

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
January 23, 2024

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

CONDUCTING

Mayor David A. Young

ELECTED OFFICIALS

David Young, David Spencer, LaNae Millett, Chris Killpack, Jeff Lambson, and Jenn Gale

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager/Development Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Keri Rugg, Management Services Director; Chris Tschirki, Public Works Director; Josh Adams, Police Chief; Bryce Merrill, Library and Recreation Director; Jesse Riddle, Director of Legislative Counsel; Jason Bench, Asst Development Services Director; Carlo Okolowitz, IT Division Manager; Heather Cox, Management Analyst; Peter Wolfley, Communications Manager, PIO; Carson Hardy, Management Analyst; Teresa McKitrick, City Recorder

NOTE: The referenced report and presentation documents for each discussion may be viewed at orem.org/meetings under “City Council Presentations”

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=757s>

MGT Study Updatesd for Police and Finance *Presenter: Keri Rugg, Management Services Director; Carson Hardy, Management Analyst; Bruce Cowan, MGT Consulting; and Jerry Wolf, MGT Consulting*

Mr. Hardy introduced the MGT Consultants attending on zoom, Mr. Cowan and Mr. Wolf. He explained that the City Council will be hearing about the MGT report in smaller chunks. The full report will be published for the public when it is completed. Today’s presentation is on the Police Department and the Purchasing Division in the Finance Department.

Mr. Cowan explained that the purpose of this report is to see if the City is running at its highest efficiency. He continued to say that his report didn’t find any serious problems within the City, instead he has found some opportunities to address the levels of service the City provides. He began the report by explaining the definition of efficiency, which is to deliver the same

service at a lower cost, to deliver the same cost but faster, to spend a little more but get a lot more, and to spend much less but without as much impact on services.

Mr. Cowan described the things that the City asked. First, to serve the public with transparency and accountability and to review most of the departments of City government. Second, the review was limited to specific questions posed by the City with input from both City management and the departments. Finally, engage in discussion with City staff about findings and implications, resulting in refinement of the results. The departments that were studied were 311 Customer Service, Development Services, Facilities, Finance (Procurement), Fire, Information Technology, Justice Court, Legal Services, Library, Management Services, Police, Public Works, Recreation and Senior Center. Mr. Hardy explained that MGT met with each of the department heads and they learned about objectives and priorities.

Mr. Cowan explained that the police department had two questions: should the Police offer 24/7 lobby service and is the supervisory structure appropriate? As to the lobby service issue, there is currently an emergency assistance button outside of the Police Headquarters building, but lobby service and non-emergency matters happen during day shift only. The report concluded that the cost would be relatively the same because the day shift employees would be assigned to night shifts and would not require the addition of more staff members. The report also found that the demand for this type of 24 hour service has no precedence in this area. West Jordan is the only city who has a service close to this and it is run similar to how Orem is currently running it. West Jordan was questioned and they reported that their after hours button is rarely used. The findings were that a 24/7 lobby would not be hugely beneficial and the appeal of night time work for staff would be ideal. They do not recommend the 24/7 lobby.

Mr. Cowan moved on to the question of supervisory structure? Is it fitting to have a Deputy Chief? And, are the use of supervisory titles appropriate and are the spans of control or staff per supervisor suitable? The report applauded the City's decision to have a Deputy Chief and believed that a clearly designated second in command for the department is a good idea. The report found that the supervisory titles that the police department are using are industry standard and common in the area. They found that the structure within the department matches cities in the area. The one area that raised some questions was on the span of control. The report found that the staff to supervisor ratios are consistent with peer practice, except in the Investigation Department where supervisors oversee fewer people than other Orem police divisions and their peers. This is not necessarily wrong, but a formal policy is recommended.

Mr. Bybee asked about the review that was done of the Citygate Master Plan Study. Mr. Cowan believes that is an outstanding report with a particular expertise in understanding the communication and technology that runs the department. Mr. Bybee asked Mr. Cowan to explain how that helped to create the questions that were studied. Mr. Cowan said that when he looks at efficiency of different types of municipal departments, some of them have workloads that are directly proportional to the population served. Police is not one of those organizations. Police is a coverage strategy.

