



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
August 9, 2021

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

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

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. PLEDGE OF ALLEGIANCE: BY INVITATION
4. SCHEDULED ITEMS
 - 4.1 **ORDINANCE – Enacting a temporary land use regulation (moratorium), not to exceed six months in duration, pursuant to Utah Code Section 10-9a-504 prohibiting the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval in the City Center District zones, the Hub District zones, the Canyon Crossing District zones, the Arts District zones and the North Village District zones, or in the alternative, enacting a temporary land use regulation establishing maximum building height limits, increasing parking requirements, increasing building setback requirements, prohibiting residential uses and/or enacting other development standards in the City Center District zones, Hub District zones, the Canyon Crossing District zones, the Arts District zones and the North Village District zones**
5. 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



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AUGUST 9, 2021**

REQUEST:	ORDINANCE – Enacting a temporary land use regulation (moratorium), not to exceed six months in duration, pursuant to Utah Code Section 10-9a-504 prohibiting the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval in the City Center District zones, the Hub District zones, the Canyon Crossing District zones, the Arts District zones and the North Village District zones, or in the alternative, enacting a temporary land use regulation establishing maximum building height limits, increasing parking requirements, increasing building setback requirements, prohibiting residential uses and/or enacting other development standards in the City Center District zones, Hub District zones, the Canyon Crossing District zones, the Arts District zones and the North Village District zones
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

Enacting a temporary land use regulation (moratorium), not to exceed six months in duration, pursuant to Utah Code Section 10-9a-504 prohibiting the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval in the City Center District zones, the Hub District zones, the Canyon Crossing District zones, the Arts District zones and the North Village District zones, or in the alternative, enacting a temporary land use regulation establishing maximum building height limits, increasing parking requirements, increasing building setback requirements, prohibiting residential uses and/or enacting other development standards in the City Center District zones, the Hub District zones, the Canyon Crossing District zones, the Arts District zones and the North Village District zones.

BACKGROUND:

Following the City Council meeting on July 27, 2021 at which the City Council enacted amendments to the North Village District zones pertaining to maximum building heights and increased parking requirements, several City Councilmembers expressed concerns about the existing standards of the other State Street District zones and concerns that development in those zones under the currently existing standards may not be in the best interest of the City. Several City Councilmembers expressed an interest in effectively “freezing” development in the other State Street District zones while the City Council conducts a more in-depth review of those development standards and considers amendments to the standards of the other State Street District zones.

In order to allow the City Council time in which to review, study and consider what the appropriate standards should be in the State Street District zones, some City Councilmembers have suggested that it would be in the best interest of the City to enact a temporary land use regulation (moratorium)

under Utah Code Section 10-9a-504 that would be applicable in the State Street District zones for a period of not more than six months.

Under Utah Code Section 10-9a-504, “A municipal legislative body may, without prior consideration of or recommendation from the planning commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if: (i) the legislative body makes a finding of compelling, countervailing public interest.”

Pursuant to Utah Code Section 10-9a-504(1)(b), if the Council finds the existence of a compelling, countervailing public interest, it may enact a temporary land use regulation that prohibits or regulates the erection, construction reconstruction, or alteration of any building or structure or any subdivision approval. Pursuant thereto, the Council could choose to enact either of the following:

1. A temporary land use regulation (moratorium) prohibiting all development in one or more of the State Street District zones.
2. A temporary land use regulation in one or more of the State Street District zones with respect to specific development standards such as:
 - a. A height limit of 60 feet or other standard that the Council chooses.
 - b. An increased parking standard such as 2.25 per residential unit and four stalls per thousand square feet of commercial space.
 - c. Increased setbacks from residential property.
 - d. A prohibition on residential uses.
 - e. Other development standards.

The enactment of specific temporary land use regulations (as opposed to a prohibition of all development) would prohibit development that doesn’t comply with the proposed temporary regulations, but would still allow all other development.

Any temporary land use regulation enacted by the Council may not exceed a duration of six months.

RECOMMENDATION: