CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
April 9, 2024

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

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1 PRESENTATION - Taste of Orem (30 min)
Presenter: Karina Eckern, City Events Coordinator

2 PRESENTATION - Library Community Impact Survey Results (10 min)
Presenter: Bryce Merrill, Library and Recreation Director

3 PRESENTATION - MGT Study Update for Recreation and Public Works (30 min)
Presenter: Keri Rugg, Management Services Director, Carson Hardy, Management Analyst, and Bruce Cowan, MGT Consulting

4 PRESENTATION - Legislative Update (30 min)
Presenter: Jesse Riddle, Director of Legislative Counsel

5 PRESENTATION - Neighborhood Improvement Team (NIT) Update (30 min)
Presenter: Gary LeDoux, Neighborhood Improvement Team 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.

2.1 Jenn Gale reports

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

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: Ruth Chatterley

5. PLEDGE OF ALLEGIANCE: Matt Chatterley

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1 REPORT - Orem Giving Machine
Presenter: Mark Seastrand

6.2 REPORT - Historic Preservation Commission
Presenter: Grant Allen, Senior Planner and Olivia Johnson, Historic Preservation

Commission Chair

6.3 RECOGNITION - Thank you to Trader Joe's
Presenter: Peter Wolfley, Communications Division Manager, PIO and Gena Bertelsen, Recreation Operations Supervisor

6.4 RECOGNITION - Police Chief of the Year
Presenter: BJ Robinson, Assistant Police Chief

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
March 12, 2024 and March 26, 2024

8.2 REAPPOINTMENT - Board of Adjustments
Karen Jeffries

8.3 REAPPOINTMENT - Building and Fire Appeal Board
Wilford Whipple

9. SCHEDULED ITEMS

9.1 PRESENTATION - Community Development Block Grant (CDBG) Update
Presenter: Heather Cox, Management Analyst, Debby Lauret, MAG and Ken Ransom, CDBG Chair

9.2 PUBLIC HEARING – REZONE – Enacting Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).
Presenter: Matt Taylor, Senior Planner

9.3 ORDINANCE - Amending Section 2-7-5 of the Orem City Code (Choice of Bid Processes)
Presenter: D. Jacob Summer, Deputy City Attorney

10. COMMUNICATION ITEMS

10.1 Monthly Financial Summary - February 2024

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 TO CLOSED SESSION IN ROOM 107

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

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

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

OREM LIBRARY | RBDC | RESEARCH & BUSINESS DEVELOPMENT CENTER

2024

LIBRARY COMMUNITY IMPACT STUDY

Project Manager:
Danielle Riddle

Team Lead:
Kristen Kloepfer

Deliverables Manager:
Tyrel Williams

Research Coordinators:
Fillipe Takata
Mitchell Cudney

OREM LIBRARY | RBDC | RESEARCH & BUSINESS DEVELOPMENT CENTER

2024

LIBRARY COMMUNITY IMPACT STUDY

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INTRODUCTION

Starting January 2024 through April 2024, the Research and Business Development Center researched and produced a **User Experience Analysis** evaluating the **quality**, **satisfaction**, and **loyalty** of the library's users, and how they perceive the library's **brand**, **image**, and **reputation**. The research team also produced a **Social Impact Analysis** assessing the library's contribution to the **social**, **cultural**, **educational**, and **economic** development of the community, and how it aligns with the community's needs, priorities, and aspirations.

The Orem Public Library is committed to continually assessing and improving the experiences of its patrons. The survey initiative will provide insights into the quality, satisfaction, and loyalty of library users. Through a survey distributed via multiple channels, the RBDC research team was able to learn from the patron's perceptions, preferences, and expectations.

The RBDC research team collected and analyzed **436 responses**, each representing a unique perspective and invaluable contribution to the team's understanding. The goal was to identify the programs and services most cherished by the patrons and to discern the most effective strategies for marketing and promoting these offerings. Furthermore, the team conducted interviews with **21 patrons** as part of a focused study to learn more details about their expectations and perceptions.

The insights from this user experience analysis will serve as a guide to improve the Orem Public Library. At the conclusion of the analysis, four distinct action plans are provided to help the Orem Public Library with **service design**, **user experience**, **social impact**, and **performance management**.

SECTION 1

User Experience Analysis

USER EXPERIENCE ANALYSIS

After conducting research into the User Experience of the Orem Public Library, the Research and Business Development Center Team has identified that the Orem Public Library has **92.7% satisfied or highly satisfied** patrons who also **utilize the online** resources and website.

A majority of patrons have confirmed that the library **fulfills** their needs. Some Orem Public Library patrons demonstrate loyalty by driving from neighboring cities to visit the library.

The library **fulfills** a variety of needs for its patrons including **employment**, **education**, and **recreation**. The survey results also show how the Library is **both** an **errand** and a **destination** for its patrons.

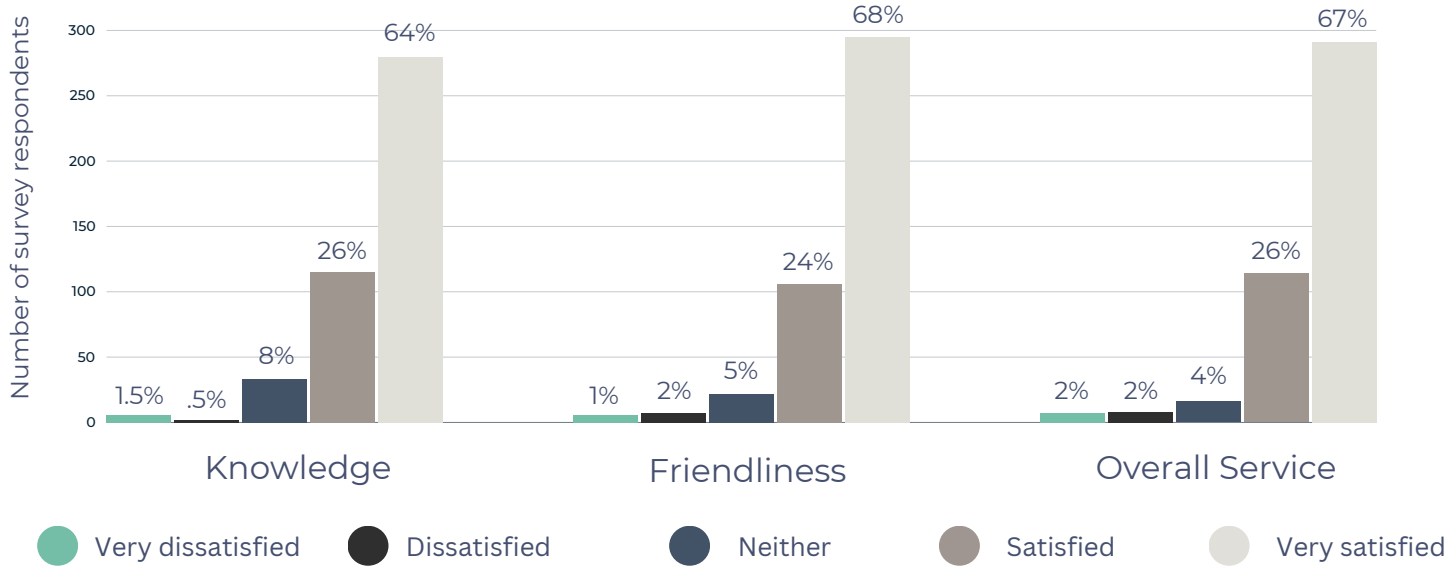
The RBDC research team identified that **54%** of patrons **utilize the digital resources weekly or more.** For those who attend the library in person, a majority feel **quite confident** in their ability to locate what they need within the library.

The following section highlights the findings from the Google Forms survey and focus study to identify patron's experience with the Orem Public Library.

QUALITY

The quality of the Orem Public Library is satisfactory for the residents of Orem. From the 436 survey respondents which include both Orem residents and library patrons, **92.7%** are **satisfied** or **very satisfied** with the Orem Public Library.

Based on the following criteria, how satisfied are you with the Orem Public Library staff?



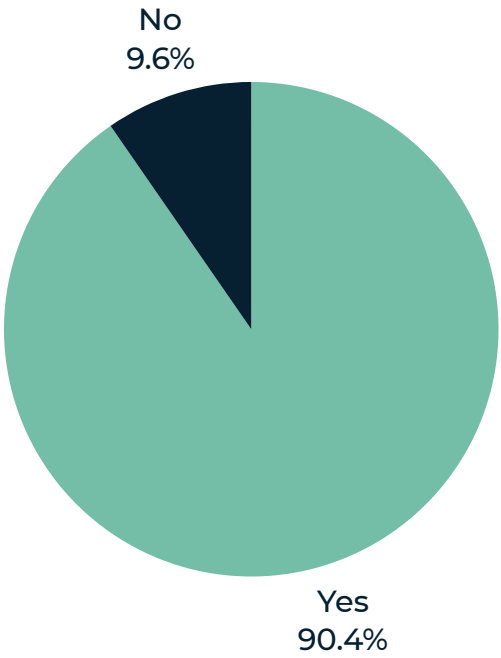
A majority of patrons are satisfied with the Orem Public Library staff in terms of knowledge, friendliness, and service. It is worth highlighting that **less than 4% of surveyed patrons** are overall **dissatisfied** with library staff. In the focus study interviews, many library patrons mentioned the library staff when discussing what they liked most about the library.

A focus study respondent noted:

> ***"The children section librarians have always been so kind to my kids. With three kids on the spectrum, it was always great to have adults that can help and talk to for a safe space in the library."***

QUALITY

Do you use the Orem Public Library website?



90.4% of survey responders **utilize** the Orem Public Library website. Those same individuals indicated that they utilize the following resources and activities on the website the most:

- Audiobooks
- Ebooks
- Finding programs and events
- Researching or accessing databases
- Reserving books

Frequently mentioned areas for improvement from the survey include:

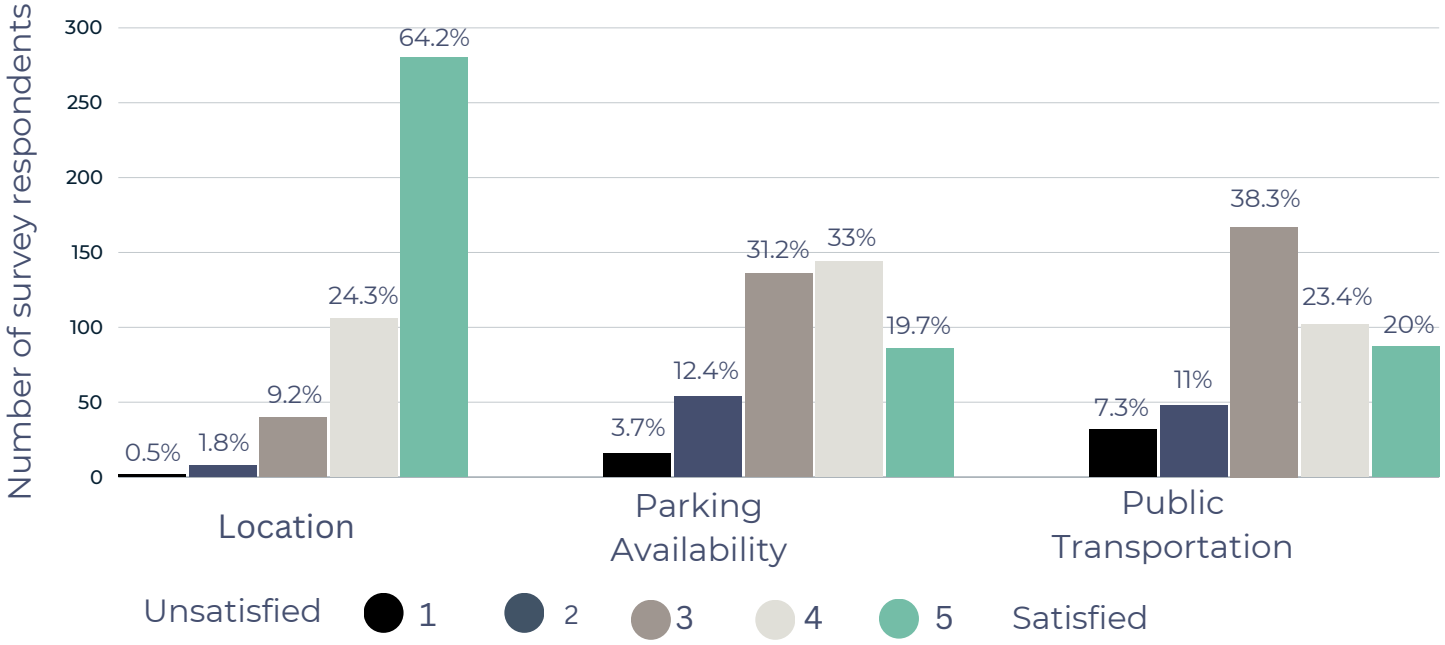
- Additional times for activities, specifically toddler times
- Meeting the expectation of a quiet environment
- Revisiting policy on damage to books, particularly children's books
- Spanish programs and materials

Comments about the quality of library experience from focus study:

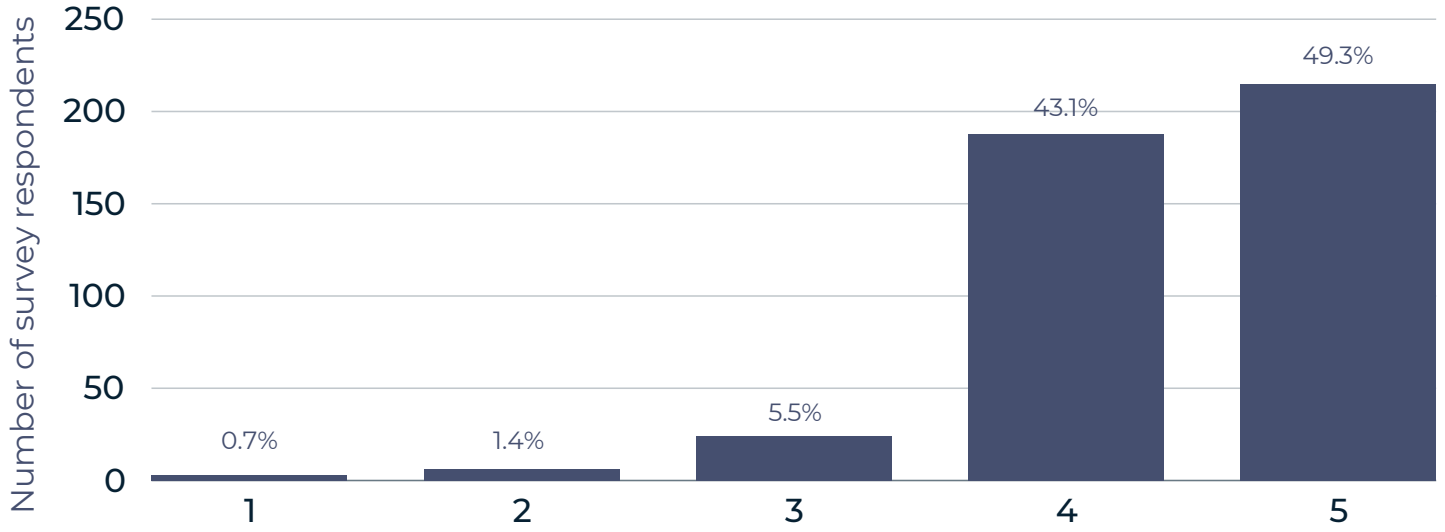
> ***"The only negative thing for me is that people go into the quiet rooms and don't respect it as well as they should."***
>
> ***"I love all of the community events, I love all the variety of services and books offered. I also really enjoy the community artwork. It's also just a very pleasant place."***

SATISFACTION

From the survey, respondents are mainly satisfied with the location. However, ***public transportation and parking are areas of improvement*** for the Orem Public Library.

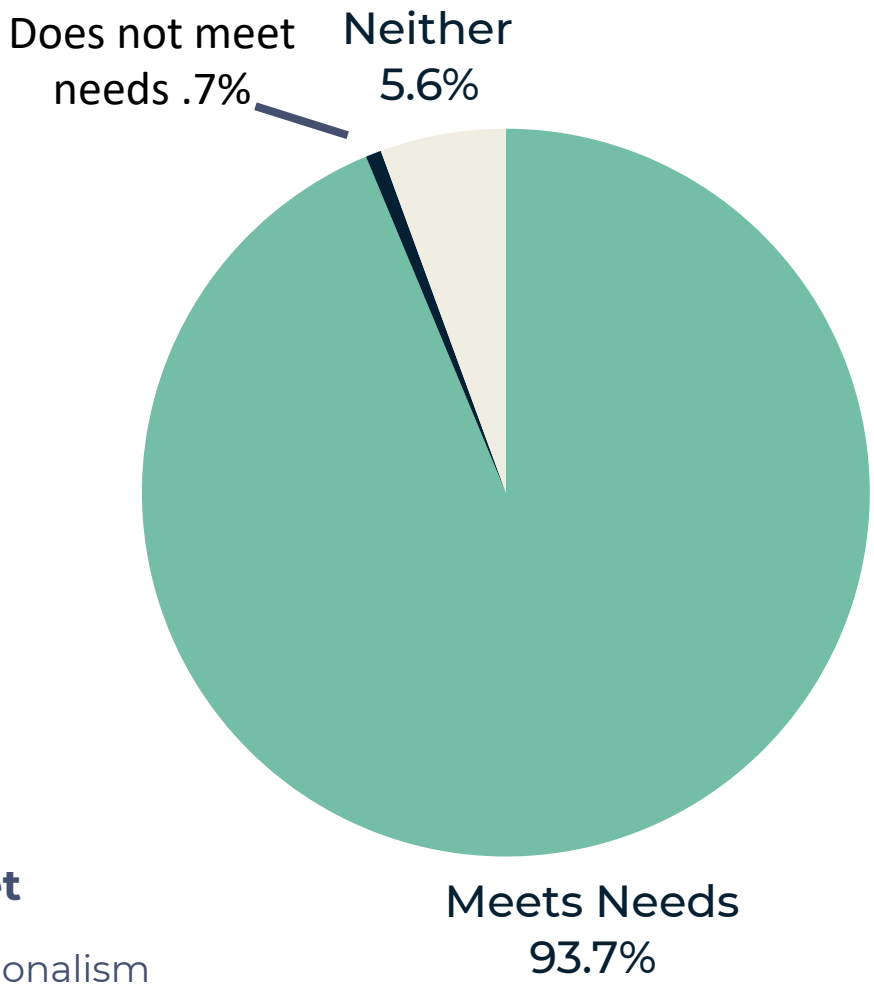


The question, 'On a scale of 1-5 how well does the Orem Public Library meet your needs?' had a **majority** of respondents answer **4** or **5**.



SATISFACTION

Currently, the Orem Public Library **does not meet the needs of .7%** of survey respondents.



Needs That ARE Met

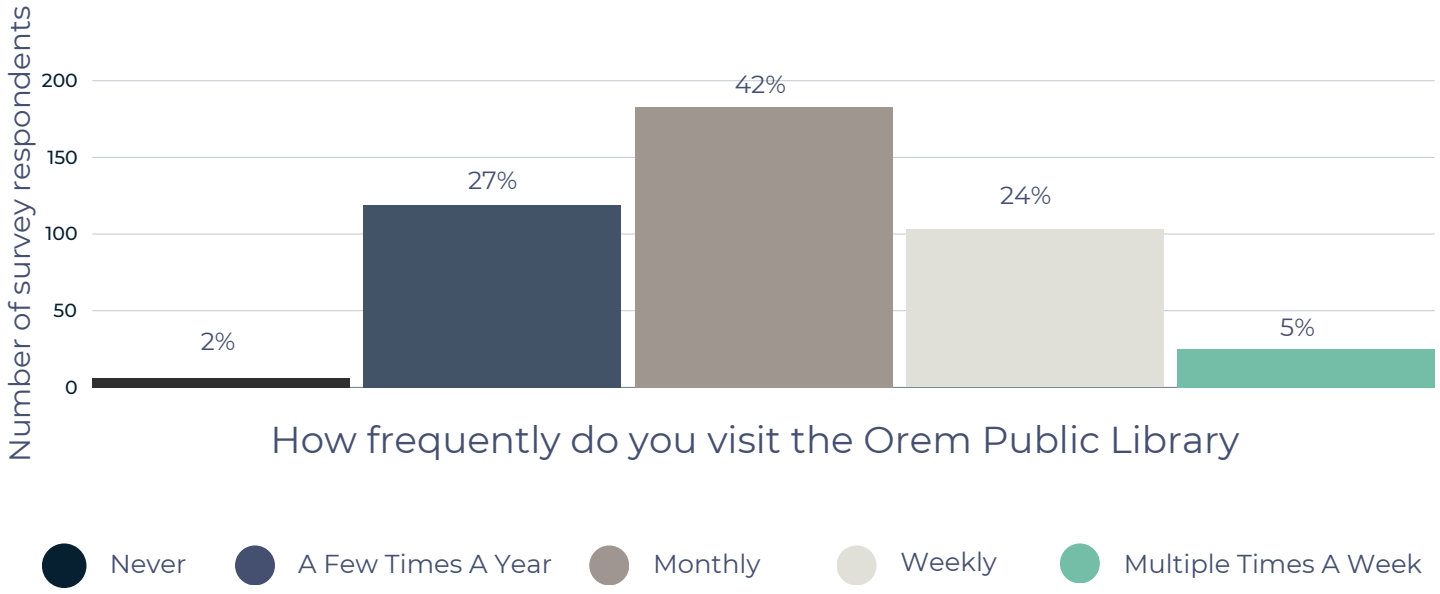
- Service and Professionalism
- Librarian Helpfulness
- Programs and Materials
- New Book Availability
- Collection Variety

Needs That ARE NOT Met

- Longer Saturday hours
- More Adult themed Activites
- More Spanish Resources

LOYALTY

The Orem Public Library has very **loyal patrons**.



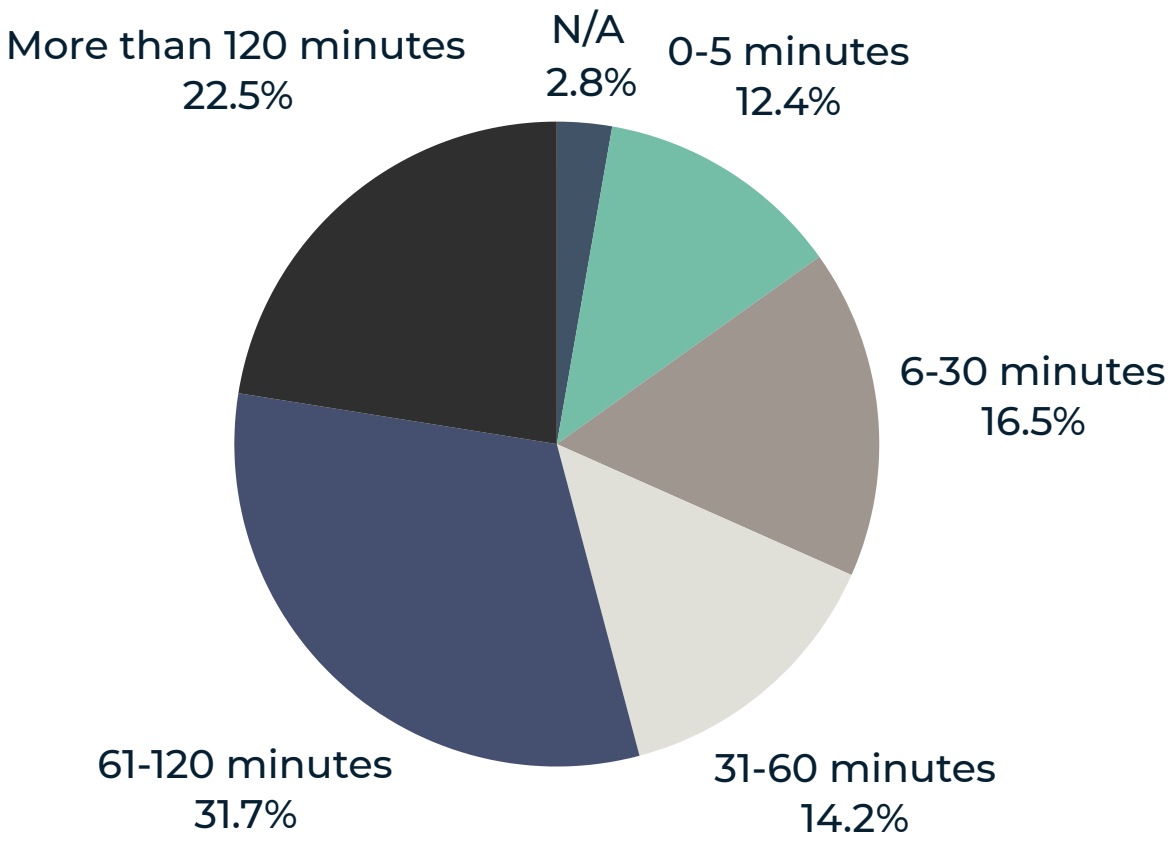
Focus study participants also talked about how they ***will travel just to use the Orem Public Library and its resources.***

Quotes from focus study participants:

> ***"... We live over in vineyard. and for us it is worth the drive and distance to go to the library***
>
> ***"I am always recommending the library. We Live in Lindon so we have to pay but it is totally worth it."***

LOYALTY

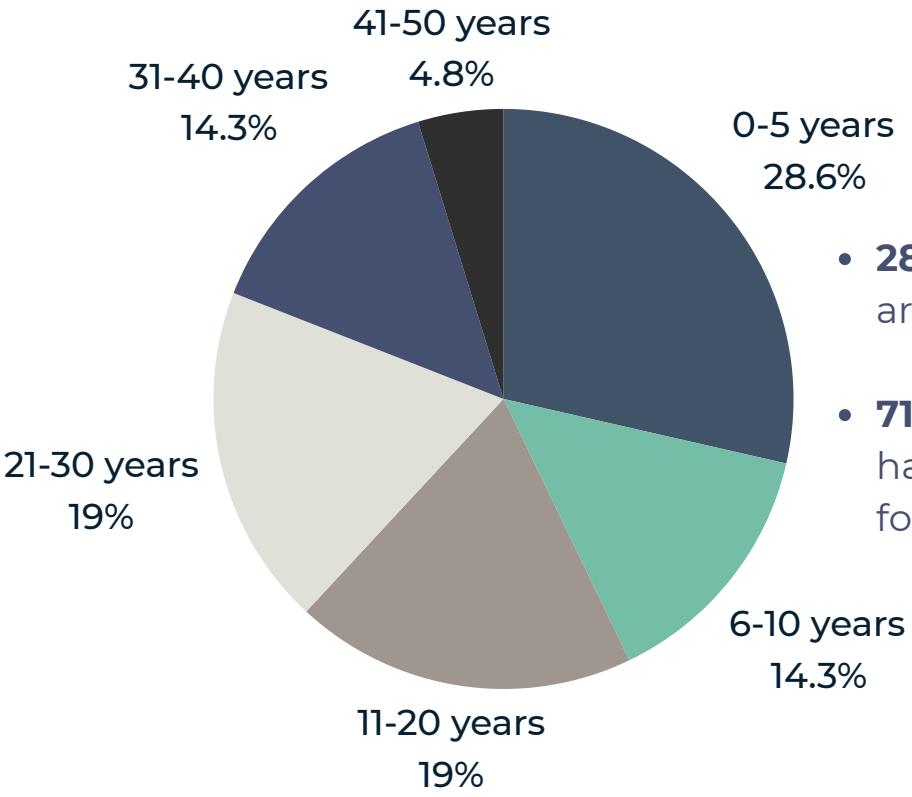
Survey question: On average, how much time do you spend in the Orem Public Library per visit?



On average the **patrons who attend weekly** or more often **spend** the longest time in the library: i.e. **30 minutes or longer**. This further shows the loyalty of the Orem Public Library patrons.

LOYALTY

How long have you been attending? [Focus Study]



- **28%** of focus survey patrons are new users
- **71%** of focus study patrons have been using the library for many years

How likely are you to recommend the library?

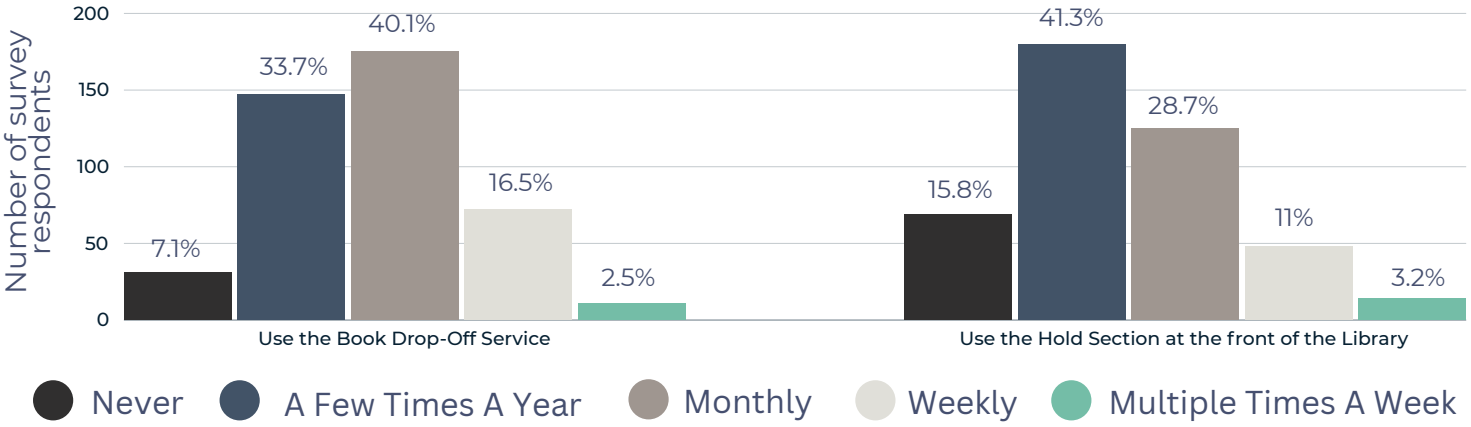
100% of focus study participants said they are likely to recommend the Orem Public Library to others in the community.

Quotes from focus study participants:

> ***"I would absolutely recommend it and I have recommended. "***
>
> ***"We recommend it to people all the time."***

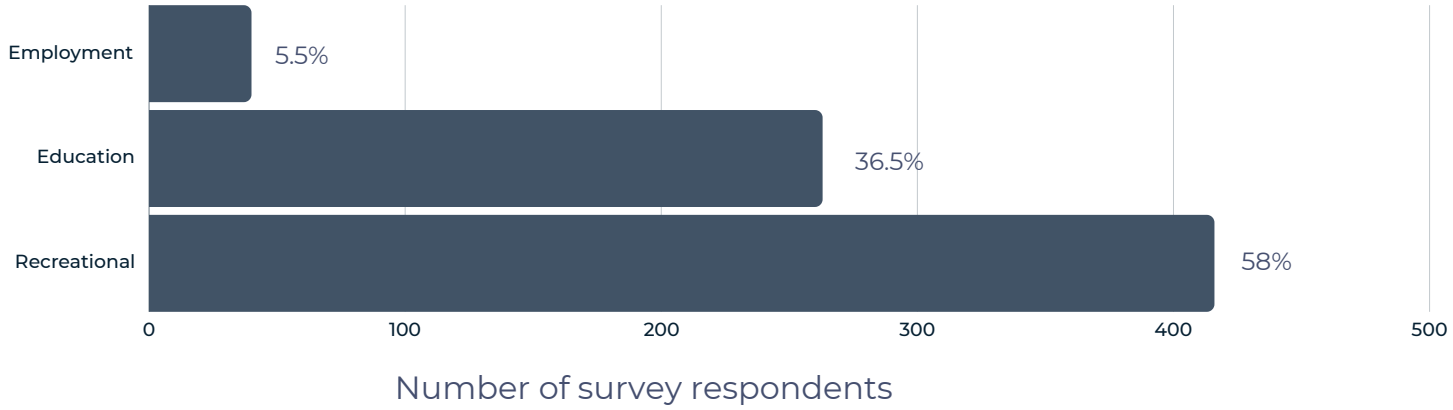
BRAND

Patrons of the Orem Public Library enjoy the accessibility and offerings of resources such as the Book Drop-Off Service and Hold Section. From the survey about 300 individuals use them each month.



The Library is also a resource for individuals to utilize for purposes such as: education, employment or recreation. **416 survey respondents** said that they find the Orem Public Library as a place of recreation for them and their family.

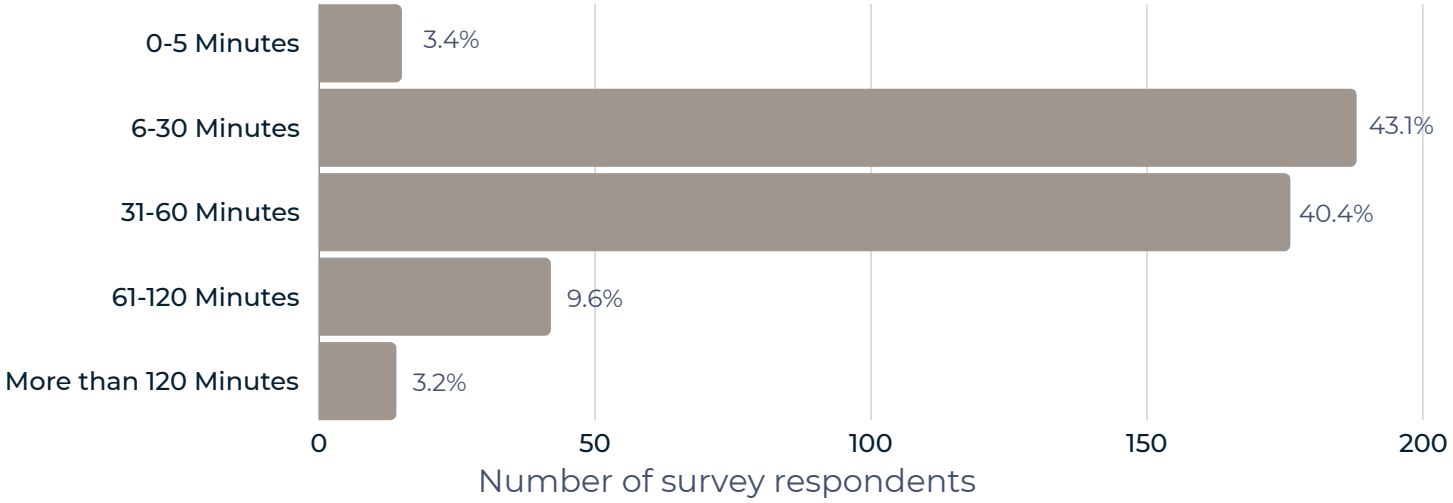
How would you describe your personal use of the library? (check all that apply)



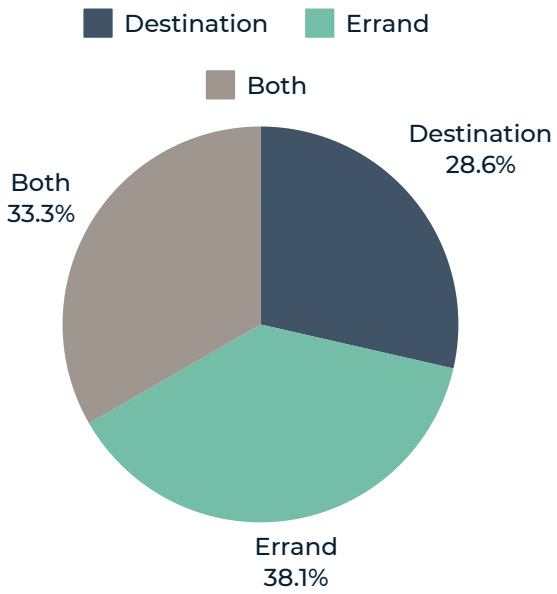
IMAGE

The Orem Public Library has shared its goal of becoming an experience library. The RBDC research team aims to discover if library patrons view a library visit as a destination or an errand. The survey included a question that asked respondents to enter their average time spent each visit. Average visits that exceed 30 minutes in length have been internally considered to be **destination** indicators and the remaining responses are considered **errand** indicators.

Average time spent at the Orem Public Library from the Google Forms Survey



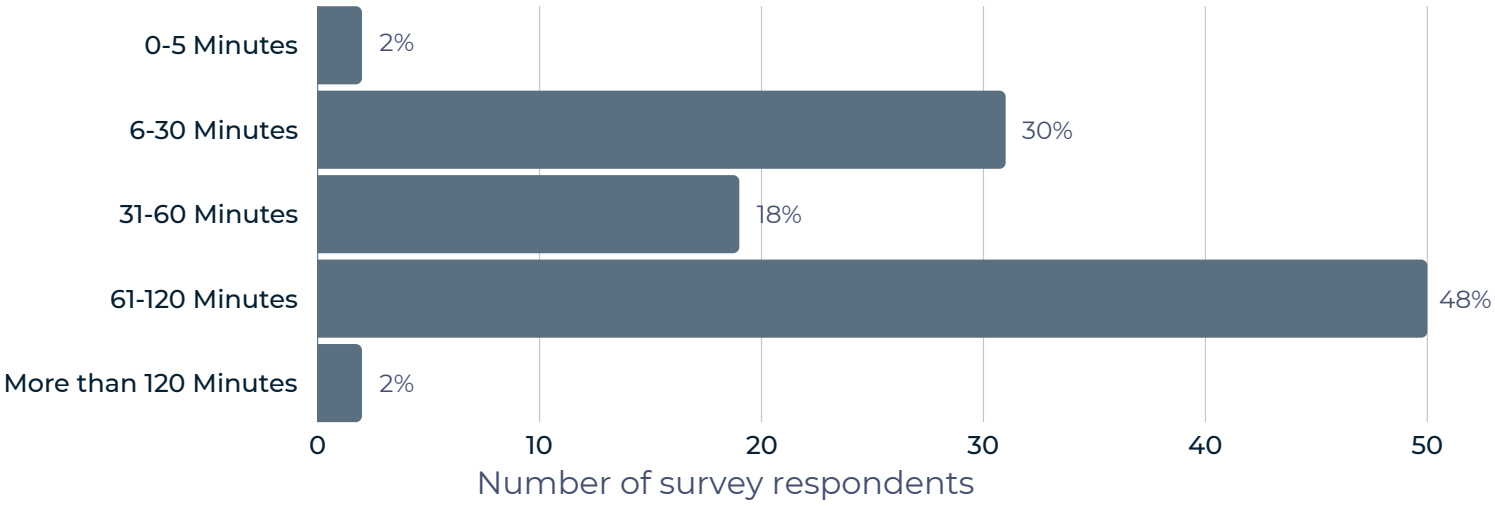
The survey results suggest that **53.2% of patrons view the Orem Public Library as a destination**. The reality of the destination vs. errand question is likely more complex. In the focus study of 21 individuals, 28.6% said that the Library is a destination. 38.1% said that the Library is an errand for them. However, 33.3% said that the library has been both for them depending on the day. **Many patrons view the library as both a destination and an errand**.



IMAGE

The Library is viewed as a destination particularly for mothers with young children to search for books and attend activities. It is worth noting that, **48.1% of respondents with 1-2 children spend more than an hour on average each visit**.

Average time spent at the Orem Public Library (patrons with 1-2 children)



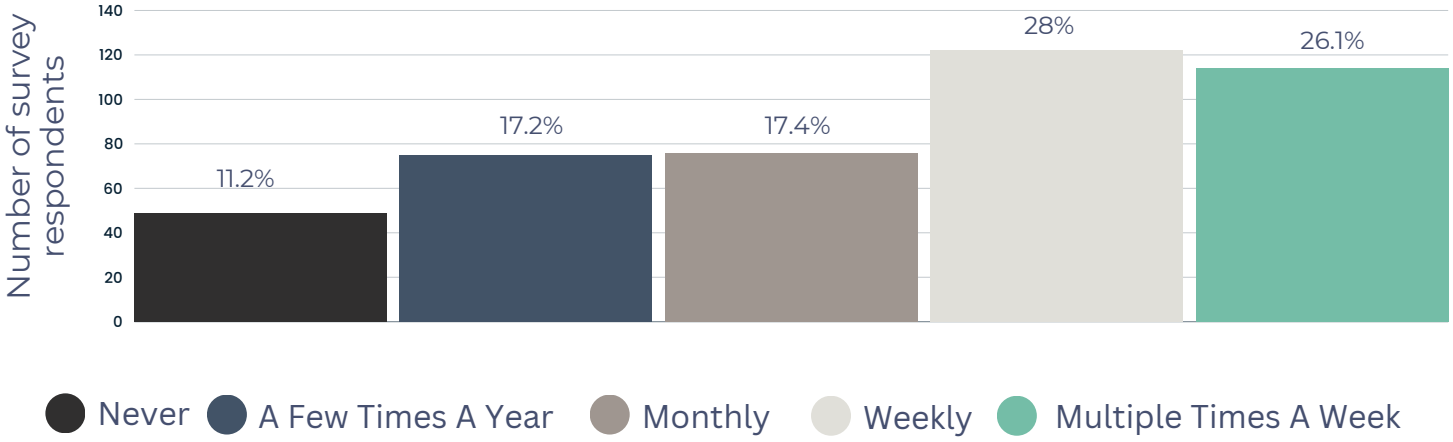
Focus Study Responses:

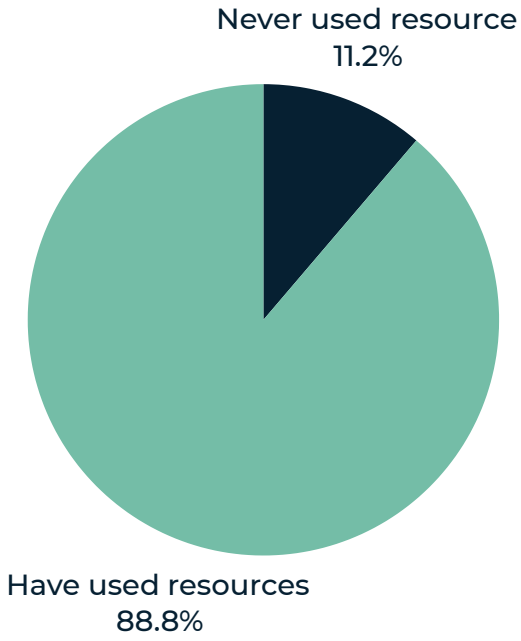
> ***"It's both. It depends on what I'm doing. Returning books: errand. Program or with my children: It's a destination like Summer Reading Program."***
>
> ***"It can be both. Like running in for the hold or the drive through book drop off. Other times it's an destination. Spending a whole hour there browsing."***
>
> ***"It's more of an errand for me most of the time. If I want it, I request it through the hold system. There are times that it has been a destination."***

REPUTATION

According to the survey question 'How often do you do the following activities? [Use the library's digital catalog with your library card (This includes other databases such as Libby, WSJ, Kanopy)]' the team found that ***a majority use the resources weekly or multiple times a week (54%)***.

Use the Library's digital catalog with your library card

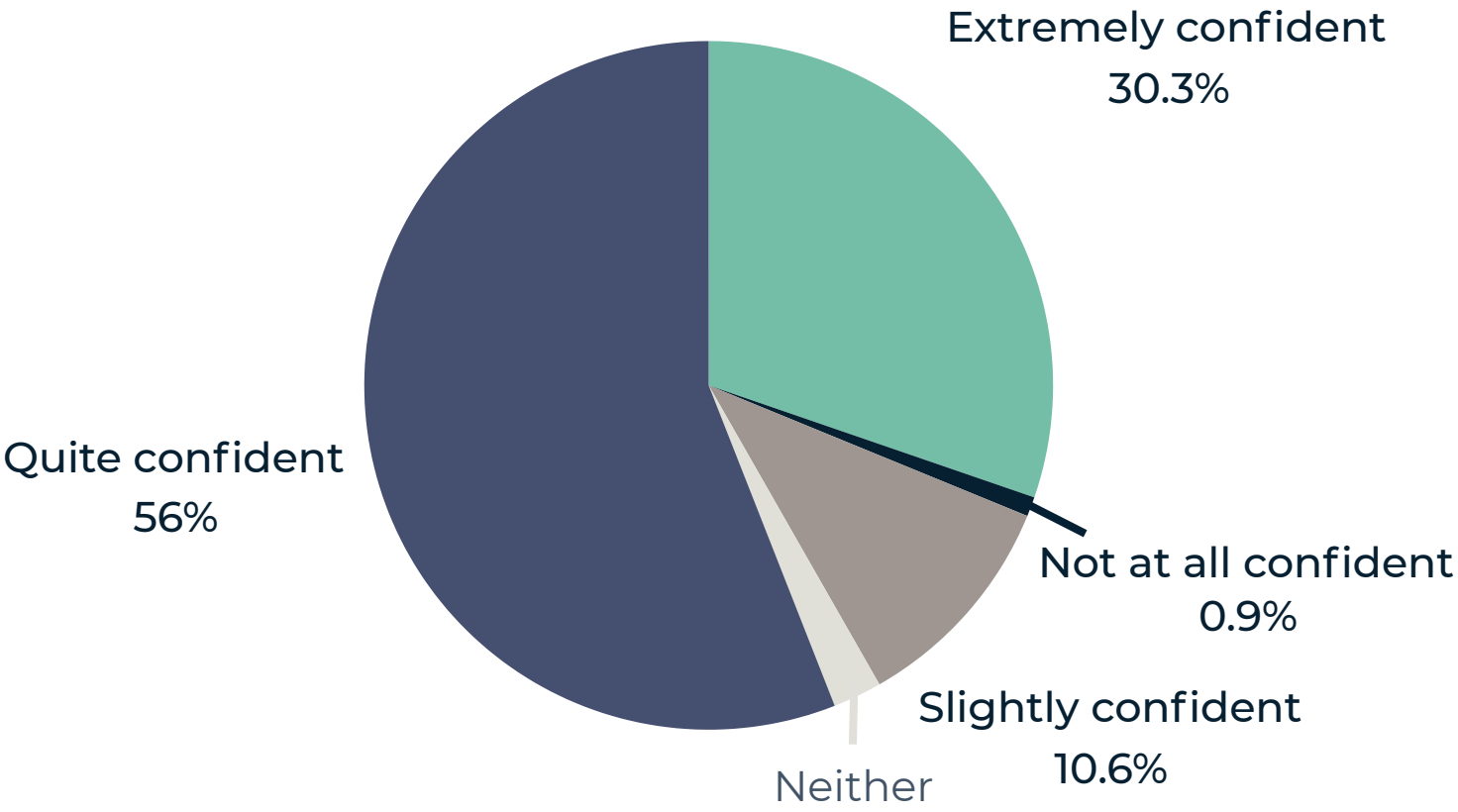




This means that **88.8%** of survey participants ***have used the library online databases and catalog***.

