



ANNUAL REPORT 2023

Development Services – City of Orem

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BUILDING SAFETY DIVISION

Residential Permits

1,082 with a valuation of \$40,413,018

Residential Single-Family Home	50
Residential Addition and Remodel	1,032
Duplex, Condo, or Townhome	0 buildings 0 units
Multiple Units Apartments	1 buildings 4 units

Mixed Use Permits

0 with a valuation of \$0 0 units

Commercial Permits

141 with a valuation of \$62,587,588

Commercial and Industrial	8
Commercial Addition and Remodel	133
147 others (signs, generators, etc.) with a valuation of \$21,690,977	

Building Inspections Performed

8,469 (including business license inspections)

Fees Collected

Building Permit Fees	\$634,706
Plan Review Fees	\$361,891

Staff by the Numbers

(1) Apprentice Bldg. Inspector completed certification/testing to become a Bldg. Inspector
Current Staff: 9 full-time

Certifications and Training

ICBC Certifications	121
Training Hours Completed	555



Photos

Devon II Apartments



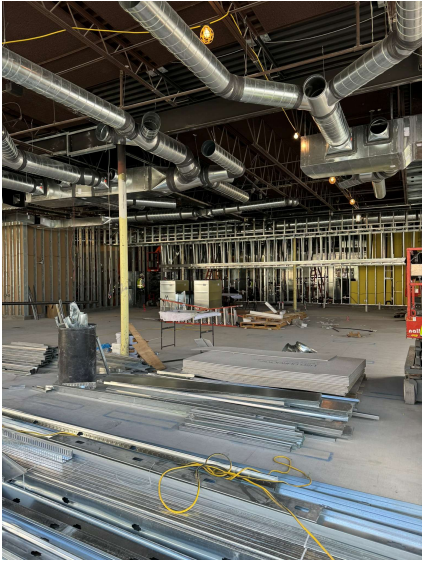
Single Family Home



City Center



City Center First Level



City Center Third Level



Water Tank



Marriott Hotel



Single Family Home



BUILDING MAINTENANCE DIVISION

Maintenance

Tickets Completed	786
Current staff	5
Buildings maintained	18*

* City Hall, Library, Library Hall, Fitness Center, Hillcrest, Scera Pool, Public Safety, Public Works, Wastewater Treatment Plant, Senior Center, Cemetery office and shops, three Fire Stations

Custodial

Current staff	27
Buildings cleaned	15**
Restrooms cleaned	87

**City Hall, Library, Library Hall, Fitness Center, Scera Pool, Public Safety, Public Works, Wastewater Treatment Plant, Senior Center, Hillcrest

Major Maintenance Projects Completed

Painted the administration offices at the Wastewater Treatment Plant

Painted two offices in the Wastewater Treatment Plant Maintenance Offices and installed new ceilings, flooring, and lighting.

Coordinated the repair of the Orem Family Fitness Center (OFFC) after the flood event.

Coordinated the resurfacing of the wood floors at the OFFC

Coordinated the replacement of the wood floor around the stairs at the OFFC

Coordinated the installation of safety eyes on 38 roll-up doors at Public Works

Installed FOB access controllers at Hillcrest

Security cameras installed at Hillcrest

Replaced a 50-gallon water heater at the Children's library

Replaced all of the chemical support components at the Scera pools

Replaced the back wash system at the Scera pools

Removed and replaced the splash pad at the Scera Pools

Removed and replaced phase two the pool deck drains at the Scera Pools

Replaced ten drinking fountains with bottle filler fountains in four city buildings

Painted the courts building and replaced the carpet while the building was operational

Prepared Hillcrest to be open to the public

Staff by the Numbers

(1) Building Maintenance Tech left for other employment

(1) Building Maintenance Tech was hired

(1) Custodial Supervisor left for other employment

(1) Custodial Supervisor was hired

Numerous Custodians hired throughout the year (heavy turnover positions)

Certifications

(2) Certified/Registered Pool Operator

(3) Certified Aquatics Facility Operator

Photos

Hillcrest Family Room



Hillcrest Gym



OFFC Gym



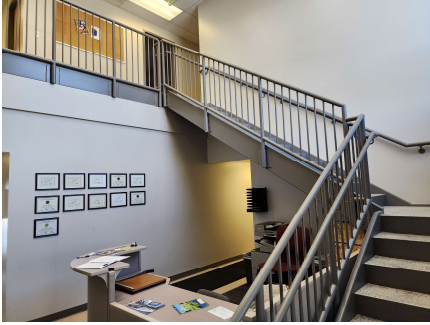
OFFC Stairs



Scera Pools Splash Pad



WWTP Admin Office



WWTP Before



WWTP After



ECONOMIC DEVELOPMENT DIVISION

Orem Businesses

Total new business licenses	915
New commercial business licenses	437
New home occupation business licenses	408
New misc. business licenses	70
Total renewed business licenses	2,647

