

ANNUAL REPORT 2022

Development Services – City of Orem

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BUILDING SAFETY DIVISION

Residential Permits

1,221 with a valuation of \$48,671,098

Residential Single-Family Home	47
Residential Addition and Remodel	1,164
Duplex, Condo, or Townhome	8 buildings 76 units
Multiple Units Apartments	0 buildings 0 units

Mixed Use Permits

1 with a valuation of \$46,370,626 235 units

Commercial Permits

266 with a valuation of \$68,781,811

Commercial and Industrial	10
Commercial Addition and Remodel	256
135 other (signs, generators, etc.) with a valuation of \$2,397,792	

Building Inspections Performed

7,665 (including business license inspections)

Fees Collected

Building Permit Fees	\$1,103,219
Plan Review Fees	\$668,978

Staff by the Numbers

- (1) Building Inspector (BI) part-time retired
- (1) Senior BI left for other employment
- (1) Senior BI was hired
- (2) Apprentice BIs completed certification/testing to become Building Inspectors
- (1) Apprentice BI was hired
- Current Staff: 9 full-time, 1 part-time



Certifications and Training

ICBC Certifications	106
Training Hours Completed	566

Photos

Devon II Parking Structure



Devon II Apartments



Villa De Este Condos



Single Family Home



Orem Tech Center



Orem Tech Center



Marriott Hotel



University Place Office



Single Family Home



BUILDING MAINTENANCE DIVISION

Maintenance

Tickets Completed	687
Current staff	5
Buildings maintained	17*

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

Custodial

Current staff	27
Buildings cleaned	14**
Restrooms cleaned	87

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

Major Maintenance Projects Completed

Removed all wallpaper and painted the interior of the Senior Center
 Removed all wallpaper and painted the interior of the Public Safety building
 Senior Center roof replaced
 Cemetery shop building roof repaired and upgraded
 Coordinated the remodel of four Jack and Jill restrooms at Fire Station 3 completed
 Coordinated the replacement of worn carpet in the Library and cleaned all carpets
 Coordinated the replacement of stair treads in the Children's Library
 Coordinated the installation of a 2,000-gallon fuel tank at Public Safety
 Security cameras installed in the east City Center parking lot
 Security cameras and lighting added to the Cemetery buildings
 Permanent Christmas lights added to the Library, Library Hall, and Senior Center
 Replaced a 100-gallon water heater at the Senior Center
 Reinstalled the second boiler at the Fitness Center due to warranty work
 Replaced four boilers at the Scera Pools
 Removed and replaced half of the deck drains at the Scera Pools
 Replaced ten drinking fountains with bottle filler fountains in four buildings
 Removed filing system from the Courts building, replaced carpet, and painted the room
 Prepared the Hillcrest school for demolition and remodel of the existing gym

Staff by the Numbers

- (1) Building Maintenance Division Manager left for other employment
 - (1) Building Maintenance Tech promoted to Building Maintenance Division Manager
 - (1) Building Maintenance Tech was hired
 - (1) Custodial Supervisors left for other employment
 - (1) Custodial Supervisor was hired
 - (1) Custodial Supervisor was hired/promoted to fill a new position at the Fitness Center
 - (6) Custodial positions open and advertised
- Numerous Custodians hired throughout the year (heavy turnover positions)

Certifications

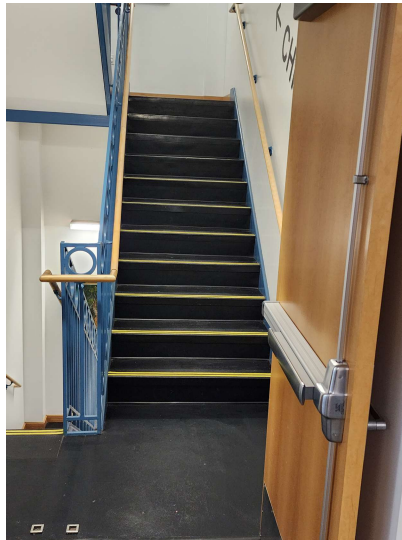
- (3) Certified/Registered Pool Operator
- (1) Certified Aquatics Facility Operator

