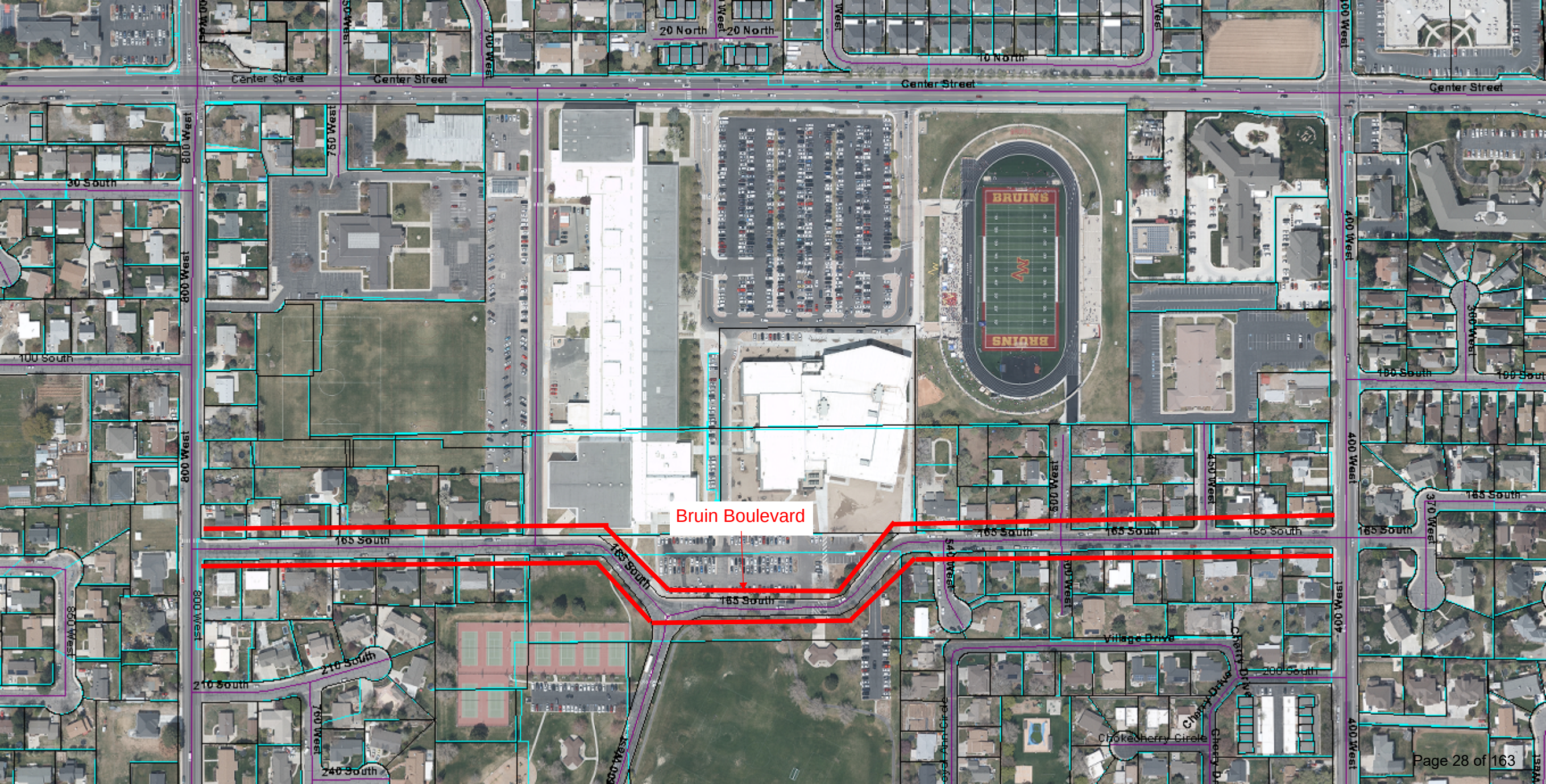
RECOMMENDATION:

The City Manager recommends the City Council, by resolution, rename 165 South behind Mountain View High School between 400 West and 800 West as Bruin Boulevard and 165 South.

BACKGROUND:

Melissa Breiter, PTSA President, requests the City Council rename 165 South behind Mountain View High School between 400 West and 800 West as Bruin Boulevard and 165 South.

Mountain View High School has been a fixture in the community since 1980. Staff believes that renaming 165 South between 400 West and 800 West will promote community pride and spirit and will create a positive sense of place in accordance with the Facility and Street Naming Policy.



Bruin Boulevard



City of Orem
Facility and Street Naming Application

Applicants Name: Melissa Breiter Applicants Phone# 801-221-9311

Applicants Email: melissabreiter@gmail.com Application Fee: \$100.00

Facility / Street Being Considered: 165 South; btwn 400 West and 800 West

Individual / Organization to be Recognized: Mountain View High School

Proposed Name: Bruin Blvd. / 165 South

Please check all that apply:

- ☐ An Orem police officer or firefighter who died in the line of duty.
- ☐ An Orem resident or individual with strong ties to the City of Orem who died in combat while serving in the military.
- ☒ A person or entity that made extraordinary and lasting contributions* to the City of Orem.
- ☐ A person or entity that made substantial contributions* to the creation or betterment of a specific City facility or park.
- ☒ A descriptive name to a City facility or street when doing so will promote community pride or spirit, will create a positive sense of place, or will enhance the aesthetic appeal of the area in which the street or facility is located.

*Please provide additional information as to how and/or why the contribution of the individual or organization was significant or substantial to the City of Orem. (not to exceed two (2) typed pages)

We are Mountain View High School. A fixture in this
great community since 1980. Thank you!



Facility and Street Naming Policy City of Orem

PURPOSE: To establish a formal and uniform policy regarding the naming of City facilities and streets.

POLICY:

A. General Guidelines

1. Except as otherwise provided herein, the City Council shall have the final authority to name and rename all City facilities and streets. However, City Council approval is not required for street names that are coordinate addresses only.
2. It is the intent of the City Council that names for public and private streets be generally limited to coordinate addresses. However, descriptive names may be given to a street in limited circumstances and subject to compliance with this policy.
3. Descriptive street names are additions to the street name and will not change the street address. Street signs for streets with a descriptive name shall contain the descriptive name with the coordinate address below the descriptive name. (i.e. Canyon Parkway as the main street name and 800 North listed below)
3. The renaming of a City street or facility that has a pre-existing descriptive name shall require a super majority vote of at least five City Council members.
4. No City street or facility shall be named after a seated elected or appointed official.
5. Only one City street or facility shall be named after any given person or entity.

B. Criteria for Naming City Facilities and Streets.

1. **Naming after an Individual or Entity.** The City Council may assign a descriptive name to a City facility or street in honor of:

- a. An Orem police officer or firefighter who died in the line of duty;
- b. An Orem resident or individual with strong ties to the City of Orem who died in combat while serving in the military.
- c. A person or entity that made extraordinary and lasting contributions to the City of Orem; or
- d. A person or entity that made substantial contributions to the creation or betterment of a specific City facility or park.

2. **Other Names.** The City Council may assign a descriptive name to a City facility or street when it finds that doing so will promote community pride or spirit, will create a positive sense of place, or will enhance the aesthetic appeal of the area in which the street or facility is located.

3. **New Streets.** All new streets created in a new subdivision shall have a coordinate address only unless the street is not conducive (in the sole judgment of City staff) to a coordinate address due to the street being diagonal, curvilinear or other reason. New streets that are not conducive to a coordinate address may be assigned a descriptive name in the preliminary plat. The descriptive name shall be limited to a topographical or historical feature related to the site. The Planning Commission shall have authority to assign descriptive street names as part of the preliminary plat approval process and may consider street names requested by the owner/developer although the Planning Commission is not required to accept or approve such requested names.

C. **Definitions.** For purposes of this policy, the following terms are defined as follows:

1. **City facilities** means City parks, buildings, recreational facilities, fields, walkways, trails, bridges or any other City-owned property. The term City facilities may also include specific portions of City facilities such as points of entry, rooms/patios, facility features (such as a column or fountain), pavilions, monuments, etc.
2. **Streets** means both public and private streets.

D. Facility and Street Naming Process.

1. A request to name or rename a City facility or street (other than names for new streets in a new subdivision plat) shall be made by submitting an application to the Department of Development Services. The application shall be made on the City's Facility Naming Application Form. No application fee shall be charged for an application made by the City Manager or a City Council member.
2. All applications to name or rename a City facility or street after a person or entity under subsections (B)(1)(b) and (c) of this policy shall be considered by the Planning Commission. If a majority of the commission recommends approval, the application shall be forwarded to the City Council for consideration. If a positive recommendation is not received from the Planning Commission, the request will not be forwarded to the City Council and the application shall be considered denied. All other naming requests shall be submitted directly to the City Council.
3. The Planning Commission shall consider the merits of an application based on the information provided in the application and the criteria contained in this policy. The applicant shall have the burden of demonstrating that the criteria for renaming have been met and that the renaming is in the best interest of the City.

DRAFT

RESOLUTION NO. _____

A RESOLUTION OF THE OREM CITY COUNCIL RENAMING 165 SOUTH BETWEEN 400 WEST AND 800 WEST AS BRUIN BOULEVARD (WITH THE COORDINATE ADDRESS OF 165 SOUTH TO BE LISTED BELOW THE DESCRIPTIVE NAME ON ALL STREET SIGNS)

WHEREAS on September 26, 2022, Melissa Breiter, PTSA President, filed a request that the City Council rename 165 South between 400 West and 800 West as Bruin Boulevard and 165 South (with the coordinate address of 165 South to be listed below the descriptive name on all street signs); and

WHEREAS 165 South Street is a public street between 400 West and 800 West; 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; and the effect upon surrounding neighborhoods.

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

1. The City Council finds that renaming 165 South between 400 West and 800 West to Bruin Boulevard is in the best interests of the City because it will promote community pride and spirit and will create a positive sense of place in accordance with the City's Facility and Street Naming Policy.
2. The City Council hereby renames 165 South located between 400 West and 800 West to Bruin Boulevard (with the coordinate address of 165 South to be listed below the descriptive name on all street signs), as shown in Exhibit "A", which is attached hereto and incorporated herein by reference.
3. The City Council hereby authorizes and directs City Staff to implement this resolution and to change affected street signs in accordance with this resolution.
4. This resolution shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED PUBLISHED this **25th** day of **October 2022**.

DRAFT

David A. Young, Mayor

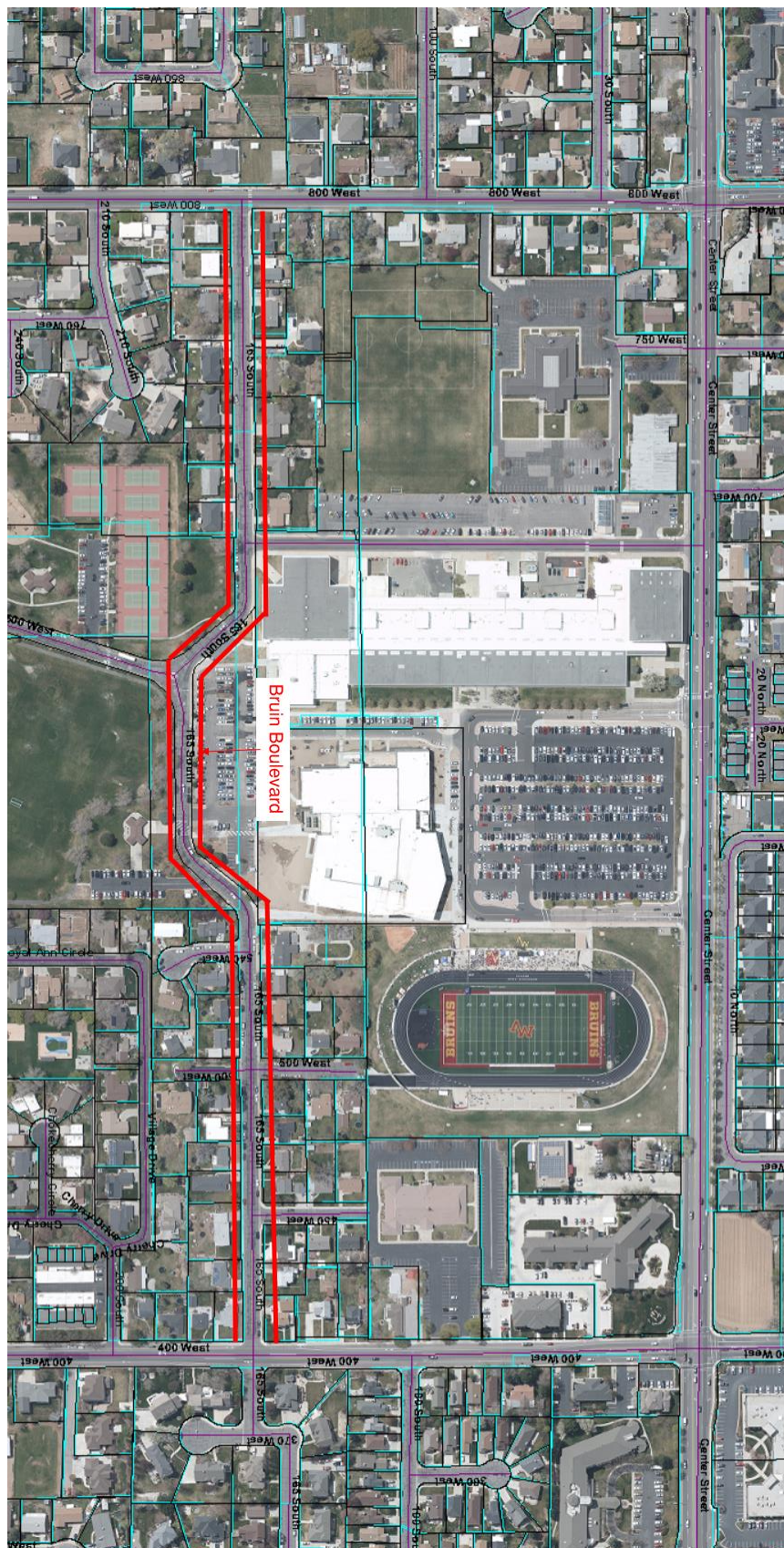
ATTEST:

JoD’Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐

EXHIBIT A

EXHIBIT A





**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 25, 2022**

REQUEST:	APPOINTMENT TO THE CDBG COMMISSION - Janet Alvarez
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

COMMISSION APPLICATION INFORMATION:

Last Name: Alvarez

First Name: Janet

City: Orem

State: Utah

Zip Code: 84097

Qualifications:

Our Latino community need a voice!

REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – Amending Section 14-1-4 <i>Sign Zones</i> and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.
APPLICANT:	Chris Allen
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Emailed to newspapers
- Noticed 217 property owners within 500 feet of 1550 S Sandhill Road.

SITE INFORMATION:

General Plan Designation:

RC

Current Zone: **HS**

Acreage: 4.61

Neighborhood: **Lakeview**

PLANNING COMMISSION RECOMMENDATION

6-0, for approval

PREPARED BY:

Rachel Stevens,
Associate Planner

REQUEST: Amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

BACKGROUND: Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. This sign would replace the historic use of hanging 10' x 10' banners on the building to advertise for events, such as a Christmas Eve Service. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

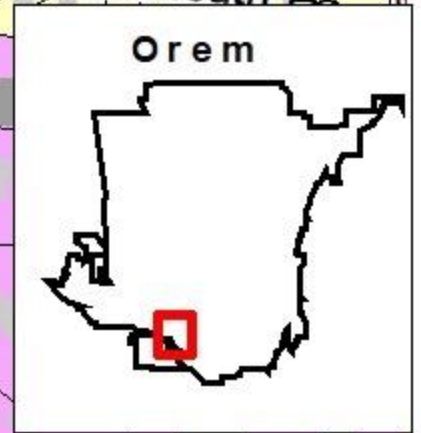
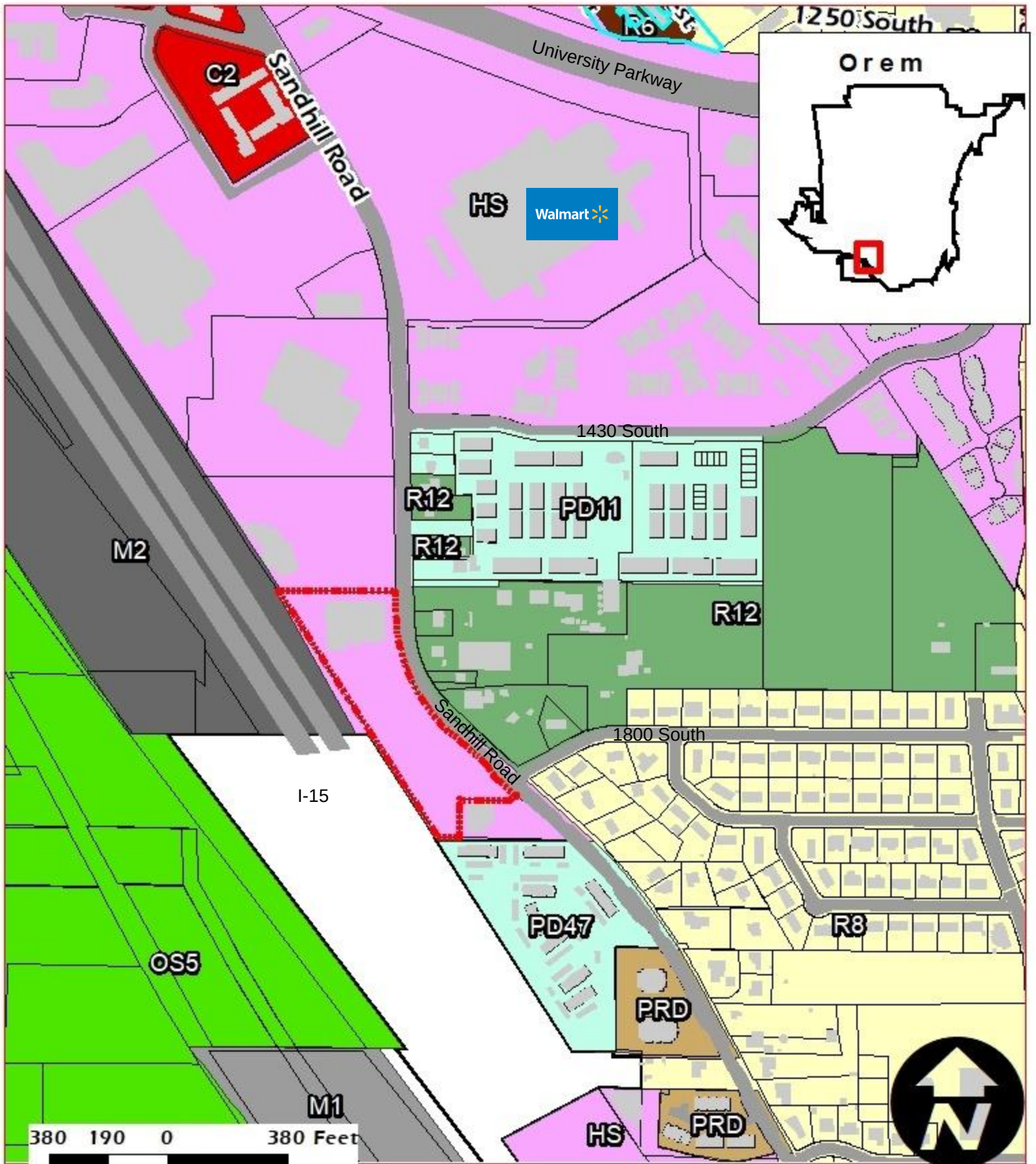
1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone “D”. Sign Zone “D” allows freestanding monument signs, however it does not allow any freestanding pole signs ([Section 14-3-3](#)). The applicant is requesting that sign zone “E,” which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property to within 5 feet of the south face of the existing structure located at 1550 S Sandhill Road.





CenterPoint Church

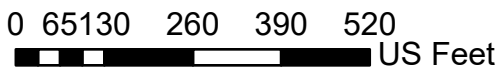
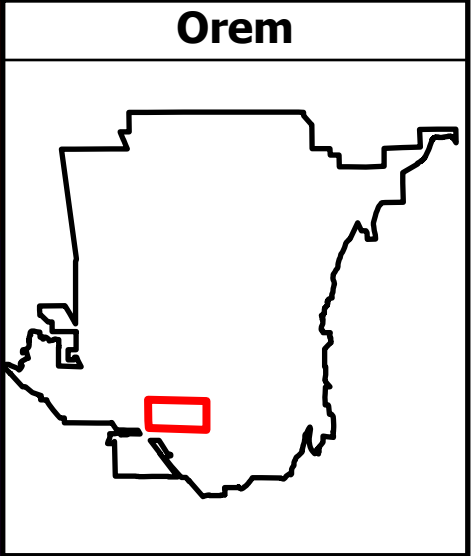
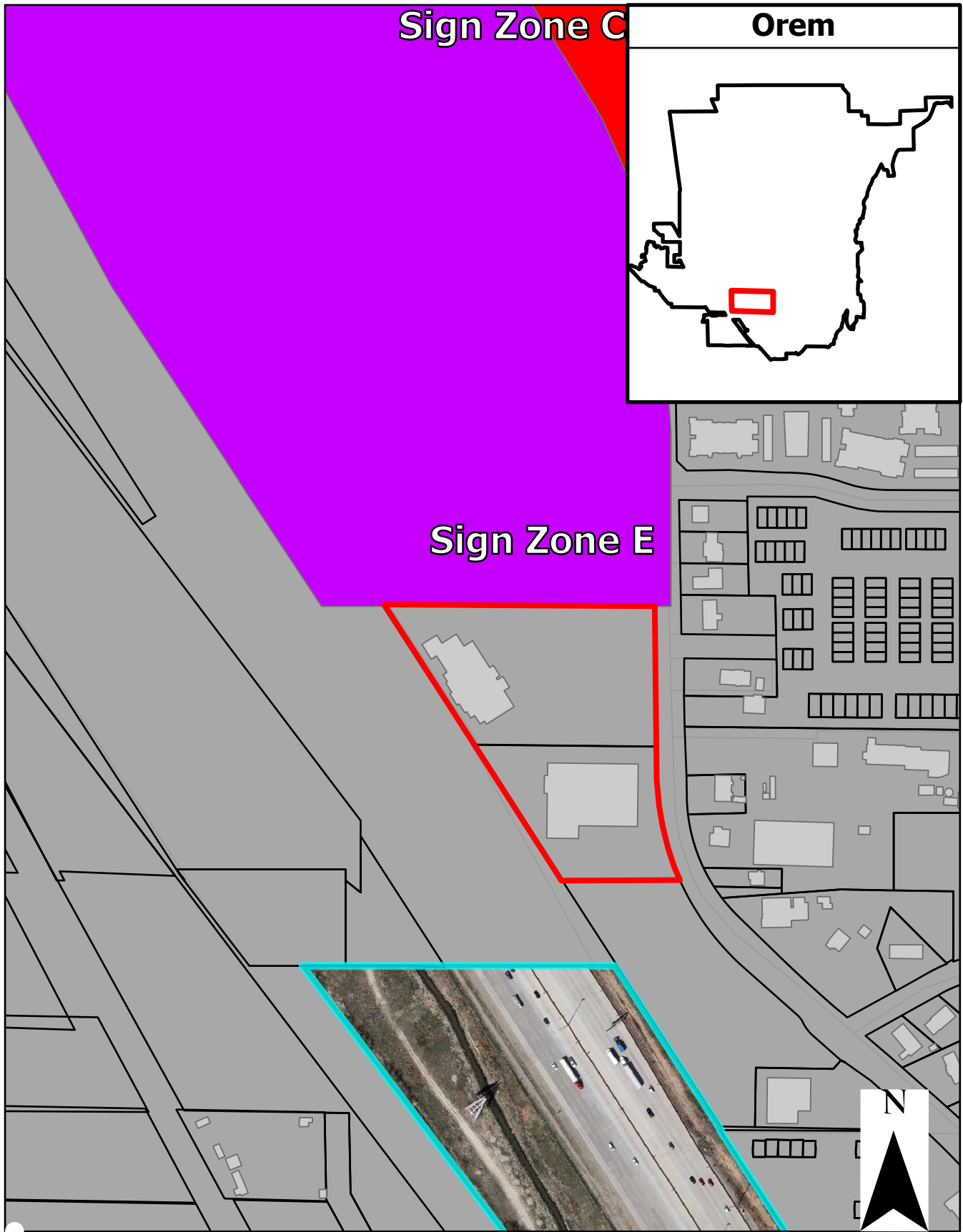


Text Amendment
HS
4.61 Acres

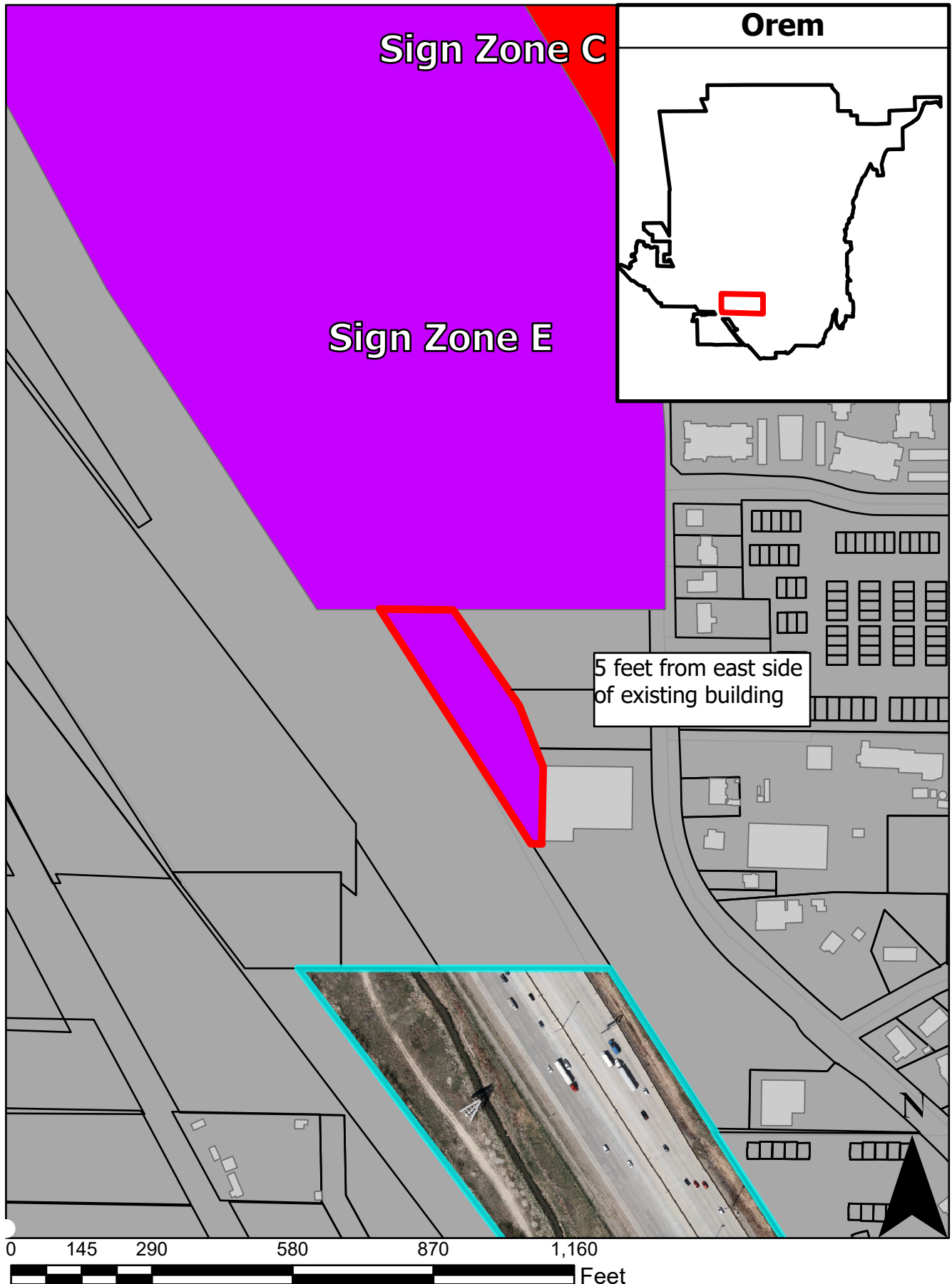
NEIGHBORHOOD
Lakeview

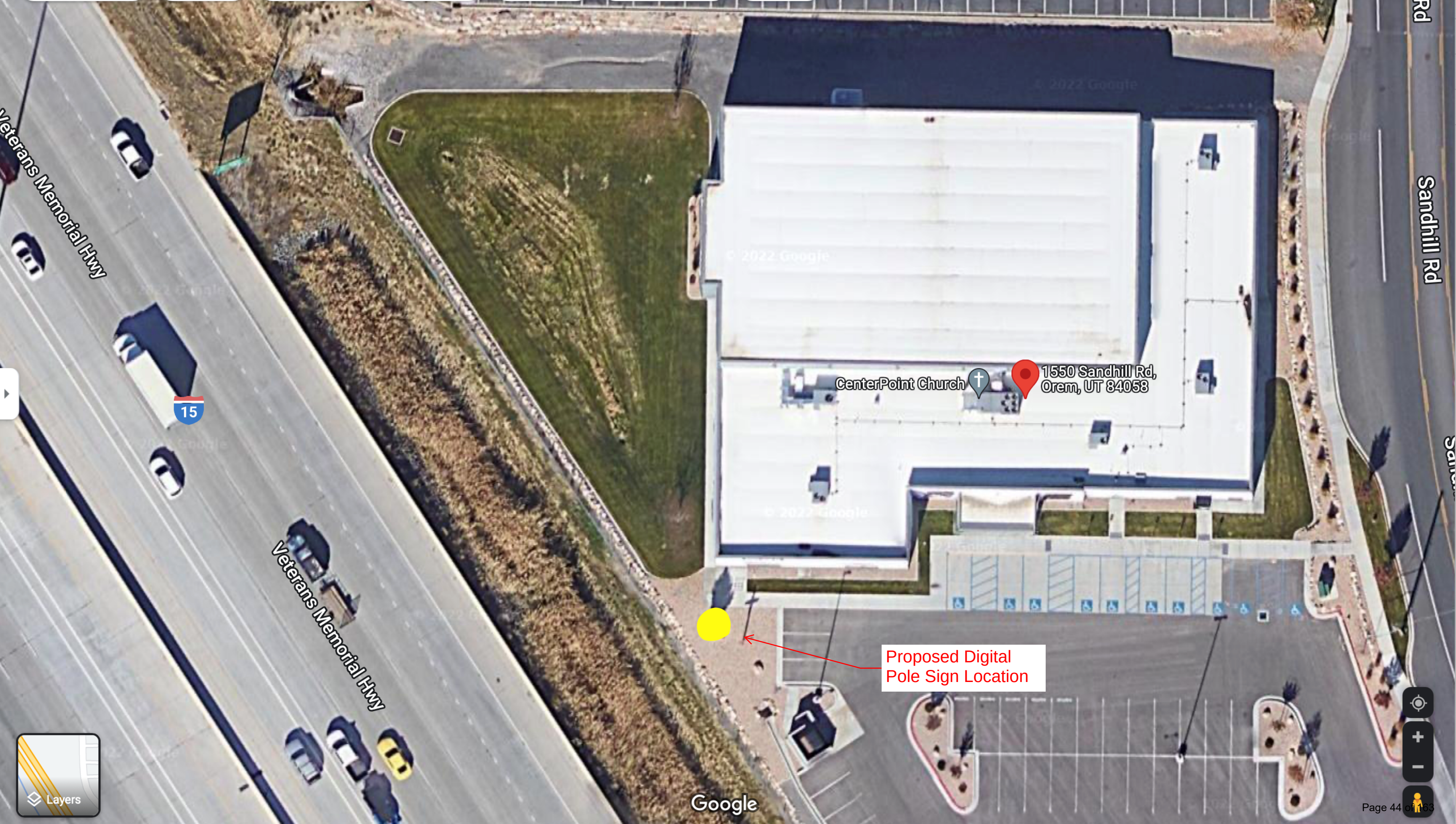
Legend
1550 S Sandhill Road
Buildings
Parcels