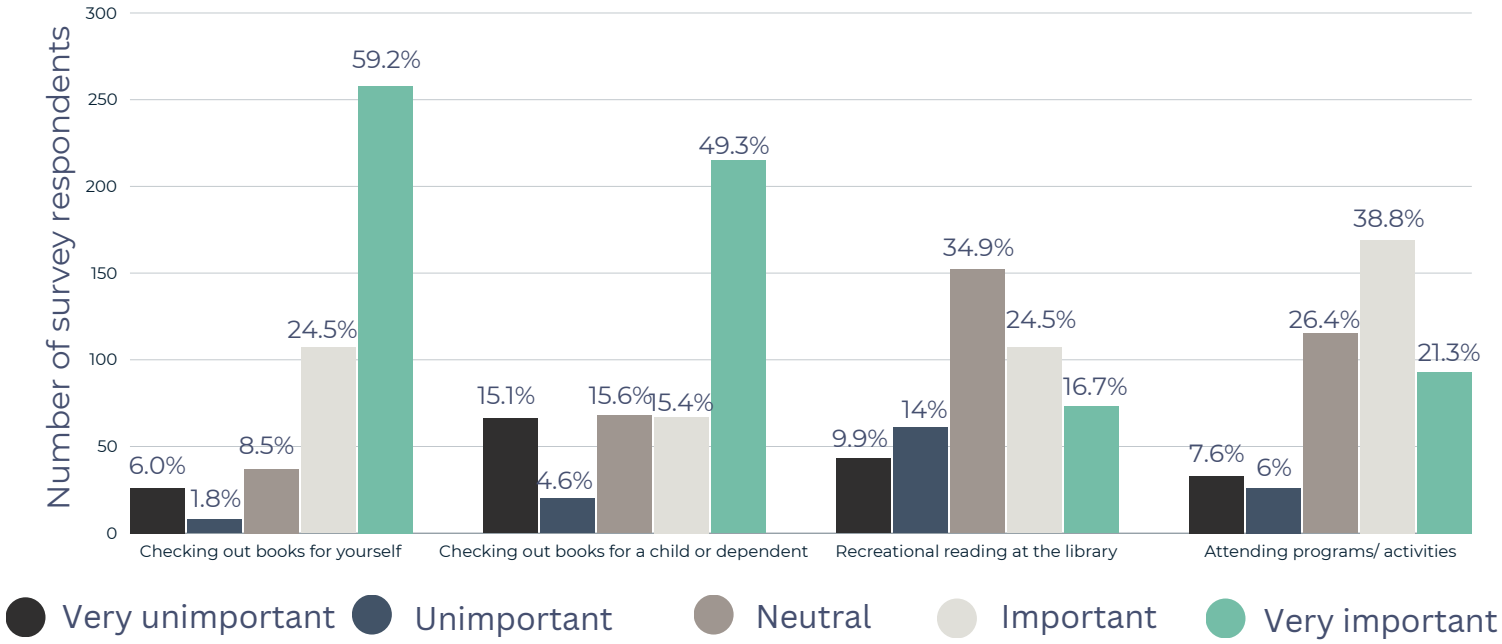
REPUTATION

From the survey question, 'How confident are you in your ability to locate what you need in the Orem Public Library?' individuals **feel quite confident in their ability to locate what they need**.



VALUE PROPOSITION

How important are the following activities in your personal use of the Orem Public Library? [Checking out books for yourself]



Focus study patrons were asked value proposition questions based on their surveys responses:

Would you rather have more time with a material or more holds that you can place?

> ***"Probably more holds. I always max those out. There are some other books that take longer but I always feel that I can get through most books if I have the time."***

Would you rather see more new books or more copies of popular series?

> ***"More copies of the new books."***

VALUE PROPOSITION

[Focus study answers continued]

Would you rather have more holds, but you can only have the books for less amount of time, or would you rather have a book longer and fewer holds?

> **"Tricky tradeoff, just because some books, like say, you're getting an audiobook that's 25 hours or something. It would be really sad to have to return it before finishing it. I can have more books checked out that I can have holds sitting on my Libby shelf for several days before I can read it. But, on the outside, I can see how if somebody was checking out a bunch of kid books it would be useful."**

Would you rather have more programs and activities in Spanish or more materials in Spanish?

"I would say probably materials. I think the barrier for many families who might be immigrants or not have experience using libraries it is not so much as part of the routine to use the library but any chance you do you make the best out of the one time you do get to go. Don't discriminate about how often people can get there and their ability to do so."

FOCUS STUDY VALUE PROPOSITION QUESTIONS

Extra time with materials	***More holds***
More new books	Increased copies of popular series
More holds but have books for less amount of time	Keep book longer and fewer holds
Additional programs and activities in Spanish	***More materials in Spanish***

SECTION 2

Social Impact Analysis

SOCIAL IMPACT ANALYSIS

The Social Impact Analysis identifies how the Orem Public Library contributes to the **social**, **cultural**, **educational**, and **economical** aspects of the community.

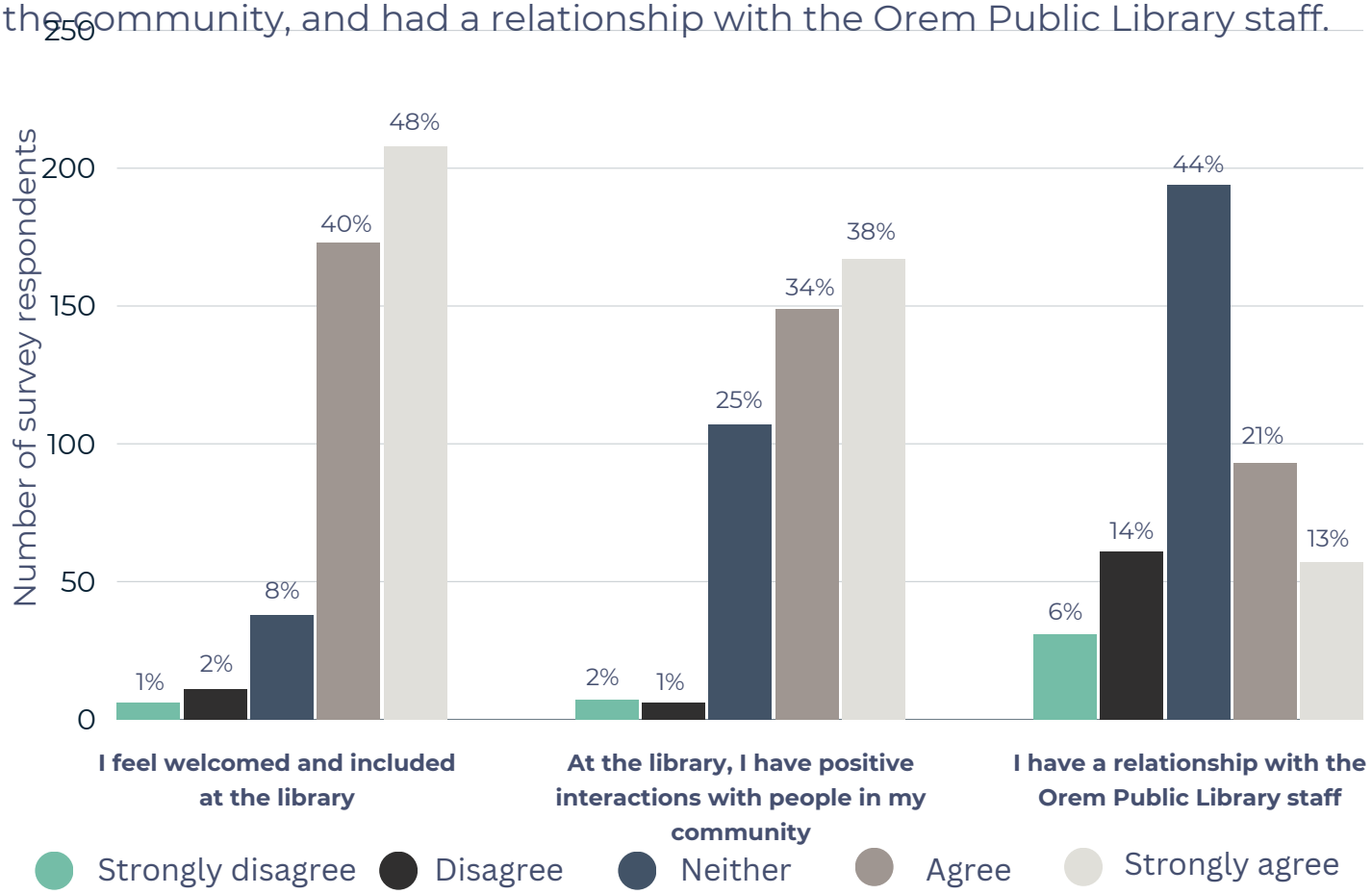
From the Google survey and focus study, the RBDC research team identified the library as a **gathering place** for social interactions in the community, with several **educational resources** for new and old learners, as well as **economical resources.**

The following section outlines highlights and opportunities for the Orem Public Library to improve and provide for the social needs of the community.

Photo by Vetrestudio on Canva

SOCIAL

From the Google Survey, we asked participants if they felt welcomed and included at the Orem Public Library, had positive interactions with people in the community, and had a relationship with the Orem Public Library staff.



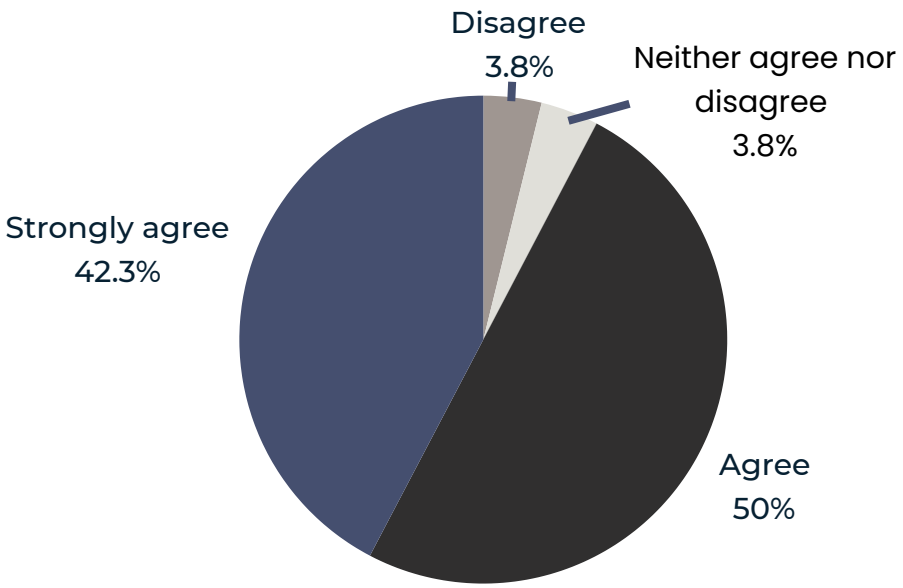
From the focus study, some of the comments from the focus study about the social aspect of the library include:

> ***"I really appreciate the people that work there. They always seem to know what they are doing and it's a comfortable place to be."***
>
> ***"I love that it is a community place for people of all ages. I love different scale of programming that is done, different groups and presentations that are diverse and target different age groups. We don't have lot of places in the community that are like the library."***

CULTURAL

Libraries play an important role in providing a space and service that is welcoming to all patrons. In the survey question 'I feel welcome and included at the library', Hispanic and Latino/a, patrons responded very positively, with **92%** agreement. **Only 6% of survey respondents indicated that they were Hispanic. The U.S. Census Bureau reports that nearly 18% of the citizens of Orem are Hispanic**. This reveals an area of growth for the Orem Public Library.

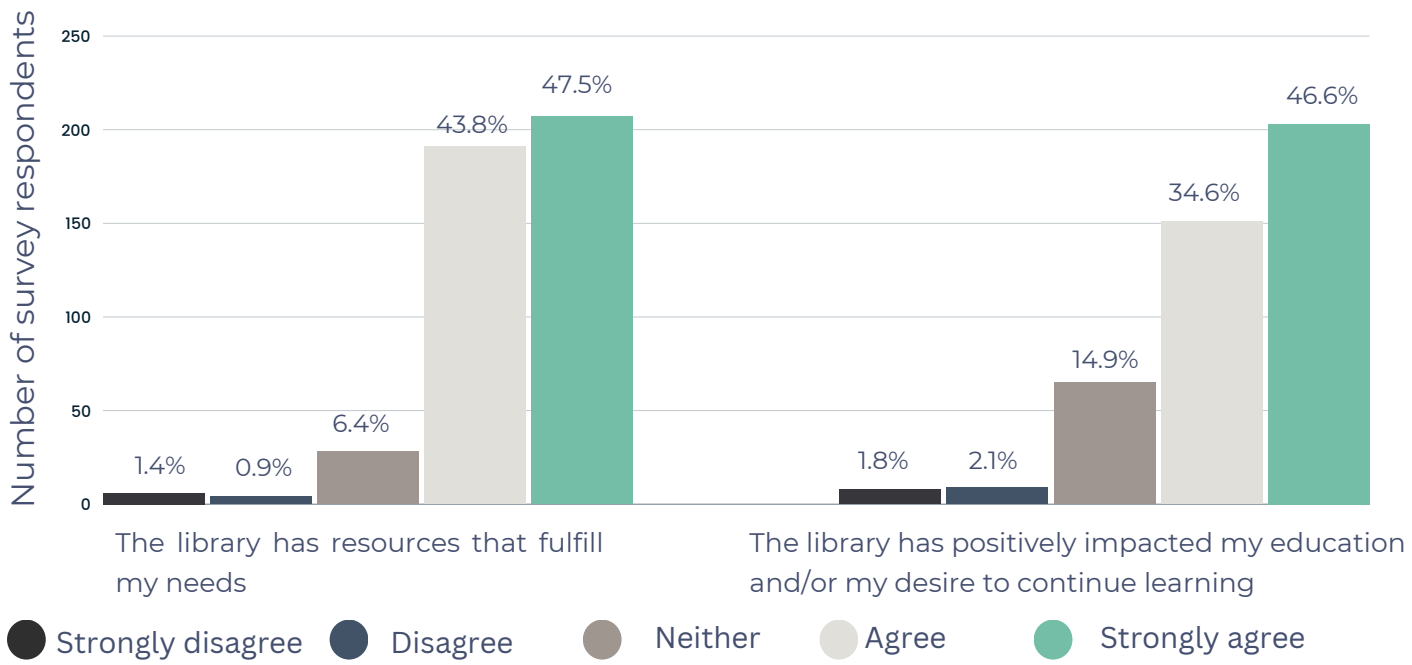
Hispanic & Latino/a



Multiple petitions were made for an **increase in Spanish materials and programs** from library patrons within the survey. In a focus study interview, one woman indicated that there weren't many Spanish materials within the collection or Spanish programs currently available. When asked the value proposition of either more Spanish materials or more Spanish programs, she confidently selected **materials** as the area most in need of improvement. From the RBDC research team, increasing Spanish materials is a window of opportunity for the Orem Public Library to bring in patrons who would otherwise not be attending.

EDUCATIONAL

The Library provides a variety of resources to encourage learning for everyone in the community. Overall, **the library resources fulfill the educational needs of the community** and have positively impacted the community.



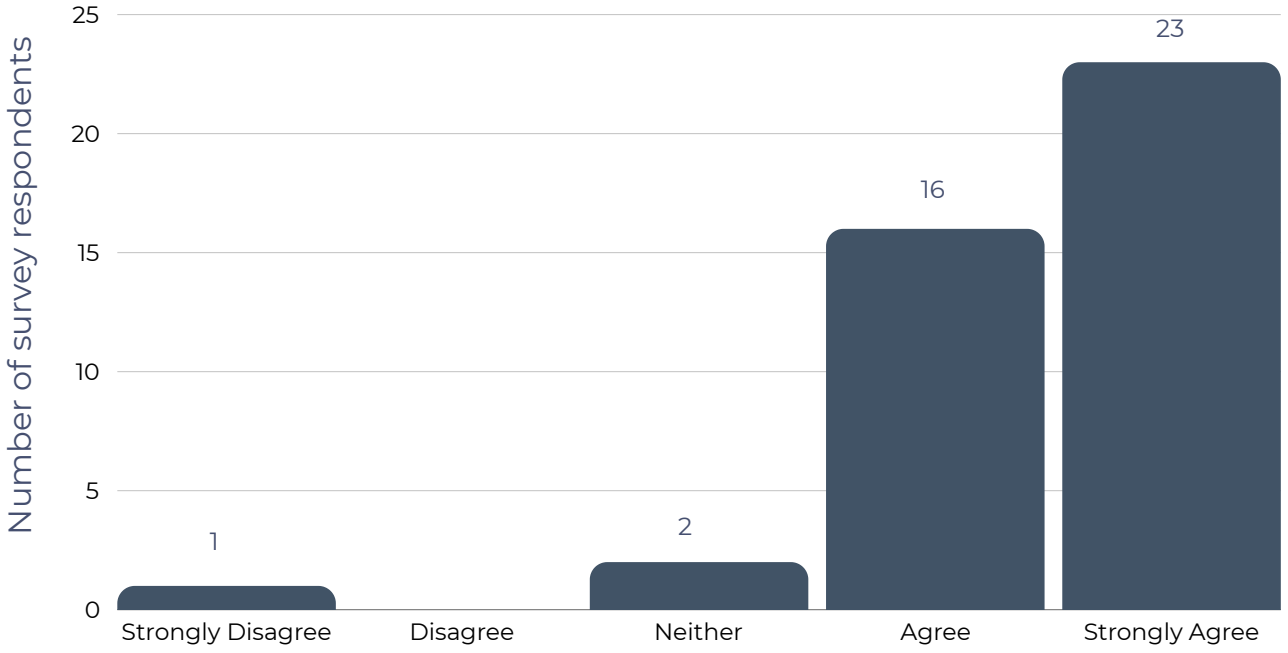
The survey results indicate that **60% of patrons use the library for educational purposes.** The survey respondents were also questioned about the impact that the library has had on their education and/or desire to continue learning. Their responses indicated the following:

- **81%** of patrons agreed or strongly agreed.
- **93%** of patrons under age 25 reported a positive impact on their education because of the library.

The Orem Public Library is positively impacting the education of their younger patrons.

EDUCATIONAL

Library patrons 24 or younger



Feedback from the focus study to improve the educational use of the library included:

> ***"If there is a way, they could attend back to school night or parent teacher conference where they could issue library cards to those students with their parents."***
>
> ***"I really like that they had the (PERC) educational materials downstairs when my kids were little."***

ECONOMIC

The Library provides many economic resources for the community and ways individuals can get resources for their career.

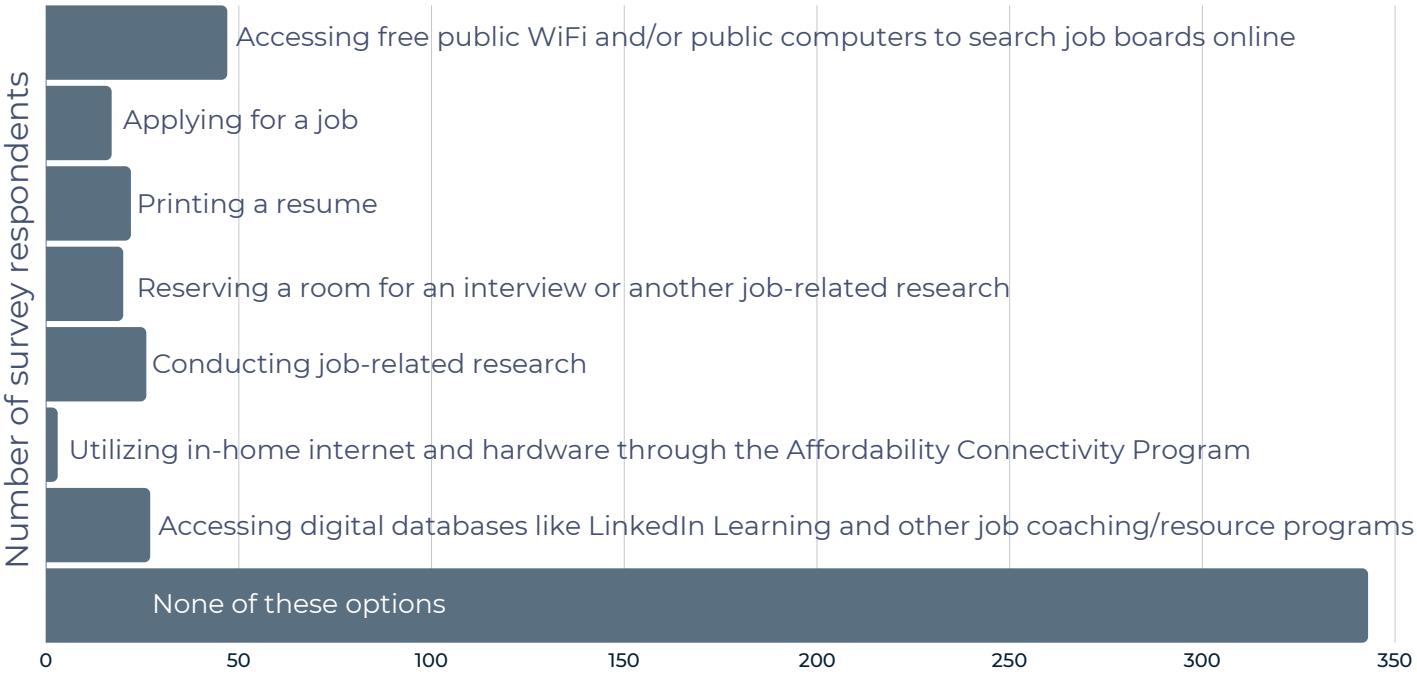
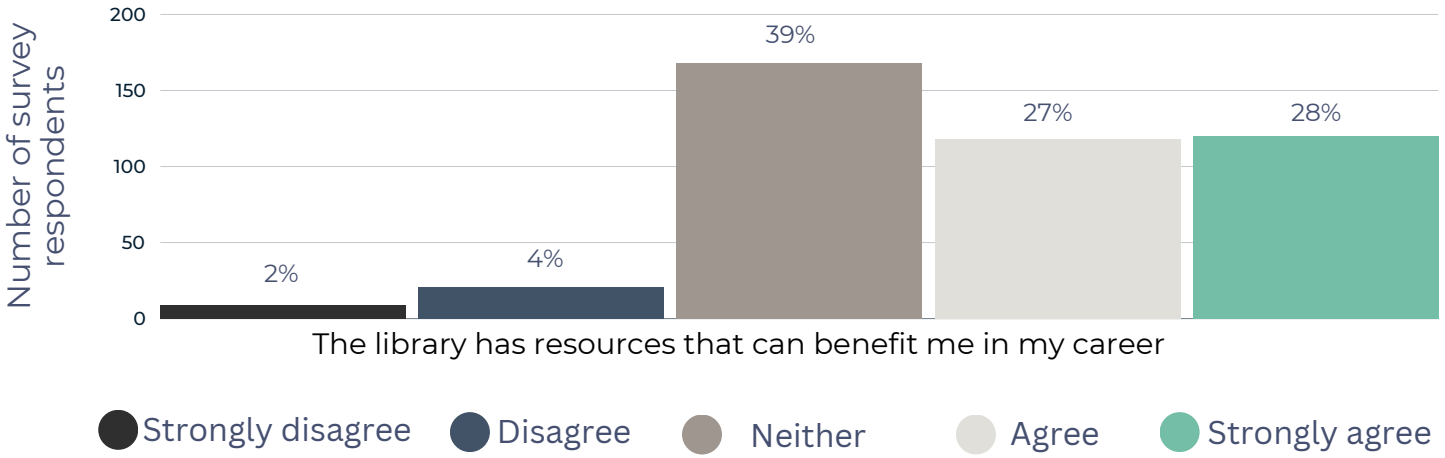


Photo by PeopleImages on Getty Images

ECONOMIC



Individuals from the focus study commented on how the library has contributed to the economic resources of the community:

> ***"...The maker space years ago that opened a lot of doors for people I knew who felt very blocked with their own creative endeavors. It felt very empowering for me to tell people who didn't feel like they could accomplish anything at the Orem public library from using sewing machines or printers."***

ACTION PLANS

The following are suggestions and opportunities for the Orem Public Library. They are listed in order from high-priority recommendations to low-priority recommendations.

SERVICE DESIGN ACTION PLAN

After gathering and researching data from the Google survey and focus study, the RBDC research team has identified some strengths of the Orem Public Library in their current service design including: a **good space for children**, an **effective social media** presence, and up to date on **acquiring new materials** their patrons want.

Areas for opportunity within the Orem Public Library from the survey and study data to improve service design include:

High Priority Recommendations

- **Adjust Operating hours:** Consider opening a few hours early or remaining open a few hours late once or twice a month as a way to accommodate patrons whose schedules prevent them from attending during regular hours. *(see Satisfaction pg. 9, Appendix 1 pg. 45)
- **Expand drop-off system**: Just as there is a drop-off for books, consider adding a drop-off for other materials (puzzles, toys, games) to shorten the time for errand-related activities.
- **Update book sale**: Allow patrons to opt into receiving text messages or emails when new additions are made to the book sale area.

Low Priority Recommendations

- **Invite patrons to library commission meetings**: Consider additional advertising on social media or within the library for commission meeting times and places.
- **Revisit damaged book policy:** Many patrons have expressed concerns with the damaged book policy, especially for children's books. They feel it is strict and at times unrealistic.
- **Improve parking lot**: A common complaint was parking availability. Improvements may not be necessary as current issues are likely due to ongoing construction projects.

USER EXPERIENCE ACTION PLAN

The strengths identified from the research gathered shows that **86%** library users said they were **confident** or **very confident** in locating what they need in the Library, **88.8% utilize online resources** of the Library, and that the Library fulfills a variety of needs.

Areas for opportunity within the Orem Public Library to improve user experience include:

High Priority Recommendations

- **Accommodate Spanish-speaking patrons:** This was one of the most suggested categories in the open response section of the survey. Consider increasing Spanish materials and adding more Spanish programs and activities.
- **Provide tutorials:** Videos could be added to the website to teach patrons about the different and lesser-known services that the library provides.
- **Expand program impact:** The library has many successful programs. Patrons have asked for more toddler tales (at hours later than 10AM), more author visits, and more adult themed events and activities.

Low Priority Recommendations

- **Create a map of the library and resources**: Brochures at the front of the library or map layout to encourage exploration.
- **Encourage low noise:** Some survey respondents believe that the library is too noisy. Potential solutions could be to encourage quiet time during specific hours or to enforce the current noise policy.
- **Increase reading challenge participation:** Patrons have expressed a desire for better reading challenge prizes. This could increase participation and excitement.

SOCIAL IMPACT ACTION PLAN

The mission statement of the Orem Public Library is to "**inspire lifelong learning, create enriching opportunities, and strengthen… communities**." They also aim to provide the four core values of **knowledge**, **service**, **unity**, and **respect**. Currently, the Orem Public Library's strengths in relation to the social impact of the community include being a **useful resource**, a **place of gathering and uniting** people together in a variety of ways including the arts and community gatherings, and a **safe environment** for all to ask questions and learn.

Areas for opportunity within the Orem Public Library to improve the social impact include:

High Priority Recommendations

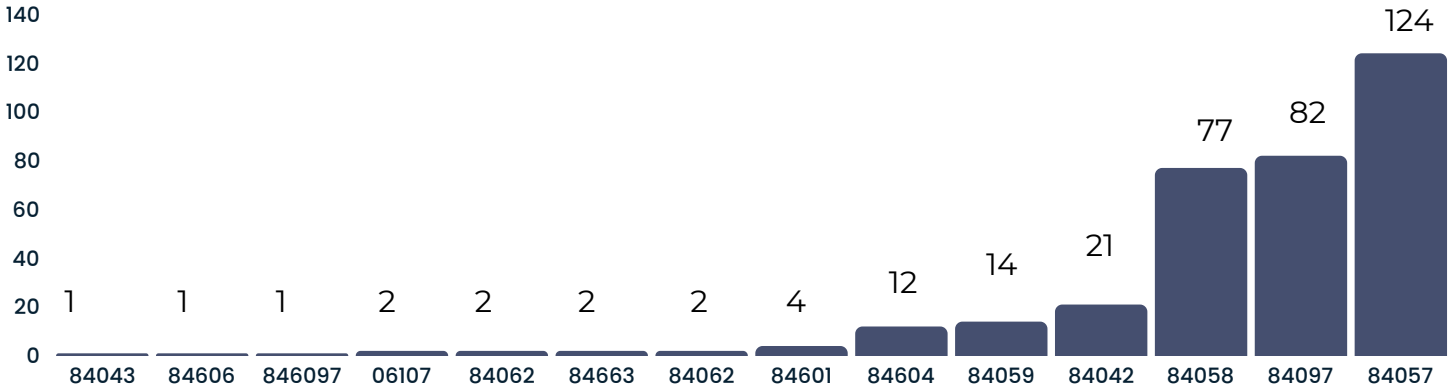
- **Engage with local schools:** Feedback from the survey and focus study participants explained that attending back to school nights and other local educational events with a booth and information for those who are not currently aware and using the library's resources could be beneficial.
- **Create an experience library:** the feedback the RBDC research team received shows that patrons enjoy the art, performances and activities of the library. Continue to find new ways to help the patrons have those experiences.
- **Zip code:** from the focus study we identified areas of high patron attendance in specific areas. Reaching out to individuals of the lower concentration can help you expand your reach.

Low Priority Recommendations

- **One time service opportunities:** from the survey, patrons expressed the desire to have more one-time service opportunities at the library.
- **Partner with other libraries or businesses:** part of uniting with the patrons is uniting with the community. Consider uniting with local businesses for events or other local libraries to encourage reading in the community.

SOCIAL IMPACT ACTION PLAN

Number of Patrons from zipcode



This graph demonstrates the zip code with the highest number of patrons of the Orem Public Library. The highest participating zip codes are the ones closest to the library and surrounding areas.

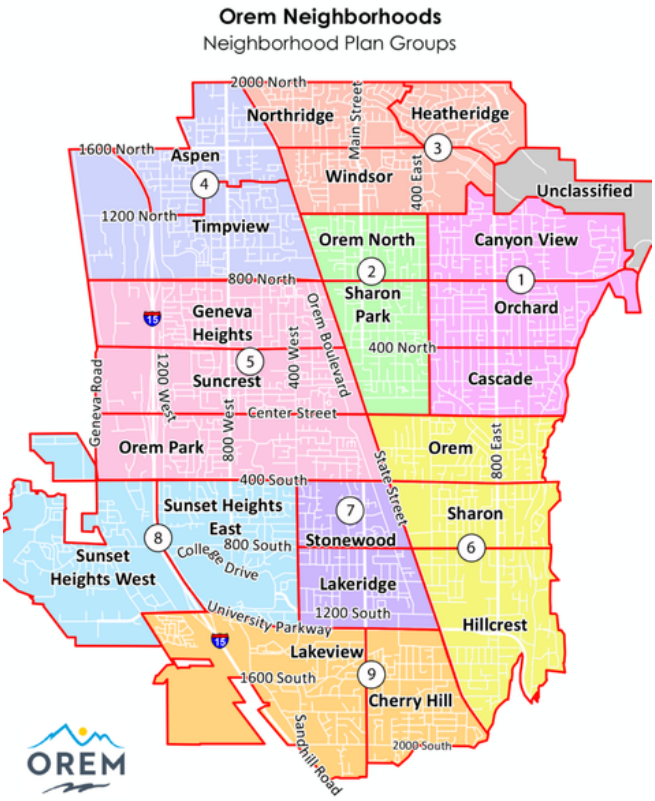


Photo from Orem.org

PERFORMANCE MANAGEMENT ACTION PLAN

After gathering and researching data from the Google survey and focus study, the RBDC research team has identified opportunities for the Orem Public Library to improve its performance management. Regular assessment and adjustment are essential to achieve desired outcomes.

High Priority Recommendations

- **Send survey to the patrons either biannually or annually:** the RBDC team has set up the survey used for this report to be used again and edited as the need arises for the Orem Public Library. This way, the library will be able to continue to understand its patron's User experience and the library's social impact on the community.
- **Identify other specific KPI's:** Identify alternative specific key indicators to focus on, for example: user experience and social impact in this survey, which will help to better understand the needs of patrons and their expectations of the library.

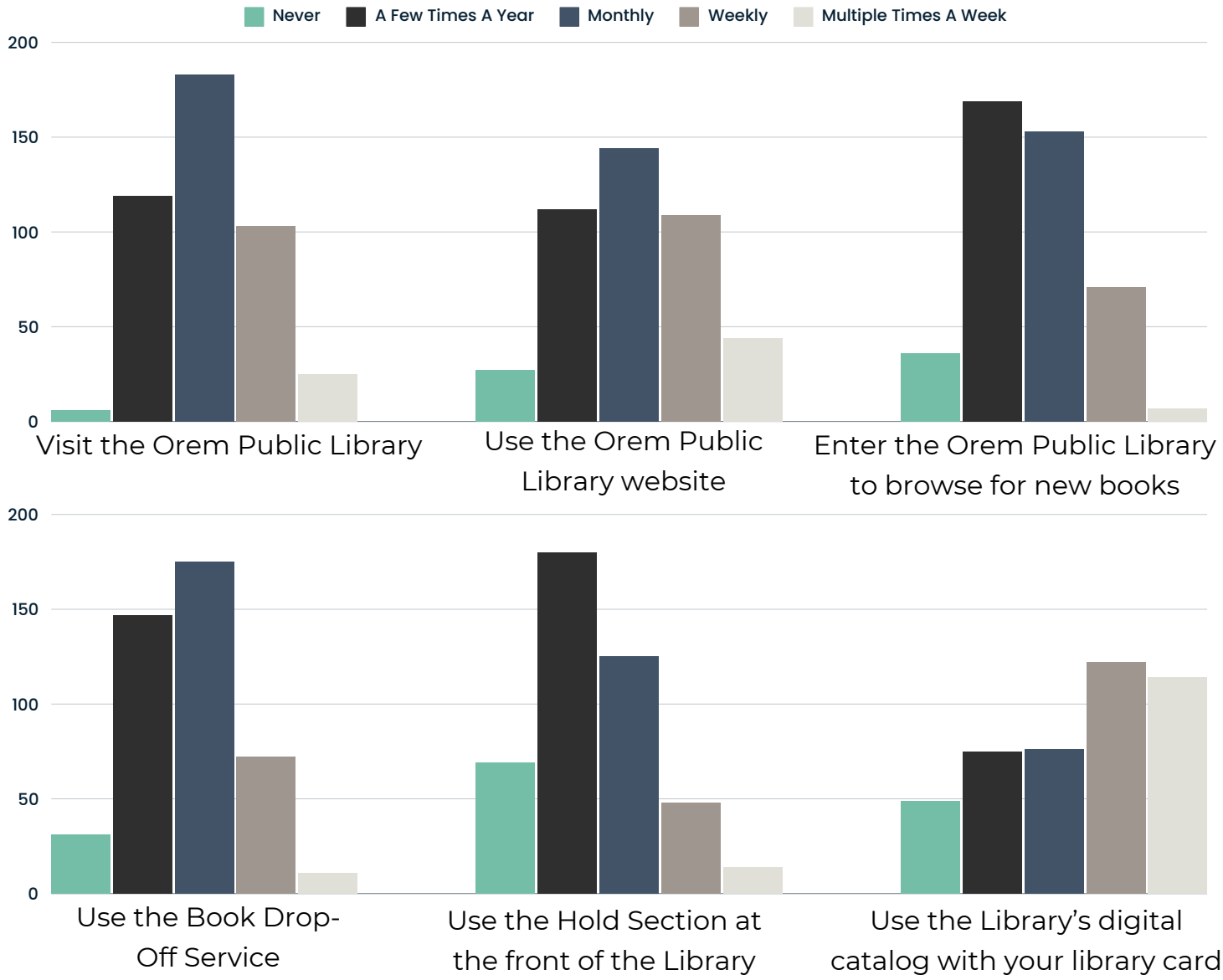
Low Priority Recommendations

- **Collect suggestions:** establish a suggestions box (whether physical or digital) in the library where patrons can leave anonymous suggestions for improvement.
- **Review feedback:** from the patrons on a schedule best determined by library staff, whether that is bi-weekly or once a month.

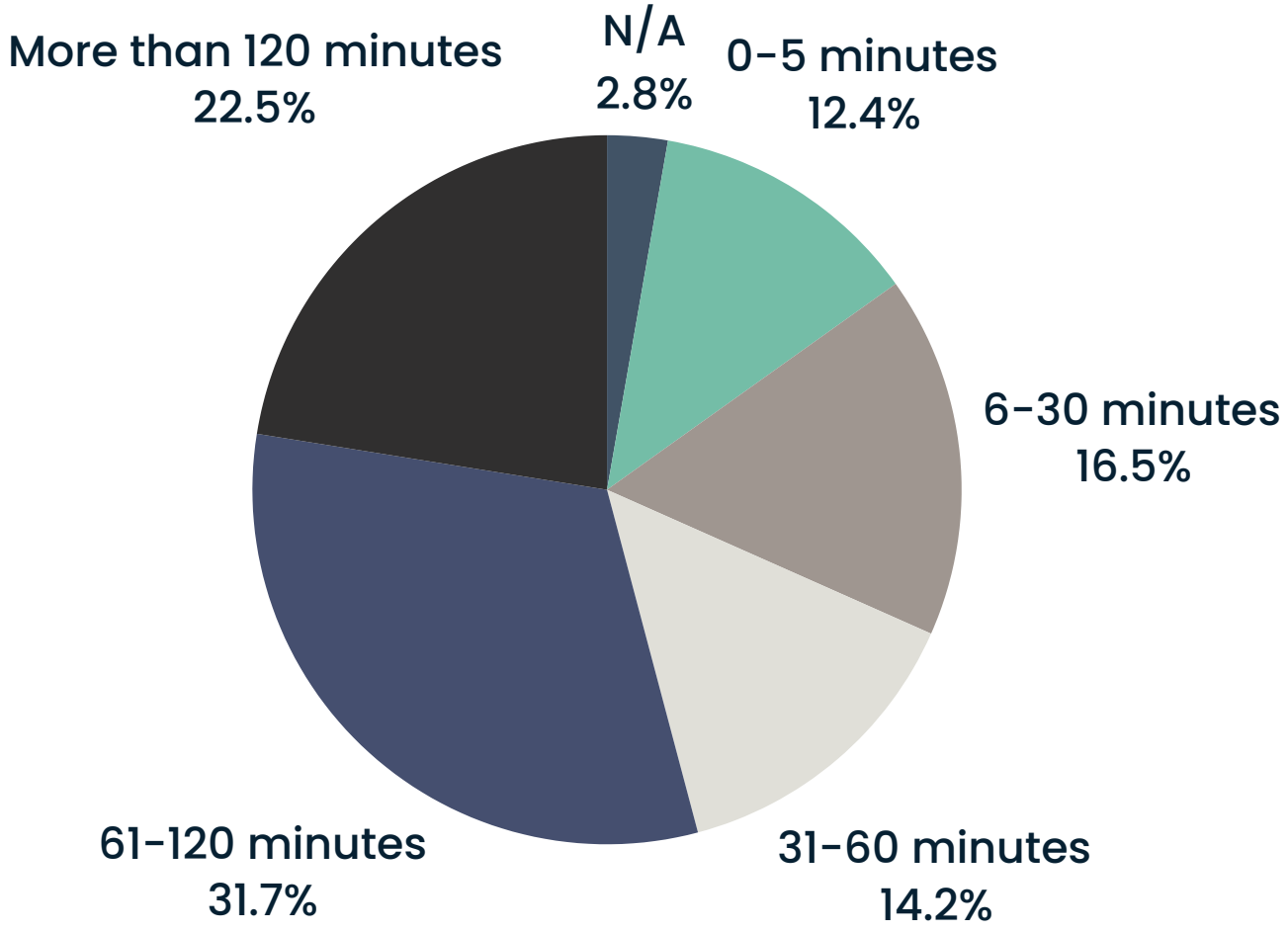
APPENDIX 1

Google Forms Survey Questions

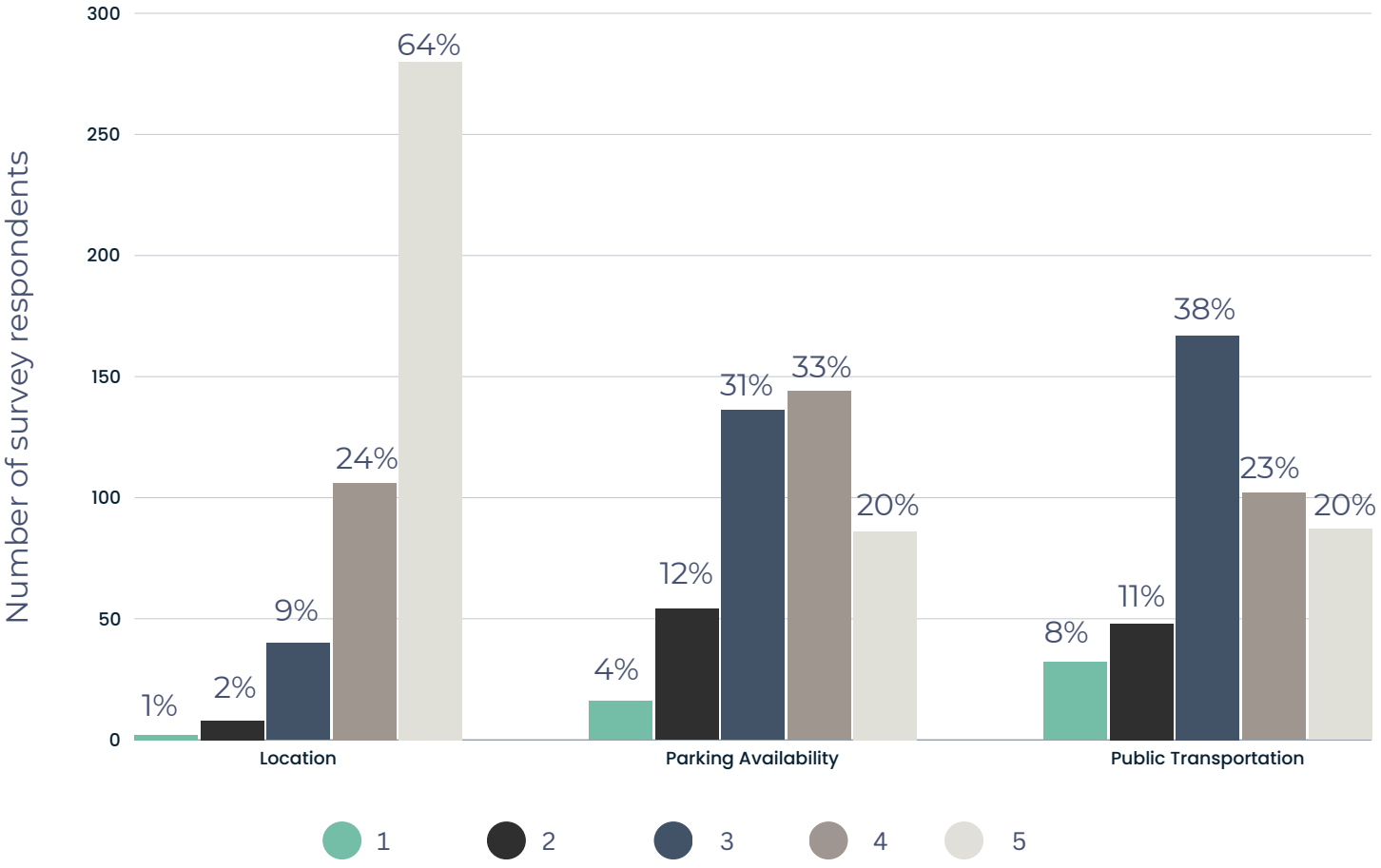
1. How often do you do the following activities?



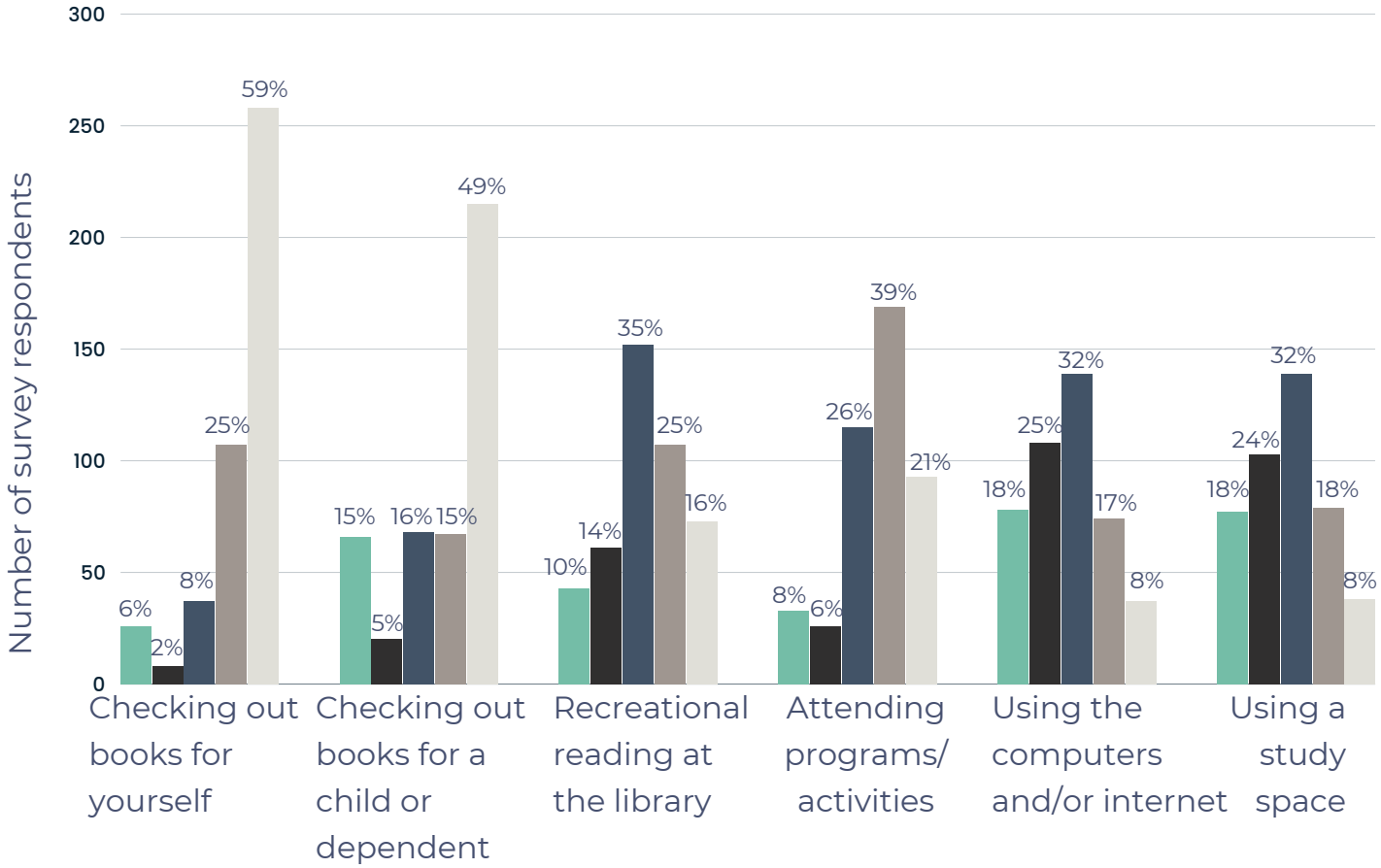
2. On average, how much time do you spend in the Orem Public Library per visit?

