



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
June 27, 2023

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

3:30 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

1 CITY COUNCIL TOUR - Hillcrest Park (60 min)

Meet at Hillcrest Park located at 650 East 1400 S

Please bring a hard hat and safety vest if you have one. No open-toed shoes.

2 PRESENTATION - Fraud Risk Questionnaire (15 min)

Presenter: Brandon C Nelson, Finance Director

3 PRESENTATION - Resolution to Place Renewal of Care Tax on Ballot (30 min)

Presenter: Steve Earl, City Attorney

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.

2.1 No scheduled report

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 Utah Valley Earth Forum Award

Awarded to Orem City for their Sustainability Work

Presenter: Jim Westwater, Chairman of the Utah Valley Earth Forum

7. PERSONAL APPEARANCES - 15 MINUTES

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

8. CONSENT ITEMS

8.1 **APPROVAL OF MEETING MINUTES**

For June 13, 2023

8.2 **Appointment of Debby Lauret as Mayor Pro-Tem July 2023 -January 2024**

8.3 **Appointment of Crystal Muhlestein to the Historic Preservation Advisory Commission**

8.4 **Reappointment of Nathan Christiansen to the Cultural Arts Council**

8.5 **ORDINANCE - Amending Article 7-1 *Adoption of Building and Fire Codes Governing Building Construction* of the Orem City Code to update the building code from 2018 to 2021.**

8.6 **ORDINANCE - Amending Article 2-34 Orem Neighborhood Commission of the Orem City Code**

9. SCHEDULED ITEMS

9.1 **PUBLIC HEARING - Amend City of Orem FY 2022-2023 Adopted Budget**

Presenter: Brandon C Nelson, Finance Director

The City Council held a public hearing to discuss amending the current Fiscal Year 2022-2023 Budget and, by ordinance, amends the Fiscal Year 2022-2023 Budget as shown in Exhibit A.

9.2 **PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and amending Appendix A of the Orem City Code to make Standard Land Use Code 1283 *Transitional Treatment Homes* a permitted use in the C3 zone.**

Presenter: Jason Bench, Assistant Development Services Director

10. COMMUNICATION ITEMS

11. CITY MANAGER INFORMATION ITEMS

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

12. ADJOURN

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

(Voice 801-229-7000)

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



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 27, 2023**

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

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 27, 2023**

REQUEST:	Appointment of Debby Lauret as Mayor Pro-Tem July 2023 -January 2024
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 27, 2023**

REQUEST:	Appointment of Crystal Muhlestein to the Historic Preservation Advisory Commission
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 27, 2023**

REQUEST:	Reappointment of Nathan Christiansen to the Cultural Arts Council
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 27, 2023**

REQUEST:	ORDINANCE - Amending Article 7-1 <i>Adoption of Building and Fire Codes Governing Building Construction</i> of the Orem City Code to update the building code from 2018 to 2021.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

Article 7-1. Adoption of Building and Fire ~~Uniform~~ Codes Governing Building Construction

- ~~7-1-1. International Building Code Adopted.~~ The State Construction and Fire Codes as issued by the International Code Council and the National Fire Protection Association and amended by the State of Utah Adopted.
- ~~7-1-2. International Mechanical Code Adopted.~~
- ~~7-1-3 2. Uniform Code for the Abatement of Dangerous Buildings Adopted.~~
- ~~7-1-3. Fees as set by City Council in annual budget.~~
- ~~7-1-4. International Plumbing Code Adopted.~~
- ~~7-1-5. National Electrical Code Adopted.~~
- ~~7-1-6. International Fire Code Adopted.~~
- ~~7-1-7. International Energy Conservation Code Adopted.~~
- ~~7-1-8. International Fuel Gas Code Adopted.~~
- ~~7-1-9. International Residential Code Adopted.~~
- ~~7-1-10. International Existing Building Code Adopted.~~

~~7-1-1. International Building Code Adopted.~~

~~The City hereby approves and adopts the International Building Code, 2018 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter one, Appendix C, Appendix I, and Appendix J, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous construction in the City of Orem, and for issuing permits therefore. Permit fees shall be in the amount established by the City Council in the City's annual budget. The International Building Code, 2018 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.~~

~~(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-92-0012, Amended, 07/07/1992; Ord. No. O-95-0018, Amended, 03/28/1995; Ord. No. O-98-0006, Amended, 01/27/1998; Ord. No. O-02-0004, Amended, 01/22/2002; Ord. No. O-04-0005, Amended, 01/27/2004; Ord. No. O-07-0004, Amended 01/23/07; Ord. No. O-2010-0018, Amended 06/22/2010; Ord. No. O-2013-0015, Amended 06/11/2013; Ord. No. O-2016-0018, Amended 06/21/2016; Ord. No. O-2019-0011, Amended 4/30/19; Ord. No. O-2021-0016, Amended 6/29/21)~~

~~Effective on: 4/10/1990~~

~~7-1-1. The State Construction and Fire Code as issued by the International Code Council and the National Fire Protection Association and amended by the State of Utah Adopted~~

~~The City hereby approves and adopts the State Construction Code, as defined in section 15A-2-103 and 104, Utah Code Annotated, as amended or superseded, and the State Fire Code, as defined in section 15A-1-403, Utah Code Annotated, as amended or superseded, are hereby adopted as the construction standards to be applied to the design, construction, quality of materials, erection, installation, alteration, remodeling, location, relocation, replacement, addition to, repair and other miscellaneous construction for existing buildings as well as new construction including the occupancy of all structures and buildings in the City of Orem.~~

7-1-2. International Mechanical Code Adopted.

The City hereby approves and adopts the International Mechanical Code, 2018 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter one, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances in the City of Orem, and for issuing permits therefore. Permit fees shall be in the amount established by the City Council in the City's annual budget. The International Mechanical Code, 2018 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-92-0012, Ren&Amd, 07/07/1992, 7-2-1; Ord. No. O-95-0018, Amended, 03/28/1995; Ord. No. O-99-0003, Amended, 01/26/1999; Ord. No. O-02-0007, Amended, 01/22/2002; Ord. No. O-04-0008, Amended, 01/27/2004; Ord. No. O-07-0004, Amended 01/23/2007; Ord. No. O-2010-0018, Amended 06/22/2010; Ord. No. O-13-0015, Amended 06/11/2013; Ord. No. O-2016-0018, Amended 06/21/2016; Ord. No. O-2019-0011, Amended 4/30/19)

Effective on: 4/10/1990

7-1-32. Uniform Code for the Abatement of Dangerous Buildings Adopted.

The City hereby approves and adopts the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, to govern the abatement of dangerous buildings in the City of Orem. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-92-0012, Ren&Amd, 07/07/1992, 7-3-1; Ord. No. O-98-0006, Amended, 01/27/1998)

Effective on: 4/10/1990

7-1-3. Fees as set by City Council in annual budget.

Permit fees shall be in the amount established by the City Council in the City's annual budget

7-1-4. International Plumbing Code Adopted.

The City hereby approves and adopts the International Plumbing Code, 2018 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter one and Appendix E, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous plumbing in the City of Orem, and for issuing permits therefore. Permit fees shall be in the amount established by the City Council in the City's annual budget. The International Plumbing Code, 2018 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-92-0012, Ren&Amd, 07/07/1992, 7-4-1; Ord. No. O-98-0006, Amended, 01/27/1998; Ord. No. O-01-0002, Amended, 1/23/2001; Ord. No. O-04-0009, Amended, 01/27/2004; Ord. No. O-07-0004, Amended 01/23/2007; Ord. No. O-2010-0018, Amended 06/22/2010; Ord. No. O-2013-0015, Amended 06/11/2013; Ord. No. O-2016-0018, Amended 06/21/2016; Ord. No. O-2019-0011, Amended 4/30/19)

Effective on: 4/10/1990

7-1-5. National Electrical Code Adopted.

The City hereby approves and adopts the National Electrical Code, 2020 Edition, published by the National Fire Protection Association, as amended by the State Division of Occupational and Professional Licensing, including Annex H, as the Electrical Code for the City of Orem. Fees shall be in the amount established by the City Council in the City's annual budget. The National Electrical Code, 2020 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-92-0012, Ren&Amd, 07/07/1992, 7-5-1; Ord. No. O-93-0035, Amended, 12/14/1993; Ord. No. O-97-0052, Amended, 10/28/1997; Ord. No. O-00-0001, Amended, 01/04/2000; Ord. No. O-03-0003, Amended, 01/14/2003; Ord. No. O-06-0001, Amended; Ord. No. O-09-0003, Amended 01/27/2009; Ord. No. O-2012-0019, Amended 06/19/2012; Ord. No. O-2016-0018, Amended 06/21/2016; Ord. No. O-2018-0019, Amended 6/19/2018; Ord. No. O-2021-0016, Amended 6/29/2021)

Effective on: 6/19/2018

7-1-6. International Fire Code Adopted.

~~A. The City hereby approves and adopts the International Fire Code, 2018 Edition, published by the International Code Council, as amended by the Utah State Fire Prevention Board. The City further approves and adopts the following Appendices to the International Fire Code, 2018 Edition, as amended by the Utah State Fire Prevention Board:~~

- ~~1. Appendix B — Fireflow Requirements for Buildings.~~
- ~~2. Appendix C — Fire Hydrant Locations and Distribution.~~
- ~~3. Appendix D — Fire Apparatus Access Roads.~~

~~The International Fire Code, 2018 Edition, along with Appendices B, C, and D are on file in the office of the City Recorder and are hereby adopted and made a part hereof as if set out in the ordinance.~~

~~(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-92-0012, Ren&Amd, 07/07/1992, 7-6-1; Ord. No. O-95-0018, Amended, 03/28/1995; Ord. No. O-98-0006, Amended, 01/27/1998; Ord. No. O-02-0015, Amended, 05/28/2002; Ord. No. O-04-0004, Amended, 01/27/2004; Ord. No. O-07-0015, Amended 02/27/2007; Ord. No. O-2013-0015, Amended 06/11/2013; Ord. No. O-2017-0008, Amended 04/11/2017; Ord. No. O-2019-0011, Amended 4/30/19)~~

Effective on: 4/10/1990

7-1-7. International Energy Conservation Code Adopted.