Existing Sign Zone Map



Proposed Sign Zone Map





Veterans Memorial Hwy

Sandhill Rd

15

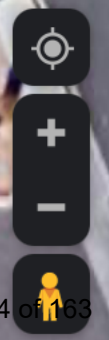
Veterans Memorial Hwy

CenterPoint Church

1550 Sandhill Rd,
Orem, UT 84058

Proposed Digital
Pole Sign Location

Google





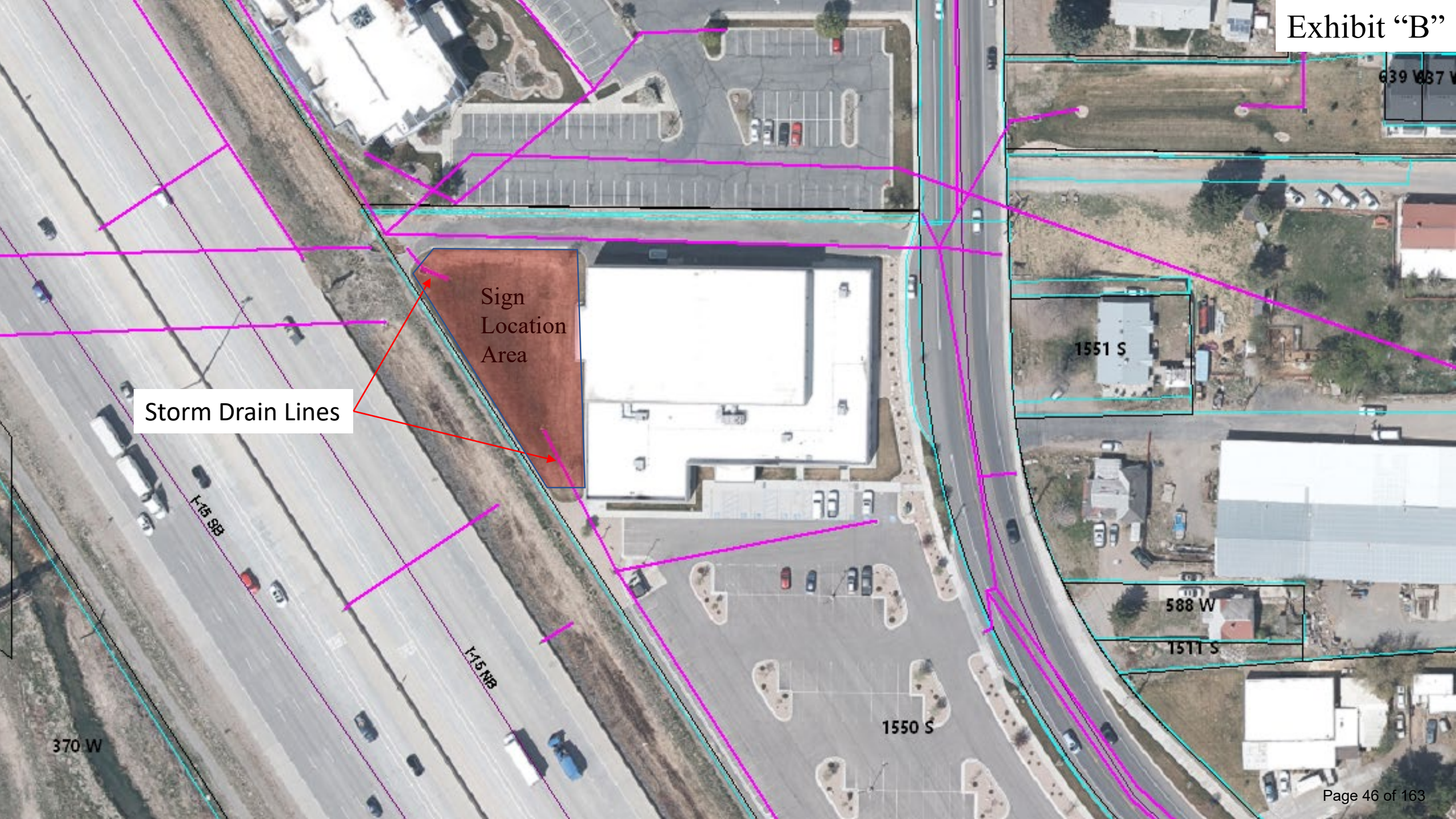
10' 9"

4' 5"

*Christmas
at CenterPoint*

12'

Utah Valley
University
EXIT 269



639 W 87 W

1551 S

588 W

1511 S

1550 S

I-15 NB

I-15 SB

370 W

Sign
Location
Area

Storm Drain Lines



Proposed Sign



Planning Commission Minutes – September 7, 2022

Agenda Item 3.5 is a request by Chris Allen for the Planning Commission to review and make a recommendation to the City Council to Amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.



Staff Presentation: Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. This sign would replace the historic use of hanging 10' x 10' banners on the building to advertise for events, such as a Christmas Eve Service. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" allows freestanding monument signs, however is does not allow any freestanding

pole signs ([Section 14-3-3](#)). The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property ([Section 14-3-3](#)).

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

Chair Sakar invited the applicant to come forward. Chris Allen introduced himself.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone. The following individuals came forward:

Lin Reed

There was a discussion asking whether the other property was aware of the zone change.

There was a discussion concerning staff's point of view is on pole signs.

There was a discussion concerning placement of the sign.

There was a discussion concerning digital signs near a residential neighborhood.

There was a discussion concerning the height of the building and the height of the digital sign.

Chair Sakar closed the public hearing and called for a motion on this item.

Planning Commission Action: Madeline Komen made a motion to forward a positive recommendation to the City Council to amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property to within 5 feet of the south face of the existing structure located at 1550 S Sandhill Road. James Hawkes seconded the motion. Those voting aye: Haysam Sakar, James Hawkes, Madeline Komen, Tina Okolowitz, Gerald Crismon, and Murray Low. The motion passed unanimously.



Proposed Text Amendment

Development Review Committee,

CenterPoint Church is hoping to install a double sided, pole mounted digital sign on the west end of our property. The use of this sign is to display, primarily static, lettering that will promote events and services to the community. Historically, we have used the side of our facility for similar promotions, typically hanging 10' by 10' banners on the southwest corner. Each time we do this there's a relatively significant fee for printing/installing and the banner is typically dated and obsolete once the event has passed. Our hope is to be able to project on a digital sign information for things like Christmas Eve services, our Chalk the Lot spring event, etc., without having to hang a banner.

The proposed sign would be 10' 9" by 4' 5" and would be installed in the area between our building and the disposal gate on the west end. The zoning for pole mounted signs ends just north of our property at the Toyota dealership. We are proposing that sign zone E be extended far enough south to include our property. This will allow us to position our sign in an optimal, visible location, as well as retain a more tactful aesthetic for the facility itself in avoiding fixing it to the building. Thankyou for your consideration and all you do for Orem city!

Sincerely,
Chris Allen
Executive Pastor
CenterPoint Church

DEPARTMENT REVIEW

SEWER		/DATE	08/11/2022
WATER		/DATE	08/09/2022
STORM DRAIN	R	/DATE	08/08/2022
TRAFFIC		/DATE	
STREET LIGHTS	JDG	/DATE	08/11/2022
FIRE MARSHAL		/DATE	
STREETS		/DATE	08/09/2022

Recieved On

080822



Hello neighbors! CenterPoint Church is pursuing a text amendment from the city of Orem to extend pole mounted sign zone E from its current border at the Toyota dealership, south to the church property. This will allow us to install a sign on the far west side of our property adjacent to the freeway. Pursuant to Orem city code section 22-1-5(G), a 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.

LOCATION: CenterPoint Church
DATE: August 4th from 6:00pm - 6:30pm

801 225 3038
staff@centerpointutah.org
CenterPointUtah.org

Meeting commences at 6:05

Meeting led by Chris Allen, Executive Pastor.

One resident attendee: Jerry Crismon

- Welcome & introducing Chris Allen & Dan Eckhoff, member of the CenterPoint board of directors.
- Brief preview of the evening and what we'll cover.
- Overview of who CenterPoint is, and history in the community
 - 77 year old church formerly located on 400 E. across from Orem H.S.
 - Has grown to 900 in-person attendees weekly and 100 - 200 online attendees
- CenterPoint would like to install a 2 sided digital sign on the west side of our property for viewing from freeway traffic.
 - Prior to this sign, we have purchased and hung 10' x 10' banners from the SW side of our building to make the community aware of services, events, etc.
 - These banners are costly, and quickly become obsolete after the event. They also leave pockmarks in the wall of the facility
 - We hope a digital sign will be more efficient for this kind of communication.
- We're proposing a text amendment to the city of Orem.
 - Current zoning for pole mounted signs (Sign Zone E) ends just north at Brent Brown Toyota. We're proposing it be extended just far enough south for the church.
- The site for the proposed sign was displayed on a video slide and then visited in person by all 3 in attendance.
 - Chris asked for feedback and any questions. The resident attendee commented it seemed straightforward what we're trying to do and had no further feedback.

Meeting adjourned at 6:25

NAME

1. Jerry Crismon

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

City Council Tue, Sep 27, 2022 6:00 pm
Planning Commission Wed, Sep 7, 2022 4:30 pm

Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" does not allow any freestanding pole signs. The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property.

EVANS, DAVID C & COLLEEN
6171 MILLWOOD DR
WARRENTON, VA 20187



City Council Chambers, 56 N State Street

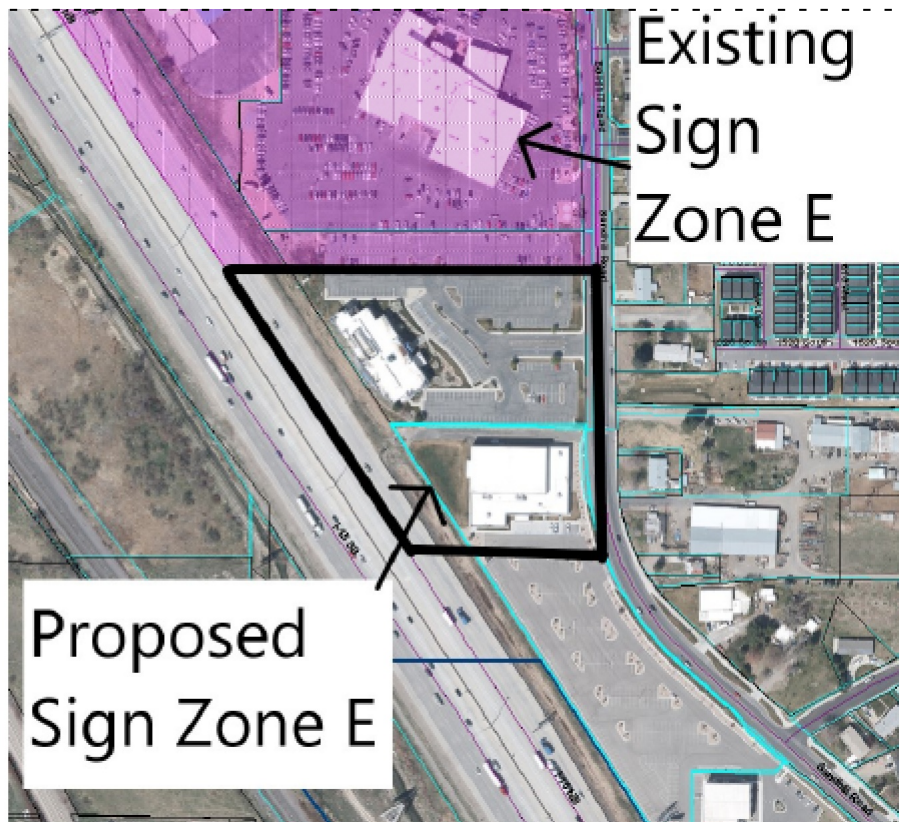
***** IMPORTANT DEVELOPMENT NOTICE *****

City Council Tue, Sep 27, 2022 6:00 pm
Planning Commission Wed, Sep 7, 2022 4:30 pm

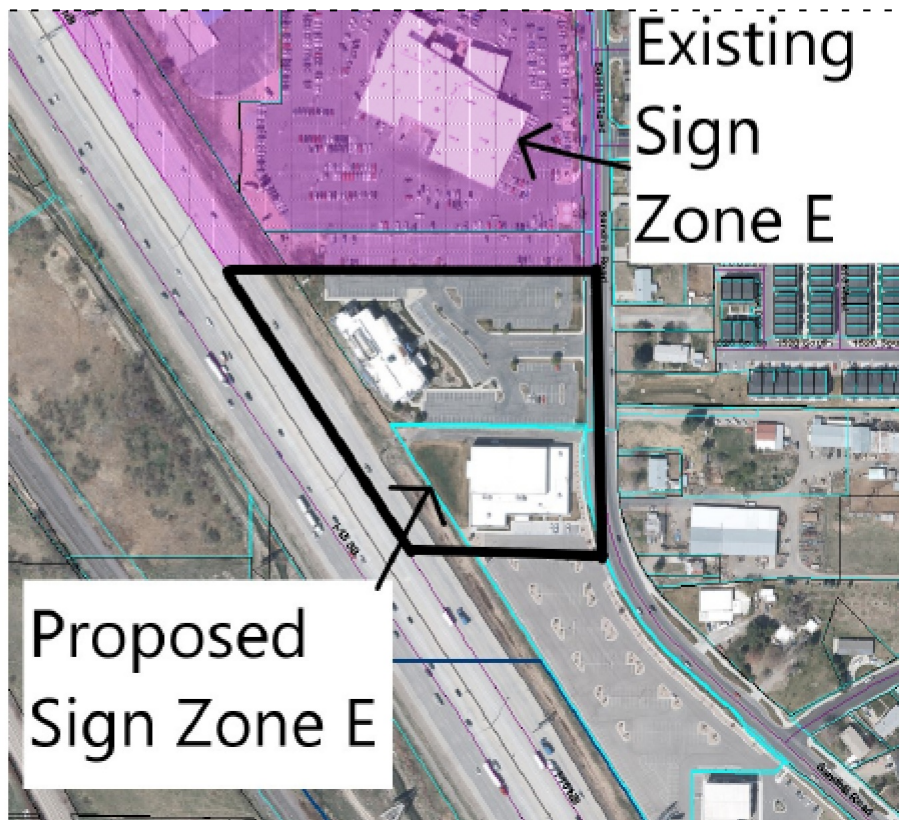
Centerpointe Church would like to install a double sided, pole mounted digital sign on their property. The pole sign would be installed near the southwest corner of the building oriented towards the freeway.

1550 S Sandhill Road does not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" does not allow any freestanding pole signs. The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property.

PETERSON, REED A & KENDALL A
14375 MORNING MOUNTAIN WY
ALPHARETTA, GA 30004



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

AND7 LLC
PO BOX 1633
PROVO, UT 84603

RNB INVESTMENTS LC
PO BOX 525
PRICE, UT 84501

TORREY PINES LLC (ET AL)
%WINEGAR, VIRGINIA
30 LONE HOLW
SANDY, UT 84092

BANKHEAD, JUSTIN
31 W 2030 S
OREM, UT 84058

BEAR CLAW RUNNING HORSE 301
LLC
51 W CENTER ST # 218
OREM, UT 84058

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

OREM CITY
57 N STATE
OREM, UT 84057

CENTRAL BANK CUSTODIAN (ET AL)
75 N UNIVERSITY AVE
PROVO, UT 84601

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

SANDHILL ROAD PROPERTIES LLC
150 W HILTON DR
SAINT GEORGE, UT 84770

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DICKERSON FAMILY LLC
270 E 930 S
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

BRALEY, KORDEL THOMAS &
HEATHER CHRISTIANSON
290 E 1100 N
LEHI, UT 84043

RWP COMPANY INC
301 S 1200 E UNIT 85
SAINT GEORGE, UT 84790

MAYFIELD, KIMBERLY T
305 E 330 N
VINEYARD, UT 84059

PERKINS, JULIE ANN MCCORD (ET
AL)
355 AOLOA ST UNIT G202
KAILUA, HI 96734

WONG, WAI LIN
387 W 1800 S
OREM, UT 84058

MARTIN, DENISE C
390 S 700 E
OREM, UT 84097

COLEMAN, JOHN & JULIE (ET AL)
444 E 1960 S
OREM, UT 84058

WARNER, KEVIN RICHARD & DENISE
SHELLEY (ET AL)
464 E 330 N
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

LAING, CHANDLER
492 N 1250 E
AMERICAN FORK, UT 84003

NUTTALL, SANDRA
522 W 40 N
OREM, UT 84057

JAKEMAN, GEORGE LESLIE & JANE
HANCOCK (ET AL)
554 W 1600 S
OREM, UT 84058

PETERSON, JEFF M & BRITA
%PETERSON, LARRY
558 W 1600 S
OREM, UT 84058

PITTARD, LAURA
--OR CURRENT RESIDENT--
576 W 1600 SOUTH
OREM, UT 84058

UTASKA CORPORATION INC
588 W 1600 S
OREM, UT 84058

MILLHEIM, JUSTIN K
605 W 1600 S
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
--OR CURRENT RESIDENT--
606 W 1600 SOUTH
OREM, UT 84058

RILEY, M BRANDON & ALLISON D
613 W 1520 S
OREM, UT 84058

PERKINSON, JOHN
617 W 1600 S
OREM, UT 84058

NEVES, CHAD
619 W 1520 S
OREM, UT 84058

MAYFIELD, KIMBERLY T
--OR CURRENT RESIDENT--
623 W 1520 SOUTH
OREM, UT 84058

NELSON BROTHERS PROPERTIES
LLC
--OR CURRENT RESIDENT--
627 W 1520 SOUTH
OREM, UT 84058

AMMON3 LLC
631 W 1520 S
OREM, UT 84058

JENSEN, KIB O & LISA ANNE ABBOTT
(ET AL)
--OR CURRENT RESIDENT--
637 W 1520 SOUTH
OREM, UT 84058

MAGLEBY, ETHAN & TRACI
639 W 1520 S
OREM, UT 84058

JOHNSON, GARY
--OR CURRENT RESIDENT--
640 W 1520 SOUTH
OREM, UT 84058

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

BOBBY W JOHNSON & L LORRAINE
JOHNSON REVOCABLE LIVING
TRUST 09-24-1994 (ET AL)
--OR CURRENT RESIDENT--
641 W 1475 SOUTH
OREM, UT 84058

OSTLER PROPERTY LLC
642 W 1475 S
OREM, UT 84058

ANDERSEN, CORY W
644 S MAIN # D
SPRINGVILLE, UT 84663

JACKSON PROPERTY HOLDINGS LLC
--OR CURRENT RESIDENT--
644 W 1520 SOUTH
OREM, UT 84058

BRENCHLEY, DAVID R & REBECCA
--OR CURRENT RESIDENT--
645 W 1475 SOUTH
OREM, UT 84058

AITKEN, TREVOR J & ANNE G
646 W 1475 S
OREM, UT 84058

BLANCHARD, VIRGINIA
648 W 1520 S
OREM, UT 84058

GILL, TANNER & MADELINE
649 W 1475 S
OREM, UT 84058

JOYNER, CHRISTOPHER & CHRISTAL
%NEAL, CHRISTOPHER
650 W 1475 S
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

GIBSON, BRIAN N (ET AL)
--OR CURRENT RESIDENT--
653 W 1435 SOUTH
OREM, UT 84058

GIBSON, BRIAN N (ET AL)
--OR CURRENT RESIDENT--
657 W 1435 SOUTH
OREM, UT 84058

HOUSE, MILES C & ANGELA P
661 W 1435 S
OREM, UT 84058

PETERSON, REED A & KENDALL A
--OR CURRENT RESIDENT--
667 W 1435 SOUTH
OREM, UT 84058

TORREY PINES LLC (ET AL)
--OR CURRENT RESIDENT--
669 W 1430 SOUTH
OREM, UT 84058

LI, YUANFEI
--OR CURRENT RESIDENT--
671 W 1435 SOUTH
OREM, UT 84058

BOBBY W JOHNSON & L LORRAINE
JOHNSON REVOCABLE LIVING
TRUST 09-24-1994 (ET AL)
815 E 80 S
AMERICAN FORK, UT 84003

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

JENSEN, KIB O & LISA ANNE ABBOTT
(ET AL)
1027 E 20 N
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

JACKSON PROPERTY HOLDINGS LLC
1127 N 1350 W
PROVO, UT 84604

BEN LOMOND INVESTMENTS LLC
1147 N 1230 W
CLINTON, UT 84015

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

WAYKAR LLC
%EVANS, JAMIE
1220 N MAIN ST STE 1
SPRINGVILLE, UT 84663

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

MUHLESTEIN, F MILO & LINDA S (ET
AL)
1341 W 6800 S
SPANISH FORK, UT 84660

WARNER, REED C & YOLETTE
1344 E 1360 S
SPANISH FORK, UT 84660

LI, YUANFEI
1365 W 810 S
PROVO, UT 84601

SANDHILL ROAD PROPERTIES LLC
--OR CURRENT RESIDENT--
1400 S SANDHILL RD
OREM, UT 84058

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

LEMON, LANCE & NICOLE
1412 E DAMIE LN
LEHI, UT 84043

SANDHILL PROPERTY LLC
--OR CURRENT RESIDENT--
1439 SANDHILL RD
OREM, UT 84058

JONES, JENNIFER
--OR CURRENT RESIDENT--
1441 SANDHILL RD
OREM, UT 84058

RIDGESTONE INVESTMENT
PROPERTIES LLC
--OR CURRENT RESIDENT--
1445 S 630 WEST
OREM, UT 84058

BRADFORD, WILLIAM
1463 S 630 W
OREM, UT 84058

LIZARD LOG LLC
--OR CURRENT RESIDENT--
1473 S 630 WEST
OREM, UT 84058

MAPLE STEVENS LLC
--OR CURRENT RESIDENT--
1480 S SANDHILL RD
OREM, UT 84058

LINDHORST, MICHAEL W & KRISTA
LYNN
1481 S 630 W
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
1483 SPRINGDELL DR
PROVO, UT 84604

NUTTALL, SANDRA
--OR CURRENT RESIDENT--
1485 SANDHILL RD
OREM, UT 84058

PROVIDENT TRUST GROUP LLC (ET
AL)
--OR CURRENT RESIDENT--
1500 S 615 WEST
OREM, UT 84058

WONG, WAI LIN
--OR CURRENT RESIDENT--
1505 S 630 WEST
OREM, UT 84058

HEO, SUNGWOON & CHRIS
JUNGYOON (ET AL)
--OR CURRENT RESIDENT--
1506 S 615 WEST
OREM, UT 84058

HEO, SUNGWOON & CHRIS
JUNGYOON (ET AL)
1506 S 615 W # 3043
OREM, UT 84058

SCHMITZ, RICHARD CANTWELL &
CLAUDIA LEE (ET AL)
--OR CURRENT RESIDENT--
1509 S 630 WEST
OREM, UT 84058

LAGLO ENTERPRISES LC
--OR CURRENT RESIDENT--
1509 S SANDHILL RD
OREM, UT 84058

LAMB, KEVIN (ET AL)
1513 S 630 W
OREM, UT 84058

MACFARLANE, MEGAN ELIZABETH
(ET AL)
--OR CURRENT RESIDENT--
1514 S 615 WEST
OREM, UT 84058

ANDERSON, PAUL C & ANGELA
1517 S 630 W
OREM, UT 84058

CHIPMAN, JORDAN DEAN
1518 S 615 W
OREM, UT 84058

CENTERPOINT CHURCH
1550 SANDHILL RD
OREM, UT 84058

PETERSON, GLORIA & LARRY
--OR CURRENT RESIDENT--
1555 S SANDHILL RD
OREM, UT 84058

WEST DESERT INVESTMENTS LLC
--OR CURRENT RESIDENT--
1585 S SANDHILL RD
OREM, UT 84058

HARRINGTON, JACOB A (ET AL)
1605 SANDHILL RD
OREM, UT 84058

EXCELERATION BUILDING LLC
1608 S SANDHILL RD
OREM, UT 84058

WITT, ALVIN W
1611 SANDHILL RD
OREM, UT 84058

WALL, KEATON L
1614 S WILDWOOD HOLLOW DR
OREM, UT 84058

COPE, REID EVANS SR & NANCY
1628 WILDWOOD HOLW
OREM, UT 84058

COPE, REID EVANS SR & NANCY
--OR CURRENT RESIDENT--
1628 S WILDWOOD HOLLOW DR
OREM, UT 84058

PINO, DEREK J & DEREK J (ET AL)
1640 WILDWOOD HOLLOW DR
OREM, UT 84058

BEN LOMOND INVESTMENTS LLC
--OR CURRENT RESIDENT--
1641 S SANDHILL RD
OREM, UT 84058

SANDHILL HOUSE LLC
--OR CURRENT RESIDENT--
1659 S SANDHILL RD
OREM, UT 84058

SANDHILL HOUSE LLC
--OR CURRENT RESIDENT--
1671 S SANDHILL RD
OREM, UT 84058

GALLOWAY, CORY & LEISA
1695 S SANDHILL RD
OREM, UT 84058

CULP, TALON BRYCE & LING
1700 SANDHILL RD 104
OREM, UT 84058

JONES, ALEXANDER & MARY
1700 SANDHILL RD B201
OREM, UT 84058

HUGHES, RICHARD D & RACHEL
1700 SANDHILL RD B202
OREM, UT 84058

MCCLEARY, JACOB M & SYDNEY
1700 SANDHILL RD E202
OREM, UT 84058

LAGUNAS, ALEXANDER &
GABRIELA L
1700 SANDHILL RD E304
OREM, UT 84058

EARNSHAW, MCKALL C
1700 SANDHILL ROAD A105
OREM, UT 84058

CUTHBERT, KENDALL R
1700 SANDHILL ROAD A305
OREM, UT 84058

SORENSEN, EVAN
1700 SANDHILL ROAD D103
OREM, UT 84058

HAPAIRAI, HIRAMA & VERA
DANIELA
1700 SANDHILL ROAD D104
OREM, UT 84058

BINGHAM, PARKER MATTHEW &
TARIN J (ET AL)
1700 SANDHILL ROAD D202
OREM, UT 84058

BEARD, MARCIE JEAN
1700 SANDHILL ROAD D304
OREM, UT 84058

HARDY, MARIAH K
1700 SANDHILL ROAD E201
OREM, UT 84058

MUNOZ-HERRERA, ENRIQUE
EDUARDO (ET AL)
1700 SANDHILL ROAD F203
OREM, UT 84058

MCGEE, CHARLOTTE & RYAN (ET
AL)
1700 SANDHILL ROAD F304
OREM, UT 84058

SMITH, KADEN K & SHERIDAN (ET
AL)
1700 SANDHILL ROAD F404
OREM, UT 84058

REAL, KEVIN
1700 SANDHILL RD UNIT A103
OREM, UT 84058

RIOS, MARCO SALAS (ET AL)
1700 SANDHILL RD # B104
OREM, UT 84058

HARDMAN, JENNIFER
1700 SANDHILL RD UNIT B205
OREM, UT 84058

OHMAN, MITCHEL (ET AL)
1700 SANDHILL RD UNIT B303
OREM, UT 84058

TOHARA, CONNIE
1700 SANDHILL RD # C101
OREM, UT 84058

CASTANO, LUCRECIA BELEN
1700 SANDHILL RD # C102
OREM, UT 84058

DE LA TORRE, VIVIAN VAZQUEZ
1700 SANDHILL RD UNIT C302
OREM, UT 84058

CORREA-TORRES, ANGEL
FERNANDO
1700 SANDHILL RD UNIT C303
OREM, UT 84058

ALLINGER, LUKE & HANNAH
1700 SANDHILL RD # D102
OREM, UT 84058

CRAWFORD, ABIGAIL & JONATHAN
1700 SANDHILL RD UNIT D403
OREM, UT 84058

JONES, BEVERLY & MICHAEL
AARON
1700 SANDHILL RD UNIT E204
OREM, UT 84058

WALKER, AVERY C & JACKSON
1700 SANDHILL RD UNIT E303
OREM, UT 84058

SALAZAR, EDUARDO JOSEPH (ET AL)
1700 SANDHILL RD # F305
OREM, UT 84058

WHITE, MADELEINE JULIA (ET AL)
1700 S SANDHILL RD
OREM, UT 84058

BROWN, HANK
1700 S SANDHILL RD A101
OREM, UT 84058

LARSON, MELISSA & GREGORY
1700 S SANDHILL ROAD A301
OREM, UT 84058

CHOMO, EDUARDO V
1700 S SANDHILL ROAD C205
OREM, UT 84058

HOLLIMAN, STONE
1700 S SANDHILL ROAD D-203
OREM, UT 84058

JENKINS, JOSHUA (ET AL)
1700 S SANDHILL ROAD F102
OREM, UT 84058

FABIAN, JUAN A
1700 S SANDHILL ROAD F205
OREM, UT 84058

LOPEZ, ELLEN & ISAAC
1700 S SANDHILL RD UNIT 103
OREM, UT 84058

NELSON, CHASE & AMY
1700 S SANDHILL RD # 402
OREM, UT 84058

CASPER, AARON
1700 S SANDHILL RD # A102
OREM, UT 84058

MALEKI, HAMID (ET AL)
1700 S SANDHILL RD UNIT A104
OREM, UT 84058

LUND, GARY EUGENE & ASHLEY
DAWN
1700 S SANDHILL RD UNIT A201
OREM, UT 84058

RHOTON, JACOB W & DEVIN E (ET
AL)
1700 S SANDHILL RD UNIT A202
OREM, UT 84058

EDWARDS, BRYSON M & TESSA M
1700 S SANDHILL RD UNIT B304
OREM, UT 84058

TRONSON, ASHLEY
1700 S SANDHILL RD # C103
OREM, UT 84058

CULP, TALON BRYCE & LING
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# C104
OREM, UT 84058

