



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
May 14, 2024

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

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

- 1 RIBBON CUTTING - Hillcrest Grand Opening (60 min)**
Meet at Hillcrest Park, Plan to return to Orem City by 4 PM
- 2 PRESENTATION - CARE Grant Deliberations (30 min)**
Presenter: Brandon C. CPA, Nelson, Finance Director
- 3 PRESENTATION - MGT Study Update for Justice Court, Fire, IT, and Development Services (30 min)**
Presenter: Keri Rugg, Management Services Director, Carson Hardy, Management Analyst and Bruce Cowan, MGT
- 4 ADJOURN to a Closed Session in room 107**
To discuss the purchase or lease of real property.

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 Jeff Lambson reports

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

3. CALL TO ORDER
4. INVOCATION/INSPIRATIONAL THOUGHT: Suzanne Erickson
5. PLEDGE OF ALLEGIANCE: Rod Erickson
6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL
 - 6.1 REPORT - Annual Judicial Report**
Presenter: Judge Reed S. Parkin
 - 6.2 REPORT - Heritage Advisory and Memorial Day Program**
Presenter: Peter Wolfley, Communications Division Manager, PIO
 - 6.3 RECOGNITION - National Police Week (May 12-18)**

Presenter: BJ Robinson, Deputy Police Chief

6.4 RECOGNITION - National Public Works Week (May 19-24)

Presenter: Chris Tschirki, Public Works Director

6.5 PROCLAMATION - Building Safety Month

Presenter: Ryan Clark, Assistant City Manager and Development Services Director

6.6 RECOGNITION - Utah Valley Chamber Business of the Month

Presenter: Curtis Blair, President and CEO of the Utah Valley Chamber of Commerce

6.7 PRESENTATION - UCOPA Accreditation

Presenter: Val Shupe, Executive Director

6.8 RECOGNITION - Custodial Staff

Presenter: Marc Sanderson, Fire 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

April 23, 2024, April 25, 2024 (Special Joint Meeting) and April 30 (Special Joint Meeting)

8.2 APPOINTMENT - Recreation Advisory Commission

Mike Jones, Reed Payne, and Doug Gardine

8.3 RESOLUTION - Adopt Construction Standards and Specifications

9. SCHEDULED ITEMS

9.1 PUBLIC HEARING - REZONE – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

Presenter: Jason Bench, Assistant Development Services Director

9.2 RESOLUTION- Adopting the City of Orem Fiscal Year 2024-2025 Tentative Budget

Presenter: Brandon C. Nelson, CPA, Finance Director

9.3 DISCUSSION - Follow up on School District Considerations

10. COMMUNICATION ITEMS

10.1 Monthly Financial Summary - March 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 A MEETING OF THE OREM REDEVELOPMENT AGENCY (RDA)

13. RDA CONSENT ITEMS

13.1 APPROVAL OF MEETING MINUTES

March 12, 2024

14. RDA SCHEDULED ITEMS

14.1 RESOLUTION- Adopting the Redevelopment Agency of the City of Orem (RDA) Fiscal Year 2024-2025 Tentative Budget

Presenter: Brandon C. Nelson, CPA, Finance Director

15. ADJOURN TO A MEETING OF THE OREM SPECIAL SERVICE LIGHTING DISTRICT (SSLD)

16. SSLD CONSENT ITEMS

16.1 APPROVAL OF MEETING MINUTES

June 13, 2023

17. SSLD SCHEDULED ITEMS

17.1 RESOLUTION- Adopting the Special Service Lighting District of the City of Orem, Utah (SSLD) Fiscal Year 2024-2025 Tentative Budget

Presenter: Brandon C Nelson, CPA, Finance Director

18. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

**If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)**

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



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 14, 2024**

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

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 14, 2024**

REQUEST:	APPOINTMENT - Recreation Advisory Commission
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 14, 2024**

REQUEST:	RESOLUTION - Adopt Construction Standards and Specifications
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

A RESOLUTION BY THE OREM CITY COUNCIL ADOPTING THE 2017 AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL OF STANDARD SPECIFICATIONS AND DRAWINGS, AND THE 2024 OREM SUPPLEMENTAL SPECIFICATIONS AND CONSTRUCTION STANDARD DRAWINGS

WHEREAS, the City recommends the Orem City Council adopt the 2017 APWA Manual of Standard Specifications and Drawings plus the 2024 Orem Supplemental Specifications and Construction Standard Drawings (hereinafter referred to as Specifications); and

WHEREAS the adoption of the Specifications will outline best common construction practices for installation of infrastructure and utilities within the City of Orem, and

WHEREAS the adoption of the Specifications will provide uniform and simplified standards being used by different municipalities within the State of Utah; and

WHEREAS the Department of Development Services and Public Works have reviewed and recommend the approval of the Specifications; and

WHEREAS, it is in the best interest of the City to adopt the Specifications by resolution.

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

1. The City hereby adopts the Specifications including:
 - a. 2017 APWA Manual of Standard Specifications and Drawings.
 - b. 2024 Orem Supplemental Specifications and Construction Standard Drawings.
2. This resolution shall take effect immediately upon passage.
3. All resolutions and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED and APPROVED this 14th day of May 2024.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

COUNCIL MEMBERAYE NAY ABSTAIN

Mayor David A. Young
Chris Killpack
David Spencer
Jeff Lambson
Jenn Gale
LaNae Millett
Tom Macdonald

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CITY OF OREM
CITY COUNCIL MEETING
MAY 14, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING - REZONE – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.
APPLICANT:	Diego Payan
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Noticed 185 property owners within 500 feet

SITE INFORMATION:

General Plan Designation:

Medium Density Residential

Current Zone: R7.5

Acreage: **0.37**

Neighborhood: **Geneva Heights**

**PLANNING
COMMISSION
RECOMMENDATION**

No recommendation
3-3 vote

PREPARED BY:

Ailin Leon
Associate Planner

REQUEST: The applicant requests the City Council amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

BACKGROUND: The applicant is proposing to change the zone of the property from R7.5, which requires lots to be at least 7,500 square feet to the R6.5 zone which requires lots to be at least 6,500 square feet. The applicant is requesting to rezone this property so that they can subdivide the lot into two lots at a future time.

In the current zoning (R7.5) the front lot would be required to be at least 7,500 square feet. A flag lot in this zone is required to be 9,375 square feet, not including the stem portion of the flag.

Under the proposed zone (R6.5) the front lot would be required to be at least 6,500 square feet (7,719 square feet proposed). A flag lot in this zone is required to be 8,125 square feet, not including the stem portion of the flag (8,184 square feet proposed).

This lot is a total of 16,117 square feet and thereby under the R7.5 zoning is not large enough to make a flag lot (it is short 758 square feet). Due to this the applicant is requesting to rezone the property to the R6.5 zone so that the lot may be split into two lots.

RECOMMENDATION: The Planning Commission did not have a majority vote; therefore, this request is forwarded to the City Council without a recommendation from the Planning Commission. Staff recommends the City Council consider amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

450 North

75 W

311 W

432 N

R5

422 N

26 W

0 Street

300 West

R7.5

462 N

442 N

418 N

461 N

457 N

R6

244 W

256 W

254 W

258 W

450 North

R7.5

462 N

461 N

457 N

R6

75 W

311 W

R6.5

442 N

244 W

256 W

432 N

254 W

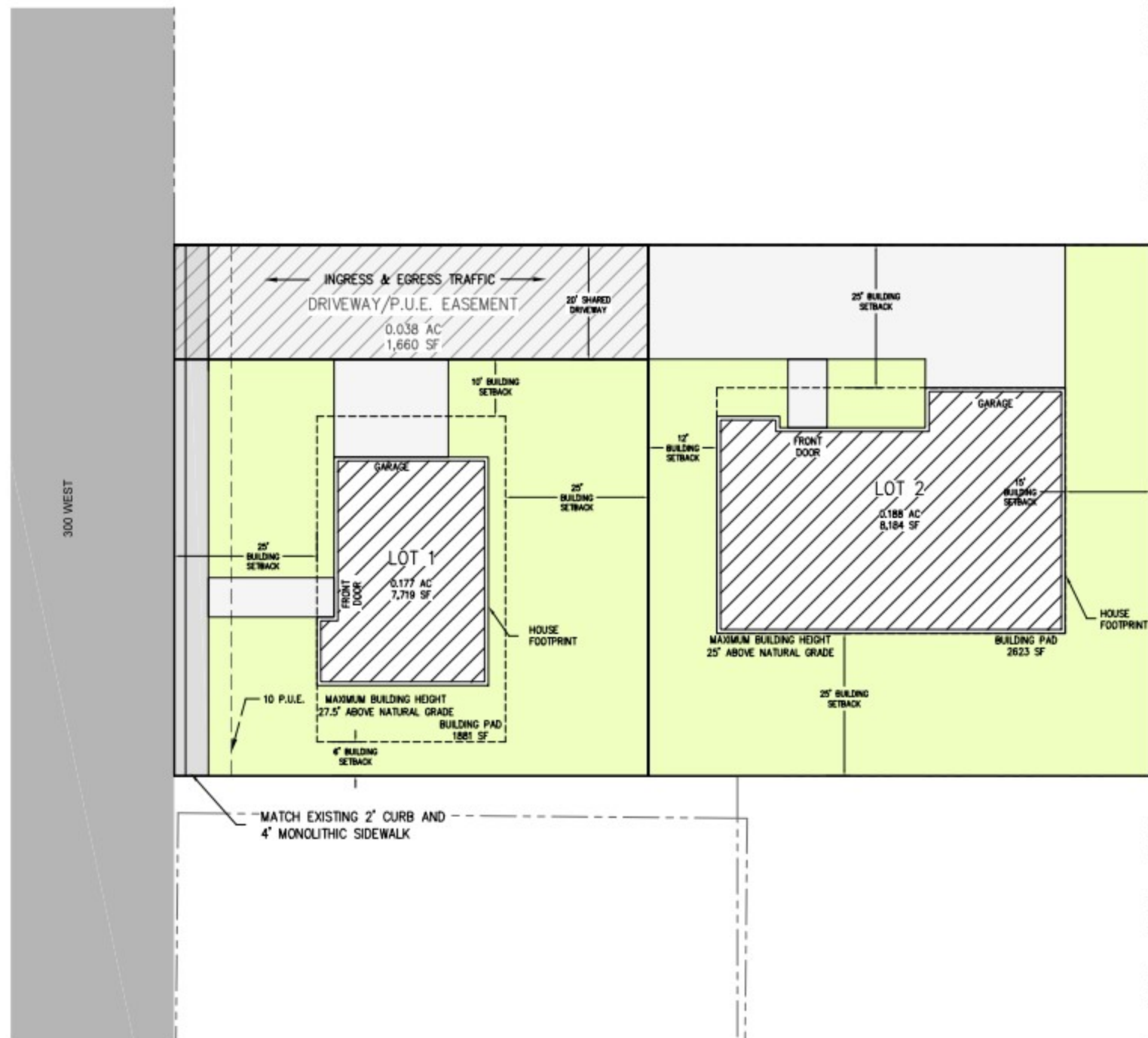
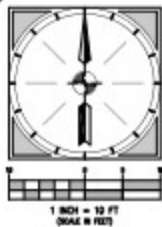
258 W

422 N

R5

418 N

26 W



LEGEND

- -- --- ADJACENT PROPERTY LINES
 --- --- --- PUBLIC UTILITY EASEMENT LINES
 - - - - - BUILDING SETBACK LINES

 LANDSCAPE AREAS

NOTES:

1. OFF-STREET PARKING TO BE ALONG NORTH SIDE OF SHARED DRIVEWAY AS NEEDED.
2. RUNOFF FROM IMPERVIOUS SURFACES TO DRAIN TO VEGETATIVE AREAS AND PERCOLATE INTO SOIL. DRIVEWAYS TO SLOPE TOWARDS STREET AND SHEET-FLOW TO CURB AND GUTTER.



Agenda Item 3.4 is a request by Diego Payan for the Planning Commission to forward a recommendation to the City Council to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

Staff Presentation: The applicant is proposing to change the zone of the property from R7.5 which required lots to be at least 7,500 square feet to the R6.5 zone which requires lots to be at least 6,500 square feet. The applicant is requesting to rezone this property so that they can subdivide the lot at a future time.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a recommendation to the City Council to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Wagstaff. Mr. Low asked if there is an existing house at the front of the lot. Ms. Wagstaff said no, the lot is vacant. Ms. Kleinlein expressed concern about parking and asked where will the residents park. Mr. Bench said each lot would be required to provide two (2) off-street parking spaces for each home.

Chair Komen invited the applicant to come forward. Shelton Taylor, Atwell Group, introduced himself. In neighborhood meeting a City Council representative come and expressed a concern with parking. Discussed the plan to have adequate parking for each lot with the two (2) spaces and no plan for on street parking. Mr. Bench said by ordinance, the shared access could not be for parking. Mr. Hawkes mentioned he walked the site a couple of times and it seemed like great location for a single dwelling. That area is like a puzzle that was put together and it was really tight and he has seen how the parking is in the middle of day. It was a little bit of a problem. This flag lot is a little awkward. Mr. Taylor said this lot is the same as other lots in the area and it works. The area has been densified for more units in the area. Ms. Komen asked what the total square footage of this lot. Ms. Wagstaff said it is just under 16,000 square feet. It is not quite large enough under the current zoning which would be 7,500 square feet for the front lot, and 9,375 square feet for the flag lot. Ms. Komen asked what are the lot sizes of the lots surrounding them. Ms. Wagstaff said the R5 would be 5,000 square feet minimum and R6.5 would be 6,500 square feet minimum. Mr. Carpenter said this would be adding more congestion to the space.

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.

When no one came forward, Chair Komen closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

There was a Planning Commission discussion regarding the character of the neighborhood and this project seems consistent. However, this can be a chance to improve the vicinity. Any ditch or irrigation would be piped or abandoned.

Planning Commission Action: Mr. Hawkes moved to forward a negative recommendation to the City Council to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, James Hawkes and Helena Kleinlein. Those voting nay: Gerald Crismon, Madeline Komen and Murray Low. The motion passed did not pass, there will be no recommendation to the City Council.