Photos

2,000-Gallon Fuel Tank



Library Stair Treads



Water Fountain Replacement



Permanent Christmas Lights



Scera Pools New Boilers



Fitness Center Boilers



Public Safety Paint - Hallway



Public Safety Paint - Lobby



ENGINEERING DIVISION

CIP Projects Designed, Managed, and Constructed

<u>Project</u>	<u>Cost</u>
Sanitary Sewer Manhole Liners	\$151,529
Crack Seal	\$350,000
Main Street Utility Improvements	\$1,480,910
State Street University Parkway Waterline	\$87,300
1533 North 1200 West Driveway	\$15,004
Taylor Drain Project	\$150,150
1600 North House Demolitions	\$35,450
Storm Water Project	\$880,490
2022 Roadway Project	\$2,085,917
Library Courtyard Improvements	\$12,825
Micro-Surfacing	\$343,350
Slurry Seal	\$450,000
Orem Blvd 400 South Traffic Signal	\$95,548
Scera Pools Deck Drains	\$223,166
Trip Hazard Mitigation	\$250,000
Total	\$6,611,639

Private Development Projects Reviewed, Managed, and Inspected

Applications reviewed	189	
Value of private development improvements bonded for		\$11.5 million
Value of private development improvements inspected and approved		\$8.6 million

Engineering Permits

Permits reviewed	551 (not including CIP projects)
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Other Projects Requiring Staff Support

- 1600 North Widening - UDOT Project
- Geneva Road Widening - UDOT Project
- 1200 South and 400 West Round About Design - Consultant Project (right-of way underway)
- Transportation Master Plan Update - Consultant Project (under internal review)

Staff by the Numbers

- (1) Construction Engineer left for employment with another city
- (1) Design Section Manager promoted to Assistant City Engineer
- (1) Senior Engineer promoted to Design Section Manager
- (1) Staff Engineer in Private Development to retire in January 2023
- (1) Construction Engineer hiring process underway
- (2) Associate, Staff, or Senior Engineer hiring process underway

Certifications

Professional Engineers	4
Professional Land Surveyors	3

Photos

Scera Pools Deck Drains



Orem Blvd 400 South Traffic Signal



Main Street Utility Project



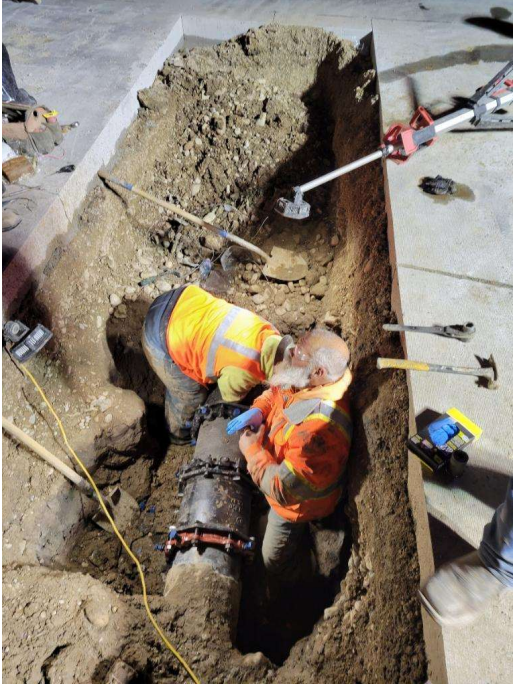
Taylor Drain Outfall Clearing Project Before