VAZQUEZ, MARTHA
1700 S SANDHILL RD # C105
OREM, UT 84058

BEAR CLAW RUNNING HORSE 202
LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# C202
OREM, UT 84058

BARNUM, BROOKE I
1700 S SANDHILL RD # C203
OREM, UT 84058

SCHLEISMAN, KATHLENA S
1700 S SANDHILL RD # C304
OREM, UT 84058

THORPE, AUSTIN & MIKELLE
1700 S SANDHILL RD # C403
OREM, UT 84058

AND7 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D101
OREM, UT 84058

SORENSEN, EVAN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D103
OREM, UT 84058

HAPAIRAI, HIRAMA & VERA
DANIELA
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D104
OREM, UT 84058

SNT SANDHILL 2 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D201
OREM, UT 84058

BINGHAM, PARKER MATTHEW &
TARIN J (ET AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D202
OREM, UT 84058

HOLLIMAN, STONE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D203
OREM, UT 84058

HARKER, JACEN & EMILY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D204
OREM, UT 84058

MNT SANDHILL 3 LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D301
OREM, UT 84058

RDQCSS LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D302
OREM, UT 84058

KENNARD, RYAN J & KEHAULANI M
1700 S SANDHILL RD # D303
OREM, UT 84058

BEARD, MARCIE JEAN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D304
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D401
OREM, UT 84058

NELSON, CHASE & AMY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D402
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# D404
OREM, UT 84058

ANDERSEN, CORY W
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E101
OREM, UT 84058

MALCOLM, JAANNA Y
1700 S SANDHILL RD UNIT E102
OREM, UT 84058

CHRISTENSEN, TYSON LAWRENCE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E103
OREM, UT 84058

BANKHEAD, JUSTIN
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E104
OREM, UT 84058

HARDY, MARIAH K
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E201
OREM, UT 84058

MCCLEARY, JACOB M & SYDNEY
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E202
OREM, UT 84058

DE LA TORRE, JOSE M VASQUEZ
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E203
OREM, UT 84058

TANG, MARIN & SHANE
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E301
OREM, UT 84058

CLAWSON, MAEGAN A
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E302
OREM, UT 84058

LAGUNAS, ALEXANDER &
GABRIELA L
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E304
OREM, UT 84058

DENYS ENTERPRISES LLC
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E401
OREM, UT 84058

COLEMAN, JOHN & JULIE (ET AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E402
OREM, UT 84058

COSPER, SEAN RANDALL
1700 S SANDHILL RD UNIT E403
OREM, UT 84058

MUHLESTEIN, F MILO & LINDA S (ET
AL)
--OR CURRENT RESIDENT--
1700 S SANDHILL RD UNIT# E404
OREM, UT 84058

PERKINS, JULIUN
1700 S SANDHILL RD # F201
OREM, UT 84058

B & C JARRETT PROPERTIES LLC
1731 S 400 W
OREM, UT 84058

ZABEL, NANCY L
1738 S GENEVA RD
OREM, UT 84058

OREM I-15 LLC
%FARNSWORTH, LANGDON
1775 N WARM SPRINGS RD
SALT LAKE CITY, UT 84116

WEEKS, KAREN F & PHILIP B
1869 N 1420 W
PROVO, UT 84604

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

MACFARLANE, MEGAN ELIZABETH
(ET AL)
1918 N 1350 W
PROVO, UT 84604

JONES, JENNIFER
1999 W 475 S
OREM, UT 84058

RIDGESTONE INVESTMENT
PROPERTIES LLC
2344 W 560 S
PROVO, UT 84601

RDQCSS LLC
2605 W CARRIAGE OAK CT
SOUTH JORDAN, UT 84095

NELSON BROTHERS PROPERTIES
LLC
3128 W ROANNY RD
SOUTH JORDAN, UT 84095

KAUFER, DONALD B & BONNIE J
3158 E HACKAMORE ST
MESA, AZ 85213

MAPLE STEVENS LLC
3214 N UNIVERSITY AVE # 409
PROVO, UT 84604

SANDHILL 1 LLC
3355 N RESEDA # 1
MESA, AZ 85215

GIBSON, BRIAN N (ET AL)
3577 N FOOTHILL DR
PROVO, UT 84604

BZIK, DAVOR
3710 W 860 N
LEHI, UT 84043

TANG, MARIN & SHANE
4357 W HARVEST MOON DR
SOUTH JORDAN, UT 84009

SUGAR MAGNOLIA LLC
4375 STONE CREEK LN
PROVO, UT 84604

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
WEST VALLEY CITY, UT 84119

PROVIDENT TRUST GROUP LLC (ET
AL)
5160 VIRGINIATOWN RD
NEWCASTLE, CA 95658

SCHMITZ, RICHARD CANTWELL &
CLAUDIA LEE (ET AL)
5392 VIA VINCENTE
YORBA LINDA, CA 92887

BRENCHLEY, DAVID R & REBECCA
5892 W 10620 N
HIGHLAND, UT 84003

SCHEXNAYDER, SAUNIE
5959 HEAVY CLOUD CIR
HERRIMAN, UT 84096

DENYS ENTERPRISES LLC
6021 DRY CRK
HIGHLAND, UT 84003

SANDHILL HOUSE LLC
6066 W VALLEY VIEW DR
HIGHLAND, UT 84003

EVANS, DAVID C & COLLEEN
6171 MILLWOOD DR
WARRENTON, VA 20187

JOHNSON, GARY
7369 ALICANTE RD
CARLSBAD, CA 92009

MNT SANDHILL 3 LLC
9717 S CORTINA PL
SANDY, UT 84092

LIZARD LOG LLC
12177 S KODIAK CT
DRAPER, UT 84020

PETERSON, REED A & KENDALL A
14375 MORNING MOUNTAIN WY
ALPHARETTA, GA 30004

CLINGER, STEVEN M & MARGARET
19839 N 85TH DR
PEORIA, AZ 85382

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 14-1-4 (SIGN ZONES) AND THE SIGN ZONE MAP OF THE OREM CITY CODE BY EXTENDING SIGN ZONE E TO INCLUDE A PORTION OF THE CENTERPOINT CHURCH PROPERTY LOCATED AT 1550 S SANDHILL ROAD.

WHEREAS on August 5, 2022, CenterPoint Church filed an application with the City of Orem to request the City amend Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code by extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 7, 2022 and the Planning Commission recommended the City Council approve the application; and

WHEREAS a public hearing considering the subject application was held by the City Council on September 27, 2022; and

WHEREAS notice of the public hearing to be held by the Planning Commission and City Council on the subject application was mailed to all residents and property owners within 500 feet of the subject property; and

WHEREAS the agendas of the Planning Commission meeting and the City Council meeting at which the subject application was heard was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; 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; the compliance of the request with all applicable City ordinances; 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, of extending sign zone E to allow a freestanding pole sign, will not negatively affect the health, safety and general welfare of the City.
2. The City Council hereby amends Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City by extending Sign Zone E to include a portion of the CenterPoint Church to within 5 feet of the south face of the existing structure located at located at 1550 S

Sandhill Road, as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.

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

PASSED, APPROVED and ORDERED PUBLISHED this **25th day of October.**

David Young, Mayor

ATTEST:

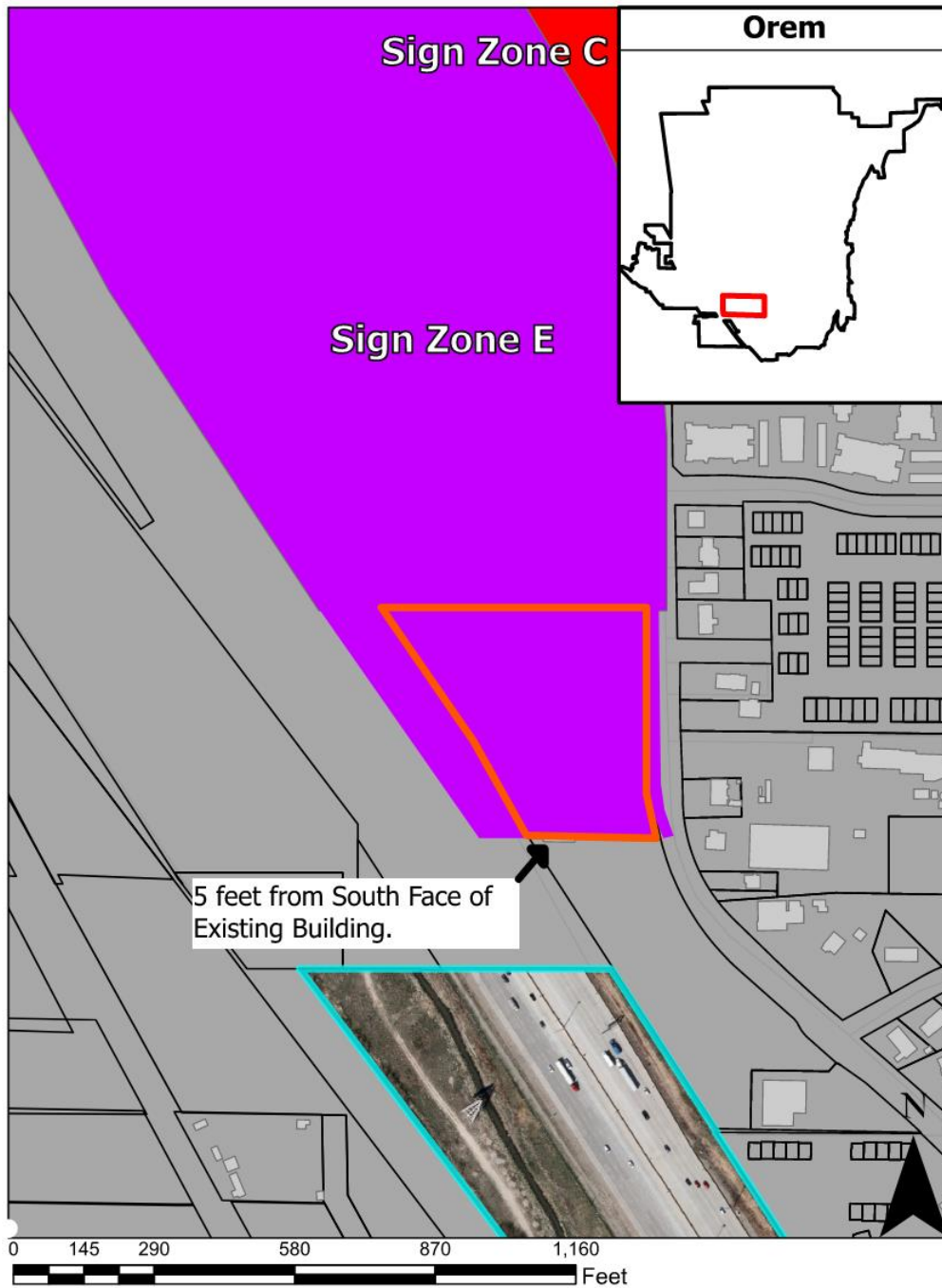
JoD’Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐
LaNae Millett	☐	☐	☐

EXHIBIT A

Page 2 of 3

Proposed Sign Zone Map





**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 25, 2022**

REQUEST:	PUBLIC HEARING / ORDINANCE – Enacting Section 22-11-64 PD51 (<i>River District – 720 North 1550 East</i>) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Cheryl Vargas, Associate Planner

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
OCTOBER 25, 2022



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – Enacting Section 22-11-64 PD51 (<i>River District – 720 North 1550 East</i>) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.
APPLICANT:	Julie Smith
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Posted at utah.gov/pa
- Mailed 139 postcards to residents within 1,500 feet

SITE INFORMATION:

General Plan
Designation:
Professional Services
Current Zone: **BP**
Acreage: **3.15**
Neighborhood:
Orchard

**PLANNING
COMMISSION
RECOMMENDATION**

3-2 – In favor, but
not enough for a
recommendation

PREPARED BY:

Cheryl Vargas
Associate Planner

REQUEST: The applicant requests the City enact Section 22-11-64 PD51 (*River District – 720 North 1550 East*) zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

BACKGROUND:

The Planning Commission held a Public Hearing for the enactment of Section 22-11-64 PD51 (*River District – 720 North 1550 East*) and Appendix “YY” of the Orem City Code and amending the zoning map of the City of Orem was held September 7, 2022. It was determined that more time was needed for the Planning Commission to discuss this item and to see whether Provo had reviewed and approved their part of the project since a large portion of the overall project is located in Provo. The item was continued to September 21, 2022, when the Planning Commission held a meeting and voted on the project.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone in order to build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. If the rezone is approved, they will come back to the Planning Commission at a future date for approval of the site plan and improvements.

The proposed zone is designed to be applied only to Lot 2 as designated in Appendix YY of the Orem City Code.

There will be twenty-five (25) units in the residential portion of the new development. This will be the area that is being rezoned to the PD51 zone. The townhouse style units will be two or three stories high. The area to the north will remain the Business Park (BP) zone. There will be a private street that each of the units will access.

The new PD51 zone will be more than five hundred (500) feet from 800 North as is required for a new PD zone containing a residential use ([22-11-1\(3\)](#)). It is actually close to one thousand (1,000) feet from 800 North.

Since this is currently zoned BP, a PD zone is an option for this development

containing residential uses ([22-11-1\(3\)](#)).

The exterior finishing materials for the project include wood siding, stone and standing seam metal roofs (see proposed ordinance text).

The overall height for structures in the PD51 zone can be up to three stories and no higher than forty feet (40') above grade. The applicant proposes a height of thirty-six feet nine inches (36'9") as noted on the elevations (see proposed ordinance text).

Parking for the development is required to provide 2.5 spaces per unit per [22-7-12\(J\) Planned Residential Developments \(PRD\)](#) of the Orem City Code. For the twenty-five units they are proposing, they would be required to provide sixty-three (63) parking spaces. They are providing eighty-eight (88), fifty are covered (garages) and thirty-eight are not covered.

The City, UDOT, and the developer recognize that there will need to be some traffic mitigation measures installed at the intersection of 800 N and 1550 East. UDOT, in conjunction with the City, hired a consultant to study this intersection in 2015, along with other intersections to the west. The study has been attached to this staff report. At the time of the study, the intersection at 1550 East and 800 North, in its current configuration, operates at failing level of service in the pm peak.

There have been discussions with UDOT, the developer, and Orem about the safety of this intersection and all parties understand that there will need to be a joint funded project to address the safety concerns.

If approved, any future development on the parcel would be required to conform to the standards outlined in the PD51 zone and the concept plan and exhibits outlined in Appendix YY of the Orem City Code. Future changes would require Planning Commission and City Council approval.

Concept Plan Details	
Height	Maximum height is 36'9"
Parking	63 Required - 88 Provided
Materials	wood siding, stone and standing seam metal roofs
# of Units	(25) 2- and 3-story units

The applicant during the Planning Commission meeting agreed to provide a public access for pedestrians on the west side of the Provo River as part of their project similar to the requirement of Provo City. The developer is in the process of providing a development agreement stipulating this requirement. The development agreement may include other provisions that will be reviewed with the Council during the public hearing.

RECOMMENDATION: The Planning Commission has no recommendation for the City Council to enact Section 22-11-64 PD51 (*River District – 720 North 1550 East*) zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.



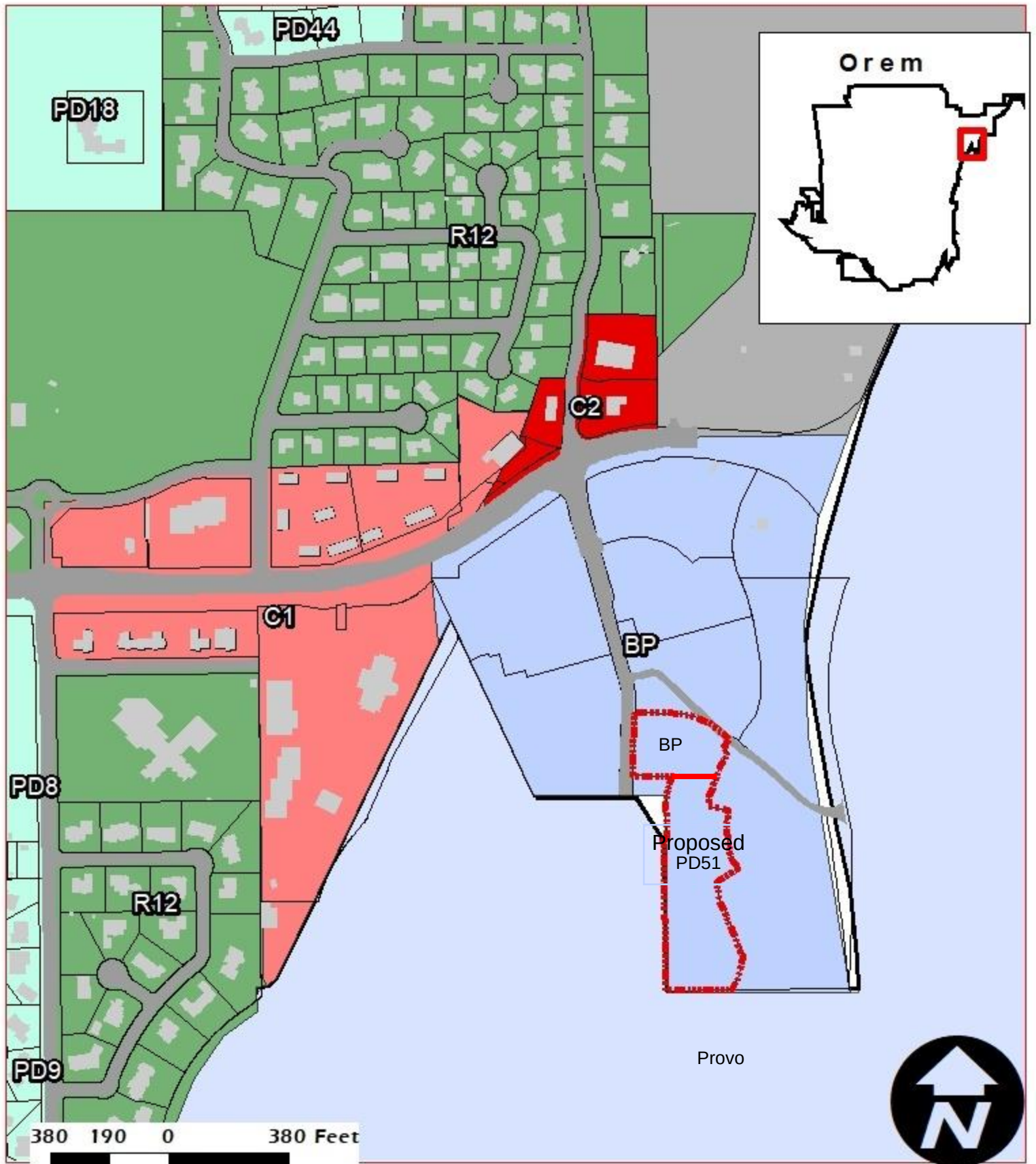
800 North

approximately
996 feet

BP

PD51

River District - PD51 & Appendix YY



◆ **Rezone & Text Amendment**
PD51
 3.15 acres

NEIGHBORHOOD
Orchard

Legend
 720 N 1550 East
 Buildings
 Parcels

Proposed Zoning



Provo

BP

PD51

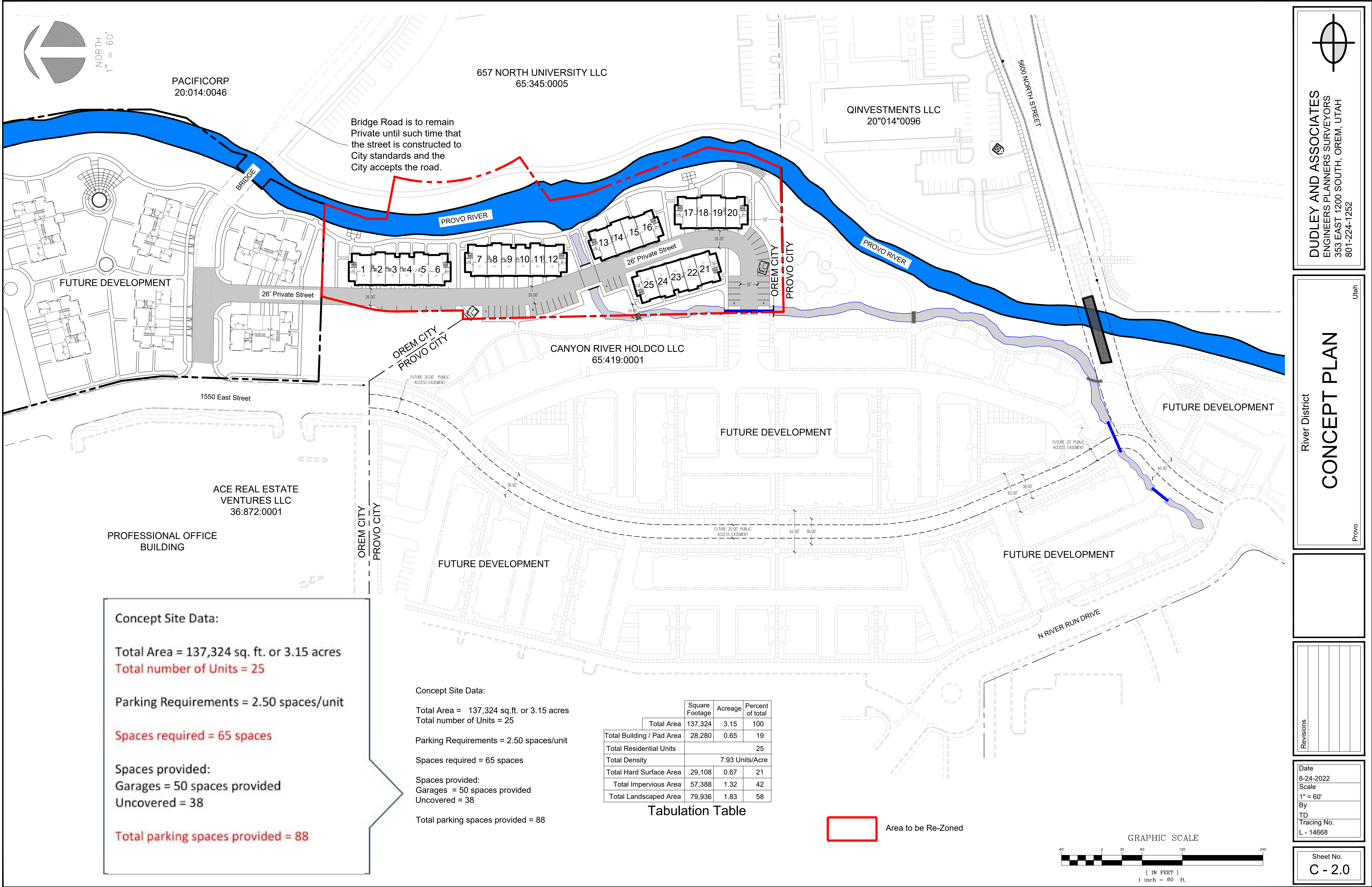
Provo

Feet

22-11-64. PD-51 Zone, 750 North 1550 East.

- A. **Purpose.** The purpose of the PD-51 zone is to provide a planned development of attached residential dwelling units. The PD-51 zone may only be applied to parcel(s) designated in Appendix YY of the Orem City Code.
- B. **Development Standards.** The development standards set forth in Article 22-7 (low-density PRD) of the Orem City Code shall apply to the PD-51 zone except as expressly modified as follows:
1. **Density.** The density for the PD-51 Zone shall not exceed eight (8) units per gross acre.
 2. **Height.** Structures in the PD-51 zone shall not exceed three (3) stories above grade and shall not exceed a height of forty (40) feet above grade.
 3. **Setbacks.** All buildings shall be set back at least twenty (20) feet from any street and from the boundary of the PD-51 zone. All buildings shall be separated from other buildings by at least twenty (20) feet.
 4. **Utilities.** The public sewer system and the public water supply shall serve all dwellings. However, the sewer lines and water lines within the PD-51 zone shall be privately owned and maintained. All utilities shall be underground.
 5. **Fences.** Fencing is not required. However, the type, size and location of any fence shall be included as part of the site plan.
 6. **Exterior Finishing Materials.** The exterior elevations and finishing materials shall be a combination of brick, rock, stone, cement fiber siding, and/or stucco. Vinyl and aluminum siding are prohibited.
 7. **No Stacked Units.** Stacked units are not allowed in the PD-51 zone.
- C. **Concept Plan.** Development in the PD-51 zone shall substantially conform to the Concept Plan included herein as Appendix YY and incorporated herein by reference. The Concept Plan illustrates the site layout, types of uses, and design and architectural style of buildings to be developed within the PD-51 Zone. No request for development within the PD-51 zone shall be approved which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.