~~The City hereby approves and adopts the commercial provisions in the International Energy Conservation Code, 2018 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including chapter one, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous construction in the City of Orem, and for issuing permits therefore. Permit fees shall be in the amount established by the City Council in the City's annual budget. The International Energy Conservation Code, 2018 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.~~

~~(Ord. No. O-02-0005, Enacted, 01/22/2002; Ord. No. O-04-0006, Amended, 01/27/2004; Ord. No. O-07-0004, Amended 01/23/2007; Ord. No. O-2010-0018, Amended 06/22/2010; Ord. No. O-2013-0015, Amended 06/11/2013; Ord. No. O-2016-0018, Amended 06/21/2016; Ord. No. O-2019-0011, Amended 4/30/19)~~

Effective on: 4/10/1990

~~7-1-8. International Fuel Gas Code Adopted.~~

~~The City hereby approves and adopts the International Fuel Gas Code, 2018 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter one, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous construction in the City of Orem, and for issuing permits therefore. Permit fees shall be in the amount established by the City Council in the City's annual budget. The International Fuel Gas Code, 2018 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.~~

~~(Ord. No. O-02-0006, Enacted, 01/22/2002; Ord. No. O-04-0007, Amended, 01/27/2004; Ord. No. O-07-0004, Amended 01/23/2007; Ord. No. O-2010-0018, Amended 06/22/2010; Ord. No. O-2013-0015, Amended 06/11/2013; Ord. No. O-2016-0018, Amended 06/21/2016; Ord. No. O-2019-0011, Amended 4/30/19)~~

~~Effective on: 4/10/1990~~

~~7-1-9. International Residential Code Adopted.~~

~~The City hereby approves and adopts the International Residential Code, 2015 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter one, Appendix H, and Appendix K 2015 Edition and Appendix Q 2018 Edition, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous construction in the City of Orem, and for issuing permits therefore. Permit fees shall be in the amount established by the City Council in the City's annual budget. The International Residential Code, 2015 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.~~

~~(Ord. No. O-02-0003, Enacted, 01/22/2002; Ord. No. O-04-0010, Amended, 01/27/2004; Ord. No. O-07-0004, Amended 01/23/2007; Ord. No. O-2010-0018, Amended 06/22/2010; Ord. No. O-2013-0015, Amended 06/11/2013; Ord. No. O-2016-0018, Amended 06/21/2016; Ord. No. O-2019-0011, Amended 4/30/19)~~

~~Effective on: 4/10/1990~~

~~7-1-10. International Existing Building Code Adopted.~~

~~The City hereby approves and adopts the International Existing Building Code, 2018 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter one, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous construction for existing buildings in the City of Orem, and for issuing permits therefore. Permit fees shall be in the amount established by the City Council in the City's annual budget. The International Existing Building Code, 2018 Edition, is on file in the office of the City Recorder and is hereby adopted and made a part hereof as if fully set out in this ordinance.~~

~~(Ord. No. O-2016-0018, Enacted, 06/21/2016; Ord. No. O-2019-0011, Amended 4/30/19)~~

~~Effective on: 4/10/1990~~



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 27, 2023**

REQUEST:	ORDINANCE - Amending Article 2-34 Orem Neighborhood Commission of the Orem City Code
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

Article 2-34. Orem Neighborhood Commission

- 2-34-1. Commission Established.
- 2-34-2. Duties and Responsibilities.
- 2-34-3. Membership of Commission.
- 2-34-4. Appointment.
- 2-34-5. Term of Office.
- 2-34-6. Removal and Vacancy.
- 2-34-7. Voting.
- 2-34-8. Meetings.
- 2-34-9. Staff Assignments.
- 2-34-10. Compensation.
- 2-34-11. Recommendations.

2-34-1. Commission Established

The Orem Neighborhood Commission is hereby established.

2-34-2. Duties and Responsibilities

The Commission shall act in an advisory capacity to the City Council and shall have the following duties and responsibilities:

- A. To advise the City Council on broad neighborhood issues.

2-34-3. Membership of Commission

The Commission shall consist of ~~nine~~nineteen (189) members—~~two~~one from each neighborhood district in the City of Orem. A member of the City Council shall be appointed to act as a liaison between the Commission and the City Council, but the City Council liaison shall not be considered a member of the Commission.

2-34-4. Appointment

- A. After application, potential Commission members shall be vetted by a Selection Committee made up of staff selected by the City Manager and City Council members selected by the Mayor. Commission members shall be appointed by the Mayor, with advice and consent of the City Council.
- B. Commission members shall be residents of the City of Orem.
- C. Each Commission member shall represent one of the nine neighborhoods of the City of Orem. Each Commission member shall be a resident of the neighborhood district they represent.
- D. Commission members shall be selected without respect to political affiliation. A diverse collection of commission members is preferable.

2-34-5. Term of Office

- A. The term of office for Commission members shall be three (3) years even if the appointment was made to fill a vacancy created by a member who was unable to complete a full term.
- B. Commission members may be appointed for additional terms.
- C. The term of the City Council member serving as liaison to the Commission shall be determined by the Mayor.

D. Each term shall continue until a successor is chosen and qualified, except in the case of the member's death, resignation, removal or disqualification from holding office.

2-34-6. Removal and Vacancy

A. Any member of the Commission may be removed from office by the Mayor, with the advice and consent of the City Council.

B. A member's office automatically becomes vacant if the member establishes residence outside of the City, establishes residence outside of the neighborhood they represent within the City, or lives outside of City boundaries for a continuous period of more than sixty (60) days.

C. A member's office may become vacant if the member misses more than twenty-five percent (25%) of the Commission's scheduled meetings during any twelve (12) month period.

D. Vacancies shall be filled for the unexpired term of any member whose office becomes vacant.

E. Vacancies occurring other than through the expiration of a regular term shall be filled by appointment by the Mayor, with the advice and consent of the City Council.

2-34-7. Voting

A. Each member of the Commission shall have one (1) vote.

B. A quorum shall consist of a majority of the appointed members of the Orem Neighborhood Commission, with a minimum of ~~three-nine~~ (93) members. No meeting is official unless a quorum of members is present.

C. The minimum number of votes required to take any action shall be a majority of those present at the meeting, provided there is a quorum, but shall never be less than ~~three-nine~~ (93).

2-34-8. Meetings

A. The Commission shall select one of its members to be Chairperson. The Chairperson shall conduct all meetings and shall serve for one (1) year. Elections for Chairperson shall be held annually. A Chairperson may serve consecutive terms.

B. The Commission shall meet at least twice annually and may meet more often at the direction of its Chairperson.

C. Commission business and discussion shall be conducted in open public meetings in accordance with legal requirements and City policies.

D. The Commission shall keep written minutes for each of its meetings. The minutes shall be reviewed for approval at the following Commission meeting.

E. The Commission may adopt by-laws, rules or procedures for the transaction of its business.

F. The Commission may establish sub-committees to help carry out its responsibilities.

2-34-9. Staff Assignments

The City Manager shall appoint appropriate staff support for the Commission.

2-34-10. Compensation

A. Members of the Commission shall serve without monetary compensation.

B. Members may be compensated for reasonable expenses incurred for official responsibilities, if approved by the City Manager.

2-34-11. Recommendations

The Chairperson of the Commission shall, from time to time, present recommendations to the City Council which have been approved by the Commission.



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 27, 2023**

REQUEST:	PUBLIC HEARING - Amend City of Orem FY 2022-2023 Adopted Budget
APPLICANT:	Brenn Bybee
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

The Fiscal Year 2022-2023 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, and other governmental or private entities or organizations; appropriating reserves in the General Fund and transferring them to the Capital Projects Fund in order to meet state legal compliance requirements regarding maximum General Fund “fund balance” as well as providing various project funding; adding funding received from the Metropolitan Water District of Orem for the storage tank project; appropriating funds to pay for a wrecked police vehicle; adding funding for Senior Citizens tour costs; and appropriating additional funds needed in the Facilities Maintenance Fund for wage and utility cost increases.

RECOMMENDATION:

The City Manager recommends the City Council hold a public hearing to discuss amending the current Fiscal Year 2022-2023 Budget and, by ordinance, amend the Fiscal Year 2022-2023 Budget.

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 June 27, 2023, 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 new revenues and expenses.

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

1. The Council hereby amends the Fiscal Year 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 27th day of June 2023.

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			Previous Budget	Current Budget
Account Number	Note	Description		
GENERAL FUND				
10-3318-014	1	Grant - Bullet Proof Vest	\$ -	\$ 16,000.00
10-3698	1	Donations - Library	-	9,740.00
10-3698-010	1	Donations - Gold Star Family Monument/Memorial	-	435.00
10-3995-013	1	Cont. From - Fund 73 - Orem Foundation	6,900.00	15,100.00
10-3995-030	4	Cont From - Fund 63 - Patrol Vehicle	-	53,000.00
10-3997-004	3	App. Surp - CIP Projects	-	5,250,000.00
Total			<u>\$ 6,900.00</u>	<u>\$ 5,344,275.00</u>
Net Fund Increase				<u>\$ 5,337,375.00</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-3424-004-001	1	MCTF - Forfeitures Revenues - Federal (Justice)	\$ -	\$ 40,000.00
Total			<u>\$ -</u>	<u>\$ 40,000.00</u>
Net Fund Increase				<u>\$ 40,000.00</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-3995-001	3	Cont. From - Fund 10 - CIP	\$ -	\$ 5,250,000.00
45-3995-001	1	Cont. From - Fund 10 - Gold Star Family Donations	-	435.00
Total			<u>\$ -</u>	<u>\$ 5,250,435.00</u>
Net Fund Increase				<u>\$ 5,250,435.00</u>
WATER FUND				
51-3314-002	1	Water Reuse Project	\$ -	\$ 7,000,000.00
51-3690-004	2	Misc. Rev - Metro Water	-	500,000.00
Total			<u>\$ -</u>	<u>\$ 7,500,000.00</u>
Net Fund Increase				<u>\$ 7,500,000.00</u>
SELF INSURANCE FUND				
63-3997-006	4	App Surp - Patrol Vehicle	\$ -	\$ 53,000.00
Total			<u>\$ -</u>	<u>\$ 53,000.00</u>
Net Fund Increase				<u>\$ 53,000.00</u>
FACILITIES MAINTENANCE FUND				
65-3995-001	5	Cont From - Fund 10 - Facilities Operations	\$ 75,000.00	\$ 275,000.00
Total			<u>\$ 75,000.00</u>	<u>\$ 275,000.00</u>
Net Fund Increase				<u>\$ 200,000.00</u>
OREM FOUNDATION TRUST FUND				
73-3910-004	1	Donations - Orem City	\$ -	\$ 5,100.00
Total			<u>\$ -</u>	<u>\$ 5,100.00</u>
Net Fund Increase				<u>\$ 5,100.00</u>
SENIOR CITIZENS FUND				
76-3690-004	6	Misc Rev - Tours	\$ 10,000.00	\$ 40,830.00
Total			<u>\$ 10,000.00</u>	<u>\$ 40,830.00</u>
Net Fund Increase				<u>\$ 30,830.00</u>
Total City Funds			<u>\$ 91,900.00</u>	<u>\$ 18,455,640.00</u>
Net City Funds Increase				<u>\$ 18,363,740.00</u>