Mr. Hardy explained that finance is an internal department and feedback for them was gathered from other departments and their interactions with the finance department. Mr. Wolf reported on the finance findings. He spoke of the two questions pertaining to procurement functions in the finance department. First, they were investigating purchasing thresholds and the purchasing approval process. Second, they looked into how procurement software may streamline the procurement process. The recommendations are that the thresholds be raised from \$25,000 to \$50,000. The reasons are that inflation has raised the prices, this avoids the cost of processing lower cost purchases and this speeds up the process for lower cost purchases. Mr. Hardy pointed out that departments will still need to do their due diligence but this cuts out some of the paperwork in the process. Mayor Young wants to decrease risk by having a random spot check and a list of steps that managers need to follow.

Mr. Wolf spoke about the available software options. Many of the programs are sophisticated and powerful, but they are also expensive. He reported that the finance department is very pleased with the current system that is developed and maintained internally. He compared the capabilities of the Orem system with the commercial off the shelf software and found that the City system does virtually everything that the commercial systems do. The only gap was in the area of quotation management. This could be very beneficial for a larger corporation but not as beneficial for the City of Orem. They are not recommending that the City purchase a commercial program at this time. Mayor Young explained that the City does need to periodically look at the way things are run and evaluate if the City is being efficient.

Mr. Lambson asked about the centralization of the procurement process and Mr. Bybee explained that the city has a warehouse that brings in many things the City needs and that can be checked out. Mr. Hardy spoke about the IT department centralizing computers, tablets, etc. Mr. Nelson assured the council that there is a checklist for the process.

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=3379s>

Impact Fee Study Update *Presenter: Brandon Nelson, Finance Director and Fred Philpot, LRB*

Mr. Nelson introduced Mr. Philpot to speak about the impact fees. Mr. Philpot is with LRB Public Finance Advisors and has come to explain impact fees. He explained that before imposing an impact fee, each local political subdivision or private entity shall prepare an Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (FA). There is a specific process that needs to be followed, including noticing, presentation, public hearing and approval. The last time the City updated the impact fees was in 2018. There are six steps in crafting a working IFFP and IFA. These steps are 1) determine demand, 2) provide inventory of existing facilities, 3) establish existing and future level of service, 4) identify existing and future capital facilities necessary to serve new growth, 5) consider all revenue resources to finance system improvement, and 6) conduct proportionate share analysis.

Mr. Philpot explained that when looking at the demand, it is important to define a specific demand relative to a service area. The analysis should identify existing levels of service (LOS)

and identify proposed LOS. The proposed LOS cannot exceed the existing LOS. New development can only be charged for the proportionate cost of the new facilities that maintain the LOS. Mr. Philpot stated that when looking at the existing facilities there needs to be an inventory on existing facilities based on original value, type and useful life. This helps identify excess capacity. Once that is determined, then we can determine the facilities necessary to serve new developments and process the impact fee facilities plan. The City will need to develop a Capital Improvement Plan. The financial strategy portion will consider all revenue sources, it will illustrate existing and future public facilities funding mechanisms and the purpose is to show that impact fees are necessary to achieve equity. Mr. Bybee explained that right after impact fees are completed then the whole process starts over. Mr. Philpot confirmed that this process takes time.

Mr. Philpot continued into the proportionate share analysis summary. He spoke about how the calculation of impact fees is determined by demand. Each city's demand looks different, in Orem it may look like redevelopment where there is existing development. The impact fees under review are: water, water supply and water re-use, wastewater, storm water, roadways, parks & recreation and public safety. Mr. Philpot will present the results in a future City Council work session. He concluded with the impact fee noticing.

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=4894s>

CDBG Background and Priorities *Presenter: Ken Ranson, CDBG Advisory Commission and Jessica DeLora, Director of Community & Economic Development for MAG*

Ms. Delora is here from Mountainland Association of Governments (MAG) and Mr. Ranson is here from the CDBG (Community Development Block Grant) Advisory Commission. Ms. Delora spoke about the background of the CDBG program. The purpose of the CDBG program is to assist in developing viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low or moderate income. The funding comes from the U.S. Department of Housing and Urban Development (HUD). The application process starts in October and currently it is in the FY24 pre-application part of the process. This year there are 22 submissions from current grantees and 3 are from new applicants. Ms. Millett asked if there are competing programs in the submissions and if that discourages new non-profits. Ms. Delora explained that MAG's responsibility is to make sure they are compliant and then it goes to our commission to decide where the funding goes. Ms. Delora assured the council that they check carefully that Orem funds are being used for Orem residents.