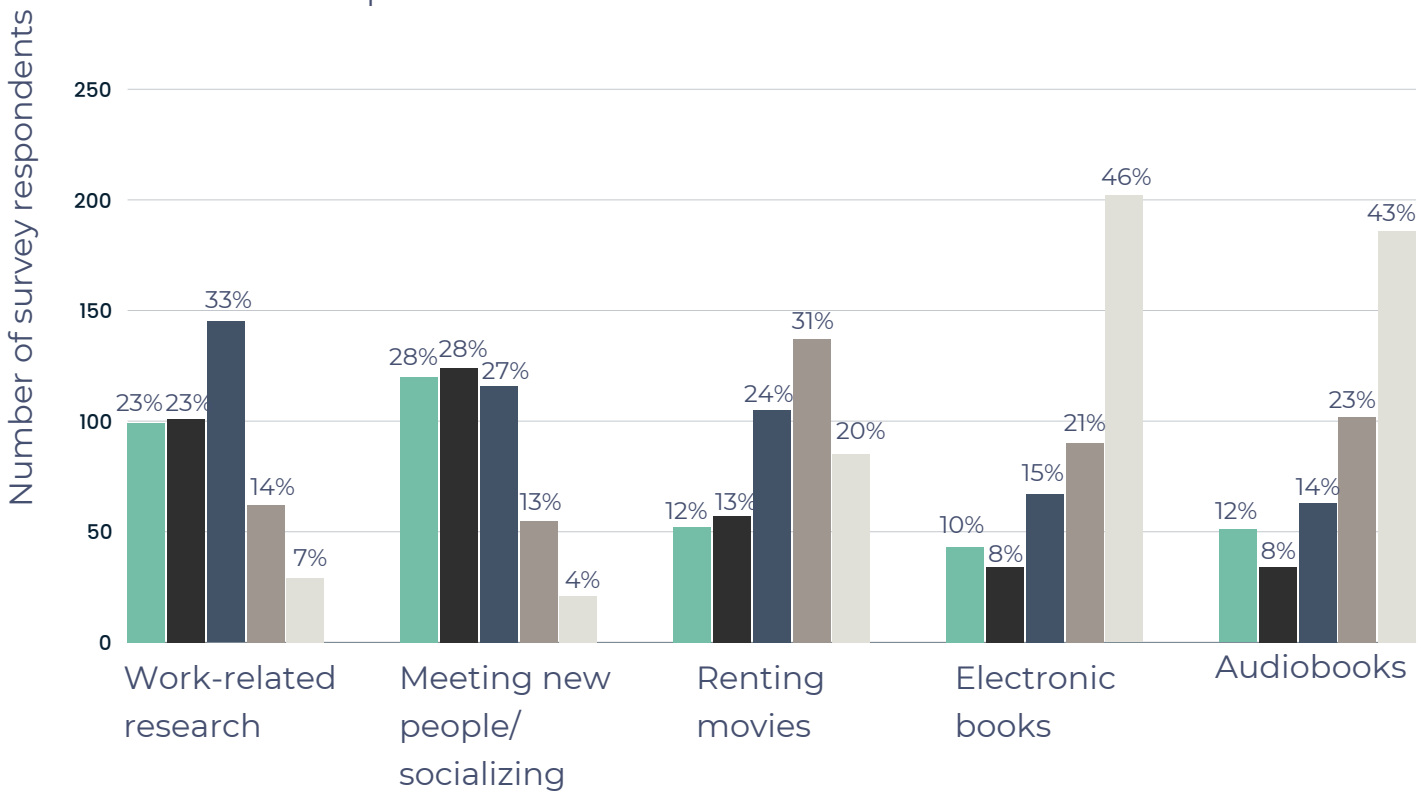


3. On a scale of 1-5, (1- being not at all accessible, 5- being extremely accessible) how would you rate the library's accessibility in the following categories?



4. How important are the following activities in your personal use of the Orem Public Library?





Very unimportant · Unimportant · Neutral · Important · Very important

5. What activity not on the list above (if any) is important to you?

Answers have been condensed by topic

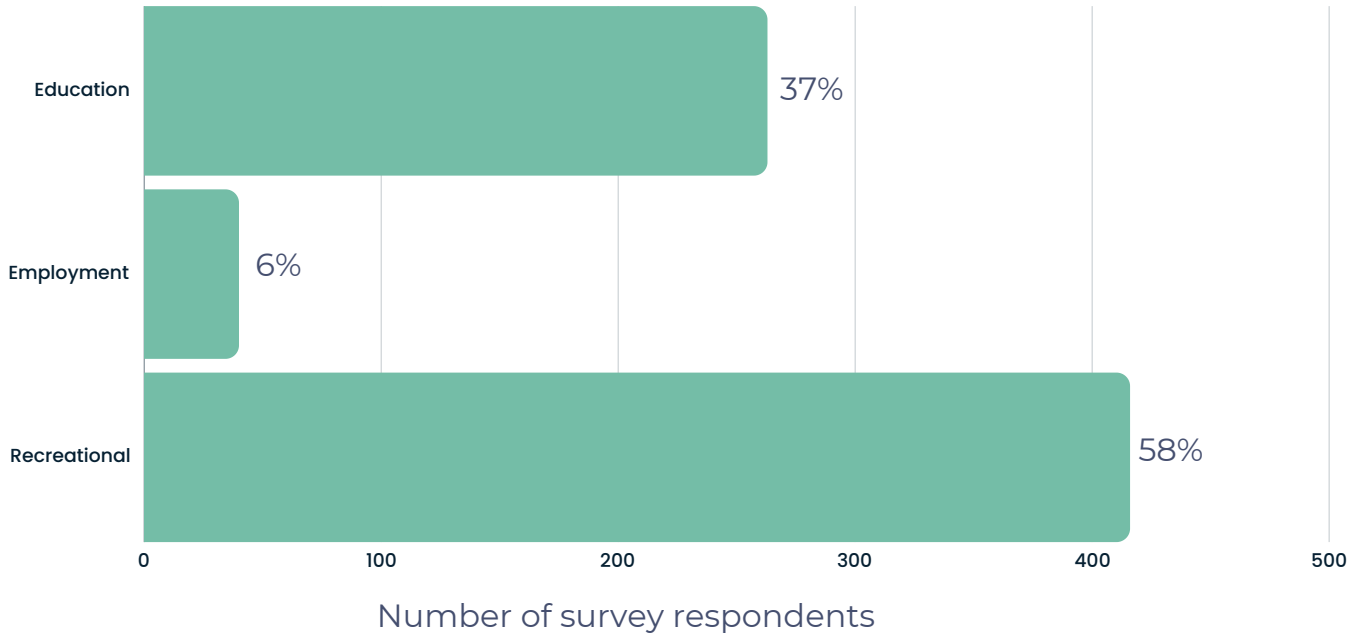
- Meeting new people
- Access to scholarly journals
- Quiet place to relax
- Using the printers!!!
- PERC :)
- My kids really like the monthly activities!
- Checking out book club sets
- The play area and games the library sets up for kids.
- E-books
- Author lectures/readings
- Toddler time
- Use of library spaces for group/ family activities, discussions, marriage engagements, etc.
- Checking out music CDs
- Easy to request books not currently available.
- Cultural programs
- Onsite things to do! I want to come not just for programming, it would love more things to actually do there. Blocks, puzzles, riddles, ect.
- More wheelchair accessibility other than the 1 elevator
- Free educational classes
- Story time and book clubs
- Hispanic activities
- Checking out the library's book store

5. What activity not on the list above (if any) is important to you?

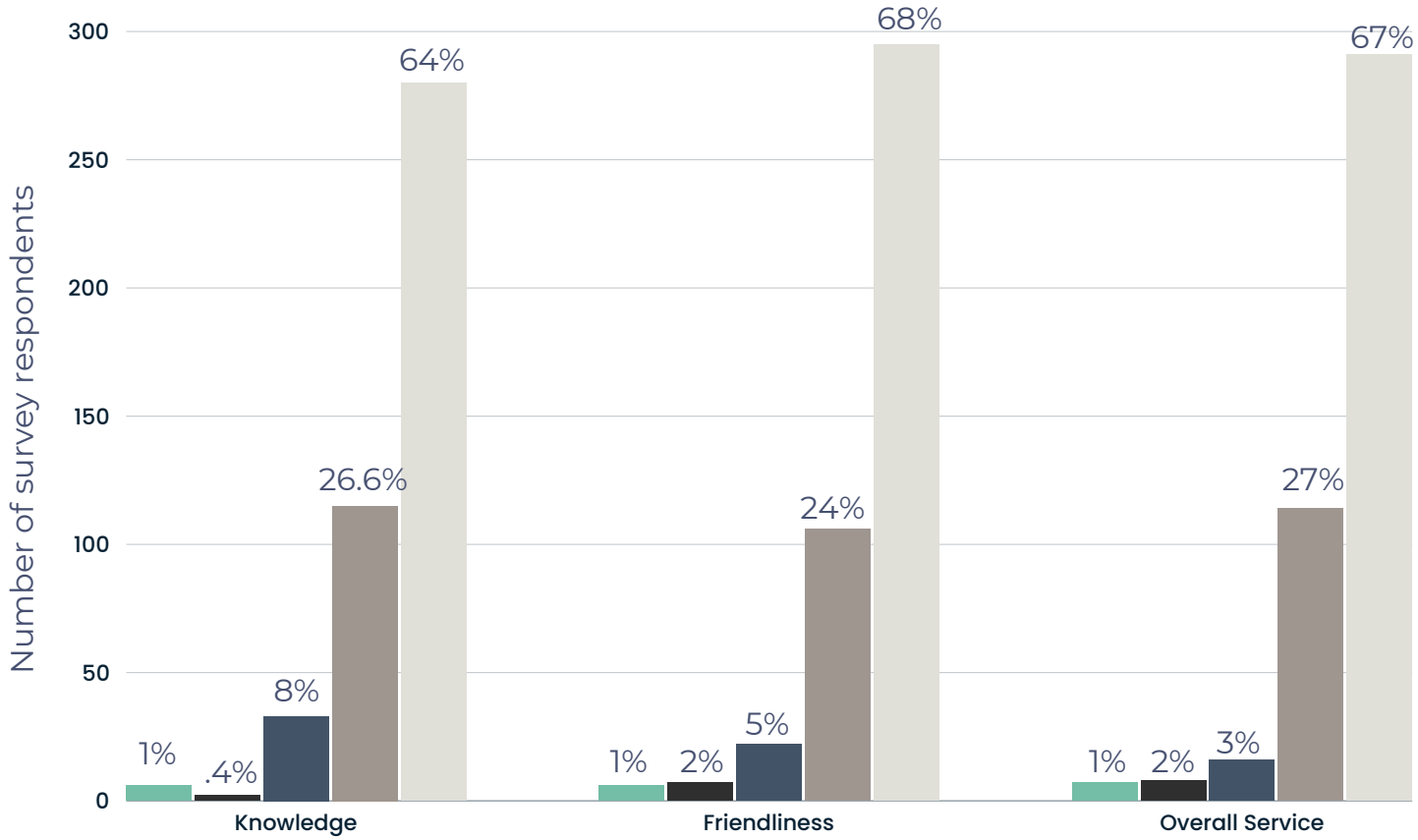
Answers have been condensed by topic

- Browsing shelves for ideas
- I wish there were crafting classes and interesting book club meetings
- Reading challenge
- MakerSpace
- 3D printing
- The librarians! They make the library amazing. They always know what book to recommend. Fun activities coming up. They are wonderful.
- Puzzle exchange
- checking out music
- The summer reading program! I do it with my children every year. I know you mentioned it on attending programs and activities, but I wanted to give it a shout out. We have enjoyed it a lot over the last few years and whatever you put into it, we really appreciate it.
- I miss the heritage displays. I would come with my children and that was always my first stop. It was such a good way for me to find books I might not otherwise see or know about.
- Movie nights and shows!
- Audible books and digital

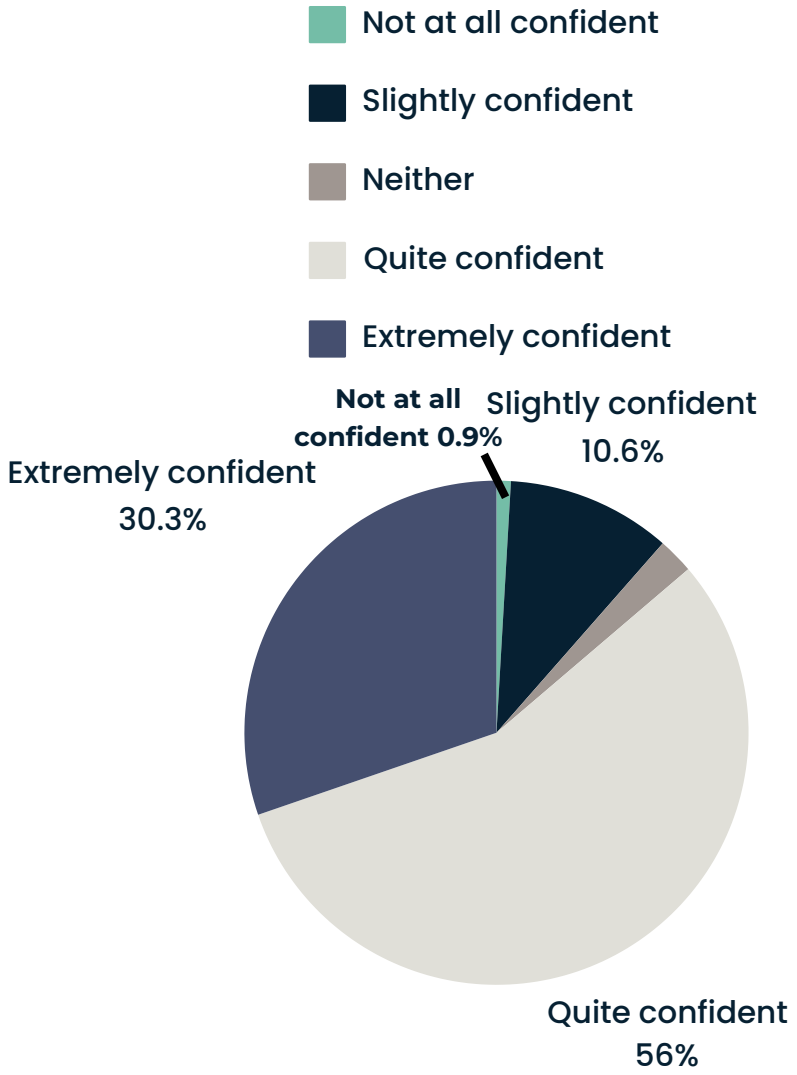
6. How would you describe your personal use of the library? (check all that apply)



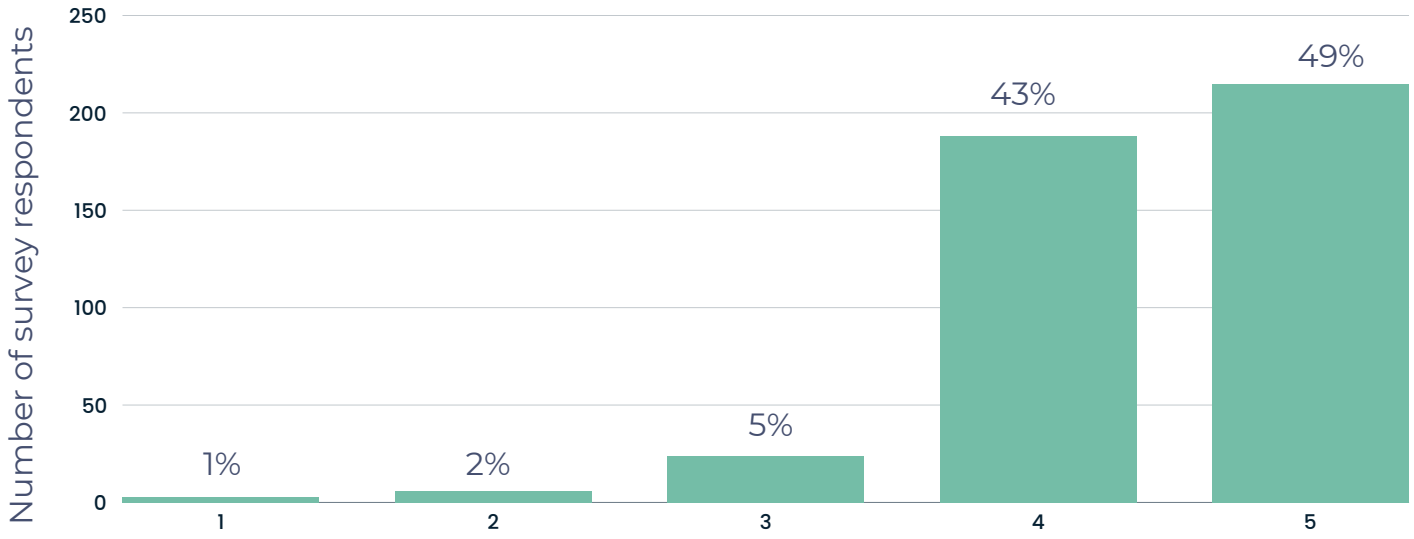
7. Based on the following criteria, how satisfied are you with the Orem Public Library staff?



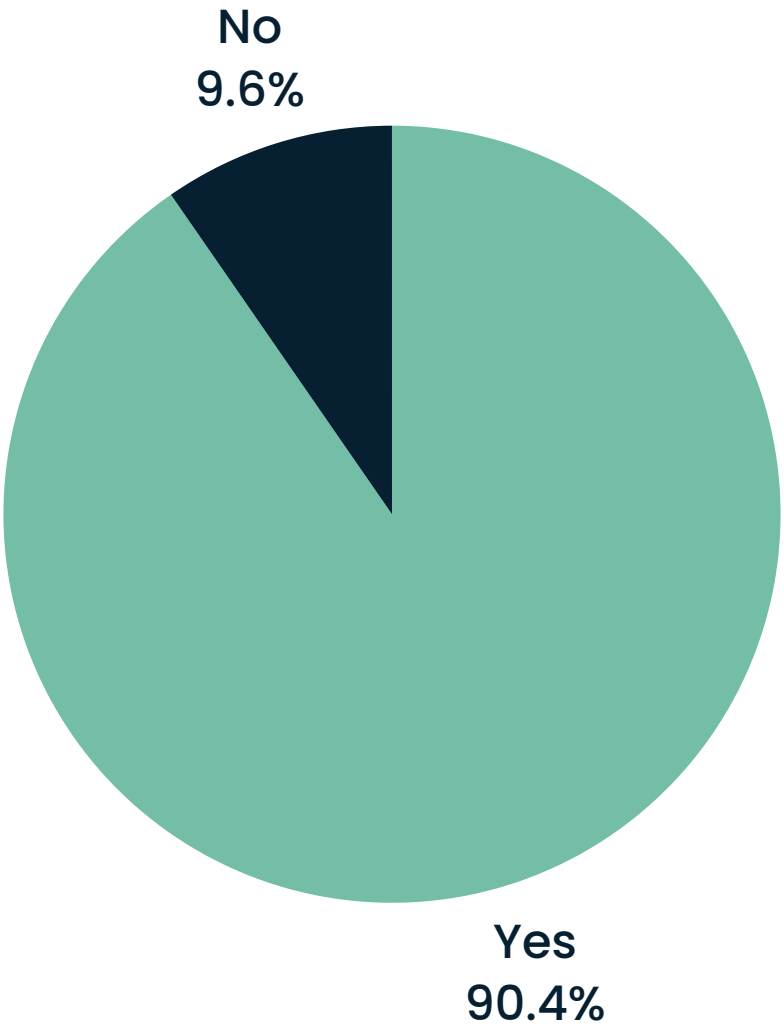
8. How confident are you in your ability to locate what you need in the Orem Public Library?



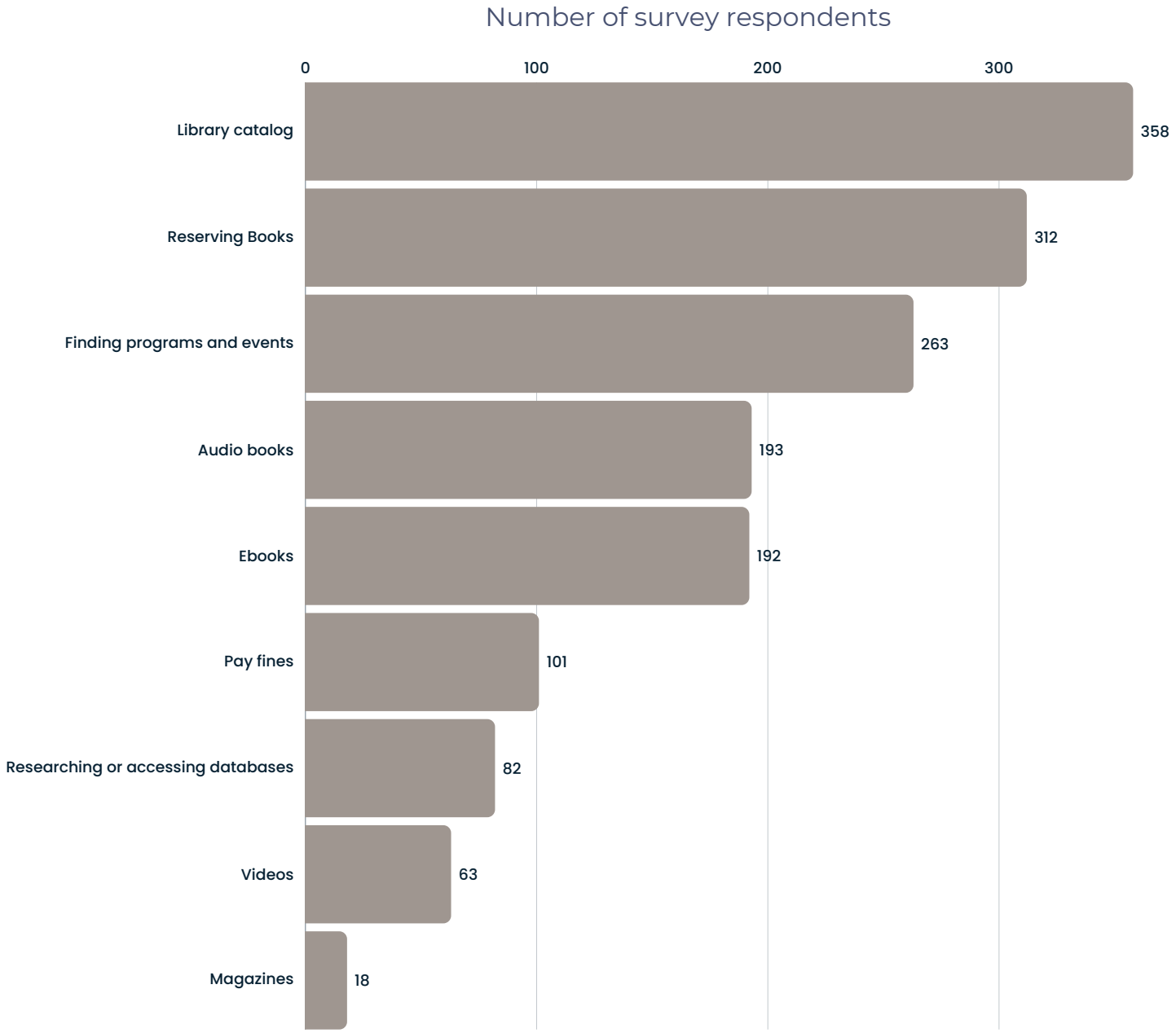
9. On a scale of 1-5 how well does the Orem Public Library meet your needs?



10. Do you use the Orem Public Library website?

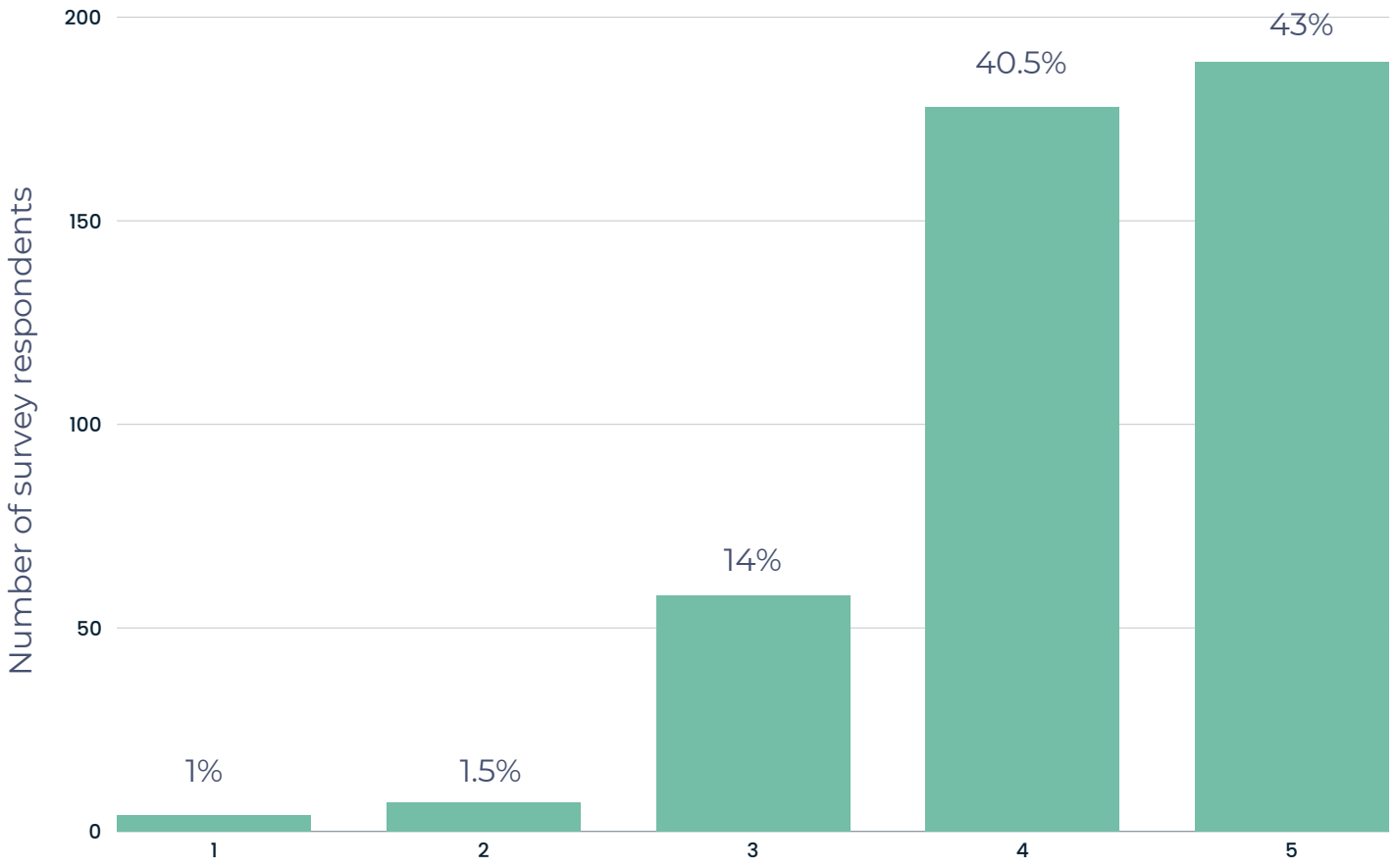


11. If you answered yes above, for which of the following do you use the Orem Public Library's website? (check all that apply)



Participants also mentioned: making lists, request for purchase, browsing authors, subjects, series, library lists, etc.,look at the books I need to return, reserving video games, viewing the blog, maker-space, reviews, recommendations, book club reservations, LinkedIn learning, view reading challenges, reading program.

12. On a scale of 1-5, (1- being not at all helpful, 5- being extremely helpful), how helpful are the online resources of the Orem Public Library?



13. What changes, if any, would you like to see in the Orem Public Library to better benefit you? (the following are direct patron responses)

- More external database access
- would love to have more holds on Libby. Sometimes the hold lines are so long (months!). I would love to have the option to put more new releases on hold.
- The librarians to know and never forget how amazing they are!! And better prizes for the adult reading challenges ;)
- You are doing great, we love our library
- Better lighting in the parking lot at night.
- More ebook availability
- I feel like the programs lean liberal. I would like more central options or balanced options.
- More activities and information in Spanish for Hispanic people
- I would love to see the baby group moved to a different time.
- I think the Orem library is great! There are so many resources that my family is able to use. Thank you!
- More space available to sign up for tween scene, or special alerts for past attendees to sign up first.
- It would better serve my family if family activities were at 6 pm instead of 7 pm. Also, the library's selection of ebooks can be frustrating.
- The activity time for reading to kids. 10 or 11 am is not good. My people work and can't take kids to library at that time
- I wished they opened an hour earlier so I could stop by on my way to work.
- Host an online paint night like Provo library does, better incentives for summer reading program
- I don’t have any changes- just wanted to say that you are doing a fantastic job and everyone is so friendly and helpful every time I go. Thank you
- More events!
- Make it easier to renew library cards.
- More activities for adults 18+!
- Displays for heritage months and other special interests like Pride, women’s history, etc.

13. What changes, if any, would you like to see in the Orem Public Library to better benefit you? (the following are direct patron responses)

- When the library has a TV or movies series, it would be very appreciated that the library maintain the full series. For example, OPL used to have the entire Agents of Shield series. Now it has only the first three seasons.
- Less pushing personal agendas and politically motivated desires.
- More regular scheduled programs in Spanish for my mom and cousins.
- More wheelchair accessibility
- I'd love story time for older kids or maybe the library could host clubs or camps of some kind in the summer. I think there is tutoring available, but I can't find details and feel anxiety about it. Maybe more international could be made available about it...some reels explaining the process. I'd love for the library to host English speaking classes for our ELL community members. They could also partner with the school district and UVU to see how we could best help ELL families and connect them to helpful resources.
- Not using Beanstack to host reading events like summer reading. Or having a paper option to fill out minutes/titles
- The children's area does not encourage staying. It is a headache looking for children's books when the children would rather wander the library than stay in the play area. The parking close by the library is very limited and is even more challenging when it is shared with the city ordinance building and the nearby sports' fields. The events that are held are too limited. There have been times when there's been an activity I would have liked to attend and all of the spaces filled within the space of a couple of hours. I've also been to events where they didn't limit attendance and the theater space was overfilled. We ended up sitting on the floor. I understand the fines and fees help pay the library, but we can't afford to keep paying damages to children's library books (especially since I have a toddler), so we go to a different library that doesn't charge damages on children's books.

- Bring back book club
- Reverse the changes brought about in the past few years. The library should be a place that is welcoming to everyone and a place you can not only find material you are interested in, but books that challenge and expand your point of view. I blame the change on politics, not library leadership.
- Better parking and more diverse displays. And the reference service has declined so much since the older librarians left. I don't even bother to ask for book recommendations anymore.
- I can't think of anything, I honestly love the library so much, it is extremely important to me and I am so grateful the city invests so much into it.
- The website can be hard to find info on events. I also think the reading programs, like the summer reading program can be difficult to participate in.
- Better parking, events that are attractive to my science-minded pre-teen that don't feel like "kid" events. The reading program in the "summer" is so short and too complicated. It's super creative, but it's over by July and I want to keep my kid motivated all summer, not just 6 weeks. It includes adults, but *feels* like it's for kids so he doesn't want to participate. He's more motivated by clear rewards (not all the badges) for time spent actually reading. I do appreciate that you want to encourage exploring all the other services the library offers and I see value in learning about those things through the program. It just needs to be a little less complicated. Logging in, team names, and dozens of badges are all overwhelming. I can imagine it's even more so for a busy mom with lots of kids!
- More audiobooks
- A better UX for the website. I find it not user friendly to have to download a calendar. I wish the programs and events were easier to find and you could filter the events to exactly the age you are looking for. I also think there are far too many clicks required to place a book on hold.
- Window holds pickup, unifying as a county like Salt Lake County Libraries, more after school kids' programs

- More puzzle swaps, I love the events, I wish that new sequels were ordered more automatically (physical copies). And I wish the purchase request form was less intense.
- Provo always gets the newer books first and has more copies. Could we improve in that area? Could you partner with schools to increase library card and library use by coming to Back to School Nights or Parent Conferences and allowing parents/kids to sign up for library cards there. Maybe information for the summer reading programs could go out to students before summer break.
- Have more different languages audio book for kids
- I do not like that the media workers are pushing Kanopy. There is way too much garbage on there!!
- I remember with the very first summer reading program, we could earn badges by using library resources I had no idea existed. I would love a guide or more information about the more obscure resources, because I have forgotten about some of them. There was one where you could enter a title and find other titles or authors like it, and I would love to remember what it was.
- The catalog's search algorithms return some weird results and often skip results that have direct correlation to the provided input.
- More Young Adult/Adult activities, like a trivia night
- Keep it family friendly.
- More space for collections
- Free access for Lindon residents
- Some of my children are on the autism spectrum. I stopped going to the library regularly 10 years ago because of the way my children and I were treated, particularly by the staff in the children's book section. I stopped taking my kids to story time, started checking out ebooks and audio books instead of using the physical library. Every experience became stressful and made me angry, every time I thought we would try again, a staff member would shame me or my kids. I suggest some training on dealing with children with disabilities, including invisible disabilities.

- Free DVD rentals like the other public libraries in the area.
- More selection in some genres of books and movies.
- Freedom from political interference.
- Move the fiction books into genre sections to facilitate better browsing
- I actually use the Provo library more for my daily needs. My kids are avid readers but your policy on how books look when they are returned is unrealistic for the kids books. Provo is much more friendly to kid readers. I would not put my money toward fastidious repair for the children's books and requiring families to pay for every little knit pick thing. Instead, repair cheaply and let children enjoy the books and spend money on replacement when needed. It is a much more inviting policy.
- I love the displays of employee recommendations and heritage month displays. I'd love to see more of those. I miss the calendared book sale that was new materials at the beginning, with half off days and free days at the end. I think that changed.
- I would love to see the heritage month displays come back! It was so nice as a parent to be able to walk into the children's section and easily access books on display from what ever month's heritage display (AAIP, Pride, Black History Month, etc.) I have a toddler and she doesn't always have the patience for me to look up and walk around and find the books I'm wanting to bring home and read with my kids so having them readily accessible was amazing. Additionally, the bathroom in the kids wing is WAY overdue for an update. Not only is it kind of gross, it doesn't accommodate the audience it is intended to serve. I have witnessed and personally experienced moms juggling babies trying to take a small child to the bathroom on adult sized toilets. It would be AMAZING to have kid sized toilets that they can use easier on their own. And I have seen some amazing kid spaces at other libraries, ours leaves a lot to be desired. For example, take a look at the children's library in Cheyenne WY.

- My library account stopped working a few years ago. Nobody can figure out why or figure out how to fix it.
- Better access biking and walking. I come from the south and have to take a 5 min detour (which would be unacceptable for vehicle traffic) or ride on the sidewalk for significant portions of center or state, where cars love to pull across the sidewalk and wait. I want my kids to be able to bike themselves to the library someday. The NW corner sidewalk has curves that would be unacceptable for roadways and put me off balance. I love the front bike racks, drive/bike through drop off and PERC. Wish there were covered racks in the little patio are between the library and city offices on the west side.
- More education about what online resources are available on website
- Checking out tends to be a pain, even if I wait for the screen to turn green saying my book is checked out, I still often have books that have the security enabled. I would love to see a drive through pickup- there's already a drive through for returns! Parking is rough at the library and I often don't want to park far away just to run in and grab my holds, especially if I have my young kids with me. I often end up with lapsed holds because it's not convenient to get into the library. I would also love to have all of the kid stuff located in one area, I know your building is constrained by layout, but I feel like I have to run all over the library to get the stuff we need. We used to live in Provo and I loved that all the kids books, fiction, non-fiction, audiobooks, dvds, cds, were all in the same section of the library.
- Online catalog filters
- I would love to see improved bike parking at the library. Any covered parking for bikes, like at the southeast city center entrance, would be amazing. The bike parking at the fitness center has some of the best racks I've seen, and if you might get better racks I would absolutely recommend the Madrax Metro racks. Currently the racks by the breezeway between the library and city hall are the best there.

- I would love to see a larger maker space, that is easier to access and a larger space for Perc. It would also be nice to have more activities for younger children after school hours.
- I think there are also some issues with ADA accessible parking. There are at least two or three spots in the library parking lot that are marked as accessible spots but definitely don't comply with ADA standards. The sidewalk on the south side of the parking lot right in front of the library could also go for being wider. Right now its a little tight, and can especially be bad with vehicles, often city trucks, parked and hanging a little over the curb.
- Often people drive in to the library parking lot and wait around in their cars to drop someone off or pick someone up right at the main entrance, which is illegal with the curb cut and red curb but people are gonna do it anyway. If there could be some slightly better dedicated area for that so people aren't in the way of the entrance that could be great, hopefully there's a little flexibility for that with the new landscaping and parking plan for the new city hall.
- Something I have often seen in the parking lot is parents with young children having a hard time safely getting children between their cars and the library entrance, and something that may be great for that is raised crosswalks to have a continuous sidewalk surface from the main entrance at the north wing of the library through that straight section of parking directly in front. I think that would be two raised crosswalks bridging the gap between the sidewalk right in front of the entrance and the gap about 80 feet straight east from there.
- If the entrance to the library could be connected with the sidewalk at 100 north that would be wonderful.
- Obviously this one isn't an issue for the library to deal with - but UTA's 850 bus line being upgraded to a BRT would be great for access to the library.
- lol guess I don't have much to say about the library itself but I have plenty to say about the landscaping and access

- Is there a map or directory of the library when you walk in? I haven't seen one, but maybe I missed it. Something like that would be helpful.
- Interlibrary loan - I know we don't have a connected system like SLC, but that aspect is sure nice
- The website isn’t the most mobile friendly, which is inconvenient but not terrible
- Less interference from city council on displays and content
- I feel like the library is a place of learning and expansion. The last few years the city council has really changed the feel of the library and not for the better. Censoring types of learning is so detrimental.
- More story time/kids activities after 5:30 since I work and can’t take my kids during the day
- Being able to see future Book Group reservations that I have reserved when I log in to my account. Currently, the only way I know is by saving the confirmation email.
- Would really love the ability to check-out the weekly/quarterly Magazine insert that comes with NY Times and WSJ. Would love if Orem's budget could allow for Hoopla Digital or access to Ancestry.com. More dedicated parking, but understand it may just be temporary due to the construction.
- Returning games or video games through the book drop when the library is closed.
- Diversity
- I wish I knew how to search the game collection at the library
- A branch in Northern Orem? Increased Maker Space hours. Jigsaw puzzle rentals
- Putting the woke children’s books in an adult separate section so I don’t need to comb through all my kids picture books and choices before letting them read them
- I can't think of any - I love the Orem library!
- Automatic book check-in. More than once a returned book has been missed and I’ve been charged only to find the book on the shelf a few days to weeks later.

- Employees and construction workers not parking so close to the library during working hours Monday thru Friday (plus the one who takes up two spots with his old classic car close to the front). It’s annoying when they should have to park farther back so patrons can park closer. I feel City Hall should make a designated area farther back from the building for employees and construction workers
- More online classes.
- Free pc games
- More staff appreciation! They are great!
- I'm hoping that when I retire from UVU (this year), the Orem Public Library's ILL will be as useful to me as the UVU one has been. One feature I really appreciate is the automatic renewal. Is there a newsletter I don't receive that would tell me about upcoming programs or staff picks in fiction and nonfiction and children's books (for my grandkids)?
- I have been pleased with the service received and grateful for the ability and knowledge of the employees of the Orem Library. They have been accomodating and understanding and helpful.
- You destroyed your reference section, a disastrous decision for a library. Google is no replacement for the material that was discarded. Plus, there's too much noise. Even the librarians talk loudly. Relatedly, the acoustics on the south side are poor, which is to say that noise reverberates, a fault in the design phase. Is there any fix?
- More ebooks and audiobooks :) the selection is already great but no one complains about more books ;)
- I would love to attend more free events at the library's new stage.
- It would be nice if there were more programs throughout the year. It feels like most programs are during the summer. And more programs for adults such as sewing and crafts.
- More books!
- Idk, I think it's good
- More free activities/events to attend
- Love Orem Public Library!

- 1) Please extend the maximum check-out time for materials that are not on hold. If someone else wants a material, then yes people should return it, but if no one else wants it right now, then I wish I could keep a book out longer. I've returned books dozens of times and then gone and checked them out again a few days later because nobody else checked it out, so it's just a silly exercise. I've talked with library staff about this and some have suggested that nobody should take so long to read a book. I love reading, but I'm a busy guy (a wife, 3 kids, a full-time job) and sometimes it takes me a few months to read a long book.

2) Please make DVD rentals free. I don't understand why these cost money.

- I LOVE the library even though I don’t go in person much anymore (I use Libby daily). When my kids were younger I went all the time. I think it is an essential community meeting place and fulfills a critical community need, especially for lower income families. When my kids were small we checked out games and came to free movies and used so many of the library’s wonderful resources. Keep up your amazing work!
- More popular books especially ebooks
- More new books
- I know its just the construction right now but the parking is horrible at the moment
- More flexible hold pick-up window (e.g. 1 week instead of 3 days).
- I only wish I lived closer but that's my problem.....
- Can’t think of anything. It’s a great resource to the public!
- Be open later or open earlier.
- I think it is great.
- A reading challenge for children similar to the current adult challenge, encouraging the exploration of new genres and providing suggested reading.
- A library app
- I think we would use the movies more if they were free
- I purchase quite often from the book sale area. It would be incredible to be advised when new items are being added. It's nice to get there the very day that happens, when the collection isn't so picked over.

- Honestly I hesitate to borrow books for my kids because we don't have the money to be paying for the books everytime. My family culture needs to adjust to learn how to take care of books better but the fees for damaged books plus the fear of late fees has decreased my use of the physical library for my kids to zero. I respect that fees are helpful and encourage better treatment of the library supplies and accountability and like I said I can work on improving my family's treatment of books. But for now we just stick to borrowing from neighbors and the online library to read to the kids because that saves money in the long run. I sometimes feel bad for not allowing them to browse and explore but I literally use the library so I don't have to buy books and the last two times we borrowed books for my kids I ended up needing to pay for them so I've stopped using the physical library for my kids. I experienced a no fee for late books or DVDs borrowed at the Lehi library so I was bummed when we moved here and had the fees again. I don't know how the no fees things is going on Lehi. One thing I do appreciate about orem library is being about to get a Provo library card also that is given me some great resources for family history and book options for myself.
- It's really pushing activism and political belief systems, especially to children. I feel less and less inclined to visit the library because it's one more place where people are trying to force this down my throat.
- Better support from the Orem City Council.
- The parking lot is not well positioned to have good access parking for patrons. Most parking is farther from the library....
- Better access to research articles. It’s pretty good right now, but I still struggle to find things sometimes
- More diverse displays and programs
- Extend the checkout time to be longer. My other library gives rentals for 21 days. 14 days is too quick a lot of the time.
- More copies of popular book’s, so the wait isn’t as long.

- Saturday Kids movies with popcorn like we had before the pandemic
- keep doing non-resident library cards ;)
- More access to subscription websites with library card
- The staff is incredible and work hard, and I just know they aren't getting paid as much as they should be. I would also love more audiobooks because I don't get to go in person so much, but I'm trying to become a book worn again
- One-time volunteer opportunities for teens (and others who are interested), perhaps facilitated through schools or community organizations, so they can experience the library hands-on behind the scenes. Committing to long-term can be a roadblock for service. Opportunities to help with events, cleaning books, shelving, setting up/taking down chairs for events, etc., can help individuals and groups feel invested in the library and its resources.
- I love the Orem Public Library. The biggest thing I would love to see changed is more comfortable furniture; I find the furniture to be quite uncomfortable. Especially the grey leather chairs over on the north wall in the south wing.
- Stop promoting and advertising diversity, equity, and inclusion propaganda, books, media, and related material - particularly to children. Cease to advance LGTBQ+ values. Instead, promote traditional family values for our family city USA.
- If there was any way to make some of the toddler level classes (story time, music and movement) a bit less crowded that would be nice, for example using a bigger room
- Karaoke. Haha, no seriously you guys do a great job and we love the library!
- More e-books, less wait time for best-sellers placed on Hold.
- I just hope you guys continue getting more funding because the library is such a great resource for me and many others.
- More close parking
- a rating system for books like movies have to be very aware before I get surprised. I've seen this with book club books....thank you.