Development Application

Map Amendment

Applicant Information:

Name: Diego Payan	Phone: (435) 671-1050	
Address: 1219 Birch Circle	City: Heber City	
Email: archgeneralcontractors@yahoo.com	State: Utah	Zip: 84032

Contact Person (Owner / Engineer):

Name: Atwell Group LLC
Email: stayloe@atwell-group.com
Phone: (435) 654-9229

NOTE:

Please include anyone who needs updates about the approval status of the project as a contact person. All items must be submitted and all fees paid by MONDAY at 12pm of the week you wish to have the project reviewed.

Project Information:

Project Name:	Payan Subdivision
Project Address:	442 N 300 W, Orem, Utah 84057
What zone is your project in?	R-7.5 with ASH overlay

Fees:

All Projects: (*Neighborhood Notice Fee determined by Makayla Wagstaff in the Development Services department)	☒ Planning Commission Public Notice Fee	\$100
	☒ City Council Public Notice Fee	\$100
	☒ Neighborhood Notice Fee	TBD \$167.64*
If proposing a rezone:	☒ Rezone Fee	\$1,313
	☒ Public Notice Sign Fee	\$788
If proposing a General Plan Map Change:	☐ General Plan (Land Use Map) Amend. Fee	\$1,201
	☐ Public Notice Sign Fee	\$788
If creating a PD zone:	☐ New PD Zone Fee	\$4,173
	☐ Public Notice Sign Fee	\$788
Dev. Agreement (if required):	☐ Development Agreement Recording Fee	TBD
Total:		\$2468.64

Signature:

Office Use Only:

Application Date:	4/1/24
Date Paid:	4/1/24
Project ID Number:	14811
Received By:	4/1/24 4



Development Application

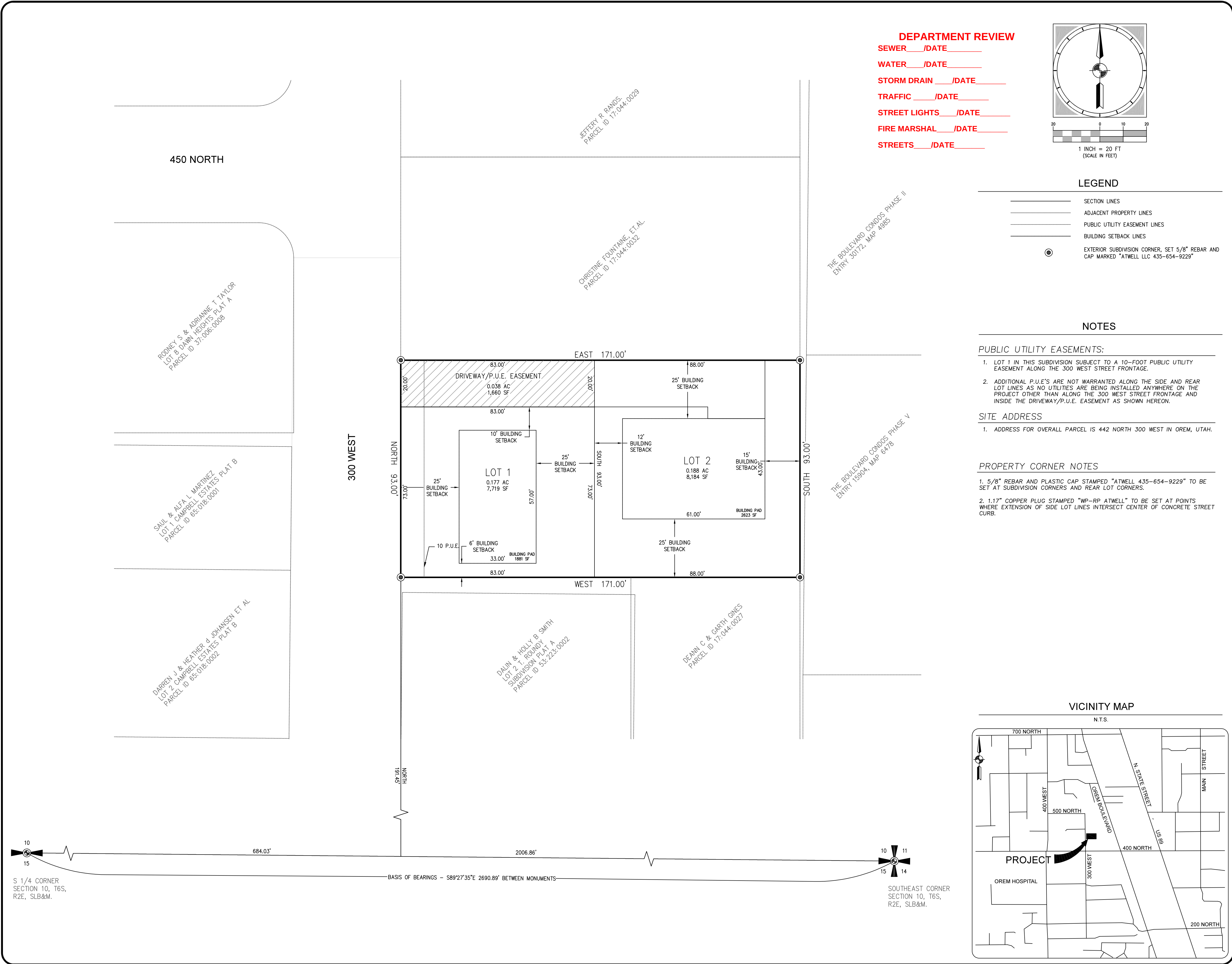
Map Amendment

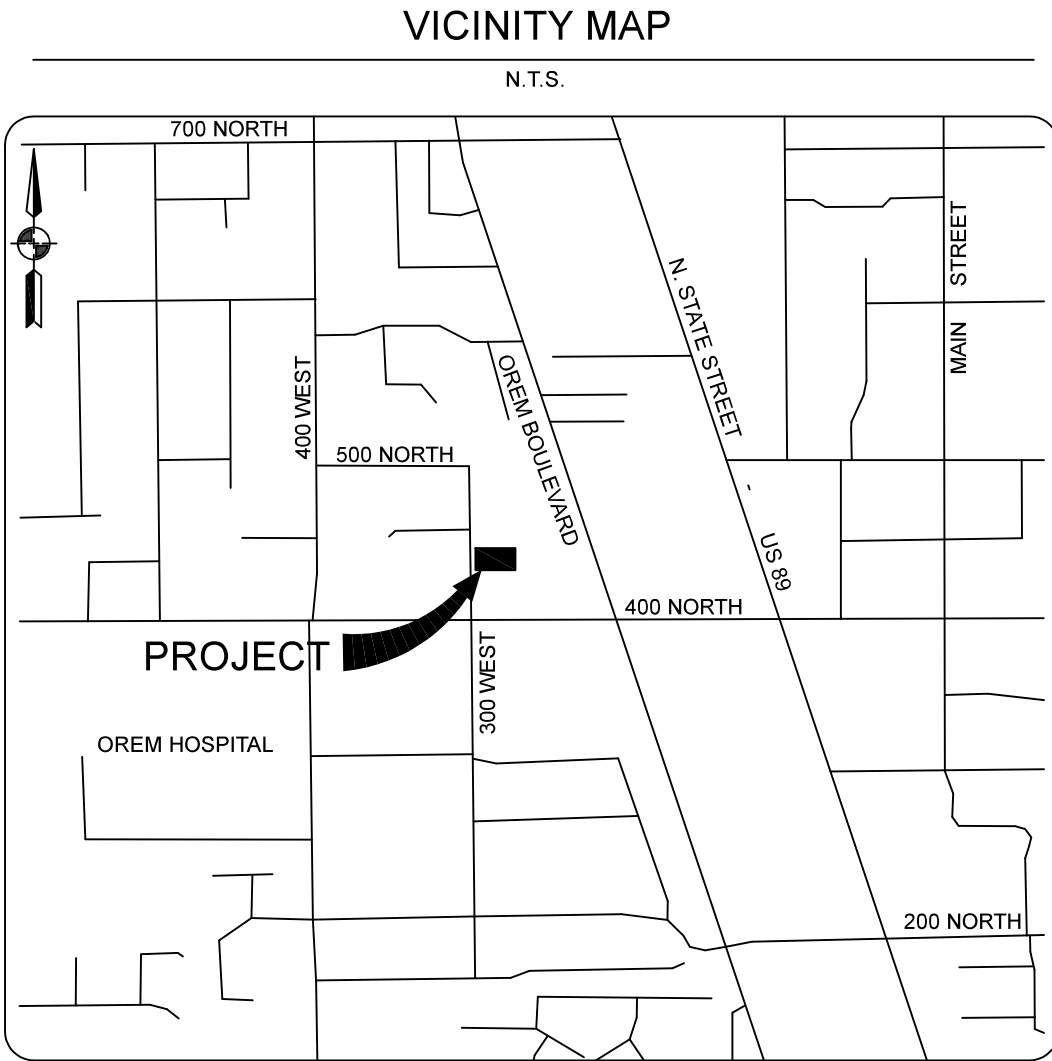
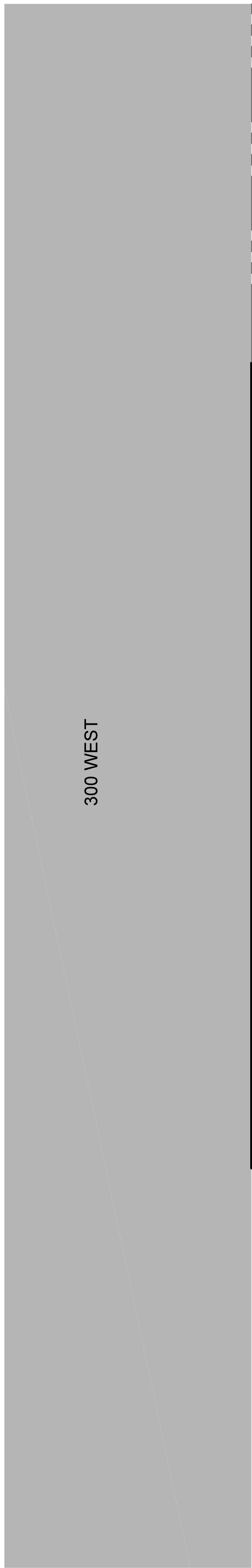
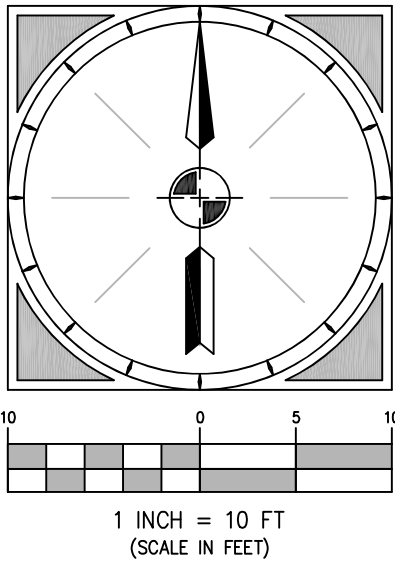
Please briefly describe your project. What are you proposing to do?

0.37 acre vacant lot at 442 N 300 W which is currently in the R-7.5 Zone with ASH overlay to be rezoned to R-6.5 to allow a 2-lot deep-lot subdivision of the property. The lots are to have one private drive to serve both lots.

You are required by Orem City Code to specify in writing why you are proposing these changes. If you have not done so already, use the space below to do so:

The overall parcel is 0.37 acres, is in the R7.5 Zone and is not large enough to subdivide into two lots as currently zoned. Under the proposed R6.5 Zone, the parcel is large enough to subdivide into two lots.





LEGEND

- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- BUILDING SETBACK LINES
- LANDSCAPE AREAS

NOTES:

- OFF-STREET PARKING TO BE ALONG NORTH SIDE OF SHARED DRIVEWAY AS NEEDED.
- RUNOFF FROM IMPERVIOUS SURFACES TO DRAIN TO VEGETATIVE AREAS AND PERCOLATE INTO SOIL. DRIVEWAYS TO SLOPE TOWARDS STREET AND SHEET-FLOW TO CURB AND GUTTER.

Z:\SECO PROJECTS\CURRENT PROJECTS\ATWELL - CURRENT PROJECTS\23007596 PAYAN OREM DEEP LOT SUBDIVISION\WORKING FILES\ENGINEERING\DWG\23007596 PAYAN SITE PLAN.DWG

PROJECT 23007596	PREPARED FOR DIEGO PAYAN
SHEET 1 OF 1	PROJECT PAYAN OREM CITY LOT SPLIT

PAYAN SITE PLAN

LOCATED IN THE SOUTHEAST 1/4
OF SECTION 10, TOWNSHIP 6
SOUTH, RANGE 2 EAST, SLB&M,
OREM, UTAH COUNTY, UTAH

OREM CITY, UTAH COUNTY, UTAH

DRAWN BY: SMT	
REVIEWED BY: MPJ	
SCALE: 1" = 10'	ISSUE DATE 04/01/2024



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ATWELL, LLC

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF THE
PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM
ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE
WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW
TO AFFIX THEIR SEAL AND THE REVISION "ALTERED"
BY FOLLOWING BY THEIR SIGNATURE AND SPECIFY
DESCRIPTION OF THE ALTERATIONS.



Storm Water Questionnaire

Development Review Committee

You are required to fill out Section 1 below. You may also be required to fill out section 2, Long-Term Storm Water Management Plan, if you are proposing to make any site improvements. If you are unsure if you are required to fill out Section 2, please contact Chelsea Lindsey at 801-229-7574 or cdlindsey@orem.gov. After review of this questionnaire, the City may require a maintenance agreement. If this is the case, Chelsea Lindsey will be in contact with the Owner.

Section 1		
1. Please provide the following information concerning the Project .		
Project Name: PAYAN LOT SPLIT SUBDIVISION		
Project Address: 442 N 300 W, OREM, UT 84047		
1. Please provide the following information concerning the property Owner .		
Name: DIEGO PAYAN	Phone: 435-671-1050	
Mailing Address: 1219 BIRCH CIRCLE	City: HEBER CITY	
Email: archgeneralcontractors@yahoo.com	State: UTAH	Zip: 84032
2. Please provide a narrative below that describes how the storm drain system is intended to work:		
Storm water from impervious surfaces constructed on site will drain to the vegetative portions of the project and percolate into the soil. The concrete driveway will be sloped to sheet-flow storm water to the street curb & gutter to avoid runoff onto adjoining property.		