Notable new businesses: Lakanto, La Z Boys Furniture, Big Blue Swim School, Buffalo Wild Wings, Redline Racing, O'Reilly Auto, The Fellas Chop Shop, and Dave's Hot Chicken

Current Projects

Property acquisitions underway	3
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Orem Business Alliance (OBA)

Average monthly meeting attendance	40
OBA trainings held	11
Ribbon cuttings held	24
Stand out business awards	3

Community Engagement - The Fellas Chop Shop

Innovative Business - Little Beakers Science Lab

Historically Significant Business - Mr. Mac Men's Clothier

Revolving Loan Fund

6 loan holders	\$17,426 in loan payments received in 2023
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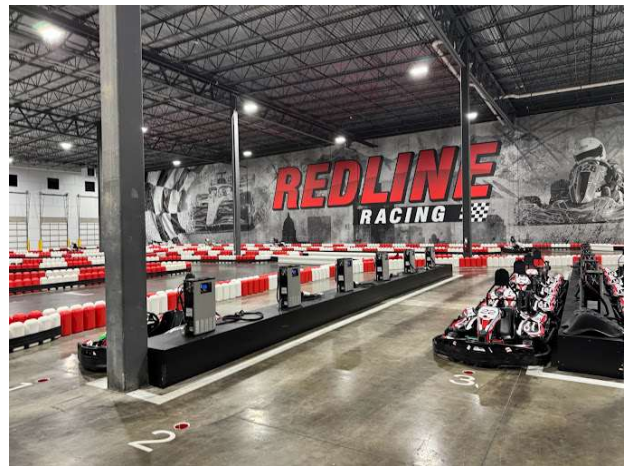
Redevelopment Areas (RDA)

Active	1 CDA (University Place)
Expired	8 RDA

Staff by the Numbers

(1) Economic Development Division Manager

Photos



ENGINEERING DIVISION

CIP Projects Designed, Managed, and Constructed

<u>Project</u>	<u>Cost</u>
Sanitary Sewer Pipe Liners	\$1,458,358
1400 South Storm Water	\$842,405
400 South Storm Water	\$1,057,865
Scera Trench Drains Phase II.....	\$97,610
2023 Concrete Project.....	\$374,115
Nielsen's Grove Pavilion.....	\$179,058
1500 West Storm Water	\$797,580
2023 Roadway Project.....	\$2,270,454
Phase 3 Street Lighting	\$464,424
Micro-Surfacing	\$452,500
Slurry Seal.....	\$563,226
Geneva and Sharon Park Restroom Buildings	\$633,083
400 West 400 South Traffic Signal	\$80,424
Trip Hazard Mitigation	\$270,000
Total	\$9,541,102

Private Development Projects Reviewed, Managed, and Inspected

Applications reviewed 175

Value of private development improvements inspected, approved, released \$11.1 million

Engineering Permits

Permits reviewed 594 (not including CIP projects)

Other Projects Requiring Staff Support

1600 North Widening - UDOT Project

Geneva Road Widening - UDOT Project

1200 South and 400 West Roundabout Design - Consultant Project (right-of way process)

1600 North 400 East Intersection Improvements - Consultant Project (design study completed)

Lakeview Parkway - Consultant Project (currently in design process)

Staff by the Numbers

- (1) Senior Engineer left for employment with another city
- (1) Staff Engineer left for employment with another city
- (1) Transportation Engineer hired
- (1) Engineer II hired in Design Section
- (1) Engineer I hired in Design Section
- (1) Construction Engineer hired in Construction Section
- (1) Private Development Engineer hired