Ms. Delora explained that along with the non-profit organization, there are Orem City services funded every year, including victim services, homeless services, neighborhood revitalization and code enforcement. The anticipated funding will be \$625,000 for FY24. In April, the CDBG Commission will give a presentation and funding recommendations to Orem City Council.

Mr. Ransom spoke about the important decisions that the commission needs to make. He would like the City Council to help the commission set the priorities or areas of focus for the CDBG program this year. Mr. Bybee expressed the council's support of the Hispanic community and some Public Safety facilities for training. He suggested the council should submit their priorities to Ms. Cox on the CDBG commission. Ms. Cox spoke about the Critical Home Repair Program in the City of Orem. Ms. Delora said that a focused priority of one or two projects instead of many smaller programs. Ms. Millett asked about coordinating volunteer efforts for projects. Ms. Delora explained that it would depend on the project. Contact email for Ms. Delora is Jdelora@mountainland.org

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=6534s>

Victims' Advocate Division *Presenter: Josh Adams, Police Chief*

Mr. Adams is here to speak about the increase in domestic violence. He introduced Sgt. Glenn Giles and Lt. Karalee Tracy. They began with a domestic violence call that came into the 911 dispatch. This happened in 2021 in Orem. They spoke about a 31 year old female who was killed in Orem by domestic violence. They continued with the domestic violence calls that they received just this week. There have been 8 fatalities from domestic violence in Orem from 2014-2024. There was a spike in domestic violence during Covid and now there is another spike. Sgt. Giles explained that cases are then given to victims' advocates. The victims advocate division spends on average 10 hours per victim and in 2023, they had 570 new domestic victims.

In July of 2023 the State of Utah began requiring that each victim of domestic violence in an intimate relationship be evaluated by the case officer. Assessments must be performed immediately upon response and reported to the state if the victim is at high risk. Immediate services must be offered to any victim of domestic violence that is high risk. These cases carry great liability with them if not handled properly by the Police Department. Sgt. Giles says that specialized training is needed for Orem police officers.

Sgt. Giles introduced the members of the victim advocates team, which include 3 advocates and Hoku the new victims advocate service dog. Each advocate averages over 100 cases per year. The average for other agencies comparable to our size is just over 50 cases per year per advocate. Victim Services Statistics for the past 7 years are: 2017 - 287 victims were given resources, 2018 - 345, 2019 - 334, 2020 - 422, 2021 - 495, 2022 - 491 and 2023 - 570. The Victim Service Team has been getting VOCA Grant for many years. This grant originally started at over \$160,000 per year, but over the years this grant money has been cut. In 2023, the City of Orem was awarded \$56,000. This grant is labor intensive and takes up about 50% of one advocate's time. This grant may not be worth the effort. They have found that the CDBG funds are easier to maintain.

Chief Adams expressed to the City Council that this area is of great concern and priority for him. He proposed the need for a Domestic Violence Investigator. Currently, the department has to take officers from the Community Outreach Programs to fill the need. He believes they

need to increase this program to handle the cases to provide further violence. Other abuse like emotional or financial abuse is not reflected in the statistic.

Mr. Spencer is asking if the City can fund this department in the upcoming budget and if there is someone else who could manage the grant. Brenn gave some context. He explained that the Women's Shelter site plan has been approved. This shelter will give the city some funds when the shelter is operational. This is important and a real concern for the City. The first step is to get rid of the VOCA grant and look for other opportunities. Mr. Giles spoke about the 1800 cases he has been over since March of 2023.

Mayor Young asked why domestic violence on the rise? Chief Adams explained that the reasons are unknown, but that this issue can get politically hijacked. He would like to see the police to be able to watch out for repeat offenders and victims. Ms. Gale asked how Orem compared to other communities. Chief Adams confirmed that our statistics are very similar to like sized communities. Ms. Millett believes this is a two prong issue: the department needs another investigator but they also need additional time for community outreach. Chief Adams would like to see his department be more proactive instead of reactive. He believes the victim's advocates have the biggest impact on this.