Taylor Drain Outfall Clearing Project After



State Street and University Parkway Emergency Watermain Repair



Typical CMP Storm Water Sump Installation



Sewer Main Lining Project



PLANNING DIVISION

Development Permits / DRC Applications

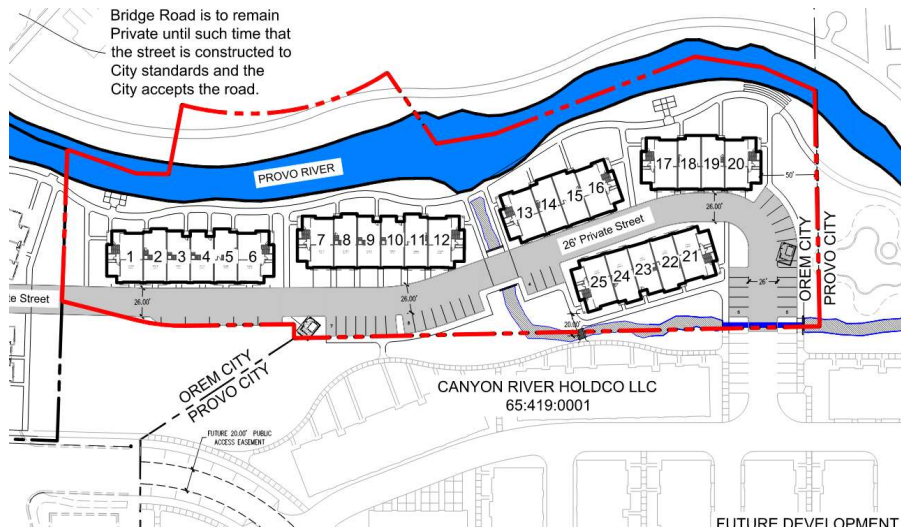
Development permits / DRC applications processed	189
Planning Commission reviewed/approved	53
City Council reviewed/approved	20
Staff reviewed/approved administrative and temporary site plans	91
Sign permits processed	71
Solar permits processed	364
Building permits reviewed for zoning compliance	673

Notable Projects Reviewed

Quench-it! (University Place - 692 East 800 South)



River District Rezone (720 North 1550 East)



Other Notable Items:

- Removed the State Street Districts by rezoning all affected properties back to the standard commercial zones in place prior to the implementation of the State Street Districts.
- Updated and adopted the Moderate-Income Housing Plan as required by the State of Utah including modification to Chapter 4 Housing of the Orem General Plan.
- Continued progress with the Brownfields Assessment grant provided to the City by the Environmental Protection Agency. This grant continues through October 2023.

Meetings by the Numbers

Planning Commission meetings held	18
Natural Resources Stewardship meetings held	12
Board of Adjustment meetings held	1

Staff by the Numbers

(1) Associate Planner left for employment with another city
(1) Associate Planner was promoted from an internship
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 drawings are done, project was bid, and the agreement with the contractor is completed. Construction to begin January 2023 with a bid amount of \$17.2 million.

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 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 October 2023 - April 2024



OREM CITY BOOSTER PUMP STATION



Booster Pump Concept

800 South, 600 West, and 400 South Utilities

Description: This project will include the installation of a 20" 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. This project will also include the installation of a storm water line and collection system 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 April 2023 - October 2023.

Well #10 Drilling & Well House

Update: Well drilling completed to a depth of 950 feet. Screens installed inside the well. Development of the well is underway which is a process to open up pores in the underground rock formations so that the water flows freely to the pump to be installed in the bottom of the well.

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.