Certifications

Professional Engineers	5
Professional Land Surveyors	1

Photos

400 South Storm Water



Scera Pools Trench Drains Phase II



Nielsen's Grove Pavilion



1500 West Storm Water



2023 Roadway Project



Geneva and Sharon Park Restroom Buildings



400 West 400 South Traffic Signal



PLANNING DIVISION

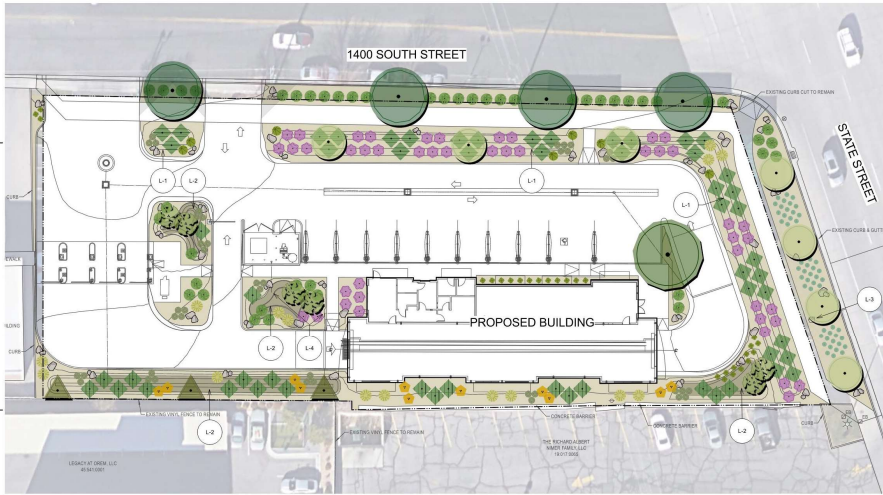
Development Permits / DRC Applications

Development permits / DRC applications processed	202
Planning Commission reviewed/approved	59
City Council reviewed/approved	29
Staff reviewed/approved administrative and temporary site plans	95
Sign permits processed	91
Solar permits processed	149
Building permits reviewed for zoning compliance	462

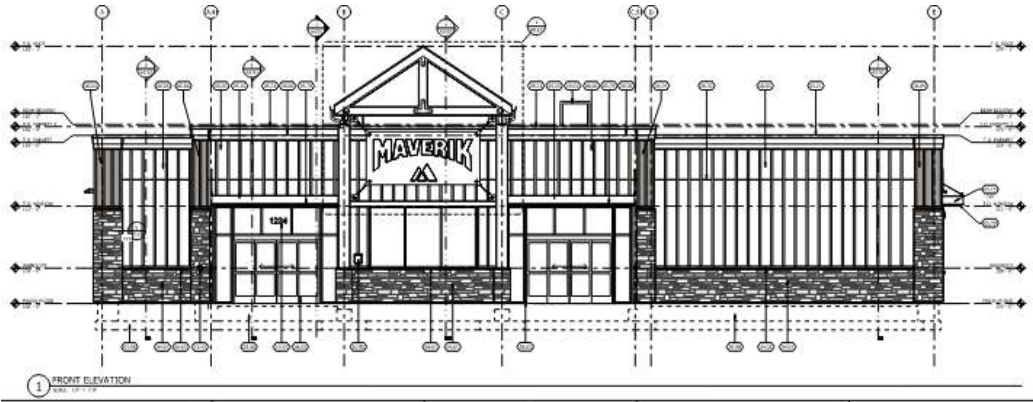
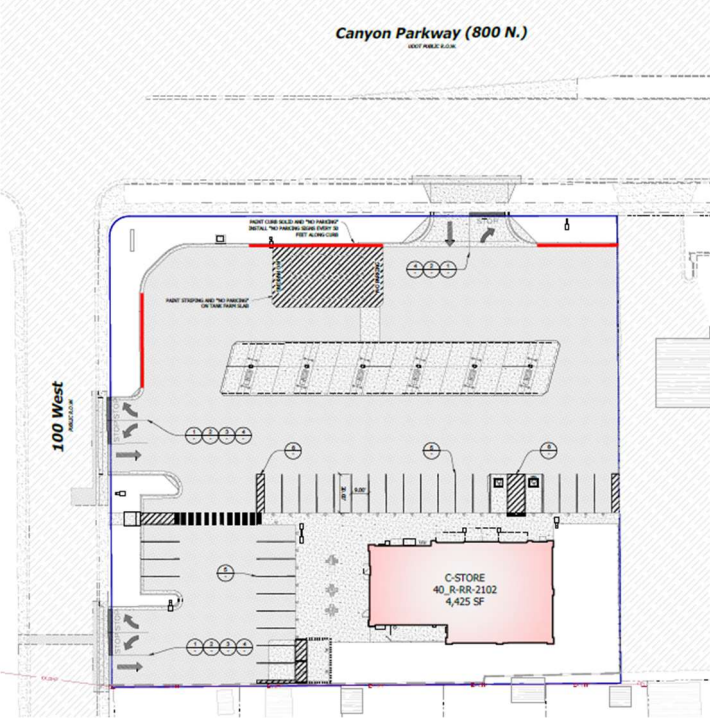
Notable Projects Reviewed