Diego Payan

1219 Birch Circle

Heber City, Utah 84032

archgeneralcontractors@yahoo.com

March 4, 2024

RE: Proposed Zone Change Application – Neighborhood Meeting

Greetings,

As required by the Orem City Planning and Zoning Department, this letter is to give notification of a Neighborhood Meeting to discuss a proposed Zone Change for the property located at 442 N 300 West, Orem, Utah 84057. This meeting is being held prior to Zone Change Application as directed by Orem City Planning.

Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

The one-hour meeting location, date and time are as follows:

WHAT: Payan Proposed Zone Change - Neighborhood Meeting

WHEN: Tuesday, March 19, 2024, 7:00 – 8:00 PM

WHERE: Orem City Council Chambers
Orem City Center
56 N State Street
Orem, Utah 84057

Respectfully,

Diego Payan

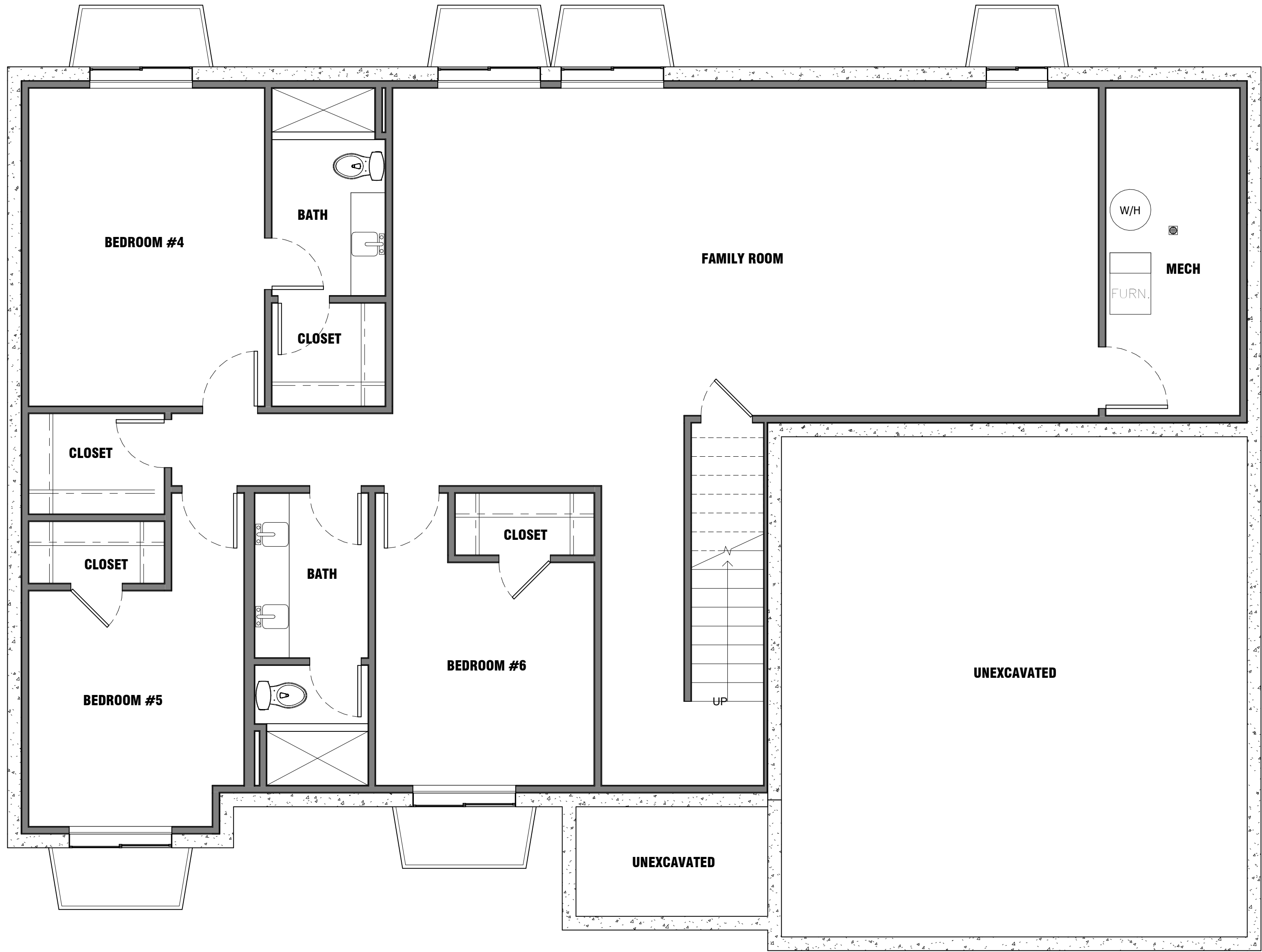


NOT FOR CONSTRUCTION

3/5/2024 4:09:36 PM

PAYAN RAMBLER

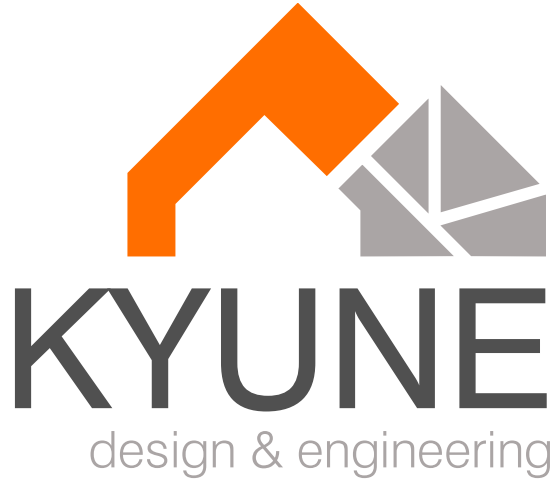
NOT FOR CONSTRUCTION



1 FLOOR PLAN - LOWER LEVEL

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



375 West 910 South - Heber City - Utah - 84032
(435) 352-1920
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Drawings For:
PAYAN RAMBLER

LOT #2 PAYAN LOT SPLIT SUB.
OREM, UT

Document Date:
MARCH 5, 2024

Project Status:
PRELIMINARY SET

PROJECT #: ?
DRAWN BY: TMM
CHECKED BY: TMM
SCALE: 1/4" = 1'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO	DATE	ISSUE
1	03.05.24	DESIGN REVIEW SET

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

LOWER LEVEL PLAN

A201

NOT FOR CONSTRUCTION

3/5/2024 4:09:36 PM

PAYAN RAMBLER

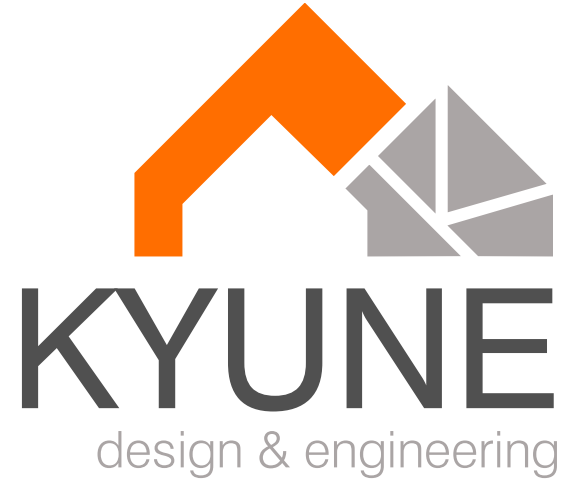
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1 FLOOR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



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(435) 352-1920
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Drawings For:
PAYAN RAMBLER

LOT #2 PAYAN LOT SPLIT SUB.
OREM, UT

Document Date:
MARCH 5, 2024

Project Status:
PRELIMINARY SET

PROJECT #: ?
DRAWN BY: TMM
CHECKED BY: TMM
SCALE: 1/4" = 1'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

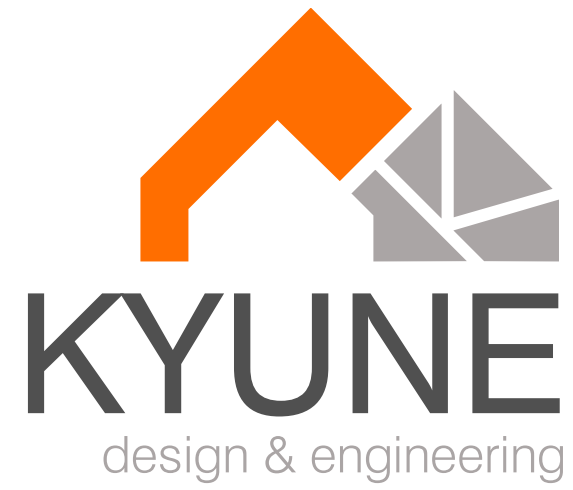
NO	DATE	ISSUE
1	03.05.24	DESIGN REVIEW SET

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MAIN LEVEL PLAN

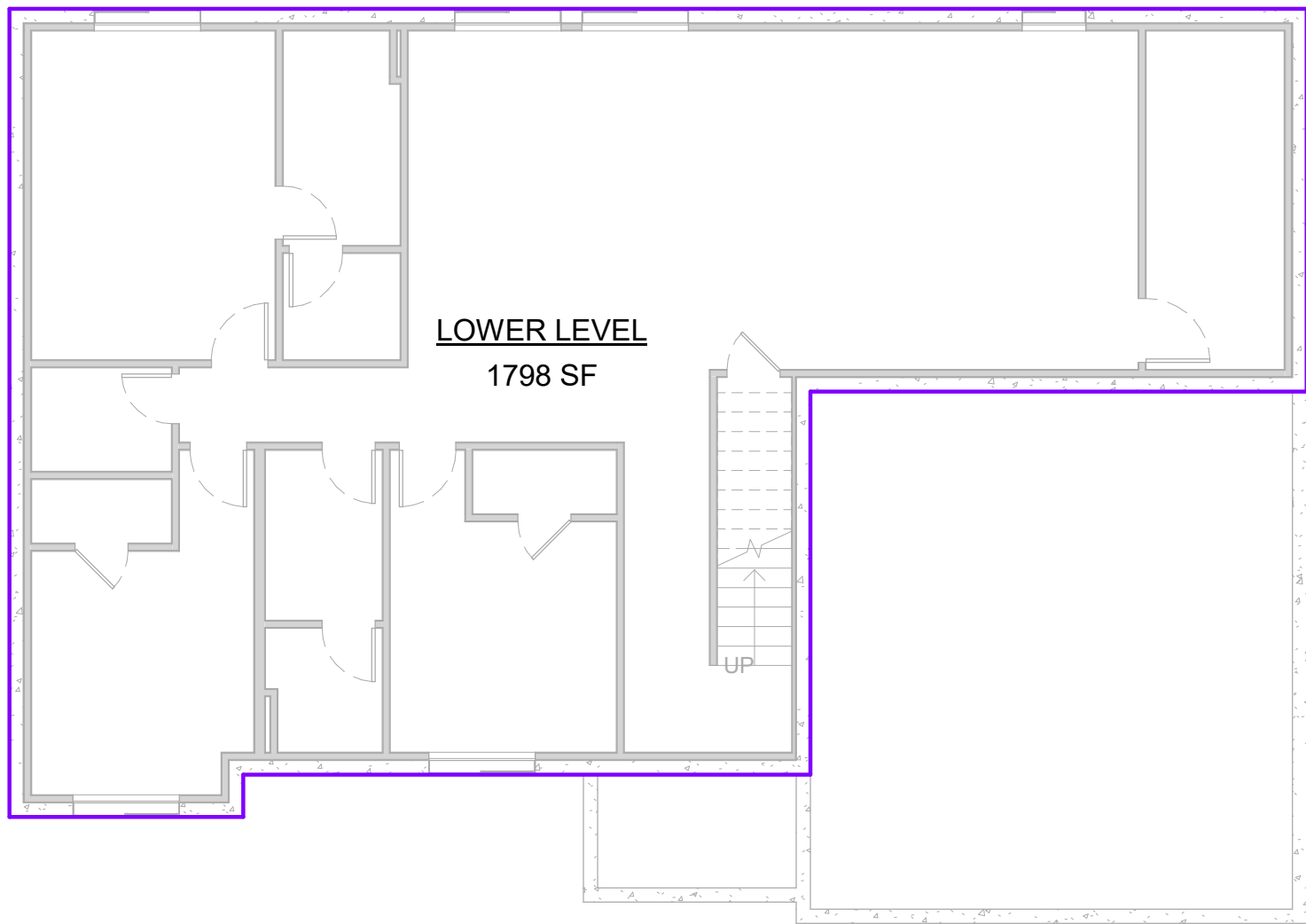
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NOT FOR CONSTRUCTION