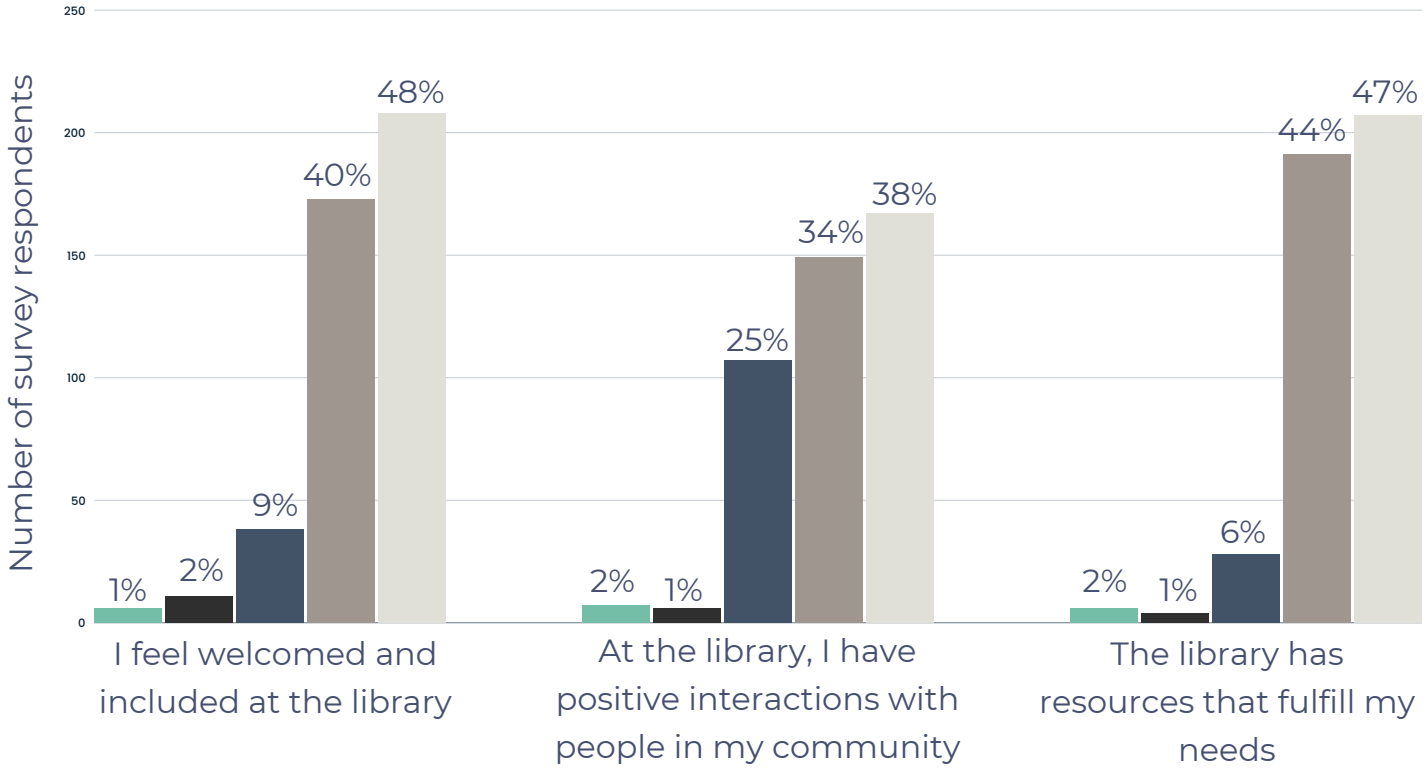
- Better training of staff on dealing with the public.
- Allow 21 day checkouts on Libby.
- Reference desk staff do not seem to be as friendly and as knowledgeable as they used to be. They don't seem to stay at the library very long. The staff at the circulation desk have always cheerfully helped me with routine checkout or book sale items, but they don't know anything beyond their routine functions.
- More books! make sure to look at the e-books too, the wait time on them is often wayyy longer than the audiobooks, so you really do need more copies of some of them
- Love readers' discussions and groups; more first run movies in rental
- More parking
- Seriously consider eliminating overdue fines altogether. Many libraries across the country have already done so, including Salt Lake City Public Library. The Cape Cod library went fine-free just this week (https://capecodchronicle.com/articles/557/view). They have found that eliminating fines actually resulted in more items being returned, not less, and fines were never a significant source of revenue anyway.
- But at the very least, please eliminate the policy of freezing everyone's card in a family group when one family member has fines. Fines are one thing, but making everyone in the family suffer the consequences of one person's oversight is blatantly unfair, it only results in no one using the library whether they have fines or not.
- more ebooks there are never enough haha
- There have been persistent problems with the credit card machines at the checkout desk. As a mother of small children, it would be nice if there was one non-self-checkout. It's hard to manage a toddler and checkout the books at the same time.
- Better city funding for author visits

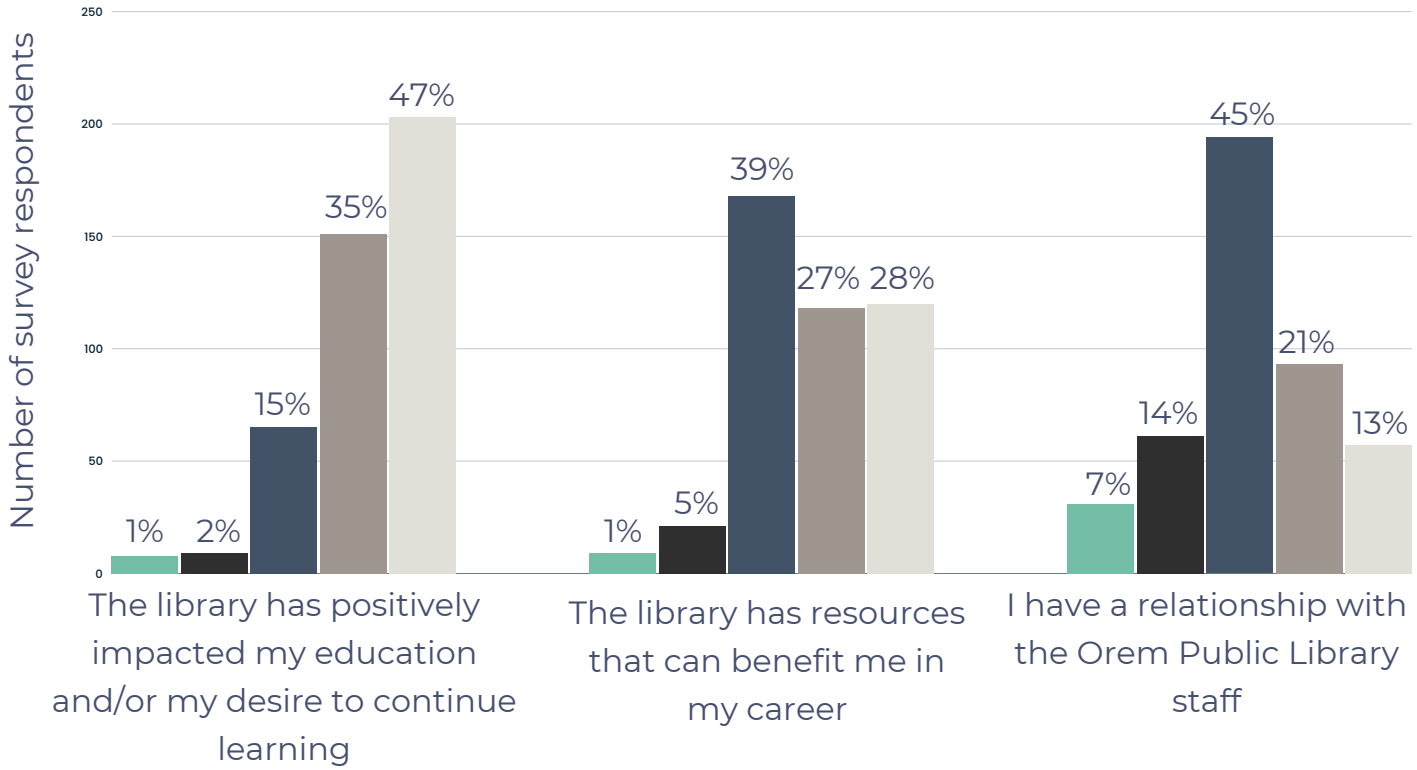
- Honestly, the Orem Library has been a great part of my life since I was a kid and now my kids are enjoying it. They even reserve books online too. You guys are doing fantastic. No need to change anything.
- I have loved my carried use of the Orem Public library over the years. I love the programs offered for children/ youth. I love the online resources avalible, I love that outside entities can rent the recital hall and, that it draws people into the library space. I have found the librarians to be VERY helpful. They are very knowledgeable and can offer great resources and suggestions for books. Thanks!
- More activities for geeky adults.
- Expansion of the online catalog in Libby for example would be helpful
- More displays, programs, and emphasis on diversity. Hispanic heritage month, black history month, pride month, etc...
- The organization of the South Wing is very confusing. For example part of the c section is on the other side of the librarian's desk from the other part.
- I'd always love to see more events and clubs.
- Hmm, most of the library full time staff are awesome. Some of the part time folks could brush up on their manners and work on the smile muscles.
- I like the online catalog you used to have better than your new one.
- It would be nice if the reservations for the makerspace actually worked. The form said someone would call us but nobody ever did.
- I love the library, it's wonderful!
- More books
- More ebooks! Many of the new releases are available as audiobooks, but not Kindle and/or ePub

- The employees seem to be strict on extending deadlines for overdue books. American Fork Library removed all late fees and I feel Orem could at least extend late deadlines for families trying to find a book :) I was at the checkout and felt very sorry for a mother with her baby and small children trying to get more time and mercy with late fees. I feel there are more diverse books available, not as safe to send your child to browse through books without coming across age inappropriate materials. I really appreciate the reading programs, it excites and involves families in reading. I love options of going to concerts.
- It would be great to have all of the staff trained on friendliness and kindness. Some of the staff are wonderful! However, many seem to be angry about something and try to enforce rules as if it is a moneymaking operation rather than a public library. There also seems to be a push to be open and accepting of diversity and making a safe place for everyone yet those same people aren't always friendly with children, families, and patrons. Maybe everyone could just try a little harder to be kind to all. It sometimes seems like we are trying to push an agenda or ideology on everyone that comes into the library when the library really should be a place for everyone, including children, in the community to gather and learn what they would like to learn in a safe and friendly environment. The library should never be used as a weapon to push someone's views over another's views. It's been sad to see this happen in subtle ways over the years. Paradoxically, the reasons for pushing these views seem to be trumpeted as inclusivity. However, the result has not been a kinder and more inclusive environment. I think if we could go back to just being a place that provides material and then letting the patrons seek out what they want, then the library staff could just focus on being kind and helpful to everyone no matter who they are or what they believe. It would seem to take a lot of pressure off and make the environment a lot better for those that use it. The library is a public service not a business. We appreciate all that you are doing to try to make this library a positive environment for children, families, and all other patrons!

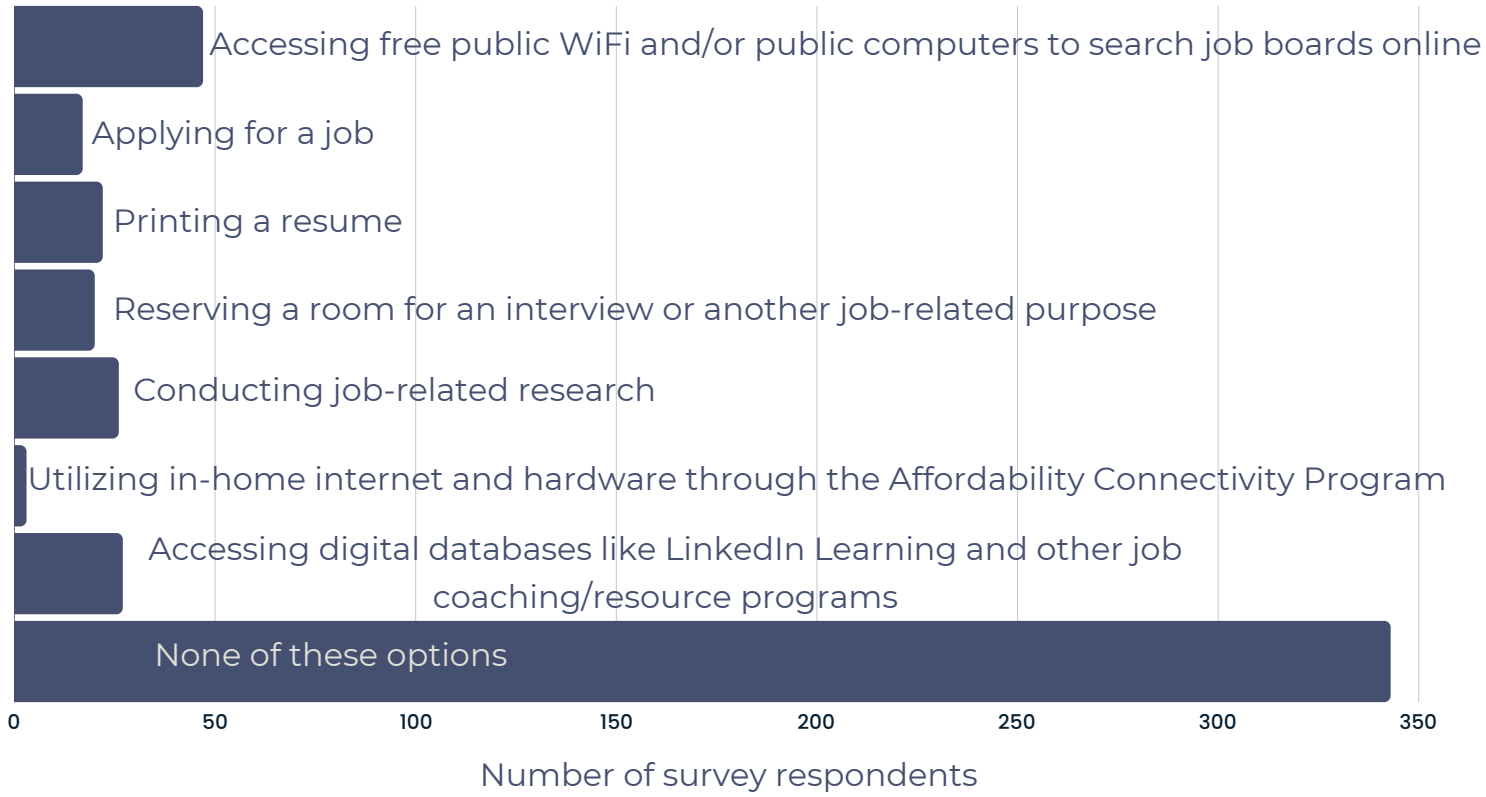
- I would love the hold time to be longer or request a pause in a book hold. Often I miss it by a day because I am unable to make it to the library so soon.
- More audiobook availability through Libby
- Allow teens to hold club meetings
- More reading areas, tissue boxes and trash cans set up in a designated area in reading areas.
- Bigger kid area for school grade kids
- Well, I will be moving soon so I'm unlikely to use the library much anymore. However, I will say that I will recommend it to my renters when they move in.
- A duplo table for kids to play at
- Personally, I would love to see the adult graphic novel collection grow even more.
- Can't think of anything except maybe the elevator is a little scary by the kid section. It could use an update.. I also think it would be cool to have an easier way of recommending books/ resources for the library to get.
- I love the Orem Library's offerings

14. Please select the answer that best fits with your response to the following statements.

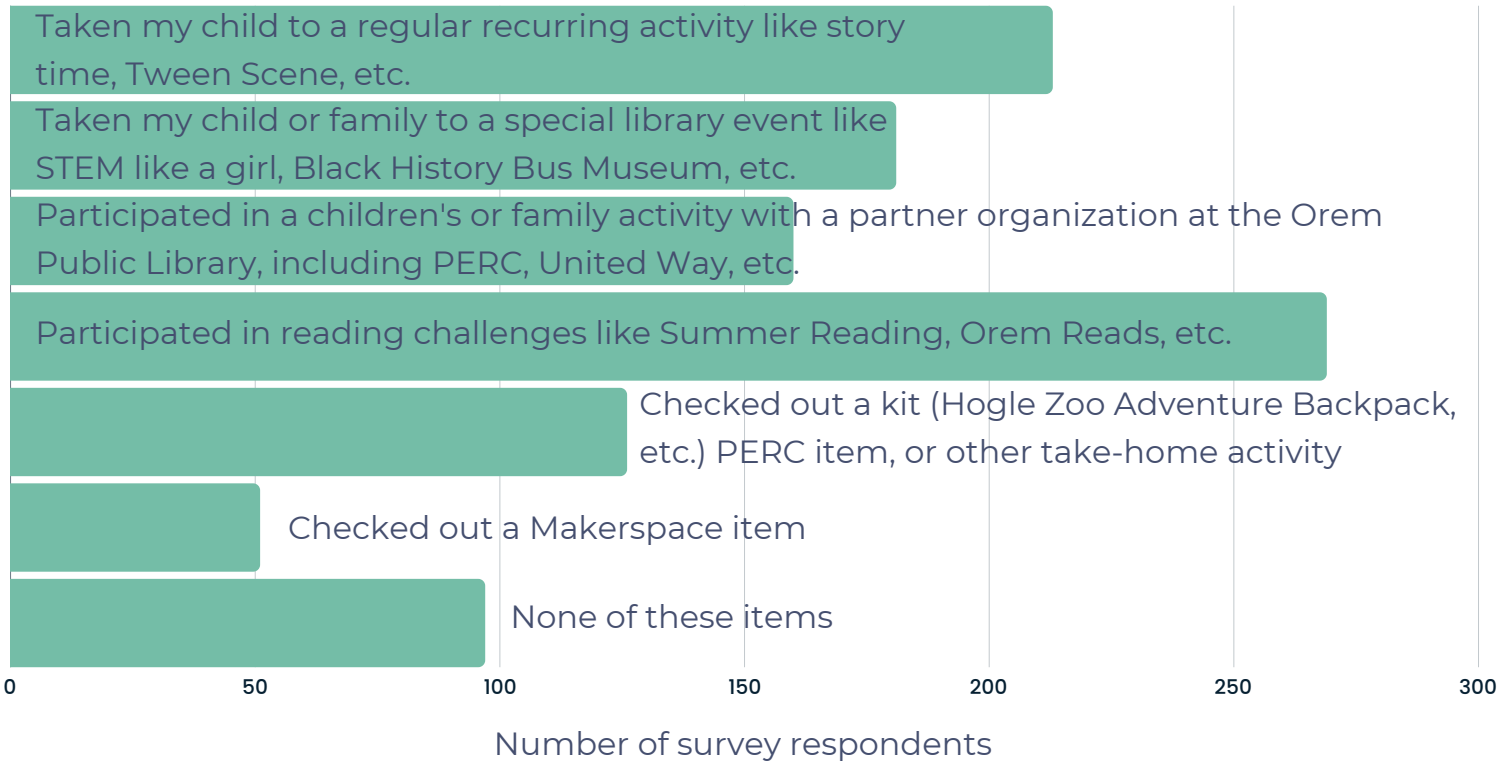




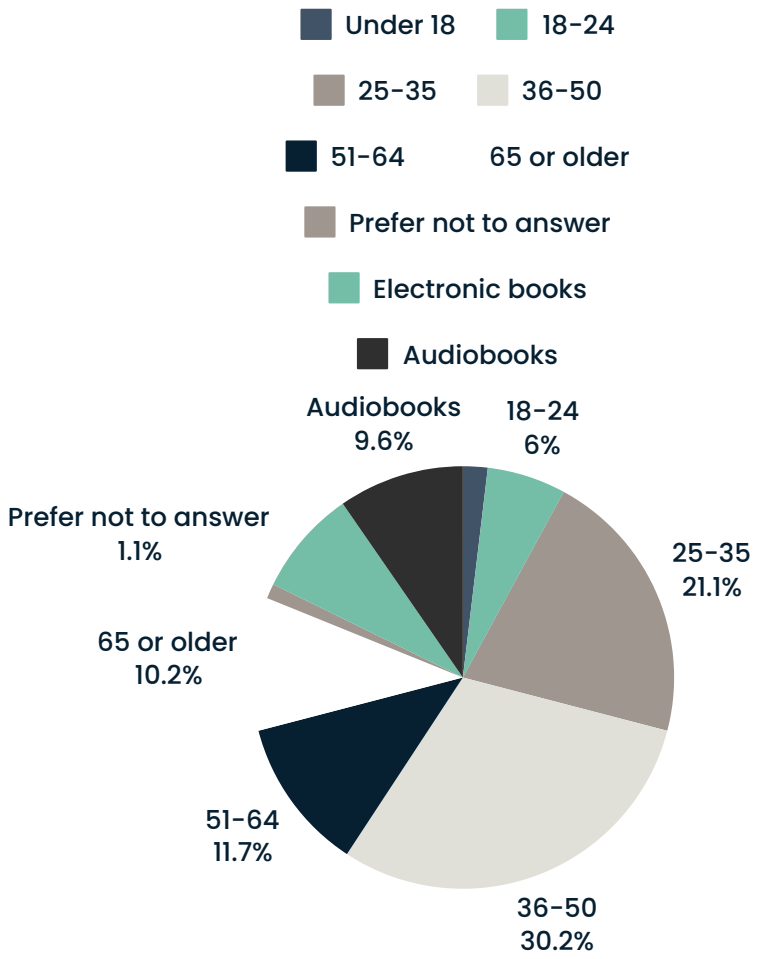
15. I have used the library's resources to do the following: (check all that apply)



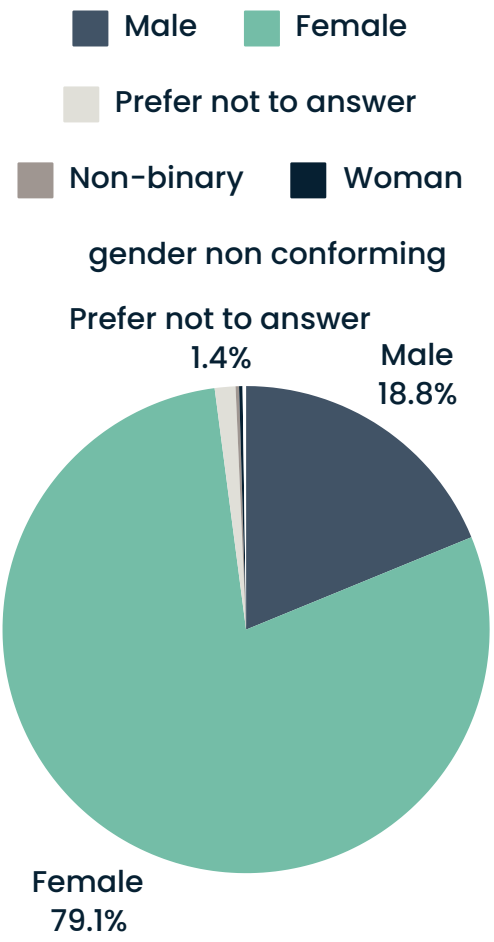
16. I have used the library's resources to do the following: (check all that apply)



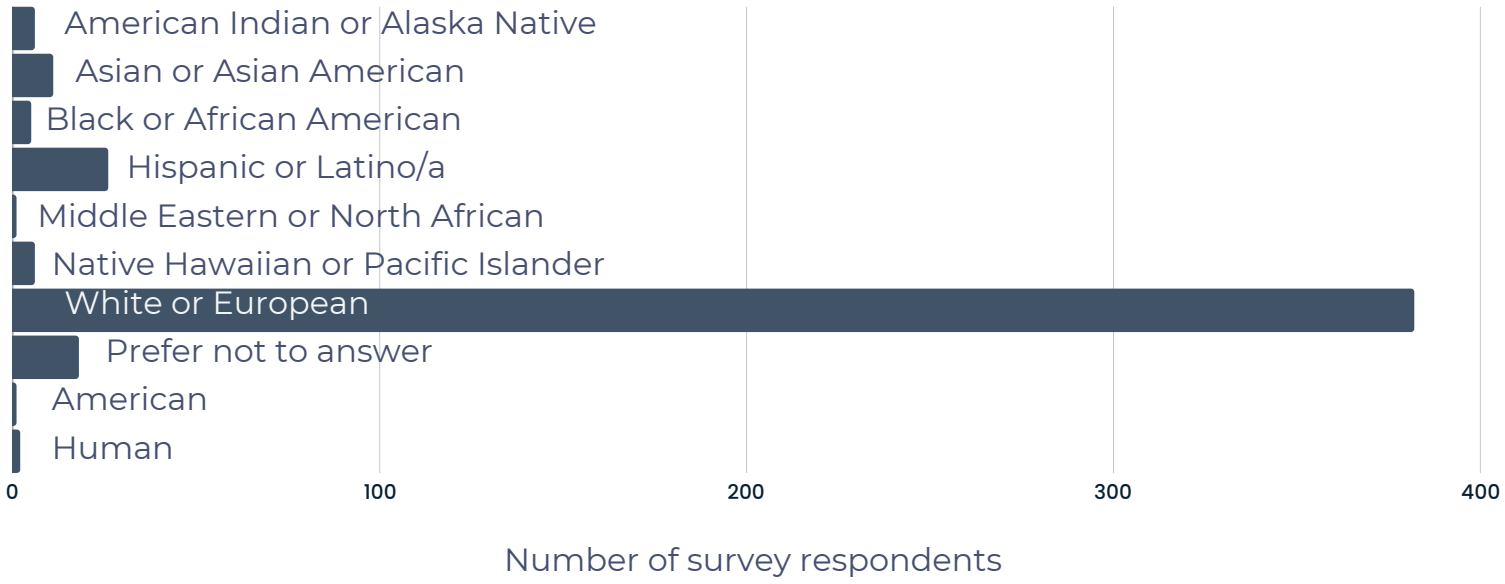
17. What is your age?



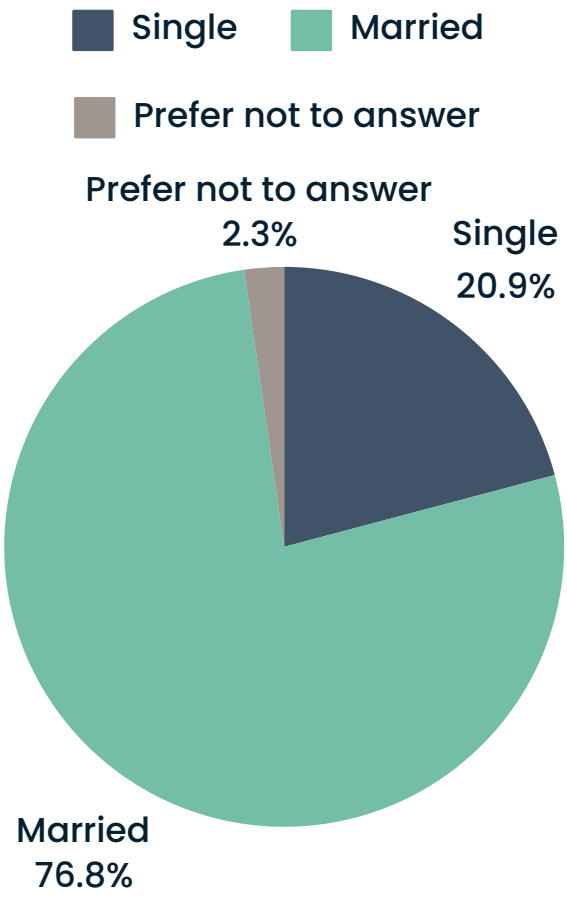
18. What is your gender?



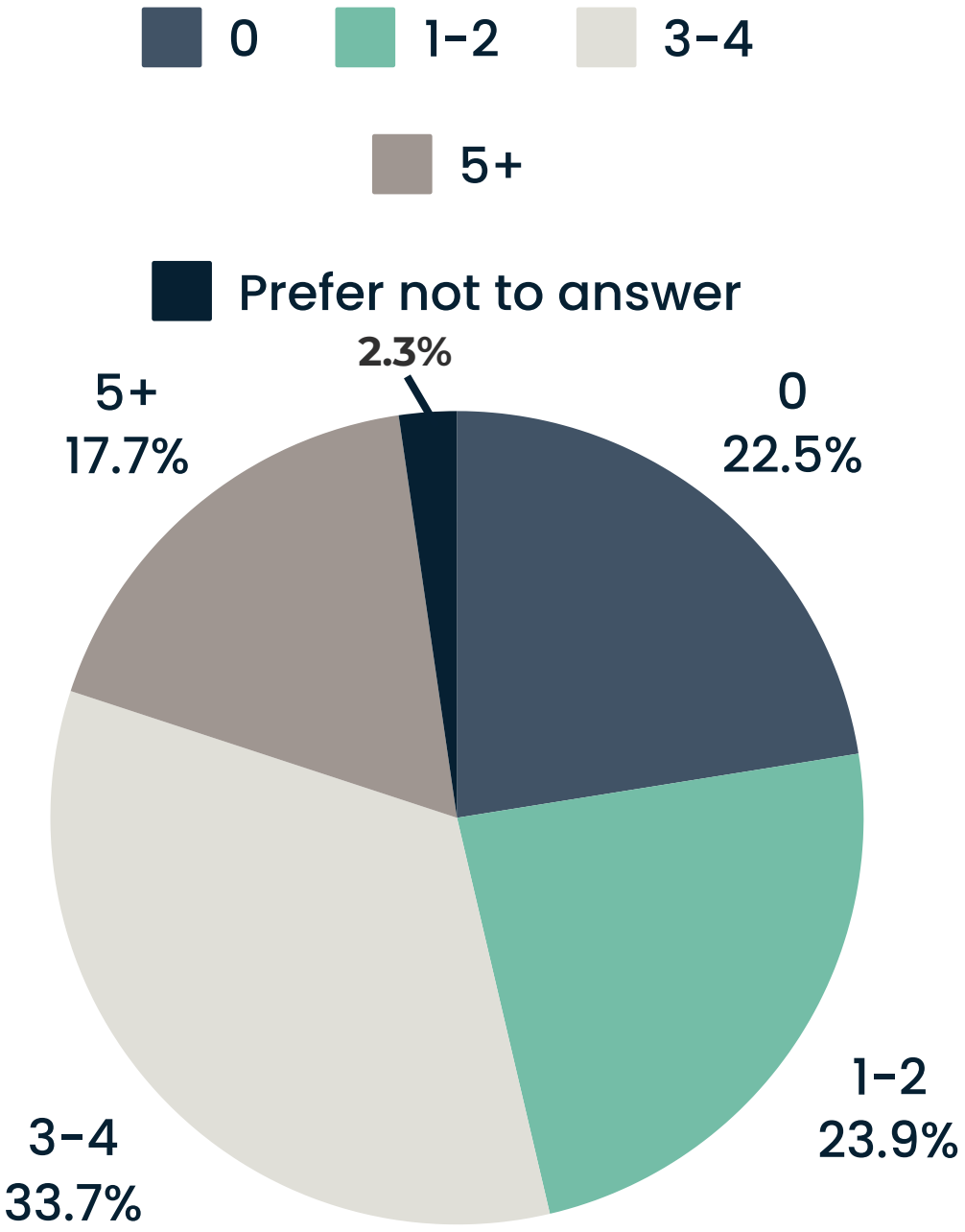
19. Race/ethnicity identity (check all that apply)



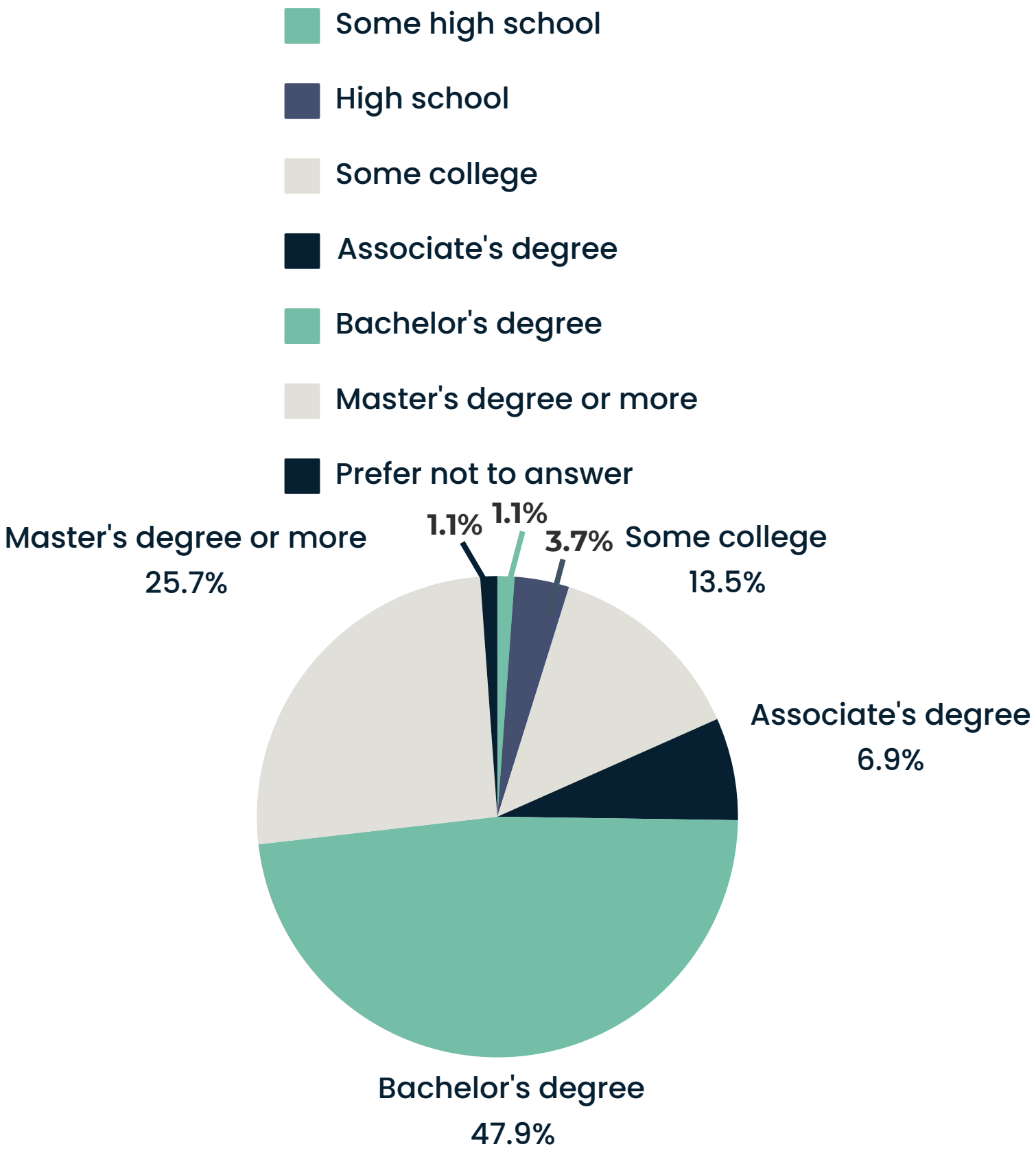
20. What is your relationship status?



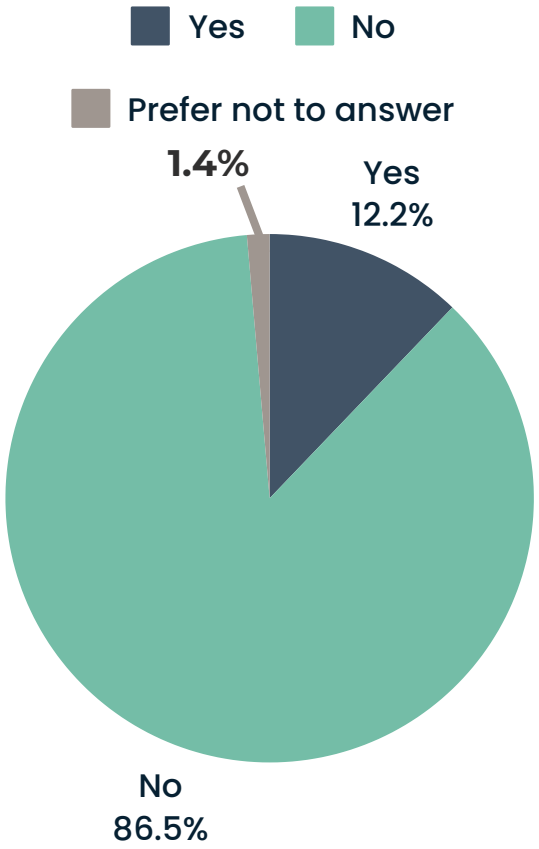
21. How many children do you have?



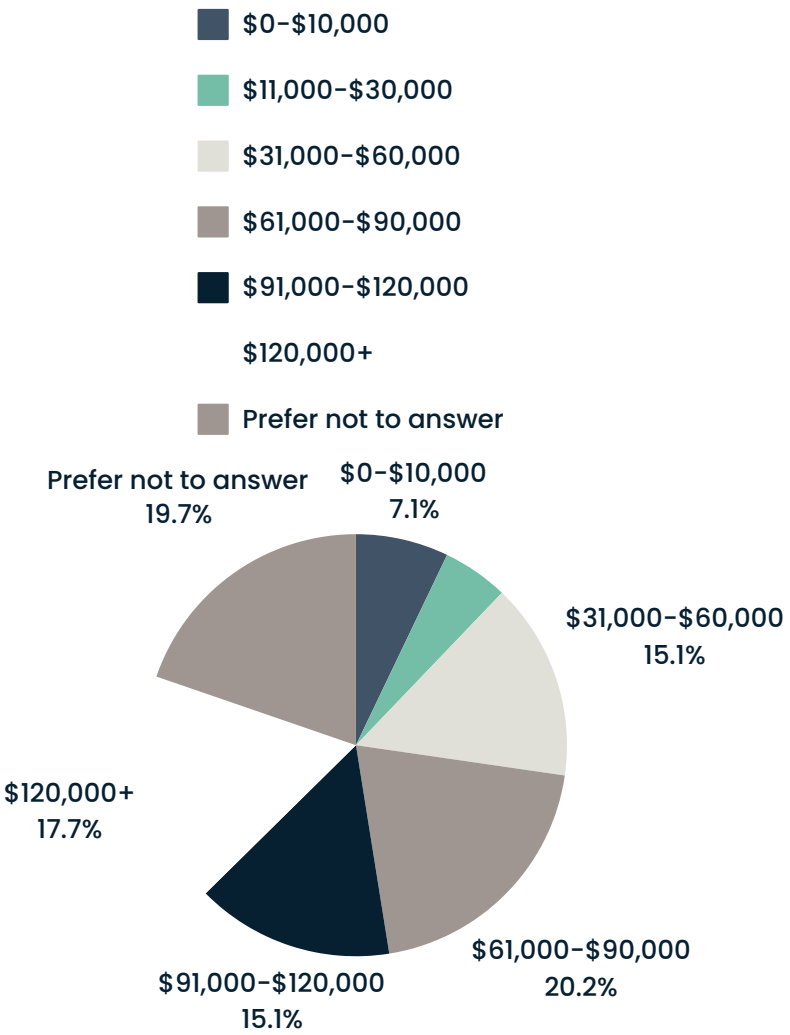
22. What is your education level?



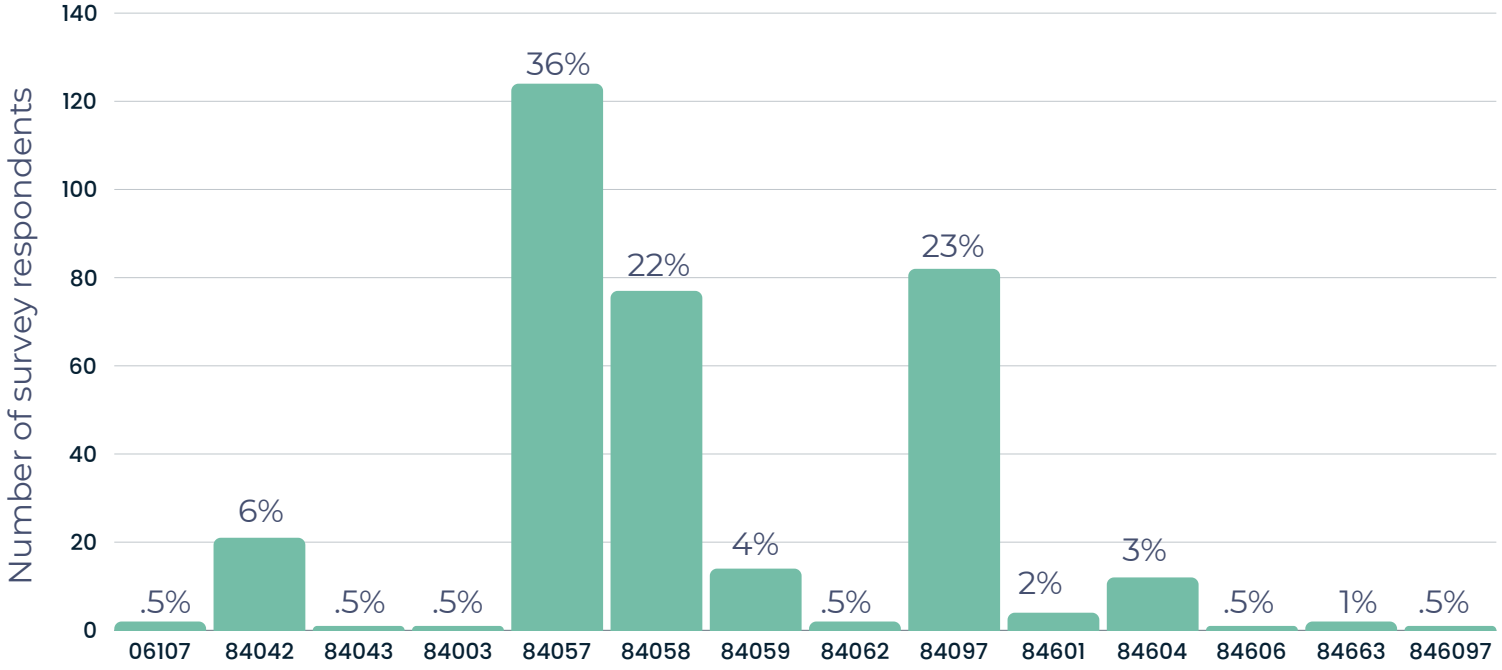
23. Are you a current student?



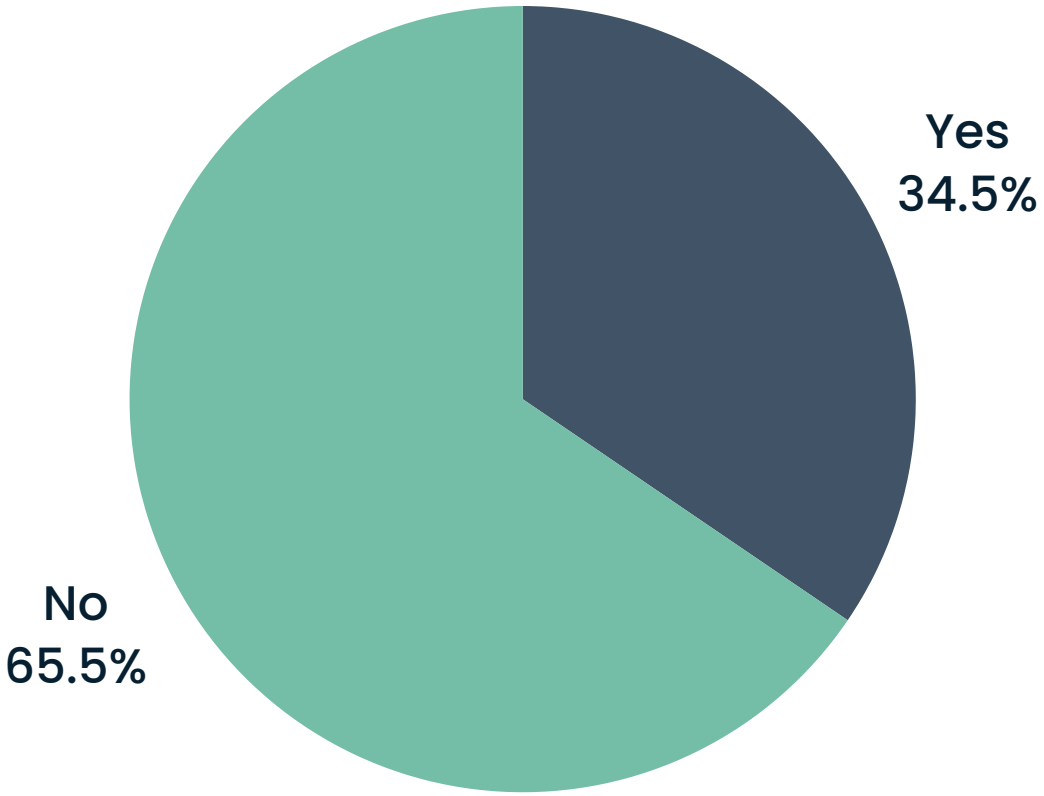
24. What is your annual income?



25. What is your zip code? (optional)



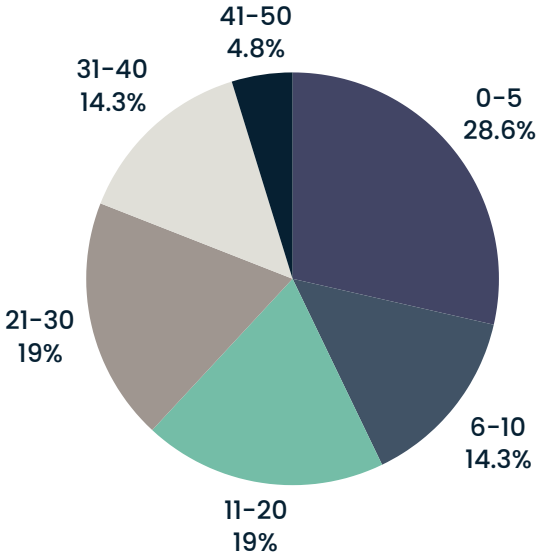
26. Are you willing to participate in a focus group to answer more questions regarding the Orem Public Library?



APPENDIX 2

Focus Study Responses

1. How long have you been attending the Orem Public Library?
   - Since I was 5, so 45 years.
   - 11 years.
   - Ummm.... Since 2022? I think?
   - Since 2001. I've lived in orem my whole life, since 2001 on and off.
   - About 12 years
   - Since 2019. Moved back to Provo 2018. Started coming more regularly in summer 2022. I was using Libby before that.
   - Since 1986.
   - Umm... 2019 so...
   - Since 2014
   - Since 2003, 21 years.
   - Since 1994, 30 years.
   - Grew up in Orem - 39 years.
   - 3 years
   - I've been going consistently for 1.5 year. I lived in Provo before that and I would sometimes go very infrequently.
   - 25 years.
   - Over 30 years.
   - 9 ½ years.
   - 9 years
   - 18 years.
   - Since 2012.
   - 2 years.