EXHIBIT "A"
BUDGET AMENDMENTS
FISCAL YEAR 2022-2023

EXPENDITURES

Account Number	Note	Description	Previous Budget	Current Budget
GENERAL FUND				
Public Safety Administration				
10-6510-245	1	Uniforms - Police - Fundraiser Funds	\$ 112,473.20	\$ 128,473.20
Patrol Services				
10-6520-792-045	4	Vehicle #???? - Replace Vehicle #2219	-	53,000.00
Investigation Services				
10-6530-450-004	1	Public Safety Supplies	-	2,000.00
Support Services				
10-6550-250-012	1	Equipment - VIPS	8,040.00	11,140.00
10-6550-623	1	VIPS Vehicle Lease	22,150.27	25,250.27
Patron Services				
10-8530-310	1	Professional & Technical Services	8,415.00	18,155.00
Non-Departmental Expenditures				
10-9910-920-001	1	Cont. To - Fund 45 - CIP - Gold Star Family Donations	-	435.00
10-9910-920-001	3	Cont. To - Fund 45 - CIP	-	5,250,000.00
Total			<u>\$ 151,078.47</u>	<u>\$ 5,488,453.47</u>
Net Fund Increase				<u>\$ 5,337,375.00</u>
MAJOR CRIMES TASK FORCE (MCTF)				
25-6531-230-004	1	Employee Development - Forfeitures (Justice)	\$ -	\$ 15,000.00
25-6531-250-004	1	Equipment - Forfeitures (Justice)		25,000.00
			<u>\$ -</u>	<u>\$ 40,000.00</u>
Net Fund Increase				<u>\$ 40,000.00</u>
CAPITAL IMPROVEMENT PROJECT FUND				
45-6034-731-230	3	Future Projects	\$ -	\$ 5,250,000.00
45-6034-732-488	1	Gold Star Family Monument/Memorial	-	435.00
Total			<u>\$ -</u>	<u>\$ 5,250,435.00</u>
Net Fund Increase				<u>\$ 5,250,435.00</u>
WATER FUND				
51-7573-733-838	2	Storage Tank	\$ 1,665,417.08	\$ 2,165,417.08
51-7573-733-284	1	Water Reuse Project	9,558,130.33	16,558,130.33
Total			<u>\$ 11,223,547.41</u>	<u>\$ 18,723,547.41</u>
Net Fund Increase				<u>\$ 7,500,000.00</u>
SELF INSURANCE FUND				
63-4260-920-001	4	Cont To - Fund 10 - Patrol Vehicle	\$ -	\$ 53,000.00
Total			<u>\$ -</u>	<u>\$ 53,000.00</u>
Net Fund Increase				<u>\$ 53,000.00</u>
FACILITIES MAINTENANCE FUND				
65-6042-130	5	Salaries & Wages - Temporary	\$ 239,475.00	\$ 339,475.00
65-6042-270-002	5	Natural Gas	125,000.00	225,000.00
Total			<u>\$ 364,475.00</u>	<u>\$ 564,475.00</u>
Net Fund Increase				<u>\$ 200,000.00</u>
OREM FOUNDATION TRUST FUND				
73-8591-920-004	1	Cont. To - Fund 10 - Orem City	\$ 6,900.00	\$ 12,000.00
Total			<u>\$ 6,900.00</u>	<u>\$ 12,000.00</u>
Net Fund Increase				<u>\$ 5,100.00</u>
SENIOR CITIZENS FUND				
76-8097-240-004	6	Tours	\$ 12,450.00	\$ 43,280.00
Total			<u>\$ 12,450.00</u>	<u>\$ 43,280.00</u>
Net Fund Increase				<u>\$ 30,830.00</u>
Total City Funds			<u>\$ 11,758,450.88</u>	<u>\$ 30,122,190.88</u>
Net City Funds Increase				<u>\$ 18,363,740.00</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 (ARPA), Police Department (Bullet Proof Vest Grant and Major Crimes Task Force Grants), Library (Various Donations), and Public Works (Utah County Water Reuse Grant Grant). 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 City received a \$500,000 payment from the Metropolitan Water District of Orem for use on the Heritage Park storage tank construction project.
- 3) After completing the Fiscal Year 2021-2022 Annual Comprehensive Financial Report (ACFR) and calculating the State of Utah's maximum allowable General Fund fund balance, the City exceeded the maximum allowable amount of 35%. Therefore, the City is required to either spend or transfer \$5,250,000 by the end of the current fiscal year. City staff has identified a number of projects that could be funded by these excess funds. However, these projects would not be able to be completed by fiscal year end and thus, the funds need to be transferred to the Capital Projects Fund so that the funds will be available when the specific projects are identified and receive approval to proceed. By making this transfer, the General Fund's fund balance would fall below the State of Utah's fund balance maximum and the City would then be in compliance.
- 4) A police vehicle was involved in an at-fault accident which totaled the vehicle. A replacement vehicle has been identified and is available for purchase. Given lead times to obtain new vehicles, it was determined it would be in the best interests of the city to purchase the available vehicle now. Funds were identified within the Self-Insurance Fund to pay for the vehicle purchase.
- 5) The Facilities Maintenance division had a hard time hiring and keeping janitorial staff due to the existing wages offered. An adjustment was made in order to attract new employees and maintain existing personnel. Power and natural gas costs have also increased substantially (natural gas in particular). This amendment adds the funds needed to pay for these increases.
- 6) Funds were received for a Senior Citizens tour and this amendment item adds the additional funds received along with the associated expenditure to the budget of the Senior Citizens Fund.



**CITY OF OREM
CITY COUNCIL
MEETING
JUNE 27, 2023**

REQUEST:	PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and amending Appendix A of the Orem City Code to make Standard Land Use Code 1283 <i>Transitional Treatment Homes</i> a permitted use in the C3 zone.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Cheryl Vargas, Associate Planner

REQUEST:

BACKGROUND:

RECOMMENDATION:

**CITY OF OREM
CITY COUNCIL MEETING
JUNE 27, 2023**



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone, and amending Standard Land Use Code 1283 <i>Transitional Treatment Homes</i> from a not permitted use to a permitted use in the C3 zone.
APPLICANT:	Jeremy Weber, Devco, Inc.
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
- Noticed 131 property owners within 500 feet of the property

SITE INFORMATION:

General Plan Designation:
Regional Commercial
Current Zone: **C2 & C3**
Acreage: **7.10**
Neighborhood: **Timpview**

**PLANNING
COMMISSION
RECOMMENDATION**

7-0 – for Approval

PREPARED BY:
Cheryl Vargas
Associate Planner

REQUEST: The applicant requests the City amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone, and amend SLU Code 1283 *Transitional Treatment Homes* as a permitted use in the C3 zone.

BACKGROUND: The applicant is requesting the city rezone property located generally at 883 North State Street for the lots fronting State Street to the C2 zone and the lots fronting 400 West to the C3 zone. In addition, allow SLU Code 1283 *Transitional Treatment Homes* as a permitted use in the C3 zone.

There is a large parcel of vacant land at approximately 883 North State Street. The large parcel that fronts State Street is in the C2 zone. The four smaller parcels that front 400 West are in the C3 zone. There is some zone overlapping with the new lot layout in the concept plan.

This request is for the rezone and text amendment only. If the City Council approves the rezone and SLU code amendment, the applicant will need to apply for site plan and subdivision approval through the Planning Commission.

A concept plan is provided to show potential development including the access from State Street to 400 West. In addition, the concept plan shows access to the project to the north and should also provide access to the properties to the south. The access to the south should be provided near the center of the project and will be addressed with the site plan process.

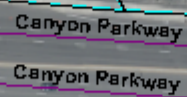
The concept plan shows a 2-story office building and a 2-story Center for Women and Children in Crisis, short-term transitional housing on the west side of the property, and two restaurants on the east side of the property fronting State Street.

The non-profit use would be classified as a Transitional Treatment Home (SLU Code 1283). This is currently not a permitted use in the C3 zone but is a permitted use in the C2 zone.

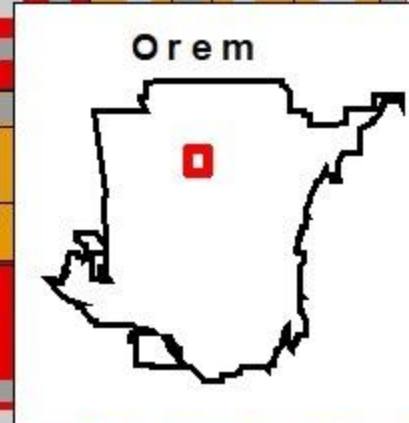
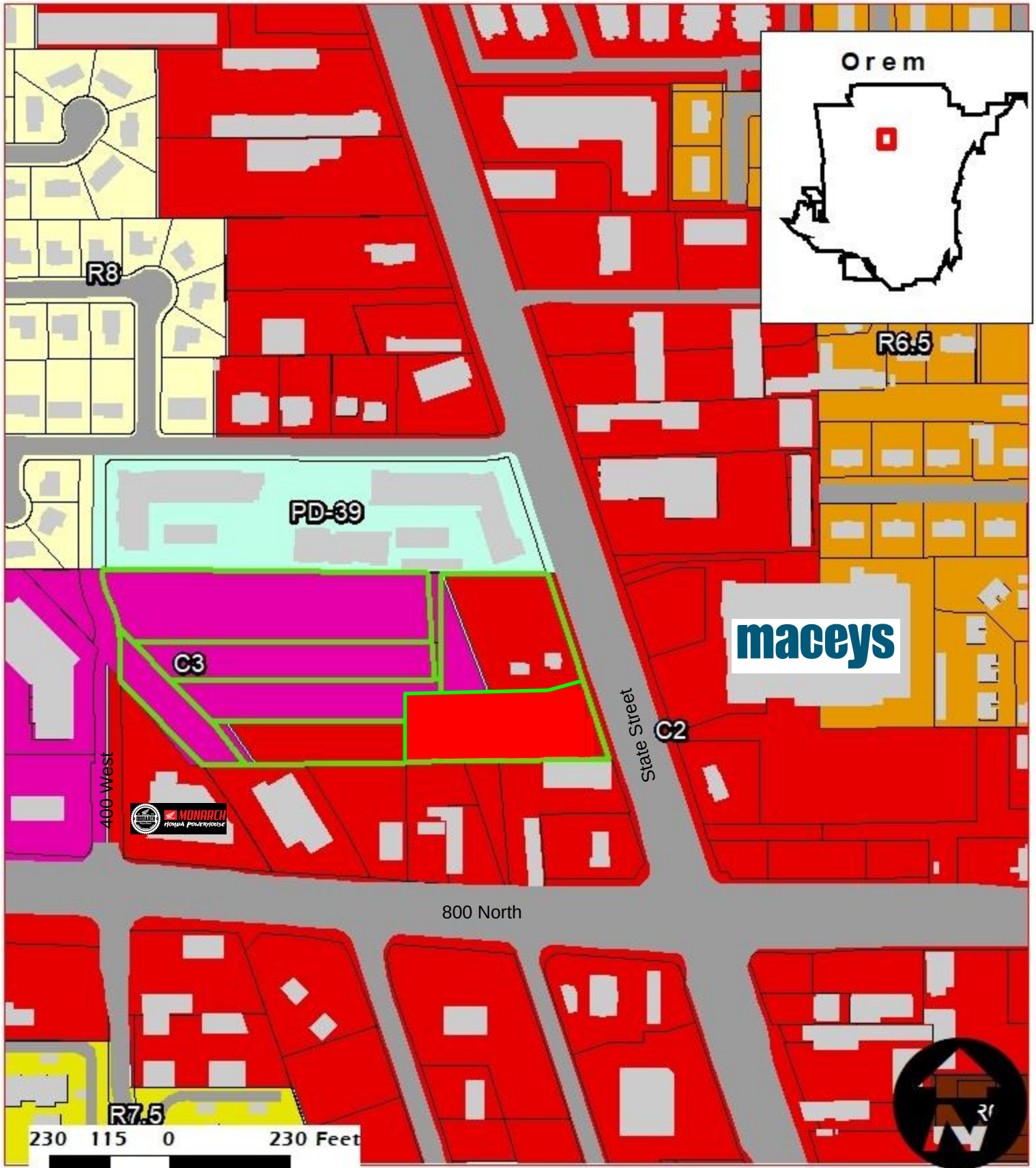
The Center for Women and Children in Crisis (DBA The Refuge Utah) has been in operation as a nonprofit victim services agency for 39 years. They provide a safe, caring, and therapeutic environment to assist victims of domestic violence, rape, and sexual assault in their recovery. With a focus on being trauma-informed, victim centered, and low barrier, the agency's goal is to facilitate healing and to advocate for victims with the intent to help decrease the incidence of such violence in the community in the future. Their services include a 24/7 hotline, a safe house for emergency short-term stays, transitional housing, temporary rental assistance, confidential victim advocates, 24/7 Hospital Response Team Advocates, victim educational support classes, therapy, and aftercare services that continue as individuals transition into permanent supportive housing around Utah County.

The office building could be up to 2-stories high and would be used for victims seeking services to meet with advocates, case managers, and therapists to receive individualized services and resources. It would also be used to host educational support classes, volunteer trainings, staff trainings, and community advocate meetings. Along with these services, administrative staff would be housed who would run the financial and business operations of the non-profit agency.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone, and amend Standard Land Use Code 1283 *Transitional Treatment Homes* from a not permitted use to a permitted use in the C3 zone.