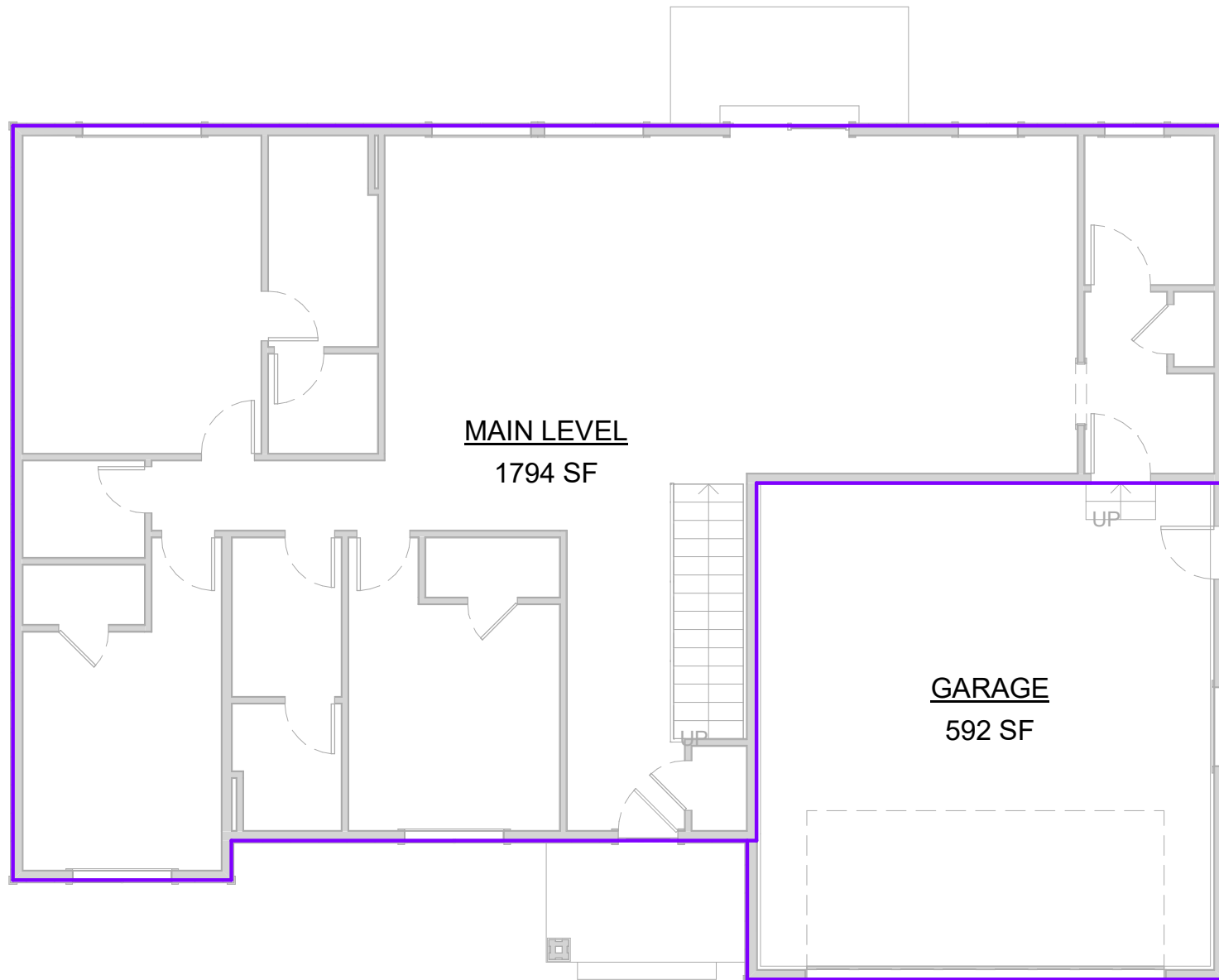
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(435) 352-1920
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NOT FOR CONSTRUCTION



1 LOWER LEVEL AREA PLAN

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



2 MAIN LEVEL AREA PLAN

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

AREA SCHEDULE			
AREA NAME	AREA	LEVEL	AREA TYPE
FINISHED			
LOWER LEVEL	1798 SF	LOWER LEVEL	FINISHED
MAIN LEVEL	1794 SF	MAIN LEVEL	FINISHED
	3592 SF		
GARAGE			
GARAGE	592 SF	MAIN LEVEL	GARAGE
	592 SF		
	4184 SF		

PAYAN RAMBLER

LOT #2 PAYAN LOT SPLIT SUB.
OREM, UT

Document Date:
MARCH 5, 2024

Project Status:
PRELIMINARY SET

PROJECT #: ?
DRAWN BY: TMM
CHECKED BY: TMM
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NO	DATE	ISSUE
1	03.05.24	DESIGN REVIEW SET

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

AREA PLANS

A203

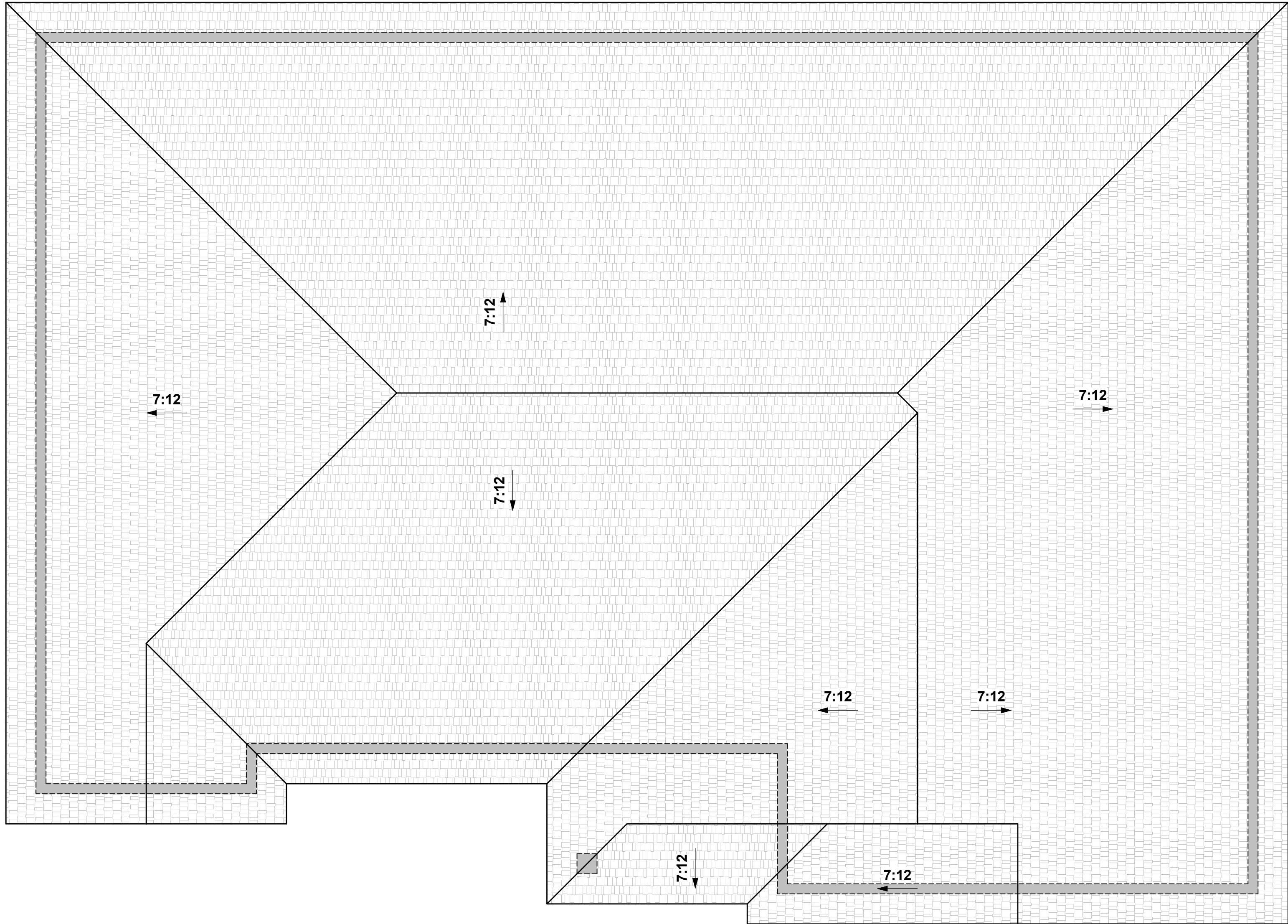
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

3/5/2024 4:09:37 PM

PAYAN RAMBLER

NOT FOR CONSTRUCTION



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

ROOF AND ATTIC NOTES
2021 IRC WITH UTAH STATE AMMENDMENTS

R806.1 Ventilation Required

Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air.

R806.2 Minimum Vent Area

The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

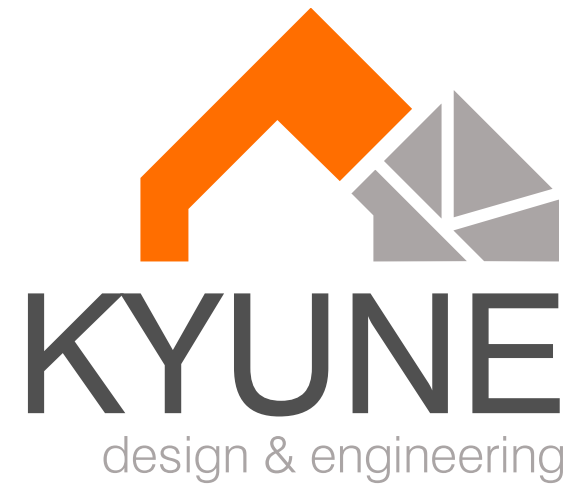
R806.3 Vent and Insulation Clearance

Where eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

R807.1 Attic Access

Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m2). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.



375 West 910 South - Heber City - Utah - 84032
(435) 352-1920
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Drawings For:

PAYAN RAMBLER

LOT #2 PAYAN LOT SPLIT SUB.
OREM, UT

Document Date:
MARCH 5, 2024

Project Status:
PRELIMINARY SET

PROJECT #: ?
DRAWN BY: TMM
CHECKED BY: TMM
SCALE: 1/4" = 1'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO	DATE	ISSUE
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ROOF PLAN

A205

NOT FOR CONSTRUCTION

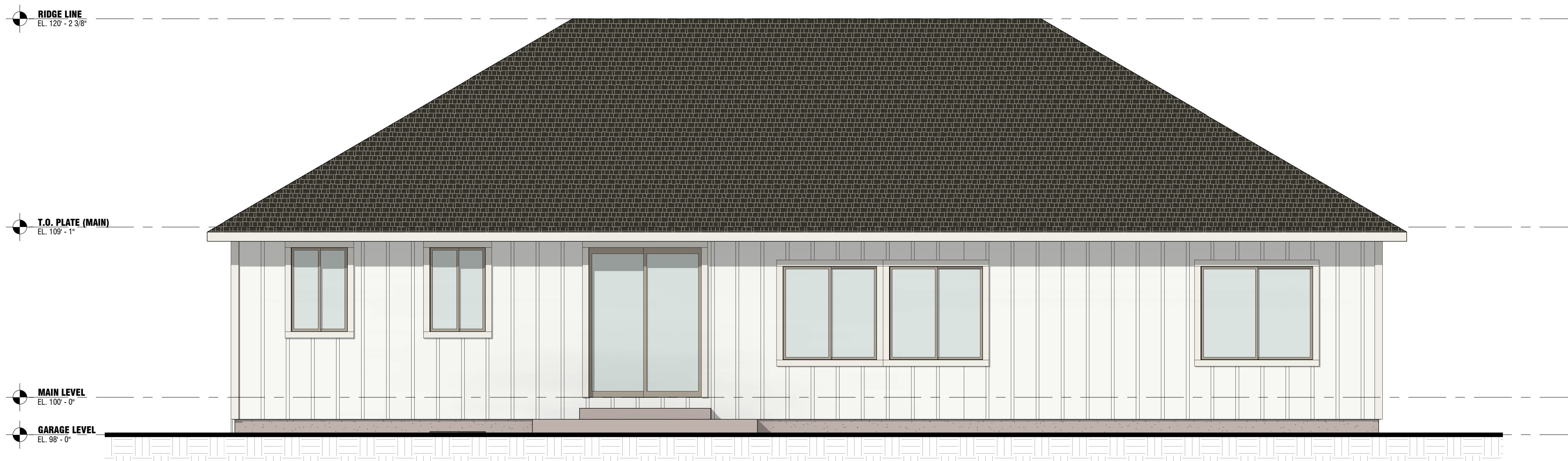


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1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 REAR ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- THESE ELEVATIONS ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO BUILDING SECTION PAGE(S) FOR ELEVATION DIMENSIONS AND DETAILS.
- APPROXIMATE FINAL GRADE SHOWN WILL BE DETERMINED ON SITE PER OWNER & LOCAL CODE.

Drawings For:
PAYAN RAMBLER

LOT #2 PAYAN LOT SPLIT SUB.
OREM, UT

Document Date:
MARCH 5, 2024

Project Status:
PRELIMINARY SET

PROJECT #: ?
DRAWN BY: TMM
CHECKED BY: TMM
SCALE: 1/4" = 1'-0"

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NO	DATE	ISSUE
1	03.05.24	DESIGN REVIEW SET

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ELEVATIONS

A301

NOT FOR CONSTRUCTION

3/5/2024 4:09:39 PM

PAYAN RAMBLER

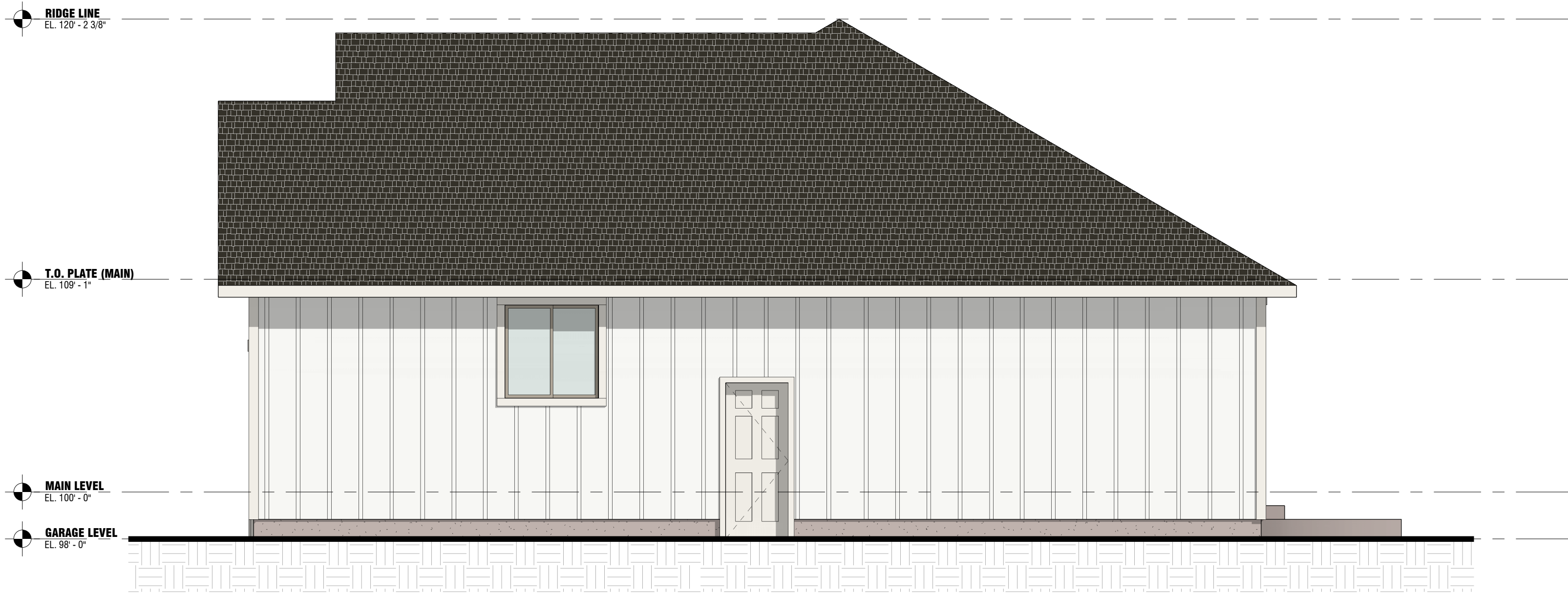
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NOT FOR CONSTRUCTION

