



ANNUAL REPORT 2024

Community Development – City of Orem

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BUILDING SAFETY DIVISION

Residential Permits

1,842 with a valuation of	\$42,307,211.47
Residential Single-Family Home	32
Residential Addition and Remodel	1,805
Duplex, Condo, or Townhome	5 buildings 10 units
Multiple Units Apartments	0 buildings 0 units

Mixed Use Permits

0 with a valuation of \$0	0 units	City Center
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Commercial Permits

197 with a valuation of	\$40,681,117.26
Commercial and Industrial	10
Commercial Addition and Remodel	187
155 others (signs, generators, etc.) with a valuation of	\$3,708,047.25

Building Inspections Performed

7,962 (including business license inspections)

Fees Collected

Building Permit Fees	\$724,366.40
Plan Review Fees	\$365,307.99

Staff by the Numbers

Hired 2 new Inspectors and 2 Permit Techs to fill positions that had been vacated

Current Staff: 9 full-time

Certifications and Training

ICBC Certifications	114
Training Hours Completed	555



Photos

Utah Surgical Center



Fire Training Tower



Single Family Home



Holiday Oil



BUILDING MAINTENANCE DIVISION

Maintenance

Tickets Completed	786
Current staff	3
Buildings maintained	15*

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

Custodial

Current staff	15
Buildings cleaned	8**
Restrooms cleaned	67

**City Hall, Library, Library Hall, Public Safety, Public Works, Wastewater Treatment Plant, Senior Center, Cemetery Office and Shops, and three Fire Stations

Major Maintenance Projects Completed

Painted the offices in the Bio-Solids building at the WWTP

Replaced the HVAC rooftop unit on the Bio-Solids building at the WWTP

Replaced the roof liner on the north roof of the Bio-Solids building at the WWTP

Coordinated boiler replacement in the Children's Library

Currently coordinating the replacement of the flood damaged ceiling at the OFFC

Coordinated the removal of the hall carpets and replaced them with LVT at the OSFC

Coordinated the building of a wall mount to hold the new 1-ton scoreboard at the OFFC

Replaced the swamp-cooler on the Thermophilic Digester building at WWTP

Replaced one of two HVAC units at the Admin. Building at WWTP

Installed a washer and dryer at the fleet shop so they can wash their own uniforms

Coordinated the completion of the sealing and painting of the PW building blue wall

We have got the Facilities Elements and Connect software up and running

Painted Fire Station 32 living area and bay

Removed the old carpet from the living area of Fire Station 32 and replaced it with carpet squares

Replaced ground level furnace at fire station 32 and installed a return air system

Installed new granite counter tops at station 32 in the kitchen along with new sink and faucet

Replaced the roof on the Mesophilic Digester building at WWTP

Replaced the 4 furnaces and the water heating system at Fire Station 33

Painted accent colors on hallway walls at the OSFC

Replaced Flagpole lights at the OSFC

Installed an updated fire alarm system including a state-of-the-art CO detection system

Coordinated the installation of the Scera splash and boiler

Staff by the Numbers

(1) Building Maintenance Supervisor retired

(1) Building Maintenance Tech was replaced Supervisor

(1) Building Maintenance Tech hired

Numerous Custodians hired throughout the year (heavy turnover positions)

Certifications

(1) Certified/Registered Pool Operator

(2) Certified Aquatics Facility Operator

Photos

OSFC Flooring Replacement



Wastewater Treatment Plant Bio-Solids Offices



Thermophilic Digester Rooftop Unit Replacement



Fire Station 33 Furnace & Water Heater Replacement



ECONOMIC DEVELOPMENT DIVISION

Orem Businesses

Total new business licenses	929
New commercial business licenses	474
New home occupation business licenses	368
New misc. business licenses	87
Total renewed business licenses	2,764

Notable new businesses: The Cheesecake Factory, Courtyard by Marriott, Just Ingredients, SFC Energy AG, Sukiya Suishi & Japanese Buffet, Quick Quack Car Wash, Nothing Bundt Cakes, KOU Korean BBQ, LoLo's Hawaiian, Sunshine Buns, OCD & Anxiety Treatment Center

Current Projects

Property acquisitions underway	1
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Orem Business Alliance (OBA)

Average monthly meeting attendance	45
OBA trainings held	12
Workshops Held	1
Ribbon cuttings held	17
Stand out business awards	4

Community Engagement - Lakanto and YouthNet Services

Innovative Excellence - Pitada Brazil

Historic Legacy - Huish's

Revolving Loan Fund

6 (3 as of 6/1/24) loan holders	\$11,655.14 in loan payments received in 2024
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Redevelopment Areas (RDA)