Mister Car Wash (1408 South State Street)





Maverik - 85 West Canyon Parkway (800 North)



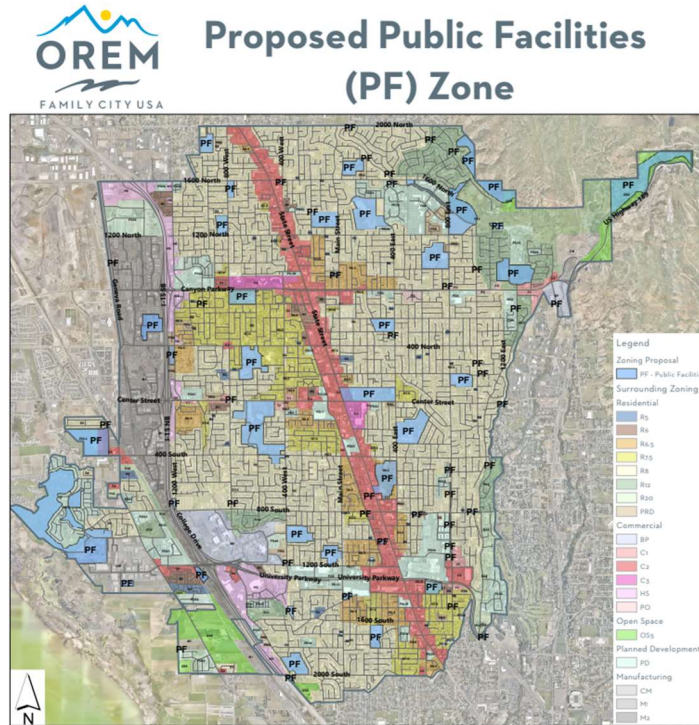


Courtyard by Marriott - (760 East Park Avenue)



Other Notable Items:

- Created a Public Facilities (PF) Zone and rezoned all public properties throughout the city to the PF zone. The rezone included all City and Alpine School district property.



- Continued progress with the Brownfields Assessment grant provided to the City by the Environmental Protection Agency. This grant continues through October 2024.

Meetings by the Numbers

Planning Commission meetings held	20
Natural Resources Stewardship meetings held	12
Historic Preservation meetings held	5
Board of Adjustment meetings held	3

Staff by the Numbers

Current Staff: 5 full-time, 2 part-time

Certifications

AICP (American Institute of Certified Planners)	3
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MAJOR CAPITAL PROJECTS

Current Projects

10 Million Gallon Heritage Park Water Tank

Update: Construction of the tank is moving forward nicely. The contractor (Dry Creek Structures) for the tank is currently a couple weeks ahead of schedule. The substantial completion for the tank and amenities surrounding the tank is June 15, 2025. The bid amount for this project is \$17.2 million. Currently, the approved change orders for the project are just under \$86,000. The change order amount is minimal considering the magnitude of the project and where we are in the stage of construction. This is a credit to Bowen Collins & Associates the design engineers and the contractor.

Description: The location for this water tank is the southwest corner of 400 South 400 West. It will be a buried concrete tank 320 feet in diameter and approximately 24 feet in depth. Other appurtenances include a below ground valve vault and overflow structure designed around the perimeter of the tank. Yard piping will allow water to fill the tank from Well #10 or the Central City pressure zone. The tank will then supply water to the pump house to be pumped to the Central City pressure zone or gravity feed to the Springwater pressure zone. The current design incorporates a passive park surrounding the tank including a walking trail around the perimeter of the tank as well as on top of the tank. Shade structures and educational displays will be dispersed throughout park area. This water tank will satisfy the need for additional operational, emergency and fire flow storage. The engineering design is provided by Bowen Collins and Associates.



Water Tank Pump Station

Description: This pump station is in the design phase. The anticipated bid advertisement is May 2024. The location for this pump station is the southwest corner of 400 South 400 West. Initially, this pump station will be equipped to pump approximately 7,000 gpm to the Central City pressure zone with the capability to expand to a maximum of 17,000 gpm to meet future demand. This pump station will satisfy the need for increased water supply and pressure to the Central City pressure zone. The engineering design is provided by Epic Engineering.