2. What are you or the community's biggest barriers to using the Orem Public Library or using it more? Are there any negative experiences that you have had with the library?

- Personal Barriers
  - "time"
  - "Maybe timing of certain events, and popular stuff always seems to be gone. Maybe some more variation for adult themed groups or repeats of the same events."
  - "Distance is the hardest thing. We live over in vineyard."
  - "I know for me the location. I hate getting on that busy road to get to the library."
  - "I don't know if I have any. I think it's easy to use and I appreciate the service."
  - "For me, I go there almost every week with my toddler, and I love it for everything I have for her but it means I pretty rarely do anything for me. Which means I hardly ever go to the adult session."
  - "I don't have any barriers. Maybe transportation could be a barrier for some people who don't have as much access to things, but for me there hasn't been any barriers."
  - "Using it more-i don't really have a barrier. I am really really lucky."
  - " I live between 1600 and 2000. If it was closer, I would go even more. Because it's by center state, dealing with traffic is a barrier for me"
  - "Not knowing what to check out. There are just so many options"
  - " enough time to visit."

2. What are you or the community's biggest barriers to using the Orem Public Library or using it more? Are there any negative experiences that you have had with the library?

- Personal Barriers continued
  - "I don't know if I have any i go quite a bit and get mostly what i want out of it."
  - "I don't personally really have one, turning left is a hassle."
  - "maybe having it open a little later on Saturday nights. The same as the rest of the week would be awesome."
  - "I would say availability of online digital materials. And parking. Audio books the wait is so long for some of the materials."
  - "I would say maybe the hours, I'm available in the morning so. So, getting there for me is hard after 9 am. Ideal hours even opening earlier i would be able to go more regularly."
  - "Distance. I don't live in Orem. Not knowing what they offer. I've talked to some neighbors and they had no idea what the library offers. I don't know if that's lack of advertising but I think that the library does a great job getting information out. Sometimes they forget to check my books in and then charge me for them, even though I return them on time. It has happened 5 times in the last 9 years. But that's it."
  - "Saturdays could be opened. I take the bus to get there. Transportation is the barrier."
  - "I would say – I like there to be quiet. The staff is too loud. It's a cultural thing all over the country. They talk too loud."
  - " I don't have any barriers. It's got access for anyone to get in and out. The only negative that people go into the quiet rooms and don't respect it as well as they should."

2. What are you or the community's biggest barriers to using the Orem Public Library or using it more? Are there any negative experiences that you have had with the library?

- Community Barriers
  - "I know with me and my daughter. So, sometimes accessibility can be hard. There is only one elevator on the one side to get up and down."
  - "booking. There are some resources that cant be dropped off or returned, maybe some spots to consider for after hours parents."
  - "I think it's pretty accessible both in location or online."
  - "I think the barrier are everyone's circumstances whether they are too busy or along those lines. I still use Libby a ton, I have lots of audiobooks and other things and a few adult books, but it has to be pretty targeted. I don't have time to browse."
  - "A lot of students don't have library cards. Outreach to Spanish speaking patrons. If there is a way, they could attend back to school night or parent teacher conference where they could issue library cards to those students with their parents."
  - "probably the same, another might be other people don't know about it or appreciate it. Not everyone wants to go to or utilize it as much as they could."
  - " to me it's very accessible, so for sure just finding time"
  - "I feel like the library is pretty accessible. Don't know what the communities' barriers would be. They are good about letting people know about the activities."
  - "I don't know. Maybe parking for the community. And fines."
  - "for a lot of people they don't realize everything that the library offers to them. As a citizen of Orem or Provo."

2. What are you or the community's biggest barriers to using the Orem Public Library or using it more? Are there any negative experiences that you have had with the library?

- Negative Experiences
  - "no, they have always been really positive. I would say that one time we had to pay for a book that I know we didn't damage."
  - " I think that the damaged book fine is a little ridiculous, or you return a book and they call you later. The being called later for a damaged book. I don't really like that."
  - "My negative experiences are pretty limited but they are always with checkout. The past couple of months the credit card machines have been pretty finicky. We rent DVDs and it is always a long process. When you have an angry 2 year old, it takes longer. But the staff has been for the most part really good. Especially the librarians that interact in the kids section have been wonderful and PERC."
  - "I go to the Provo library more because they get newer books sooner."
  - "No negative experiences"
  - "honestly, nothing sticks out. Its been overall a positive experience"
  - "Two things that I don't like. 1 – I don't like that the DVDs are charged for. What doesn't make sense to me if its public funding. 2- increase the maximum time for books that don't have holds to longer. I check out a book, start reading it, have to return it, if its only me then I feel like it's a waste of everyone's time.
  - "not that I can think of."
  - "no negative experiences."
  - "nothing with the library maybe my children taking off when they were little."
  - "no, never."
  - "I had a negative experience with a worker there. I had to look for the movie. It was not helpful."
  -

3. What do you like most about the library? Is there a positive experience with the Orem Public Library you would like to share?

- Like Most
  - “the programs that they do, and the workers. They always suggest good things and good books.”
  - “Everything, the availability, products and inventory. Librarians are great. Hoping for more movies to shown in the auditorium.”
  - “It’s got a really good selection. I’ve been really pleased with the programs offered for kids and families. A couple of the author meets and like the book club meeting at the end of the orem reads option, and some of the free concerts.”
  - “its all really great, i really appreciate the people that work there. They always seem to know what they are doing and its a comfortable place to be. I love the decorations. If i ever need help I can go up to someone and they are always super helpful. If i ask anyone about a book i am always super impressed because they always know which one i am talking about.”
  - “I think we have a really good collection, and that its part of an online collection. I think the staff is great for the most part. They are very helpful, friendly and help the patrons be like the librarians. I really appreciate it.”
  - “I love all of the digital material. That is what I have used the most right now in my circumstances but also the kids stuff. The programming is great and we try to go to the kids stuff. The little kids section where they have puppets and things and other parts of the kids section. The toy library has been such a lifesaver especially in the winter. It’s great to have a new toy you can return when you are tired with the noises it makes. “

3. What do you like most about the library? Is there a positive experience with the Orem Public Library you would like to share?

- Like Most
  - “I really like that they had the (PERC) educational materials downstairs when my kids were little. The librarians are always positive in helping us find books. When I have been looking for a new book and they didn’t have it. They have ordered it and called me when it has come in.”
  - “We love the programs, I love to be able to put things on hold and pick them up, I love using Libby, the audible book collection. We typically go monthly to the book club for the 4th to 6th graders, whatever it is. We did the summer reading programs. Also the lego club on Thursday nights, we’ve been to that in the past. can’t think of anything specific, but we’ve always had great experiences going in.”
  - “Probably the programming that is available for free, like concerts that i wouldn’t be able to attend, outreach programs, and then representation especially for people of different cultures.”
  - “What I like most I like the variety of the collection, I've been lost in many places and it’s on the bigger side of collection. I love how big the children’s section is. And they can never read everything the library has. I like how the CDs, DVDs, and games. And I also PERC, I like the events that the library does and the variety. I can’t go to most.”

3. What do you like most about the library? Is there a positive experience with the Orem Public Library you would like to share?

- Like Most
  - "I like that it is very family friendly and accessible. I know that it is very compartmentalized so I can take my kids to the kids section or if I'm in the adult section. And the children area is first so that is nice. I think that it helps with the controversy of displays and stuff. The little book bag and incentives from the summer reading program. As an adult, I appreciate the access to the book groups and the multiple copies that are available."
  - "I really love the summer reading program. It's been great for my kids, the online resources and the online books that I use a lot. Over covid the summer reading was such a life saver. That terrible summer of 2020 it was a real blessing to have the Orem reading program. But I was just really glad that they tried really hard."
  - "the ease of being able to put things on hold and how quickly htey respond to that. I also like to peruse the book sale section."
  - "Really good selection of books and movies. My husband and I frequently check out a movie for $1. If I make a request for purchase very rarely do they decline but buy it and add it to the collection. They are able to purchase the suggestions that I have."
  - "the large selection."
  - "I love that is a community place for people of all ages. I love different scale of programming that is done, different groups and presentations that are diverse and target different age groups. We don't have lot of places in the community that are like the library."

3. What do you like most about the library? Is there a positive experience with the Orem Public Library you would like to share?

- Like Most
  - “That’s a big question. I love all of the community events, I love all the variety of services and books offered. I also really enjoy the community artwork. It’s also just a very pleasant place. When my kids were little, we would go to story time and other signings, and that was great. Currently with my kids being teenagers, we spend a lot of time in the adult section, and the librarians are super great, helpful, and knowledgeable.“
  - “I like that they have automatic to get books and the events. There are many things.”
  - “I like the collection. It’s a great place. One thing that I like. It’s automatic renew for the books.”
  - “I like the quiet aspect and being able to get a quiet place and get away and study. The staff is wonderful and super helpful.”

3. What do you like most about the library? Is there a positive experience with the Orem Public Library you would like to share?

- Positive Experience
  - “they just help my kids find really good books.”
  - “all of them, the children librarians have always been so kind to my kids. They always have helped my kids. With three kids on the spectrum it was always great to have adults that can help and talk to for a safe space in the library.”
  - “Nothing specific. I’ve been really pleased with the service I’ve received, the professionalism of the employees of the library, and the general atmosphere.”
  - “probably when they first opened the maker space years ago that opened a lot of doors for people i knew who felt very blocked with their own creative endeavors. It felt very empowering for me to tell people who didn't feel like they could accomplish anything at the Orem public library from using sewing machines or printers.”
  - “The Shakespeare play there one night was awesome, movie night and chest club. Story time coming back is awesome. Lots of times for the children’s games and challenges are awesome. I really like how much they have for kids to do to make it interactive and my kids always want to go back. I was just there one night with my whole family and these people came out and said hey. We are going to perform a play. But I liked that because my kids had never seen a Shakespeare play and it was their first introduction to Shakespeare. And we could talk about it on the way home. It sparked conversation. It was an awesome educational experience.”

3. What do you like most about the library? Is there a positive experience with the Orem Public Library you would like to share?

- Positive Experience
  - “checking out jazz music, donation book sale which allowed me to purchase more. I always thought it wouldnbn great to know when things are being discarded before its picked over. Witj signage knowing whats new.”
  - “not anything specific. I love the Orem public library. I think it’s one of the best public libraries I’ve ever been to. The staff is super helpful.”
  - “the librarians in the youth and children’s section have always been awesome.”
  - “book readings of “Julian is a Mermaid” and “I am jazz”. Escape room.”
  - “there was a librarian at the front desk pretty regularly, I tried to check out a book it wouldn’t let me. She noticed me struggling and came right over to help me, super friendly super kind. Helped me realize that my library card was expired. And what I needed to bring in to renew it next time.”
  - “All positive. Books and events.”

4. Specific questions based off of survey responses

- We see from the survey you responded wheelchair accessibility. Would you be willing to elaborate?
  - “Look for ways to help with accessibility. A second floor access for the youth books.”
- From your responses in the survey we see you mentioned better prizes for the adult reading challenges? In your mind what would some of those look like?
  - “Library bucks, free rentals. Raffle prizes for completing. Puzzle free book.”
- In what ways have the Library staff been the most helpful? Any least helpful experiences?
  - “I use the option to put resources on hold a lot, and they’ve also been incredibly flexible with reserves and then like holds and other things. Like I went on vacation and they paused my holds so they wouldn’t come in while I was gone, which I really appreciated.”
- What online resources are you using to access your audiobooks? Which one do you like the most? Which one do you like the least?
  - “I use Libby. The one I use the most because it works. Honestly, I don't know the other apps to have a preference. This is the one the library uses so it’s the one I use.”
- You mentioned that it can be hard to find info on events and same challenges can be difficult to participate in, is there anything that you can suggest that would help you? What would help you better participate in something like the adult reading challenge?
  - “Creating a better social media presence, when I click on the calendar i feel like it doesn’t always work. But I often found out about the kids reading challenges after the fact. Better advertising for the events.”

4. Specific questions based off of survey responses

- Would you rather have more time with a material or more holds that you can place?
  - “Probably more holds. I always max those out. There are some other books that take longer but I always feel that I can get through most books if I have the time.”
- In your opinion, what are three aspects of the Orem Public Library that we could improve?
  - “I sometimes wish there was a not self-checkout option because I’m wrangling a toddler. Otherwise, I can’t think of anything.”
- Would you rather see more new books or more copies of popular series?
  - “More copies of the new books.”
- You mentioned the hold limit on Libby in your survey response. Would you rather have more holds, but you can only have the books for less amount of time, or would you rather have a book longer and fewer holds?
  - “Tricky tradeoff, just because some books, like say you’re getting an audiobook that’s 25 hours or something. It would be really sad to have to return it before finishing it. I can have more books checked out that I can have holds. Sitting on my libby shelf for several days before I can read it. But outside, I can see how if somebody was checking out a bunch of kid books. (ideal number of holds) I don’t know, but I think 15 or 20 would be great. Sometimes it’s like months before they become available and then they all become available at the same time.”

4. Specific questions based off of survey responses

- Would you rather have more programs and activities in Spanish or more materials in Spanish?
  - “I would say probably materials. I think the barrier for many families who might be immigrants or not have experience using libraries its not so much as part of the routine to use the library but any chance you do you make the best out of the one time you do get to go. Don't discriminate about how often people can get there and their ability to do so.”
- From your survey response you mentioned attending the Book Groups, what do you enjoy about attending the Book Groups at the library?
  - “I use the sets and then I host my own book groups in my own neighborhood. I have done Orem reads but have never gone to any of the follow up meetings. But I hold a regular monthly one in my neighborhood.Well, I know that Orem and Provo try to have different things, but i wish there were more. Is there a way we can suggest books for the book club sets to have multiple sets. To give more people the opportunity. Especially, if there is a movie coming out they seem to always be gone.”
- From your survey response you mentioned wanting to have a guide to the different resources of the library. What would be beneficial for you? A map in the library, brochure or QR code?
  - “During covid they had an activity that was get to know the library. I would probably want it on the website because there are so many online resources.”

4. Specific questions based off of survey responses

- From your response in the survey, you mentioned the book sale area, and how you would like to be notified when there are new arrivals. What would be the best way for you? (email, website, social media, etc.)
  - “Txt message would be the best for me, something to opt into. But either email or txt message.”
- Request to purchase- how has that experience been?
  - “It’s simple, I know where to look for it.”

5. In your experience would describe the library as a destination (somewhere you are intending to spend some time at) or an Errand (part of your routine but just using available resources and then leaving)

- “I would say destination, if we are going, we are spending a lot of time. There would be awesome for even more comfy furniture.”
- “Both”
- “Both a destination and an errand.”
- “Its more of a destination if I'm going there i want to be there for a good amount of time.”
- “I would say an errand.”
- “Retrieving data. Wait a few seconds and try to cut or copy again.”
- “Both because when I had younger kids it was a destination for them to be involved in story times and reading programs. Now, it is an errand and I can pick up what I need.”
- “Umm... right now it’s more of an errand just because of the ages that my kids are, but we used to use the library as a destination. Just so busy right now.”
- “Probably more of an errand right now as it stands, there isn’t very much to do there in ways to just hang out.”
- “It can be both. Like running in for the hold or the drive through book drop off. Other times it’s an destination. Spending a whole hour there browsing.”
- “I would say that it is an errand, I have a book on hold today that I am planning on getting today.”
- “It’s both. It depends on what I’m doing. Returning books, errand. Program or with my children. It’s a destination like Summer Reading Program. “

5. In your experience would describe the library as a destination (somewhere you are intending to spend some time at) or an Errand (part of your routine but just using available resources and then leaving)

- “More of an errand in a routine, i am a free lance writer and in the past it hasn’t been the easiest to spend time there with not a ton of access for plugs for my laptop. That has prevented me from spending a lot time there in that sense.”
- “In my day to day life, it’s usually an errand, but I do like to try and make it a destination. I use the holds a lot.”
- “Destination.”
- “Both. The holds are awesome. And the events.”
- “It’s more of an errand for me most of the time. If I want it, I request it through the hold system. There are times that it has been a destination.”
- “Errand. I go and pick up the book I’m looking for and then leave.”
- “Destination.”
- “Destination.”

6. Do you feel that the library has a positive social impact on the community?

- “Oh yeah for sure.”
- “Yes absolutely.”
- “Absolutely!”
- “Yes- attending concerts, events and performances. I feel like it can be a gathering place and opportunity for sharing cultural events as well. With the summer reading programs and things it is supporting families and encouraging education.”
- “I think so.”
- “I think so, but I have been in community meetings where people say no. I try to stay out of that stuff.”
- “I do. I notice that it is always busy and there's tons of families and I know they do a ton of activities.”
- “Definitely.”
- “Definitely.”
- “Yes. I feel like the library is right up there with the rec center with some of the best resources in the community.”
- “Yes.”
- “Yes.”
- “Yes. It’s very nice. In my opinion its The best thing in Orem.”
- “I do yes.”

7. How likely would you be to recommend the Orem Public Library to someone in your community?

- “Very likely, I do all the time.”
- “Very, I already have.”
- “Very likely.”
- “Pretty likely.”
- “Very likely.”
- “Extremely likely. I am always telling people about the toy library part because I think a lot of people don’t know about that.”
- “I recommend it to my students all the time.”
- “Very likely”
- “very”
- “Other times it’s an destination. Spending a whole hour there browsing.”
- “Highly likely, it’s not overwhelming and it’s a great size for our city.”
- “I am always recommending the library. Live in Lindon so they have to pay but it is totally worth it and they always recommend it.”
- “Very likely i do it all the time.”
- “Highly likely.”
- “Very likely.”
- “We recommend it to people all the time.”
- “I would absolutely recommend it and I have recommended.”
- “Very likely. It’s much bigger than the other local libraries around.”
- “Very likely.”
- “10/10.”
- “Very likely.”

8. Do you feel that the library is a major part of the community?

- “Yes”
- “I’d like to think so.”
- “Yes”
- “I think so, the more that I think about it yeah, because of all the activities and events that they do.”
- “Yes”
- “From my perspective yes. I have no idea about usage but every time I’m there there's a lot of people there and there seems to be a lot of programming that is going on.”
- “yes”
- “I’m not a resident of Orem, but it feels like the Orem library is very involved, very central to the Orem community area.”
- “I would like to see it more but I do think it is.”
- “Yeah, I think that it’s an important part of the city. Besides the library service i also find out about other things going on in the city for community events, or council hearings same day. It’s more of a community center.”
- “No, I don’t think it’s a major part.”
- “You know I don’t live in Orem. So, I don’t know in anymore but living in Lindon it is.”
- “Yes i think so.”
- “I think so from my perspective and it is busy a lot. I would say so.”
- “Yes.”
- “Yes.”
- “Absolutely, I wish that more people utilized it.”

8. Do you feel that the library is a major part of the community?

- “I don’t know if I'd say major, but it’s part of the community. When my kids were little, I would say it was a major part of the community, because that’s what I would do multiple times a week, go to story time with my children.”
- “Yes.”
- “Yes. People of all ages go there. Activities for children.”
- “Yes.”

9. Any other thoughts or comments you would like us to take note of?

- “I don’t know maybe have more author nights, my sister and I really like attending those. Provo has a lot of those but you guys are a lot closer. Maybe Thursday nights? Specific authors - Regency, Sarah Eden, Joseph Killpack, local authors. And things like that. Nancy Kimball Allen, Brandon Muil, Jenna Evans Wilkes, Kathryn Purdy, Shannon Hale.”
- “The library commission meetings, i would love it if there is a zoom link or another way that we can view it. Maybe more publicity for it. But I have been wanting to attend for a few years.”
- “None that come to mind”
- “I just think honestly it is a really awesome place. I think the library could always have more funding because they benefit the community and the staff there is so awesome!”
- “Nope!”
- “I wish their movies were free like the Provo library.”
- “I don’t think so.”
- “I think it would be nice to have a place for ideas coming from the community. Like needs that are being recognized by patrons. An obvious place for the leaders of the library and city to look at and take from. Multiple ways either by spoken word, writing, or having a way to have it recorded.”
- “No, I don’t think so.”
- “No.”
- “I love the games, the checkout games. We have checked out a couple of games and we have enjoyed that. Love the library! You guys are doing great work!”

9. Any other thoughts or comments you would like us to take note of?

- “I have applied for jobs there, i worked in the library in salt lake city for 4 years. And am always looking for those and have applied in the past. I don’t know if those opportunities are posted the best.”
- “No.”
- “Nope we love the library.”
- “One – DVDs are awesome. It’s a really great resource. Social media is really good about getting the word out. Concern how we get more people to the library. And other people that don’t. More hispanic resources, or other marginalized groups. Is that schools taking kids on field trips to the library. Expand reach and knowledge to those who are not as involved or informed.”
- “Brochure of information to know what the library offers.”
- “We have really enjoyed the summer reading program in the past, but in the last couple of years it has become more inclusive. You can get awards just for participating, without reading. This was disappointing to my kids, because you didn’t have to read anymore. They lost motivation.”
- “No.”
- “No.”
- “No not at this time.”

CITATIONS

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	CITY OF OREM **CITY COUNCIL MEETING** **APRIL 9, 2024**
REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY OF OREM **CITY COUNCIL MEETING** **APRIL 9, 2024**
REQUEST:	REAPPOINTMENT - Board of Adjustments
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY OF OREM **CITY COUNCIL MEETING** **APRIL 9, 2024**
REQUEST:	REAPPOINTMENT - Building and Fire Appeal Board
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

	CITY OF OREM **CITY COUNCIL MEETING** **APRIL 9, 2024**
REQUEST:	PRESENTATION - Community Development Block Grant (CDBG) Update
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

SECOND AMENDMENT TO PARTICIPATION AGREEMENT
(RDA-A-2015-0001)

This Second Amendment to the Participation Agreement (University Place Community Development Project Area RDA-A-2015-0001) is executed this 12 day of March, 2024, by and between the Redevelopment Agency for the City of Orem, a Utah community development and renewal agency and political subdivision of the State of Utah, with its principal offices located at 56 North State Street, Orem, Utah 84057, (hereinafter referred to as the "Agency"); and University Shopping Center, L.C., a Utah limited liability company, with its principal office located at 2733 East Parleys Way, #300, Salt Lake City, Utah 84109 (hereinafter referred to as "Developer")(collectively the "Parties").

RECITALS

WHEREAS the parties entered into the Participation Agreement (RDA-A-2015-0001) on or about April 14, 2015 (hereinafter referred to as the "Participation Agreement" or the "Agreement"); and

WHEREAS the Agreement sets forth the terms under which the Agency will assist the Developer in developing University Place Community Development Project Area (hereinafter referred to as the "Project Area"); and

WHEREAS the Agreement established "benchmarks" of development in the Project Area that are required to make additional levels of Available Tax Increment available to the Developer; and

WHEREAS Benchmarks 2 through 7 each require the development of an additional 100,000 square feet of Class A Office Space in the Project Area in order to make the Additional Cap of Available Tax Increment available to the Developer; and

WHEREAS the Developer has already met the requirements of Benchmarks 1 and 2; and

WHEREAS Benchmark 8 requires the development of 300,000 square feet of New Commercial development and 110,000 square feet of total the Orchard/Green Space; and

WHEREAS there is currently very little market demand for new Class A Office Space; and

WHEREAS because of the lack of demand, it is not currently economically feasible to develop the additional Class A Office Space necessary to meet the requirement of Benchmark 3 (which requires the development of an additional 100,000 square feet of Class A Office Space); and

WHEREAS because it is currently economically infeasible to develop additional Class A Office Space, neither the Developer nor the Agency are currently able to realize the full benefits of the Participation Agreement; and

WHEREAS the Developer is currently experiencing demand for additional retail space in the Project Area; and

WHEREAS both the Developer and the Agency could realize additional benefits under the Participation Agreement by amending Benchmark 3 of the Participation Agreement to require the development of 100,000 square feet of new retail space instead of 100,000 square feet of incremental Class A Office Space; and

WHEREAS the Parties previously entered into an amendment to the Participation Agreement on or about April 19, 2021 (hereinafter the "First Amendment") to extend the period over which the Agency will receive Tax Increment revenue; and

WHEREAS the Parties desire to amend the Participation Agreement as set forth below.

COVENANTS

NOW, THEREFORE, in consideration of the mutual covenants of the parties as set forth herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Agency and Developer mutually agree as follows:

1. **Amendment of Section 5.2.1 of the Participation Agreement**. Section 5.2.1 of the Participation Agreement is hereby amended to read as follows:

5.2.1. **Tax Increment Reimbursement Structure**. The table set forth below (the "Tax Increment Reimbursement Structure") shows (1) Required Development the Developer must complete before becoming eligible to receive Available Tax Increment and (2) the Total Cap on the amount of Available Tax Increment the Developer is eligible to receive after completing the Required Development.

Tax Increment Reimbursement Structure

Benchmark	Required Development	Additional Cap	Total Cap
Benchmark 1	• 55,000 SF New Retail • 120,000 SF Refurbished Retail • 100,000 SF Class A Office Space • 40,000 SF The Orchard/Green Space • 50,000 SF Renovated Interior Common Area • 90,000 SF Demolition Old Retail • Benchmark 1 Utility Infrastructure	$20,000,000	$20,000,000
Benchmark 2	200,000 Total SF Class A Office Space	$4,000,000	$24,000,000
Benchmark 3	100,000 Total SF New Retail Space Constructed After March 1, 2024	$4,500,000	$28,500,000
Benchmark 4	300,000 Total SF Class A Office Space	$5,000,000	$33,500,000
Benchmark 5	400,000 Total SF Class A Office Space	$5,500,000	$39,000,000
Benchmark 6	500,000 Total SF Class A Office Space	$6,000,000	$45,000,000
Benchmark 7	600,000 Total SF Class A Office Space	$6,500,000	$51,500,000
Benchmark 8	• 700,000+ SF Total Class A Office Space • 200,000+ SF New Commercial •110,000+ SF Total The Orchard/Green Space		No Cap

2. **New Subsection 5.2.1.2.2.1**. The Participation Agreement is hereby amended to add a new subsection 5.2.1.2.2.1 which reads as follows:

5.2.1.2.2.1. **Required Development-Benchmark 3**. The Required Development for Benchmark 3 shall be the completion of one hundred thousand (100,000) square feet (gross floor area) of new retail development in the Project Area. The 100,000 square feet required for this Benchmark must be new development constructed after March 1, 2024; it does not include retail development completed for any previous Benchmark.

5.2.1.2.2.1.1. **Retail Development Constructed to Satisfy Benchmark 3 Shall Not Increase Number of Residential Units to be Developed in PD-34 Zone**. The parties acknowledge that the Project Area is located entirely, or almost entirely, within the PD-34 zone. The parties further acknowledge that under the standards of the PD-34 zone (Orem City Code Section 22-11-47), the number of residential units allowed in the PD-34 zone may not exceed the ratio of 1.5 residential units for every one thousand square feet of retail development (Orem City Code Section 22-11-47(I)). The parties agree that the amendment of Benchmark 3 to make the development of 100,000 square feet of New Retail development the new benchmark instead of

the development of 100,000 square feet of Class A office space is not intended to increase the number of residential units that will be developed in the PD-34 zone. Therefore, as partial consideration for the Agency's agreement to amend the Participation Agreement as described herein, Developer agrees not to construct or to submit any application, or request any permit to construct any residential unit in the PD-34 zone that would exceed the number of residential units allowed based on the amount of retail development in the PD-34 zone excluding the retail development that is constructed to satisfy the requirements of Benchmark 3. Developer hereby expressly waives any rights it may have under the PD-34 zone to develop any residential units in the PD-34 zone that it would otherwise be entitled to build based on the additional retail square footage to be constructed to meet the requirement of Benchmark 3 and the application of the ratio of 1.5 residential units to said additional retail square footage. To illustrate the application of this provision, if there were currently 1,000,000 square feet of retail development in the PD-34 zone, the Developer would be entitled to construct 1,500 residential units in the PD-34 zone. If the Developer subsequently constructs a retail building consisting of 120,000 square feet in order to meet the requirements of Benchmark 3, the Developer agrees to waive the right to build any additional residential units (over and above the 1,500 units allowed based on the existing 1,000,000 square feet of retail development) based on the application of the 1.5 residential unit ratio to the additional 120,000 square foot retail addition constructed to meet the requirement of Benchmark 3. This waiver only applies to the new retail building(s) to be constructed to meet the requirements of Benchmark 3 and does not apply to any other additional retail square footage that Developer might construct in the PD-34 zone.

5.2.1.2.2.1.2. **Development Standards for New Retail Development**. The Developer intends to meet the new retail requirements of Benchmark 3 by constructing a new retail building in the approximate location of the area labeled "Retail Area" as shown in Exhibit "D" which is attached hereto and by reference is made a part hereof. In order to protect and to provide an adequate buffer between the anticipated new retail building and existing residential dwellings in the area, Developer agrees to do the following (in addition to any requirements of the PD-34 zone):

• Maintain a separation of between approximately fifty-three feet (53') and eighty-five feet (85') between the new retail building and the property boundary of any existing residential dwelling not owned by Developer (or a subsidiary or parent company of Developer) in substantial compliance with the separation distances shown in Exhibit "D."

• Construct and maintain a masonry wall at least eight feet (8') in height along the boundary of the existing residential properties as shown in Exhibit "D."

• Install and maintain trees between the new retail building and the existing residential dwellings substantially as shown in Exhibit "D." The parties acknowledge that the trees shown on the northernmost residential property are on the residential property and not on the Developer property and that consent from the residential property owner must be obtained in order to plant the trees in this area.

• Install and maintain parking in proximity to the new retail building and adequate to meet the new parking demand generated by the new retail development including parking in the locations shown in Exhibit "D."

• Install and maintain lighting that complies with the requirements of City ordinances including shielding direct light from impacting existing residential dwellings in the vicinity of the new retail development.

If the Developer submits and obtains approval of any site plan or any amended site plan with respect to the proposed new retail development that does not conform to the requirements set

forth in this Section 5.2.1.2.2.1.2., then the Developer shall not be entitled to receive, and the Agency shall have the right to withhold, payment of any Additional Tax Increment Cap that would otherwise be available pursuant to Benchmark 3.

3. **Amendment of Subsection 5.2.1.2.3.2 of the Participation Agreement**. Subsection 5.2.1.2.3.2 of the Participation Agreement is hereby amended to read as follows:

5.2.1.2.3.2. **200,000 Square Feet New Commercial**. Developer must complete two hundred thousand (200,000) square feet (gross floor area) of new commercial development in the Project Area. The 200,000 square feet required for this Benchmark must be new development; it does not include commercial development completed for previous Benchmarks. For purposes of this Agreement, commercial development means Class A Office space, hotel or retail.

4. **Non-Severability**. Each of the terms of this Second Amendment to Participation Agreement is a material and integral part of it. If any part or provision of this Second Amendment to Participation Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, then this entire Second Amendment to Participation Agreement shall be deemed null and void and of no effect.

5. **Except as Amended, Participation Agreement and First Amendment to Remain in Effect**. Except as expressly amended herein, all provisions of the Participation Agreement and the First Amendment shall remain in full force and effect.

Signed and Entered into this 12 day of March, 2024.

REDEVELOPMENT AGENCY OF THE
CITY OF OREM
By:

David A. Young, Chair

ATTEST:

Teresa McKitrick, City Recorder

UNIVERSITY MALL SHOPPING
CENTER, L.C., a Utah limited liability company

By: WOODBURY MANAGEMENT
COMPANY, L.C., a Utah limited liability
Company, Its Manager

By: WOODBURY CORPORATION, a Utah
corporation, Its Manager

By: O. Randall Woodbury, President

By: W. Richards Woodbury, Chairman

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _____ day of March, 2024, before me personally appeared O. RANDALL WOODBURY, to me personally known to be the Vice Chairman of WOODBURY CORPORATION, a Utah corporation, the Manager of WOODBURY MANAGEMENT COMPANY, L.C., known to be the Manager of UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein

named, and acknowledged to me that such company executed the within instrument pursuant to its articles of organization.

_____

NOTARY PUBLIC

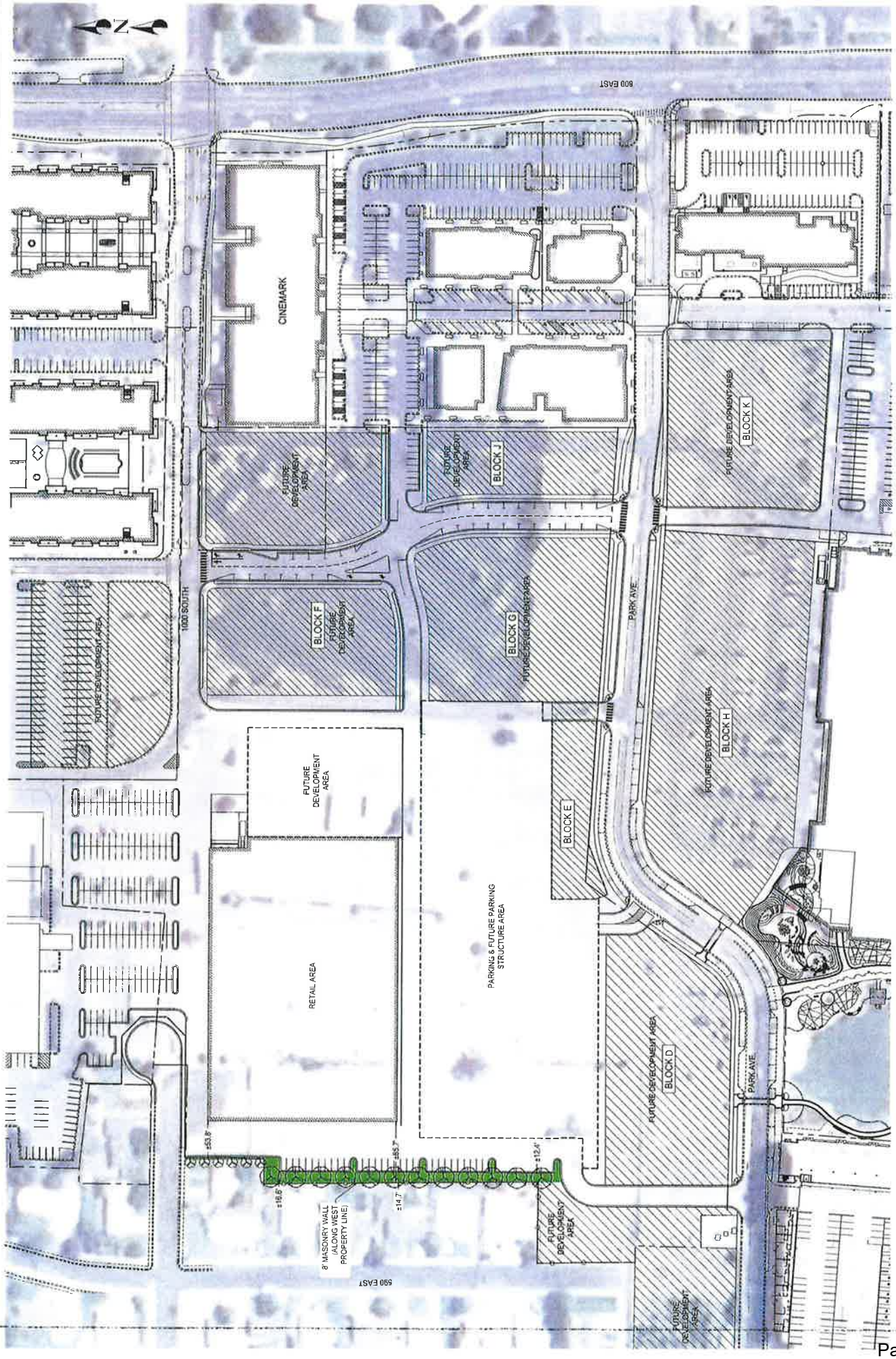
STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _____ day of March, 2024, before me personally appeared W.RICHARDS WOODBURY, to me personally known to be the Chairman of WOODBURY CORPORATION, a Utah corporation, the Manager of WOODBURY MANAGEMENT COMPANY, L.C., known to be the Manager of UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its articles of organization.

_____

NOTARY PUBLIC

Exhibit 'D'


N
600 EAST
CINEMARK
FUTURE DEVELOPMENT AREA
BLOCK F
BLOCK J
BLOCK K
BLOCK G
BLOCK E
BLOCK H
BLOCK D
1000 SOUTH
PARK AVE
RETAIL AREA
PARKING & FUTURE PARKING STRUCTURE AREA
±53.8'
±55.7'
±12.4'
±18.6'
±14.7'
8' MASONRY WALL (ALONG WEST PROPERTY LINE)
590 EAST

CITY OF OREM **CITY COUNCIL MEETING** APRIL 9, 2024	
REQUEST:	**6:00 P.M. SCHEDULED ITEM** PUBLIC HEARING – REZONE – Enacting Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).
APPLICANT:	David Vincent
FISCAL IMPACT:	None

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on the State noticing website
-Faxed to newspapers
-Noticed 378 property owners with 1,000 feet

SITE INFORMATION:
General Plan Designation: **Low Density Residential**
Current Zone: C2
Acreage: **1.93**
Neighborhood: **Windsor**

PLANNING COMMISSION RECOMMENDATION
Approval 5-1

PREPARED BY:
Makayla Wagstaff
Associate Planner

REQUEST: The applicant requests the City Council enact Article 22-11-66 (PD-53) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).

BACKGROUND: The applicant is proposing to create the PD-53 zone and rezone the property at approximately 1960 North State Street to the PD-53 zone from the C2 zone.

The new PD-53 zone will be similar to the current C2 zone with some changes to setbacks, landscaping and parking standards. Rezoning this property to the PD-53 zone will also limit what can be built on the site as any development will be tied to the proposed concept plan. The concept plan shows the proposed layout of the site as well as building elevations. If in the future someone wanted to develop the site differently than what is shown in the proposed concept, they would need to come through the rezone process again to amend the proposed concept plan.

Setbacks: The C2 zone requires the setback from the back of a sidewalk along State Street to be 15 feet (22-8-8), the PD-53 zone requires the setback from the back of a sidewalk along state street to be 10 feet. The PD-53 text requires that buildings and parking lots comply with the 10' setback, however, allows a drive-through aisle for one building to encroach into the setback if it is still at least 1 foot from the required sidewalk.

All other setbacks remain the same as the C2 zone, which are as follows:

- From an adjoining nonresidential property – 0'
- From an adjoining residential property – 10' or equal to the height of that portion of the building (with a maximum building height of 35' unless the building is setback at least 100' from the property line. If setback at least 100' from a residential property line, the building may be 48' tall).

Landscaping: Currently along State Street planter strips are required to be 15' wide and trees are to be spaced at least every 40' in the planter strips. In the PD-53 zone the planter strips along State Street would be 10' wide and trees

would be required to be spaced at least every 50'. All other standards relating to the planter strips and landscaping are the same as required for other zones along State Street (22-8-8(B)(2)).

Parking: In the C2 zone buildings with less than 10,000 square feet of gross floor area are required to have one parking stall for every 250 square feet of gross floor area. Buildings with 10,000 square feet or more of gross floor area are required to have one stall for every 250 square feet of gross leasable area. In the PD-53 zone buildings with less than 10,000 square feet of gross floor area are required to have one parking stall for every 255 square feet of gross floor area. Buildings with 10,000 square feet or more of gross floor area are required to have one stall for every 255 square feet of gross leasable area.

Building Height: In the PD-53 zone buildings may have a maximum height of 48 feet if they are setback at least 100 feet from an adjoining residential zone. If they are setback less than 100 feet from a residential zone the maximum height allowed is 35 feet, though the setback is required to be equal to the height of that portion of the building. (For instance, if a building is 15 feet tall at the edge of the roof and 25 feet at the peak of the roof, then the edge of the roof must be at least 15 feet from the property line, and the peak of the roof must be at least 25 feet from the property line.)

Advantages:

- The proposed project will bring redevelopment to the area and renew an older shopping center.
- The concept plan and elevations will be part of Appendix "OO" and will require consistency with the development as outlined in Appendix "OO".
- The potential mix of retail and office uses bring additional options for the citizens in the community.

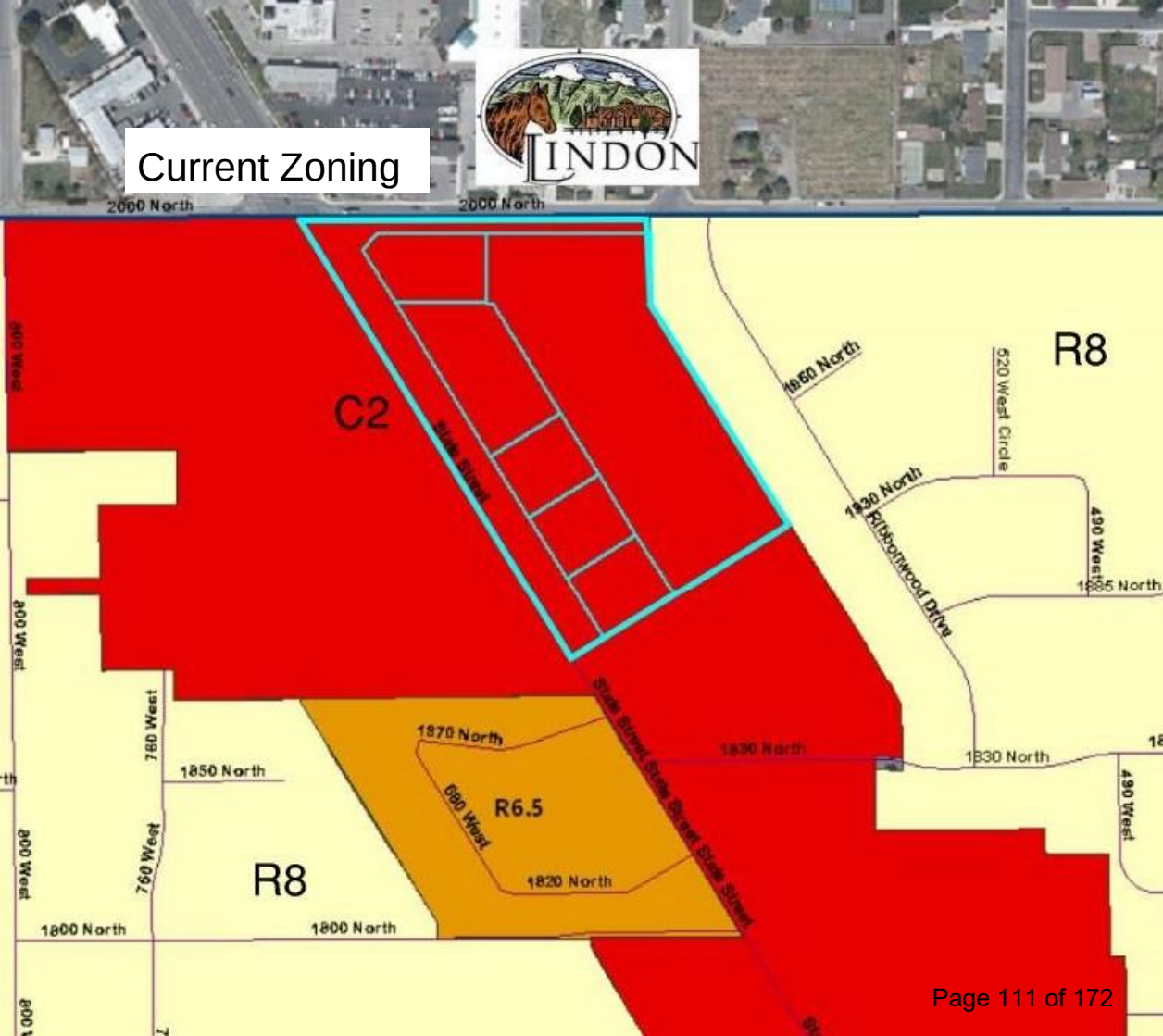
Disadvantages:

- The proposed development may be considered by some to be a disadvantage to the surrounding neighborhood. However, the proposed structures are setback at least 100 feet from the adjacent residential properties and the overall parking and circulation for the site will disperse the traffic throughout the development.

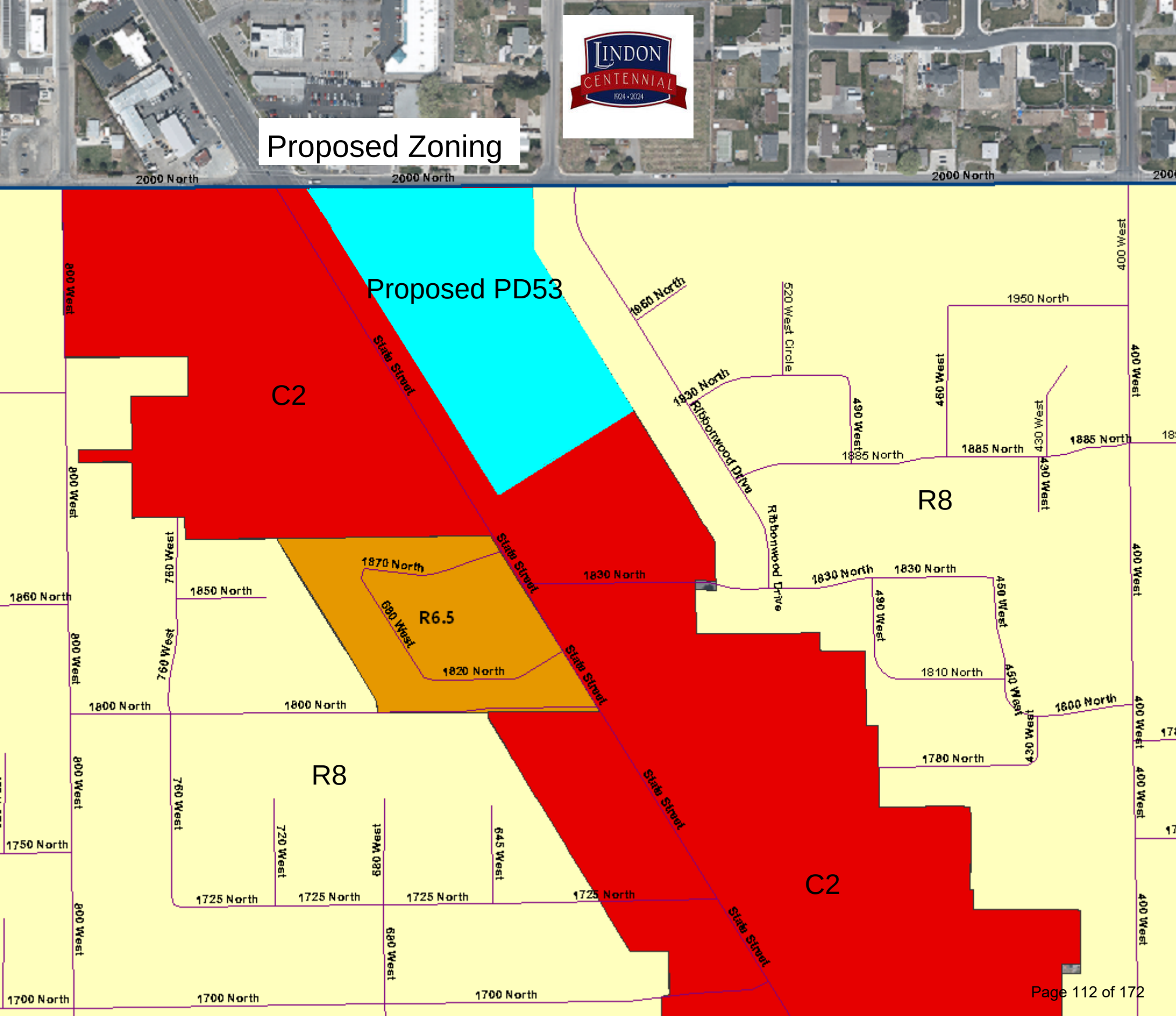
RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, enact Article 22-11-66 (PD-53) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).