800 N & State



R6.5

PD-39

C3

maceys

C2

400 West

State Street

800 North

R7.5

230 115 0 230 Feet

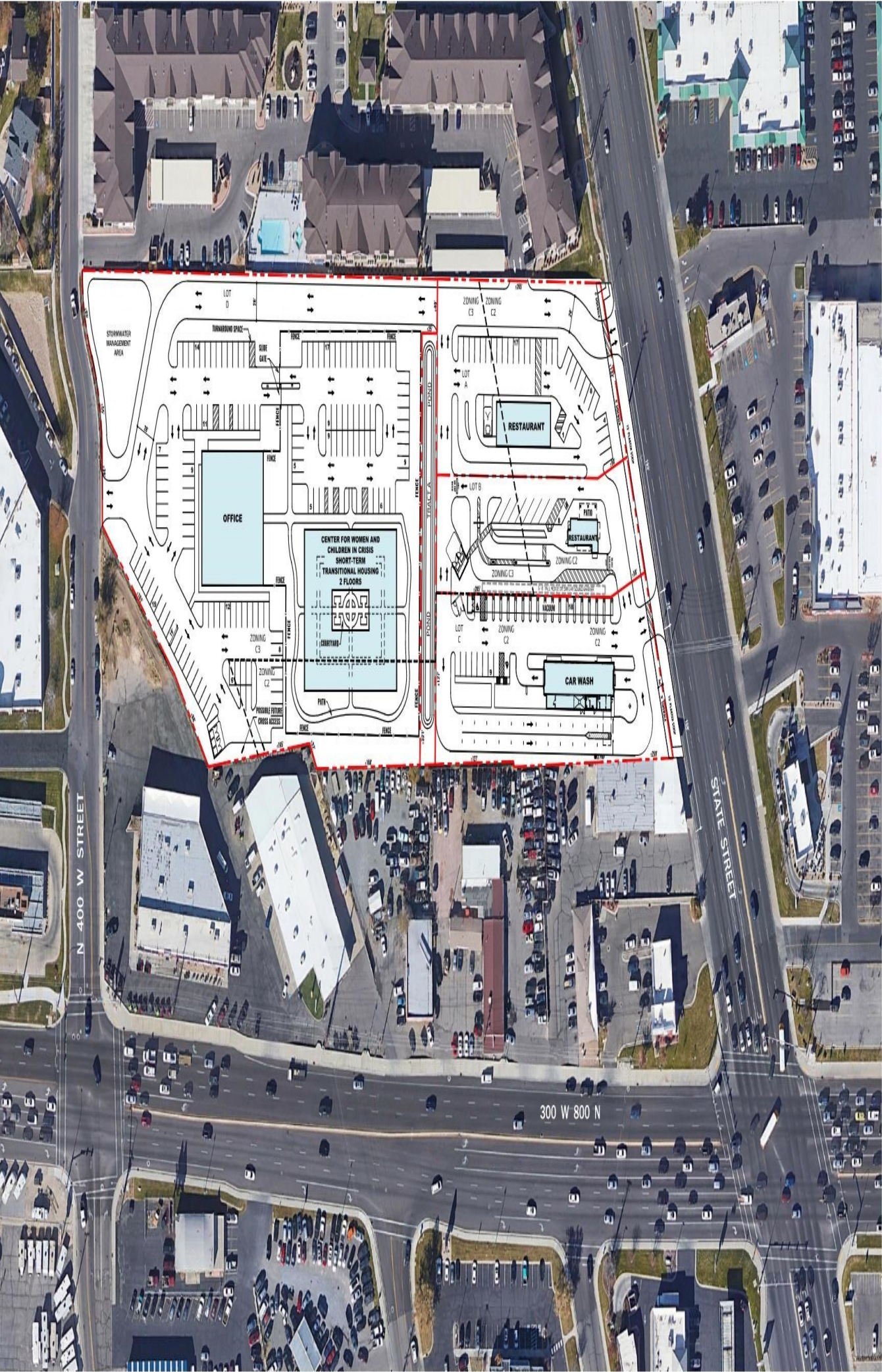


Legend

- 877 N State Street
- Buildings
- Parcels

◆ Preliminary Plat
C2 & C3
7.10 Acres

NEIGHBORHOOD
Timpview



SITE DATA		
LOT A		
LOT AREA	±0.86 AC	
BUILDING	RESTAURANT	
PARKING	30 SPACES	
LOT B		
LOT AREA	±0.67 AC	
BUILDING	RESTAURANT	
PARKING	8 SPACES	
LOT C		
LOT AREA	±1.06 AC	
BUILDING	CAR WASH	
PARKING	18 VACUUM SPACES 9 STANDARD SPACES	
LOT D		
LOT AREA	±4.02 AC	
BUILDING	OFFICE	
	NON-PROFIT SERVICES CENTER	
	TWO FLOORS	
PARKING	146 SPACES	
TRACT A		
LOT AREA	±0.18 AC	
POND	±5,672 SF	

0 50' 100'

NORTH

SCALE: 1" = 100'