Concept Plan



Concept Site Data:

Total Area = 137,324 sq. ft. or 3.15 acres
Total number of Units = 25

Parking Requirements = 2.50 spaces/unit

Spaces required = 65 spaces

Spaces provided:
Garages = 50 spaces provided
Uncovered = 38

Total parking spaces provided = 88

Concept Site Data:

Total Area = 137,324 sq.ft. or 3.15 acres
Total number of Units = 25

Parking Requirements = 2.50 spaces/unit

Spaces required = 65 spaces

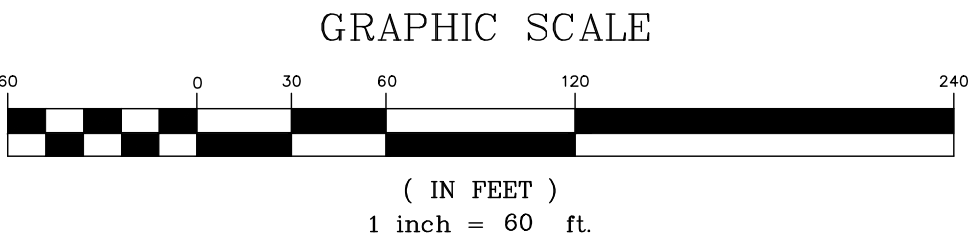
Spaces provided:
Garages = 50 spaces provided
Uncovered = 38

Total parking spaces provided = 88

	Square Footage	Acreage	Percent of total
Total Area	137,324	3.15	100
Total Building / Pad Area	28,280	0.65	19
Total Residential Units			25
Total Density		7.93 Units/Acre	
Total Hard Surface Area	29,108	0.67	21
Total Impervious Area	57,388	1.32	42
Total Landscaped Area	79,936	1.83	58

Tabulation Table

Area to be Re-Zoned



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

River District

CONCEPT PLAN

Utah
Provo

Revisions

Date
8-24-2022

Scale
1" = 60'

By
TD

Tracing No.
L - 14668

Sheet No.
C - 2.0



PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 28 | 22

PRELIMINARY SUBMITTAL

COVER SHEET







FRONT PERSPECTIVE



REAR PERSPECTIVE



SIDE ELEVATIONS

PROVO RIVER TOWNHOMES

PROVO | UTAH

FOULGER PRATT | 21-133

DATE 07 | 22 | 22

PRELIMINARY SUBMITTAL

3/16" = 1'-0" SCALE
0 8 16

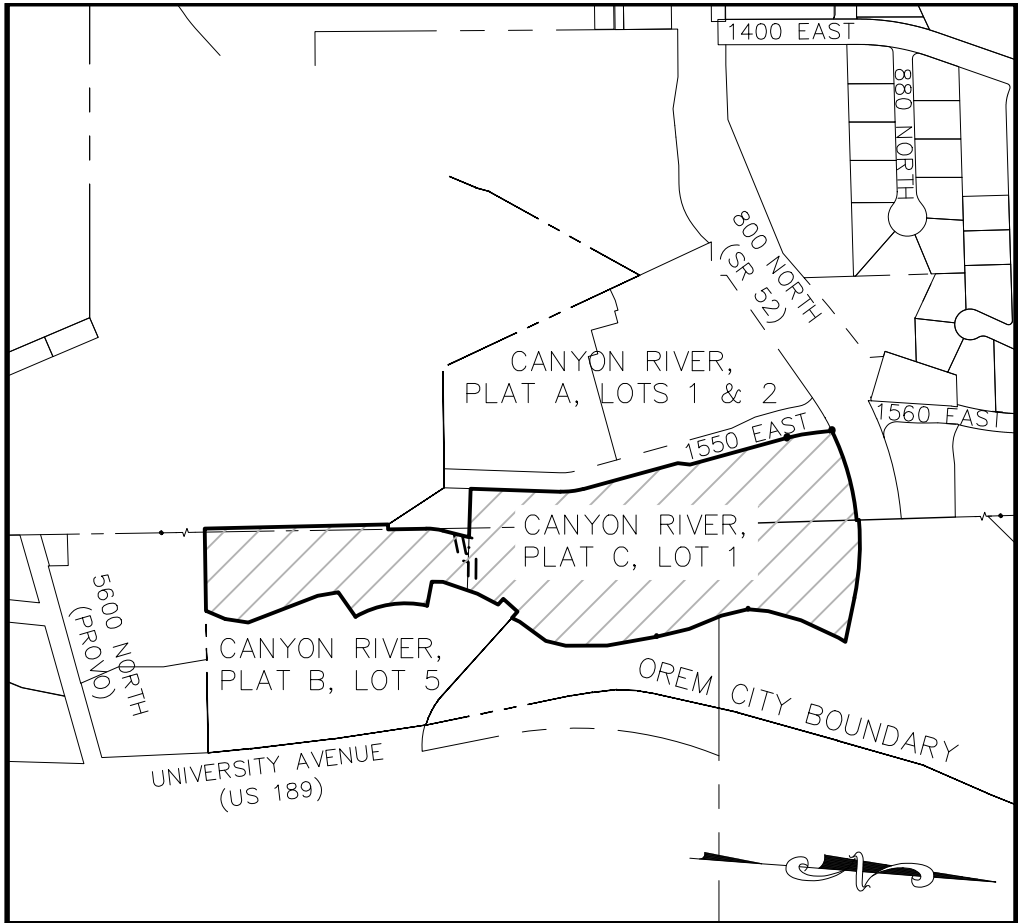
ELEVATIONS & PERSPECTIVES | OPTION A



[illegible]

13419 sheet 1 of 2

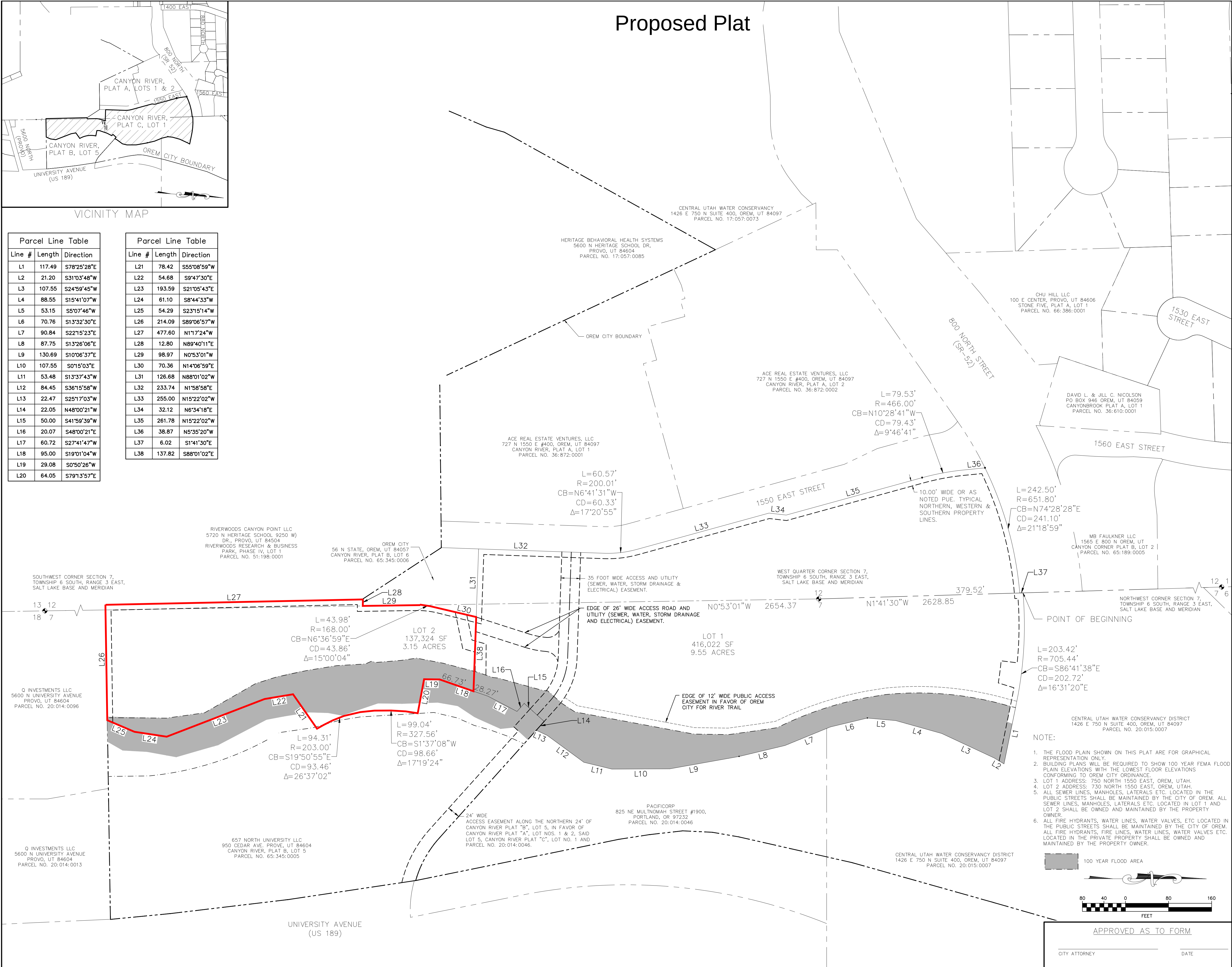
Page 79 of 163



VICINITY MAP

Parcel Line Table		
Line #	Length	Direction
L1	117.49	S78°25'28"E
L2	21.20	S31°03'48"W
L3	107.55	S24°59'45"W
L4	88.55	S15°41'07"W
L5	53.15	S5°07'46"W
L6	70.76	S13°32'30"E
L7	90.84	S22°15'23"E
L8	87.75	S13°26'06"E
L9	130.69	S10°06'37"E
L10	107.55	S0°15'03"E
L11	53.48	S13°37'43"W
L12	84.45	S36°15'58"W
L13	22.47	S25°17'03"W
L14	22.05	N48°00'21"W
L15	50.00	S41°59'39"W
L16	20.07	S48°00'21"E
L17	60.72	S27°41'47"W
L18	95.00	S19°01'04"W
L19	29.08	S0°50'26"W
L20	64.05	S79°13'57"E

Parcel Line Table		
Line #	Length	Direction
L21	78.42	S55°08'59"W
L22	54.68	S9°47'30"E
L23	193.59	S21°05'43"E
L24	61.10	S8°44'33"W
L25	54.29	S23°15'14"W
L26	214.09	S89°06'57"W
L27	477.60	N1°17'24"W
L28	12.80	N89°40'11"E
L29	98.97	N0°53'01"W
L30	70.36	N14°06'59"E
L31	126.68	N88°01'02"W
L32	233.74	N1°58'58"E
L33	255.00	N15°22'02"W
L34	32.12	N6°34'18"E
L35	261.78	N15°22'02"W
L36	38.87	N5°35'20"W
L37	6.02	S1°41'30"E
L38	137.82	S88°01'02"E



SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5251295. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

SEE SHEET 2 FOR BOUNDARY DESCRIPTION

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL ME BE THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

SAND HILLS NE L.L.C. : _____ BY _____

ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____, BY THE ABOVE OWNERS WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE-DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY THE CITY OF OREM

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

CITY ENGINEER

CITY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE OREM CITY PLANNING COMMISSION.

DIRECTOR OF DEVELOPMENT

PLANNING COMMISSION CHAIRPERSON

ACCEPTANCE BY THE CITY OF OREM

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

CONDITIONS OF APPROVAL

PURSUANT TO OREM CITY ORDINANCES, THE OWNER OF THE LOT WILL BE REQUIRED TO DETAIN ALL DEVELOPMENT RELATED STORM WATER ON THE LOT FROM WHICH IT IS GENERATED OR TO CONVEY SUCH STORM WATER TO THE OREM CITY APPROVED STORM WATER DETENTION BASIN LOCATED ON CANYON RIVER PLAT B, LOT 6.

HORROCKS ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

PLAT "D" SHEET 1 OF 2

CANYON RIVER

AN AMENDMENT OF PLAT C CANYON RIVER, OF LOT 1

SHEET 1 IS "OVERALL" AND SHEET 2 SHOWS "EASEMENT"

E ½, SEC 12, T6S, R2E & W ½, SEC 7, T6S, R3E, SLB&M

OREM CITY, UTAH COUNTY, UTAH

SCALE: 1 INCH = 80 FEET

SURVEYOR'S SEAL

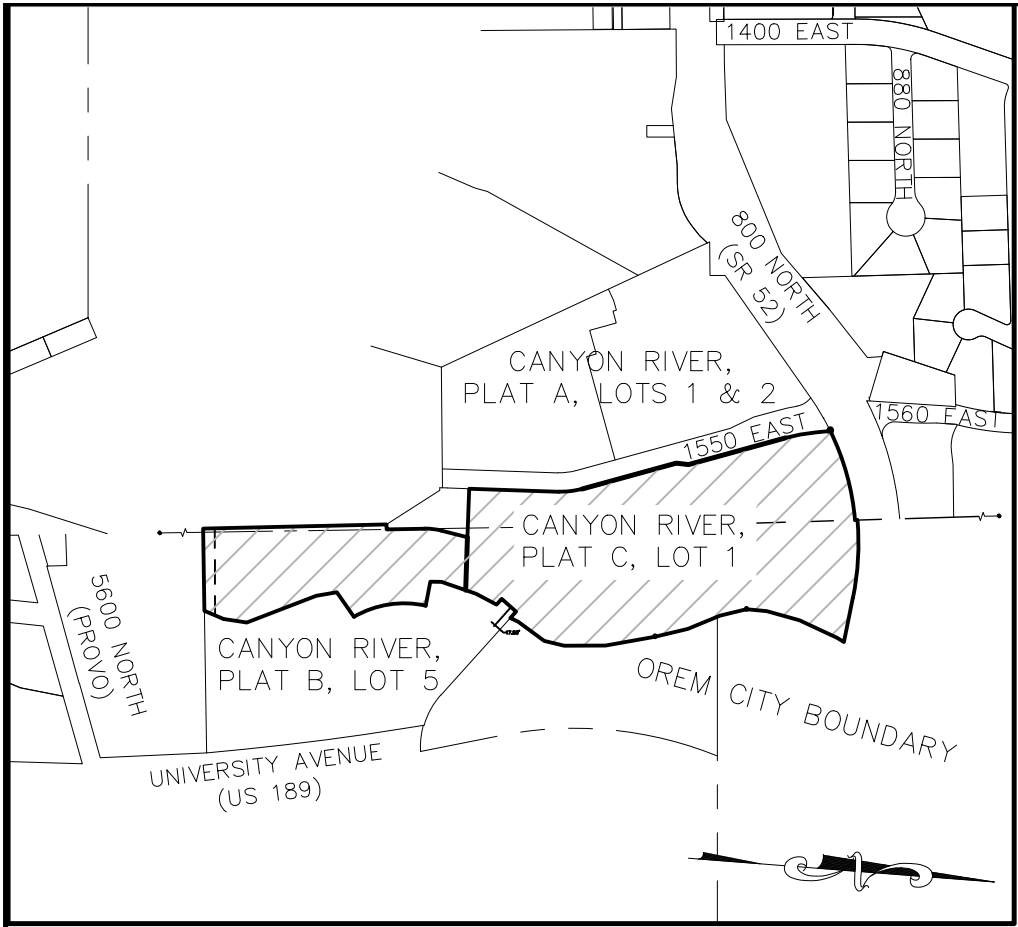
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

APPROVED AS TO FORM

CITY ATTORNEY _____ DATE _____



VICINITY MAP

Parcel Line Table		
Line #	Length	Direction
L1	5.28	S64°22'02"W
L2	102.76	S21°59'10"W
L3	226.75	N89°49'03"E
L4	58.84	N78°21'06"E
L5	25.92	N15°57'29"E
L6	46.59	S89°31'51"E
L7	85.05	N89°57'25"E
L8	169.74	N89°51'38"E
L9	108.43	N22°14'24"E
L10	220.39	N88°01'02"W
L11	87.22	N48°21'33"W
L12	50.00	N41°59'39"E
L13	102.27	S48°21'33"E
L14	191.65	S87°59'33"E
L15	53.92	S1°58'58"W
L16	222.42	S15°22'02"E
L17	58.88	S6°34'18"W
L18	97.94	S15°22'02"E
L19	40.02	N74°37'58"E
L20	36.59	S48°00'21"E
L21	196.26	S88°01'02"E
L22	83.47	N38°46'50"W
L23	108.87	N16°05'30"E
L24	193.95	N11°27'27"W
L25	243.10	N17°21'29"W

Parcel Line Table		
Line #	Length	Direction
L26	58.83	N47°55'56"W
L27	160.74	N2°06'02"E
L28	78.43	N11°25'40"E
L29	13.20	S32°28'30"W
L30	87.66	N65°43'25"W
L31	76.55	N86°28'57"W
L32	84.44	S22°27'54"W
L33	20.13	S64°17'48"W
L34	96.00	S15°42'17"W
L35	93.24	S30°53'00"W
L36	10.06	S16°17'48"W
L37	49.63	S64°41'10"E
L38	39.32	S68°13'11"E
L39	80.46	N15°05'25"E
L40	229.32	N19°01'27"E
L41	53.20	S18°48'00"W
L42	125.89	S70°40'00"E
L43	58.99	S30°19'00"E
L44	30.01	S70°33'11"W
L45	41.37	S82°36'09"E
L46	30.29	N17°16'39"E
L47	138.62	S78°36'27"E
L48	93.92	S17°45'06"W
L49	93.92	S17°45'06"W
L50	93.92	S17°45'06"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.40	10.00	42.38	S43°10'37"W	7.23
C2	219.10	1100.00	11.41	S16°16'48"W	218.74
C3	69.65	230.00	17.35	S6°41'32"E	69.38
C4	87.29	125.00	40.01	S68°00'42"E	85.53
C5	87.15	61.04	81.80	S73°22'32"W	79.93
C6	36.23	100.00	20.76	N76°06'11"W	36.03
C7	8.56	276.00	1.78	S16°51'48"W	8.56
C8	33.29	150.00	12.72	N11°23'35"E	33.23
C9	28.30	25.00	64.86	N27°23'44"W	26.81
C10	32.69	25.00	74.92	S42°01'08"W	30.41
C11	40.53	176.00	13.19	N11°09'15"E	40.44

CENTER LINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR A SEWER RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO OREM CITY BY THIS PLAT.
POB WEST 91.37' AND SOUTH 588.18' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

CENTER LINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO QUESTAR GAS COMPANY BY INSTRUMENT RECORDED JULY 6, 2005 AS ENTRY NO. 738791.2005 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB NORTH 26.55' AND WEST 179.63' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

AN EASEMENT THROUGH AND ACROSS THE LAND FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO QUESTAR GAS COMPANY BY INSTRUMENT RECORDED JULY 6, 2005 AS ENTRY NO. 738791.2005 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB NORTH 26.55' AND WEST 179.63' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

CENTERLINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR A STORM DRAIN RIGHT OF WAY AND INCIDENTAL PURPOSES, TOGETHER WITH AN ACCESS EASEMENT FROM 1550 EAST STREET OR THE 35' WIDE SECONDARY ACCESS ROAD TO THE NORTH AS DETERMINED BY THE OWNER, AS GRANTED TO OREM CITY BY THIS PLAT.
POB EAST 26.59' AND SOUTH 664.45' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

EDGE OF 26' WIDE ACCESS ROAD AND UTILITY (SEWER, WATER, STORM DRAINAGE AND ELECTRICAL) EASEMENT.

EDGE OF 35' WIDE ACCESS ROAD AND UTILITY (SEWER, WATER, STORM DRAINAGE AND ELECTRICAL) EASEMENT.

EDGE OF 12' WIDE PUBLIC ACCESS EASEMENT IN FAVOR OF OREM CITY FOR RIVER TRAIL

CENTER LINE OF A 45' WIDE EASEMENT, 25' WEST AND 20' EAST OF CL, THROUGH AND ACROSS THE LAND FOR A WATER LINE RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED FEBRUARY 13, 2012 AS ENTRY NO. 11208.2012 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB EAST 264.42' AND SOUTH 489.22' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

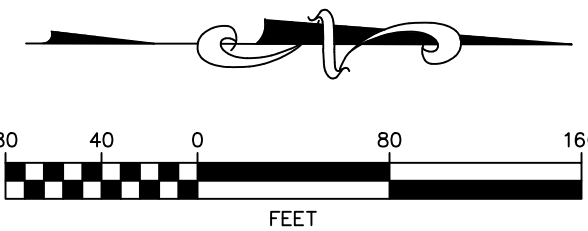
CENTER LINE OF A 20' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR A CANAL RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO PROVO BENCH CANAL COMPANY.
POB EAST 73.14' AND NORTH 92.00' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

CENTER LINE OF A 10' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR AN ELECTRICAL LINE RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP BY INSTRUMENT RECORDED JANUARY 15, 1999 AS ENTRY NO. 4985, BOOK 4939, PAGE 349-350 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB EAST 171.94' AND NORTH 371.33' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

AN EASEMENT TO THE FENCED ENCLOSURE WHICH CONTAINS THE REGULATING CONTROL STRUCTURE, AS GRANTED TO THE PROVO BENCH CANAL COMPANY.
POB EAST 181.91' AND NORTH 369.50' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

CENTER LINE OF A 10' WIDE EASEMENT THROUGH AND ACROSS THE LAND FOR AN ELECTRICAL LINE RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP BY INSTRUMENT RECORDED JANUARY 15, 1999 AS ENTRY NO. 4983, BOOK 4939, PAGE 345-346 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
POB EAST 255.16' AND NORTH 354.56' FROM W ¼ COR, SEC 7, T6S, R3E, SLB&M.

NOTE:
1. THE FLOOD PLAIN SHOWN ON THIS PLAT ARE FOR GRAPHICAL REPRESENTATION ONLY.
2. BUILDING PLANS WILL BE REQUIRED TO SHOW 100 YEAR FEMA FLOOD PLAIN ELEVATIONS WITH THE LOWEST FLOOR ELEVATIONS CONFORMING TO OREM CITY ORDINANCE.



BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3 AND 4, CANYON RIVER SUBDIVISION, PLAT "B", A SUBDIVISION SITUATE IN THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, THE SW1/4 NW 1/4 AND THE NW1/4 SW1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A NORTHERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B" AND THE WESTERLY SECTION LINE OF SAID SECTION 7, WHICH POINT IS 379.52 FEET N.01°41'30"W. ALONG SAID SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 7; AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE 203.42 FEET EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 705.44 FEET, CHORD BEARS S.86°41'38"E. 202.72 FEET; THENCE S.78°25'28"E. 117.49 FEET TO THE EASTERLY BANK OF THE PROVO RIVER; THENCE ALONG SAID PROVO RIVER THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: (1) THENCE S.31°03'48"W. 21.20 FEET; (2) THENCE S.24°59'45"W. 107.55 FEET; (3) THENCE S.15°41'07"W. 88.55 FEET; (4) THENCE S.05°07'46"W. 53.15 FEET; (5) THENCE S.13°32'30"E. 70.76 FEET; (6) THENCE S.22°15'23"E. 90.84 FEET; (7) THENCE S.13°26'06"E. 87.75 FEET; (8) THENCE S.10°06'37"E. 130.69 FEET; (9) THENCE S.00°15'03"E. 107.55 FEET; (10) THENCE S.13°37'43"W. 53.48 FEET; (11) THENCE S.36°15'58"W. 84.45 FEET; (12) THENCE S.25°17'03"W. 22.47 FEET TO THE NORTHERLY EDGE OF AN EXISTING PAVED ROAD; THENCE N.48°00'21"W. 22.05 FEET ALONG SAID PAVED ROAD TO A WESTERLY BOUNDARY LINE OF SAID LOT 5; THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: (1) THENCE S.41°59'39"W. 50.00 FEET; (2) THENCE S.48°00'21"E. 20.07 FEET; (3) THENCE S.27°41'47"W. 60.72 FEET; (4) THENCE S.19°01'04"W. 95.00 FEET; (5) THENCE S.00°50'26"W. 29.08 FEET; (6) THENCE S.79°13'57"E. 64.05 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 327.56 FEET; (7) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 99.04 FEET, CHORD BEARS S.01°37'08"W. 98.66 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 203.00 FEET; (8) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 94.31 FEET, CHORD BEARS S.19°50'55"E. 93.46 FEET; (9) THENCE S.55°08'59"W. 78.42 FEET; (10) THENCE S.09°47'30"E. 54.68 FEET; (11) THENCE S.21°05'43"E. 193.59 FEET; (12) THENCE S.08°44'33"W. 61.10 FEET; (13) THENCE S.23°15'14"W. 54.29 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B"; THENCE S.89°06'57"W. 214.09 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N.01°11'24"W. 477.60 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION TO THE SOUTHERLY BOUNDARY LINE OF LOT 6, CANYON RIVER SUBDIVISION, PLAT "B"; THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID LOT 6 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) THENCE N.89°40'11"E. 12.80 FEET; (2) THENCE N.00°53'01"W. 98.97 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 168.00 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 43.98 FEET, CHORD BEARS N.06°36'59"E. 43.86 FEET; (4) THENCE N.14°06'59"E. 70.36 FEET; (5) THENCE N.88°01'02"W. 126.68 FEET TO A WESTERLY BOUNDARY LINE OF SAID CANYON RIVER SUBDIVISION, PLAT "B"; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) THENCE N.01°58'58"E. 233.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 200.01 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 60.57 FEET, CHORD BEARS N.06°41'31"W. 60.33 FEET; (3) THENCE N.15°22'02"W. 255.00 FEET; (4) THENCE N.06°34'18"E. 32.12 FEET; (5) THENCE N.15°22'02"W. 261.78 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 466.00 FEET; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 79.53 FEET, CHORD BEARS N.10°28'41"W. 79.43 FEET; (7) THENCE N.05°35'20"W. 38.87 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 651.80 FEET; (8) THENCE EASTERLY ALONG THE ARC OF SAID CURVE 242.50 FEET, CHORD BEARS N.74°28'26"E. 241.10 FEET; (9) THENCE N.01°41'30"W. 6.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 12.703 ACRES OR 553,338 SQUARE FEET IN AREA.

BASIS OF BEARING: N.00°53'01"W. BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

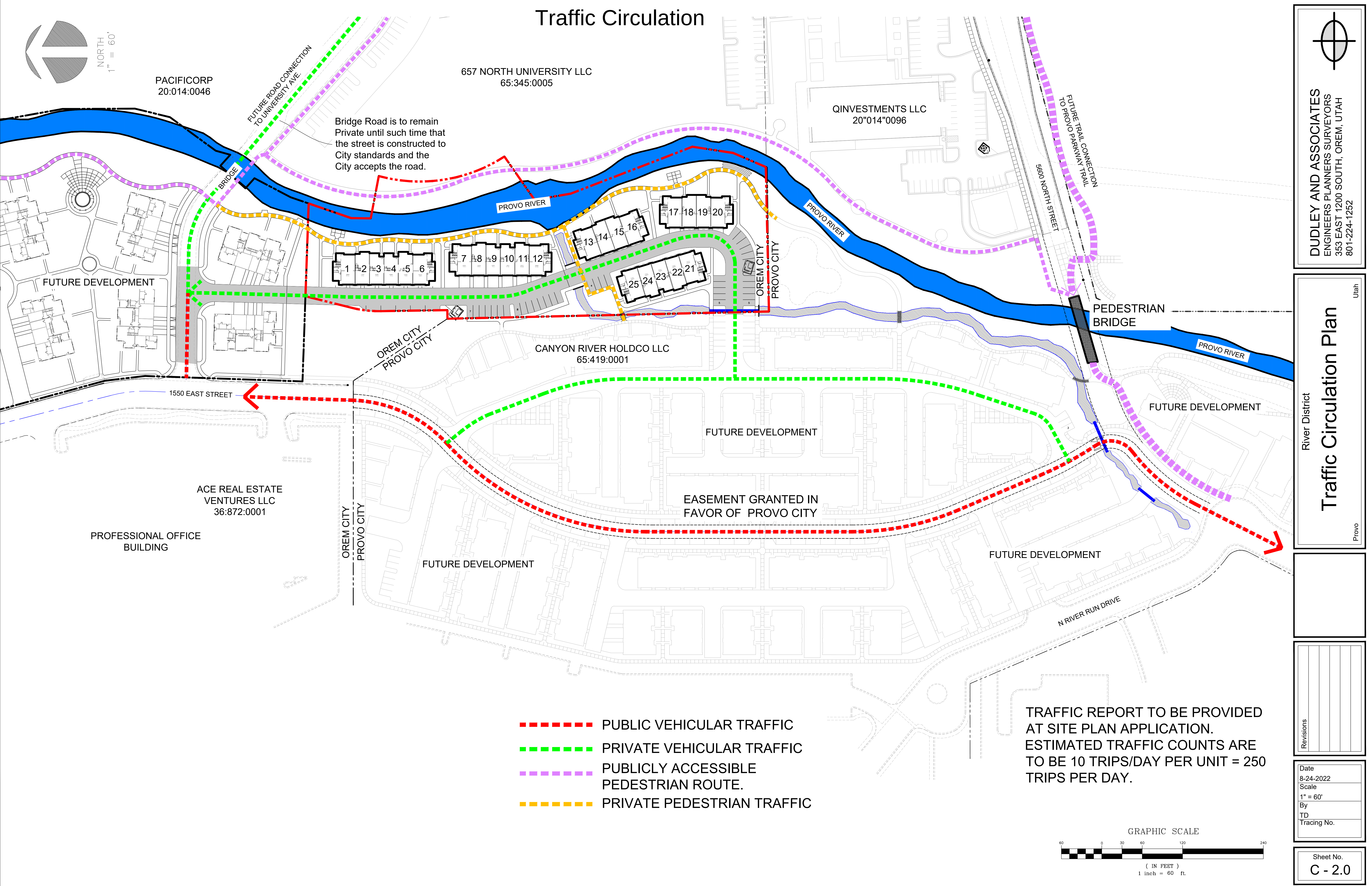
HORROCKS
ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 783-5100

PLAT "D" SHEET 2 OF 2
CANYON RIVER

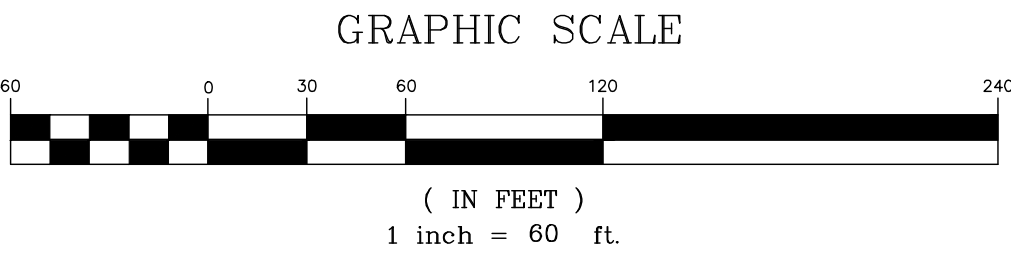
AN AMENDMENT OF PLAT C CANYON RIVER,
OF LOT 1
SHEET 1 IS "OVERALL" AND SHEET 2 SHOWS "EASEMENT"
E ½, SEC 12, T6S, R2E & W ½, SEC 7, T6S, R3E, SLB&M
OREM CITY, UTAH COUNTY, UTAH
SCALE: 1 INCH = 80 FEET

Traffic Circulation



- PUBLIC VEHICULAR TRAFFIC
- PRIVATE VEHICULAR TRAFFIC
- PUBLICLY ACCESSIBLE PEDESTRIAN ROUTE.
- PRIVATE PEDESTRIAN TRAFFIC

TRAFFIC REPORT TO BE PROVIDED AT SITE PLAN APPLICATION. ESTIMATED TRAFFIC COUNTS ARE TO BE 10 TRIPS/DAY PER UNIT = 250 TRIPS PER DAY.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

River District

Traffic Circulation Plan

Utah
Provo

Revisions

No.	Description	Date

Date
8-24-2022
Scale
1" = 60'
By
TD
Tracing No.