2000 North
2000 North
2000 North
2000 N
800 West
800 West
800 West
800 West
800 West
760 West
760 West
760 West
720 West
680 West
645 West
1860 North
1850 North
1870 North
1820 North
1800 North
1800 North
1750 North
State Street
State Street
State Street
State Street
1860 North
1830 North
1830 North
1830 North
1810 North
1800 North
1780 North
1885 North
1885 North
1885 North
1890
1950 North
520 West Circle
490 West
480 West
430 West
450 West
450 West
430 West
400 West
400 West
400 West
400 West
Ribbonwood Drive

Current Zoning



Proposed Zoning



Site Plan

PROJECT DATA

PROPERTY ADDRESS: 1960 N STATE ST - OREM

PARCELS:

	44:207:0001	3.991 AC.
	44:207:0004	0.456 AC.
	44:207:0005	0.451 AC.
	44:207:0006	0.451 AC.

LOT SIZE 5.394 AC.
LOT COVERAGE 17.32%

BUILDING SIZE:	GROSS COMMON	GROSS LEASABLE	TOTAL
BUILDING 1	3,900 SF.	35,435 SF.	39,335 SF.
BUILDING 2	4,195 SF.	33,870 SF.	38,065 SF.
BUILDING 3	1,880 SF.	16,185 SF.	18,065 SF.
BUILDING 4		2,660 SF.	2,660 SF
			98,125 SF.

EXISTING BUILDING FOOTPRINT: 10,540 SF

REQUIRED VEHICLE PARKING:

BUILDING 1	35,435 GROSS LEASABLE AREA / 255	139 PARKING STALLS
BUILDING 2	33,870 GROSS LEASABLE AREA / 255	133 PARKING STALLS
BUILDING 3	16,185 GROSS LEASABLE AREA / 255	64 PARKING STALLS
BUILDING 4	2,660 GROSS LEASABLE AREA / 255	11 PARKING STALLS
		347 TOTAL PARKING STALLS REQUIRED (INCLUDING 8 ADA STALLS)

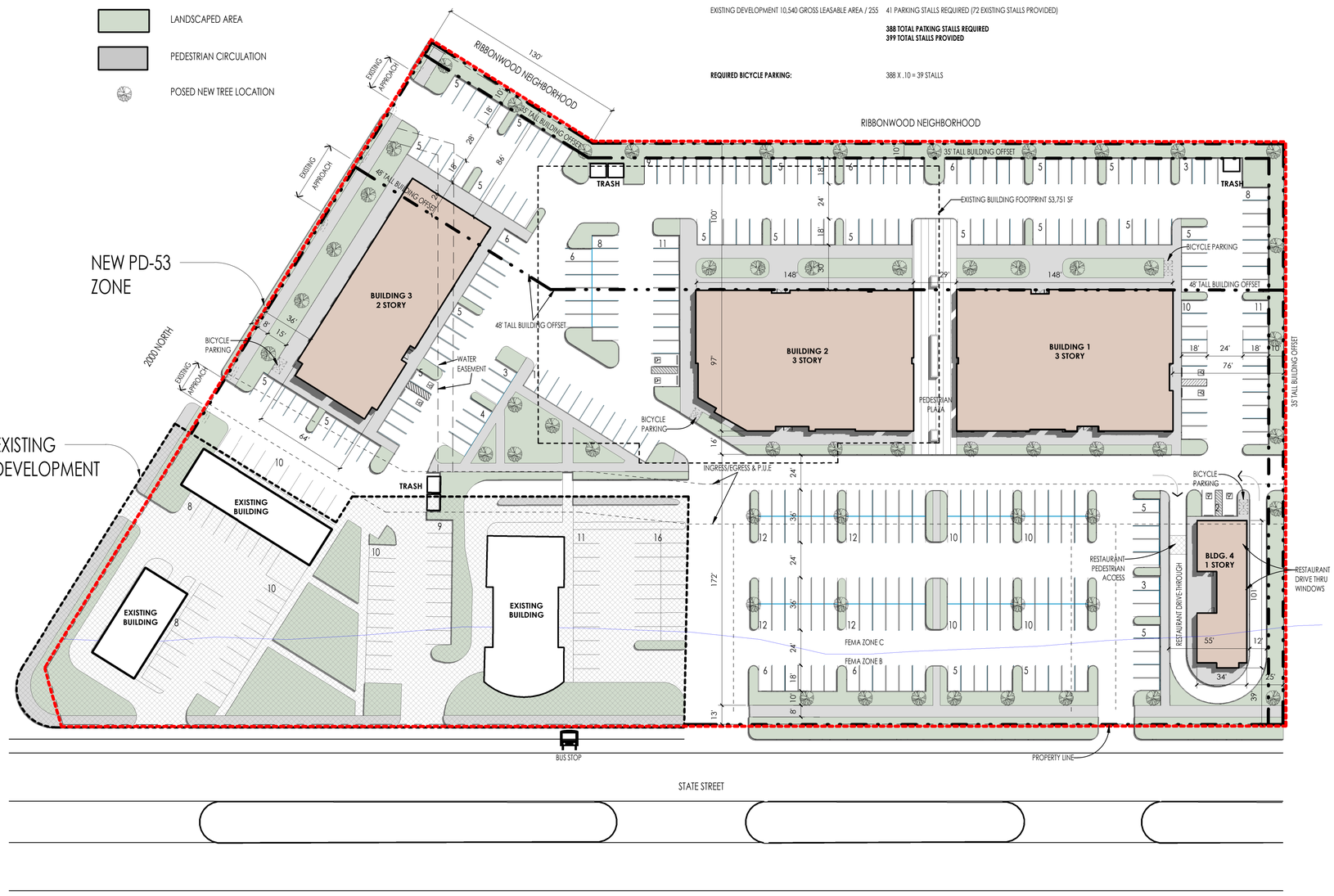
EXISTING DEVELOPMENT 10,540 GROSS LEASABLE AREA / 255 41 PARKING STALLS REQUIRED (72 EXISTING STALLS PROVIDED)

388 TOTAL PATKING STALLS REQUIRED
399 TOTAL STALLS PROVIDED

REQUIRED BICYCLE PARKING: 388 X .10 = 39 STALLS

LEGEND

- LANDSCAPED AREA
- PEDESTRIAN CIRCULATION
- POSED NEW TREE LOCATION



A3 SITE PLAN
1" = 40'-0"

SCALE : 1/8" = 1'-0"

GENERAL NOTES:

SEE SHEET GI001 FOR DRAWING INDEX.

SEE SHEET GI002 FOR GENERAL NOTES AND ABBREVIATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

ZONING

ZONE: PD-53

MINIMUM LOT AREA: 7000 SQFT

SETBACKS:
- STATE STREET OR ADJACENT BACK OF SIDEWALK: 10' PLANTER STRIP NOT USE FOR STORM WATER
- CONNECTOR STREET: 20'
- NON RESIDENTIAL ADJOINING PROPERTY: 0'

STRUCTURAL HEIGHT:
- MIN: 8'
- MAX: 48' (35' UNLESS 100' FROM RESIDENTIAL)

PARKING:
- 90 DEGREE PARKING STALL:
- 9' W 18' L
- 24' AISLE

BUILDING <10,00 SQFT
- 1 STALL EVERY 255 SQFT GROSS FLOOR AREA

BUILDING>10,000 SQFT
- 1 STALL EVERY 255 SQFT OF GROSS LEASABLE AREA

PEDESTRIAN ACCESS:
PEDESTRIAN PATH FROM PUBLIC RIGHT OF WAY AND PUBLIC TRANSPORT STOP FOR EVERY 600' OF FRONTAGE

BIKE PARKING:
- 10% OF AUTOMOBILE PARKING (MIN 3 STALLS)
- MUST ALLOW FOR LOCKING BOTH FROM AND WHEEL TO AN ANCHORED RUST RESISTANT SOLID RACK OR LOCKER
- AREA PROTECTED FORM VEHICLES
- DESIGNED TO NOT DAMAGE BIKES
- INCORPORATED INTO AESTHETICS OF THE BUILDING
- LOCATED IN CONVENIENT WELL LIT, HIGHLY VISIBLE, WELL LIT AREA
- NOT INTERFERE WITH PEDESTRIAN ACCESS

LANDSCAPING:
- LANDSCAPED END ISLES:
- MIN 8' WIDE OF EVERY OTHER ROW WITHIN 75' OF RIGHT OF WAY
- MIN 1 DECIDUOUS TREE
- MIN 50% LIVING VEGETATION COVERAGE UNDER 2' HIGH
- PLANTER BOXES DO NOT APPLY
- LANDSCAPED AREA MUST BE MIN 5'X5'
- CONCRETE CURBS REQUIRED AROUND LANDSCAPED AREAS

LARGE PARKING ZONE LANDSCAPING REQUIREMENT.
- PARKING ZONES CONTAINING MORE THAN FIFTY (50) STALLS BUT LESS THAN SEVENTY-FIVE (75) STALLS SHALL INCLUDE A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. PARKING ZONES CONTAINING AT LEAST SEVENTY-FIVE (75) STALLS BUT LESS THAN ONE-HUNDRED (100) STALLS SHALL INCLUDE A MINIMUM OF SEVEN AND ONE-HALF PERCENT (7.5%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. PARKING ZONES CONTAINING 100 OR MORE STALLS SHALL INCLUDE A MINIMUM OF TEN PERCENT (10%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. AREAS LANDSCAPED PURSUANT TO THE REQUIREMENTS OF OTHER SECTIONS OF THIS ARTICLE MAY BE COUNTED TOWARD FULFILLING THE REQUIREMENTS OF THIS SECTION. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE INTERIOR LANDSCAPING REQUIRED BY THIS SECTION SHALL BE LOCATED ADJACENT TO A BUILDING.

TREES:
- MIN 1 TREE PER 3,000 SQFT OF SITE PAVEMENT
- LOCATED AT LEAST EVERY 50' ON LANDSCAPED FRONTAGE'
- PLANTED NO FARTHER THAN 4' FROM SIDEWALK EDGE
- 2" IN CALIPER AND 8' HIGH MIN WHEN PLANTED
- 100 OR MORE STALLS REQUIRES MINIMUM 10% OF PARKING ZONE AS LANDSCAPING. ONLY 25% MAY BE LOCATED ADJACENT TO A BUILDING

ARCHITECTURAL FEATURES:
- SIGNS MUST BE 8' FROM CURB ADJACENT TO STATE ST.
- 40% OF GROUND STORE ROAD FACING FACADES MUST BE TRANSPARENT WINDOWS THAT SEE 5' MIN INTO BUILDING
- VERTICAL RECTANGLE OR SQUARE SHAPE WINDOWS UNLESS DISPLAY WINDOWS
- 1' MIN VERTICAL BREAK IN FACADE AT LEAST EVERY 50'
- HEAVIER FACADE MATERIALS SHOULD BE LOWER THAN LIGHT ONES

MATERIALS ALLOWED:
- TIER 1: BRICK, SPLIT-FACE BLOCK, GLASS, STONE, OR FIBER CEMENT BOARD REQUIRED
- TIER 2:ALUMINUM COMPOSITE MATERIAL PANEL SYSTEMS, STUCCO, AND EXTERIOR INSULATION AND FINISHING SYSTEMS
- (EIFS) ONLY AS TRIM ON GROUND LEVEL, SHALL NOT EXCEED 40% OF STREET FACING FACADE, AND 75% OF NON STREET FACING
- STANDING SEAM METAL (BUT NO OTHER METALS) MAY BE USED FOR AWNINGS. SHEET METAL AND CORRUGATED METAL AND OTHER METAL FINISHES ARE ONLY PERMITTED FOR SOFFITS, FASCIA, AND SIMILAR MINOR ARCHITECTURAL FEATURE

EXCEPT AS OTHERWISE PROVIDED, ALL BUILDINGS SHALL BE COMPLETED ON STREET-FACING FACADES WITH BRICK, SPLIT-FACE BLOCK, GLASS, STONE, STUCCO, METAL PANELING, EXTERIOR INSULATION AND FINISHING SYSTEMS (EIFS), OR FIBER CEMENT BOARD.

UTILITIES:
- BURIED PREFERRED. BOXES WITHIN 15' OF SIDEWALK MUST BE COMPLETELY SCREENED IN AN AESTHETICALLY COMPATIBLE WAY. ACCESS SHALL NOT FACE STATE STREET
- LIGHTING SHOULD MINIMIZE GLARE TO ADJOINING RESIDENCES

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salt lake city, ut 84105
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NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

Kneaders 1960 N State St, Orem, UT 84057

SHEET NAME:

ARCHITECTURAL SITE PLAN

REVISIONS

MARK	DATE	DESCRIPTION

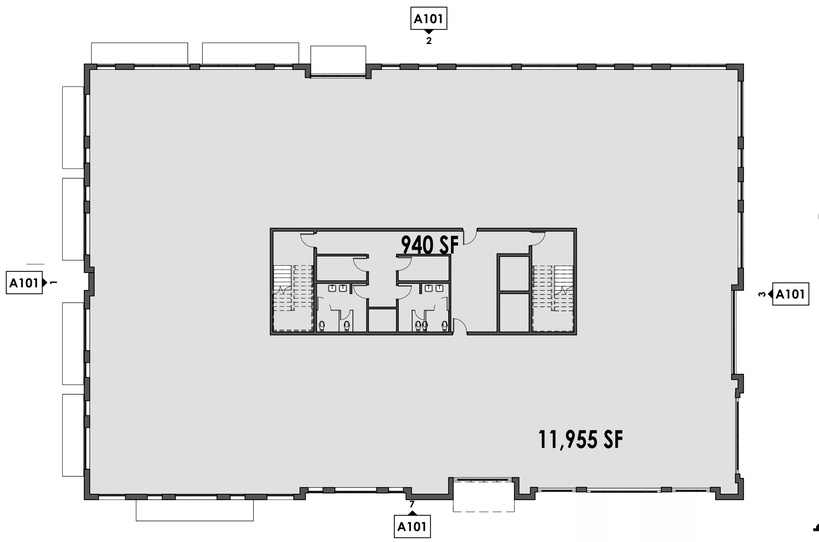
ISSUE DATE: **2017**
ISSUE TYPE: **START**
DRAWN BY: **ajc**
CHECKED BY: **K. RIGBY**
PROJECT#: **XXXX**

SHEET NUMBER:

AS101

2/8/2024 4:53:41 PM P:\2021\2021-65 PEG Kneaders Orem Test Fit\02 Models\Revit\2021-65 - PEG Kneaders Test Fit Site_v22.rvt
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS PC. THESE DRAWINGS ARE TRANSMITTED TO THE RECIPIENT ON A CONFIDENTIAL BASIS AS AN INSTRUMENT OF SERVICE. THE RECIPIENT AGREES TO AFFORD AJC ARCHITECTS PC A REASONABLE LIMITED REVOCABLE LICENSE TO INSPECT THE DRAWINGS IN ORDER TO DETERMINE WHETHER THE RECIPIENT WISHES TO ENTER INTO A CONTRACT WITH AJC ARCHITECTS PC FOR ANY USE OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF UTAH CODE 13-24-2 ET. SEQ. AND OTHER LAWS.

Building 1 - 3-story



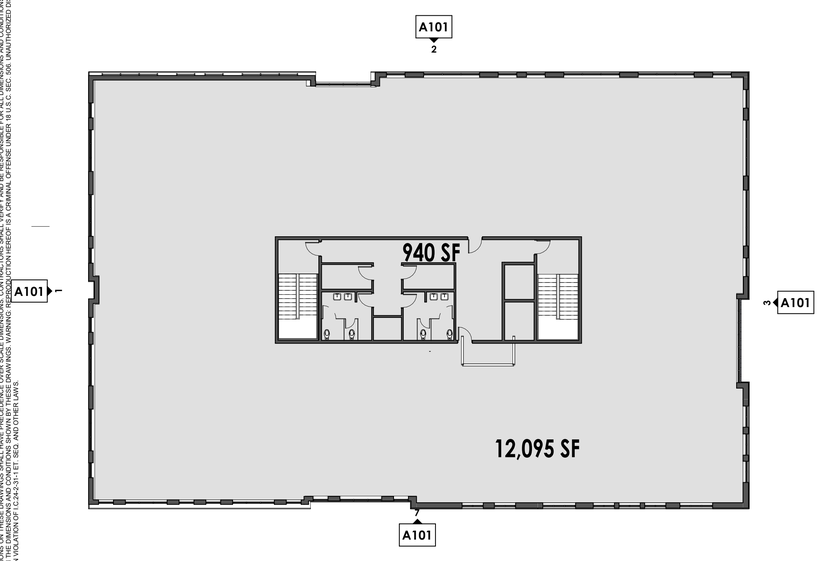
5 **LEVEL 2 BLDG-1**
1/16" = 1'-0"

2 **BLDG-1 EAST**
1/16" = 1'-0"

1 **BLDG-1 NORTH**
1/16" = 1'-0"

3 **BLDG-1 SOUTH**
1/16" = 1'-0"

7 **BLDG-1 WEST**
1/16" = 1'-0"



6 **LEVEL 3 BLDG-1**
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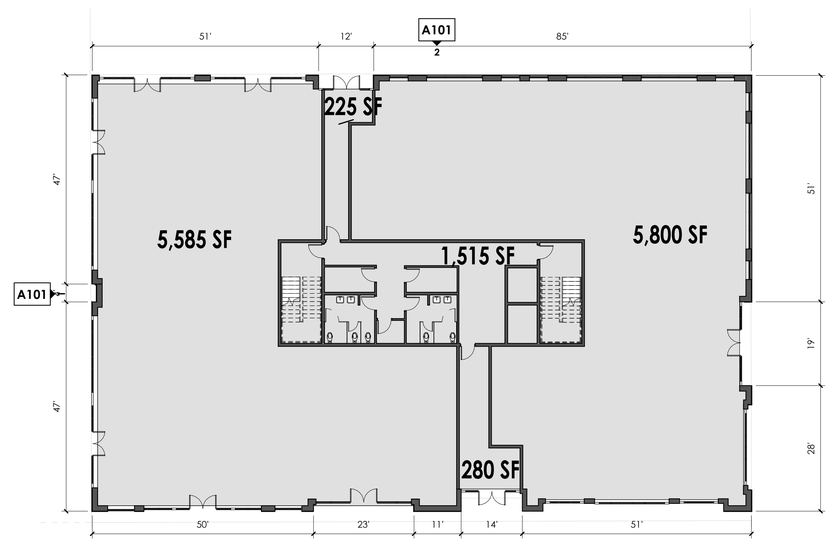
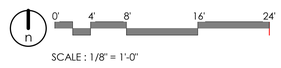


4 **LEVEL 1 BLDG-1**
1/16" = 1'-0"

BUILDING 1

TOTAL COMMON AREA 3,900 SF
TOTAL LEASE AREA 35,435 SF



SCALE : 1/8" = 1'-0"

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salt lake city, ut 84105
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ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

Kneaders 1960 N State St, Orem, UT 84057

SHEET NAME:

FLOOR PLANS BUILDING -1

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE:	**2017**
ISSUE TYPE:	**START**
DRAWN BY:	**ajc**
CHECKED BY:	**K. RIGBY**
PROJECT#:	**XXXX**

SHEET NUMBER:

A101

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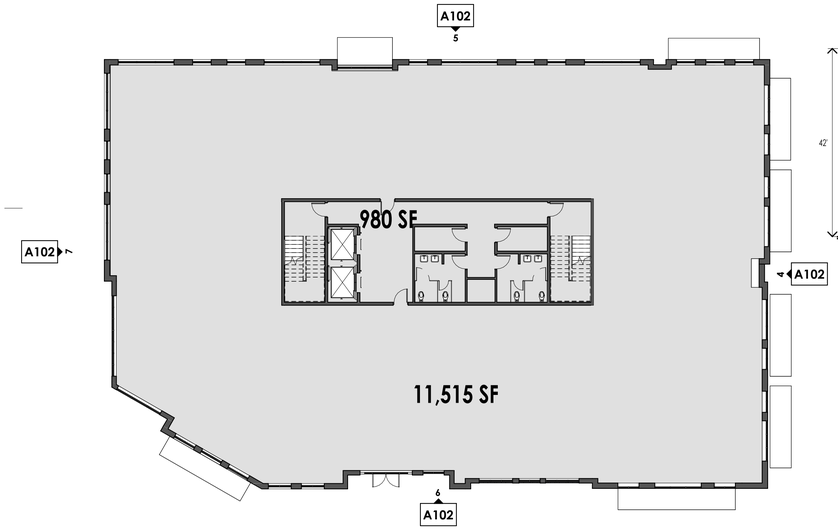
Building 2 - 3-Story



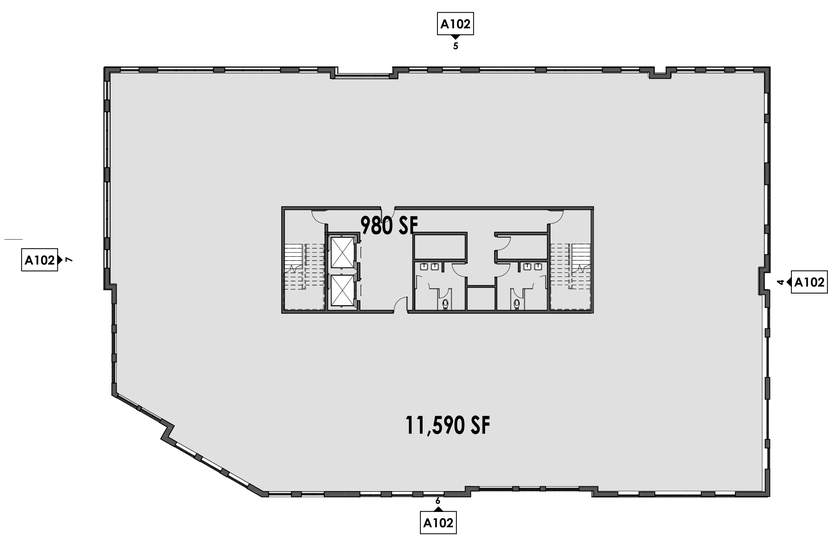
2 **LEVEL 2 BLDG-2**
1/16" = 1'-0"

5 **BLDG-2 EAST**
1/16" = 1'-0"

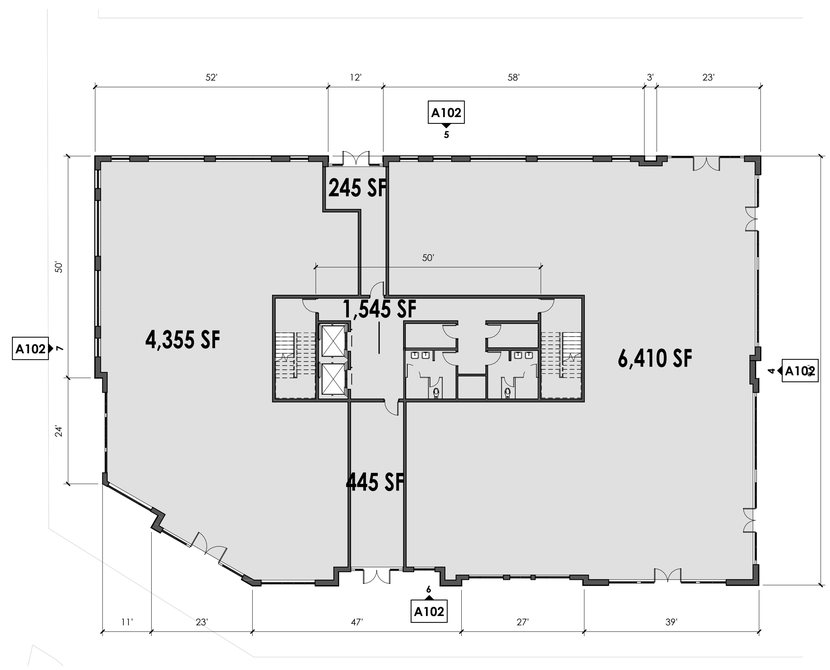
4 **BLDG-2 SOUTH**
1/16" = 1'-0"

7 **BLDG-2 NORTH**
1/16" = 1'-0"

6 **BLDG-2 WEST**
1/16" = 1'-0"



3 **LEVEL 3 BLDG-2**
1/16" = 1'-0"



1 **LEVEL 1 BLDG-2**
1/16" = 1'-0"

BUILDING 2

TOTAL COMMON AREA 4,195 SF
TOTAL LEASE AREA 33,870 SF

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

8/8/2023 11:08:23 AM P:\2021\2021-65 PEG Kneaders Orem Test Fit\02 Models\Revit\2021-65 - PEG Kneaders Test Fit Site_v22.rvt

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PROJECT DESCRIPTION

Kneaders 1960 N State St, Orem, UT 84057

SHEET NAME:

FLOOR PLANS BUILDING -2

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE:	**2017**
ISSUE TYPE:	**START**
DRAWN BY:	**ajc**
CHECKED BY:	**K. RIGBY**
PROJECT#:	**XXXX**

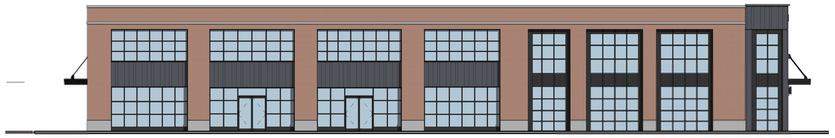
SHEET NUMBER:

A102

Building 3 - 2-story

4 **BLDG 3 SOUTH**
1/16" = 1'-0"

5 **BLDG 3 EAST**
1/16" = 1'-0"



6 **BLDG 3NORTH**
1/16" = 1'-0"

7 **BLDG 3 WEST**
1/16" = 1'-0"

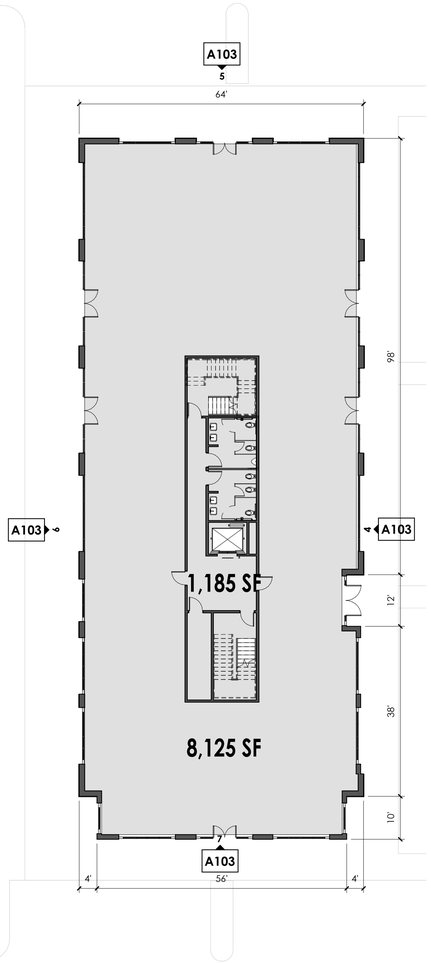
Building 4 - 1-story

8 **BLDG 4 SOUTH**
1/16" = 1'-0"

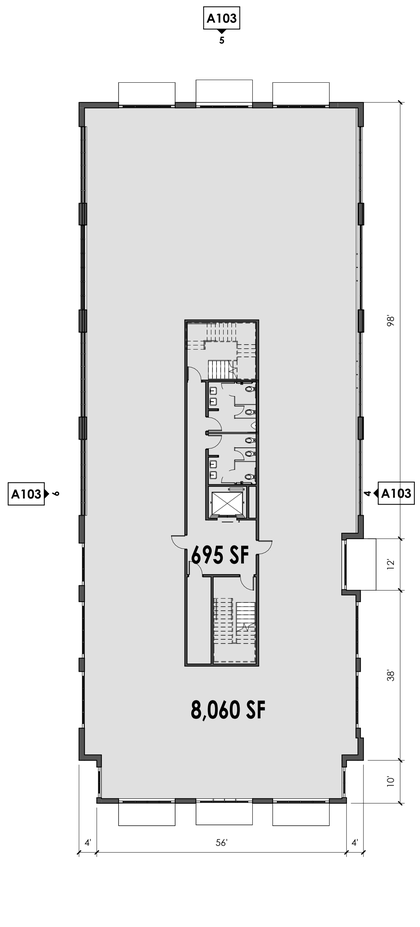
11 **BLDG 4 EAST**
1/16" = 1'-0"

10 **BLDG 4 NORTH**
1/16" = 1'-0"

9 **BLDG 4 WEST**
1/16" = 1'-0"



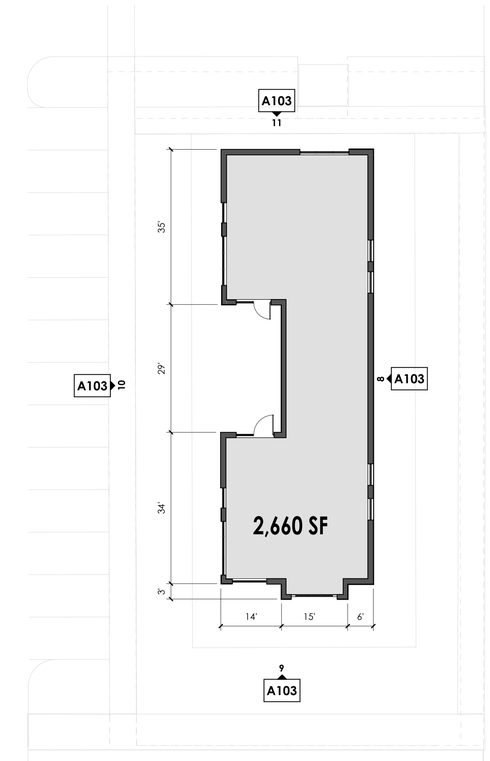
2 **LEVEL 1 BLDG-3**
1/16" = 1'-0"



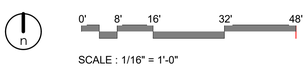
1 **LEVEL 2 BLDG-3**
1/16" = 1'-0"

BUILDING 3

TOTAL COMMON AREA 1,880 SF
TOTAL LEASE AREA 16,185 SF



3 **LEVEL 1 BLDG-4**
1/16" = 1'-0"



SCALE : 1/16" = 1'-0"

8/8/2023 11:08:33 AM P:\2021\2021-65 PEG Kneaders Orem Test Fit\02 Models\Revit\2021-65 - PEG Kneaders Test Fit Site_v22_.rvt

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ajc architects
703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

Kneaders 1960 N State St, Orem, UT 84057

SHEET NAME:

FLOOR PLANS BUILDING -3 & 4

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE:	**2017**
ISSUE TYPE:	**START**
DRAWN BY:	**ajc**
CHECKED BY:	**K. RIGBY**
PROJECT#:	**XXXX**

SHEET NUMBER:

A103

Internal site view to the Southwest

Internal site view to the Southwest

A130 CONCEPT RENDERING
7/12/23

ajc architects

Internal site view to the Northwest

Internal site view to the Northwest

Internal site view to the Southwest

Internal site view to the Southwest

A132 CONCEPT RENDERING
7/12/23

ajc architects

Internal site view to the Southwest

Internal site view to the Southwest

A133 CONCEPT RENDERING
7/12/23

ajc architects

Internal site view to the Northwest

Internal site view to the Northwest

A134 CONCEPT RENDERING
7/12/23

ajc architects

Internal site view to the Southeast

Internal site view to the Southeast

A136 CONCEPT RENDERING
7/12/23

ajc architects

Internal site view to the Northwest

Internal site view to the Northwest

A137 CONCEPT RENDERING
7/12/23

ajc architects

Internal site view to the Southeast

Internal site view to the Northeast

A138 CONCEPT RENDERING
7/12/23

ajc architects

View from State Street to the Northwest

View from State street to the Northwest

A140 CONCEPT RENDERING
7/12/23

ajc architects

CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-11. PD Zone

22-11-66. PD-53 Zone, Kneaders Office and Retail Development – 1960 North State Street

A. **Purpose.** The purpose of the PD-53 zone is to facilitate commercial and retail development within the PD-53 zone.

B. **Concept Plan.** Property in the PD-53 zone shall be developed in conformance with the concept plan included as Appendix OO of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-53 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.

C. **Permitted Uses.** The uses in the PD-53 zone shall be the same as the uses which are permitted, not permitted, and uses which require a conditional use permit for the C2 Zone as listed in Appendix A, which is incorporated herein by this reference. In Appendix A, permitted uses are identified with a "P" in the zone in which they are permitted. If a use requires a conditional use permit in a zone, it is identified with a "C" and the provisions of Article IV shall apply. If a use is identified with an "N" in a zone, then the use is not permitted in the zone.

D. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.

E. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any developments in the PD-53 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.

F. **Development Standards.** The development standards of the C2 zone as set forth in the Orem City Code shall apply to the PD-53 zone, except as expressly modified as follows:

1. **Setbacks from State Street and From State Street Connector Streets.** All buildings and parking areas in the State Street Corridor Areas shall be set back at lest ten feet (10') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets. Building height and setbacks from other streets and property lines shall be as set forth in 22-8-8(a). All areas within the ten-foot setback shall be landscaped. Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area, but such drive-through aisle shall be set back at least one foot (1') from the back of the required sidewalk (the side furthest from the street) along State Street and state Street Connector Streets.

Zone Development Standards	
	PD-53
From back of sidewalk adjacent to State Street or State Street Connector Street: From all other streets:	10' 20'*****
From an adjoining property in a nonresidential zone:	0'
From an adjoining property in a residential zone:	10'****
Structure Heights:	
Minimum:	8'
Maximum:	48'***
*** Exception: The maximum heights for structures in the PD-53 zone which are setback less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet. **** No portion of any building shall be located closer to a residentially zoned property than a distance equal to the height of that portion of the building. ***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All building and parking lots shall be setback at least ten feet (10') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). Notwithstanding the foregoing, a drive-through aisle	

for one (1) commercial or retail building shall be permitted to extend into such setback area but such drive-through aisle shall be setback at least one foot (1') from the back of the required sidewalk (the side furthest from the street).

2. **Planter Strips.** Planter strips along State Street shall be at least ten feet (10') wide and may not be used for storm water detention or management (such as a low-impact development). Planter strips along State Street Connector Streets shall be at least eight feet (8') wide and may be used for storm water detention or management (such as low-impact development).

3. **Materials.** Except as otherwise provided, all buildings shall be completed on street-facing facades with brick, split-face block, glass, stone, stucco, metal paneling, exterior insulation and finishing systems (EIFS), or fiber cement board.

4. **Tree Position and Spacing.** Trees shall be planted and maintained in the planter trips along State Street and shall be spaced evenly one tree for every 50 linear feet (or fraction thereof) of landscaped frontage. Trees shall be planted in the planter strips along State Street Connector Streets and shall be spaced one tree for every 50 linear feet of landscaped frontage. Trees must be spaced to best align with neighboring properties and to maximize the potential number of trees that can be planted. Trees must also be planted in the planter strip no more than four feet (4') in from the inside sidewalk edge.

5. **Off-Street Parking.**
    a. Buildings with less than 10,000 square feet gross floor area: One stall shall be required for every 255 square feet of gross floor area.
    b. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 255 square feet of gross leasable area. If the gross leasable area is not known, one stall shall be required for every 255 square feet of gross floor area.

Street View

For more information, contact Makayla Wagstaff at
(801) 229-7239 or mkwagstaff@orem.gov

City Council Chambers, 56 N State Street

*** IMPORTANT DEVELOPMENT NOTICE ***

PUBLIC HEARING - REZONE – Enacting Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres)

This project is located in the Northridge neighborhood. The proposed concept includes office,retail, and restaurants.

Additional information can be found at orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

City Council
Tue, Apr 9, 2024

UHS TIMPANOGOS INC
%DIRECTOR OF REAL ESTATE
367 S GULPH RD
KING OF PRUSSIA, PA 19406

For more information, contact Makayla Wagstaff at
(801) 229-7239 or mkwagstaff@orem.gov

City Council Chambers, 56 N State Street

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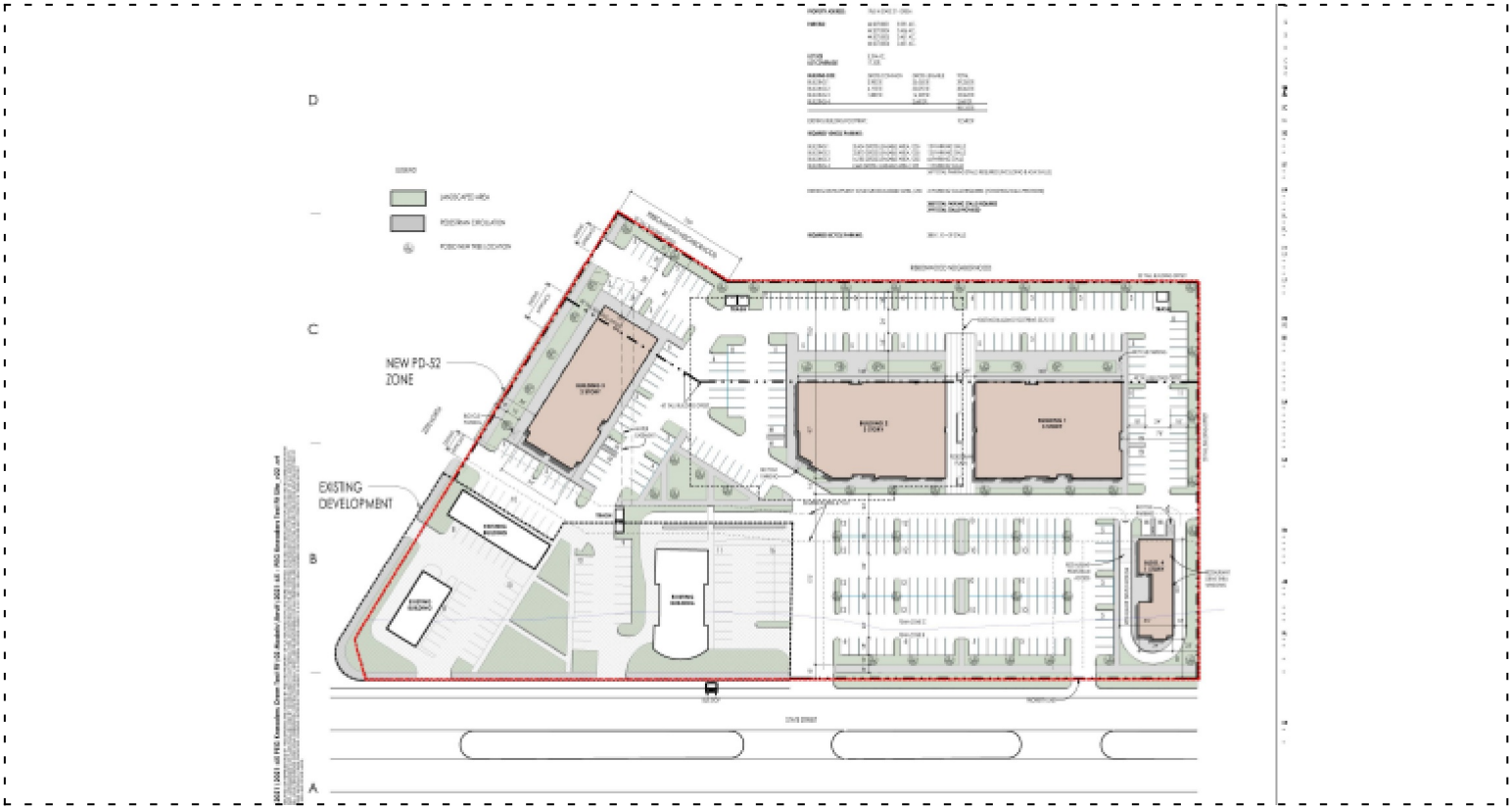
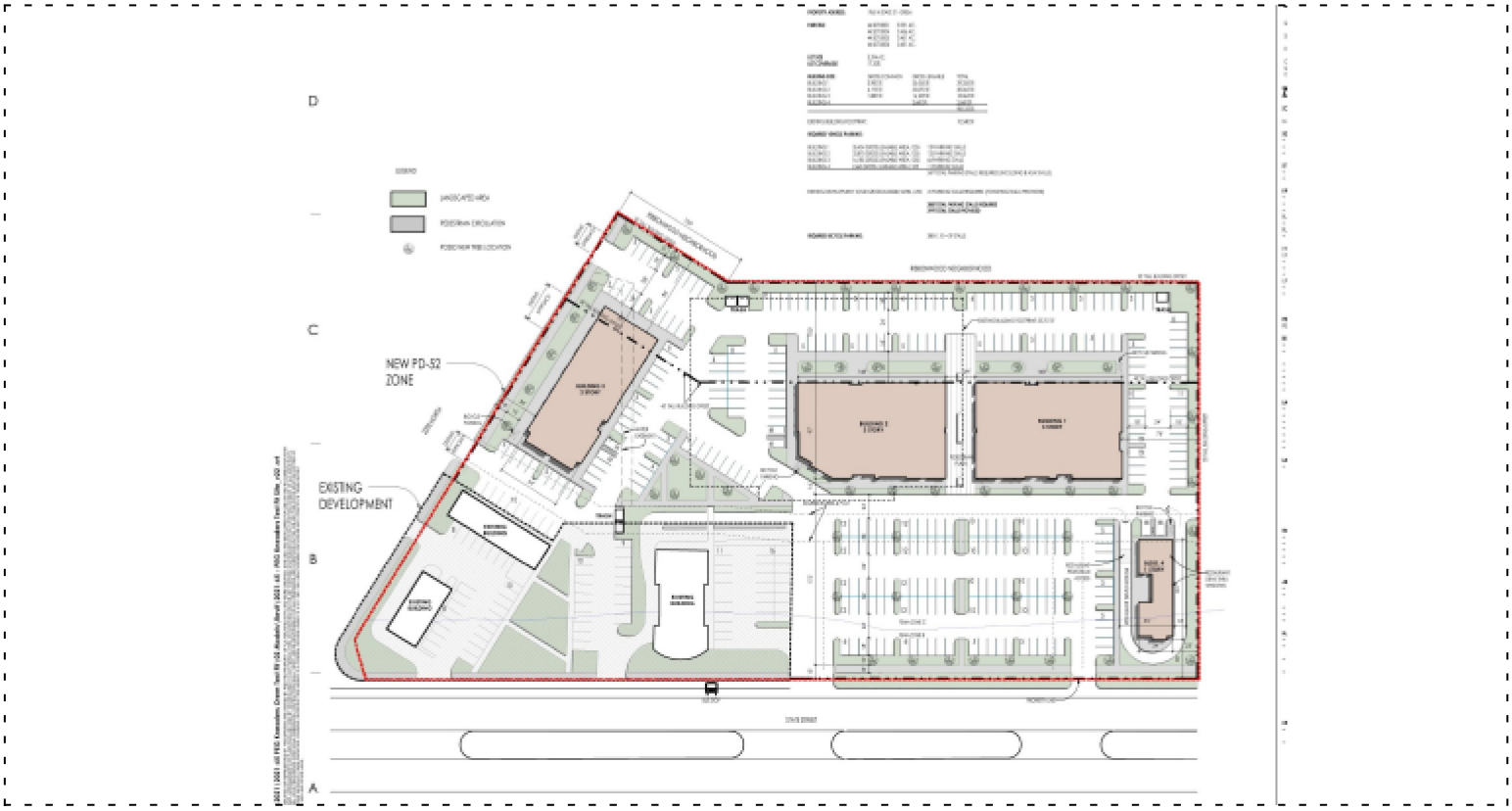
City Council
Tue, Apr 9, 2024

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380



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



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

GREENFIELD PROPERTIES LP (ET AL)
PO BOX 1239
OREM, UT 84059

IW INVESTMENTS LLC
PO BOX 270896
SAN DIEGO, CA 92198

IHC HOSPITALS INC
PO BOX 3390
SALT LAKE CITY, UT 84110

UHS OF TIMPANOGOS INC
%PARADIGM TAX GROUP
PO BOX 800729
DALLAS, TX 75380

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

TUTTLE, RICKEY
32 W 200 S
LINDON, UT 84042

ANDERSEN, BRADY
51 W CENTER ST # 349
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