project

OREM,
UTAH

800 N AND
STATE STREET

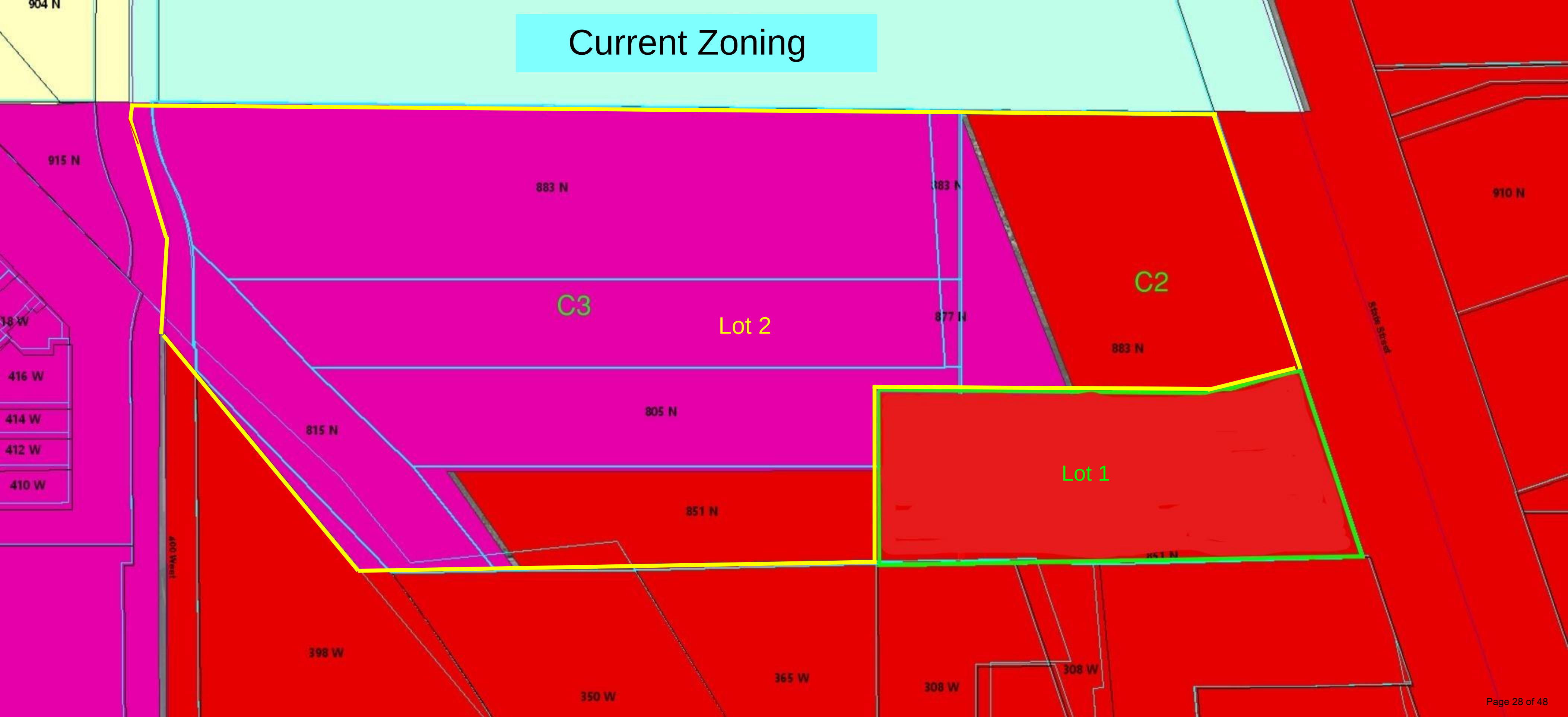
drawing title

PROPOSED OVERALL
SITE PLAN

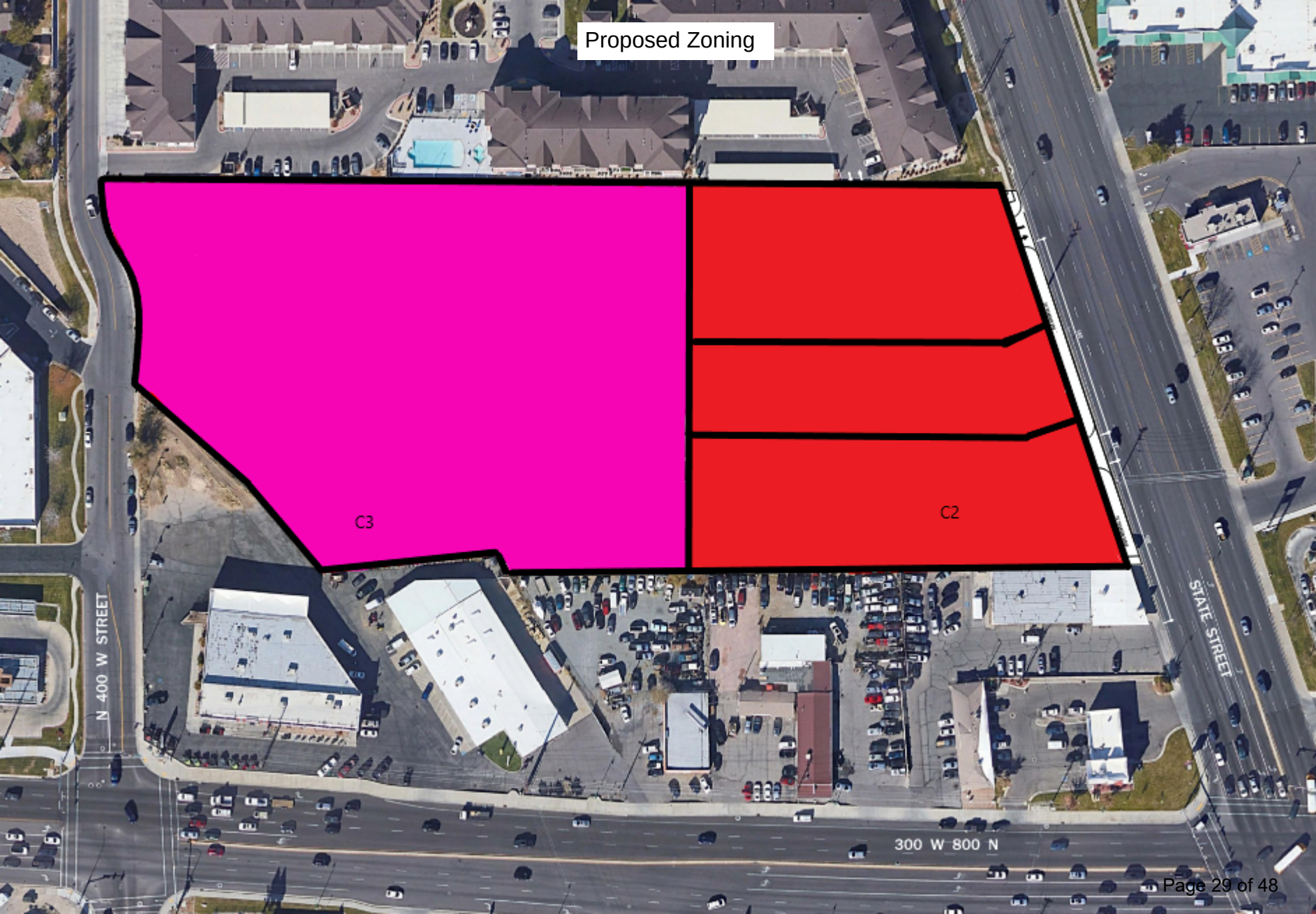
date 05.11.2023

drawing no. 6.2

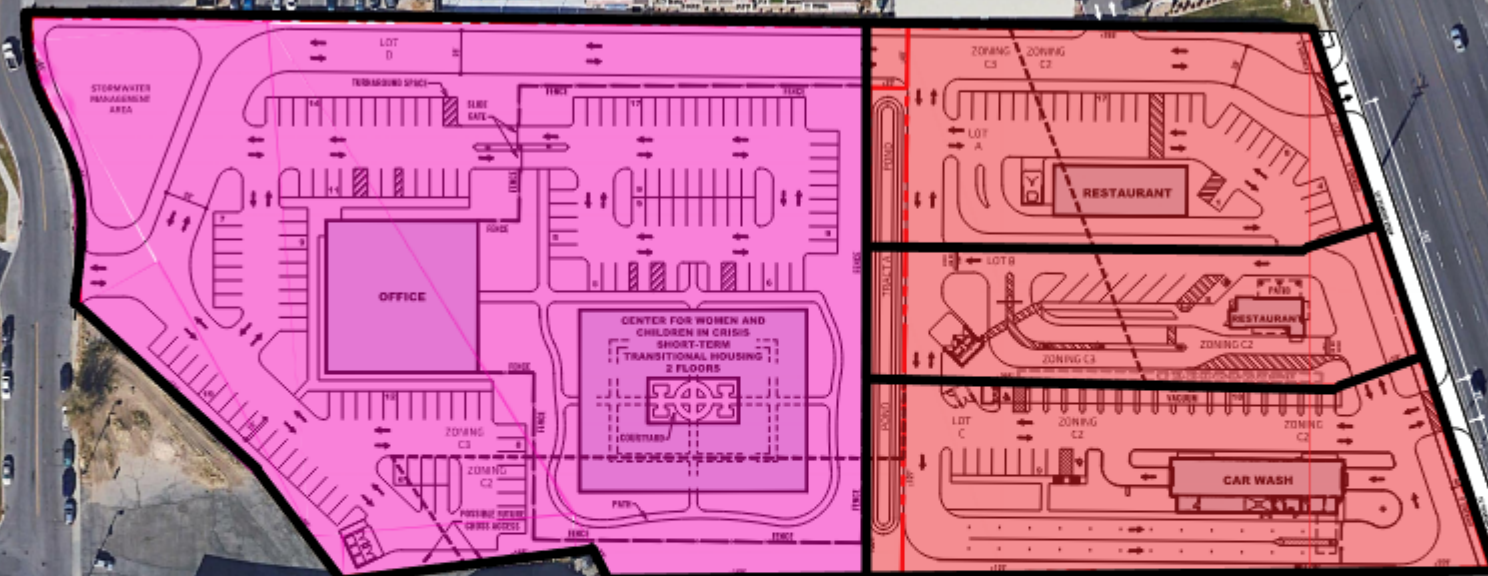
Current Zoning



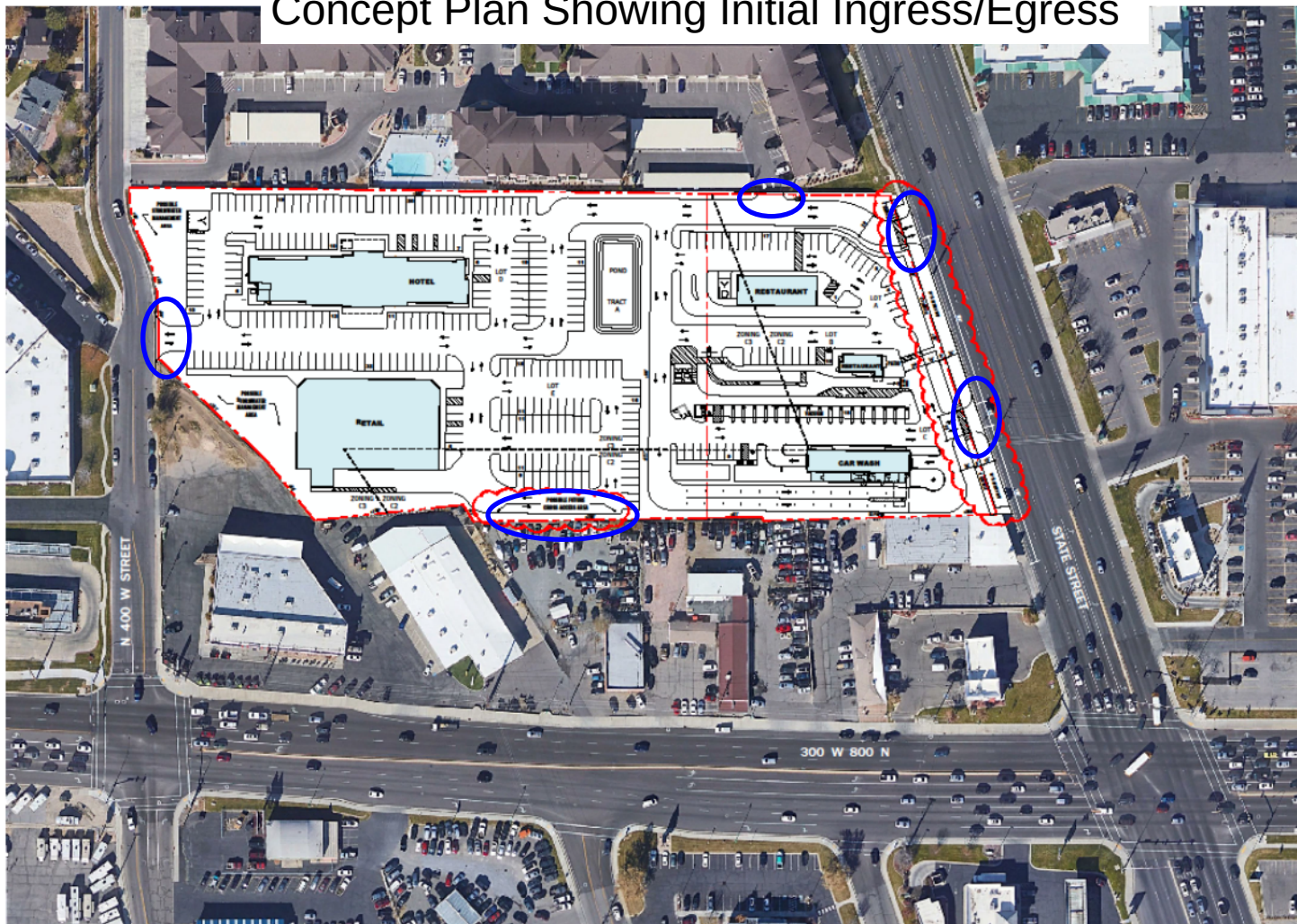
Proposed Zoning



Concept Plan with Proposed Zoning



Concept Plan Showing Initial Ingress/Egress



SITE DATA

LOT A	LOT AREA	-0.82 AC
	PARKING	RESTAURANT - 2,800 SF
		20 SPACES
LOT B	LOT AREA	-0.79 AC
	BUILDING	RESTAURANT - 900 SF
	PARKING	10 SPACES
LOT C	LOT AREA	-1.86 AC
	PARKING	CAR WASH - 3,017
		10 VACUUM SPACES
		9 STANDARD SPACES
LOT D	LOT AREA	-1.85 AC
	BUILDING	HOTEL
	PARKING	121
LOT E	LOT AREA	-2.86 AC
	PARKING	RETAIL 16,200 SF
		111
TRACT A	LOT AREA	-0.18 AC
	POND	-0.800 SF

○ = ingress/
egress

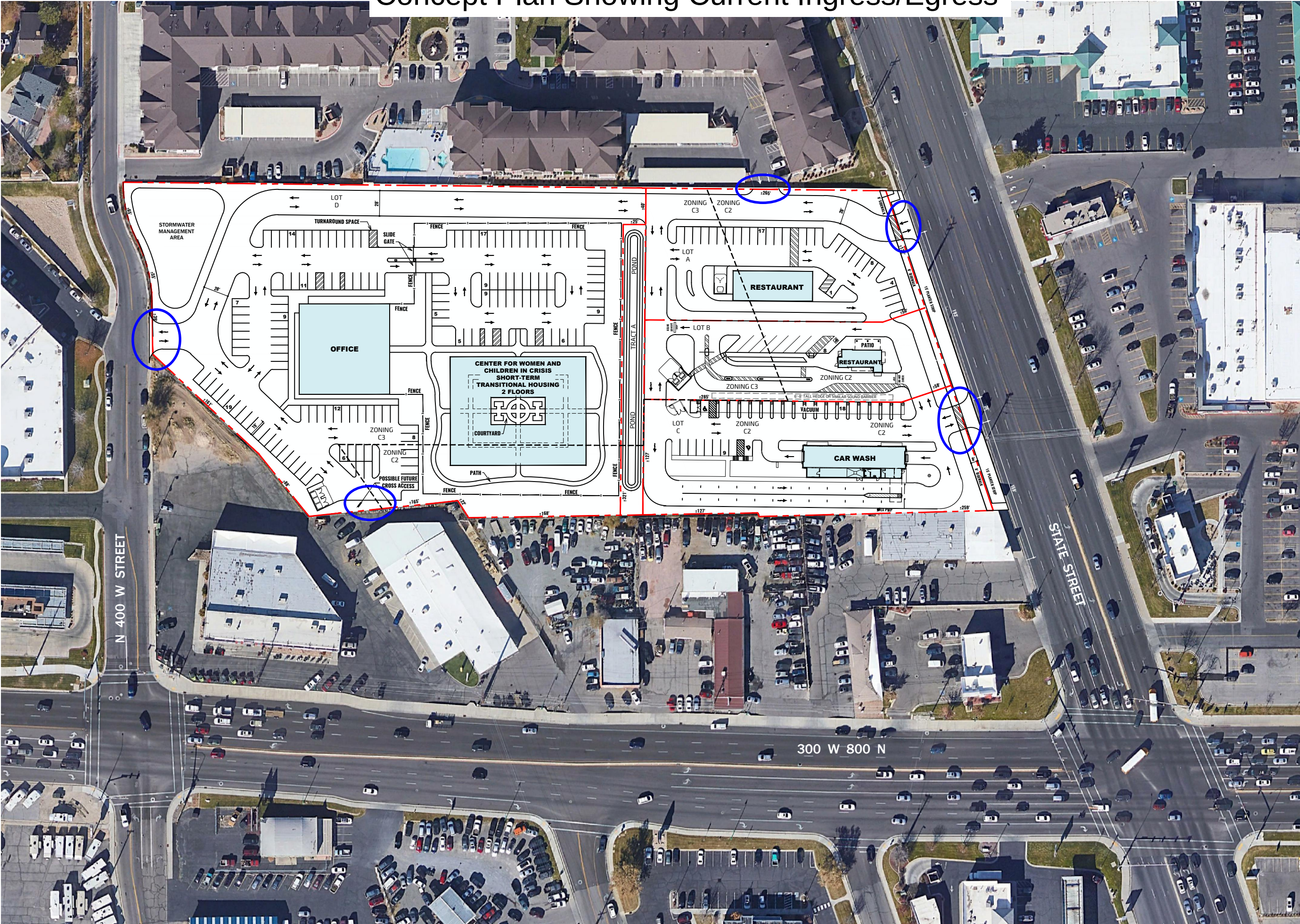
0 50' 100' NORTH
SCALE 1" = 100'