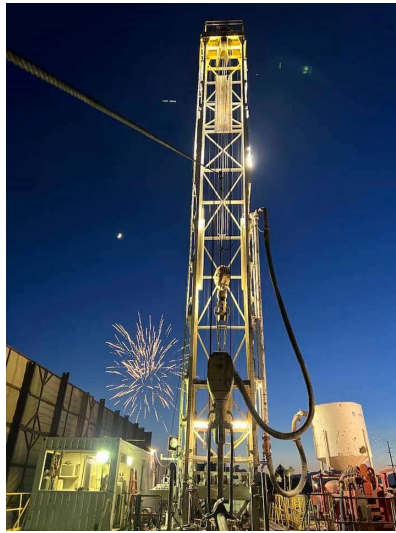
Preliminary Estimate: \$2,000,000

Schedule: Well House construction March 2024 - February 2025

Well Drilling



Well Drilling Rig



Well Casing



Well Stainless-Steel Screen



Well Gravel Pack Material

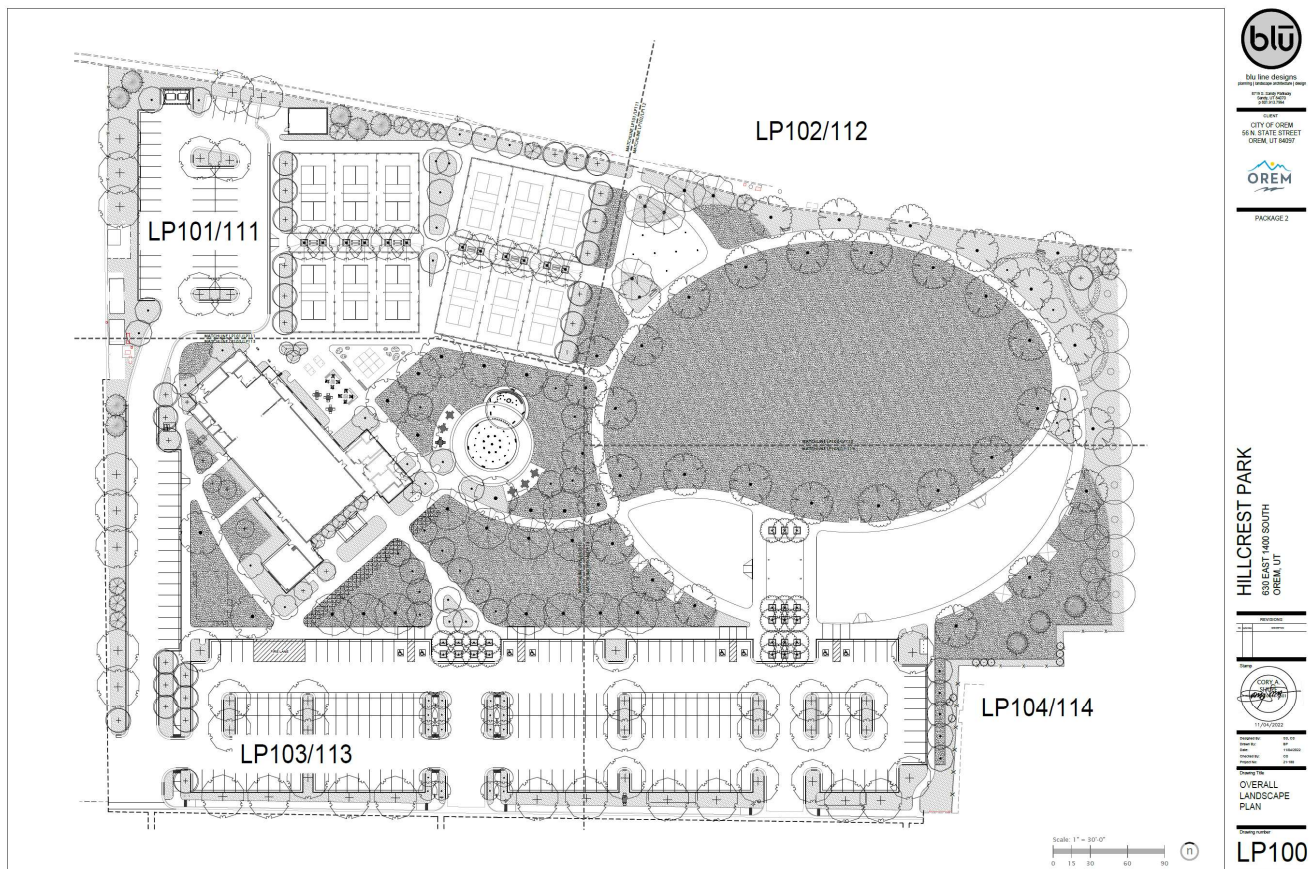


Hillcrest Community Park

Update: Plans are completed and approved for construction. Bud Mahas was selected as the contractor. Project is under construction with external demolition completed and selective demolition inside the existing gym structure will be done by February 2023. 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.

Landscape Plan



Building Demolition



Foundation and Tunnel Demolition



After Demolition



Interior Kitchen Demolition



Structural Beam Installation



City Hall

Description: Plans to design and construct a new City Hall building are well underway. Method Studio is the architect and Layton Construction is the contractor. The new building will be 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 parking lot and landscaped courtyard. Utility

relocations are anticipated to begin in March of 2023 with building construction in April of 2023. The length of construction is estimated at two years.