OREM CITY
59 N STATE ST
OREM, UT 84057

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

MURRY, MARY
82 WOODSIDE DR
PROVO, UT 84604

CHERRY GROVE INVESTMENTS LLC
95 W 2975 N
LEHI, UT 84043

UTAH COUNTY
100 E CENTER ST
PROVO, UT 84606

LINDON CITY
100 N STATE ST
LINDON, UT 84042

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

LAZY TA RANCH LLC
--OR CURRENT RESIDENT--
123 E 200 SOUTH UNIT# A-B8
LINDON, UT 84042

DICK WAYNE ENTERPRISES LLC
126 S MAIN ST
LINDON, UT 84042

BST RE HOLDINGS LLC
139 S STATE ST # 13
LINDON, UT 84042

DICK WAYNE ENTERPRISES LLC
--OR CURRENT RESIDENT--
140 S MAIN UNIT# B1
LINDON, UT 84042

LINDONS EDGE LLC
--OR CURRENT RESIDENT--
140 S MAIN UNIT# B4
LINDON, UT 84042

LINDONS EDGE LLC
--OR CURRENT RESIDENT--
140 S MAIN UNIT# C3
LINDON, UT 84042

LINDONS EDGE LLC
--OR CURRENT RESIDENT--
140 S MAIN UNIT# C4
LINDON, UT 84042

AMERICAN BANK OF COMMERCE INC
--OR CURRENT RESIDENT--
144 S STATE ST
LINDON, UT 84042

BOGEY PROPERTIES LLC
--OR CURRENT RESIDENT--
145 S 200 EAST
LINDON, UT 84042

AB ALLEN INVESTMENTS LLC
150 S STATE ST
LINDON, UT 84042

MORGAN, MICHAEL K
152 S 200 E
LINDON, UT 84042

DAYNES PROPERTY MANAGEMENT LLC
--OR CURRENT RESIDENT--
155 S STATE ST UNIT# A-D
LINDON, UT 84042

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

BUTTERFIELD, KAYLEE & TAYLOR
158 W 800 S
OREM, UT 84058

KILLIAN, SPENCER ORVAL & TANYA LEE (ET AL)
164 S 300 E
LINDON, UT 84042

PLANET POWER TOYS LLC
165 S STATE ST
LINDON, UT 84042

PETERSEN, PAUL W & VENNA ANN
171 E 200 S
LINDON, UT 84042

IS PROPERTIES LLC SERIES - 1
172 S MAIN ST
LINDON, UT 84042

CASTORANI, ANTHONY CARMEN & KAREN LOUISE
173 S 70 W
LINDON, UT 84042

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

RIVERA, JUAN M & MARTA
175 E 200 S
LINDON, UT 84042

WALKER, STERLING L & ANNA LEE
176 S 200 E
LINDON, UT 84042

COOK, ROBERT TONY & JULIE ANN (ET AL)
176 S 300 E
LINDON, UT 84042

GRANGE, KENT R & LANETTE
179 S 300 E
LINDON, UT 84042

LEE, DAVID G & SYLVIA M
--OR CURRENT RESIDENT--
181 S MAIN
LINDON, UT 84042

CLAUNCH, DAVID J & MONICA L (ET AL)
182 S 300 E
LINDON, UT 84042

LEE, RACHELLE (ET AL)
185 S 70 W
LINDON, UT 84042

SHIELDS, JONATHON A (ET AL)
190 S 200 E
LINDON, UT 84042

CONDIE, R BLAIR & RENEE E
193 S 300 E
LINDON, UT 84042

WILSON, JEFFREY R & SUZANNE H
194 S 300 E
LINDON, UT 84042

KEY WEST PROPERTIES LLC
--OR CURRENT RESIDENT--
195 S STATE ST
LINDON, UT 84042

HOYAL, JAMES I & CHRISTA R (ET AL)
198 MEADOWBROOK DR
ALPINE, UT 84004

SSJA PROPERTIES LLC
--OR CURRENT RESIDENT--
215 E 200 SOUTH
LINDON, UT 84042

305/325 LLC
222 N 160 E
VINEYARD, UT 84059

LINDONS EDGE LLC
240 N 1200 E STE 201
LEHI, UT 84043

MAZEIKA, PETER & ANGELA
250 N 1400 E
PLEASANT GROVE, UT 84062

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

TURNER, FRANCIS & DAWN
291 E 4075 N
PROVO, UT 84604

THOMAS, JOEL & ANGELA
313 E 200 S
LINDON, UT 84042

MUNTZING, ULF C & ELSA P
328 E 170 S
LINDON, UT 84042

TURNER, CHRISTINA (ET AL)
331 E 200 S
LINDON, UT 84042

BOUNTHOT, SANGVAN & THOMASIN
336 E 170 S
LINDON, UT 84042

NG, YUK BUN WILLIAM (ET AL)
347 S 800 E
OREM, UT 84097

UHS TIMPANOGOS INC
%DIRECTOR OF REAL ESTATE
367 S GULPH RD
KING OF PRUSSIA, PA 19406

JUICE JAR PROPERTIES LLC
383 N STATE ST STE 101
OREM, UT 84057

OPENDOOR PROPERTY TRUST I 02-08-2019
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

STATE STREET CORNER LLC
417 E 1340 N
PROVO, UT 84606

PATTERSON, MICHAEL A & LISBETH
421 W 2000 N
OREM, UT 84057

TRENT, JIMMY L JR & KIMBERLY
431 W 1950 N
OREM, UT 84057

PATTERSON, ROBERT
432 SILVER LN
ALPINE, UT 84004

GREEN, GAYLENE & RYAN S (ET AL)
433 W 2000 N
OREM, UT 84057

LAFRANCA, STEVE & MELANIE
441 W 1950 N
OREM, UT 84057

WATSON, ROBERT
442 W 1950 N
OREM, UT 84057

MOORE, TODD SPENCER & KRISTEN ELAINE
446 W 1830 N
OREM, UT 84057

ROSSITER, DAVID & ELDONNA
--OR CURRENT RESIDENT--
449 W 1950 NORTH
OREM, UT 84057

SISSON, BROCK & NANCY
450 W 1950 N
OREM, UT 84057

SHOELL, JAMES BRYAN & ANDREA L
451 W 2000 N
OREM, UT 84057

AHLMANN, NICOLLE PIXTON
--OR CURRENT RESIDENT--
453 W 1885 NORTH
OREM, UT 84057

CHAVES, TIMOTHY A & AUBREY A
458 W 1950 N
OREM, UT 84057

JOHNSON, KEVIN JOHN & HEATHER RANDS (ET AL)
460 W 1810 N
OREM, UT 84057

SAVELIEV, ANDREI G
--OR CURRENT RESIDENT--
460 W 1830 NORTH
OREM, UT 84057

PATTERSON, DAVID
461 W 1885 N
OREM, UT 84057

HUNSAKER, TREVOR GLADE & ROBYN BODILY (ET AL)
469 W 1885 N
OREM, UT 84057

SMITH, KEITH R & CAMILLE L
470 W 1810 N
OREM, UT 84057

WIMMER, ELMER J & DEBRA C
471 W 1830 N
OREM, UT 84057

PETERSON, SHAWN & MELINDA
472 W 1830 N
OREM, UT 84057

MORLEY, MELODY & ROBERT PAUL
475 W 1885 N
OREM, UT 84057

PITT, WILLIAM G & STACEE R
479 W 1810 N
OREM, UT 84057

HERIFORD, JESSICA
481 W 1830 N
OREM, UT 84057

GUYMON, CONRAD & MICHELLE L (ET AL)
482 W 1810 N
OREM, UT 84057

DASTRUP, JAROM & JILL
482 W 1830 N
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
487 W 1810 NORTH
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

GOLD, LEGRAND & ALICE W (ET AL)
491 W 1885 N
OREM, UT 84057

BRAITHWAITE, MARI LEE (ET AL)
494 W 1830 N
OREM, UT 84057

ASHDOWN, MATTHEW R & AUBREY A
496 W 1930 N
OREM, UT 84057

PINEDA, JEREMIAH C & EUNA
504 W 1830 N
OREM, UT 84057

FRIESNER, ALEXIS NICOLE
505 W 2000 N
OREM, UT 84057

SENG, KAN HONG & HEYING LU-SENG
507 W 1885 N
OREM, UT 84057

HUTTON, GARY & RAQUEL
509 W 1930 N
OREM, UT 84057

SEALE, BRETT & KELLY
509 W 2000 N
OREM, UT 84057

ANDERSEN, BRADY
510 W 1885 N
OREM, UT 84057

PALMER, MICHAEL & JESSICA
511 W 2000 N
OREM, UT 84057

KRL RENTAL PROPERTIES-4
512 W 440 N
OREM, UT 84057

LEE, DAVID G & SYLVIA M
514 E 150 S
LINDON, UT 84042

ASHDOWN, MATTHEW R & AUBREY A
515 W 2000 N
OREM, UT 84057

PIRIR, MIGUEL A & VIRGINIA
516 W 1830 N
OREM, UT 84057

SANCHEZ, JORGE R & MARIA
517 W 1830 N
OREM, UT 84057

WRC RENTALS LLC
--OR CURRENT RESIDENT--
522 W 1885 NORTH
OREM, UT 84057

VAN HAREN, ELORA & AUSTIN
525 W 1930 N
OREM, UT 84057

PRICE, CARY D & TAMARA V
525 W 2000 N
OREM, UT 84057

GINGRAS, JANINE (ET AL)
531 W 1830 N
OREM, UT 84057

PIRIR, MIGUEL A & VIRGINIA
--OR CURRENT RESIDENT--
540 W 1830 NORTH
OREM, UT 84057

STANFILL, BRITTON & BRYN
541 W 2000 N
OREM, UT 84057

CARTER, ELAINE WILBERG (ET AL)
544 W 1930 N
OREM, UT 84057

SMITH, JORDAN B & RACHEL A
--OR CURRENT RESIDENT--
545 W 1830 NORTH
OREM, UT 84057

GUNDERSEN, CLINT & MINDYN
545 W 1960 N
OREM, UT 84057

RICHMAN, LESLIE J & BART H
551 W 1960 N
OREM, UT 84057

PETERSON, KEVIN R
551 W 2000 N
OREM, UT 84057

POWELL, KEVIN G & SANDRA L
555 W 1930 N
OREM, UT 84057

JONES, AARON
556 W 1960 N ST
OREM, UT 84057

CWF INVESTMENTS LLC
--OR CURRENT RESIDENT--
559 W 1830 NORTH
OREM, UT 84057

RUTLAND, DESMOND & KATHRYN ANN
563 W 2000 N
OREM, UT 84057

SANCHEZ, JORGE D
568 W 1960 N
OREM, UT 84057

JUICE JAR PROPERTIES LLC
--OR CURRENT RESIDENT--
573 W 1830 NORTH
OREM, UT 84057

GREA GROUP LLC
585 W 2000 N
OREM, UT 84057

DILLINGHAM, DOUGLAS S & ARLENE
618 W 1725 N
OREM, UT 84057

KELLY, PATRICIA
632 W 1820 N
OREM, UT 84057

SMITH, MICHAEL P & MARY JANE
634 W 1820 N
OREM, UT 84057

GISH, CRYSTAL & KELLY
636 W 1820 N
OREM, UT 84057

SAAVEDRA, ALEJANDRA (ET AL)
--OR CURRENT RESIDENT--
638 W 1820 NORTH
OREM, UT 84057

THOMPSON, DARRELL & LORI
--OR CURRENT RESIDENT--
640 W 1820 NORTH
OREM, UT 84057

THOMPSON, DARRELL & LORI
640 W 1820 N # 21
OREM, UT 84057

VORN KAHL, CHRISTOPHER LEE & LEIGH
642 W 1820 N
OREM, UT 84057

POWERS, EMILY (ET AL)
--OR CURRENT RESIDENT--
644 W 1820 NORTH
OREM, UT 84057

STAYNER, JACOB & JERRY
646 W 1820 N
OREM, UT 84057

SWAILS, KATHERYN ELAINE
647 W 1870 N
OREM, UT 84057

KJAR, DAWN LIPPLY
648 W 1820 N
OREM, UT 84057

BYBEE, KIRSTIN
649 W 1870 N
OREM, UT 84057

AVALOS, GONZALO
650 W 1820 N
OREM, UT 84057

BELLOWS, LYNN B & LYNN B (ET AL)
651 W 1800 N
OREM, UT 84057

CHIPMAN, BRYSON & PAIGE
651 W 1870 N
OREM, UT 84057

HANDY, STEVEN B & KIMBERLY I
652 W 1820 N
OREM, UT 84057

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

RIGGIN, KEKOA
653 W 1870 N
OREM, UT 84057

LAKKO, JAMES WILLIAM
654 W 1725 N
OREM, UT 84057

TAYLOR, MILTON J & JOHANNA F (ET AL)
654 W 1820 N
OREM, UT 84057

GILBERT, JUSTIN L & JAMES ALVIN
655 W 1870 N
OREM, UT 84057

PETTERSSON, EDWARD & DELORES
656 W 1820 N
OREM, UT 84057

TAYLOR, SETH P
657 W 1870 N
OREM, UT 84057

KUHNI, JOETTE
658 W 1820 N
OREM, UT 84057

PACHECO, HAROLDO FERNANDO & IDALINA RESENDE
659 W 1870 N
OREM, UT 84057

JOHNSON-STUMPH, JACINDA
661 W 1870 N
OREM, UT 84057

AARON, BRENT DOUGLAS
662 W 1870 N
OREM, UT 84057

BORCHERT, SCOTT L
663 W 1800 N
OREM, UT 84057

HOWES, JEREMY
--OR CURRENT RESIDENT--
664 W 1870 NORTH
OREM, UT 84057

HOWES, JEREMY
664 W 1870 N # 7
OREM, UT 84057

MORAN, MICHAEL JON & LAURIE LYNN
668 W 1870 N
OREM, UT 84057

ARMSTRONG, PIPER
670 W 1725 N
OREM, UT 84057

1870 NORTH OREM LLC
--OR CURRENT RESIDENT--
670 W 1870 NORTH
OREM, UT 84057

SAUSEDO, MICHAEL EDWARD & HELEN
672 W 1870 N
OREM, UT 84057

OPENDOOR PROPERTY TRUST I 02-08-2019
--OR CURRENT RESIDENT--
674 W 1870 NORTH
OREM, UT 84057

KINGSBURY, KATHRYN ELIZABETH (ET AL)
675 W 1800 N
OREM, UT 84057

CARTER, KATHLEEN J (ET AL)
676 W 1870 N
OREM, UT 84057

FLETCHER, KERI A
678 W 1870 N
OREM, UT 84057

HAVE, KORBY JO
680 W 1870 N
OREM, UT 84057

KEYL, SHIREEN D (ET AL)
682 W 1870 N
OREM, UT 84057

OLIVE, KENNETH R & BARBARA F
--OR CURRENT RESIDENT--
684 W 1870 NORTH
OREM, UT 84057

HODSON, JACOB
--OR CURRENT RESIDENT--
686 W 1870 NORTH
OREM, UT 84057

HODSON, JACOB
686 W 1870 N # 12
OREM, UT 84057

JONES, A KIM (ET AL)
687 W 1800 N
OREM, UT 84057

CASTRO, MARILEE P & FERNANDO J
694 W 1725 N
OREM, UT 84057

LYON, TERESA
--OR CURRENT RESIDENT--
699 W 1800 NORTH
OREM, UT 84057

SANT, KYLER P & AUBREY M
700 W 1800 N
OREM, UT 84057

TURNER, FRANCIS & DAWN
--OR CURRENT RESIDENT--
711 W 1800 NORTH
OREM, UT 84057

GWH HOLDINGS LLC
712 W 1800 N
OREM, UT 84057

WARDLE, DIANE D & CHARLES J (ET AL)
722 W 1850 N
OREM, UT 84057

PORTER, CHERYL K
--OR CURRENT RESIDENT--
723 W 1800 NORTH
OREM, UT 84057

ASHWORTH, JAMES GERALD & CHERYL (ET AL)
724 W 1800 N
OREM, UT 84057

PARKER, BRUCE D & JANALEE H (ET AL)
725 W 1850 N
OREM, UT 84057

HARRISON, MICHAEL & JESSIE
726 W 1850 N
OREM, UT 84057

LAZY TA RANCH LLC
735 S 500 E
OREM, UT 84097

KINROSS, RUSSELL & ELAINE
735 W 1800 N
OREM, UT 84057

SCHROEDER, DALE & JANICE
736 W 1800 N
OREM, UT 84057

AXELGARD, MIKEL A & JULIE A (ET AL)
737 W 1850 N
OREM, UT 84057

POWERS, EMILY (ET AL)
738 E 700 N
OREM, UT 84097

GURULE, KENNETH A
738 W 1850 N
OREM, UT 84057

COX, KATRINA
756 W 4100 N
LEHI, UT 84043

PORTER, CHERYL K
763 N 500 E
PLEASANT GROVE, UT 84062

MORTENSEN, PAULINE
776 W 1800 N
OREM, UT 84057

WRC RENTALS LLC
777 N 400 E
OREM, UT 84097

CRANER, RORY DEAN
813 W 2000 N
OREM, UT 84057

MEADOWBROOK RENTALS LLC
--OR CURRENT RESIDENT--
816 W 1920 NORTH
OREM, UT 84057

NORTON, BENJAMIN E & CHRISTY K (ET AL)
821 W 2000 N
OREM, UT 84057

PATTERSON, ROBERT
--OR CURRENT RESIDENT--
826 W 1920 NORTH
OREM, UT 84057

HANSEN, SHARON J
829 W 2000 N
OREM, UT 84057

CHEN, KEZHANG (ET AL)
832 W 1920 N
OREM, UT 84057

MILLENIUM PROPERTIES LLC
835 N 500 W
BRIGHAM CITY, UT 84302

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

H&M SUNRISE PROPERTIES LLC
927 E 25 S
LINDON, UT 84042

MONEY, MINA (ET AL)
1010 E 1240 S
SPANISH FORK, UT 84660

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

KEY WEST PROPERTIES LLC
1100 E 900 S
PLEASANT GROVE, UT 84062

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

LYON, TERESA
1278 MALEKO ST
KAILUA, HI 96734

ROSSITER, DAVID & ELDONNA
1285 E 50 N
LINDON, UT 84042

1870 NORTH OREM LLC
1315 CANBERRA DR
LINDON, UT 84042

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

OLIVE, KENNETH R & BARBARA F
1671 FOSTER DR
RENO, NV 89509

SAAVEDRA, ALEJANDRA (ET AL)
1680 N MOUNTAIN OAKS DR
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

RICKS, MATTHEW GLEN & TABITHA JAYNE
1742 N 645 W
OREM, UT 84057

RAPP, ARIANA & BRAXTON
1748 N 720 W
OREM, UT 84057

UHS TIMPANOGOS INC
--OR CURRENT RESIDENT--
1748 N STATE ST
OREM, UT 84057

BARAHONA, BRANDI MICHAEL
1749 N 645 W
OREM, UT 84057

JONES, TREVOR BRENT
1750 N 680 W
OREM, UT 84057

ALLRED, JORDAN & ASHLEY
1751 N 680 W
OREM, UT 84057

CHERRY GROVE INVESTMENTS LLC
--OR CURRENT RESIDENT--
1752 N 645 WEST
OREM, UT 84057

BECK, LINDA JEAN (ET AL)
1753 N 720 W
OREM, UT 84057

NEAL'S RV CENTER INC
1755 N STATE ST
OREM, UT 84057

TERRILL, RONALD FORD
1758 N 720 W
OREM, UT 84057

LUTHER, ANNIS (ET AL)
1760 N 680 W
OREM, UT 84057

ERCANBRACK, ROBERT B & BONNIE J
1761 N 680 W
OREM, UT 84057

COTTON, NATHANAEL & KAYLENE
1764 N 720 W
OREM, UT 84057

MARTINSON, ROINE & LAUREL
1765 N 720 W
OREM, UT 84057

JOHN, JASON K & ELIZABETH M
1766 N 760 W
OREM, UT 84057

DOYLE, GENEVA (ET AL)
1772 N 680 W
OREM, UT 84057

WHITNEY, FRANK M & SUSAN L (ET AL)
1773 N 680 W
OREM, UT 84057

CASTRO, ROBERT A & LAUREN
1774 N 645 W
OREM, UT 84057

LAURITZEN, ELDEN L & RACHELLE ANN
1775 N 645 W
OREM, UT 84057

ABA PROPERTIES LC
1776 N STATE ST # 200
OREM, UT 84057

ABA PROPERTIES LC
--OR CURRENT RESIDENT--
1778 N STATE
OREM, UT 84057

PINALES, SALVADOR ARELLANO (ET AL)
1784 N 760 W
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1784 N STATE ST
OREM, UT 84057

WLHO #1 LC
--OR CURRENT RESIDENT--
1786 N STATE ST
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1790 N STATE
OREM, UT 84057

IW INVESTMENTS LLC
--OR CURRENT RESIDENT--
1795 N STATE
OREM, UT 84057

WLHO #1 LC
1797 N 120 E
OREM, UT 84057

EBERT JEANNE HOLDINGS LLC
1799 N STATE ST
OREM, UT 84057

HOYAL PROPERTIES LLC
--OR CURRENT RESIDENT--
1802 N STATE ST
OREM, UT 84057

UHS OF TIMPANOGOS INC
--OR CURRENT RESIDENT--
1806 N STATE ST
OREM, UT 84057

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
1810 N STATE ST
OREM, UT 84057

WALKER, GLENN P & CHRISTINE B (ET AL)
1814 N 760 W
OREM, UT 84057

PIERCE, JASON & SHELLEY
1819 N 490 W
OREM, UT 84057

THOMPSON, JAMES M & NATALIE S
1821 N 680 W
OREM, UT 84057

DAVIES, JOSH & SUMMER RENEE
1823 N 490 W
OREM, UT 84057

WALTER, KAITLYN & KARLA E (ET AL)
1823 N 680 W
OREM, UT 84057

MAZEIKA, PETER & ANGELA
--OR CURRENT RESIDENT--
1824 N STATE
OREM, UT 84057

POPE, CALEB & CASSI
1825 N 450 W
OREM, UT 84057

MILLENIUM PROPERTIES LLC
--OR CURRENT RESIDENT--
1825 N 680 WEST
OREM, UT 84057

305/325 LLC
--OR CURRENT RESIDENT--
1827 N 680 WEST
OREM, UT 84057

NICHOLAS, MARK A
1829 N 680 W
OREM, UT 84057

BECERRA, JOANNA
1831 N 680 W
OREM, UT 84057

PEREZ, JESSE
1832 N 800 W
OREM, UT 84057

CLARK, DEANN J (ET AL)
1833 N 680 W
OREM, UT 84057

WHITEHEAD, CRAIG DOUGLAS & INA KATHLEEN
1833 N 760 W
OREM, UT 84057

HATCH, BONNIE L
1834 N 680 W
OREM, UT 84057

BIRD, SCOTT & EMILEE
--OR CURRENT RESIDENT--
1835 N 680 WEST
OREM, UT 84057

LOTT, ALEXANDER D & GLENNAMAE B (ET AL)
1835 N 800 W
OREM, UT 84057

BIRD, SCOTT & EMILEE
1835 N 680 W # 9
OREM, UT 84057

ALONSO, CLAUDIA (ET AL)
--OR CURRENT RESIDENT--
1836 N 680 WEST
OREM, UT 84057

BRADLEY, DAVID C & LINDA MICHELE
1836 N 760 W
OREM, UT 84057

ALONSO, CLAUDIA (ET AL)
1836 N 680 W UNIT 16
OREM, UT 84057

MONEY, MINA (ET AL)
--OR CURRENT RESIDENT--
1837 N 680 WEST
OREM, UT 84057

THOMAS, KATHRYN (ET AL)
1838 N 680 W
OREM, UT 84057

RADMALL, CLINT R & LISA M
1839 N 680 W
OREM, UT 84057

BAILEY, HOLDEN & LAURA
1840 N 680 W
OREM, UT 84057

CROSS, CINDY SUE
1841 N 680 W
OREM, UT 84057

RODRIGUEZ, ROGELIO MELGAR
1842 N 680 W
OREM, UT 84057

COX, KATRINA
--OR CURRENT RESIDENT--
1843 N 680 WEST
OREM, UT 84057

CHAMBERLAIN, CONNIE & MICHAEL (ET AL)
--OR CURRENT RESIDENT--
1844 N 680 WEST
OREM, UT 84057

PEARSON, MATTHEW
1846 N 680 W
OREM, UT 84057

BREEDEN, KIAH
1847 N 680 W
OREM, UT 84057

CABRERA, LUIS RAMIRO & MARIA ELENA
1848 N 680 W
OREM, UT 84057

TUIPULOTU, HALLIE MARIE & HENDRICK WOLTHIUS
1848 N 800 W
OREM, UT 84057

OLSON, HOLLY
1849 N 680 W
OREM, UT 84057

POE, PATRICK GUY & NATASHA MARIE
1849 N 760 W
OREM, UT 84057

IDRIVE UTAH HOLDINGS LLC
1850 N STATE ST
OREM, UT 84057

THUESON, DAVID & TRACY (ET AL)
--OR CURRENT RESIDENT--
1851 N 680 WEST
OREM, UT 84057

OGDEN, JACKSON R (ET AL)
--OR CURRENT RESIDENT--
1853 N 680 WEST
OREM, UT 84057

LIU, JUN (ET AL)
1855 N 680 W
OREM, UT 84057

MCINTOSH, HOWARD & BRENDA (ET AL)
1857 N 680 W
OREM, UT 84057

HATCH, EARL W & KARIN K
1859 N 680 W
OREM, UT 84057

JOHNSON, BETH D
1860 N 600 W
OREM, UT 84057

SANT, M JEANE
1861 N 680 W
OREM, UT 84057

NG, YUK BUN WILLIAM (ET AL)
--OR CURRENT RESIDENT--
1863 N 680 WEST
OREM, UT 84057

GILES, JAMES W & AMY M
1864 N 760 W
OREM, UT 84057

BEATTY, THOMAS & ELLEN MARIE
1864 N 800 W
OREM, UT 84057

KOLGA, RENE
1865 N 600 W
OREM, UT 84057

PRICE, JUDY (ET AL)
1865 N 680 W
OREM, UT 84057

HARRIS, JASON J
1865 N 760 W
OREM, UT 84057

HARDING, DANAE
1867 N 680 W
OREM, UT 84057

WARD, MATTHEW
1869 N 680 W
OREM, UT 84057

TURNER, CAROMAN JAMES (ET AL)
--OR CURRENT RESIDENT--
1874 N 600 WEST
OREM, UT 84057

TURNER, CAROMAN JAMES (ET AL)
1874 N RIBBONWOOD DR
OREM, UT 84057

JATEN, RYAN H & ANGELA
1879 N 430 W
OREM, UT 84057

LIRES, LARRY G & ELAINE M (ET AL)
1880 N 800 W
OREM, UT 84057

ENRIQUEZ-CEDENO, JOSE ANTONIO
1881 N 760 W
OREM, UT 84057

CWF INVESTMENTS LLC
1885 S HIGHWAY 89 STE B
PERRY, UT 84302

BOYER, JACOB A & JENNIFER E
1887 RIBBONWOOD DR
OREM, UT 84057

BOYER, JACOB A & JENNIFER E
--OR CURRENT RESIDENT--
1887 N 600 WEST
OREM, UT 84057

MCGRATH, JESSE RYAN & MICHELLE (ET AL)
--OR CURRENT RESIDENT--
1889 N 800 WEST
OREM, UT 84057

ROUTT, WILLIAM L & ALLISON (ET AL)
1893 N 430 W
OREM, UT 84057

PARTRIDGE, ALYN & STACIE (ET AL)
1895 N 460 W
OREM, UT 84057

GUBLER, JOSHUA & REBEKAH
1895 N 800 W
OREM, UT 84057

MCGRATH, JESSE RYAN & MICHELLE (ET AL)
1899 N 800 W
OREM, UT 84057

MCEVOY, LUKE J & APRIL G
1901 N 460 W
OREM, UT 84057

STOMMEL, CHRISTINA
1902 N 460 W
OREM, UT 84057

EMEK LLC
--OR CURRENT RESIDENT--
1902 N 800 WEST
OREM, UT 84057

LASSITER, JANET (ET AL)
--OR CURRENT RESIDENT--
1906 N 600 WEST
OREM, UT 84057

LASSITER, JANET (ET AL)
1906 N RIBBONWOOD DR
OREM, UT 84057

BIRD, HEIDI S & KENNETH A
1908 N 490 W
OREM, UT 84057

REYES, DAVID A
1909 N 600 W
OREM, UT 84057

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

CHEN, HSIU-CHIN
1912 N 460 W
OREM, UT 84057

CLAYTON, RICHARD P
1913 N 430 W
OREM, UT 84057

EMEK LLC
1915 N 800 W
OREM, UT 84057

AUSTIN, MATTHEW (ET AL)
1916 N 800 W
OREM, UT 84057

CHO, HONG SANG
1917 N 460 W
OREM, UT 84057

HAYMOND, JEANA & DAVID
1919 N 430 W
OREM, UT 84057

KANAVEL, VIOLET E
1919 N 600 W
OREM, UT 84057

CHAMPION, BRIAN & ELAINE
1920 N 460 W
OREM, UT 84057

HARWARD FAMILY TRUST 03-22-2023 THE (ET AL)
1922 N 490 W
OREM, UT 84057

MIC ROCK SENIOR CARE LLC (ET AL)
1925 N STATE ST
OREM, UT 84057

FRAMPTON, DEVIN & BRITTANY
1928 N 800 W
OREM, UT 84057

ANDERSEN, BRADY
--OR CURRENT RESIDENT--
1929 N 600 WEST
OREM, UT 84057

BRADLEY, RICHARD B IV & CORTNIE J
1931 N 800 W
OREM, UT 84057

CHOWEN, BRENT WILLIAM & JODI MICHELLE (ET AL)
1933 N 460 W
OREM, UT 84057

SMITH, MARC R & ANGELA
1934 N 490 W
OREM, UT 84057

PATTY, DAVID RUSSELL & KATIE CAMPBELL (ET AL)
1935 N 800 W
OREM, UT 84057

BOHN, RANDALL S & CYNTHIA G
1938 ROBBONWOOD RD
OREM, UT 84057

BOHN, RANDALL S & CYNTHIA G
--OR CURRENT RESIDENT--
1938 N 600 WEST
OREM, UT 84057

SORENSEN, DEBRA LYN
1939 RIBBONWOOD DR
OREM, UT 84057

SORENSEN, DEBRA LYN
--OR CURRENT RESIDENT--
1939 N 600 WEST
OREM, UT 84057

NIKLITSCHEK, CHRISTINA (ET AL)
1939 N 800 W
OREM, UT 84057

ADKINS, MARK R & NINA T
1940 N 520 W
OREM, UT 84057

PURPLE ROUND BEAR LLC (ET AL)
--OR CURRENT RESIDENT--
1941 N 520 WEST
OREM, UT 84057

BARRY FAMILY ENTERPRISES LLC
1943 N STATE ST
OREM, UT 84057

BARKER, THOMAS & TRACI
1945 N 460 W
OREM, UT 84057

KLEINMAN, JULIE A
1947 N 520 W
OREM, UT 84057

OLSON, STEVEN DOUGLAS & ERIN ELIZABETH KELLY
1948 N 520 W
OREM, UT 84057

BARNEY, DEREK WAYNE & LAUREL K
1949 RIBBONWOOD RD
OREM, UT 84057

BARNEY, DEREK WAYNE & LAUREL K
--OR CURRENT RESIDENT--
1949 N 600 WEST
OREM, UT 84057

GREENLAND, PHILLIP V
1950 N 600 W
OREM, UT 84057

PALMER, R BRANDON
1955 N 800 W
OREM, UT 84057

RICE, JOLYNN RENAE (ET AL)
1957 N 520 W
OREM, UT 84057

ALDER, GLEN R & LAURIE
1958 N 520 W
OREM, UT 84057

FRANDSEN, JENNY
1959 NOTH RIBBONWOOD DR
OREM, UT 84057

FRANDSEN, JENNY
--OR CURRENT RESIDENT--
1959 N 600 WEST
OREM, UT 84057

ELKINS, KEVIN R & PAMELA
1967 N 520 W
OREM, UT 84057

KRL RENTAL PROPERTIES-4
--OR CURRENT RESIDENT--
1967 N 800 WEST
OREM, UT 84057

WALKER, KEITH & CAROL J
1969 RIBBONWOOD DR
OREM, UT 84057

WALKER, KEITH & CAROL J
--OR CURRENT RESIDENT--
1969 N 600 WEST
OREM, UT 84057

SMITH, JORDAN B & RACHEL A
1970 N 320 W
OREM, UT 84057

FRIEDRICH, FRANK
1975 N 800 W
OREM, UT 84057

IHC HOSPITALS INC
--OR CURRENT RESIDENT--
1975 N STATE ST
OREM, UT 84057

NARCISO, JOSE LUIS & AURELLA CARMONA
1979 RIBBONWOOD RD
OREM, UT 84057

NARCISO, JOSE LUIS & AURELLA CARMONA
--OR CURRENT RESIDENT--
1979 N 600 WEST
OREM, UT 84057

LOWE, LAURENCE A
1980 RIBBBONWOOD DR
OREM, UT 84057

LOWE, LAURENCE A
--OR CURRENT RESIDENT--
1980 N 600 WEST
OREM, UT 84057

MC CUNE, JASON
1981 N 600 W
OREM, UT 84057

MURRAY, NATHAN W & FAWN E
1990 RIBBONWOOD RD
OREM, UT 84057

MURRAY, NATHAN W & FAWN E
--OR CURRENT RESIDENT--
1990 N 600 WEST
OREM, UT 84057

KNEADERS AND ASSOCIATES LLC
1990 N STATE
OREM, UT 84057

MURRY, MARY
--OR CURRENT RESIDENT--
1991 N 600 WEST
OREM, UT 84057

MILLROCK INVESTMENT FUND 1 LLC
2100 W PLEASANT GROVE BLVD # 200
PLEASANT GROVE, UT 84062

PURPLE ROUND BEAR LLC (ET AL)
2453 W 700 S
LEHI, UT 84043

THUESON, DAVID & TRACY (ET AL)
3167 N 1650 W
PLEASANT GROVE, UT 84062

BOGEY PROPERTIES LLC
3254 W DESERT LILY DR
LEHI, UT 84043

TAYLOR ORTHO MANAGEMENT CO LLC
3259 W SAGE GLEN CT
RIVERTON, UT 84065

CHAMBERLAIN, CONNIE & MICHAEL (ET AL)
3424 W LILY GARDEN LN
SOUTH JORDAN, UT 84095

AMERICAN BANK OF COMMERCE INC
3670 N UNIVERSITY AV
PROVO, UT 84604

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

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

TCRIP LLC
5406 W CHRISTIE CT
HIGHLAND, UT 84003

SSJA PROPERTIES LLC
%BUAS, SUE
9140 BENTHAM AVE
SANDY, UT 84093

PIRIR, MIGUEL & VIRGINIA
9620 N ELK RIDGE DR
EAGLE MOUNTAIN, UT 84005

DAYNES PROPERTY MANAGEMENT LLC
12974 NEW RIVER DR
DRAPER, UT 84020

MEADOWBROOK RENTALS LLC
%PATTERSON, ROSANNA
13615 GROVE DR
ALPINE, UT 84004

OGDEN, JACKSON R (ET AL)
13923 S ARROW CREEK DR
DRAPER, UT 84020

Agenda Item 3.4 is a request by David Vincent for the Planning Commission to forward a recommendation to the City Council to enact Article 22-11-66 (PD-53) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).

Staff Presentation: The applicant is proposing to create the PD-53 zone and rezone the property at approximately 1960 North State Street to the PD-53 zone from the C2 zone.

The new PD-53 zone will be similar to the current C2 zone with some changes to setbacks, landscaping and parking standards. Rezoning this property to the PD-53 zone will also limit what can be built on the site as any development will be tied to the proposed concept plan. The concept plan shows the proposed layout of the site as well as building elevations. If in the future someone wanted to develop the site differently than what is shown in the proposed concept, they would need to come through the rezone process again to amend the proposed concept plan.

Setbacks: The C2 zone requires the setback from the back of a sidewalk along State Street to be 15 feet (22-8-8), the PD-53 zone requires the setback from the back of a sidewalk along state street to be 10 feet. The PD-53 text requires that buildings and parking lots comply with the 10' setback, however, allows a drive-through aisle for one building to encroach into the setback as long as it is still at least 1 foot from the required sidewalk.

All other setbacks remain the same as the C2 zone, which are as follows:

- From an adjoining nonresidential property – 0'
- From an adjoining residential property – 10' or equal to the height of that portion of the building (with a maximum building height of 35' unless the building is setback at least 100' from the property line. If setback at least 100' from a residential property line, the building may be 48' tall).

Landscaping: Currently along State Street planter strips are required to be 15' wide and trees are to be spaced at least every 40' in the planter strips. In the PD-53 zone the planter strips along State Street would be 10' wide and trees would be required to be spaced at least every 50'. All other standards relating to the planter strips and landscaping are the same as required for other zones along State Street (22-8-8(B)(2)).

Parking: In the C2 zone buildings with less than 10,000 square feet of gross floor area are required to have one parking stall for every 250 square feet of gross floor area. Buildings with 10,000 square feet or more of gross floor area are required to have one stall for every 250 square feet of gross leasable area. In the PD-53 zone buildings with less than 10,000 square feet of gross floor area are required to have one parking stall for every 255 square feet of gross floor area. Buildings with 10,000 square feet or more of gross floor area are required to have one stall fore very 255 square feet of gross leasable area.

Building Height: In the PD-53 zone buildings may have a maximum height of 48 feet if they are setback at least 100 feet from an adjoining residential zone. If they are setback less than 100 feet from a residential zone the maximum height allowed is 35 feet, though the setback is required to be equal to the height of that portion of the building. (For instance, if a building is 15 feet tall at the edge of the roof and 25 feet at the peak of the roof, then the edge of the roof must be at least 15 feet from the property line, and the peak of the roof must be at least 25 feet from the property line.)

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 Article 22-11-66 (PD-53) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. Mr. Carpenter asked how much parking would be lost in the change to PD53. Ms. Wagstaff said the total proposed for the PD53 zone is 347. In the C2 zone 353 would be required. There is a difference of six (6) stalls. Mr. Low asked about landscaping. Mr. Bench said the existing site is improved along the frontage of State Street which is ten (10) feet. They want to keep what is existing to maintain as much parking as possible. There was a discussion on the parking lot and possible changes.

The question was asked at to why change to a PD zone. Mr. Bench said the setback requirement is one reason. The City is in favor of this because it is tied to a concept plan. In the C2 zone they can do what they want within the requirements of the zone. The PD zone ties the project to specific elevations, concept, materials, etc. the PD zone ties the project to this concept. Allows city greater specificity of what will be built there.

Chair Komen invited the applicant to come forward. Dave Ensign, Engineer, and Justin Heppler, AJC Architects, introduced themselves. Mr. Ensign said they consider the PD zone a minor change from the C2 zone. They will be eliminating one (1) of three (3) curb cuts which is a benefit to the neighborhood. They tried to use materials compatible to the existing Kneaders building. The existing building is twelve (12) feet from the property line. The new buildings will be one hundred (100) feet from the property line.

Mr. Hawkes asked why they delayed in coming to the City with this project. Mr. Ensign said seven (7) years ago they thought they would locate the corporate headquarters there. That need has been filled in another location. Ms. Komen asked what type of businesses they plan on going in these new buildings. Mr. Ensign said medical, dental, general office types of businesses.

Mr. Low asked if a traffic study was done. John Dorny, Traffic Engineer, said yes, they did a traffic study. He said anything on State Street will fail and this project was a level F. It does not fail at the signalized intersection at 2000 North. There was nothing glaring in the study that couldn't be dealt with. The traffic study was done based on medical, dental and office uses. These are typically not an 8:00 a.m. and 5:00 p.m. facility. That type of office has traffic all day long with no typical a.m. or p.m. rush.

Mr. Sakar said the applicant could come in with this same site plan for the C2 zone. Mr. Heppler said yes, but they are asking for flexibility along State Street. Mr. Bench said there are other PD zones throughout the City with minor exceptions. On State Street if the City required an additional five (5) feet to push back for landscaping, that would affect the parking on this project. The City gets a benefit in knowing what will be there. In the C2 zone they could potentially lose twenty-two (22) parking stalls along State Street. Mr. Low asked if the City has run into parking issues with these types of commercial office type buildings. Mr. Bench said he was not aware of any like this, that are office and retail uses, with parking issues. With this project, parking should not be an issue with cars coming and going.

The footprint of the two (2) new buildings is smaller than the old Allen's building that will be demolished. The south end of the lot is currently vacant. Ms. Komen asked how is the lighting with the parking behind the buildings. Mr. Heppler said the project would meet the required City code standards for lighting of the parking lot.

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.

Phillip Greenland
Keith Walker
Laurel Barney

Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

There was a discussion of questions raised by public comments. Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Low moved to forward a positive recommendation to the City Council to enact Article 22-11-66 (PD-53) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres). Mr. Hawkes seconded the motion. Those voting aye: James Hawkes,

Helena Kleinlein, Madeline Komen, Murray Low and Haysam Sakar. Those voting Nay: Mike Carpenter. Those abstaining: Gerald Crismon.

Orem Neighborhood Meeting

July 12, 2023
Meeting Notes

Intro by David Vincent

Project Presentation (see slides) by Justin Heppler (AJC Architecture)

Q&A

- Why do we need to change zoning without residential?
  - Looking to adjust zoning to have a slightly smaller setback along state street and approve the parking?
- What is city standard on setback for this zone?
  - 30′
- Where will this be off the fence in the east?
  - 100′
- The Allens Grocery sits closer to the fence
- What kind of fence?
  - We will match the fence behind the
- Is there any residential access?
  - No
- Why not improve the corner (the red box)?
  - Sweeto Burrito has a lease
  - The parking lot has been redone about 3-4 months ago
  - Kneaders uses the white building in the back
  - Kneaders drive thru will be double wide and parking field
- Do you have the lots behind on the east on a plan?
  - On the survey, but not on this
- What is the total parking
  - 330 new stalls (not included in the red box)
- Discussion on traffic circulation
- Explain new zoning
  - We are doing a Planned Development site - it only approves this site plan
- Can you do some research on the zoning?
  - Citizens would like assurance that the zoning doesn’t allow changes in the future
  - PD zoning is plan-specific; if anyone wants to change it they’d have

to rezone or do another PD approval.
    - We are doing more restrictions with a PD than if it were a Commercial zone. It makes it more difficult in future.
- What if we don't get the PD zone?
    - We could adjust the site to fit with the zoning but it would make us have some less desirable site design.
- PD Zoning Discussion
    - It is site specific; cannot be changed
- What is required on parking?
    - 250 / 1000 leasable for greater than 10,000 sf
- Would the height be the same under c-2 zone?
    - Yes
- What is about the same height for reference?
    - Alpine CU
    - Four chairs addition is 30′
    - Current Allens is 27′
- Problem with parking / access on the far east access on 2000
    - We will have the parking study address it
    - Look at width of curb cut
- What will the hours be for the office?
- What is the feasibility to get an access easement through the property line?
    - Not likely
- What is your timing?
    - 1-2 months for planning commission; 1-2 months for city council - if approved, then build next year

Kneaders Site Development
(1960 N State Street, Orem)
Neighborhood Meeting

Meeting Date: July 12, 2003
Meeting Location: Fairfield Inn & Suites by Marriott Provo Orem (901 N 1200 W, Orem, UT)

Attendees:

NAME	OREM RESIDENT (Y/N)	IF ATTENDING ON BEHALF OF COMPANY PLEASE LIST COMPANY NAME
Rob Fetzer	N	PEG
Colleen Worthington	N	
Gary Worthington	N	
Sherry Heaps	Y	
Steve Heaps	Y	
Laurel Barney	Y	
Bill Fairbanks	N	
Tami Vincent	N	
Keith Walker	Y	
Carol Walker	Y	
Andrew Allen	N	
Heather Johnson	Y	
Mike Carpenter	Y	

MEMORANDUM

LICENSED PROFESSIONAL ENGINEER
NO. 12890754
Jordi J. Berrett
12/20/2023
STATE OF UTAH

Date: December 20, 2023

To: Orem City

From: Hales Engineering

Subject: Orem PEG Kneaders Site Parking Study

UT23-2543

Introduction

This memorandum discusses the parking study completed for the proposed Kneaders Site development located in Orem, Utah. The study identifies the City parking supply rates, local parking demand, and parking demand rates identified by the Institute of Transportation Engineers (ITE). The proposed development is located on 1950 N State Street in Orem, Utah. A vicinity map of the project site is shown in Figure 1.

Figure 1: Site vicinity map of the project in Orem, Utah

Project Description

The proposed development is located on a property which will share parking with two existing drive-thru restaurants and an office building. The development proposes three new office buildings that total 85,489 square feet of gross leasable office space and a new drive-thru restaurant with 2,660 square feet of gross floor area. The office space will be considered a "neighborhood office" land use that may include a mix of professional office, medical office, and minor retail land uses. A supply of 399 stalls is currently planned for the project. A site plan is provided in Appendix A.

City Parking Code

The Orem City code section 22-15 specifies off-street parking rates for various city zones. The project is currently in the C2 zone. However, the owner is applying for a zone change to a new PD zone, which utilizes C2 requirements with permitted exceptions being made pending approval. The Orem City Parking rates are shown in Table 1.

The calculations for the parking required by the City are shown in Local Parking Demand

To identify actual local parking demand for a similar neighborhood office land use, data were collected from existing PEG office buildings at 2183 West Main Street and 2135 West Main Street in Lehi, Utah on July 6, 2023. These buildings are anticipated to house the same land uses as those planned for the project site. These offices have approximately 72.0 KSF of gross floor area. The office building at 2135 West has 6.0 KSF of unoccupied floor space. Therefore, a gross floor area of 66 KSF was used for the calculation. The total peak parking demand observed at these locations was 132 vehicles. This results in a rate of 2.0 parked vehicles per KSF of gross floor area.

Table 2. For buildings with more than 10 thousand square feet (KSF) of gross leasable area or less than 10 KSF of gross floor area, one parking stall is required for every 250 square feet. As shown, it is anticipated that the city would require 415 stalls for the site.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Office Building	KSF	4.0
Drive-Thru Restaurant	KSF	4.0

Source: Orem City code, 2023

Local Parking Demand

To identify actual local parking demand for a similar neighborhood office land use, data were collected from existing PEG office buildings at 2183 West Main Street and 2135 West Main Street

in Lehi, Utah on July 6, 2023. These buildings are anticipated to house the same land uses as those planned for the project site. These offices have approximately 72.0 KSF of gross floor area. The office building at 2135 West has 6.0 KSF of unoccupied floor space. Therefore, a gross floor area of 66 KSF was used for the calculation. The total peak parking demand observed at these locations was 132 vehicles. This results in a rate of 2.0 parked vehicles per KSF of gross floor area.