OREM,
UTAH
800 N AND
STATE STREET

PROPOSED OVERALL
SITE PLAN

DATE 02.06.2023 DRAWING NO. 4.7B

Concept Plan Showing Current Ingress/Egress



SITE DATA		
LOT A		
LOT AREA	±0.96 AC	
BUILDING	RESTAURANT	
PARKING	30 SPACES	
LOT B		
LOT AREA	±0.67 AC	
BUILDING	RESTAURANT	
PARKING	8 SPACES	
LOT C		
LOT AREA	±1.06 AC	
BUILDING	CAR WASH	
PARKING	18 VACUUM SPACES 9 STANDARD SPACES	
LOT D		
LOT AREA	±4.02 AC	
BUILDING	OFFICE	
	NON-PROFIT SERVICES CENTER	
	TWO FLOORS	
PARKING	146 SPACES	
TRACT A		
LOT AREA	±0.18 AC	
POND	±5,672 SF	

○ = ingress/
egress

050'100'NORTH

SCALE: 1" = 100'

project

OREM,
UTAH

800 N AND
STATE STREET

drawing title

PROPOSED OVERALL
SITE PLAN

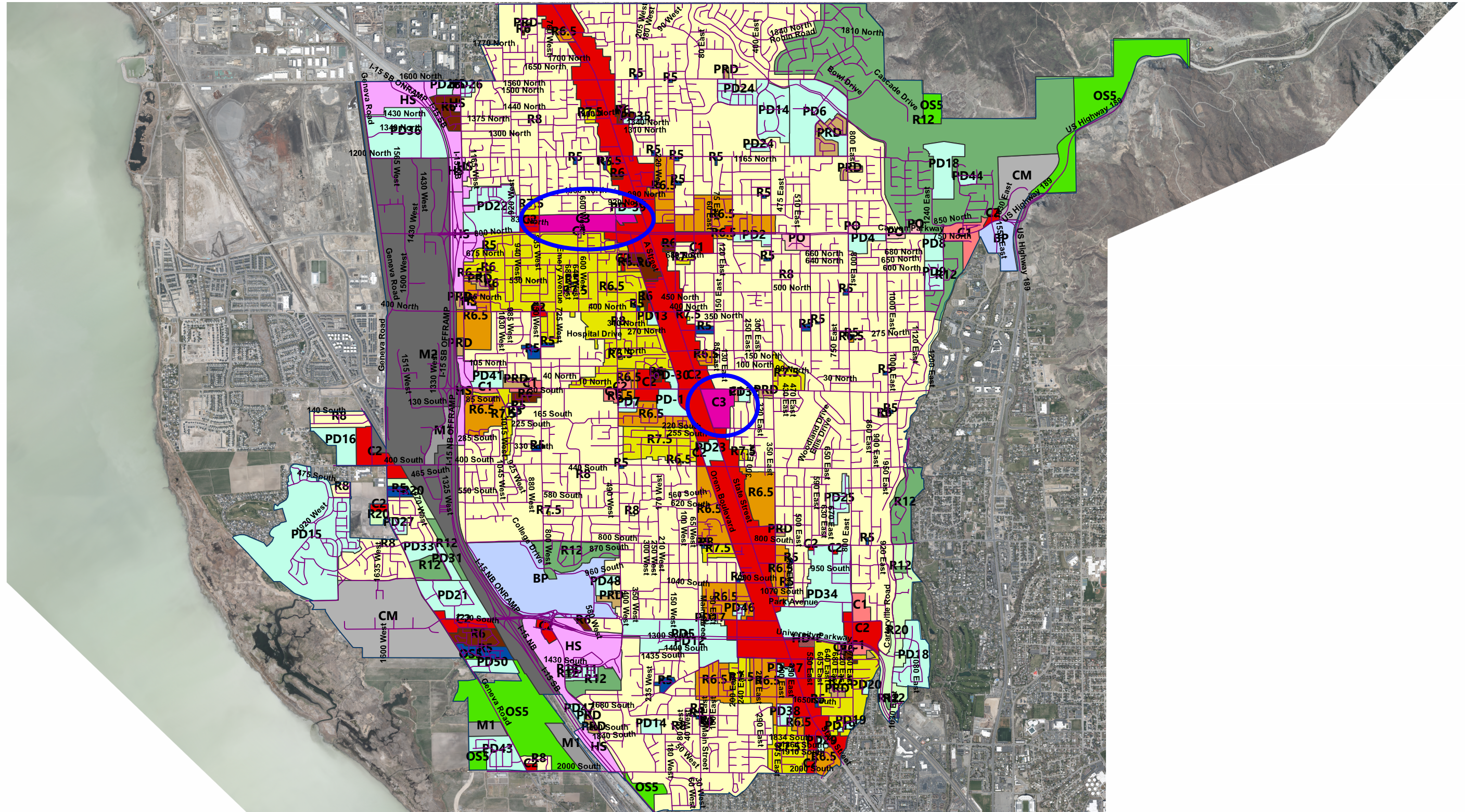
date

05.11.2023

drawing no.

6.2

Zoning Map showing C3 Zone



SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
1283	Transition -al Treatment Home	N	N	N	N	N	N	N	N	N	P	P	N P	N	N	N	N	N

Street View from 400 West



Street View from State Street





City Council Chambers, 56 N State Street

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

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and to allow SLU Code 1283 Transitional Treatment Homes as a permitted use in the C3 zone.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ZIONS FIRST NATIONAL BANK
%LOCATION: 7473
PO BOX 54288
LEXINGTON, KY 40555

City Council
Tue, Jun 27, 2023
6:00 pm



City Council Chambers, 56 N State Street

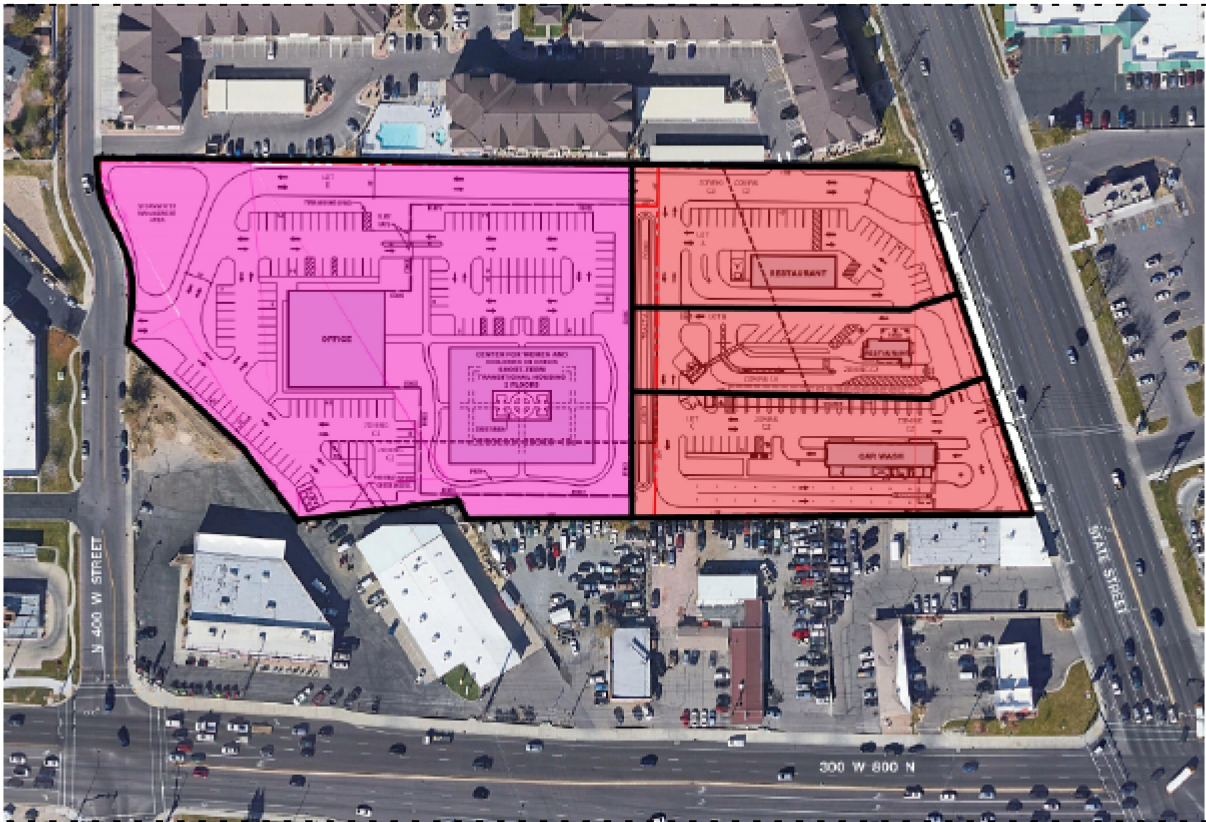
***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC HEARING - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and to allow SLU Code 1283 Transitional Treatment Homes as a permitted use in the C3 zone.

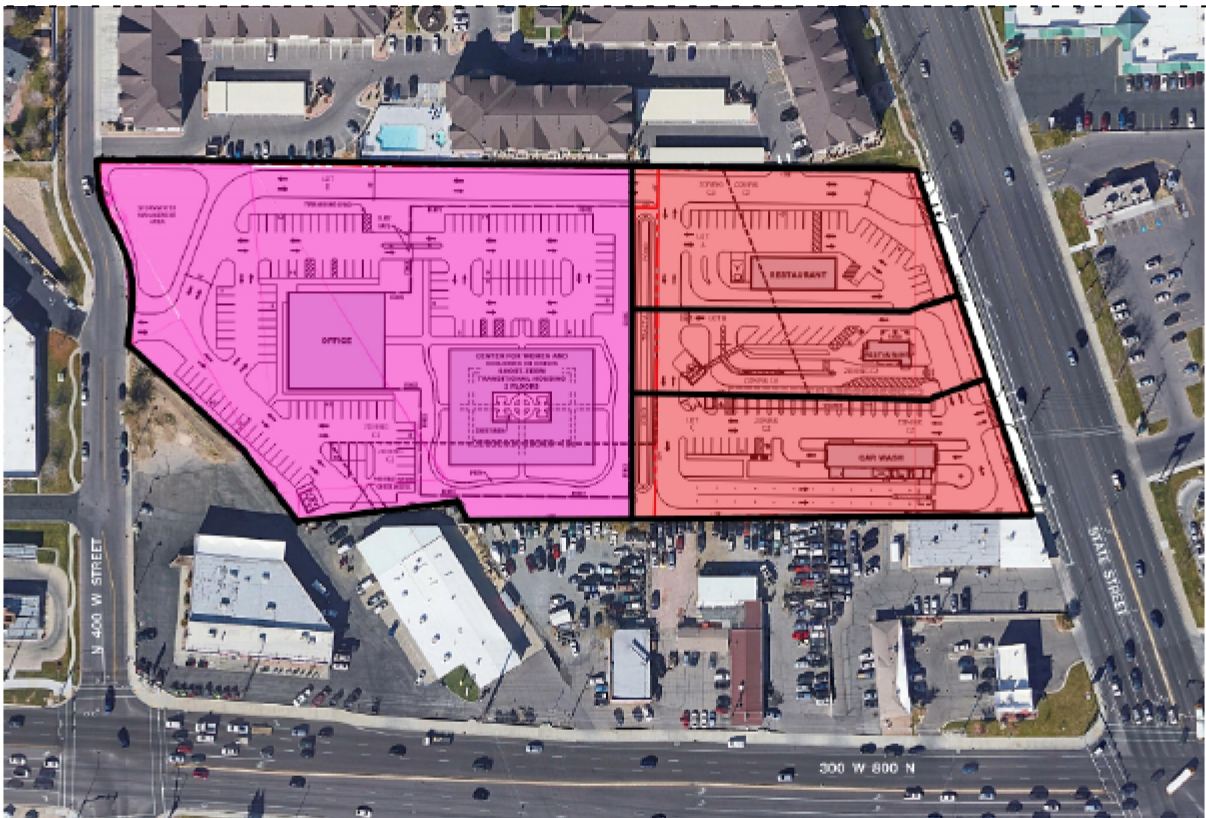
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