3/5/2024 4:09:41 PM

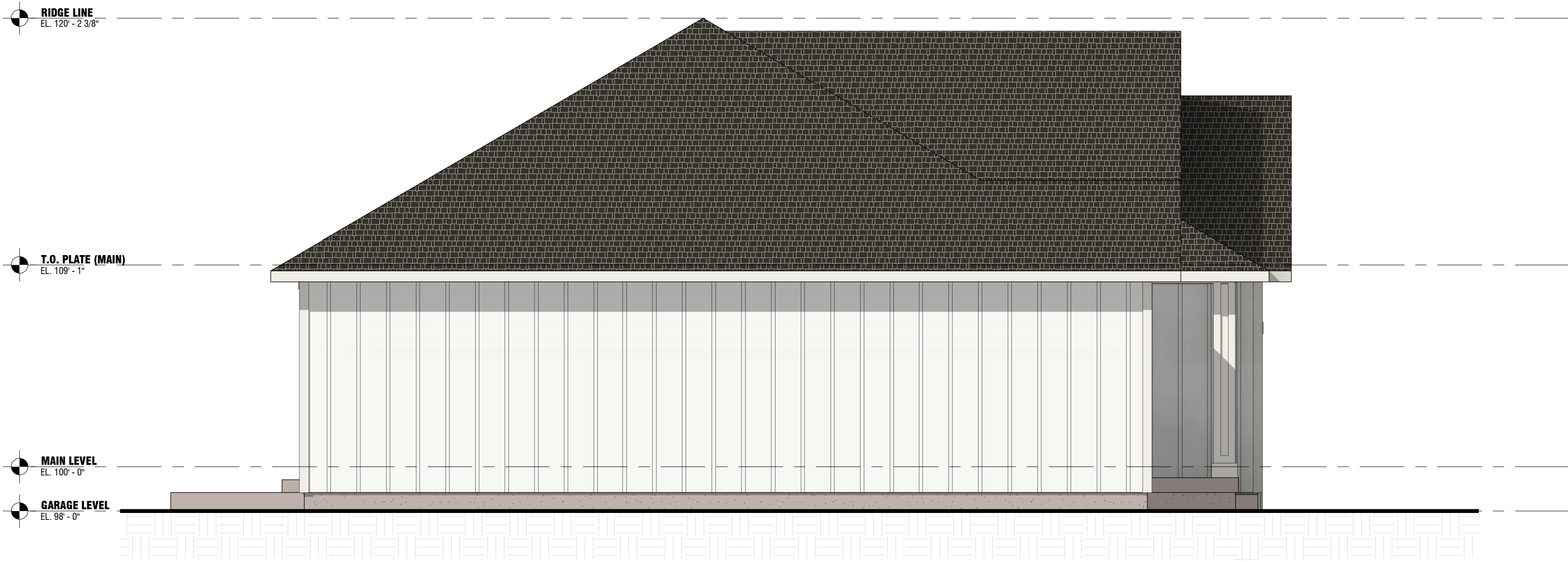
PAYAN RAMBLER

NOT FOR CONSTRUCTION



1 RIGHT SIDE ELEVATION

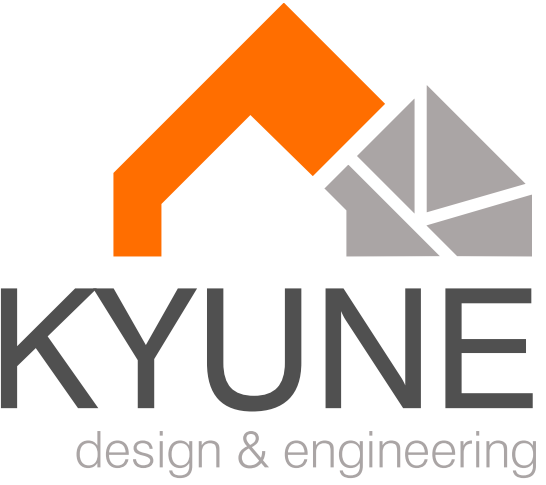
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



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Drawings For:
PAYAN RAMBLER

LOT #2 PAYAN LOT SPLIT SUB.
OREM, UT

Document Date:
MARCH 5, 2024

Project Status:
PRELIMINARY SET

PROJECT #: ?
DRAWN BY: TMM
CHECKED BY: TMM
SCALE: 1/4" = 1'-0"

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ELEVATIONS

ELEVATION NOTES:

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- APPROXIMATE FINAL GRADE SHOWN WILL BE DETERMINED ON SITE PER OWNER & LOCAL CODE.

A302

Public Meeting Sign In Sheet

Payan Zone Change Neighborhood Meeting

March 19, 2024

	Name	Phone or Email
1	Garth Gines	385 208 5049
2	Christie Fortaine	385 208-5048
3	Angela Peaves	801-636-2840 mrbrown
4	Phoukhaio J.	801-471-3054
5	Jeremy Rinnit	801-373-8333
6	Jerry Crismon	jerry.crismon@gmail.com
7	Holly Greethurst	happyhollyg@gmail.com
8	LaNae Millett	
9		

Minutes of the Payan Zone Change Neighborhood Meeting

This meeting was held at the Orem City Council Chambers on March 19, 2024, from 7:00 p.m. to approximately 8:15 pm.

Attendees:

Presenter: Shelton Taylor, Atwell Group

Developer: Deigo Payan

Neighborhood Attendees: Garth Gines, Christine Fountaine, Angela Reeves, Phoukhao J., Jeremy Runia, Jerry Crismon, Orem City Planning Commissioner, Holly Greethurst and LaNae Millet, Orem City Council member.

The meeting started at 7:05 pm with Shelton Taylor of Atwell Group presenting. The project location was verified showing slides of Google Earth aerial images of the vicinity of the site at 442 N. 300 W. in Orem. The next slide was the current Zoning Map showing the site highlighted on the City's Zoning Map indicating the current R7.5 Zone with neighboring R5.5 and R6 zones adjacent to the site. These colors were explained relating to the minimum lot size allowed in each zone.

The next photo showed the project proposed plat showing two lots in a Deep Lot or Flag Lot scenario. This slide showed the dimensions of the parcel and dimensions of the lots and building envelopes and lot acreage and square footage along with the shared driveway and P.U.E. easement. Adjoining landowners' lot lines and names were also included on the plat map. The need for the Zone Change to allow for these two lots to move forward was explained and discussed.

The next photos showed a similar Flag Lot subdivision plat known as Mollner Manor Subdivision just north of the site along with a Google Earth aerial image showing the present condition of both houses constructed. This was included as an example of what the finished product of the Payan Subdivision might resemble, that being a house with street frontage and a driveway along the side of the street front house with another house in the back. This was included to show that this sort of subdivision is very near to all the adjoining landowners.

The last photo show potential house designs that could be used on the two lots proposed in the Payan Subdivision. One was a typical two-story home; one was more of a craftsman style and one was a ramblar type design. These were discussed as part of the deep-lot constraints of 25-foot house height limits. The attendees asked if these were the actual house plans expected to be built, to which the developer stated these were possible examples.

This concluded the Atwell presentation of the Zone Change information, and the meeting was opened to concerns raised by the attendees and further discussion of the presentation points.

Jeremy Runia presented several questions to the developer regarding future plans for the subdivision. Mr. Payan explained his family dynamic of having children that were currently attending UVU and other children that plan to attend UVU and the plans for the two homes was to be a primary residence for Mr. Payan and his wife and a second home for his children to live in while going to college. His future plans were to gift the homes to his children for their future residences. Questions about lot sizes, off-street parking and how the utility laterals will affect the elevation of the real lot home were discussed. The

answers given were that further investigation will need to take place regarding the engineering of the utilities on-site and grading and placement of the house foundations would be done according to current engineering and Orem City standards.

Garth Gines and Christine Fountaine raised concerns about their existing fences and property lines and how the survey of the site property boundary would affect their property. Mr. Taylor of Atwell Group indicated that a proper boundary analysis would be completed and the correct placement of the boundaries of all property lines would be completed. Mr. Gines and Ms. Fountaine also raised concerns about the existing irrigation ditch they use for irrigating their property and what the plan was for that ditch. Mr. Payan and Mr. Taylor both indicated that it would be left intact and probably improved as part of the site grading to continue to provide irrigation to Ms. Fountaine's property.

Holly Greethurst, the HOA President for the Condominium property east of the site expressed concerns of flood irrigation present on the condominium site north of the project site. Angela Reeves, a landowner north of the project site indicated that she could help with that as she uses the irrigation ditch to irrigate her property and thought all flooding issues had been addresses. She said as the irrigation season begins, she would watch for flooding on adjoining property and work to make sure that doesn't happen.

Ms. Greethurst also mention the sliver of land that runs between the project property and the Condo property to the east and wondered about that sliver and who owns it and what affect it would have with the irrigation ditch. Mr. Gines said he thought the owner of that sliver had given the property back to the state. Ms. Reeves indicated that she believed the property was about 5 feet wide west of her property to the north of the project site and thinned to about 1 foot down by the Gines property. Mr. Taylor said the sliver would be researched and shown on the plat if it is truly a valid property of record from the County's records.

Mr. Gines said he has been diverting some of his irrigation water onto the project site to keep the existing fruit trees alive. He said he would gladly continue to do this as best as he can while the developer works to get the Zone Change completed and subdivision approved so the construction can commence. Mr. Payan said he intends to keep as many of the trees on site as he can during construction and include them in the site landscaping.

After all attendees had expressed their various concerns, Mr. Taylor asked if there were any negative concerns about the Zone Change to allow the project to proceed as explained. No negative concerns were raised. After which, at about 7:45 pm, Mr. Taylor indicated that the meeting was over and thanked all for attending and discussing their concerns.

At this time, LaNae Millet, Orem City Council member, came in and wanted the information presented again. Mr. Taylor initiated the presentation again for Ms. Millet while other attendees were having parting conversations. After the additional presentation, Ms. Millet introduced herself to Mr. Payan as a City Council member and indicated the need for additional housing and is in favor of this project. She indicated that all over Orem, there are many instances of similar developments where parking wasn't considered fully and is now an issue. She discussed with the developer the ongoing concern for neighborhood parking and strongly suggested that Mr. Payan make sure there is ample parking on-site and not plan for on-street parking as part of his site design. Mr. Taylor and Mr. Payan agreed that with

the 26-foot shared driveway easement, there would be ample additional parallel parking while allowing traffic to flow to the rear lot residence.

After the discussion with Ms. Millet, the meeting was adjourned.

Diego Payan

1219 Birch Circle

Heber City, Utah 84032

archgeneralcontractors@yahoo.com

March 4, 2024

RE: Proposed Zone Change Application – Neighborhood Meeting

Greetings,

As required by the Orem City Planning and Zoning Department, this letter is to give notification of a Neighborhood Meeting to discuss a proposed Zone Change for the property located at 442 N 300 West, Orem, Utah 84057. This meeting is being held prior to Zone Change Application as directed by Orem City Planning.

Pursuant to Orem City Code Section 22-14-20(I), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

The one-hour meeting location, date and time are as follows:

WHAT: Payan Proposed Zone Change - Neighborhood Meeting

WHEN: Tuesday, March 19, 2024, 7:00 – 8:00 PM

WHERE: Orem City Council Chambers
Orem City Center
56 N State Street
Orem, Utah 84057

Respectfully,

Diego Payan

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Payan Zone Change Neighborhood Meeting

March 19, 2024

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City Council Chambers, 56 N State Street

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

PUBLIC HEARING – REZONE – Amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone.

This meeting will be a public hearing. If you have questions or are unable to attend but would like to comment please contact staff prior to the meeting.