Sheet No.
C - 2.0

Street View from 1550 East



Street View from University Avenue



Planning Commission Minutes – September 21, 2022

Agenda Item 3.4 is a request by Julie Smith for the City to enact Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) Zone, and Appendix “YY” of the Orem City Code, and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

Staff Presentation: This item was continued from the September 7, 2022 meeting.

A Public Hearing for the enactment of Section 22-11-64 PD51 (*River District – 720 North 1550 East*) and Appendix “YY” of the Orem City Code and the changing of the zoning map of the City of Orem was held September 7, 2022. It was determined that more time was needed for the Planning Commission to discuss this item and to see whether Provo approved their portion of the project. The item was continued to September 21, 2022.

On September 14, 2022, Provo City Planning Commission sent a positive recommendation (5-0 vote) to their City Council to approve the General Plan Map Amendment, Concept Plan and Zone Map Amendment (with the condition a Development Agreement is signed). Here is the link: [Provo Recommendation](#)

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. If the rezone is approved, they will come back to the Planning Commission at a future date for approval of the site plan and improvements.

The proposed zone is designed to be applied only to Lot 2 as designated in Appendix YY of the Orem City Code.

Units: There will be twenty-five (25) units in the residential portion of the new development. This will be the area that is being rezoned to the PD51 zone. The townhouse style units will be two or three stories high. The area to the north will remain the Business Park (BP) zone. There will be a private street that each of the units will access.

The new PD51 zone will be more than five hundred (500) feet from 800 North as is required for a new PD zone containing a residential use ([22-11-1\(3\)](#)). It is actually close to one thousand (1,000) feet from 800 North.

Since this is currently zoned BP, a PD zone is an option for this development containing residential uses ([22-11-1\(3\)](#)).

Materials: The exterior finishing materials of wood siding, stone and standing seam metal roofs are proposed (see proposed ordinance text).

Height: Structures in the PD51 zone can be up to three stories and no higher than forty feet above grade. The applicant proposes a height of thirty-six feet nine inches (36’9”) as noted on the elevations (see proposed ordinance text).

Parking: The development is required to have 2.5 spaces per unit per [22-7-12\(J\) Planned Residential Developments \(PRD\)](#) of the Orem City Code. For the twenty-five units they are proposing, they would be required to provide sixty-three (63) parking spaces. They are providing eighty-eight (88), fifty are covered (garages) and thirty-eight are not covered.

Traffic: The City, UDOT, and the developer recognize that there will need to be some traffic mitigation measures installed at the intersection of 800 N and 1550 East. UDOT, in conjunction with the City, hired a consultant to study this intersection in 2015, along with other intersections to the west. The study has been attached to this staff report. At the time of the study, the intersection at 1550 East and 800 North, in its current configuration, operates at failing level of service in the pm peak.

There have been discussions with UDOT, the developer, and Orem about the safety of this intersection and all parties understand that there will need to be a joint funded project to address the safety concerns.

Development on the parcel would be required to conform the standards outlined in the PD51 zone and the concept plan and exhibits outlined in Appendix YY of the Orem City Code. Future changes will require Planning Commission and City Council approval.

Concept Plan Details	
Height	Maximum height is 36'9"
Parking	63 Required - 88 Provided
Materials	wood siding, stone and standing seam metal roofs
# of Units	(25) 2- and 3-story units

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a recommendation to the City Council to enact Appendix YY 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 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

Vice-Chair Komen asked if the Planning Commission had any questions for Ms. Stevens. ([see video for details](#))

Vice-Chair Komen invited the applicant to come forward. Jim Ivory, Folger Pratt, introduced himself. He presented a slide show of the project ([see video for details](#)).

Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone ([see video for details](#))

Lynette Kern
 Brian Bird
 Greg Bird
 Kelly Brown
 Jim Ivory – responded to resident questions ([see video for details](#))
 Ron Woolley

A discussion regarding the intersection at 800 North 1550 East was held. No matter what project goes in to this area the traffic problems will have to be addressed. ([see video for details](#))

A discussion regarding whether or not the rezone was necessary was held.

A discussion was held regarding the continuation of the Provo River trail and making it accessible to the public ([see video for details](#))

Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to forward a positive recommendation to the City Council to enact Appendix YY 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 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East. Ms. Komen seconded the motion. Those voting aye: James Hawkes, Madeline Komen and Tina Okolowitz. Those voting nay: Gerald Crismon and Murray Low. The motion passed but because there were not four (4) votes either way, a neutral recommendation will be sent to the City Council.

Thursday, November 18, 2021

Minutes from River District Neighborhood Meeting, Thursday, November 18, 2021, regarding 750 North 550 East zone change, creation of new zone and Plat amendment.

Julie Smith, a consultant, Jim Ivory, the developer, and Jason White one of the owners, conducted the meeting which began at 6 pm, Julie Smith took the minutes.

A description of the project was explained and discussed.

The City Approval Process was addressed as a few Neighbors had questions.

David and Joi Pearson were concerned about increased traffic on 800 North.

A traffic study was discussed in reference to concerns about increased traffic on 800 North.

A Neighbor was concerned about how unsafe the property currently is: homeless people, drug dealers etc.

The neighbors are excited to see the area cleaned up. "This is the best proposal we have seen on this property"

The meeting was attended by 6 residents. The meeting concluded at 7:00 PM

Julie Smith did receive one phone call from Kevin Curtis from Heritage School, he stated he was not able to attend but wanted information. I sent him the concept plan. No other correspondence was had.

*There was an error on the flyer, stating meeting would be held at the Orem City Council Chambers

Julie Smith had Faye Howard at the city to direct parties to the correct meeting site.

Two people showed up and were redirected. They came to the meeting location.

NEIGHBORHOOD MEETING

11-18-2021

Suzanne Ran

DAVID & JOI PEARSON

KIRK BECKER CHURCH

Greg Bird

Brian B —

Julie Smith
182 S. Orem Blvd. Orem
julielynnsmith5@gmail.com
801-368-9552

NEIGHBORHOOD MEETING

1510 E. 840 North, Orem

Thursday, November 18th

6:00 P.M.

Julie Smith is holding a neighborhood meeting at the Orem City Council Chambers, to discuss a proposed Zone Change on property located at approx. 1150 East 660 North. The current zoning of the subject property is Business Park (BP), the proposed project would ask for PD 51 Zoning.

"Pursuant to Orem City Code 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity 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."

Should you be unable to attend the meeting or if you have a question, please contact Julie Smith 801-368-9552.



TECHNICAL MEMORANDUM

Date: October 20, 2015
To: UDOT Region Three, City of Orem, & Provo City
From: Avenue Consultants
Subject: Orem 800 North and University Avenue Analysis

Avenue Consultants (Avenue) performed an evaluation of new roadway connectivity and development in the southwest quadrant of the Orem 800 North (SR-52) and University Avenue (US-189) intersection. The possibility of new development in this area poses a number of concerns about how vehicles will gain access to and circulate through the area. While Orem 800 North and University Avenue are major arterials, connectivity to these roadways is limited by a number of geological features, including the Provo River. This evaluation includes a traffic operations analysis of the general area for existing and future conditions, a crash analysis of the 800 North and Orem 1550 East area, and several access management options for that same intersection.

For the future conditions it was assumed that a new roadway connection would be built between Orem 1550 East and River Run Drive in Provo. Future conditions also assumed build-out of vacant land in the study area and were studied under two roadway scenarios: (1) the existing roadway network with an assumption of restricted access to the new development at the 1550 East and 800 North intersection and a modifications to 5200 North in Provo and (2) with a new bridge crossing the Provo River at Provo 5600 North, a new signal at the intersection of 5600 North / Canyon Road and University Avenue, and restricted access at the intersection of 1550 East and 800 North.

Avenue coordinated with a study team that included UDOT Region Three, the City of Orem, and Provo City.

Existing Conditions

The study area consists of the approximate area bounded by Orem 800 North on the north side, University Avenue on the east, River Park Drive (Provo 5200 North) on the south, and the Carterville Road canal on the west. A map showing the area is shown in Figure 1. Current land uses include mostly office and medical uses of about 360,000 square feet, as well as two specialized schools: Heritage School, a youth treatment center, and Scenic View Academy, a center that serves adults with learning disabilities. The far north end of the study area, with one existing office building, is only accessible by way of the unsignalized intersection at Orem 800 North and 1550 East and a narrow unpaved roadway and bridge connecting 1550 East to University Avenue. The rest of the study area is well connected to University Avenue on the east through River Park Drive (5200 North).

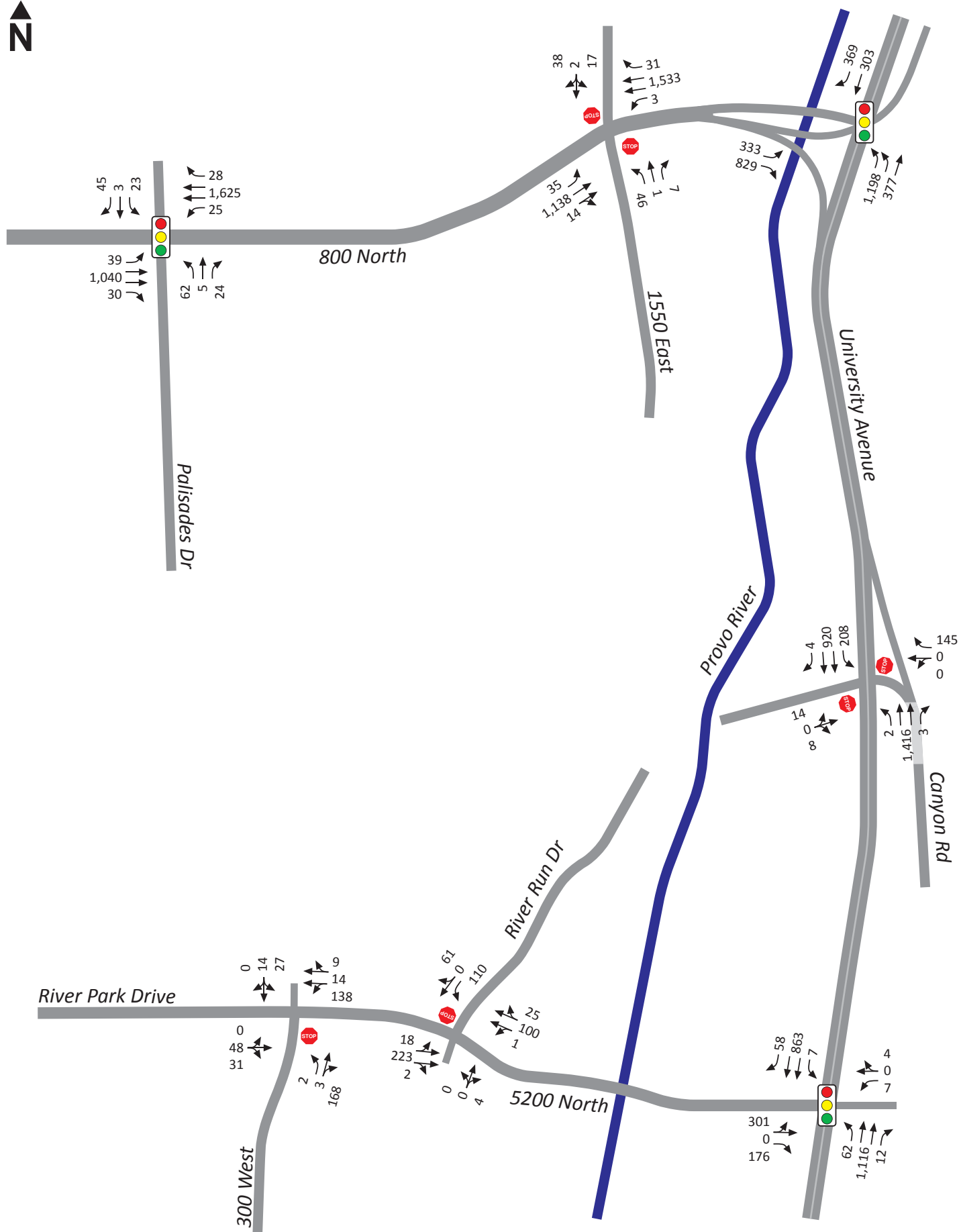
The following seven (7) intersections within the study area were part of this evaluation:

1. Orem 800 North & Palisades Drive (Signalized)
2. Orem 800 North & Orem 1550 East (Unsignalized)
3. Orem 800 North & University Avenue (Signalized)
4. Provo 5600 North / Canyon Road & University Avenue (Unsignalized)
5. River Park Drive (Provo 5200 North) & River Run Drive (Unsignalized)
6. River Park Drive (Provo 5200 North) & Provo 300 West (Unsignalized)
7. River Park Drive (Provo 5200 North) & University Avenue (Unsignalized)

Existing PM peak hour traffic counts at these intersections were conducted on September 15, 2015. The turning movement volumes are found in Figure 2.



Figure 1. Study Area



Level of Service / Delay Results

Avenue performed an intersection level of service (LOS) analysis under existing conditions for the seven study area intersections utilizing the Synchro traffic operations analysis software. For signalized intersections, LOS is based on the average delay for all vehicles using the intersection. For unsignalized intersections, LOS is based on the average delay for vehicles using the intersection approach with the highest delay. The existing conditions results are shown below in Table 1. At key signalized intersection, in addition to the overall intersection delay, the delay and LOS for key movements, such as the northbound left turn at Orem 800 North and University Avenue, are also shown.

Table 1. Level of Service / Delay Results for Existing Conditions	
Intersection	Intersection Level of Service / Average Delay per Vehicle (s)
1. 800 N (Orem) and Palisades	A / 7
2. 800 N (Orem) and 1550 East	F / 73 (NB)*
3. 800 N (Orem) and University Ave	B / 14
NBL	B / 13
4. Canyon Rd / 5600 N (Provo) and University Ave	E / 37 (EB)*
6. River Park Drive (5200 N Provo) and 300 West	B / 11 (SB)*
5. River Park Drive (5200 N Provo) and River Run Drive	B / 15 (SB)*
7. River Park Drive (5200 N Provo) and University Ave	C / 22
EBL	F / 84
*Unsignalized LOS based on worst approach	

Crash Analysis

One concern of the study team was safety in the area of 1550 East and 800 North due to the vertical and horizontal profile of 800 North between Palisades Drive and University Avenue, which limits sight distance and is compounded by the high traffic volumes on 800 North, which limits the number of available gaps in for vehicles to turn into or across. To get an idea of current safety at the intersection, we looked at five years of crash data available from UDOT covering from 2009 to 2014.

Between Palisades Drive and University Avenue there was a total of 47 crashes in the five year period. Of the 47 total crashes between Palisades Drive and University Avenue, 32 of them (68%) occurred between 1550 East and University Avenue. Figure 3 shows the approximate location of the 32 crashes between 1550 East and University Avenue by injury severity. A total of 24 crashes (75%) were property damage only (PDO) crashes with no injuries. Nine crashes included a possible injury and three crashes included a non-incapacitating injury. The manner of collision for the 32 total crashes is shown in Table 2.

Table 2. Distribution of Crashes on 800 North from 1550 East to University Ave by Manner of Collision		
Manner of Collision	Number of Crashes	Percent of Total
Angle	14	44%
Front to Rear	6	19%
Head on (front to front)	1	3%
Sideswipe Same Direction	3	9%
NA / Single Vehicle	8	25%

For the angle crashes 12 (86%) involved vehicles making a left turn. For the 12 crashes involving a left turning vehicle, 7 (58%) were traveling southbound 1550 East and turning left onto 800 North, 5 (42%) were traveling eastbound on 800 North and turning left onto 1550 East, and the remaining 1 (8%) was traveling westbound on 800 North and turned left onto 1550 East.

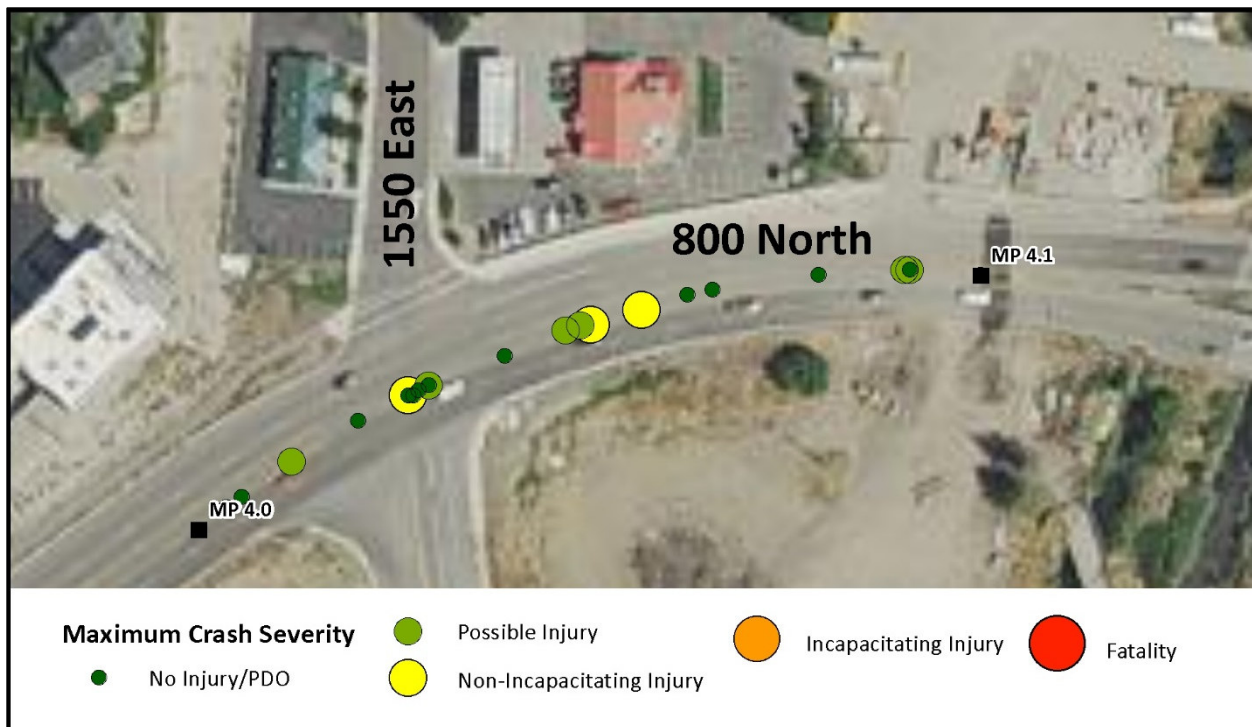


Figure 3. 2009–2014 Crashes on Orem 800 North between Milepost 4.0 and 4.1



Future Scenarios

To estimate future build-out conditions within the study area a number of assumptions were made. Background traffic for 2020 was projected based on assumed 1% growth per year, except on University Avenue where the growth was assumed to be 1.5% per year. These growth assumptions were based on data obtained from the Mountainland Association of Governments regional travel demand model.

An assumption was made that the new developments and their intensity will match the existing surrounding land uses. The exception to this is the ScenicView Academy and Heritage School. No new school was assumed. However, the ScenicView Academy at the time of the study only occupied about two-third of the lot where it is located. For the purposes of this study it was assumed that the school would expand unto the remaining lot, thus increase the trip generation from the school.

For the remaining empty lots the general office land use was assumed, except one lot where a fast-food restaurant was assumed to be conservative in estimating traffic generation. The intensity of the office development were determined from the ratio of square footage to lot size of the existing offices, which currently have a floor-to-area ratio of 0.27. The resulting new office space would be approximately 405,000 square feet on 35 acres of developable land. New traffic from the assumed development was then determined from the ITE trip generation manual. Total traffic generated by the new development was calculated to be 1,132 vehicles during the PM peak with 240 entering vehicles and 892 exiting vehicles. The land use assumptions for each of the existing undeveloped parcels are shown in Table 3.

Table 3. PM Peak Hour Vehicle Trip Generation for Assumed Future Land Use Development

Assumed Land Use	Future Development Square Footage	Entering Vehicles ¹	Exiting Vehicles ¹
General Office	398,730	169	827
Fast-Food with Drive thru	4,160	71	65
Total	402,890	240	892

¹To be conservative no internal capture was assumed

Of this total generated traffic, approximately 20% was routed to the north, 35% to the south, 5% to the east, and 40% to the west. This distribution was based the existing traffic patterns in the study area.

This analysis also assumed that approximately ¼ mile of new roadway would be constructed connecting 1550 East at the north end of the study area to River Run Drive at the south end. The existing roadway network does not allow for vehicles to travel between 800 North and River Run Drive without using University Avenue.

1550 East Access Assumptions

For future conditions it was assumed that the south leg of the intersection at 1550 East and 800 North would be restricted to a right-in / right-out only. Currently this intersection allows for full access but safety concerns with the sight distance, grade, and high volumes on 800 North make it preferable to limit the access in the future. Consideration could also be given to limiting access for the north leg and/or the trailhead driveway located to the east of the intersection, which was not considered in the traffic analysis, but is described in another section of this memo.

Traffic Circulation Scenarios

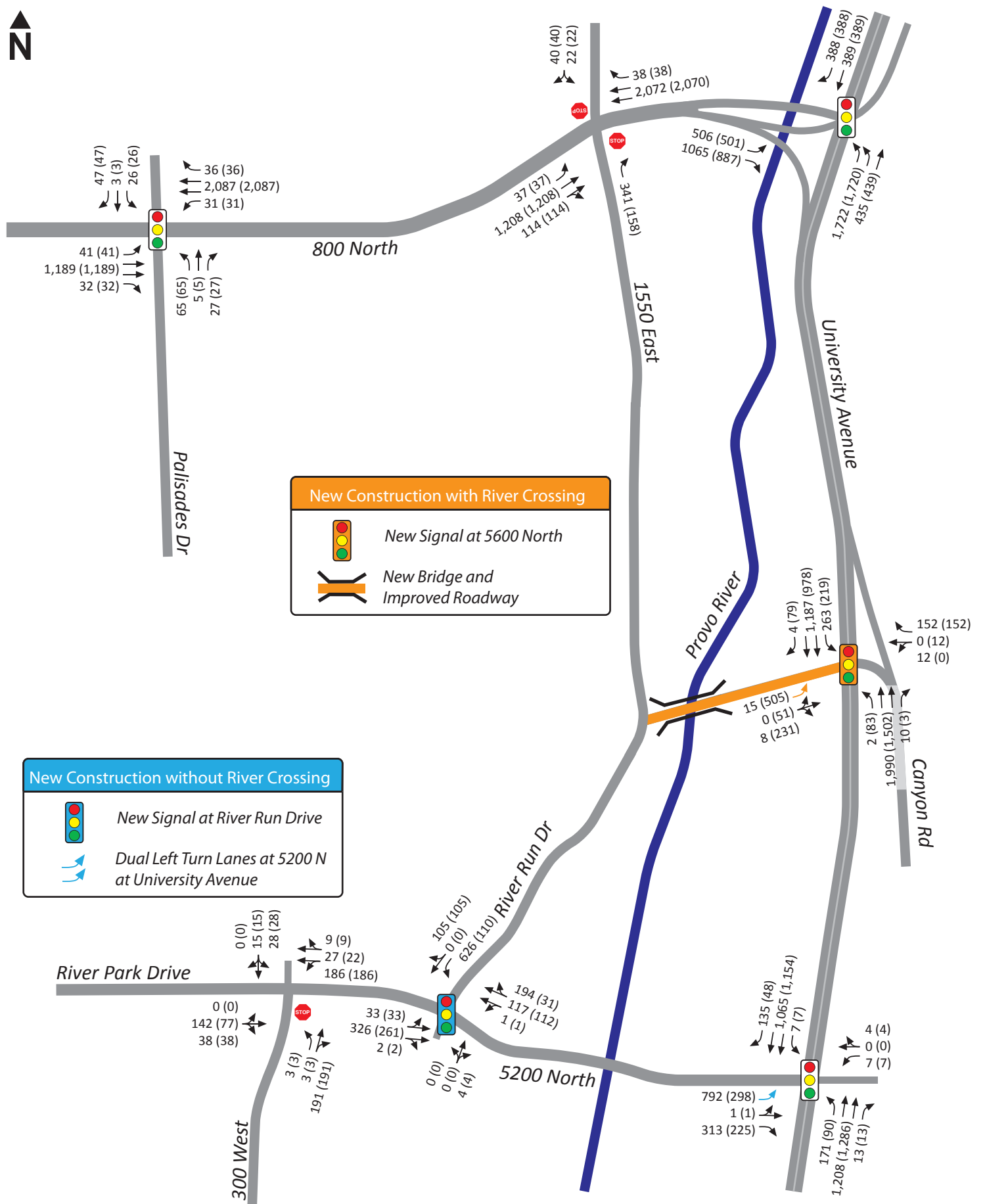
In an effort to identify future traffic needs and potential issues within the study area, two traffic circulation scenarios were considered. The assumptions for the future traffic growth were held consistent in both scenarios.

The major difference is between the two scenarios is the vehicle routing and the construction of a new bridge across the Provo River at approximately Provo 5600 North to allow for more direct access between the study area and University Avenue. In conjunction with the new bridge, a new traffic signal was assumed on University Avenue at the 5600 North / Canyon Road intersection.

Without River Crossing Scenario – With the assumptions at 1500 East, the future development as discussed earlier, and without a river crossing at 5600 North, traffic from the future developments was routed on the surrounding roadway network following existing traffic patterns. This was determined by using the number of vehicles entering and exiting the study area from each of the major roadways and distributing the new traffic to each road based on the proportion of vehicles currently using the road to enter or exit the study area. Vehicle routes from the new development were then assumed to follow the shortest or most accessible route to their destination. Without the construction of a new bridge crossing the Provo River and with the right-in / right-out only at the intersection of 1550 East and 800 North the majority of vehicles were routed through the intersection of River Run Drive and River Park Road (5200 North).

With River Crossing – A new crossing on the Provo River between River Park Drive (Provo 5200 North) and Orem 800 North will require widening an existing bridge at approximately 5600 North or the construction of a new bridge approximately 200 feet north of the existing bridge. Either bridge option would include a new traffic signal on University Avenue at 5600 North / Canyon Road. The new bridge would provide a more perpendicular connection between the new 1550 East extension and University Avenue. Vehicle routing assumed that vehicles heading north and west would use the new traffic signal to access University Avenue.

PM peak hour volumes for the without and with scenarios are found in Figure 4. The blue and orange turn arrows, traffic signals, and roads denote improvements associated with the Without River Crossing and With River Crossing scenarios, respectively.



Without River Crossing (With River Crossing) PM Peak Hour Volumes

Orem 800 North University Avenue Study

2020 Future Weekday PM Peak Hour Volumes

DRAFT

Level of Service

The intersection level of service (LOS) results for both scenarios are shown below in Table 4. As shown below, the study intersections in the With River Crossing scenario are all projected to operate better than or equal to their performance in the Without River Crossing scenario.

Table 4. Level of Service / Delay Results for Future Scenarios		
Intersection	Intersection Level of Service / Average Delay per Vehicle (s)	
	Without River Crossing	With River Crossing
1. 800 N (Orem) and Palisades	A / 9	A / 9
2. 800 N (Orem) and 1550 East	F / 250+ (SB)*	F / 160 (SB)*
3. 800 N (Orem) and University Ave	D / 41	D / 37
NBL	C / 29	C / 30
4. Canyon Rd / 5600 N (Provo) and University Ave	F / 124 (WB)*	C / 24 E / 70 (EBL)
5. River Park Drive (5200 N Provo) and 300 West	C / 22 (SB)*	C / 19 (SB)*
6. River Park Drive (5200 N Provo) and River Run Drive	B / 18	B / 11 (SB)*
7. River Park Drive (5200 N Provo) and University Ave	D / 54	B / 14
EBL	F / 167	D / 42
*Unsignalized LOS based on worst approach		

For the intersection of Orem 800 North and 1550 East, the average delay increases by over 100 seconds per vehicle, while the intersection geometry and vehicle volumes are almost identical. The only substantial difference is the number of northbound right turns out of the assumed right-in / right-out south leg of the intersection, which change from 341 in the Without River Crossing scenario to 158 in the With River Crossing scenario. Per the *Highway Capacity Manual* procedures that were used for this analysis, the northbound right turning vehicles are counted as conflicting vehicles. However, with two receiving lanes and a two way left turn lane median that the southbound left turn vehicles can use for storage, it is unlikely the an increase in the northbound right turning vehicles would cause such a dramatic increase in the delay for the southbound approach.

Access Management

When considering the desired location of a new signal on University Avenue, the UDOT access management standards for minimum signal spacing were consulted. University Avenue in this vicinity is an Access Category 3, which requires 2,640 foot spacing between signals. A new signal on University Avenue at 5600 North / Canyon Road would not meet the spacing requirements. The distance to the Orem 800 North signal to the north is

approximately 2,000 feet and the distance to the River Park Drive (5200 North) signal to the south is approximately 1,800 feet. While the spacing is below the standard, it would be consistent with signal spacing to the south on University Avenue where none of the signals between 5200 North and 3300 North meet spacing requirements. UDOT Region Three traffic personnel thought that a traffic signal in this location would be allowable.