TROLLA, SUSAN M
3549 LANDINGS DR UNIT H-6
FORT COLLINS, CO 80525

City Council
Tue, Jun 27, 2023
6:00 pm



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



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

ADAMS, KRISTA E
172A HOBBLE CREEK CANYON
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

MOUNTAIN VIEW INVESTMENT CO
%DELOITTE TAX LLP
PO BOX 2609
CARLSBAD, CA 92018

AFFCU OREM
%ACCOUNTING
PO BOX 3183
OGDEN, UT 84409

IHC HEALTH SERVICES INC
PO BOX 3390
SALT LAKE CITY, UT 84110

BENNETT REAL ESTATE HOLDINGS
LLC
PO BOX 50142
PROVO, UT 84605

ZIONS FIRST NATIONAL BANK
%LOCATION: 7473
PO BOX 54288
LEXINGTON, KY 40555

AMERICA FIRST FEDERAL CREDIT
UNION
%ACCOUNTING
PO BOX 9199
OGDEN, UT 84409

EARL HARRIS TRUST B 05-01-1974
THE (ET AL)
%KRICK, ROBERT T
5 FIRST AMERICAN WAY
SANTA ANA, CA 92707

PINEHURST AT 800 NORTH LLC
10 E SOUTH TEMPLE # 900
SALT LAKE CITY, UT 84133

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CENTRAL BANK
%SELF DIRECTED RETIREMENT
SERVICES
75 N UNIVERSITY AVE
PROVO, UT 84601

COMMON AREA
100 E CENTER
PROVO, UT 84604

COMMON AREA
100 E CENTER
PROVO, UT 84606

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

WX4 LLC
112 E 1350 N
BOUNTIFUL, UT 84010

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

PENNOCK INVESTMENTS LLC
160 S 1140 E
LINDON, UT 84042

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
188 W 800 NORTH
OREM, UT 84057

PENNOCK INVESTMENTS LLC
--OR CURRENT RESIDENT--
245 W 990 NORTH
OREM, UT 84057

NEW STARR LLC
253 S OREM BLVD
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

DF ADAMS 300 LLC
--OR CURRENT RESIDENT--
300 W 800 NORTH
OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
--OR CURRENT RESIDENT--
305 W 800 NORTH
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
%NAZIR, ZAHID
313 E FAIRMONT HILL CT
DRAPER, UT 84020

DODGE, DONALD A & LINDA N (ET
AL)
--OR CURRENT RESIDENT--
336 W 920 NORTH
OREM, UT 84057

DODGE, DONALD A & LINDA N (ET
AL)
--OR CURRENT RESIDENT--
344 W 920 NORTH
OREM, UT 84057

MARTIN PROPERTIES LC
%PETERSON, SCOTT
360 W 920 N
OREM, UT 84057

UTAH COMMUNITY FEDERAL
CREDIT UNION
%ACCOUNTING/FACILITIES
360 W 4800 N
PROVO, UT 84604

ADAMS, KRISTA E
--OR CURRENT RESIDENT--
365 W 800 NORTH
OREM, UT 84057

LOLLIPOPSOREM LLC
--OR CURRENT RESIDENT--
380 W 920 NORTH
OREM, UT 84057

ROGER L FARLEY PROPERTIES LLC
390 W 920 N
OREM, UT 84057

KMR PROPERTIES LC
--OR CURRENT RESIDENT--
398 W 800 NORTH
OREM, UT 84057

EARL HARRIS TRUST B 05-01-1974
THE (ET AL)
--OR CURRENT RESIDENT--
406 W 800 NORTH
OREM, UT 84057

BENNETT REAL ESTATE HOLDINGS
LLC
--OR CURRENT RESIDENT--
408 W 800 NORTH UNIT#201
OREM, UT 84057

BENNETT REAL ESTATE HOLDINGS
LLC
--OR CURRENT RESIDENT--
408 W 800 NORTH UNIT#202
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
410 W 800 NORTH
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
412 W 800 NORTH
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
--OR CURRENT RESIDENT--
414 W 800 NORTH
OREM, UT 84057

MILLER, CORY N & JANICE Y
414 W 920 N
OREM, UT 84057

TD DEVELOPMENT LLC
415 E 1550 N
OREM, UT 84097

SM WASHBURN LLC
415 W 800 N
OREM, UT 84057

WX4 LLC
--OR CURRENT RESIDENT--
416 W 800 NORTH
OREM, UT 84057

REDMOND INVESTMENT
PROPERTIES LC
--OR CURRENT RESIDENT--
418 W 800 NORTH
OREM, UT 84057

KLEMETSON, GLENN & JENNIFER
419 W 1000 N
OREM, UT 84057

REDMOND INVESTMENT
PROPERTIES LC
--OR CURRENT RESIDENT--
420 W 800 NORTH
OREM, UT 84057

NOBLE AMERICAN PROPERTY LLC
--OR CURRENT RESIDENT--
422 W 800 NORTH
OREM, UT 84057

TOP PROPERTY INVESTMENTS LLC
--OR CURRENT RESIDENT--
426 W 800 NORTH
OREM, UT 84057

BARBAKOS, CHRIS C & LORI
426 W 920 N
OREM, UT 84057

PET URGENT CARE LLC
428 W 800 N
OREM, UT 84057

PETERSEN, MARLO & SUSAN D
429 W 1000 N
OREM, UT 84057

JOHNSON, PATRICIA B
--OR CURRENT RESIDENT--
436 W 800 NORTH
OREM, UT 84057

WARNER, GLEN R & REBECCA S (ET
AL)
438 W 920 N
OREM, UT 84057

DIETER, REBEKAH PAULIENE &
ANDREW ALAN
439 W 1000 N
OREM, UT 84057

PAYNE FAMILY LLC
--OR CURRENT RESIDENT--
440 W 800 NORTH
OREM, UT 84057

PLEASANT VIEW LLC
442 W 800 N
OREM, UT 84057

BEESTON, WILLIAM H & RUBY
444 W 800 N
OREM, UT 84057

CENTRAL BANK
--OR CURRENT RESIDENT--
449 W 1000 NORTH
OREM, UT 84057

HALL, MICHAEL D & MARTHA E
450 W 920 N
OREM, UT 84057

THURMAN, TIMOTHY ROBERT &
JULIE SHEFFIELD
453 W 920 N
OREM, UT 84057

IHC HEALTH SERVICES INC
--OR CURRENT RESIDENT--
458 W 800 NORTH
OREM, UT 84057

ZIONS FIRST NATIONAL BANK
--OR CURRENT RESIDENT--
462 W 800 NORTH
OREM, UT 84057

HEATON, MATTHEW & CAMERON JO
462 W 920 N
OREM, UT 84057

LEONARD, SCOTT & EMILY DANIELS
474 W 920 N
OREM, UT 84057

TROWBRIDGE, JAMES S & KRISTIN D
475 W 920 N
OREM, UT 84057

SHUPE, RYAN & ASHLEY
485 W 920 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

PLAZA 880 LIMITED
575 E UNIVERSITY PKY STE N2 60
OREM, UT 84097

PLAZA 880 LIMITED
%WOODBURY CORPORATION
575 E UNIVERSITY PKWY STE N260
OREM, UT 84097

DODGE, DONALD A & LINDA N (ET
AL)
577 S 1660 E
PLEASANT GROVE, UT 84062

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

REDMOND INVESTMENT
PROPERTIES LC
%CLARK, BRIAN
651 W 1250 S
HEBER CITY, UT 84032

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC
682 N 2770 W
PROVO, UT 84601

OREM PORTFOLIO LLC
--OR CURRENT RESIDENT--
754 N 400 WEST
OREM, UT 84057

OREM PORTFOLIO LLC
--OR CURRENT RESIDENT--
764 N 400 WEST
OREM, UT 84057

JACKSONS FOOD STORES INC
--OR CURRENT RESIDENT--
777 N STATE ST
OREM, UT 84057

MITCHELL, ALEX & NICOLE (ET AL)
780 N 400 W
OREM, UT 84057

TORRES AUTOMOTIVE GROUP LLC
--OR CURRENT RESIDENT--
785 N OREM BLVD
OREM, UT 84057

NITA B PARK FAMILY LC
797 BOWL DR
OREM, UT 84097

KMR PROPERTIES LC
815 W 1560 S
PROVO, UT 84601

MOUNTAIN VIEW INVESTMENT CO
--OR CURRENT RESIDENT--
820 N STATE
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K
%PERUCCA, MIKE
821 W 2225 S
SYRACUSE, UT 84075

LOLLIPOPSOREM LLC
821 W ACADEMY DR
SPANISH FORK, UT 84660

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
822 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
830 N STATE ST
OREM, UT 84057

STORMRIDER LLC
840 PINNACLE CT # 202
MESQUITE, NV 89027

AFFCU OREM
--OR CURRENT RESIDENT--
851 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
880 N STATE ST
OREM, UT 84057

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
884 N STATE ST
OREM, UT 84057

MANWELL, ANNA L (ET AL)
898 N 425 W
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

HUFFAKER, JAMES & SARAH
903 N 425 W
OREM, UT 84057

CHAVEZ, FEDERICO LOPEZ
904 N 425 W
OREM, UT 84057

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

PLAZA 880 LIMITED
--OR CURRENT RESIDENT--
910 N STATE ST
OREM, UT 84057

ROMERO, RENE & BEATRIZ M
--OR CURRENT RESIDENT--
915 N 425 WEST
OREM, UT 84057

TROLLA, SUSAN M
--OR CURRENT RESIDENT--
916 N 425 WEST
OREM, UT 84057

SJK OREM LLC
925 N STATE ST
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 2
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 3
OREM, UT 84057

PERUCCA, GERALD N & JOANNE K
--OR CURRENT RESIDENT--
932 N STATE ST UNIT# 4
OREM, UT 84057

SIERRA VISTA PLAZA LLC
--OR CURRENT RESIDENT--
934 N STATE ST
OREM, UT 84057

T SWIFT LLC
--OR CURRENT RESIDENT--
948 N STATE
OREM, UT 84057

YEN, CHEN HUAN & MEI MIN LIU (ET AL)
963 N STATE ST
OREM, UT 84057

READ, RICHARD M
965 N 400 W
OREM, UT 84057

MAINWOOD, DANIEL ROBERT & SYDNEY R
966 N 400 W
OREM, UT 84057

RESIDENCES AT MONTE VISTA LLC
978 E WOODOAK LA
SALT LAKE CITY, UT 84117

DICKSON, DARNELL & BARBARA
982 N 400 W
OREM, UT 84057

TD DEVELOPMENT LLC
--OR CURRENT RESIDENT--
983 N STATE ST
OREM, UT 84057

BSAMPSON HOLDINGS LLC
986 N STATE
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

PAYNE FAMILY LLC
1199 E 1130 N
OREM, UT 84097

COOL HEAD PROPERTIES LLC
1255 E 10 S
LINDON, UT 84042

OREM PORTFOLIO LLC
1300 K ST FL 2
MODESTO, CA 95354

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

JOHNSON, PATRICIA B
1842 S LAGUNA VISTA DR
OREM, UT 84058

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

SIERRA VISTA PLAZA LLC
2360 MENDOCINO AVE A2-352
SANTA ROSA, CA 95403

JACKSONS FOOD STORES INC
3450 E COMMERCIAL CT
MERIDIAN, ID 83642

TROLLA, SUSAN M
3549 LANDINGS DR UNIT H-6
FORT COLLINS, CO 80525

DF ADAMS 300 LLC
3889 GRINDSTONE DR
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UDOT
4501 S 2700 W
WEST VALLEY CITY, UT 84119

DEE REAL ESTATE GROUP LLC
7444 S PAISLEY WAY
WEST JORDAN, UT 84084

TOP PROPERTY INVESTMENTS LLC
10136 N MYSTIC DR
HIGHLAND, UT 84003

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING PORTIONS OF THE PROPERTY LOCATED GENERALLY AT 883 NORTH STATE STREET TO EITHER THE C2 ZONE OR C3 ZONE AND AMEND STANDARD LAND USE CODE 1283 *TRANSITIONAL TREATMENT HOMES* FROM A NOT PERMITTED USE TO A PERMITTED USE IN THE C3 ZONE.

