



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
September 17, 2019

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

3:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

DISCUSSION - Boards & Commission Follow-Up (30 minutes)

Staff will discuss recommendations for city boards and commissions.

Presenter: Steven Downs & Jon Ditto

DISCUSSION - Rental Properties (60 minutes)

Council and staff will discuss long-term rental properties.

Presenter: Steven Downs

Parking Discussion - State Street Districts (30 minutes)

Discussion only

Presenter: Jason Bench

1. PREVIEW UPCOMING AGENDA ITEMS

Staff will present to the City Council a preview of upcoming agenda items.

2. AGENDA REVIEW

The City Council will review the items on the agenda.

3. 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.

Presenter: Brent Sumner

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

4. CALL TO ORDER

5. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

6. PLEDGE OF ALLEGIANCE: BY INVITATION

7. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

7.1. UPCOMING EVENTS

For Review

[Upcoming Events 9-17-19.pdf](#)

7.2. REPORT - Library Advisory Commission

The Library Advisory Commission will provide an annual update of the Commission and Library activities for the City Council's consideration.

8. 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.)

9. CONSENT ITEMS

9.1. APPROVAL OF MEETING MINUTES

Minutes of City Council Meeting - August 27, 2019

Minutes of City Council Work Session - September 3, 2019

[08.27.2019.ccmin DRAFT.docx](#)

[09.03.2019.ccmin WS DRAFT.docx](#)

9.2. CITY MANAGER'S APPOINTMENTS

Mr. Davidson asks for the Council's advice and consent on the following appointments:

- Appoint Haysam Sakar to serve on the Planning Commission

- Reappointment of Stephen Frisby to serve on the Board of Building & Fire Code Appeals

[Haysam Sakar.pdf](#)

[Stephen Frisby_reappointment.pdf](#)

9.3. ORDINANCE - Amending City Code to reflect the change from "Department of Administrative Services" to the "Finance Department"

Administrative action

Presenter: Jamie Davidson, City Manager

[ORD.finance department.docx](#)

[Finance Department Amendments - Orem City Code 09-2019.docx](#)

9.4. STAFF APPOINTMENT - Finance Department Director - Brandon Nelson

Mr. Davidson asks for the Council's advice and consent on his appointment of Brandon Nelson as the Director of the City's Finance Department.

The City Recorder will administer the Oath of Office for Mr. Nelson.

10. SCHEDULED ITEMS

10.1. PUBLIC HEARING

ORDINANCE - Amending Appendix U of the Orem City Code by updating the tree requirements in all zones.

The Planning Commission recommends the City Council, by ordinance, amend Appendix U of the Orem City Code by updating the tree requirements in all zones.

Presenter: Jason Bench

[Agenda-AppendixU.docx](#)

[Resolution-AppendixU.docx](#)

[Appendix_U_Update_2019_strikeout.pdf](#)

[CCPH_Notice_Appendix_U_Update.docx](#)

[Appendix U PC Minutes 8.21.19.docx](#)

10.2. PUBLIC HEARING

ORDINANCE - Amending Section 22-6-10(I) and Standard Land Use Code 4832 Water Storage Tanks in Appendix A of the Orem City Code pertaining to water storage tanks.

The Planning Commission recommends the City Council, by ordinance, amend Section 22-6-10(I) and Standard Land Use Code 4832 of the Orem City Code pertaining to water storage tanks. Staff supports the Planning Commission recommendation.

Presenter: Jason Bench

[Agenda-WaterStorageTanks.docx](#)

[Resolution-WaterStorageTanks.docx](#)

[Ordinance-WaterStorageTanks2.pdf](#)

[Water Storage Tanks PC Minutes 8.21.19.docx](#)

10.3. PUBLIC HEARING

ORDINANCE – The applicant requests the City rezone the property located at 355 West University Parkway from the R8 zone to the PD-5 zone and amend the PD-5 zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.

The Planning Commission recommends the City Council, deny the request to rezone the property located generally at 355 West University Parkway from the R8 zone to the PD-5 zone and recommends denial of the text amendment to the PD-5 zone to include Standard Land Use Code 5530 Gasoline Service Station With or Without Store as a permitted use.

Presenter: Jason Bench

[Agenda-Rezone-355WestUniversityParkway.docx](#)

[Vicinity Map_University Parkway Development_2019.09.04.pdf](#)

[PD-5_Text_Adding_5530_2019.09.04__2_.pdf](#)

[PD5 zone.pdf](#)

[Map_University Parkway Development_2019.09.04.pdf](#)

[Concept Plan_University Parkway Development_2019.09.04.pdf](#)

[ZBPF_BRT_TOD_Study.pdf](#)

[PC Minutes_CUWCD University Parkway.docx](#)

[Location Map_PD5 zone.pdf](#)
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[20190828_1_MailerBack.pdf](#)
[20190828_1_Labels.docx](#)
[Minutes Orem_Neighborhood meeting minutes.pdf](#)
[Neighborhood mtg_attendance role.pdf](#)
[Resolution-Rezone-355WestUniversityParkway.docx](#)

10.4. PUBLIC HEARING

ORDINANCE – The applicant requests the city amend the Orem City General Plan on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

The Planning Commission recommends the City Council deny the request to amend the Orem City General Plan Map of Orem City on approximately 16.72 acres of property located generally at 1577 South Geneva Road from the LDR (Low Density Residential) designation to the MDR (Medium Density Residential) designation.

Presenter: Jason Bench

[Agenda-SWArea-GeneralPlan-DensityAmendment.docx](#)
[Elmcrest_Map_areaPC.pdf](#)
[Existing_General_Plan_Map.pdf](#)
[Proposed_Elmcrest_GP_Amendment.pdf](#)
[ZOA - Elmcrest_Farms_Concept_Plan_GP_Amendment.pdf](#)
[Southwest Service Area Map.pdf](#)
[Example_Elmcrest_Towns_Elevation_2.pdf](#)
[Example_Single_Family_Elevation.pdf](#)
[Elmcrest Farms PC Minutes 8.21.19.docx](#)
[CC Impact Fee minutes_August 2015.pdf](#)
[CC Minutes August 2015_GP and Rezone SW area.pdf](#)
[20190808_1_MailerBack.pdf](#)
[20190808_1_MailerFront.pdf](#)
[20190808_1_MailerFront.pdf](#)
[20190808_1_MailerBack.pdf](#)
[20190808_1_Labels.pdf](#)
[Resolution-McDougall.docx](#)

11. COMMUNICATION ITEMS

11.1. MONTHLY FINANCIAL SUMMARIES - June & July 2019

For Review

[Monthly Financial Summary - June 2019.pdf](#)
[Monthly Financial Summary - July 2019.pdf](#)

12. 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.

13. 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