1550 East North Leg Access Options

In the future conditions traffic analysis, no access changes were assumed for the north leg of the 800 North and 1550 East intersection. However, the study team felt that access limitations should be considered because of safety issues due to the roadway geometry and high traffic volumes on 800 North. Three access options were developed for the north leg of the intersection. These options include (1) channelizing the left turn movements to create a “High-T” type intersection, (2) restricting the left turn out while still allowing the left-in, and (3) restricting both the left-in and left-out to create a right-in / right-out.

High-T

This option involves channelizing lanes on 800 North via raised medians to provide protected areas for the both the eastbound left turn and for southbound left turning vehicles to turn into before merging with eastbound traffic. Forcing the southbound left vehicles to turn into the median will help to remove potential conflicts between the southbound left turning vehicles and the eastbound vehicles on 800 North. In addition to channelizing the left turns, a traffic signal could be added to stop the westbound vehicles (while allowing eastbound through vehicles to proceed without stopping). This would provide protected eastbound left turns onto 1550 East and protected southbound left turns into the median where they would merge with eastbound traffic. This concept is illustrated in Figure 5. The benefits and limitations for this option are listed below:

- No rerouting of vehicles
- Helps mitigate the conflict between southbound left turn and eastbound through vehicles
- Unless it is signalized then it doesn't remove the conflict of the eastbound or southbound left turns with the westbound vehicles
- Would require that the Provo River Parkway trailhead driveway be limited to right-in / right-out



Figure 5. 1550 East “High-T” intersection

Southbound Right-Out Only

This option prohibits the southbound left turn while still allowing for the eastbound left turn onto 1550 East. By restricting the southbound left any chance for conflict between these vehicles and the eastbound or westbound vehicles on 800 North is removed. However, the left turning vehicles would then need to find an alternate route for accessing eastbound 800 North. There are two means by which this could happen: (1) by traveling through the surrounding neighborhood to get to either Orem 1400 East or Palisades Drive where left turns are allowed or (2) turn right onto westbound 800 North and an available location. To ensure that U-turns would be made at a safe location, a raised median should be installed from at least 1550 East to 1400 East. The median could extend to Palisades Drive to force the U-turns to occur at a signalized intersection. This concept is illustrated in Figure 6. The benefits and limitations for this option are listed below:

- Vehicles that want to head east on 800 North would have to travel out of direction 0.4 miles to make a U-turn at 1400 East or 0.7 miles to Palisades Drive – driving through the neighborhood would be even longer
- Removes conflict between southbound left turn and westbound or eastbound through vehicles on 800 north
- Would require that the Provo River Parkway trailhead driveway be limited to right-in / right-out



Figure 6. 1550 East Right-Out Only

Right-In / Right-Out Only

This option prohibits both the southbound and the eastbound left turns at 1550 East. By restricting the southbound left any chance for conflict between these vehicles and the eastbound or westbound vehicles on 800 North is removed. This option also removes the potential conflict between the eastbound left turn and the westbound through vehicles. As with the previous option, vehicles would be forced to travel out of direction to head east on 800 North; however, in this option they would also have to travel out of direction to enter 1550 East or the trailhead from the west. Those eastbound left vehicles would have to either travel through the neighborhood via 1400 East / Palisades Drive or turn onto University Avenue, make a U-turn, and then turn back onto 800 North from which they would make a right turn. This concept is illustrated in Figure 7. The benefits and limitations for this option are listed below:

- Vehicles that want to head east on 800 North would have to travel out of direction 0.4 miles to make a U-turn at 1400 East or 0.7 miles to Palisades Drive – driving through the neighborhood would be even longer
- Eastbound access to the site is severely limited, requiring either travel through the neighborhood or a U-turn on University Avenue to gain access to 1550 East
- Removes conflict between southbound left turn and westbound or eastbound through vehicles on 800 north
- Restricts access to Provo River Parkway trail head and business on 1550 East
- Would require that the Provo River Parkway trailhead driveway be limited to right-in / right-out



Figure 7. 1550 East Right-In / Right-Out Only

Recommendations

The southwest quadrant of the intersection of Orem 800 North and University Avenue has available land for development, but its development potential is constrained by a general lack of access and circulation options in the area. To safely enhance the area's viability the following modifications to the transportation system are recommended:

1. Connect Orem 1550 East to River Run Drive in Provo (a distance of about ¼ mile)
2. Build a new bridge over the Provo River at Provo 5600 North, connect it to University Avenue at Canyon Road, and install a new traffic signal at the intersection of 5600 North and University Avenue, which should have dual eastbound left turn lanes
3. Convert the south leg of the 800 North and 1550 East intersection to a right-in / right-out
4. Channelize the north leg of the 800 North and 1550 East intersection to either a "High-T" configuration or a southbound right-out only that would require vehicles desiring to travel east on 800 North to turn onto westbound traffic and then make a U-turn at 1400 East or Palisades Drive

Provo City Planning Commission

Report of Action

September 14, 2022

*ITEM #4 Dudley & Associates requests a General Plan Map Amendment from a Mixed-Use designation to a Commercial designation as part of an overall development plan to establish professional office uses on the site, located approximately at 5515 N Edgewood Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20220004

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Raleen Wahlin

Second By: Robert Knudsen

Votes in Favor of Motion: Raleen Whalin, Robert Knudsen, Daniel Gonzales, Andrew South, Melissa Kendall

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE AMENDED

The property to be amended to the Commercial Designation is described in the attached Exhibit A.

RELATED ACTIONS

A future zone map amendment and concept plan will come to the Planning Commission for these properties.

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff gave an overview of the report and related the swap of commercial for residential land across the river with items 5-7 on the September 14, 2022 Planning Commission agenda. Keith Morey also spoke about the overall plan for the properties.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Robert Harris stated concerns with increased traffic and his water rights on his property.
- Stuart Harris asked about zoning on the adjacent property to the south.
- Lynn Martin asked how this would impact the residential property to the south.
- Jeff Tremaine shared concerns with the proposals to develop the area.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jim Ivory represented the applicant and shared information on the request and plans for the site.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission asked about the homes occupied on the property and if the residents know of the future plans.
- The Commission asked about the occupancy and layout of the future office buildings, as well as access to the river near the site and the pedestrian bridge over the river.
- Daniel Gonzales asked the applicant what other concepts were discussed on the property and noted that the change in 2013 from the Commercial designation was significant.
- Melissa Kendall noted that the office use would be less of an impact on the adjacent properties than a residential use.
- The Planning Commission noted that concerns with site design and traffic will be worked out at a future Project Plan stage.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located South 00°44'56" East along the Section line 9.97 feet and West 27.26 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°04'25" East 812.82 feet; thence North 26°56'16" East 43.77 feet more or less to the south side of 5600 North Street; thence North 75°09'23" East along 5600 North Street 585.73 feet to the beginning of a non-tangential curve along the westerly boundary line of University Ave, said curve turning to the right through an angle of 10°10'43", having a radius of 5706.42 feet, and whose long chord bears South 05°30'31" West 1012.3995 feet to a point of intersection with a non-tangential line; thence North 89°19'07" West 489.91 feet to the point of beginning.

Area = 11.71 Acres

Provo City Planning Commission

Report of Action

September 14, 2022

*ITEM #5 Dudley & Associates requests a General Plan Map Amendment from a Commercial designation to a Residential designation as part of an overall plan to develop a multi-family residential district, located approximately at 5544 River Run Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLGPA20220007

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application.

Motion By: Raleen Whalin

Second By: Robert Knudsen

Votes in Favor of Motion: Daniel Gonzales, Robert Knudsen, Raleen Whalin, Melissa Kendall, Andrew South

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE AMENDED

The property to be amended to the Residential designation is described in the attached Exhibit A.

RELATED ACTIONS

A related rezone (PLRZ20220008) and concept plan (PLCP20220014) were also heard at the September 14, 2022 Planning Commission hearing.

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
- Kevin Curtis expressed concerns with increased traffic and impacts on the adjacent specialty schools to the west.
- Karen Harris stated concerns with traffic for the area.
- Ronald Wooley shared concerns with the site fly ash underground from a past coal plant, as well as traffic, trash pickup and parking.
- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
- The commission confirmed with staff that the proposal doesn't sit in the flood plain zone.
- Andrew South asked about walkable commercial opportunities, to which the applicant said that future plans will address that need.
- Daniel Gonzales shared that the concerns mentioned will be worked out as the applicant moves through the Project Plan and provides the studies necessary with that review. He is happy to see a concept plan that has a lot of open space along the river.
- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.

David A. [Signature]

Planning Commission Chair

Bill Reperane

Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located North 00°53'00" West along the Section line 354.20 feet and West 249.91 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence North 60°09'16" West for a distance of 178.48 feet to North River Run Drive; thence along North River Run Drive as follows: North 27°21'29" East 148.02 feet to the beginning of a curve, said curve turning to the right through 26°53'31", having a radius of 50.00 feet, and whose long chord bears North 40°48'49" East 23.27 feet to the beginning of a non-tangential curve, said curve turning to the left through 134°58'49", having a radius of 60.00 feet, and whose long chord bears North 13°13'50" West for a distance of 110.85 feet to the beginning of a non-tangential curve, said curve turning to the right through 49°38'46", having a radius of 50.00 feet, and whose long chord bears North 55°53'51" West 41.98 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 08°02'10", having a radius of 100.00 feet, and whose long chord bears North 27°03'23" West 14.01 feet, thence North 23°02'18" West 342.70 feet to the beginning of a curve, said curve turning to the left through an angle of 21°55'00", having a radius of 156.00 feet, and whose long chord bears North 33°59'51" West 59.31 feet to a point of intersection with a non-tangential line; thence North 14°29'10" East 18.51 feet; thence North 00°00'00" East 435.12 feet; thence North 13°24'09" East 402.81 feet to the Provo City boundary line as follows: South 89°58'59" East 333.39 feet, South 32°40'33" East 164.1826 feet, South 01°17'21" East 477.7975 feet, thence South 01°17'41" East 137.0172 feet; thence South 01°12'57" East 136.80 feet; thence South 17°27'13" West 187.99 feet; thence South 13°35'43" West 264.65 feet; thence South 21°53'12" West 155.38 feet; thence South 24°26'55" West 132.6600 feet to the point of beginning.

Area = 14.45 Acres

Provo City Planning Commission

Report of Action

September 14, 2022

ITEM 6 Dudley & Associates requests Concept Plan approval for 198 townhome units in a proposed MDR (Medium Density Residential) zone, located approximately at 5544 River Run Drive. Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLCP20220014

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

APPROVED

On a vote of 5:0, the Planning Commission approved the above noted application.

Motion By: Robert Knudsen

Second By: Andrew South

Votes in Favor of Motion: Robert Knudsen, Andrew South, Raleen Wahlin, Melissa Kendall, Daniel Gonzales
Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

RELATED ACTIONS

The related General Plan Amendment (PLGPA20220007) and Rezone (PLRZ20220008) were also heard at the September 14, 2022 Planning Commission meeting.

APPROVED/RECOMMENDED OCCUPANCY

*198 Total Units

*Type of occupancy approved: Family

*Standard Land Use Code 1112

APPROVED/RECOMMENDED PARKING

*496 Total parking stalls required

*496 Total parking stalls provided

DEVELOPMENT AGREEMENT

- Does not apply at this stage of review or approval.
- May apply with future approvals.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
- Kevin Curtis expressed concerns with increased traffic and impacts on the adjacent specialty schools to the west.
- Karen Harris stated concerns with traffic for the area.
- Ronald Wooley shared concerns with the site fly ash underground from a past coal plant, as well as traffic, trash pickup and parking.
- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
- The commission confirmed with staff that the proposal doesn't sit in the flood plain zone.
- Andrew South asked about walkable commercial opportunities, to which the applicant said that future plans will address that need.
- Daniel Gonzales shared that the concerns mentioned will be worked out as the applicant moves through the Project Plan and provides the studies necessary with that review. He is happy to see a concept plan that has a lot of open space along the river.
- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

Provo City Planning Commission

Report of Action

September 14, 2022

- *ITEM 7 Dudley & Associates requests a Zone Map Amendment from the RBP (Research and Business Park) zone to the MDR (Medium Density Residential) zone to allow for a new multi-family residential district, located approximately at 5544 N River Run Drive, Riverbottoms Neighborhood. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLRZ20220008
-

The following action was taken by the Planning Commission on the above described item at its regular meeting of September 14, 2022:

RECOMMENDED APPROVAL WITH CONDITIONS

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above noted application with conditions.

Conditions of Approval: That the proffered Development Agreement is signed.

Motion By: Melissa Kendall

Second By: Robert Knudsen

Votes in Favor of Motion: Melissa Kendall, Robert Knudsen, Raleen Wahlin, Andrew South, Daniel Gonzales

Daniel Gonzales was present as Chair.

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The property to be rezoned to the MDR Zone is described in the attached Exhibit A.

RELATED ACTIONS

The related General Plan Map Amendment (PLGPA20220007) and Concept Plan (PLCP20220014) were also heard at the September 14, 2022 Planning Commission meeting.

DEVELOPMENT AGREEMENT

- Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Staff responded to Planning Commission questions regarding use, density, and design of the site.

CITY DEPARTMENTAL ISSUES

- The Coordinator Review Committee (CRC) has reviewed the application and given their approval.

NEIGHBORHOOD MEETING DATE

- A neighborhood meeting was held on 02/03/2022.

NEIGHBORHOOD AND PUBLIC COMMENT

- The Neighborhood Chair was not present or did not address the Planning Commission during the hearing.
- Neighbors or other interested parties were present or addressed the Planning Commission.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Lynn Martin expressed concerns about access to the river and rental property on the site and hoped to address concerns for her fathers' land near the site.
- Kevin Curtis expressed concerns with increased traffic and impacts on the adjacent specialty schools to the west.
- Karen Harris stated concerns with traffic for the area.
- Ronald Wooley shared concerns with the site fly ash underground from a past coal plant, as well as traffic, trash pickup and parking.
- Jeff Jermaine shared concerns about the fly ash in the ground and has concerns with increased traffic and safety.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Jason White represented the applicant and illustrated the background, research, and goals that brought this proposal forward. He noted the need for this type of housing in Provo.
- Jim Ivory confirmed that the development will tie to Provo water and will not be a threat to adjacent property water rights.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Melissa Kendall confirmed with staff that the townhomes being rented by one owner would be a benefit for the development and confirmed occupancy for the proposed development.
- Daniel Gonzales inquired what density would currently be allowed in the MDR zoned property against University Avenue compared to what is able to be built on this proposed residential land. He also wanted to confirm that the trail network on the site was going to continue.
- The commission confirmed with staff that the proposal doesn't sit in the flood plain zone.
- Andrew South asked about walkable commercial opportunities, to which the applicant said that future plans will address that need.
- Daniel Gonzales shared that the concerns mentioned will be worked out as the applicant moves through the Project Plan and provides the studies necessary with that review. He is happy to see a concept plan that has a lot of open space along the river.
- The Planning Commission felt confident that the issues will be addressed by the City as the plans move forward. The proposed development agreement locking the developer into the proposed concept density helps the commission feel comfortable moving these applications forward.



Planning Commission Chair



Director of Development Services

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Community and Neighborhood Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

Commencing at a point located North 00°53'00" West along the Section line 354.20 feet and West 249.91 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence North 60°09'16" West for a distance of 178.48 feet to North River Run Drive; thence along North River Run Drive as follows: North 27°21'29" East 148.02 feet to the beginning of a curve, said curve turning to the right through 26°53'31", having a radius of 50.00 feet, and whose long chord bears North 40°48'49" East 23.27 feet to the beginning of a non-tangential curve, said curve turning to the left through 134°58'49", having a radius of 60.00 feet, and whose long chord bears North 13°13'50" West for a distance of 110.85 feet to the beginning of a non-tangential curve, said curve turning to the right through 49°38'46", having a radius of 50.00 feet, and whose long chord bears North 55°53'51" West 41.98 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 08°02'10", having a radius of 100.00 feet, and whose long chord bears North 27°03'23" West 14.01 feet, thence North 23°02'18" West 342.70 feet to the beginning of a curve, said curve turning to the left through an angle of 21°55'00", having a radius of 156.00 feet, and whose long chord bears North 33°59'51" West 59.31 feet to a point of intersection with a non-tangential line; thence North 14°29'10" East 18.51 feet; thence North 00°00'00" East 435.12 feet; thence North 13°24'09" East 402.81 feet to the Provo City boundary line as follows: South 89°58'59" East 333.39 feet, South 32°40'33" East 164.1826 feet, South 01°17'21" East 477.7975 feet, thence South 01°17'41" East 137.0172 feet; thence South 01°12'57" East 136.80 feet; thence South 17°27'13" West 187.99 feet; thence South 13°35'43" West 264.65 feet; thence South 21°53'12" West 155.38 feet; thence South 24°26'55" West 132.6600 feet to the point of beginning.

Area = 14.45 Acres



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC HEARING – Enacting Section 22-11-64 PD51 (River District – 720 North 1550 East) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

PUBLIC HEARING - Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone; and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout the west side development project area in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) to be a permitted use in the Business Park (BP) zone.

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

City Council
Tue, Oct 25, 2022
6:00 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC HEARING – Enacting Section 22-11-64 PD51 (River District – 720 North 1550 East) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

PUBLIC HEARING - Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone; and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout the west side development project area in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) to be a permitted use in the Business Park (BP) zone.

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

City Council
Tue, Oct 25, 2022
6:00 pm



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

PANDA BEAR HOMES INC
PO BOX 1132
OREM, UT 84057

PROVO CITY CORPORATION
PO BOX 1849
PROVO, UT 84603

NICOLSON, DAVID L & JILL C
PO BOX 946
OREM, UT 84059

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1 XACTWARE PLAZA
OREM, UT 84097

MB FAULKNER LLC
36 W 3700 N
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

UNITED STATES OF AMERICA
125 S STATE MAIL ROOM 6107
SALT LAKE CITY, UT 84138

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DAVIS, RYAN B
236 N COUNTRY MANOR LA
ALPINE, UT 84004

QUANTUM CONSTRUCTION AND
DEVELOPMENT LC
251 W RIVER PARK DR # 300
PROVO, UT 84604

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MPT OF PROVO LLC
--OR CURRENT RESIDENT--
306 W RIVER BEND LN
PROVO, UT 84604

PROVO CITY
351 W CENTER
PROVO, UT 84601

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ZUFELT, JIMMY L & DEBRA A
558 S 130 W
OREM, UT 84058

WINEGAR, LISA M
588 N BELLA VISTA DR
OREM, UT 84097

FWT BUSINESSES LLC
602 DRAPER HEIGHTS WAY
DRAPER, UT 84020

HARRISON, MICHAEL A & CLYDA F
602 N BELLA VISTA DR
OREM, UT 84097

GILBERT, KENT S & LANA R
612 N BELLA VISTA DR
OREM, UT 84097

JOHNSON, ALAN E & NORINE L (ET
AL)
631 N BELLA VISTA DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

HENDERSON, LON & CARRIE
648 N BELLA VISTA DR
OREM, UT 84097

ARTHUR, DOUGLAS K & TERRY C
651 N BELLA VISTA DR
OREM, UT 84097

OREM KEY PROPERTIES LLC
651 W GALENA PARK BLVD STE 101
DRAPER, UT 84020

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

657 NORTH UNIVERSITY LLC
--OR CURRENT RESIDENT--
657 N UNIVERSITY AVE
OREM, UT 84097

CAMERON, CLINTON BRUCE &
MARCIA JONES
658 N BELLA VISTA DR
OREM, UT 84097

OREM CITY
--OR CURRENT RESIDENT--
702 N 1550 EAST
OREM, UT 84604

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
727 N 1550 EAST
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
727 N 1550 E # 400
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
787 N 1550 EAST
OREM, UT 84097

PACIFICORP
%PROPERTY TAX DEPARTMENT
825 NE MULTNOMAH ST # 1900
PORTLAND, OR 97232

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
825 N 1420 EAST
OREM, UT 84097

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
831 N 1420 EAST
OREM, UT 84097

WOLSEY, NICK J & AIMEE A
872 N CANYON HILLS DR
OREM, UT 84097

FAIRBANKS, DANIEL J & DONNA P
893 N 1530 E
OREM, UT 84097

BECKSTEAD, RONALD B &
PRISCILLA A
894 N 1530 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
902 N 1530 EAST
OREM, UT 84097

WOODRUFF, RUTH M
903 N 1530 E
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

HOLDSWORTH, WAYNE L & LILIANA
918 N 1530 E
OREM, UT 84097

ORTIZ, JESUS J
921 N 1530 E
OREM, UT 84097

KERN, DAVID & LYNETTE (ET AL)
934 N 1530 E
OREM, UT 84097

ABA 800 SOUTH STATE LLC
941 E 680 N
OREM, UT 84097

657 NORTH UNIVERSITY LLC
950 CEDAR AVE
PROVO, UT 84604

UNITED STATES OF AMERICA
--OR CURRENT RESIDENT--
950 N 1560 EAST
OREM, UT 84097

WILKINS, BRUCE WARREN & DEBRA
J
957 N 1530 E
OREM, UT 84097

BLACK, SCOTT BAYLES & JAMI
KOWALLIS (ET AL)
960 N 1530 E
OREM, UT 84097

BECK, STEFNIE K & JASON
968 N 1530 E
OREM, UT 84097

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

GARNER LC
1188 W 10400 S
SOUTH JORDAN, UT 84095

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

CHU HILL LLC
1212 E 1130 N
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

UHS OF PROVO CANYON INC
--OR CURRENT RESIDENT--
1350 E 750 NORTH
OREM, UT 84097

HUFFAKER, BRIAN & MISA
1355 E 660 N
OREM, UT 84097

JARVIS, MICHAEL L & KELLYE A (ET AL)
1369 E 660 N
OREM, UT 84097

SOMMERSET PARK HOLDINGS LLC
--OR CURRENT RESIDENT--
1371 E 750 NORTH
OREM, UT 84097

CASCADE PROFESSIONAL PLAZA LLC
--OR CURRENT RESIDENT--
1375 E 800 NORTH
OREM, UT 84097

K&S JENSON PROPERTIES LLC
1385 E 750 N
OREM, UT 84097

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

LIBERTY PIONEER ENERGY LLC
--OR CURRENT RESIDENT--
1409 E 840 NORTH
OREM, UT 84097

DAVIS, RYAN B
--OR CURRENT RESIDENT--
1415 E 840 NORTH
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1420 E 800 NORTH
OREM, UT 84097

BLUE 42 LLC
1422 E 820 N
OREM, UT 84097

SCHMIDT, PETER ROBERT
1425 E 880 N
OREM, UT 84097

BLUE 42 LLC
--OR CURRENT RESIDENT--
1426 E 820 NORTH
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

JAMISON PROPERTIES LLC
1428 E 840 N
OREM, UT 84097

PETERSON, LEILANI MARIE
--OR CURRENT RESIDENT--
1432 E 840 NORTH
OREM, UT 84097

PETERSON, LEILANI MARIE
1432 E 840 N STE 100
OREM, UT 84097

CWCIC LC
%HANSEN, DENNIS
1433 E 840 N
OREM, UT 84097

CANYON VIEW OF OREM LLC
--OR CURRENT RESIDENT--
1434 E 820 NORTH
OREM, UT 84097

MMSALTZ LTD (ET AL)
1434 E 880 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1435 E 840 NORTH
OREM, UT 84097

LAMBSON, ALAN K & EDEL C
1436 E 920 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1437 E 840 NORTH
OREM, UT 84097

BRYCE, NATHAN KEITH & KRISTIN
GAYLE
1439 E 880 N
OREM, UT 84097

SACHS INVESTMENT PROPERTY LLC
--OR CURRENT RESIDENT--
1442 E 820 NORTH
OREM, UT 84097

SAGERS, JAMES (ET AL)
1446 E 880 N
OREM, UT 84097

GARNER LC
--OR CURRENT RESIDENT--
1450 E 820 NORTH
OREM, UT 84097

BROBERG, ROGER D & LAJEAN G
1452 E 920 N
OREM, UT 84097

WOODRUFF, RUTH M
--OR CURRENT RESIDENT--
1453 E 920 NORTH
OREM, UT 84097

FWT BUSINESSES LLC
--OR CURRENT RESIDENT--
1454 E 820 NORTH
OREM, UT 84097

BUTLER, RICHARD JOHN & DIANE
(ET AL)
1455 E 880 N
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1457 E 840 NORTH
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1461 E 840 NORTH
OREM, UT 84097

NICHOLSON, LYNELLE & STEVEN L
1468 E 880 N
OREM, UT 84097

VELLINGA, AMANDA KAY (ET AL)
--OR CURRENT RESIDENT--
1468 E 920 NORTH
OREM, UT 84097

HARRIS, ROBERT JAMES (ET AL)
1471 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LC
--OR CURRENT RESIDENT--
1472 E 820 NORTH
OREM, UT 84097

OLSEN, TONY F & KERRI
1478 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1480 E 820 NORTH
OREM, UT 84097

ABA 800 SOUTH STATE LLC
--OR CURRENT RESIDENT--
1481 E 840 NORTH
OREM, UT 84097

ROJAS, PEDRO M & ANA A
1482 E 920 N
OREM, UT 84097

PATTON, DANNY R & BARBARA (ET
AL)
1483 E 880 N
OREM, UT 84097

HEALTH WATCH PROVO INC
--OR CURRENT RESIDENT--
1485 E 840 NORTH
OREM, UT 84097

STINGER, DENNIS P & LORI
1485 E 920 N
OREM, UT 84097

MAKIN, JUSTIN R & JENNIFER ANN
1486 E 880 N
OREM, UT 84097

MICHAELIS, DAVID JOHN & TANYA
KATHERINE
1494 E 920 N
OREM, UT 84097

SU, CHARLES & CHUEH-CHIH (ET AL)
1501 E 920 N
OREM, UT 84097

YOUNG, ROBERT & STACEY (ET AL)
1506 E 970 N
OREM, UT 84097

TD GARAGE LLC
1510 E 840 N
OREM, UT 84097

TD GARAGE LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 101
OREM, UT 84097

CHU HILL LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 201
OREM, UT 84097

NICOLSON, DAVID L & JILL C
--OR CURRENT RESIDENT--
1555 E 800 NORTH
OREM, UT 84097

BA LIMITED LC
1555 N TECHNOLOGY WY
SALT LAKE CITY, UT 84157

BA WAREHOUSE LC
--OR CURRENT RESIDENT--
1569 E 800 NORTH
OREM, UT 84097

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

SOMMERSET PARK HOLDINGS LLC
2064 GRAYSTONE LA
DRAPER, UT 84020

CASCADE PROFESSIONAL PLAZA
LLC
%WYNGATE PROPERTY
MANAGEMENT
2230 N UNIVERSITY PKWY STE 2F
PROVO, UT 84604

MILO PROPERTY LLC
2975 INDIAN HILLS DR
PROVO, UT 84604

BA WAREHOUSE LC
%HARKNESS, DAVID
3200 W CLUBHOUSE DR STE 200
LEHI, UT 84043

LIBERTY PIONEER ENERGY LLC
3319 N UNIVERSITY AVE STE 200
PROVO, UT 84604

BACK BAY INVESTMENTS LLC
3733 PEBBLE LN
PROVO, UT 84604

SACHS INVESTMENT PROPERTY LLC
4126 W JOSUAH LN
CEDAR HILLS, UT 84062

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

VELLINGA, AMANDA KAY (ET AL)
4837 N 400 E
PROVO, UT 84604

CANYON VIEW OF OREM LLC
5132 N 300 W STE 100
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5448 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
5455 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
--OR CURRENT RESIDENT--
5485 N 250 WEST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5572 N 60 EAST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5575 N UNIVERSITY AV
PROVO, UT 84604

HERITAGE BEHAVIORAL HEALTH
SYSTEMS INC
5600 HERITAGE SCHOOL DR
PROVO, UT 84604

Q INVESTMENTS LLC
--OR CURRENT RESIDENT--
5600 N UNIVERSITY AV
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5720 N HERITAGE SCHOOL (250 W)
DR
PROVO, UT 84604

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

HEALTH WATCH PROVO INC
9152 SILVER LAKE DR
CEDAR HILLS, UT 84062

CIRQUE CONDOS LLC (ET AL)
10274 N BAYHILL DR
CEDAR HILLS, UT 84062

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL ENACTING SECTION 22-11-64 PD51 (*RIVER DISTRICT – 720 NORTH 1550 EAST*) ZONE, AND APPENDIX “YY” OF THE OREM CITY CODE, AND AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE OF 3.15 ACRES FROM THE BUSINESS PARK (BP) ZONE TO THE PD51 ZONE AT APPROXIMATELY 720 NORTH 1550 EAST.

WHEREAS on November 21, 2022, Julie Smith filed an application with the City of Orem to request enacting Section 22-11-64 PD-51 (*River District – 720 North 1550 East*) zone, and Appendix “YY” of the Orem City Code and to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 7, 2022 and September 21, 2022; and

WHEREAS public hearing notices were mailed to one hundred three (139) residents within one-thousand five hundred (1,500) feet of the property; and

WHEREAS a public hearing considering the subject application was held by the City Council on October 25, 2022; 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; the compliance of the request with all applicable City ordinances; 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 interests of the City because it allows for affordable housing in an undeveloped area that will not substantially alter the nature of the neighborhood and will not negatively affect the health, safety and general welfare of the City.
2. The City Council hereby approves the application to enact Section 22-11-64 PD51 (*River District – 720 North 1550 East*) zone, and Appendix “YY” of the Orem City Code, and to amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at

DRAFT

approximately 720 North 1550 East, 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.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

FAILED, DENIED and ORDERED PUBLISHED this **25th** day of **October 2022**.

David A. Young, Mayor

ATTEST:

JoD’Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Terry Peterson	☐	☐	☐
David Spencer	☐	☐	☐

22-11-64. PD-51 Zone, 750 North 1550 East.