WHEREAS on December 19, 2022, Jeremy Weber, Devco, Inc., filed an application with the City of Orem to request amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone and amend SLU Code 1283 *Transitional Treatment Homes* from a not permitted use to a permitted use in the C3 zone; and

WHEREAS public hearings considering the subject application were held by the Planning Commission on March 15, 2023, May 17, 2023 and June 7, 2023; and

WHEREAS a public hearing considering the subject application was held by the City Council on June 27, 2023; and

WHEREAS one hundred thirty-one notices (131) were mailed to property owners within five hundred (500) feet of the property; 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 will be in the best interest of the City and will not negatively affect the health, safety, and general welfare of the city.
2. The City Council finds that amending Standard Land Use Code 1283 *Transitional Treatment Homes* from a not permitted use to a permitted use in the C3 zone will not negatively affect the health, safety, and general welfare of the city.
3. The City Council hereby amends Article 22-5-3(A) and the zoning map of the City of Orem by rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.

DRAFT

4. The City Council hereby amends Standard Land Use Code 1283 *Transitional Treatment Homes* from a not permitted use to a permitted use in the C3 zone, as shown in Exhibit “B” which is attached hereto and incorporated herein by reference.
5. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
6. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
7. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 27th day of **June 2023**.

David A. Young, Mayor

ATTEST:

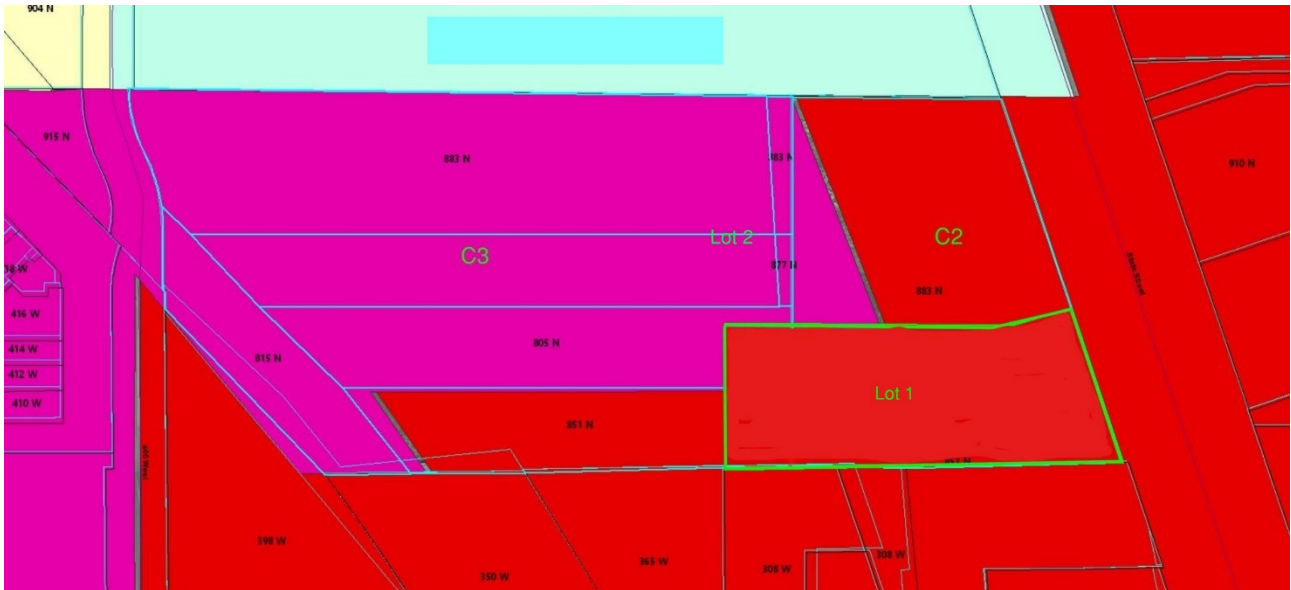
Teresa McKittrick, City Recorder

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

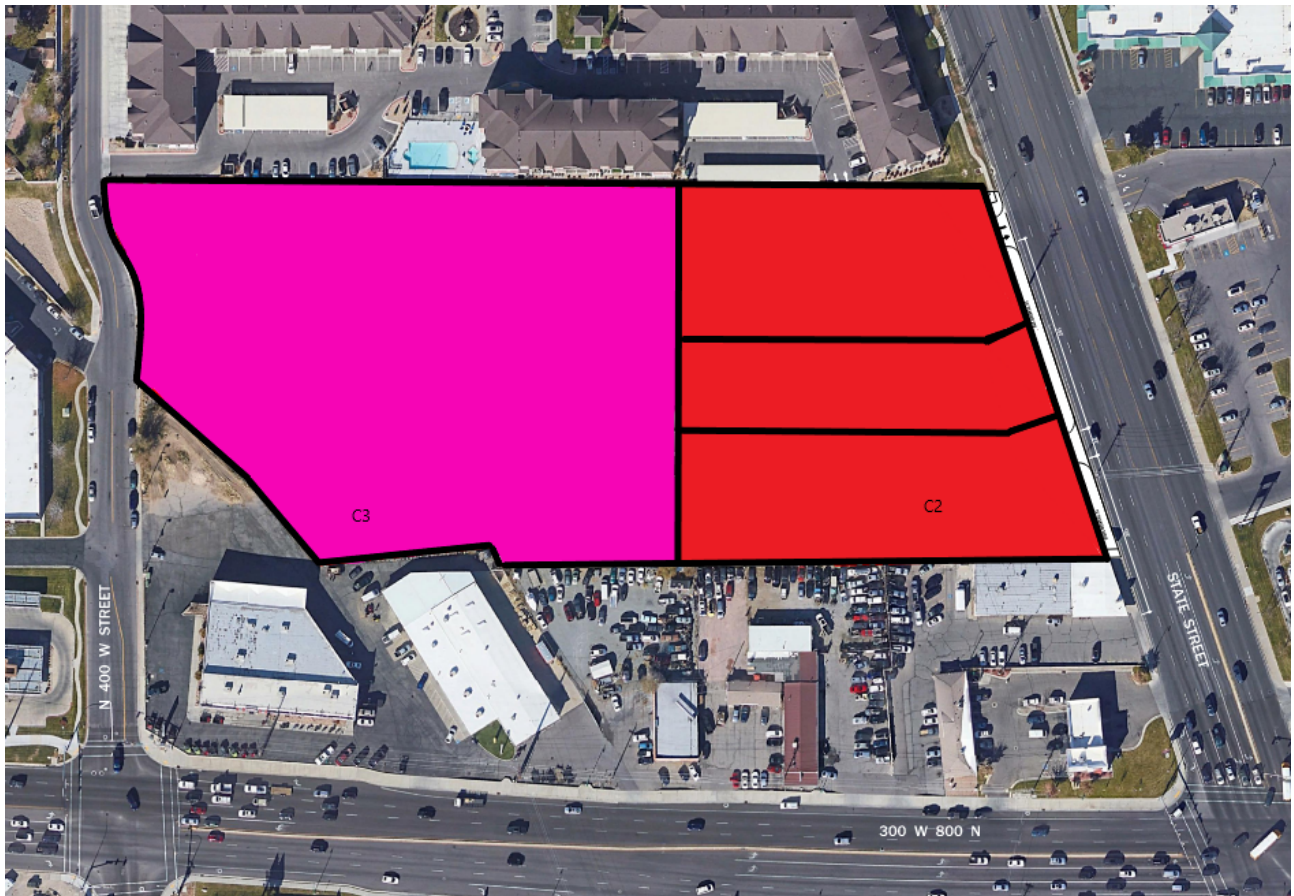
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Exhibit A

Current Zoning

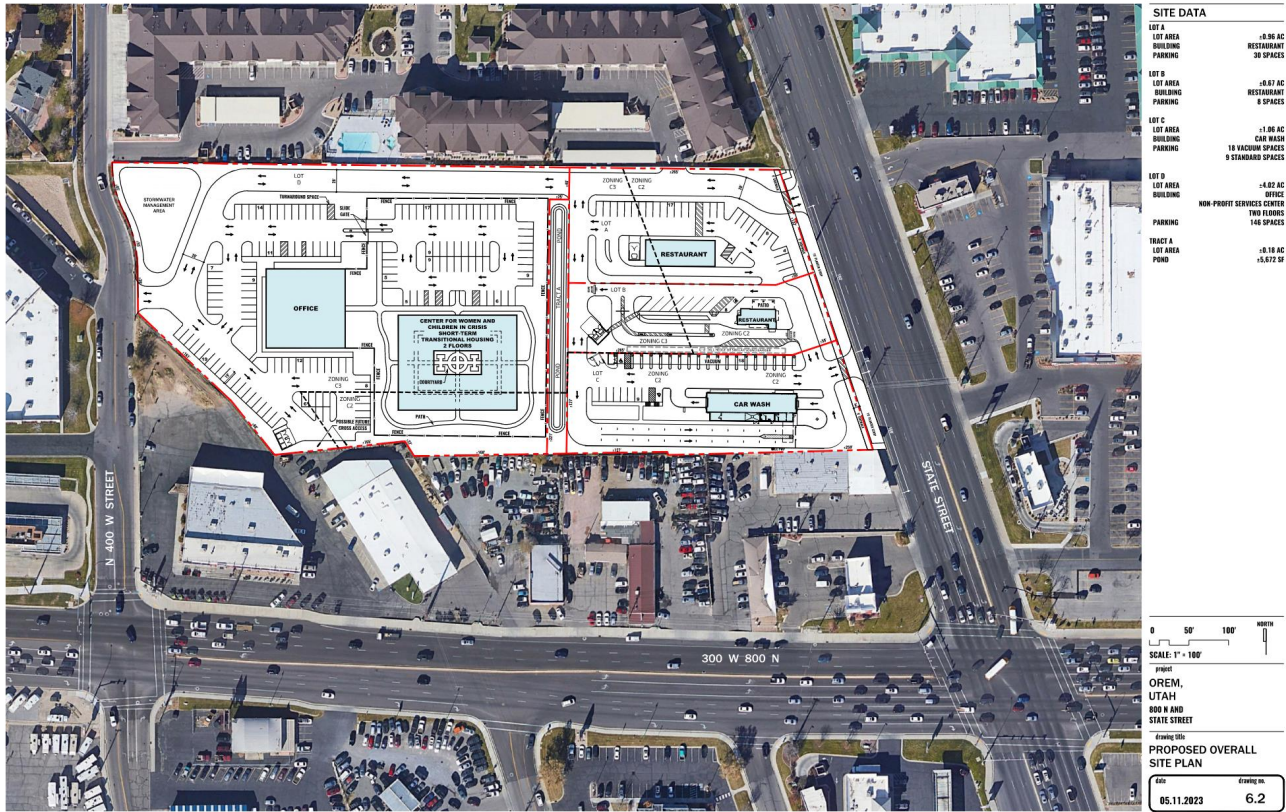


Proposed Zoning



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Concept Plan



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Exhibit B

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
1283	Transition -al Treatment Home	N	N	N	N	N	N	N	N	N	P	P	N P	N	N	N	N	N