Active	1 CDA (University Place)
Expired	8 RDA

Staff by the Numbers

- (1) Economic Development Division Manager
- (2) Business Development Specialist

Photos



ENGINEERING DIVISION

CIP Projects Designed, Managed, and Constructed

<u>Project</u>	<u>Cost</u>
Lakeside Sports Park Turf	\$2,106,685
600 N & 400 W Sidewalk Projects	\$620,091
ADA Ramps/Concrete Project	\$404,525
2024 Roadway Project	\$2,735,050
Micro-Surfacing	\$448,000
Slurry Seal	\$551,892
800 North Landscaping Project	\$256,921
Seal Coat Project	\$41,487
900 South Sewer Replacement Project	\$849,429
Transportation Improvements Project	\$32,230
1200 West Pedestrian Traffic Signal	\$111,462
Crack Seal Project	\$400,000
Public Works Sander Racks	\$295,730
SSMH Liners	\$105,000
Trip Hazard Mitigation	\$250,000
City Center Pavilion	\$160,000
City Monument Signs	\$59,764
800 South Storm Water	\$803,932
800 N 600 W Traffic Signal Widening	\$95,591
Total	\$10,327,789

Private Development Projects Reviewed, Managed, and Inspected

Applications reviewed 168

Value of private development improvements inspected, approved, released \$5.3 million

Engineering Permits

Permits reviewed 559 (not including CIP projects)

Other Projects Requiring Staff Support

400 South Water Tank Project

Heritage Park Utilities Project

Fire Training Facility

AA-1 Pipeline Project - CUWCD Project

1600 North Widening - UDOT Project

Geneva Road Widening - UDOT Project

1200 South 400 West Roundabout (MAG Project)

1600 North 400 East Intersection Improvements - (Short Term and Long-Term Plans)

Center Street Widening Project

Lakeview Parkway Project

Hillcrest Park

Staff by the Numbers

(1) Associate Engineer left for employment with another city

(1) Associate Engineer left for employment with another opportunity

(1) Engineer I hired in Private Development Section

(1) Engineering Intern Hired

Certifications

Professional Engineers 5

Professional Land Surveyors 1

Photos

Lakeside Sports Park Turf Project



(600 N & 400 W Areas) Sidewalk Projects



ADA Ramps / Concrete Project



2024 Roadway Project



Slurry Project



800 North Landscaping Project



Micro Surfacing Project



Seal Coat Project



900 South Sewer Replacement Project



Transportation Improvements Project



1200 West Pedestrian Traffic Signal



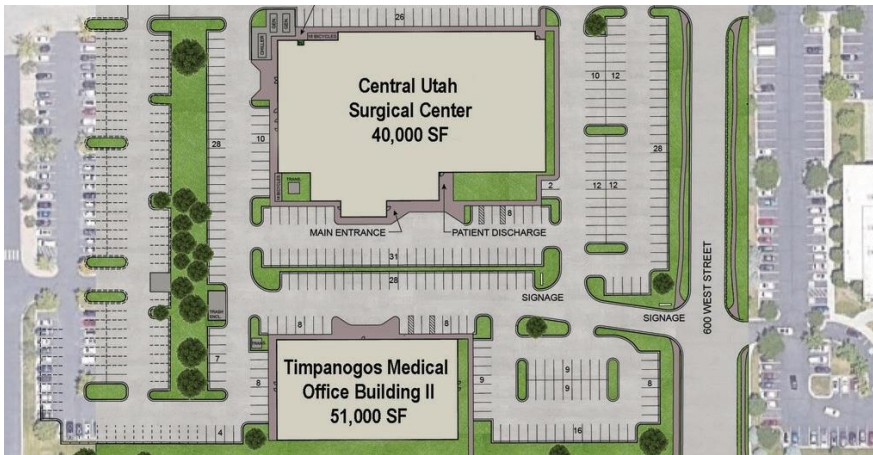
PLANNING DIVISION

Development Permits / DRC Applications

Development permits / DRC applications processed	146
Planning Commission reviewed/approved	59
City Council reviewed/approved	8
Staff reviewed/approved administrative and temporary site plans	78
Sign permits processed	71
Solar permits processed	245
Building permits reviewed for zoning compliance	516

Notable Projects Reviewed

Central Utah Surgical Center (640 W 800 North)



Holiday Oil (1981 S Geneva Road)



Dutch Bros Coffee



Meetings by the Numbers

Planning Commission meetings held	20
Natural Resources Stewardship meetings held	11
Historic Preservation meetings held	6
Board of Adjustment meetings held	1

Staff by the Numbers

Current Staff: 7 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

The Heritage Park Water Tank project, located at the southwest corner of 400 South 400 West, is progressing steadily towards completion. The tank itself is now complete, filled with water, and fully buried after the backfill process was finalized. Landscape and fence contractors are currently on site to complete their respective scopes of work. Substantial completion for the tank and its surrounding amenities is anticipated for June 2025, with final completion slated for July 2025.