Table 2: City Parking Calculations

Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
New Office Building	35.5	KSF	4.00	142
New Office Building	33.9	KSF	4.00	136
New Office Building	16.2	KSF	4.00	65
New Drive-Thru Restaurant	2.66	KSF	4.00	11
Existing Kneaders	5.8	KSF	4.00	23
Existing Sweeto Burrito	2.66	KSF	4.00	11
Existing Office	6.8	KSF	4.00	27
TOTAL				**415**

Source: Orem City code, 2023

Applying the rate of 2.0 to the project neighborhood office space indicates a demand of 171 parked vehicles for the proposed office space in Orem. It is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 10% additional stalls beyond the anticipated demand. Based on this, a supply of 188 stalls should be provided for the office space of the project, which represents a supply rate of 2.21 stalls per KSF.

ITE Parking Demand

Hales Engineering referred to the Institute of Transportation Engineers (ITE) *Parking Generation* (5th Edition, 2019) to identify parking demand rates for the fast-food restaurant with drive through land use. ITE has gathered actual parking demand counts at various land uses and identified average, 85th percentile, and maximum rates. The 85th percentile rate represents a demand that is higher than 85 percent of study sites. The industry standard is to apply this rate. Hales Engineering calculated the anticipated parking demand based on the 85th percentile rates. ITE would suggest that the parking demand for the restaurant will be 37 stalls. Applying 10% additional demand results in a supply of 41 parking stalls for this land use.

Based on the parking demand data gathered at the Lehi PEG office buildings, the ITE parking rates for fast-food restaurants, and analysis of the existing buildings, it is anticipated that the peak

parking demand of the project site as proposed will be 332 vehicles, with a recommended parking supply of 366 stalls (including the 10% buffer). A breakdown of each calculation is shown in Table 3.

If the land uses of the project change, the following are ITE 85th percentile parking demand rates and corresponding supply rates per KSF that could be considered for potential land uses:

- Fast Casual Restaurant (land use 930): 11.03 stalls/KSF (Supply: 12.2 stalls/KSF)
- High-turnover Sit-down Restaurant (land use 932): 17.40 stalls/KSF (Supply: 19.2 stalls/KSF)

Table 3: ITE Parking Demand and Local Parking Demand Generation

Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply (+10%)
New Neighborhood Office Buildings (Local data)	85.5	KSF	2.00	171	188
New Fast-Food Restaurant with Drive-Through (ITE)	2.66	KSF	13.78	37	41
Existing Kneaders Bakery and Cafe (Local data)	5.50	KSF	10.5	58	64
Existing Sweeto Burrito Restaurant with Drive-Through (ITE)	2.66	KSF	13.78	37	41
Existing Neighborhood Office Buildings (ITE)	6.80	KSF	4.28	29	32
TOTAL				332	**366**

Sources: Hales Engineering and ITE Parking Generation, 5th Edition, 2019

Shared-Use Analysis

It is unlikely that all land uses in the development would experience peak parking demand during the same hour of the day. For instance, restaurant land uses typically experience peak demand during mealtimes, while office and retail land uses experience a mid-morning and mid-afternoon peak demand.

Hales Engineering performed a time-of-day analysis based on the office space and restaurant parking demand data. Time-of-Day parking distributions were obtained from Institute of Transportation Engineers (ITE) *Parking Generation* (5th Edition, 2019). This analysis is shown in Figure 1. Based on the ITE time-of-day parking demand analysis, the daily parking demand at the project site is not anticipated to exceed 323 stalls. Adding an additional 10% to the maximum daily parking demand yields a recommended parking supply of 355 stalls.

Figure 2: Time-of-Day Analysis with ITE and Local Parking Demand Rates

Comparison and Recommendation

A comparison of the proposed parking stall supply, the City's parking requirement, and the recommended supply based on local parking demand with the ITE Parking Generation rates is shown in Table 4. Based on the provided information, Hales Engineering recommends that at least 355 stalls be provided for the proposed project. The proposed 399 stalls are sufficient for the anticipated parking demand.

As noted, if the land uses change and higher intensity uses are introduced such as restaurants, more stalls may be needed. In those cases, it is recommended that 12.2 stalls/KSF for fast casual be provided.

Table 4: Parking Comparison

Source	# of Stalls
Proposed Site Plan	399
City Requirement	415
Local Parking Demand and ITE Parking Generation + 10%	366
Shared-Use Parking + 10%	355

Conclusions

The key findings of this study are as follows:

- Orem City code calls for a total of 415 parking stalls to fulfill their requirements for the site's existing buildings, the three proposed office buildings consisting of 85,489 sq. ft. of gross leasable office space area and a drive thru restaurant of 2,660 sq. ft gross floor area.
- Using ITE parking demand rates and from collecting local residential parking demand data from the similarly sized PEG offices in Lehi, Utah, a daily parking demand of 332 vehicles is anticipated for the entire site with a recommended parking supply of 366 stalls.
- Based on ITE time of day distributions, the peak daily demand for parking is not anticipated to exceed 323 vehicles, yielding a recommended parking supply of 355 stalls.
- Hales Engineering recommends that at least 355 stalls be provided for the proposed project. The proposed 399 stalls are sufficient for the anticipated parking demand.
- If the land uses change and higher intensity uses are introduced such as restaurants, more stalls may be needed. In those cases, it is recommended that 12.2 stalls/KSF for fast casual restaurants be provided.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan

PROJECT DATA

PROPERTY ADDRESS: 1960 N STATE ST - OREM

PARCELS:

	44:207:0001	3.991 AC.
	44:207:0004	0.456 AC.
	44:207:0005	0.451 AC.
	44:207:0006	0.451 AC.

LOT SIZE 5.394 AC.
LOT COVERAGE 17.32%

BUILDING SIZE:	GROSS COMMON	GROSS LEASABLE	TOTAL
BUILDING 1	3,900 SF.	35,435 SF.	39,335 SF.
BUILDING 2	4,195 SF.	33,870 SF.	38,065 SF.
BUILDING 3	1,880 SF.	16,185 SF.	18,065 SF.
BUILDING 4		2,660 SF.	2,660 SF
			98,125 SF.

EXISTING BUILDING FOOTPRINT: 10,540 SF

REQUIRED VEHICLE PARKING:

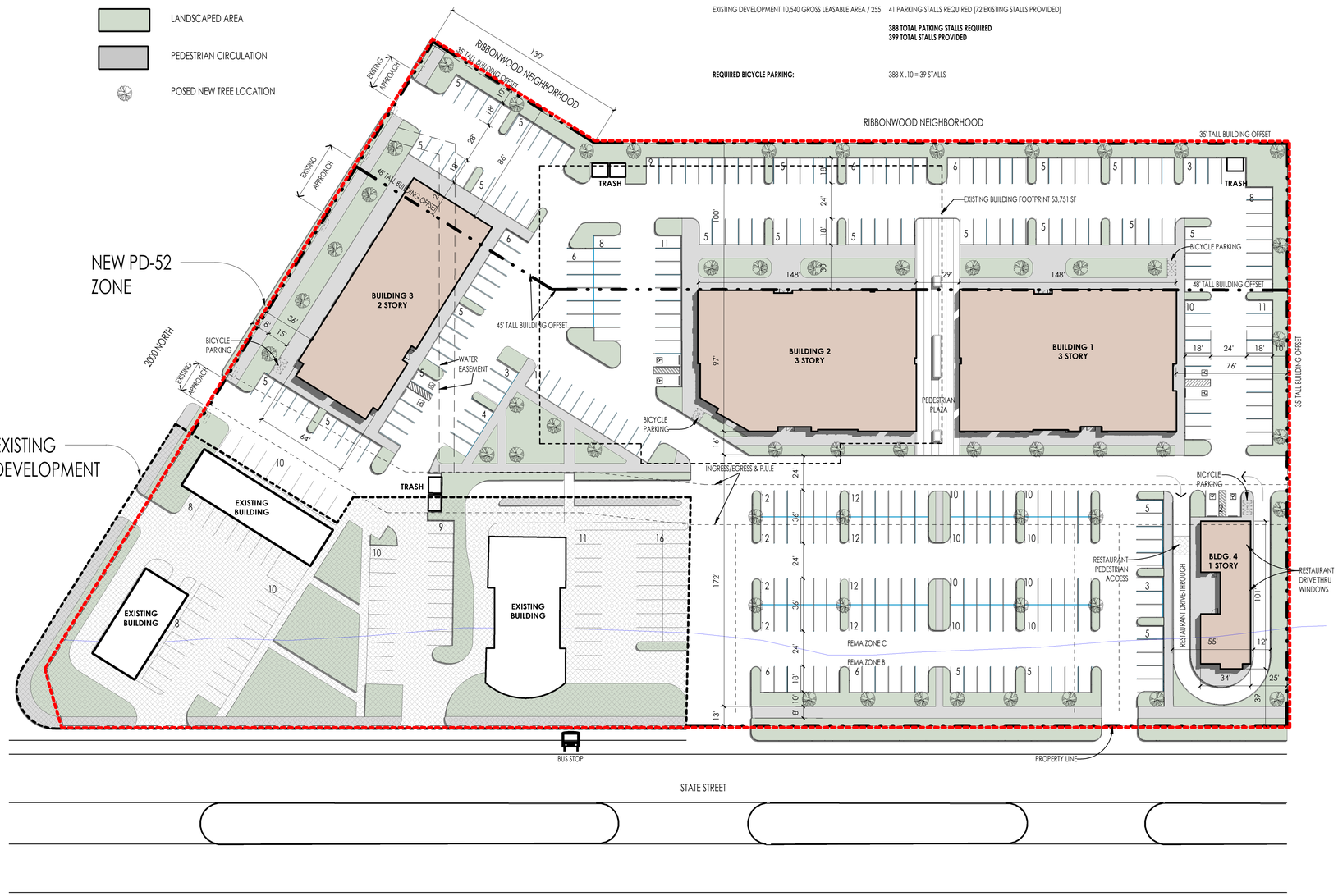
BUILDING 1	35,434 GROSS LEASABLE AREA / 255	139 PARKING STALLS
BUILDING 2	33,870 GROSS LEASABLE AREA / 255	133 PARKING STALLS
BUILDING 3	16,185 GROSS LEASABLE AREA / 255	64 PARKING STALLS
BUILDING 4	2,660 GROSS LEASABLE AREA / 255	11 PARKING STALLS
		347 TOTAL PARKING STALLS REQUIRED (INCLUDING 8 ADA STALLS)
EXISTING DEVELOPMENT	10,540 GROSS LEASABLE AREA / 255	41 PARKING STALLS REQUIRED (72 EXISTING STALLS PROVIDED)

388 TOTAL PATKING STALLS REQUIRED
399 TOTAL STALLS PROVIDED

REQUIRED BICYCLE PARKING: 388 X .10 = 39 STALLS

LEGEND

- LANDSCAPED AREA
- PEDESTRIAN CIRCULATION
- POSED NEW TREE LOCATION



A3 SITE PLAN
1" = 40'-0"

SCALE : 1/8" = 1'-0"

GENERAL NOTES:

SEE SHEET GI001 FOR DRAWING INDEX.

SEE SHEET GI002 FOR GENERAL NOTES AND ABBREVIATIONS.

DO NOT SCALE DRAWINGS.

CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

ZONING

ZONE: PD-53

MINIMUM LOT AREA: 7000 SQFT

SETBACKS:
- STATE STREET OR ADJACENT BACK OF SIDEWALK: 10' PLANTER STRIP NOT USE FOR STORM WATER
- CONNECTOR STREET: 20'
- NON RESIDENTIAL ADJOINING PROPERTY: 0'

STRUCTURAL HEIGHT:
- MIN: 8'
- MAX: 48' (35' UNLESS 100' FROM RESIDENTIAL)

PARKING:
- 90 DEGREE PARKING STALL:
- 9' W 18' L
- 24' AISLE

BUILDING <10,00 SQFT
- 1 STALL EVERY 250 SQFT GROSS FLOOR AREA

BUILDING>10,000 SQFT
- 1 STALL EVERY 250 SQFT OF GROSS LEASABLE AREA

PARKING REQUIREMENT MODIFICATIONS:
UP TO 75% CAN BE DEFERRED IF:
- THE INSTITUTE OF TRAFFIC ENGINEERS STATES THERE IS A LOWERED ANTICIPATED NEED IN SIMILAR USE
- IMMEDIATELY ACCESSIBLE TO PUBLIC TRANSPORT THAT SERVES USERS
- USERS REGULARLY USE NON MOTORIZED VEHICLE TRANSPORT

UP TO 50% CAN BE DIFFERED IF:
- SITE INCORPORATES MIXED USE OF OFFICE OR RETAIL WITH PRIMARY/SECONDARY SCHOOLS
- ADJACENT TO MASS TRANSIT WHERE APPLICANT PROVIDES TRANSIT STOP WITH AMENITIES INCLUDING PUBLIC PLAZA, SITTING AREAS, AND LANDSCAPING

PEDESTRIAN ACCESS:
PEDESTRIAN PATH FROM PUBLIC RIGHT OF WAY AND PUBLIC TRANSPORT STOP FOR EVERY 600' OF FRONTAGE

BIKE PARKING:
- 10% OF AUTOMOBILE PARKING (MIN 3 STALLS)
- MUST ALLOW FOR LOCKING BOTH FROM AND WHEEL TO AN ANCHORED RUST RESISTANT SOLID RACK OR LOCKER
- AREA PROTECTED FORM VEHICLES
- DESIGNED TO NOT DAMAGE BIKES
- INCORPORATED INTO AESTHETICS OF THE BUILDING
- LOCATED IN CONVENIENT WELL LIT, HIGHLY VISIBLE, WELL LIT AREA
- NOT INTERFERE WITH PEDESTRIAN ACCESS

LANDSCAPING:
- LANDSCAPED END ISLES:
- MIN 8' WIDE OF EVERY OTHER ROW WITHIN 75' OF RIGHT OF WAY
- MIN 1 DECIDUOUS TREE
- MIN 50% LIVING VEGETATION COVERAGE UNDER 2' HIGH
- PLANTER BOXES DO NOT APPLY
- LANDSCAPED AREA MUST BE MIN 5'X5'
- CONCRETE CURBS REQUIRED AROUND LANDSCAPED AREAS

LARGE PARKING ZONE LANDSCAPING REQUIREMENT.
- PARKING ZONES CONTAINING MORE THAN FIFTY (50) STALLS BUT LESS THAN SEVENTY-FIVE (75) STALLS SHALL INCLUDE A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. PARKING ZONES CONTAINING AT LEAST SEVENTY-FIVE (75) STALLS BUT LESS THAN ONE-HUNDRED (100) STALLS SHALL INCLUDE A MINIMUM OF SEVEN AND ONE-HALF PERCENT (7.5%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. PARKING ZONES CONTAINING 100 OR MORE STALLS SHALL INCLUDE A MINIMUM OF TEN PERCENT (10%) OF THE PARKING ZONE AREA AS INTERIOR LANDSCAPING. AREAS LANDSCAPED PURSUANT TO THE REQUIREMENTS OF OTHER SECTIONS OF THIS ARTICLE MAY BE COUNTED TOWARD FULFILLING THE REQUIREMENTS OF THIS SECTION. NO MORE THAN TWENTY-FIVE PERCENT (25%) OF THE INTERIOR LANDSCAPING REQUIRED BY THIS SECTION SHALL BE LOCATED ADJACENT TO A BUILDING.

TREES:
- MIN 1 TREE PER 3,000 SQFT OF SITE PAVEMENT
- LOCATED AT LEAST EVERY 40' ON LANDSCAPED FRONTAGE'
- PLANTED NO FARTHER THAN 4' FROM SIDEWALK EDGE
- 2" IN CALIPER AND 8' HIGH MIN WHEN PLANTED
- 100 OR MORE STALLS REQUIRES MINIMUM 10% OF PARKING ZONE AS LANDSCAPING, ONLY 25% MAY BE LOCATED ADJACENT TO A BUILDING

ARCHITECTURAL FEATURES:
- SIGNS MUST BE 8' FROM CURB ADJACENT TO STATE ST.
- 40% OF GROUND STORE ROAD FACING FACADES MUST BE TRANSPARENT WINDOWS THAT SEE 5' MIN INTO BUILDING
- VERTICAL RECTANGLE OR SQUARE SHAPE WINDOWS UNLESS DISPLAY WINDOWS
- 1' MIN VERTICAL BREAK IN FACADE AT LEAST EVERY 50'
- HEAVIER FACADE MATERIALS SHOULD BE LOWER THAN LIGHT ONES

MATERIALS ALLOWED:
- TIER 1: BRICK, SPLIT-FACE BLOCK, GLASS, STONE, OR FIBER CEMENT BOARD REQUIRED
- TIER 2:ALUMINUM COMPOSITE MATERIAL PANEL SYSTEMS, STUCCO, AND EXTERIOR INSULATION AND FINISHING SYSTEMS
- (EIFS) ONLY AS TRIM ON GROUND LEVEL, SHALL NOT EXCEED 40% OF STREET FACING FACADE, AND 75% OF NON STREET FACING
- STANDING SEAM METAL (BUT NO OTHER METALS) MAY BE USED FOR AWNINGS. SHEET METAL AND CORRUGATED METAL AND OTHER METAL FINISHES ARE ONLY PERMITTED FOR SOFFITS, FASCIA, AND SIMILAR MINOR ARCHITECTURAL FEATURE

  EXCEPT AS OTHERWISE PROVIDED, ALL BUILDINGS SHALL BE COMPLETED ON STREET-FACING FACADES WITH BRICK, SPLIT-FACE BLOCK, GLASS, STONE, STUCCO, METAL PANELING, EXTERIOR INSULATION AND FINISHING SYSTEMS (EIFS), OR FIBER CEMENT BOARD.

UTILITIES:
- BURIED PREFERRED. BOXES WITHIN 15' OF SIDEWALK MUST BE COMPLETELY SCREENED IN AN AESTHETICALLY COMPATIBLE WAY. ACCESS SHALL NOT FACE STATE STREET
- LIGHTING SHOULD MINIMIZE GLARE TO ADJOINING RESIDENCES

ajc architects
703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

Kneaders 1960 N State St, Orem, UT 84057

SHEET NAME:

ARCHITECTURAL SITE PLAN

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATE: **2017**
ISSUE TYPE: **START**
DRAWN BY: **ajc**
CHECKED BY: **K. RIGBY**
PROJECT#: **XXXX**

SHEET NUMBER:

AS101

1/3/2024 4:13:31 PM P:\2021\2021-65 PEG Kneaders Orem Test Fit\02 Models\Revit\2021-65 - PEG Kneaders Test Fit Site_v22_.rvt
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS PC. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ALTERATIONS TO THE DRAWINGS MADE BY OTHERS. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB BY THE CONTRACTOR. ANY ERRORS OR ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT BEFORE WORK IS DONE. ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS MAY CONSTITUTE TRADE SECRET WARRANTIES NOT WRITTEN INTO THE CONTRACT DOCUMENTS.
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DRAFT

OREDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL ENACTING ARTICLE 22-11-66 (PD-53 ZONE) AND APPENDIX OO OF THE OREM CITY CODE AND AMENDING ARTICLE 22-5-3 (A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 1960 NORTH STATE STREET FROM THE C2 ZONE TO THE PD-53 ZONE (APPROXIMATELY 6.8 ACRES).

WHEREAS on September 28, 2024, David Vincent filed an application with the City of Orem to enact Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres); and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 6, 2024, and the Planning Commission recommended that the City Council approve the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on April 9, 2024; and

WHEREAS notices were mailed to 377 property owners within a 1,000 square foot radius 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; 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 and general welfare of the City.
2. The City Council hereby enacts Article 22-11-66 (PD-53 zone) and Appendix OO of the Orem City code and amends Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 1960 North State Street from the C2 zone to the PD-53 zone (approximately 6.8 acres).
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

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4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 9th day of **April 2024**.

_____
David A. Young, Mayor

ATTEST:

_____
Teresa McKitrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jeff Lambson	☐	☐	☐
Jenn Gale	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
Chris Killpack	☐	☐	☐
David Spencer	☐	☐	☐

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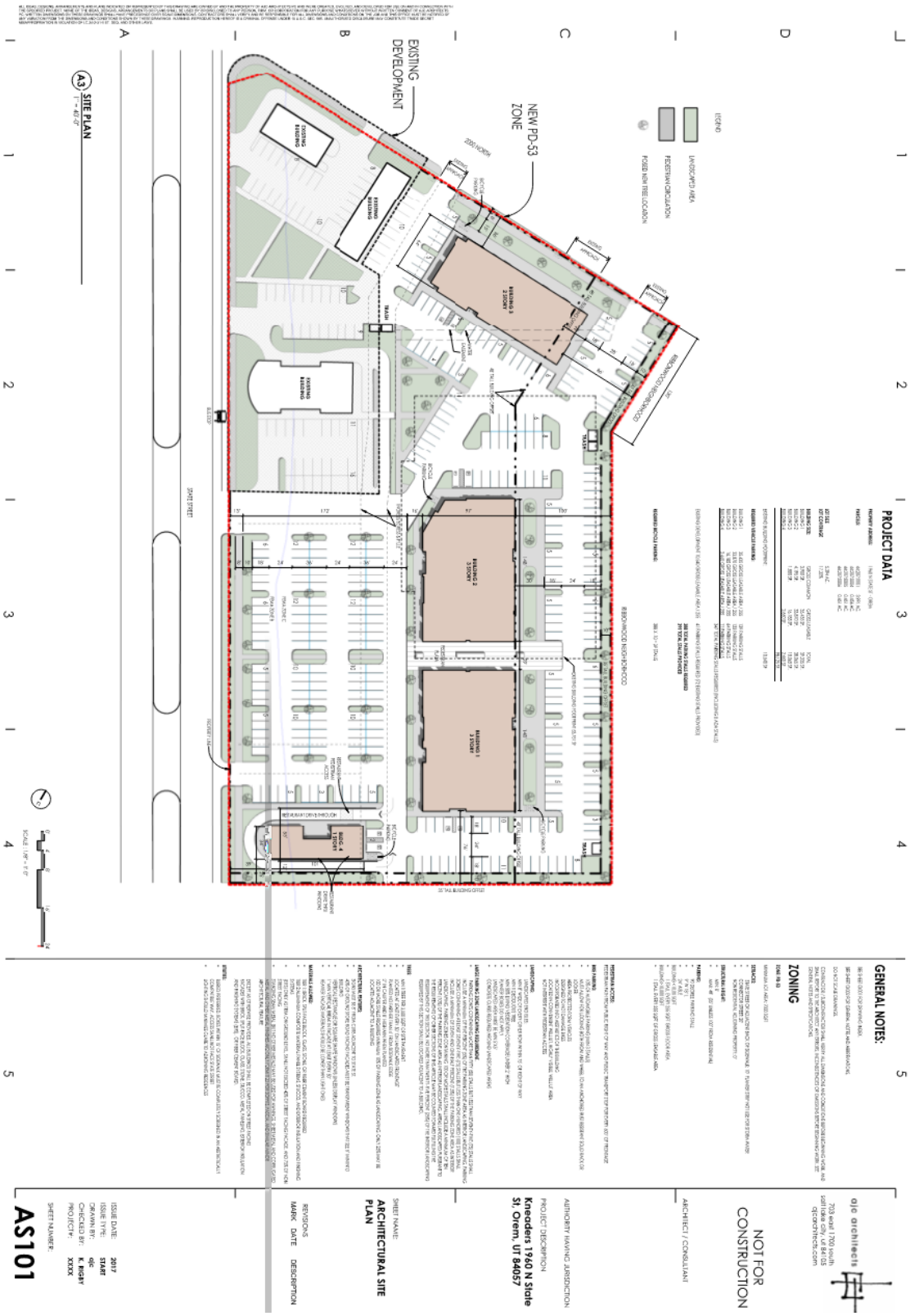
EXHIBIT A



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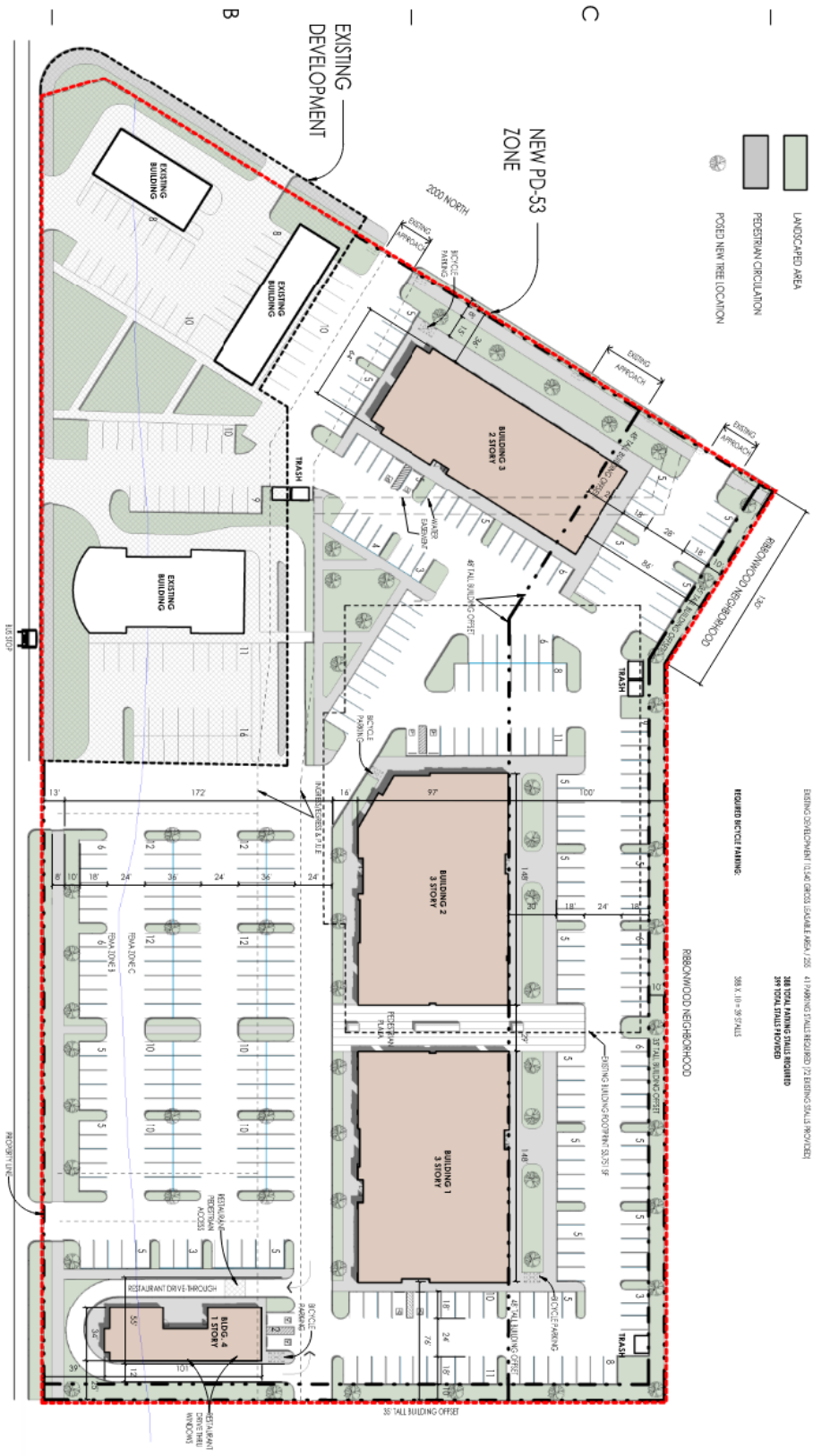
LANDSCAPED AREA
PEDESTRIAN CIRCULATION
POSED NEW TREE LOCATION
NEW PD-53 ZONE
EXISTING DEVELOPMENT
2000 NORTH
EXISTING APPROACH
BICYCLE PARKING
EXISTING BUILDING
BUILDING 3 2 STORY
BUILDING 2 3 STORY
BUILDING 1 3 STORY
BLDG. 4 1 STORY
TRASH
WATER EASEMENT
48' TALL BUILDING OFFSET
35' TALL BUILDING OFFSET
PEDESTRIAN PATH
RESTAURANT DRIVE-THROUGH
RESTAURANT PEDESTRIAN ACCESS
RESTAURANT DRIVE THRU WINDOWS
FEMA ZONE B
FEMA ZONE C
PROPERTY LINE
BUS STOP
RIBBONWOOD NEIGHBORHOOD
EXISTING DEVELOPMENT (13.54 AC GROSS) (SALABLE AREA 1.25)
REQUIRED BICYCLE PARKING:
388 TOTAL PARKING STALLS REQUIRED
349 TOTAL STALLS PROVIDED

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LEVEL 3 BLDG-1
1/16" = 1'-0"
LEVEL 2 BLDG-1
1/16" = 1'-0"
LEVEL 1 BLDG-1
1/16" = 1'-0"
940 SF
12,095 SF
940 SF
11,955 SF
5,585 SF
225 SF
515 SF
280 SF
5,800 SF
BLDG-1 EAST
1/16" = 1'-0"
BLDG-1 NORTH
1/16" = 1'-0"
BLDG-1 SOUTH
1/16" = 1'-0"
BLDG-1 WEST
1/16" = 1'-0"
BUILDING 1
TOTAL COMMON AREA 3,900 SF
TOTAL LEASE AREA 35,435 SF
SCALE: 1/8" = 1'-0"
ojc architects
703 east 1700 south
salt lake city, ut 84105
ojcarchitects.com
NOT FOR CONSTRUCTION
ARCHITECT / CONSULTANT
AUTHORITY HAVING JURISDICTION
PROJECT DESCRIPTION
Kneaders 1960 N State
St. Orem, UT 84057
SHEET NAME:
FLOOR PLANS
BUILDING -1
REVISIONS
MARK DATE DESCRIPTION
ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ojc
CHECKED BY: K. RIGBY
PROJECT #: XXXX
SHEET NUMBER:
A101

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LEVEL 2 BLDG-2
1/16" = 1'-0"
980 SF
11,515 SF
BLDG-2 EAST
1/16" = 1'-0"
BLDG-2 SOUTH
1/16" = 1'-0"
LEVEL 3 BLDG-2
1/16" = 1'-0"
980 SF
11,590 SF
BLDG-2 NORTH
1/16" = 1'-0"
BLDG-2 WEST
1/16" = 1'-0"
LEVEL 1 BLDG-2
1/16" = 1'-0"
4,355 SF
245 SF
1,345 SF
445 SF
6,410 SF
BUILDING 2
TOTAL COMMON AREA 4,195 SF
TOTAL LEASE AREA 33,870 SF
SCALE: 1/8" = 1'-0"
NOT FOR CONSTRUCTION
ARCHITECT / CONSULTANT
AUTHORITY HAVING JURISDICTIO
PROJECT DESCRIPTION
Kneaders 1960 N Stat
St, Orem, UT 84057
SHEET NAME:
FLOOR PLANS
BUILDING -2
REVISIONS
MARK DATE DESCRIPTIO
ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX
SHEET NUMBER:
A102

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4 BLDG 3 SOUTH
1/16" = 1'-0"

5 BLDG 3 EAST
1/16" = 1'-0"

8 BLDG 4 SOUTH
1/16" = 1'-0"

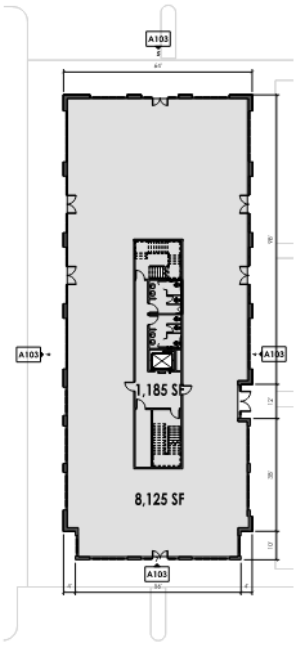
11 BLDG 4 EAST
1/16" = 1'-0"

6 BLDG 3NORTH
1/16" = 1'-0"

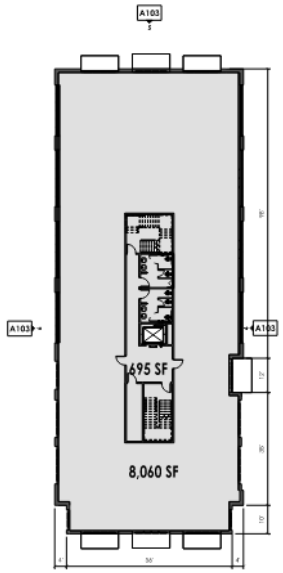
7 BLDG 3 WEST
1/16" = 1'-0"

10 BLDG 4 NORTH
1/16" = 1'-0"

9 BLDG 4 WEST
1/16" = 1'-0"



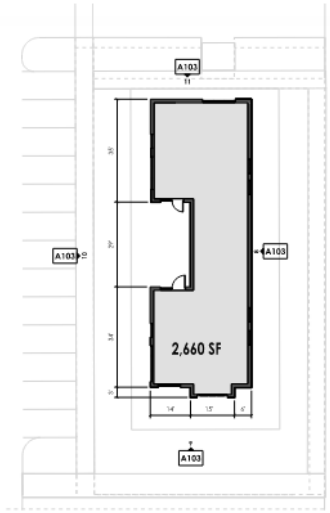
2 LEVEL 1 BLDG-3
1/16" = 1'-0"



1 LEVEL 2 BLDG-3
1/16" = 1'-0"

BUILDING 3

TOTAL COMMON AREA 1,880 SF
TOTAL LEASE AREA 16,185 SF



3 LEVEL 1 BLDG-4
1/16" = 1'-0"

SCALE : 1/16" = 1'-0"

ajc architects

703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

NOT FOR CONSTRUCTION

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION
Kneaders 1960 N State St, Orem, UT 84057

SHEET NAME:
FLOOR PLANS BUILDING -3 & 4

REVISIONS
MARK DATE DESCRIPTION

ISSUE DATE: 2017
ISSUE TYPE: START
DRAWN BY: ajc
CHECKED BY: K. RIGBY
PROJECT#: XXXX

SHEET NUMBER:
A103

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CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-11. PD Zone

22-11-66. PD-53 Zone, Kneaders Office and Retail Development – 1960 North State Street

A. **Purpose.** The purpose of the PD-53 zone is to facilitate commercial and retail development within the PD-53 zone.

B. **Concept Plan.** Property in the PD-53 zone shall be developed in conformance with the concept plan included as Appendix OO of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-53 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.

C. **Permitted Uses.** The uses in the PD-53 zone shall be the same as the uses which are permitted, not permitted, and uses which require a conditional use permit for the C2 Zone as listed in Appendix A, which is incorporated herein by this reference. In Appendix A, permitted uses are identified with a "P" in the zone in which they are permitted. If a use requires a conditional use permit in a zone, it is identified with a "C" and the provisions of Article IV shall apply. If a use is identified with an "N" in a zone, then the use is not permitted in the zone.

D. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.

E. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any developments in the PD-53 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.

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F. **Development Standards.** The development standards of the C2 zone as set forth in the Orem City Code shall apply to the PD-53 zone, except as expressly modified as follows:

1. **Setbacks from State Street and From State Street Connector Streets.** All buildings and parking areas in the State Street Corridor Areas shall be set back at lest ten feet (10') from the back of the required sidewalk (the side furthest from the street) along State Street and State Street Connector Streets. Building height and setbacks from other streets and property lines shall be as set forth in 22-8-8(a). All areas within the ten-foot setback shall be landscaped. Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area, but such drive-through aisle shall be set back at least one foot (1') from the back of the required sidewalk (the side furthest from the street) along State Street and state Street Connector Streets.

Zone Development Standards	
	PD-53
From back of sidewalk adjacent to State Street or State Street Connector Street: From all other streets:	10' 20'*****
From an adjoining property in a nonresidential zone:	0'
From an adjoining property in a residential zone:	10'
Structure Heights:	
Minimum:	8'
Maximum:	48'***

*** Exception: The maximum heights for structures in the PD-53 zone which are setback less than one hundred feet (100') from a residential zone shall be thirty-five (35') feet.
***** Building setbacks and landscaping requirements for lots located adjacent to State Street shall be measured from the back of an existing or required sidewalk. All building and parking lots shall be setback at least ten feet (10') from any required sidewalk adjacent to State Street (adjacent sidewalks include sidewalks separated from State Street by a landscape strip). Notwithstanding the foregoing, a drive-through aisle for one (1) commercial or retail building shall be permitted to extend into such setback area but such drive-through aisle shall be setback at

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least one foot (1') from the back of the required sidewalk (the side furthest from the street).

2. **Planter Strips.** Planter strips along State Street shall be at least ten feet (10') wide and may not be used for storm water detention or management (such as a low-impact development). Planter strips along State Street Connector Streets shall be at least eight feet (8') wide and may be used for storm water detention or management (such as low-impact development).

3. **Materials.** Except as otherwise provided, all buildings shall be completed on street-facing facades with brick, split-face block, glass, stone, stucco, metal paneling, exterior insulation and finishing systems (EIFS), or fiber cement board.

4. **Tree Position and Spacing.** Trees shall be planted and maintained in the planter trips along State Street and shall be spaced evenly one tree for every 50 linear feet (or fraction thereof) of landscaped frontage. Trees shall be planted in the planter strips along State Street Connector Streets and shall be spaced one tree for every 50 linear feet of landscaped frontage. Trees must be spaced to best align with neighboring properties and to maximize the potential number of trees that can be planted. Trees must also be planted in the planter strip no more than four feet (4') in from the inside sidewalk edge.

5. **Off-Street Parking.**
    a. Buildings with less than 10,000 square feet gross floor area: One stall shall be required for every 255 square feet of gross floor area.
    b. Buildings with 10,000 square feet gross floor area or greater: One stall shall be required for every 255 square feet of gross leasable area. If the gross leasable area is not known, one stall shall be required for every 255 square feet of gross floor area.

	CITY OF OREM **CITY COUNCIL MEETING** **APRIL 9, 2024**
REQUEST:	ORDINANCE - Amending Section 2-7-5 of the Orem City Code (Choice of Bid Processes)
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED FEBRUARY 2024

Percent of Year Expired: 67%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2024	% To Date FY 2023	Notes
10 GENERAL FUND								
Revenues	70,937,016	6,980,334	54,274,166			77%	70%	
Appr. Surplus - Current	250,000		250,000			100%		
Appr. Surplus - Prior Year	22,300,001		22,300,001			100%		
Std. Interfund Transactions	5,744,060		5,744,060			100%		
Total Resources	99,231,077	6,980,334	82,568,227		16,662,850	83%	80%	
Expenditures	99,231,077	6,342,715	62,110,038	2,517,798	34,603,241	65%	60%	
20 ROAD FUND								
Revenues	3,800,000	24,789	1,933,542			51%	52%	
Appr. Surplus - Current	620,000		620,000			100%		
Appr. Surplus - Prior Year	2,627,058		2,627,058			100%		
Total Resources	7,047,058	24,789	5,180,600		1,866,458	74%	75%	
Expenditures	7,047,058	74,895	2,580,469	817,142	3,649,447	48%	54%	
21 CARE TAX FUND								
Revenues	3,380,000	264,944	1,718,648			51%	59%	
Appr. Surplus - Current	200,000		200,000			100%		
Appr. Surplus - Prior Year	2,297,383		2,297,383			100%		
Total Resources	5,877,383	264,944	4,216,031		1,661,352	72%	74%	
Expenditures	5,877,383	566,912	2,102,952	2,693,104	1,081,327	82%	66%	1
24 TRANSPORTATION SALES TAX FUND								
Revenues	3,090,000	244,876	1,556,694			50%	56%	
Appr. Surplus - Current	250,000		250,000			100%		
Appr. Surplus - Prior Year	2,816,080		2,816,080			100%		
Total Resources	6,156,080	244,876	4,622,774		1,533,306	75%	76%	
Expenditures	6,156,080	279,585	2,795,817	976,115	2,384,148	61%	42%	2
30 DEBT SERVICE FUND								
Revenues	6,326,740		3,969,782			63%	60%	
Total Resources	6,326,740		3,969,782		2,356,958	63%	60%	
Expenditures	6,326,740	46,561	2,042,232		4,284,508	32%	31%	
45 CIP FUND								
Revenues	775,000	16,663	497,718			64%	21%	
Appr. Surplus - Prior Year	28,080,901		28,080,901			100%		
Total Resources	28,855,901	16,663	28,578,619		277,282	99%	93%	
Expenditures	28,855,901	541,473	403,131	21,739,115	6,713,655	77%	14%	3
51 WATER FUND								
Revenues	19,980,034	1,303,266	15,225,422			76%	68%	
Appr. Surplus - Prior Year	47,331,789		47,331,789			100%		
Total Resources	67,311,823	1,303,266	62,557,211		4,754,612	93%	89%	
Expenditures	67,311,823	2,435,869	22,800,299	20,016,069	24,495,455	64%	53%	4
52 WATER RECLAMATION FUND								
Revenues	13,248,423	1,197,235	9,332,309			70%	64%	
Appr. Surplus - Prior Year	25,420,126		25,420,126			100%		
Total Resources	38,668,549	1,197,235	34,752,435		3,916,114	90%	87%	
Expenditures	38,668,549	447,513	5,782,078	6,603,441	26,283,030	32%	23%	
55 STORM WATER FUND								
Revenues	5,856,002	546,491	4,388,362			75%	73%	
Appr. Surplus - Prior Year	8,972,270		8,972,270			100%		
Total Resources	14,828,272	546,491	13,360,632		1,467,640	90%	90%	
Expenditures	14,828,272	169,213	3,615,919	1,442,899	9,769,454	34%	21%	5
56 RECREATION FUND								
Revenues	3,775,040	254,810	2,265,491			60%	58%	
Appr. Surplus - Prior Year	147,409		147,409			100%		
Total Resources	3,922,449	254,810	2,412,900		1,509,549	62%	59%	
Expenditures	3,922,449	186,297	2,573,718	245,772	1,102,959	72%	72%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED FEBRUARY 2024

Percent of Year Expired: 67%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2024	% To Date FY 2023	Notes
57 SOLID WASTE FUND								
Revenues	5,184,000	439,733	3,512,426			68%	71%	
Appr. Surplus - Prior Year	142,230		142,230			100%		
Total Resources	5,326,230	439,733	3,654,656		1,671,574	69%	72%	
Expenditures	5,326,230	78,947	2,864,120	2,337	2,459,773	54%	54%	
58 STREET LIGHTING FUND								
Revenues	1,065,000	95,241	744,817			70%	67%	
Appr. Surplus - Current	320,000		320,000			100%		
Appr. Surplus - Prior Year	373,612		373,612			100%		
Total Resources	1,758,612	95,241	1,438,429		320,183	82%	83%	
Expenditures	1,758,612	194,310	1,000,353	275,085	483,174	73%	58%	
61 FLEET MAINTENANCE FUND								
Revenues		15,037	15,797			100%		
Appr. Surplus - Prior Year	208,445		208,445			100%		
Std. Interfund Transactions	1,075,000		1,075,000			100%		
Total Resources	1,283,445	15,037	1,299,242		-15,797	101%	100%	
Expenditures	1,283,445	62,850	869,062	50,213	364,170	72%	70%	
62 PURCHASING/WAREHOUSING FUND								
Appr. Surplus - Prior Year	5,543		5,543			100%		
Std. Interfund Transactions	450,000		450,000			100%		
Total Resources	455,543		455,543			100%	100%	
Expenditures	455,543	24,141	330,285	1,614	123,644	73%	74%	
63 SELF INSURANCE FUND								
Revenues	790,000	61,868	546,234			69%	72%	
Appr. Surplus - Current Year	225,000		225,000			100%		
Appr. Surplus - Prior Year	22,301		22,301			100%		
Std. Interfund Transactions	1,585,000		1,585,000			100%		
Total Resources	2,622,301	61,868	2,378,535		243,766	91%	92%	
Expenditures	2,622,301	317,810	2,260,721	1,559	360,021	86%	89%	
64 INFORMATION TECH FUND								
Revenues	9,336		5,424			100%		
Appr. Surplus - Prior Year	442,422		442,422			100%		
Std. Interfund Transactions	3,410,000		3,410,000			100%		
Total Resources	3,861,758		3,857,846		3,912	100%	100%	
Expenditures	3,861,758	226,634	2,059,911	160,844	1,641,003	58%	64%	
65 FACILITIES MAINTENANCE FUND								
Appr. Surplus - Prior Year	5,410		5,410			100%		
Std. Interfund Transactions	2,250,000		2,250,000			100%		
Total Resources	2,255,410		2,255,410			100%	100%	
Expenditures	2,255,410	205,490	1,564,343	295,324	395,743	82%	76%	
74 CDBG FUND								
Revenues	742,646	37,733	405,527			55%	66%	
Appr. Surplus - Prior Year	336,744		336,744			100%		
Total Resources	1,079,390	37,733	742,271			69%	80%	
Expenditures	1,079,390	58,540	561,577	1,654	516,159	52%	54%	
CITY TOTAL RESOURCES	296,868,021	11,483,020	258,301,143		38,229,759	87%	84%	
CITY TOTAL EXPENDITURES	296,868,021	12,259,755	118,317,025	57,840,085	120,710,911	59%	47%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED FEBRUARY 2024

Percent of Year Expired: 67%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2024	% To Date FY 2023	Notes

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED FEBRUARY 2024:

1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($2,693,104) being significantly higher than in the prior fiscal year ($1,374,154) at this date in time. The majority of this change is due to the Hillcrest Park construction project and associated payments which had not yet begun in the prior fiscal year.

2) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($976,115) being significantly higher than in the prior fiscal year ($551,286) at this date in time. This change is primarily related to the Lakeview Parkway project which did not exist in the prior fiscal year.

3) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($21,739,115) being significantly higher than in the prior fiscal year ($2,976,553) at this date in time. The majority of this change is due to the new City Center construction project which had not yet begun in the prior fiscal year.

4) The current year expenditures are higher in comparison to the prior year due to current year ($22,800,299) actual expenditures being significantly higher than in the prior fiscal year ($14,525,910) at this date in time. The majority of this change is due to the Storage Tank, Water Reuse and 800 South Utility Pipeline projects and associated payments which had not yet begun in the prior fiscal year.

5) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($1,442,899) being significantly higher than in the prior fiscal year ($115,598) at this date in time. The majority of this change is due to the800 South Utility Pipeline project and the purchase of a Vactor 2100 truck. These two items had either not yet begun or had no similar purchase 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).