Preliminary Estimate: \$2,078,620

Schedule: Tentative construction June 2024 - June 2025

HERITAGE PARK BOOSTER PUMP STATION

OREM CITY



Booster Pump Concept

800 South, 600 West, and 400 South Utilities

Description: This project includes the installation of a 20" gravity water line from the Heritage Park storage tank, west on 400 South to 600 West, along 600 West to 800 South and then west on 800 South to 850 West, a 30" storm water line and collection system along this same path, the installation of a 24" distribution water line on 400 South from 400 West to 600 West, and the relocation of a 4" gas line along this same path. The engineering design is provided by Epic Engineering.

Preliminary Estimate: \$6,281,000 (water-\$3,047,000; storm water-\$3,234,000)

Schedule: Tentative construction July 2023 - August 2024



Well #10 Drilling & Well House

Update: In October 2022, the well drilling was completed to a depth of 950 feet. There are 340' of stainless-steel screens installed inside the well at various elevations where the most pristine drinking water is located. The well is fully developed and ready for a building to be constructed around it. The well building is currently in design with an anticipated bid advertisement in May 2024.

Description: This Well will supply water to the 10 MG water tank which will then be conveyed to the Central City and Springwater pressure zones. The architecture design of the exterior of the building will be very similar to that of the pump house so that both buildings complement each other. The engineering design is provided by Hansen, Allen and Luce, Inc.

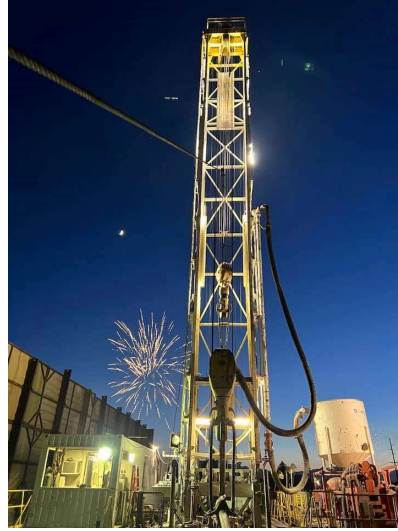
Preliminary Estimate: \$2,000,000

Schedule: Well House construction March 2024 - February 2025

Well Drilling



Well Drilling Rig



Well Casing



Well Stainless-Steel Screen



Well Gravel Pack Material



Rendering of Well Building



Hillcrest Community Park

Update: Phase I of this project is complete and has been open for public use since November 2023. Phase I consists of the park and playground area on the eastside of the project. Project budget is \$12 million.

Description: This new park will be constructed on the 9.4-acre site which is the former home to Hillcrest Elementary at 651 East 1400 South. The architectural design is provided by Blu Line Designs and WPA Architecture.

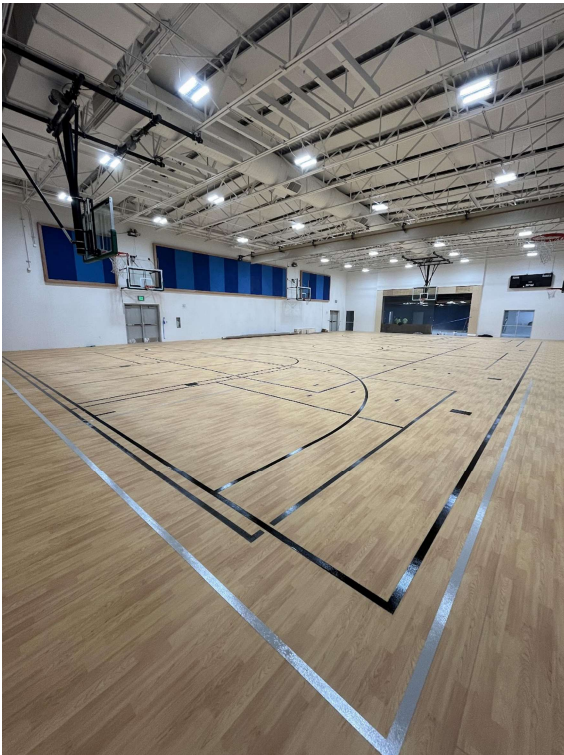
Under Construction



Phase 1 Completed



Renovated Gym



City Hall

Construction of the new City Center building is well underway. Method Studio is the architect and Layton Construction is the contractor. The new building is located south of the existing City Center allowing current operations to continue in the existing building during construction. Once the new building is operational, the existing building will be demolished and replaced with a new parking lot and Freedom Plaza. The projected completion of the building is January 2025. The projected completion of the parking lot and Freedom Plaza is August 2025.