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

CALDERWOOD, DAVID A & INES V (ET AL)
2610 45TH AVE
KENODHA, WI 53144

City Council
Tue, May 14, 2024
6:00 pm



City Council Chambers, 56 N State Street

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

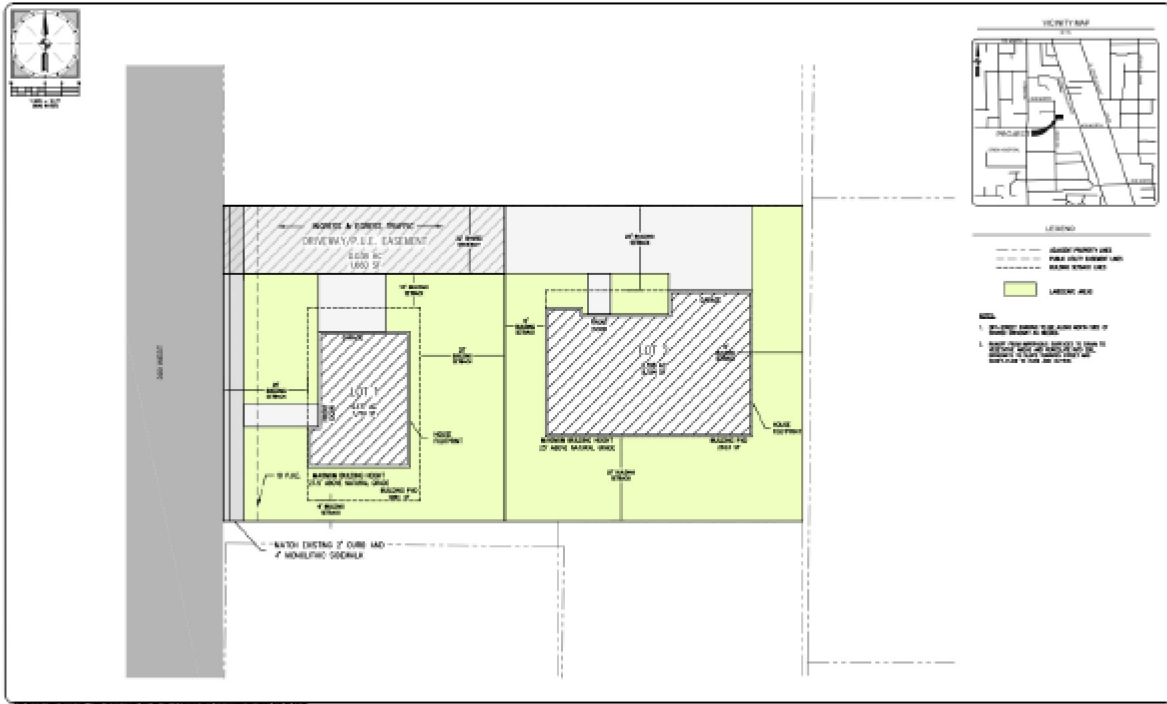
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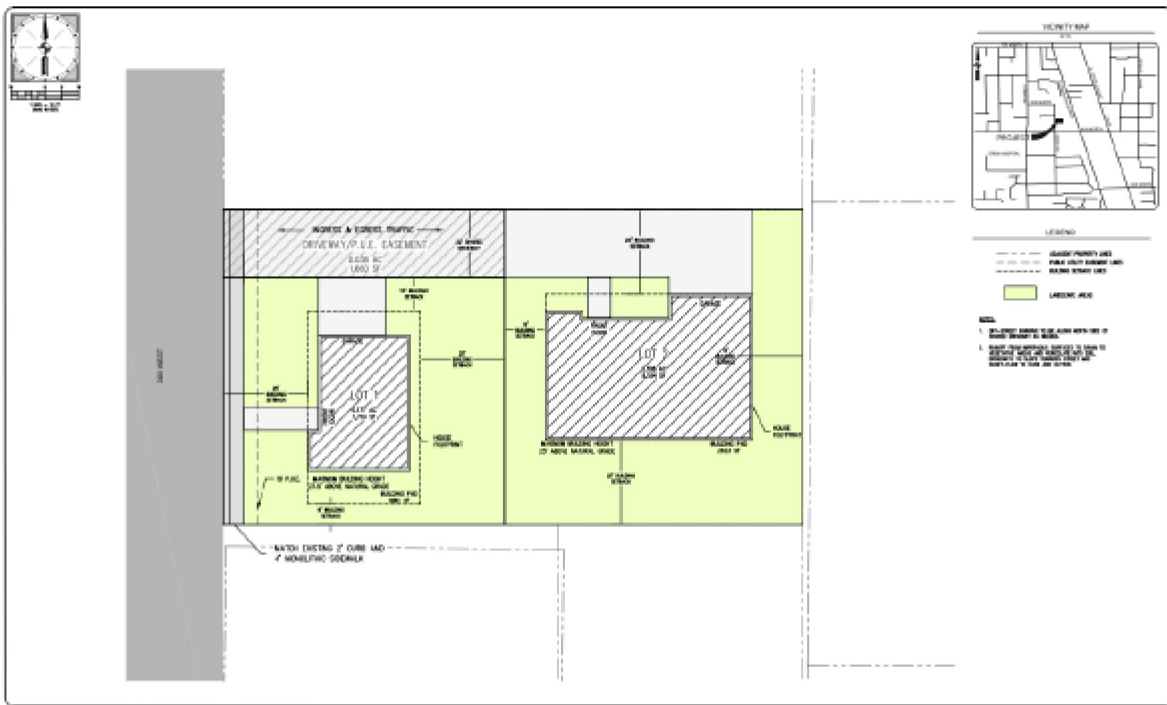
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SCHAUERS, CHAD & ROBIN
4145 BELGIAN CT
BOZEMAN, MT 59718

City Council
Tue, May 14, 2024
6:00 pm



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



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

HRL PROPERTIES #1 LLC
PO BOX 1366
PROVO, UT 84603

WEST OREM 376 LLC
PO BOX 7099
PROVO, UT 84602

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

GORDON, BROOKS J
34 S 300 E
NORTH SALT LAKE, UT 84054

FAIRBANKS, SCOTT & JACQUELINE
43 LANTANA
LAKE FOREST, CA 92630

UTAH COUNTY
51 S UNIVERSITY
PROVO, UT 84601

FJELDSTED, BENJAMIN CLARK
54 S 2120 W
PROVO, UT 84601

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

LRH II ENTERPRISES LLC
64 W 530 S
OREM, UT 84058

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

TIMPANOGOS VIEW LC
115 N 1170 E
SPRINGVILLE, UT 84663

MADSEN, RONALD A & SHARON K
128 N 200 E
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

BROWN, WADE & MELISSA
%BUSHNELL, MIKEL D
175 S OREM BLVD
OREM, UT 84058

PB&M HOLDINGS LLC
190 W 800 N # 103
PROVO, UT 84601

HARDINGER, GAIL & JANET
192 N 130 E
OREM, UT 84057

MAXSON, JARON P
222 W CENTER ST # 1396
OREM, UT 84059

CODY & CODY LEASING COMPANY
LC
--OR CURRENT RESIDENT--
225 W 400 NORTH
OREM, UT 84057

OREM CITY OF
--OR CURRENT RESIDENT--
234 W 400 NORTH
OREM, UT 84057

KASPERSON, KEITH W & LAVERNE S
(ET AL)
--OR CURRENT RESIDENT--
239 W 400 NORTH
OREM, UT 84057

MOCINO, OSBALDO AARON
243 W 400 N
OREM, UT 84057

JCS OREM INVESTMENTS LLC
--OR CURRENT RESIDENT--
244 W 400 NORTH
OREM, UT 84057

FRAMPTON, CODY & KRISTA
--OR CURRENT RESIDENT--
246 W 400 NORTH
OREM, UT 84057

DUNAWAY, BRENT N & SARAH A
--OR CURRENT RESIDENT--
248 W 400 NORTH
OREM, UT 84057

DEROEST, JORDAN DUKE RIP & JOEL
250 W 400 N
OREM, UT 84057

GREETHURST, HOLLY
252 W 400 N
OREM, UT 84057

SMITH, DALLIN L
--OR CURRENT RESIDENT--
253 W 400 NORTH
OREM, UT 84057

OLSON, KATHRYN
254 W 400 N
OREM, UT 84057

CALDERWOOD, DAVID A & INES V
(ET AL)
--OR CURRENT RESIDENT--
256 W 400 NORTH
OREM, UT 84057

DIAMAR PROPERTIES LLC
%MOON, LAMAR F
257 FAWN VALLEY CT
SIMI VALLEY, CA 93065

CARMAN, GRAHAM (ET AL)
258 W 400 N
OREM, UT 84057

ANDERSON, GRANT JOSEPH (ET AL)
260 W 400 N
OREM, UT 84057

JENSEN, NICHOLAS MARK
262 W 400 N
OREM, UT 84057

SMITH, DALLIN L & HOLLY B
--OR CURRENT RESIDENT--
266 W 400 NORTH
OREM, UT 84057

JCS OREM INVESTMENTS LLC
%LOWE, JANET
269 N 2230 E
SAINT GEORGE, UT 84790

GUDNIN, VYACHESLAV B &
EKATERINA S (ET AL)
--OR CURRENT RESIDENT--
281 W 400 NORTH
OREM, UT 84057

RANDS, JEFFREY R
282 W 4100 N
PROVO, UT 84604

GINES, DEANN C & GARTH
286 W 400 N
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

PB&M HOLDINGS LLC
--OR CURRENT RESIDENT--
293 W 400 NORTH
OREM, UT 84057

CARLY, ZAKORY
296 W 400 N
OREM, UT 84057

BEAN, SCOTT D & HEATHER
298 E 1250 N
OREM, UT 84057

TAYLOR, RODNEY S & ADRIANNE T
--OR CURRENT RESIDENT--
309 W 450 NORTH
OREM, UT 84057

JOHANSEN, DARREN & DARREN (ET
AL)
310 W 400 N
OREM, UT 84057

BERGESON, BRUCE L & CHRISTINE
--OR CURRENT RESIDENT--
312 W 450 NORTH
OREM, UT 84057

CHANTHAVONG, PHOUKHAO J &
MARYANN K
321 W 550 N
OREM, UT 84057

LRH II ENTERPRISES LLC
--OR CURRENT RESIDENT--
322 W 500 NORTH
OREM, UT 84057

FAIRBANKS, SCOTT & JACQUELINE
--OR CURRENT RESIDENT--
323 W 450 NORTH
OREM, UT 84057

POULSEN, TROY M & AUNALEE
--OR CURRENT RESIDENT--
324 W 450 NORTH
OREM, UT 84057

MAXSON, JARON P
--OR CURRENT RESIDENT--
326 W 400 NORTH
OREM, UT 84057

RUSSELL LOVELESS I LLC
--OR CURRENT RESIDENT--
327 W 400 NORTH
OREM, UT 84057

POULSEN, TROY & ANNALEE
--OR CURRENT RESIDENT--
333 W 500 NORTH
OREM, UT 84057

PRIVATE PROPERTIES LLC
--OR CURRENT RESIDENT--
335 W 450 NORTH
OREM, UT 84057

SCHAUERS, CHAD & ROBIN
--OR CURRENT RESIDENT--
336 N 300 WEST
OREM, UT 84057

POULSEN, TROY M & ANNALEE
--OR CURRENT RESIDENT--
338 W 450 NORTH
OREM, UT 84057

ORCHARD, TODD G & KIRSTI J
--OR CURRENT RESIDENT--
340 W 500 NORTH
OREM, UT 84057

DOBBERFUHL, DOUGLAS KENT &
STEPHANIE (ET AL)
342 W 400 N
OREM, UT 84057

CHRISTENSEN, JEFFREY SCOTT
--OR CURRENT RESIDENT--
345 W 400 NORTH
OREM, UT 84057

TOPHAM, SAMANTHA
346 N 300 W
OREM, UT 84057

CASTANEDA, DONOVAN
347 W 400 N
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
348 W 450 NORTH
OREM, UT 84057

FAIRBANKS, SCOTT & JACQUELINE
--OR CURRENT RESIDENT--
349 W 450 NORTH
OREM, UT 84057

LEON, MANUEL & MARIA
351 W 400 N
OREM, UT 84057

WHYTE, ROBERT
--OR CURRENT RESIDENT--
351 W 500 NORTH
OREM, UT 84057

YOUNG, LYMAN T & KAYLENE F
352 W 400 N
OREM, UT 84057

DUNAWAY, BRENT N & SARAH A
353 E 1950 N
OREM, UT 84057

FREDRICKSEN, JOAN (ET AL)
354 N 280 W
OREM, UT 84057

KEIL, TYLER & MEGAN
355 N 280 W
OREM, UT 84057

TIMPANOGAS VIEW LC
--OR CURRENT RESIDENT--
355 W 400 NORTH
OREM, UT 84057

HRL PROPERTIES #1 LLC
--OR CURRENT RESIDENT--
357 N 300 WEST
OREM, UT 84057

TIMPANOGOS VIEW LC
--OR CURRENT RESIDENT--
357 W 400 NORTH
OREM, UT 84057

LOOPER, WILLIAM R II
--OR CURRENT RESIDENT--
358 W 450 NORTH
OREM, UT 84057

DIAMAR PROPERTIES LLC
--OR CURRENT RESIDENT--
361 W 500 NORTH
OREM, UT 84057

MILLER, WAYNE J
363 W 400 N
OREM, UT 84057

BEAN, SCOTT D & HEATHER
--OR CURRENT RESIDENT--
367 N 280 WEST
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
368 W 450 NORTH
OREM, UT 84057