The project, with a bid amount of \$17.2 million, has seen minimal financial changes, with approved change orders totaling just under \$86,000. This low change order amount, considering the project's magnitude and advanced stage of construction, has been credited to the effective design by Bowen Collins & Associates and the contractor's performance. The buried concrete tank measures 320 feet in diameter and approximately 24 feet in depth. Supporting appurtenances include a below-ground valve vault and an overflow structure designed around the tank's perimeter. Yard piping has been installed to allow the tank to be filled from Well #10 or the Central City pressure zone. Once filled, the tank will supply water to a pump house for distribution to the Central City pressure zone or gravity feed to the Springwater pressure zone.

Beyond its primary function, the project incorporates a passive park surrounding the tank. This park will feature a walking trail around the tank's perimeter, play structures and educational gardens. This water tank is designed to provide essential operational, emergency, and fire flow storage for generations to come. The engineering design for the project was provided by Bowen Collins and Associates.



Water Tank Pump Station

The design for the Booster Pump Station is complete, and the city is currently in the process of awarding the project to Newman Construction Company. Construction is anticipated to commence in July 2025.

Located at the southwest corner of 400 South and 400 West, the pump station will initially be equipped to pump approximately 7,000 gallons per minute (gpm) of the Central City pressure zone. It will have the capability to expand its capacity to a maximum of 17,000 gpm to meet future demand, satisfying the need for increased water supply and pressure in that zone. The engineering design for this project was provided by Epic Engineering.

Bid Cost: \$9,750,000

Schedule: Construction is planned from July 2025 to November 2026



Booster Pump Concept

800 South, 600 West, and 400 South Utilities

This project is completed and encompasses the installation and relocation of several key utility lines across specific routes.

Key Components and Routes:

- **20-inch gravity Water Line:** This line was installed from the Heritage Park storage tank, extending west on 400 South to 600 West. It will then run along 600 West to 800 South, and finally west on 800 South to 850 West.
- **30-inch Storm Water Line and Collection System:** A new storm water line and collection system was installed along the exact same path as the 20-inch gravity water line.
- **24-inch Distribution Water Line:** This line was installed on 400 South, specifically from 400 West to 600 West.
- **4-inch Gas line Relocation:** A 4-inch gas line was relocated along the same path as the 24-inch distribution water line, on 400 South from 400 West to 600 West

The engineering design for this comprehensive utility project is being provided by Epic Engineering.



Well #10 Drilling & Well House

The drilling for Well #10 was completed in October 2022, reaching a depth of 950 feet. The well is now fully developed, featuring 340 feet of stainless-steel screens installed at various elevations to access pristine drinking water.

The well is ready for the construction of its surrounding building, which has been designed and is slated to be constructed by Newman Construction Company.

This well is critical as it will supply water to the 10-million-gallon (MG) water tank, which will then convey water to the Central City and Springwater pressure zones. Architecturally, the exterior of the well building is designed to complement the pump house, ensuring a cohesive aesthetic for both structures.

The engineering design for Well #10 is provided by Hansen, Allen and Luce, Inc.

Bid Cost: \$1,900,000

Construction Schedule: July 2025 to November 2026

Well Drilling



Well Drilling Rig



Well Casing



Well Stainless-Steel Screen



Rendering of Well Building



Hillcrest Community Park

Phase I of the new park project, located on the 9.4-acre former Hillcrest Elementary site at 631 East 1400 South, is complete and has been open for public use since November 2023. This initial phase encompasses the park and playground area situated on the east side of the property.

The architectural design for the park was provided by Blu Line Designs and WPA Architecture. The grand opening for the entire park, including its recreational facility and pickle ball courts, took place in May 2024. This is a beautiful and well used park

New City Hall

The construction of the new City Hall building, located south of the existing structure, is now complete, with only some final touch-ups remaining. All City Hall operations have successfully transitioned and are now being conducted in the new facility.

Method Studio served as the architect for the project, while Layton Construction acted as both the general contractor and construction manager. The strategic placement of the new building allowed city operations to continue uninterrupted in the existing facility throughout the construction phase.

With the old City Hall building now vacated, demolition is underway to make way for a new parking lot and the creation of Freedom Plaza. The entire City Hall project, including the new building, parking, and plaza, is anticipated to be fully completed by September 2025.