- A. **Purpose.** The purpose of the PD-51 zone is to provide a planned development of attached residential dwelling units. The PD-51 zone may only be applied to parcel(s) designated in Appendix YY of the Orem City Code.
- B. **Development Standards.** The development standards set forth in Article 22-7 (low-density PRD) of the Orem City Code shall apply to the PD-51 zone except as expressly modified as follows:
1. **Density.** The density for the PD-51 Zone shall not exceed eight (8) units per gross acre.
 2. **Height.** Structures in the PD-51 zone shall not exceed three (3) stories above grade and shall not exceed a height of forty (40) feet above grade.
 3. **Setbacks.** All buildings shall be set back at least twenty (20) feet from any street and from the boundary of the PD-51 zone. All buildings shall be separated from other buildings by at least twenty (20) feet.
 4. **Utilities.** The public sewer system and the public water supply shall serve all dwellings. However, the sewer lines and water lines within the PD-51 zone shall be privately owned and maintained. All utilities shall be underground.
 5. **Fences.** Fencing is not required. However, the type, size and location of any fence shall be included as part of the site plan.
 6. **Exterior Finishing Materials.** The exterior elevations and finishing materials shall be a combination of brick, rock, stone, cement fiber siding, and/or stucco. Vinyl and aluminum siding are prohibited.
 7. **No Stacked Units.** Stacked units are not allowed in the PD-51 zone.
- C. **Concept Plan.** Development in the PD-51 zone shall substantially conform to the Concept Plan included herein as Appendix YY and incorporated herein by reference. The Concept Plan illustrates the site layout, types of uses, and design and architectural style of buildings to be developed within the PD-51 Zone. No request for development within the PD-51 zone shall be approved which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance. However, minor amendments to the Concept Plan may be administratively approved by the City Manager or the City Manager's designee.

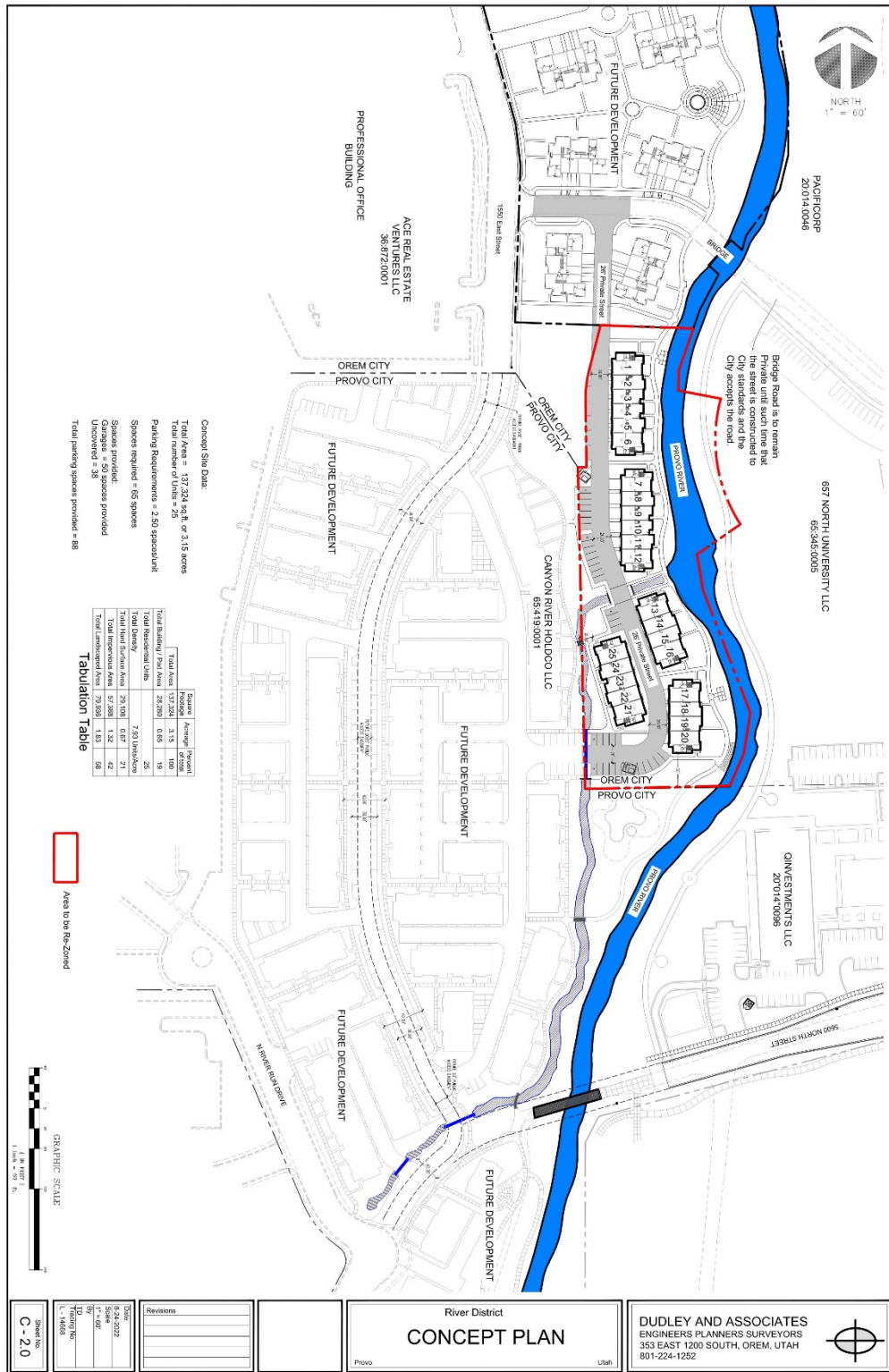
DRAFT

Proposed Zoning



DRAFT

Appendix YY Concept Plan



DRAFT

Appendix YY Concept Elevations



PROVO RIVER TOWNHOMES
PROVO | UTAH
FOULGER PRATT | 21-133
DATE 07/28/122

PRELIMINARY SUBMITTAL

COVER SHEET



DRAFT

Appendix YY Concept Elevations

PROVO RIVER TOWNHOMES
PROVO | UTAH
FOULGER PRATT | 21-133
DATE: 07/28/22

PRELIMINARY SUBMITTAL



ELEVATIONS | OPTION A

DRAFT

Appendix YY Concept Elevations



PROVO RIVER TOWNHOMES
PROVO | UTAH
FOULGER PRATT | 21-133
DATE 07 | 22 | 22

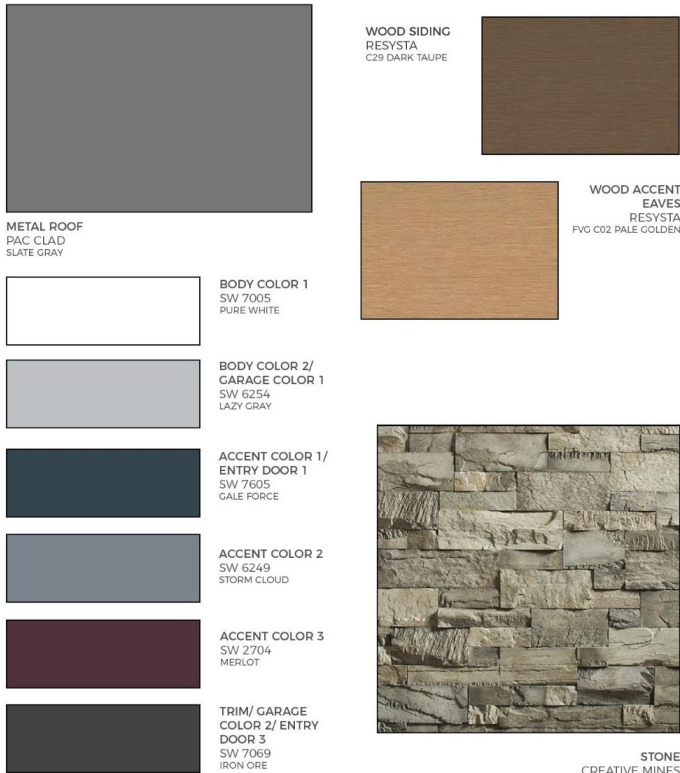
PRELIMINARY SUBMITTAL

ELEVATIONS & PERSPECTIVES | OPTION A

2" = 1' 0" SCALE
0 5 10 15

DRAFT

Appendix YY Material Boards



*All siding to be HardiePlank Lap Siding

* Materials subject to change due to future availability

RIVER DISTRICT

PROVO & OREM | UTAH
FOULGER-PRATT | 21-029
DATE 12 | 17 | 21

ARCHITECTURAL MATERIAL BOARD
TOWNHOME SCHEME 1



*All siding to be HardiePlank Lap Siding

* Materials subject to change due to future availability

RIVER DISTRICT

PROVO & OREM | UTAH
FOULGER-PRATT | 21-029
DATE 12 | 17 | 21

ARCHITECTURAL MATERIAL BOARD
TOWNHOME SCHEME 3



DRAFT



**CITY OF OREM
CITY COUNCIL
MEETING
OCTOBER 25, 2022**

REQUEST:	PUBLIC HEARING / ORDINANCE - Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 <i>Fast Food</i> and making such use permitted in the Business Park (BP) zone; and amending Section 22-9-8(1) <i>Miscellaneous Regulations for Manufacturing and Research and Development Zones</i> to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout the west side development project area in the Business Park (BP) zone located at approximately 800 North and University Avenue.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Cheryl Vargas, Associate Planner

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
OCTOBER 25, 2022



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING - Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 <i>Fast Food</i> and making such use permitted in the Business Park (BP) zone; and amending Section 22-9-8(1) <i>Miscellaneous Regulations for Manufacturing and Research and Development Zones</i> to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout each individual project area on the west side of the river in the Business Park (BP) zone located at approximately 800 North and University Avenue.
APPLICANT:	Julie Smith
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Posted at utah.gov/pa
- Mailed 139 postcards to residents within 1,500 feet

SITE INFORMATION:

General Plan Designation:
Professional Services
 Current Zone: **BP**
 Acreage: **n/a**
 Neighborhood: **n/a**

**PLANNING
COMMISSION
RECOMMENDATION**

4-1 for Approval

PREPARED BY:
 Cheryl Vargas
 Associate Planner

REQUEST: The applicant requests the City amend a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone; and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout each individual project area on the west side of the river in the Business Park (BP) zone located at approximately 800 North and University Avenue.

BACKGROUND:

The applicant proposes changes to the Business Park zone located at approximately 800 North and University Avenue to allow development to be consistent throughout each individual project area west of the Provo River. Current language would require all development west of the river to be consistent with the existing office building located on site.

The applicant also requests to amend SLU Code 5811 *Fast Food* to allow restaurants with a drive-thru in the BP zone.

22-9-8. Miscellaneous Regulations for Manufacturing and Research and Development Zones.

1. ~~H.~~ H. The following additional requirements shall apply to development in the BP zone:
- a. No more than thirty percent (30%) of the gross leaseable area (as defined in section 22-15-2) of any building may be devoted to retail uses. However, buildings that are used solely as a restaurant and have at least 3,000 square feet are excluded from this restriction.
 - ~~b. No restaurant may have a drive-through.~~
 - c. For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall ~~have an architectural and design theme consistent with the existing office building.~~ be consistent

throughout each individual project area. For development east of the Provo River the architectural and design theme may be different from the west side of the river but shall be consistent throughout the east side development.

On September 21, 2022 the Orem City Planning Commission recommended the City Council approve the proposed amendments.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
5811	Fast Food	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	NP

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone; and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout each individual project area located on the west side in the Business Park (BP) zone located at approximately 800 North and University Avenue.

22-9-8 Miscellaneous Regulations for Manufacturing and Research and Development Zones.

...

1. ~~H.~~ The following additional requirements shall apply to development in the BP zone:
- a. No more than thirty percent (30%) of the gross leaseable area (as defined in section 22-15-2) of any building may be devoted to retail uses. However, buildings that are used solely as a restaurant and have at least 3,000 square feet are excluded from this restriction.
 - b. ~~No restaurant may have a drive-through.~~
 - c. ~~For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall have an architectural and design theme consistent with the existing office building. be consistent throughout each individual project area.~~ For development east of the Provo River the architectural and design theme may be different from the west side of the river but shall be consistent throughout the east side development.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
5811	Fast Food	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	NP

Planning Commission Minutes – September 21, 2022

Agenda Item 3.5 is a request by Julie Smith for the City to amend a portion Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

Staff Presentation: A Public Hearing to amend Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use a permitted use in the Business Park (BP) zone was held September 7, 2022. It was determined that more time was needed for the Planning Commission to discuss this item and to see whether Provo approved their portion of the project. The item was continued to September 21, 2022 to move together with the rezone and enactment of Appendix “YY”.

On September 14, 2022, Provo City Planning Commission sent a positive recommendation (5-0 vote) to their City Council to approve the General Plan Map Amendment, Concept Plan and Zone Map Amendment (with the condition a Development Agreement is signed). Here is the link: [Provo Recommendation](#)

The applicant proposes changes to the Business Park zone located at approximately 800 North and University Avenue to allow development west of the Provo River to be consistent throughout the west side development.

The applicant is also proposing to amend the SLU Code 5811 *Fast Food* to allow restaurants with a drive-thru in the BP zone.

22-9-8. Miscellaneous Regulations for Manufacturing and Research and Development Zones.

4. **H.** The following additional requirements shall apply to development in the BP zone:
- No more than thirty percent (30%) of the gross leaseable area (as defined in section 22-15-2) of any building may be devoted to retail uses. However, buildings that are used solely as a restaurant and have at least 3,000 square feet are excluded from this restriction.
 - ~~No restaurant may have a drive-through.~~
 - For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall ~~have an architectural and design theme consistent with the existing office building.~~ **be consistent throughout each individual project area.** For development east of the Provo River the architectural and design theme may be different from the west side of the river but shall be consistent throughout the east side development.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
5811	Fast Food	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	NP

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a recommendation to the City Council to amend a portion Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue.

Vice-Chair Komen asked if the Planning Commission had any questions for Ms. Stevens. ([click here for recording](#))

Vice-Chair Komen invited the applicant to come forward. Jim Ivory, Folger Pratt, introduced himself.

Vice-Chair Komen opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone:

Lynette Kern

Discussion was held regarding allowing drive-thru restaurants and whether the rezone was necessary ([click here for recording](#))

Vice-Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Ms. Okolowitz moved to forward a positive recommendation to the City Council to amend a portion Appendix A of the Orem City Code to amend Standard Land Use Code 5811 *Fast Food* and make such use permitted in the Business Park (BP) zone and amend Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout the west side development project areas in the Business Park (BP) zone located at approximately 800 North and University Avenue. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen and Tina Okolowitz. Those voting nay: Murry Low. The motion passed.

Thursday, November 18, 2021

Minutes from River District Neighborhood Meeting, Thursday, November 18, 2021, regarding 750 North 550 East zone change, creation of new zone and Plat amendment.

Julie Smith, a consultant, Jim Ivory, the developer, and Jason White one of the owners, conducted the meeting which began at 6 pm, Julie Smith took the minutes.

A description of the project was explained and discussed.

The City Approval Process was addressed as a few Neighbors had questions.

David and Joi Pearson were concerned about increased traffic on 800 North.

A traffic study was discussed in reference to concerns about increased traffic on 800 North.

A Neighbor was concerned about how unsafe the property currently is: homeless people, drug dealers etc.

The neighbors are excited to see the area cleaned up. "This is the best proposal we have seen on this property"

The meeting was attended by 6 residents. The meeting concluded at 7:00 PM

Julie Smith did receive one phone call from Kevin Curtis from Heritage School, he stated he was not able to attend but wanted information. I sent him the concept plan. No other correspondence was had.

*There was an error on the flyer, stating meeting would be held at the Orem City Council Chambers

Julie Smith had Faye Howard at the city to direct parties to the correct meeting site.

Two people showed up and were redirected. They came to the meeting location.

NEIGHBORHOOD MEETING

11-18-2021

Suzanne Ran

DAVID & JOI PEARSON

KIRK BECKER CHURCH

Greg Bird

Brian B —

Julie Smith
182 S. Orem Blvd. Orem
Julielynnsmith5@gmail.com
801-368-9552

NEIGHBORHOOD MEETING

1510 E. 840 North, Orem

Thursday, November 18th

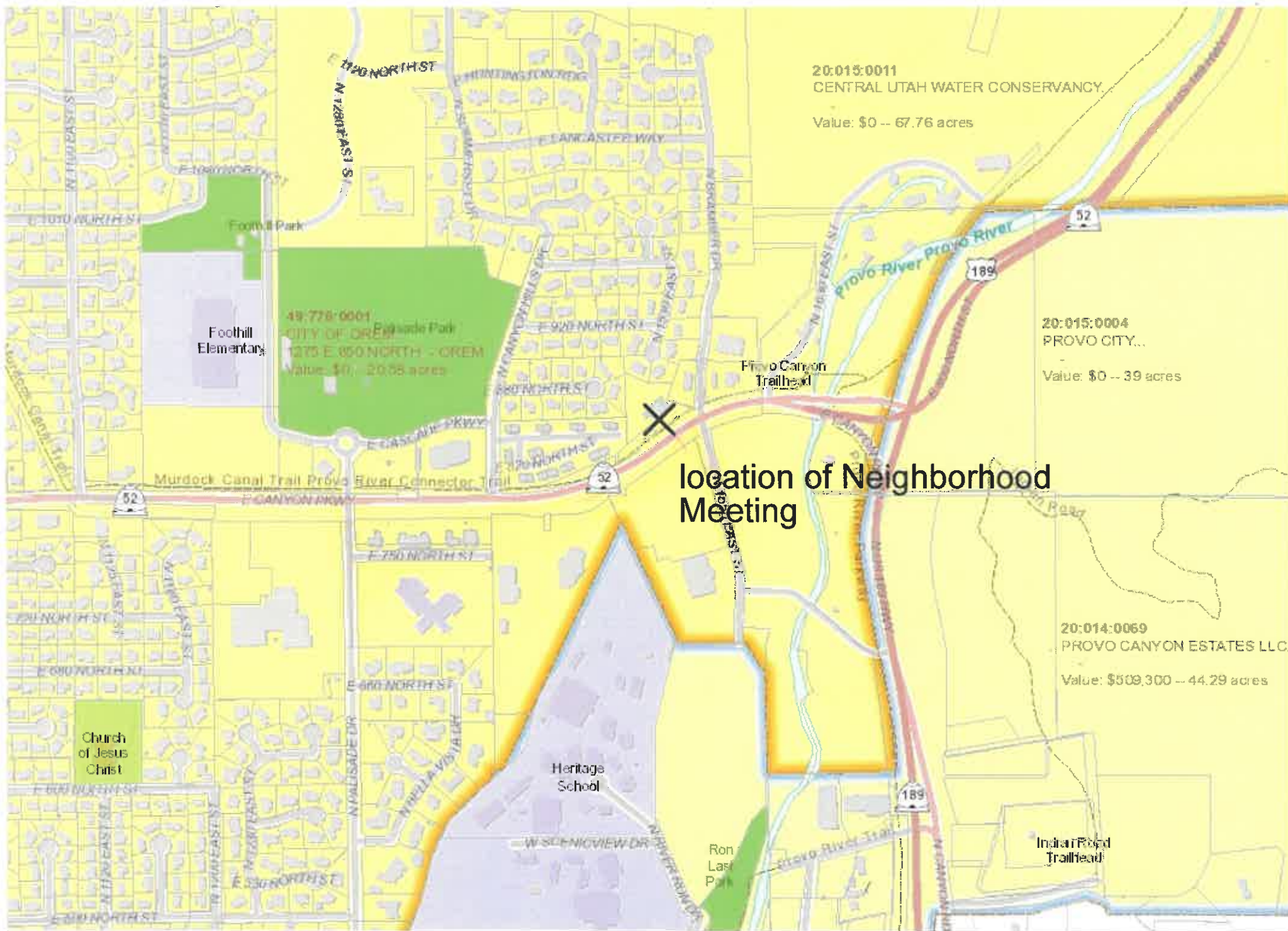
6:00 P.M.

Julie Smith is holding a neighborhood meeting at the Orem City Council Chambers, to discuss a proposed Zone Change on property located at approx. 1150 East 660 North. The current zoning of the subject property is Business Park (BP), the proposed project would ask for PD 51 Zoning.

"Pursuant to Orem City Code 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity 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."

Should you be unable to attend the meeting or if you have a question, please contact Julie Smith 801-368-9552.







City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC HEARING – Enacting Section 22-11-64 PD51 (River District – 720 North 1550 East) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

PUBLIC HEARING - Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone; and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout the west side development project area in the Business Park (BP) zone located at approximately 800 North and University Avenue.

The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) to be a permitted use in the Business Park (BP) zone.

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

City Council
Tue, Oct 25, 2022
6:00 pm



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

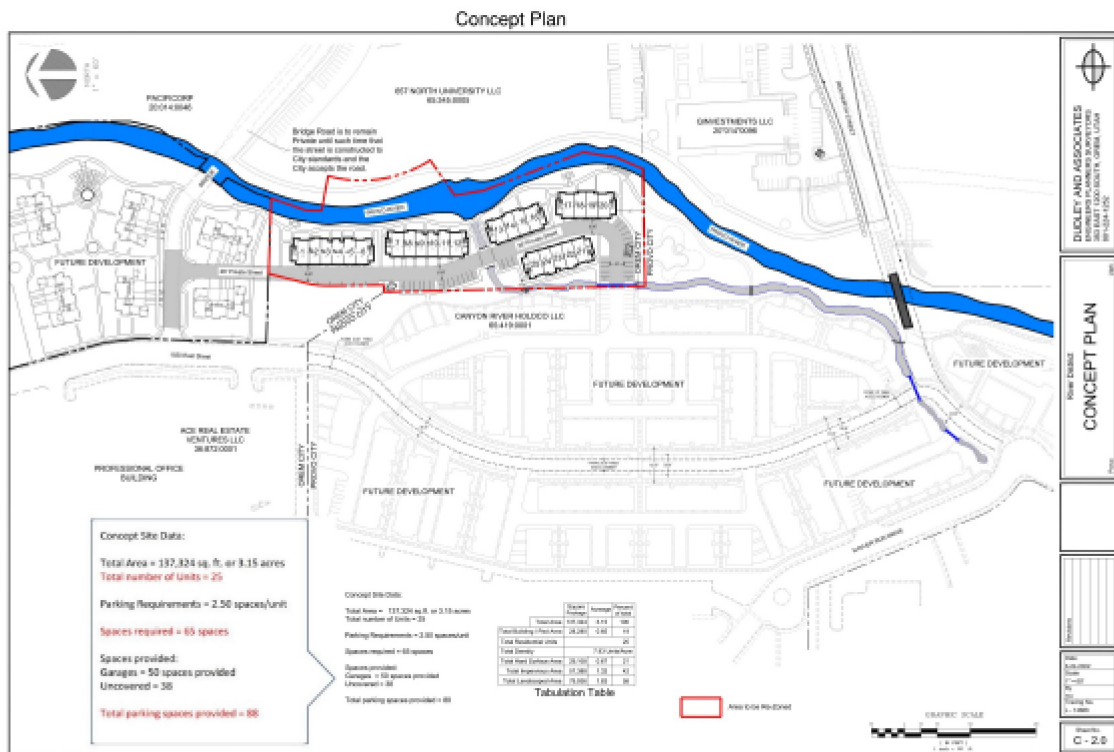
PUBLIC HEARING – Enacting Section 22-11-64 PD51 (River District – 720 North 1550 East) zone, and Appendix “YY” of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone of 3.15 acres from the Business Park (BP) zone to the PD51 zone at approximately 720 North 1550 East.

PUBLIC HEARING - Amending a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 Fast Food and making such use permitted in the Business Park (BP) zone; and amending Section 22-9-8(1) Miscellaneous Regulations for Manufacturing and Research and Development Zones to allow fast food restaurants with a drive-thru; and to make architectural standards consistent throughout the west side development project area in the Business Park (BP) zone located at approximately 800 North and University Avenue.

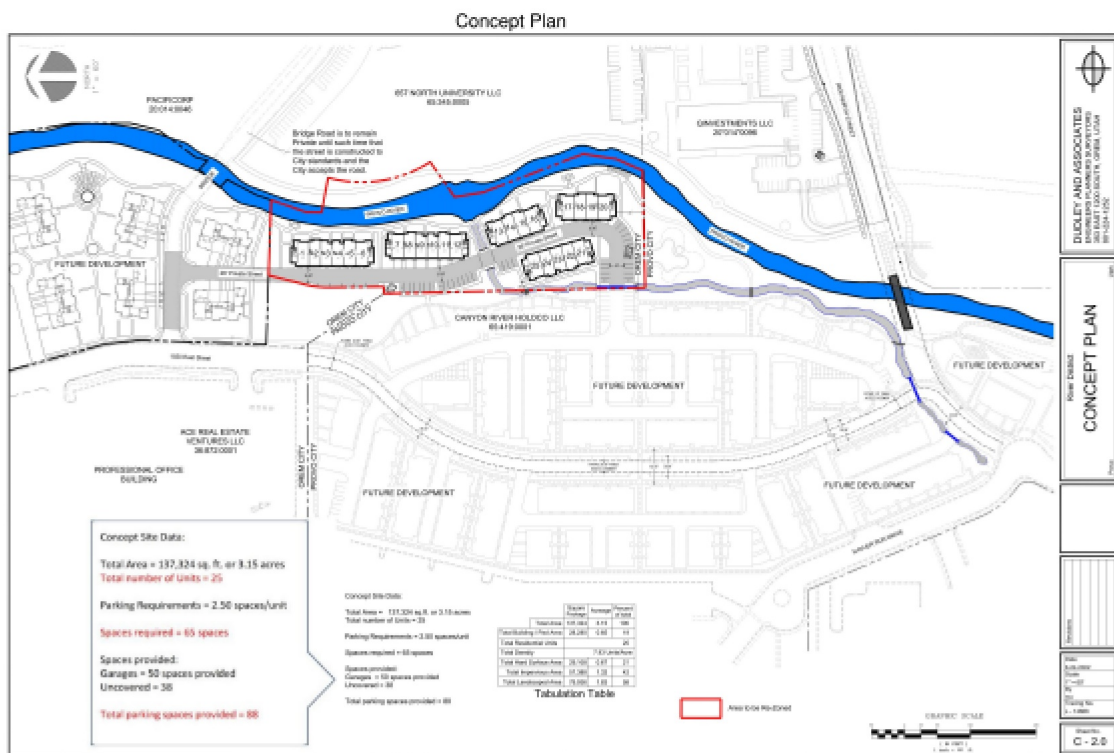
The applicant is proposing this rezone and map amendment from the Business Park zone to the PD51 zone so they can build a planned development of attached residential dwelling units, consistent with the property to the south which is located in the Provo City boundaries. They also want to allow restaurants with drive-thrus (SLU 5811 Fast Food) to be a permitted use in the Business Park (BP) zone.