TANNER, WAYNE G (ET AL)
--OR CURRENT RESIDENT--
371 N 300 WEST
OREM, UT 84057

WEST OREM 376 LLC
--OR CURRENT RESIDENT--
376 W 400 NORTH
OREM, UT 84057

HUNT, JON L II & SHAUNA H
--OR CURRENT RESIDENT--
383 N 300 WEST
OREM, UT 84057

PHILBRICK, MARK A & PEGGY
386 N 280 W
OREM, UT 84057

MESA VISTA INC
394 W 400 N
OREM, UT 84057

HAMMOND, SAMUEL JENSEN
--OR CURRENT RESIDENT--
413 N OREM BLVD
OREM, UT 84057

HAMMOND, SAMUEL JENSEN
--OR CURRENT RESIDENT--
415 N OREM BLVD
OREM, UT 84057

HAMMOND, SAMUEL JENSEN
--OR CURRENT RESIDENT--
417 N OREM BLVD
OREM, UT 84057

SMITH, DALLIN L
418 N 300 W
OREM, UT 84057

GRAF LEASING LLC
--OR CURRENT RESIDENT--
419 N OREM BLVD
OREM, UT 84057

HAMMOND, SAMUEL JENSEN
--OR CURRENT RESIDENT--
421 N OREM BLVD
OREM, UT 84057

TIMPANOGOS FAMILY MEDICINE
LLC
423 N OREM BLVD
OREM, UT 84057

JOHANSEN, DARREN J & HEATHER
DANIELLE (ET AL)
425 N 300 W
OREM, UT 84057

GRAF LEASING LLC
428 E 750 S
OREM, UT 84097

MARTINEZ, SAUL & ALFA L
435 N 300 W
OREM, UT 84057

CHAVEZ, RUTH ADRIANA (ET AL)
441 N OREM BLVD
OREM, UT 84057

SAWYER, ANNALYNN & DANIELLE
--OR CURRENT RESIDENT--
443 N OREM BLVD
OREM, UT 84057

REEVES, JENILYN MARIA
--OR CURRENT RESIDENT--
445 N OREM BL
OREM, UT 84057

REEVES, JENILYN MARIA
445 N OREM BLVD
OREM, UT 84057

HOVEY, CRYSTAL
447 N OREM BLVD # 3
OREM, UT 84057

CONLEY, CAROLINE E
--OR CURRENT RESIDENT--
449 N OREM BLVD
OREM, UT 84057

SAWYER, ANNALYNN & DANIELLE
451 N OREM BLVD
OREM, UT 84057

BUSHNELL, MIKEL & HOLLY (ET AL)
--OR CURRENT RESIDENT--
453 N OREM BLVD UNIT# 1
OREM, UT 84057

GORDON, BROOKS J
--OR CURRENT RESIDENT--
455 N OREM BOULEVARD
OREM, UT 84057

HARDINGER, GAIL & JANET
--OR CURRENT RESIDENT--
457 N OREM BL
OREM, UT 84057

HIDLEY, THOMAS H & SUSAN J
--OR CURRENT RESIDENT--
459 N OREM BLVD
OREM, UT 84057

MACKEY, RONALD & LINDA (ET AL)
461 N OREM BLVD
OREM, UT 84057

FOUNTAIN, CHRISTINE (ET AL)
462 N 300 W
OREM, UT 84057

STRYKER, ALICE J (ET AL)
463 N OREM BLVD
OREM, UT 84057

WILSON, ERIC JAMES
465 N OREM BLVD
OREM, UT 84057

BROWN, WADE & MELISSA
--OR CURRENT RESIDENT--
467 N OREM BLVD
OREM, UT 84057

CALLISTER, ALEXIS & KYLE (ET AL)
469 N OREM BLVD
OREM, UT 84057

RANDS, JEFFREY R
--OR CURRENT RESIDENT--
470 N 300 WEST
OREM, UT 84057

SAUNDERS, KEVAN J
471 N OREM BLVD
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
473 N OREM BL
OREM, UT 84057

DAVIS, SCOTT & CINDY
--OR CURRENT RESIDENT--
474 N 300 WEST
OREM, UT 84057

VAN MOOS, AMBERLEE & DWIGHT
475 N OREM BLVD
OREM, UT 84057

KALLAS, WESTON
476 N 300 W
OREM, UT 84057

BLACK, MARGARET ANN
477 N OREM BLVD
OREM, UT 84057

FAERBER, PAUL JAMES & KATE
MOORE
--OR CURRENT RESIDENT--
479 N OREM BLVD
OREM, UT 84057

BURROWS, JANICE
481 N OREM BLVD
OREM, UT 84057

ANDERSON, JUDY K
483 N OREM BLVD
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
485 N FREEDOM BLVD
PROVO, UT 84601

HOLMAN, COURTNEY SARA
485 N OREM BLVD
OREM, UT 84057

REEVES, ANGELA IRENE
486 N 300 W
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
487 N OREM BLVD
OREM, UT 84057

BECKER, CONNIE & ALEN
--OR CURRENT RESIDENT--
489 N OREM BLVD
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

BECKER, CONNIE & ALEN
489 N OREM BLVD UNIT 2
OREM, UT 84057

MADSEN, RONALD A & SHARON K
--OR CURRENT RESIDENT--
491 N 300 WEST
OREM, UT 84057

CLARK, MICHAEL & REGINA
LYNNETTE
491 N OREM BLVD
OREM, UT 84057

WIGGINS, EVAN C & PATRICIA R
493 N OREM BLVD
OREM, UT 84057

DUTSON, LAYNE E
--OR CURRENT RESIDENT--
495 N OREM BLVD
OREM, UT 84057

LAMBSON, SONIA
497 N OREM BLVD
OREM, UT 84057

PEREZ, MARIELY NUNEZ
499 N OREM BLVD
OREM, UT 84057

DAVID LEE LLC
--OR CURRENT RESIDENT--
501 N OREM BLVD
OREM, UT 84057

DOUGLASS, HARLAN D & MAXINE H
--OR CURRENT RESIDENT--
501 N STATE ST
OREM, UT 84057

DAVID LEE LLC
501 N OREM BLVD # 501
OREM, UT 84057

SARAH ANN L C
--OR CURRENT RESIDENT--
503 N 300 WEST
OREM, UT 84057

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
503 N OREM BLVD
OREM, UT 84057

RUSSELL LOVELESS I LLC
505 E FOOTHILL DR
PROVO, UT 84604

HOUSING AUTHORITY OF UTAH
COUNTY
--OR CURRENT RESIDENT--
505 N OREM BLVD
OREM, UT 84057

FRANK, LAURIE ANN (ET AL)
--OR CURRENT RESIDENT--
507 N OREM BLVD
OREM, UT 84057

FRANK, LAURIE ANN (ET AL)
507 N OREM BLVD UNIT 3
OREM, UT 84057

CUTLER, CASSIDY LYNNE
509 N OREM BLVD
OREM, UT 84057

CEDILLO, NORBERTO (ET AL)
511 N OREM BLVD
OREM, UT 84057

GEHRKE, MATTHEW EDWARD &
GARY CURTIS
516 N 280 W
OREM, UT 84057

SAAVEDRA, GRISELDA BRIYIT
BARBOSA (ET AL)
519 N 280 W
OREM, UT 84057

LOPEZ, ANTONIO
522 N 280 W
OREM, UT 84057

OTIS, CLIFFORD T & PATRICIA H
525 N 280 W
OREM, UT 84057

CONLEY, CAROLINE E
551 S 1020 W # 304
AMERICAN FORK, UT 84003

SMITH, DALLIN L & HOLLY B
578 S 560 E
OREM, UT 84097

POULSEN, TROY M & AUNALEE
617 E 920 N
OREM, UT 84097

WHYTE, ROBERT
627 S 630 W
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

BUSHNELL, MIKEL & HOLLY (ET AL)
664 N 1180 E
OREM, UT 84097

TAYLOR, RODNEY S & ADRIANNE T
769 APELDOORN LN
KELLER, TX 76248

FAERBER, PAUL JAMES & KATE
MOORE
776 W 700 S
OREM, UT 84058

CODY & CODY LEASING COMPANY
LC
795 E 1150 N
PLEASANT GROVE, UT 84062

DOUGLASS, HARLAN D & MAXINE H
%BLACK REALTY MANAGEMENT
801 W RIVERSIDE AVE STE 400
SPOKANE, WA 99201

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

FRAMPTON, CODY & KRISTA
1005 N 900 E
PLEASANT GROVE, UT 84062

BERGESON, BRUCE L & CHRISTINE
1018 N NOB HILL AVE
AMERICAN FORK, UT 84003

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

DUTSON, LAYNE E
1199 S 1950 W
DELTA, UT 84624

PAYAN, DIEGO & ANDREINA
1219 BIRCH CIR
HEBER CITY, UT 84032

KASPERSON, KEITH W & LAVERNE S
(ET AL)
1238 S 670 W
SALEM, UT 84653

HUNT, JON L II & SHAUNA H
1325 N 1300 E
LEHI, UT 84043

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

KAUFER, BONNIE J & BONNIE J
1577 W EASY ST
SOUTH JORDAN, UT 84095

JD REAL ESTATE HOLDINGS LLC
%FARMER
1600 S EMPIRE RD
SALT LAKE CITY, UT 84104

PRIVATE PROPERTIES LLC
1731 S 1440 E
SPANISH FORK, UT 84660

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

SARAH ANN L C
1797 N 120 E
OREM, UT 84057

DAVIS, SCOTT & CINDY
1880 N 800 W
OREM, UT 84057

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

CHRISTENSEN, JEFFREY SCOTT
2267 N 600 W
PLEASANT GROVE, UT 84062

CALDERWOOD, DAVID A & INES V
(ET AL)
2610 45TH AVE
KENODHA, WI 53144

TANNER, WAYNE G (ET AL)
3770 N 100 E
PROVO, UT 84604

SCHAUERS, CHAD & ROBIN
4145 BELGIAN CT
BOZEMAN, MT 59718

HOLLAND, STEVEN Y
4636 COUNTRY CLUB DR
HIGHLAND, UT 84003

ORCHARD, TODD G & KIRSTI J
4915 E 6TH ST
LONG BEACH, CA 90814

HAMMOND, SAMUEL JENSEN
6828 W KISTLER LN
HERRIMAN, UT 84096

GUDNIN, VYACHESLAV B &
EKATERINA S (ET AL)
7090 S 2740 E
COTTONWOOD HEIGHTS, UT 84121

LOOPER, WILLIAM R II
8522 DONALD CIR
HUNTINGTON BEACH, CA 92647

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3 (A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 442 NORTH 300 WEST FROM THE R7.5 ZONE TO THE R6.5 ZONE.

WHEREAS on April 1, 2024, Diego Payan filed an application with the City of Orem to request approval for a conditional use permit amending Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone: and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on April 17, 2024, and the Planning Commission had no recommendation to the City Council; and

WHEREAS a public meeting considering the subject application was held by the City Council on May 14, 2024; and

WHEREAS notices were mailed to 185 property owners within a 500 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 amends Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the property located generally at 442 North 300 West from the R7.5 zone to the R6.5 zone as shown in Exhibit “A” which is attached hereto and incorporated herein by reference.
3. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

DRAFT

5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 14th day of **May 2024**.

David A. Young, Mayor

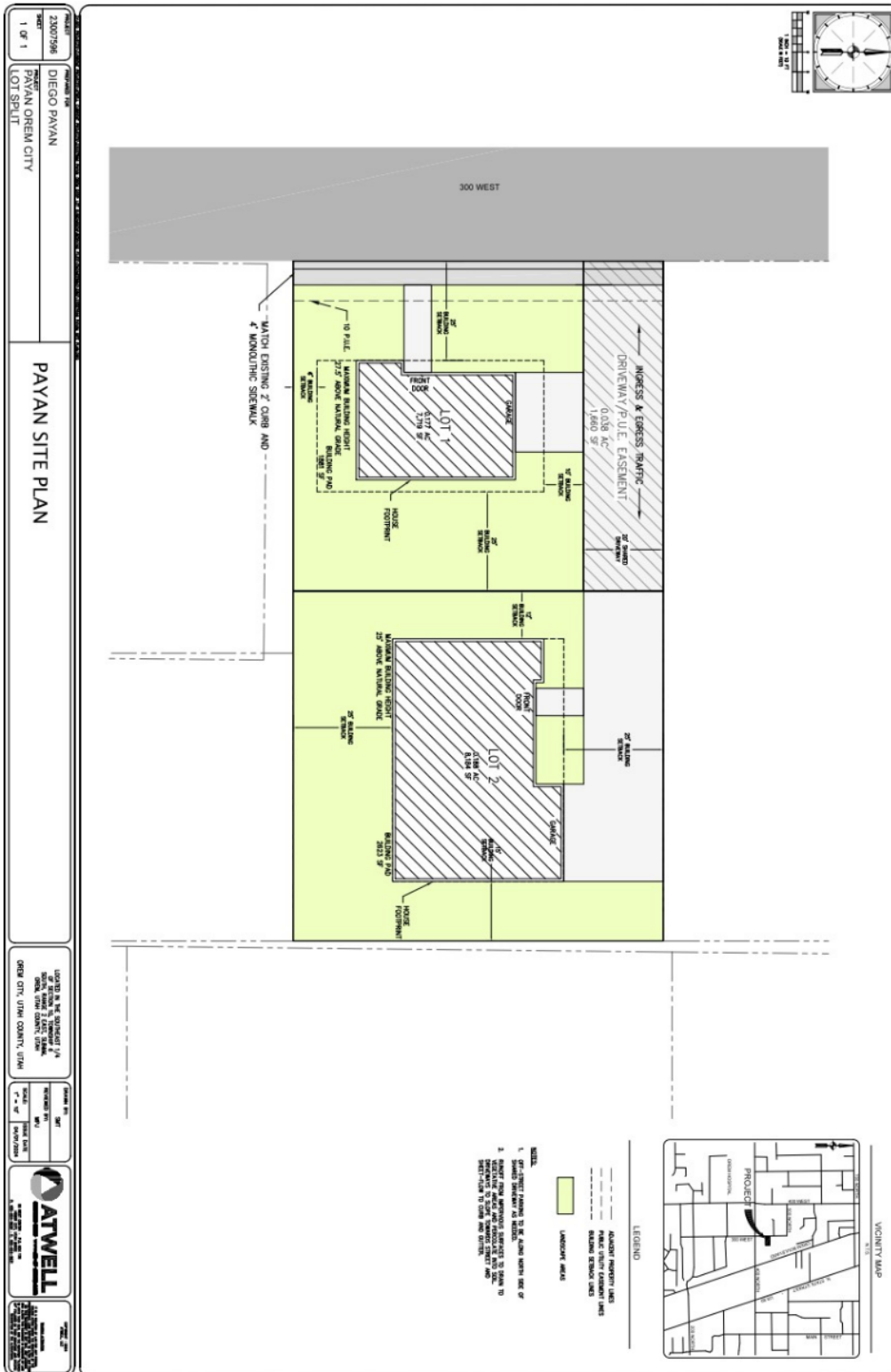
ATTEST:

Teresa McKittrick, City Recorder

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

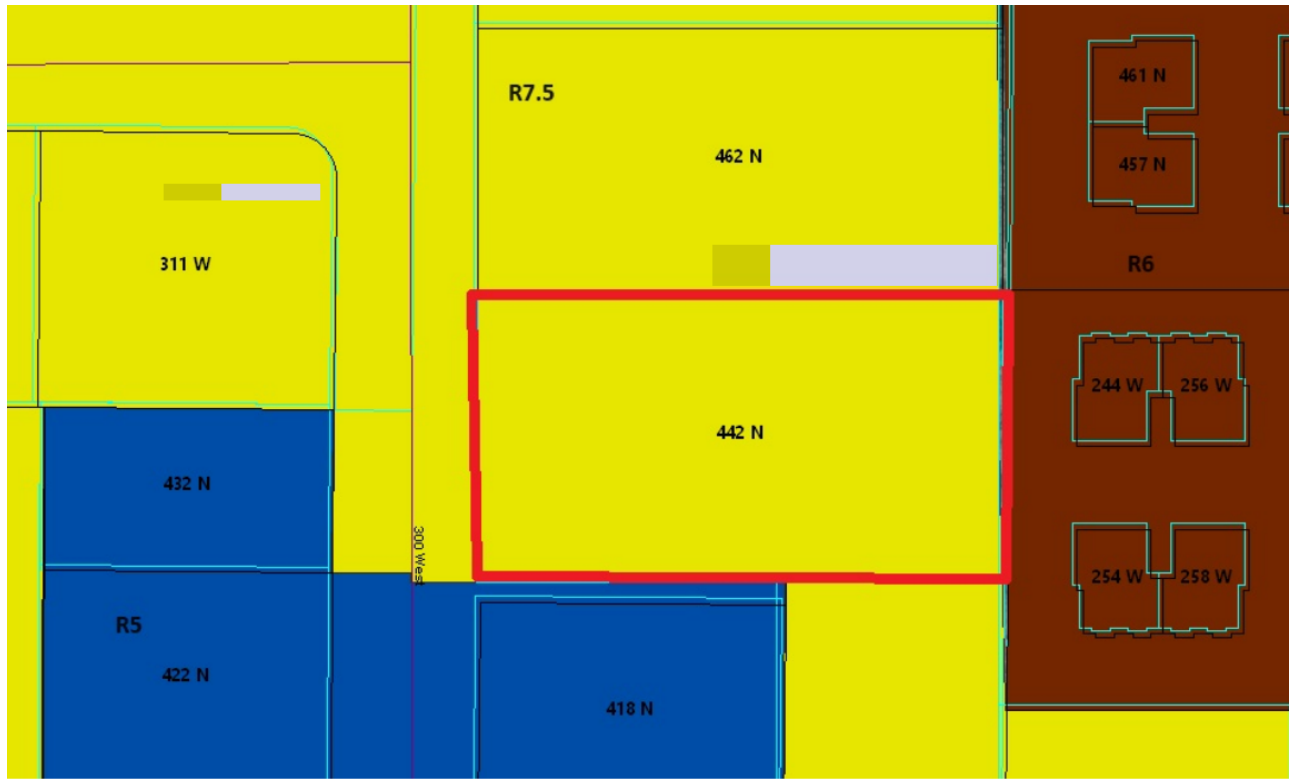
EXHIBIT A

Site Plan

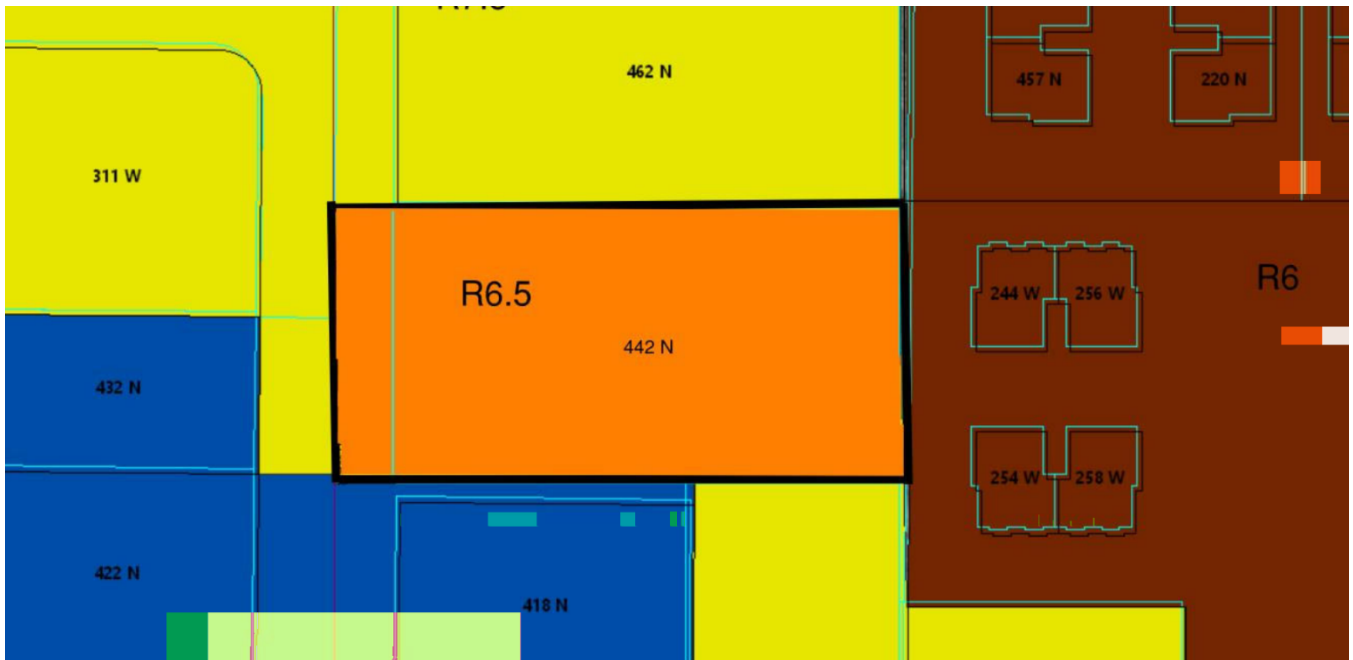


DRAFT

Current Zoning



Proposed Zoning





**CITY OF OREM
CITY COUNCIL
MEETING
MAY 14, 2024**

REQUEST:	RESOLUTION- Adopting the City of Orem Fiscal Year 2024-2025 Tentative Budget
APPLICANT:	Brenn Bybee
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	Brandon Nelson, Finance Director

REQUEST:

BACKGROUND:

On May 14, 2024, the City Council received a copy of the Fiscal Year 2024-2025 Tentative Budget. Prior to being presented with the Tentative Budget, the City Council and staff have met in a series of public meetings to discuss elements of this budget, reviewed each of the Enterprise Funds and the General Fund, and the recommended adjustments to the City's Fees and Charges.

This budget does not contain any request to increase the property tax rate. Various proposed fee changes will be reviewed in the budget presentation.

The Fiscal Year 2024-2025 Tentative Budget is available for review and to download at www.orem.gov.

RECOMMENDATION:

The City Manager recommends the City Council, by resolution, adopt the Fiscal Year 2024-2025 Tentative Budget and set a public hearing to adopt the final budget on June 18, 2024, at 6:00 p.m.

RESOLUTION NO.

A RESOLUTION BY THE OREM CITY COUNCIL ADOPTING
THE CITY OF OREM TENTATIVE BUDGET FOR FISCAL
YEAR 2024-2025 AND SETTING A PUBLIC HEARING FOR
THE ADOPTION OF THE FINAL BUDGET ON JUNE 18, 2024,
AT 6:00 P.M.

WHEREAS on May 14, 2024, the City Manager of the City of Orem submitted a tentative budget to the City Council; and

WHEREAS the City Council desires to adopt the tentative budget as required by State law; and

WHEREAS the City Council desires to make the tentative budget available for public review and comment at least ten days prior to the final budget adoption public hearing; and

WHEREAS the City Council desires to set a public hearing for June 18, 2024, at 6:00 p.m. to receive additional public input on the budget.

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

1. The City Council hereby adopts the tentative budget attached to this resolution as Exhibit "A".

2. The City Council will conduct a public hearing to adopt the final budget for Fiscal Year 2024-2025 on June 18, 2024, at 6:00 p.m.

PASSED AND APPROVED this 14th day of May 2024.

David A. Young, Mayor

ATTEST:

Teresa McKittrick, City Recorder

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



**CITY OF OREM
CITY COUNCIL
MEETING
MAY 14, 2024**

REQUEST:	DISCUSSION - Follow up on School District Considerations
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MARCH 2024

Percent of Year Expired: 75%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2024	% To Date FY 2023	Notes
10 GENERAL FUND								
Revenues	70,974,116	4,812,516	59,086,680			83%	80%	
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	99,268,177	4,812,516	87,380,741		11,887,436	88%	87%	
Expenditures	99,268,177	5,155,696	67,265,734	2,191,617	29,810,826	70%	66%	
20 ROAD FUND								
Revenues	3,800,000	23,546	1,957,088			52%	68%	
Appr. Surplus - Current	620,000		620,000			100%		
Appr. Surplus - Prior Year	2,627,058		2,627,058			100%		
Total Resources	7,047,058	23,546	5,204,146		1,842,912	74%	83%	
Expenditures	7,047,058	139,363	2,719,832	640,799	3,686,427	48%	56%	
21 CARE TAX FUND								
Revenues	3,380,000	246,955	1,965,603			58%	68%	
Appr. Surplus - Current	200,000		200,000			100%		
Appr. Surplus - Prior Year	2,297,383		2,297,383			100%		
Total Resources	5,877,383	246,955	4,462,986		1,414,397	76%	80%	
Expenditures	5,877,383	166,761	2,269,713	2,435,112	1,172,558	80%	71%	
24 TRANSPORTATION SALES TAX FUND								
Revenues	3,090,000	326,863	1,883,556			61%	64%	
Appr. Surplus - Current	250,000		250,000			100%		
Appr. Surplus - Prior Year	2,816,080		2,816,080			100%		
Total Resources	6,156,080	326,863	4,949,636		1,206,444	80%	80%	
Expenditures	6,156,080	402,105	3,197,922	908,408	2,049,750	67%	44%	1
30 DEBT SERVICE FUND								
Revenues	6,326,740	871,271	4,841,053			77%	73%	
Total Resources	6,326,740	871,271	4,841,053		1,485,687	77%	73%	
Expenditures	6,326,740	45,992	2,088,224		4,238,516	33%	32%	
45 CIP FUND								
Revenues	775,000	14,437	512,155			66%	21%	
Appr. Surplus - Prior Year	28,080,901		28,080,901			100%		
Total Resources	28,855,901	14,437	28,593,056		262,845	99%	93%	
Expenditures	28,855,901	1,645,672	2,048,802	22,315,043	4,492,056	84%	16%	2
51 WATER FUND								
Revenues	19,980,034	1,257,327	16,482,748			82%	55%	
Appr. Surplus - Prior Year	47,331,789		47,331,789			100%		
Total Resources	67,311,823	1,257,327	63,814,537		3,497,286	95%	82%	3
Expenditures	67,311,823	2,956,214	25,756,513	8,752,441	32,802,869	51%	49%	
52 WATER RECLAMATION FUND								
Revenues	13,248,423	1,248,861	10,581,170			80%	72%	
Appr. Surplus - Prior Year	25,420,126		25,420,126			100%		
Total Resources	38,668,549	1,248,861	36,001,296		2,667,253	93%	90%	
Expenditures	38,668,549	408,576	6,190,654	1,506,176	30,971,719	20%	25%	
55 STORM WATER FUND								
Revenues	5,856,002	539,777	4,928,139			84%	83%	
Appr. Surplus - Prior Year	8,972,270		8,972,270			100%		
Total Resources	14,828,272	539,777	13,900,409		927,863	94%	93%	
Expenditures	14,828,272	141,214	3,757,134	1,176,159	9,894,979	33%	29%	
56 RECREATION FUND								
Revenues	3,817,206	485,451	2,750,942			72%	74%	
Appr. Surplus - Prior Year	147,409		147,409			100%		
Total Resources	3,964,615	485,451	2,898,351		1,066,264	73%	74%	
Expenditures	3,964,615	219,309	2,793,027	199,620	971,968	75%	85%	4

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MARCH 2024

Percent of Year Expired: 75%

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	445,952	3,958,378			76%	80%	
Appr. Surplus - Prior Year	142,230		142,230			100%		
Total Resources	5,326,230	445,952	4,100,608		1,225,622	77%	80%	
Expenditures	5,326,230	599,154	3,463,274	5,019	1,857,937	65%	68%	
58 STREET LIGHTING FUND								
Revenues	1,065,000	95,027	839,843			79%	75%	
Appr. Surplus - Current	320,000		320,000			100%		
Appr. Surplus - Prior Year	373,612		373,612			100%		
Total Resources	1,758,612	95,027	1,533,455		225,157	87%	87%	
Expenditures	1,758,612	20,574	1,020,927	268,382	469,303	73%	62%	5
61 FLEET MAINTENANCE FUND								
Revenues			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		1,299,242		-15,797	101%	100%	
Expenditures	1,283,445	69,959	939,021	43,157	301,267	77%	75%	
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	25,263	355,547	1,893	98,103	78%	74%	
63 SELF INSURANCE FUND								
Revenues	790,000	62,004	608,238			77%	80%	
Appr. Surplus - Current Year	242,100		242,100			100%		
Appr. Surplus - Prior Year	22,301		22,301			100%		
Std. Interfund Transactions	1,585,000		1,585,000			100%		
Total Resources	2,639,401	62,004	2,457,639		181,762	93%	94%	
Expenditures	2,639,401	73,411	2,334,132	2,222	303,047	89%	89%	
64 INFORMATION TECH FUND								
Revenues	9,336	678	6,102			100%		
Appr. Surplus - Current Year	100,000	100,000	100,000			100%		
Appr. Surplus - Prior Year	442,422		442,422			100%		
Std. Interfund Transactions	3,410,000		3,410,000			100%		
Total Resources	3,961,758	100,678	3,958,524		3,234	100%	100%	
Expenditures	3,961,758	190,732	2,250,643	274,425	1,436,690	64%	72%	
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	191,615	1,755,958	251,073	248,379	89%	87%	
74 CDBG FUND								
Revenues	742,646	168,106	573,633			77%	78%	
Appr. Surplus - Prior Year	336,744		336,744			100%		
Total Resources	1,079,390	168,106	910,377			84%	87%	
Expenditures	1,079,390	42,255	603,832	3,835	471,723	56%	58%	
CITY TOTAL RESOURCES	297,064,387	10,698,771	269,017,009		27,878,365	91%	86%	
CITY TOTAL EXPENDITURES	297,064,387	12,493,865	130,810,889	40,975,381	125,278,117	58%	49%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED MARCH 2024

Percent of Year Expired: 75%

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 MARCH 2024:

- 1) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$908,408) being significantly higher than in the prior fiscal year (\$437,097) at this date in time. This change is primarily related to the Lakeview Parkway project which did not exist in the prior fiscal year.
- 2) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$22,315,043) being significantly higher than in the prior fiscal year (\$2,756,823) 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.
- 3) The current year revenues are higher in comparison to the prior year due to current year interest earnings (\$2,443,537) being significantly higher than in the prior fiscal year (\$1,545,413) at this date in time. However, a significant portion of these interest earnings are restricted to bond projects.
- 4) The current year expenditures are lower in comparison to the prior year due to lower utility costs in the current year as well as the timing of pool chemical and concession product purchases.
- 5) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances (\$268,382) being significantly higher than in the prior fiscal year (\$83,823) at this date in time. The majority of this change is due to purchasing a bucket truck in the current year but with 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).