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

City Council
Tue, Oct 25, 2022
6:00 pm



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

PANDA BEAR HOMES INC
PO BOX 1132
OREM, UT 84057

PROVO CITY CORPORATION
PO BOX 1849
PROVO, UT 84603

NICOLSON, DAVID L & JILL C
PO BOX 946
OREM, UT 84059

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1 XACTWARE PLAZA
OREM, UT 84097

MB FAULKNER LLC
36 W 3700 N
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
50 W BROADWAY STE 333 PMB 42981
SALT LAKE CITY, UT 84101

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

UNITED STATES OF AMERICA
125 S STATE MAIL ROOM 6107
SALT LAKE CITY, UT 84138

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

DAVIS, RYAN B
236 N COUNTRY MANOR LA
ALPINE, UT 84004

QUANTUM CONSTRUCTION AND
DEVELOPMENT LC
251 W RIVER PARK DR # 300
PROVO, UT 84604

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MPT OF PROVO LLC
--OR CURRENT RESIDENT--
306 W RIVER BEND LN
PROVO, UT 84604

PROVO CITY
351 W CENTER
PROVO, UT 84601

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ZUFELT, JIMMY L & DEBRA A
558 S 130 W
OREM, UT 84058

WINEGAR, LISA M
588 N BELLA VISTA DR
OREM, UT 84097

FWT BUSINESSES LLC
602 DRAPER HEIGHTS WAY
DRAPER, UT 84020

HARRISON, MICHAEL A & CLYDA F
602 N BELLA VISTA DR
OREM, UT 84097

GILBERT, KENT S & LANA R
612 N BELLA VISTA DR
OREM, UT 84097

JOHNSON, ALAN E & NORINE L (ET
AL)
631 N BELLA VISTA DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

HENDERSON, LON & CARRIE
648 N BELLA VISTA DR
OREM, UT 84097

ARTHUR, DOUGLAS K & TERRY C
651 N BELLA VISTA DR
OREM, UT 84097

OREM KEY PROPERTIES LLC
651 W GALENA PARK BLVD STE 101
DRAPER, UT 84020

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

657 NORTH UNIVERSITY LLC
--OR CURRENT RESIDENT--
657 N UNIVERSITY AVE
OREM, UT 84097

CAMERON, CLINTON BRUCE &
MARCIA JONES
658 N BELLA VISTA DR
OREM, UT 84097

OREM CITY
--OR CURRENT RESIDENT--
702 N 1550 EAST
OREM, UT 84604

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
727 N 1550 EAST
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
727 N 1550 E # 400
OREM, UT 84097

ACE REAL ESTATE VENTURES LLC
--OR CURRENT RESIDENT--
787 N 1550 EAST
OREM, UT 84097

PACIFICORP
%PROPERTY TAX DEPARTMENT
825 NE MULTNOMAH ST # 1900
PORTLAND, OR 97232

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
825 N 1420 EAST
OREM, UT 84097

MILO PROPERTY LLC
--OR CURRENT RESIDENT--
831 N 1420 EAST
OREM, UT 84097

WOLSEY, NICK J & AIMEE A
872 N CANYON HILLS DR
OREM, UT 84097

FAIRBANKS, DANIEL J & DONNA P
893 N 1530 E
OREM, UT 84097

BECKSTEAD, RONALD B &
PRISCILLA A
894 N 1530 E
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
902 N 1530 EAST
OREM, UT 84097

WOODRUFF, RUTH M
903 N 1530 E
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

HOLDSWORTH, WAYNE L & LILIANA
918 N 1530 E
OREM, UT 84097

ORTIZ, JESUS J
921 N 1530 E
OREM, UT 84097

KERN, DAVID & LYNETTE (ET AL)
934 N 1530 E
OREM, UT 84097

ABA 800 SOUTH STATE LLC
941 E 680 N
OREM, UT 84097

657 NORTH UNIVERSITY LLC
950 CEDAR AVE
PROVO, UT 84604

UNITED STATES OF AMERICA
--OR CURRENT RESIDENT--
950 N 1560 EAST
OREM, UT 84097

WILKINS, BRUCE WARREN & DEBRA
J
957 N 1530 E
OREM, UT 84097

BLACK, SCOTT BAYLES & JAMI
KOWALLIS (ET AL)
960 N 1530 E
OREM, UT 84097

BECK, STEFNIE K & JASON
968 N 1530 E
OREM, UT 84097

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

GARNER LC
1188 W 10400 S
SOUTH JORDAN, UT 84095

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

CHU HILL LLC
1212 E 1130 N
OREM, UT 84097

TINA OKOLOWITZ
1245 N. 260 WEST
OREM, UT 84057

AMBER POPE
1278 N. 500 WEST
OREM, UT 84057

UHS OF PROVO CANYON INC
--OR CURRENT RESIDENT--
1350 E 750 NORTH
OREM, UT 84097

HUFFAKER, BRIAN & MISA
1355 E 660 N
OREM, UT 84097

JARVIS, MICHAEL L & KELLYE A (ET AL)
1369 E 660 N
OREM, UT 84097

SOMMERSET PARK HOLDINGS LLC
--OR CURRENT RESIDENT--
1371 E 750 NORTH
OREM, UT 84097

CASCADE PROFESSIONAL PLAZA LLC
--OR CURRENT RESIDENT--
1375 E 800 NORTH
OREM, UT 84097

K&S JENSON PROPERTIES LLC
1385 E 750 N
OREM, UT 84097

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

LIBERTY PIONEER ENERGY LLC
--OR CURRENT RESIDENT--
1409 E 840 NORTH
OREM, UT 84097

DAVIS, RYAN B
--OR CURRENT RESIDENT--
1415 E 840 NORTH
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
--OR CURRENT RESIDENT--
1420 E 800 NORTH
OREM, UT 84097

BLUE 42 LLC
1422 E 820 N
OREM, UT 84097

SCHMIDT, PETER ROBERT
1425 E 880 N
OREM, UT 84097

BLUE 42 LLC
--OR CURRENT RESIDENT--
1426 E 820 NORTH
OREM, UT 84097

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
1426 E 750 N STE 400
OREM, UT 84097

JAMISON PROPERTIES LLC
1428 E 840 N
OREM, UT 84097

PETERSON, LEILANI MARIE
--OR CURRENT RESIDENT--
1432 E 840 NORTH
OREM, UT 84097

PETERSON, LEILANI MARIE
1432 E 840 N STE 100
OREM, UT 84097

CWCIC LC
%HANSEN, DENNIS
1433 E 840 N
OREM, UT 84097

CANYON VIEW OF OREM LLC
--OR CURRENT RESIDENT--
1434 E 820 NORTH
OREM, UT 84097

MMSALTZ LTD (ET AL)
1434 E 880 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1435 E 840 NORTH
OREM, UT 84097

LAMBSON, ALAN K & EDEL C
1436 E 920 N
OREM, UT 84097

CWCIC LC
--OR CURRENT RESIDENT--
1437 E 840 NORTH
OREM, UT 84097

BRYCE, NATHAN KEITH & KRISTIN
GAYLE
1439 E 880 N
OREM, UT 84097

SACHS INVESTMENT PROPERTY LLC
--OR CURRENT RESIDENT--
1442 E 820 NORTH
OREM, UT 84097

SAGERS, JAMES (ET AL)
1446 E 880 N
OREM, UT 84097

GARNER LC
--OR CURRENT RESIDENT--
1450 E 820 NORTH
OREM, UT 84097

BROBERG, ROGER D & LAJEAN G
1452 E 920 N
OREM, UT 84097

WOODRUFF, RUTH M
--OR CURRENT RESIDENT--
1453 E 920 NORTH
OREM, UT 84097

FWT BUSINESSES LLC
--OR CURRENT RESIDENT--
1454 E 820 NORTH
OREM, UT 84097

BUTLER, RICHARD JOHN & DIANE
(ET AL)
1455 E 880 N
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1457 E 840 NORTH
OREM, UT 84097

OREM KEY PROPERTIES LLC
--OR CURRENT RESIDENT--
1461 E 840 NORTH
OREM, UT 84097

NICHOLSON, LYNELLE & STEVEN L
1468 E 880 N
OREM, UT 84097

VELLINGA, AMANDA KAY (ET AL)
--OR CURRENT RESIDENT--
1468 E 920 NORTH
OREM, UT 84097

HARRIS, ROBERT JAMES (ET AL)
1471 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LC
--OR CURRENT RESIDENT--
1472 E 820 NORTH
OREM, UT 84097

OLSEN, TONY F & KERRI
1478 E 880 N
OREM, UT 84097

BACK BAY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1480 E 820 NORTH
OREM, UT 84097

ABA 800 SOUTH STATE LLC
--OR CURRENT RESIDENT--
1481 E 840 NORTH
OREM, UT 84097

ROJAS, PEDRO M & ANA A
1482 E 920 N
OREM, UT 84097

PATTON, DANNY R & BARBARA (ET
AL)
1483 E 880 N
OREM, UT 84097

HEALTH WATCH PROVO INC
--OR CURRENT RESIDENT--
1485 E 840 NORTH
OREM, UT 84097

STINGER, DENNIS P & LORI
1485 E 920 N
OREM, UT 84097

MAKIN, JUSTIN R & JENNIFER ANN
1486 E 880 N
OREM, UT 84097

MICHAELIS, DAVID JOHN & TANYA
KATHERINE
1494 E 920 N
OREM, UT 84097

SU, CHARLES & CHUEH-CHIH (ET AL)
1501 E 920 N
OREM, UT 84097

YOUNG, ROBERT & STACEY (ET AL)
1506 E 970 N
OREM, UT 84097

TD GARAGE LLC
1510 E 840 N
OREM, UT 84097

TD GARAGE LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 101
OREM, UT 84097

CHU HILL LLC
--OR CURRENT RESIDENT--
1510 E 840 NORTH UNIT# 201
OREM, UT 84097

NICOLSON, DAVID L & JILL C
--OR CURRENT RESIDENT--
1555 E 800 NORTH
OREM, UT 84097

BA LIMITED LC
1555 N TECHNOLOGY WY
SALT LAKE CITY, UT 84157

BA WAREHOUSE LC
--OR CURRENT RESIDENT--
1569 E 800 NORTH
OREM, UT 84097

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

SOMMERSET PARK HOLDINGS LLC
2064 GRAYSTONE LA
DRAPER, UT 84020

CASCADE PROFESSIONAL PLAZA
LLC
%WYNGATE PROPERTY
MANAGEMENT
2230 N UNIVERSITY PKWY STE 2F
PROVO, UT 84604

MILO PROPERTY LLC
2975 INDIAN HILLS DR
PROVO, UT 84604

BA WAREHOUSE LC
%HARKNESS, DAVID
3200 W CLUBHOUSE DR STE 200
LEHI, UT 84043

LIBERTY PIONEER ENERGY LLC
3319 N UNIVERSITY AVE STE 200
PROVO, UT 84604

BACK BAY INVESTMENTS LLC
3733 PEBBLE LN
PROVO, UT 84604

SACHS INVESTMENT PROPERTY LLC
4126 W JOSUAH LN
CEDAR HILLS, UT 84062

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

VELLINGA, AMANDA KAY (ET AL)
4837 N 400 E
PROVO, UT 84604

CANYON VIEW OF OREM LLC
5132 N 300 W STE 100
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5448 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
5455 N RIVER RUN DR
PROVO, UT 84604

SCENICVIEW ACADEMY INC
--OR CURRENT RESIDENT--
5485 N 250 WEST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5572 N 60 EAST
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5575 N UNIVERSITY AV
PROVO, UT 84604

HERITAGE BEHAVIORAL HEALTH
SYSTEMS INC
5600 HERITAGE SCHOOL DR
PROVO, UT 84604

Q INVESTMENTS LLC
--OR CURRENT RESIDENT--
5600 N UNIVERSITY AV
PROVO, UT 84604

CANYON RIVER HOLDCO LLC
--OR CURRENT RESIDENT--
5720 N HERITAGE SCHOOL (250 W)
DR
PROVO, UT 84604

UHS OF PROVO CANYON INC
%ICPG
6200 UTSA BLVD # 2
SAN ANTONIO, TX 78249

HEALTH WATCH PROVO INC
9152 SILVER LAKE DR
CEDAR HILLS, UT 84062

CIRQUE CONDOS LLC (ET AL)
10274 N BAYHILL DR
CEDAR HILLS, UT 84062

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING A PORTION OF APPENDIX A OF THE OREM CITY CODE BY AMENDING THE STANDARD LAND USE (SLU) CODE 5811 *FAST FOOD* AND MAKING SUCH USE PERMITTED IN THE BUSINESS PARK (BP) ZONE AND AMENDING SECTION 22-9-8(1) *MISCELLANEOUS REGULATIONS FOR MANUFACTURING AND RESEARCH AND DEVELOPMENT ZONES* TO ALLOW FAST FOOD RESTAURANTS WITH A DRIVE-THRU AND TO MAKE ARCHITECTURAL STANDARDS CONSISTENT THROUGHOUT EACH INDIVIDUAL PROJECT AREA ON THE WEST SIDE OF THE RIVER IN THE BUSINESS PARK (BP) ZONE LOCATED AT APPROXIMATELY 800 NORTH AND UNIVERSITY AVENUE.

WHEREAS on November 21, 2022, Julie Smith filed an application with the City of Orem to request the City amend a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout each individual project area on the west side of the river in the Business Park (BP) zone located at approximately 800 North and University Avenue; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 7, 2022 and September 21, 2022; and

WHEREAS public hearing notices were mailed to one hundred three (139) residents within one-thousand five hundred (1,500) feet of the property; and

WHEREAS a public hearing considering the subject application was held by the City Council on October 25, 2022; 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; the compliance of the request with all applicable City ordinances; 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 interests of the city because it will allow for a greater variety of restaurants and development in the BP zone and will not negatively affect the health, safety and general welfare of the City.

DRAFT

2. The City Council hereby approves the application to amend a portion of Appendix A of the Orem City Code by amending the Standard Land Use (SLU) Code 5811 *Fast Food* and making such use permitted in the Business Park (BP) zone and amending Section 22-9-8(1) *Miscellaneous Regulations for Manufacturing and Research and Development Zones* to allow fast food restaurants with a drive-thru and to make architectural standards consistent throughout each individual project area on the west side of the river in the Business Park (BP) zone located at approximately 800 North and University Avenue, 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.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

FAILED, DENIED and ORDERED PUBLISHED this 25th day of **October 2022**.

David A. Young, Mayor

ATTEST:

JoD’Ann Bates, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐

DRAFT

Terry Peterson
David Spencer

☐ ☐ ☐
☐ ☐ ☐

EXHIBIT A

22-9-8. Miscellaneous Regulations for Manufacturing and Research and Development Zones.

- ~~1.~~ H. The following additional requirements shall apply to development in the BP zone:
- No more than thirty percent (30%) of the gross leaseable area (as defined in section 22-15-2) of any building may be devoted to retail uses. However, buildings that are used solely as a restaurant and have at least 3,000 square feet are excluded from this restriction.
 - ~~No restaurant may have a drive-through.~~
 - For the BP zone area located at approximately 800 North and University Avenue, all development west of the Provo River shall ~~have an architectural and design theme consistent with the existing office building.~~ be consistent throughout each individual project area. For development east of the Provo River the architectural and design theme may be different from the west side of the river but shall be consistent throughout the east side development.

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
5811	Fast Food	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	NP

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY
OF OREM, UTAH, AMENDING THE FISCAL YEAR 2022-
2023 BUDGET.

WHEREAS On June 14, 2022, the City Council adopted a final budget following State law; and

WHEREAS the City Council held a public hearing on October 25, 2022, to receive input from the public regarding proposed amendments to the Fiscal Year 2022-2023 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 2022-2023 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 **25th** day of **October 2022**.

CITY OF OREM, by
David A. Young, Mayor

ATTEST:

JoD'Ann Bates, City Recorder

COUNCIL MEMBERS	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Debby Lauret	☐	☐	☐
Tom W. Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Terry D. Peterson	☐	☐	☐
David M. Spencer	☐	☐	☐

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2022-2023

REVENUES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
10-3314-001	1	Grant - ARPA - U.S. Treasury - Library		\$ 10,000.00
10-3316-001	1	Library - UAC Onstage Utah Grant		1,500.00
10-3316-002	1	Library - Westaf - TourWest Grant		3,900.00
10-3316-004	1	Library - Local Arts Agency Grant		600.00
10-3316-006	1	Library - Book Festival Partner Grant - UHC		1,500.00
10-3318-023	1	State Asset Forfeiture Grant - FY 2023	-	52,000.00
10-3318-024	1	Internet Crimes Against Children Grant - ICAC	-	10,000.00
10-3640	2	Sales of Fixed Assests	100,000.00	101,900.00
10-3690	5	Miscellaneous Revenues	97,299.00	173,098.91
10-3690-003	1	Misc. Revenues - Police Department Donations	-	32,000.00
10-3698	1	Donations - Library	-	3,570.00
10-3995-013	1	Cont. From - Fund 73 - Orem Foundation		6,900.00
10-3997-018	1	App. Surp - Operations - Bullet Proof Vest Grant		25,175.00
Total			<u>\$ 197,299.00</u>	<u>\$ 422,143.91</u>
Net Fund Increase				<u>\$ 224,844.91</u>
ROAD SPECIAL REVENUE FUND				
20-3997-018	4	App. Surp - Operations - Dump Truck Bed & Hydraulics	-	25,000.00
Total			<u>\$ -</u>	<u>\$ 25,000.00</u>
Net Fund Increase				<u>\$ 25,000.00</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-3424-004-003	1	MCTF - Forfeitures Revenues - Federal (Justice-Safe St)		20,000.00
Total			<u>\$ -</u>	<u>\$ 20,000.00</u>
Net Fund Increase				<u>\$ 20,000.00</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-3321-001	1	Grant - NPS/DNR - LWCF	\$ -	\$ 28,357.00
Total			<u>\$ -</u>	<u>\$ 28,357.00</u>
Net Fund Increase				<u>\$ 28,357.00</u>
WATER FUND				
51-3997-010	3	App. Surp - Storage Tank - Metro	-	500,000.00
Total			<u>\$ -</u>	<u>\$ 500,000.00</u>
Net Fund Increase				<u>\$ 500,000.00</u>
RECREATION FUND				
56-3341-010	1	Grant - Reeve Foundation	\$ -	\$ 5,927.00
Total			<u>\$ -</u>	<u>\$ 5,927.00</u>
Net Fund Increase				<u>\$ 5,927.00</u>
OREM FOUNDATION TRUST FUND				
73-3997-002	1	App Surplus - Donations	-	6,900.00
Total			<u>\$ -</u>	<u>\$ 6,900.00</u>
Net Fund Increase				<u>\$ 6,900.00</u>
Total City Funds			<u>\$ 197,299.00</u>	<u>\$ 1,008,327.91</u>
Net City Funds Increase				<u>\$ 811,028.91</u>

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2022-2023

EXPENDITURES

<u>Account Number</u>	<u>Note</u>	<u>Description</u>	<u>Previous Budget</u>	<u>Current Budget</u>
GENERAL FUND				
Neighborhoods in Action				
10-4113-600-001	1	Community Outreach - Touch-a-Truck Event	\$ -	\$ 2,000.00
Economic Development				
10-4140-250-030	1	Equipment - Computers & Accessories	350.00	8,350.00
10-4140-290-032	1	Software Licensing & Maintenance Agreements	-	4,800.00
Public Safety Administration				
10-6510-230-010	1	Employee Development - Fundraising	39,186.49	49,186.49
10-6510-743-099	2	Equipment - Police	-	1,900.00
Patrol Services				
10-6520-250-001	1	Equipment - Body Armor	-	12,375.00
10-6520-450-003	1	Public Safety Supplies - K9	7,500.00	17,500.00
Investigation Services				
10-6530-230-006	1	Employee Development - SAFG Grant		2,000.00
10-6530-230-008	1	Employee Development - ICAC Grant		5,000.00
10-6530-250-006	1	Equipment - SAFG Grant		50,000.00
10-6530-250-008	1	Equipment - ICAC Grant	-	5,000.00
Support Services				
10-6550-250-012	1	Equipment - VIPS	1,140.00	8,040.00
Fire - Administration				
10-7010-230-010	1	Employee Development - Fundraising	924.06	10,924.06
Fire & Medical Services				
10-7040-742-010	5	Ambulance - Vehicle #3712		75,799.91
Library Administration				
10-8510-310-001	1	Prof. & Technical Services - UAC Onstage Utah Grant		1,500.00
10-8510-310-002	1	Prof. & Technical Services - Westaf - TourWest Grant	-	3,900.00
Technical Services				
10-8520-462-011	1	Adult Collection - State Lib Grant (ARPA)		10,000.00
Patron Services				
10-8530-310	1	Professional & Technical Services	8,415.00	12,585.00
10-8530-480-006	1	Special Dept. Supplies - UHC - Book Festival Grant	-	1,500.00
Total			<u>\$ 57,515.55</u>	<u>\$ 282,360.46</u>
Net Fund Increase				<u>\$ 224,844.91</u>
ROAD SPECIAL REVENUE FUND				
20-7546-792-017	4	Vehicle #8208 - Dump Truck Bed & Hydraulics	200,000.00	225,000.00
Total			<u>\$ 200,000.00</u>	<u>\$ 225,000.00</u>
Net Fund Increase				<u>\$ 25,000.00</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-6531-250-007	1	Equipment - Forfeitures (Justice - Safe St)		20,000.00
			<u>\$ -</u>	<u>\$ 20,000.00</u>
Net Fund Increase				<u>\$ 20,000.00</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-6034-720-570	1	Geneva Park - Restroom & Maintenance Shed	203,700.00	218,292.00
45-6034-720-571	1	Sharon Park - Restroom & Maintenance Shed	99,045.00	112,810.00
Total			<u>\$ 302,745.00</u>	<u>\$ 331,102.00</u>
Net Fund Increase				<u>\$ 28,357.00</u>
WATER FUND				
51-7573-733-838	3	Storage Tank	-	500,000.00
Total			<u>\$ -</u>	<u>\$ 500,000.00</u>
Net Fund Increase				<u>\$ 500,000.00</u>
RECREATION FUND				
56-8021-250-010	1	Equipment - Reeve Foundation Grant	\$ -	\$ 5,927.00
Total			<u>\$ -</u>	<u>\$ 5,927.00</u>
Net Fund Increase				<u>\$ 5,927.00</u>
OREM FOUNDATION TRUST FUND				
73-8591-920-004	1	Cont. To - Fund 10 - Orem City	-	6,900.00
Total			<u>\$ -</u>	<u>\$ 6,900.00</u>
Net Fund Increase				<u>\$ 6,900.00</u>
Total City Funds			<u>\$ 560,260.55</u>	<u>\$ 1,371,289.46</u>
Net City Funds Increase				<u>\$ 811,028.91</u>

**BUDGET AMENDMENTS
FISCAL YEAR 2022-2023**

NOTES

These notes are attached to the budget amendments summary to describe the more unusual or extraordinary amendments to the Fiscal Year 2022-2023 City of Orem Budget that have been necessitated to this point in the fiscal year. Many of the amendments listed in the summary are immaterial and/or are technical corrections that any organization of this size would expect to encounter during an operating year and therefore, no specific note has been given for these items. Please contact Brandon C. Nelson, CPA, Finance Director, at 801-229-7010, if you have any questions or concerns.

- 1) The City receives grant or donation funds during the year to aid many different operations such as federal funding for the COVID pandemic (CDBG & ARPA), Police Department (Major Crimes Task Force Grants, ICAC, SAFG, Bullet Proof Vests), Library (Westaf, Utah Arts Council, Local Arts Agency & ARPA Grants), Public Works (Land & Water Conservation Fund Grant), and Recreation (Reeve Foundation). The funds are received from Federal, State, and other governmental (or private) entities. These entries represent the adjustments necessary to adjust the appropriate budgets.
- 2) The Police Department sold some equipment items and they would like to use these proceeds to replace various equipment. This amendment adds these funds to the budget for this purpose.
- 3) The Water Fund received funds from the Metropolitan Water District of Orem for use on the new storage tank. These funds were received late in the prior fiscal year so it is not until the current fiscal year that the City is able to do a budget amendment to add these funds to the budget for this project.
- 4) The new dump truck budgeted to be purchased has increased in cost. It was determined fund reserves were available to cover this increase in cost and thus, this amendment appropriates reserve funds needed to complete the purchase.
- 5) The lead time to order and receive a new ambulance has lengthened substantially as well as the increased cost of a new ambulance. It was determined that the city should use available insurance funds received from a prior ambulance involved accident to repair the existing ambulance.

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED SEPTEMBER 2022

Percent of Year Expired: 25%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2023	% To Date FY 2022	Notes
10 GENERAL FUND								
Revenues	62,753,459	4,307,851	9,547,714			15%	16%	
Appr. Surplus - Current	25,175		25,175			100%		
Appr. Surplus - Prior Year	26,203,518		26,203,518			100%		
Std. Interfund Transactions	5,897,521		5,897,521			100%		
Total Resources	94,879,673	4,307,851	41,673,928		53,205,745	44%	41%	
Expenditures	94,879,673	3,891,132	18,998,914	3,118,604	72,762,155	23%	27%	
20 ROAD FUND								
Revenues	3,415,000	452,634	459,798			13%		
Appr. Surplus - Current	525,000		525,000			100%		
Appr. Surplus - Prior Year	2,621,616		2,621,616			100%		
Total Resources	6,561,616	452,634	3,606,414		2,955,202	55%	47%	
Expenditures	6,561,616	941,582	1,333,781	1,452,468	3,775,367	42%	46%	
21 CARE TAX FUND								
Revenues	2,910,000	255,133	266,761			9%		
Appr. Surplus - Prior Year	1,730,354		1,730,354			100%		
Total Resources	4,640,354	255,133	1,997,115		2,643,239	43%	43%	
Expenditures	4,640,354	473,312	1,058,909	78,844	3,502,601	25%	59%	1
24 TRANSPORTATION SALES TAX FUND								
Revenues	2,767,000	228,467	232,818			8%		
Appr. Surplus - Prior Year	2,262,049		2,262,049			100%		
Total Resources	5,029,049	228,467	2,494,867		2,534,182	50%	54%	
Expenditures	5,029,049	813,169	996,706	677,767	3,354,576	33%	48%	2
30 DEBT SERVICE FUND								
Revenues	6,522,419	151	554,855			9%	10%	
Total Resources	6,522,419	151	554,855		5,967,564	9%	21%	3
Expenditures	6,522,419	45,699	137,293		6,385,126	2%	2%	
45 CIP FUND								
Revenues	503,357	56,818	193,165			38%	56%	
Appr. Surplus - Prior Year	24,615,584		24,615,584			100%		
Total Resources	25,118,941	56,818	24,808,749		310,192	99%	99%	
Expenditures	25,118,941	89,898	614,850	1,592,728	22,911,363	9%	6%	
51 WATER FUND								
Revenues	17,642,711	2,026,153	7,441,711			42%	39%	
Appr. Surplus - Current Year	500,000		500,000			100%		
Appr. Surplus - Prior Year	45,083,605		45,083,605			100%		
Total Resources	63,226,316	2,026,153	53,025,316		10,201,000	84%	84%	
Expenditures	63,226,316	1,659,293	8,503,748	3,692,265	51,030,303	19%	16%	
52 WATER RECLAMATION FUND								
Revenues	13,463,094	1,062,506	3,077,433			23%	23%	
Appr. Surplus - Current Year	520,000		520,000			100%		
Appr. Surplus - Prior Year	22,110,221		22,110,221			100%		
Total Resources	36,093,315	1,062,506	25,707,654		10,385,661	71%	71%	
Expenditures	36,093,315	719,052	4,030,976	2,899,385	29,162,954	19%	27%	
55 STORM WATER FUND								
Revenues	5,459,695	480,705	1,554,144			28%	28%	
Appr. Surplus - Prior Year	8,658,547		8,658,547			100%		
Total Resources	14,118,242	480,705	10,212,691		3,905,551	72%	71%	
Expenditures	14,118,242	171,272	1,826,309	475,682	11,816,251	16%	15%	
56 RECREATION FUND								
Revenues	3,361,167	194,418	793,574			24%	24%	
Appr. Surplus - Prior Year	50,000		50,000			100%		
Total Resources	3,411,167	194,418	843,574		2,567,593	25%	24%	
Expenditures	3,411,167	179,181	1,312,354	323,308	1,775,505	48%	51%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED SEPTEMBER 2022

Percent of Year Expired: 25%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2023	% To Date FY 2022	Notes
57 SOLID WASTE FUND								
Revenues	4,672,500	414,823	1,235,193			26%	26%	
Appr. Surplus - Prior Year	119,151		119,151			100%		
Total Resources	4,791,651	414,823	1,354,344		3,437,307	28%	26%	
Expenditures	4,791,651	321,559	1,373,852	403	3,417,396	29%	30%	
58 STREET LIGHTING FUND								
Revenues	1,026,000	78,665	248,221			24%	24%	
Appr. Surplus - Current	115,000		115,000			100%		
Appr. Surplus - Prior Year	858,175		858,175			100%		
Total Resources	1,999,175	78,665	1,221,396		777,779	61%	72%	
Expenditures	1,999,175	26,140	585,897	506,658	906,620	55%	56%	
61 FLEET MAINTENANCE FUND								
Revenues		1,495	1,495			100%		
Appr. Surplus - Current	122,000		122,000			100%		
Appr. Surplus - Prior Year	35,120		35,120			100%		
Std. Interfund Transactions	880,000		880,000			100%		
Total Resources	1,037,120	1,495	1,038,615		-1,495	100%	100%	
Expenditures	1,037,120	55,467	360,826	24,698	651,596	37%	43%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Prior Year	45,150		45,150			100%		
Std. Interfund Transactions	440,000		440,000			100%		
Total Resources	485,150		485,150			100%	100%	
Expenditures	485,150	30,509	182,076	30,788	272,286	44%	38%	
63 SELF INSURANCE FUND								
Revenues	695,000	58,756	179,627			26%	29%	
Appr. Surplus - Current Year	80,000		80,000			100%		
Std. Interfund Transactions	1,580,000		1,580,000			100%		
Total Resources	2,355,000	58,756	1,839,627		515,373	78%	75%	
Expenditures	2,355,000	46,531	1,668,123	1,683	685,194	71%	53%	4
64 INFORMATION TECH FUND								
Revenues	9,336		2,034			100%		
Appr. Surplus - Prior Year	388,183		388,183			100%		
Std. Interfund Transactions	2,810,000		2,810,000			100%		
Total Resources	3,207,519		3,200,217		7,302	100%	100%	
Expenditures	3,207,519	167,852	815,852	144,016	2,247,651	30%	33%	
65 FACILITIES MAINTENANCE FUND								
Appr. Surplus - Prior Year	18,333		18,333			100%		
Std. Interfund Transactions	1,880,000		1,880,000			100%		
Total Resources	1,898,333		1,898,333			100%	100%	
Expenditures	1,898,333	94,475	457,443	421,403	1,019,487	46%	42%	
74 CDBG FUND								
Revenues	817,568	1,460	5,817			1%	18%	
Appr. Surplus - Prior Year	541,921		541,921			100%		
Total Resources	1,359,489	1,460	547,738			40%	41%	
Expenditures	1,359,489	47,209	167,008	71,476	1,121,005	18%	20%	
CITY TOTAL RESOURCES	276,734,529	9,620,035	176,510,583		99,412,195	64%	64%	
CITY TOTAL EXPENDITURES	276,734,529	9,773,332	44,424,917	15,512,176	216,797,436	22%	24%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED SEPTEMBER 2022

Percent of Year Expired: 25%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2023	% To Date FY 2022	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED SEPTEMBER 2022:

- 1) The current year expenditures are lower in comparison to the prior year due to having prior year-to-date expenditures for the Fitness Center of \$983,346 while no such expenditures exist in the current year.
- 2) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances (\$677,767) being significantly lower than in the prior fiscal year (\$1,012,337) at this date in time.
- 3) The current year revenues are lower in comparison to the prior year due to the prior year budgeting use of the 2019 G.O. Bond capitalized interest funds of \$807,917. These funds are not available for FY 2023 and thus, not budgeted.
- 4) The current year expenditures are higher in comparison to the prior year due to the current year expenditures for the Northgate litigation settlement being included while there were no such expenditures in the prior fiscal year.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Brandon Nelson (229-7010).