Mr. Bybee summarized what has been discussed in his presentation. Mr. Lambson asked about the qualifications required for victim's advocates and whether there is a need for more of them in Orem. Chief Adams explained there are training courses that they attend. Chief Adams explained that in comparison to Provo, Orem has 3 where Provo has 7, but Chief Adams believes Orem's advocates are handling their caseloads and removing the time commitment of the grant will fill the need. Mr. Bybee asked about the correlation with mental health coordination. Chief Adams explained that they have a social worker level mental health coordinator in the police. Sgt. Giles said they cross over many times in cases. Chief Adams, says that Orem is the trend setters in Utah County for Mental Health and would be for an investigator in Domestic Violence. Mr. Spencer asked if Orem services other cities and Chief Adams explained we have an MOU (memorandum of understanding) with Lindon.

CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

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

CONDUCTING

Mayor David A. Young

ELECTED OFFICIALS

David Young, David Spencer, LaNae Millett, Chris Killpack, Jeff Lambson and Jenn Gale

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager/Development Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Keri Rugg, Management Services Director; Chris Tschirki, Public Works Director; Josh Adams, Police Chief; Bryce Merrill, Library and Recreation Director; Jesse Riddle, Director of Legislative Counsel; Jason Bench, Asst Development Services Director; Carlo Okolowitz, IT Division Manager; Peter Wolfley, Communications Manager, PIO; Carson Hardy, Management Analyst; Teresa McKitrick, City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Dave Shallenberger

PLEDGE OF ALLEGIANCE – Conrad Guymon

MAYOR'S REPORT/ ITEMS REFERRED BY COUNCIL

Welcome The Cheesecake Factory to Orem *Presenter: Kathi Lewis, Economic Development Division Manager, Kerry Kaya, Area Director for the Cheesecake Factory, and Patrick Clowers, General Manager of the City Creek Cheesecake Factory.*

Ms. Lewis welcomed The Cheesecake Factory to University Place. She spoke about the consensus of the citizens that they wanted a Cheesecake Factory. In 2014, she explained that our Economic Development Division asked the residents to share their wishlist for business that they wanted to see in Orem and the response was a resounding Cheesecake Factory. In 2017, the City conducted a city wide survey seeking residents' preferences for new business and once again it was the Cheesecake Factory. In 2018, KUTV played an April Fools prank and announced The Cheesecake Factory was coming to Orem. In 2020, Orem asked the residents what should the City have achieved by 2020 and the answer once again was to bring The Cheesecake Factory to Orem. Ms. Lewis is excited about the new partnership between the City of Orem and The Cheesecake Factory.

Mr. Kaya says it is a pleasure to be here today. They are here today because of the incredible partnerships with Woodbury. He brought cheesecakes for the City Council and audience. He explained that The Cheesecake Factory donated money to local food banks including Utah Food Bank. They are a great business and community partner for the neighborhoods. The opening of this restaurant will bring 200 jobs to Orem.

Mayor Young thanked them and is excited for this new business.

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=11981s>

2023 People's Choice Accomplishments *Presenter: Peter Wolfley, Communications Division Manager*

Mr. Wolfley spoke about 2023 Social Media Review. The Facebook stats are as follows: the reach was 957.5 K, content interactions were 69.6 K and followers are at 24 K. The Instagram stats are as follows: the reach was 215 K, content interactions were 12.8 K and followers are at 24K. The reason our social media numbers are up is due to three reasons. First, the Bybee Law of Positivity, second, great content and third, creative people. Mr. Wolfley reviewed the top 25 posts for 2023, including new businesses, dogs in City service, remarkable Oremites, Orem History, New Parks/Park Improvements, Police & Fire, memorable/patriotic events, volunteers helping in Orem, the Orem Express and the Christmas Lights On. The goals for 2024 are to continue to expand the reach, improved community outreach to the hispanic community and the addition of new series, such as Faces of Orem, Wisdom of Orem, Orem Trivia, Art Ambassador Program, Behind the Scenes/Day in the Life, Date Nights in Orem, CARE highlights and Historic Orem.

Mr. Lambson thanked Pete and his team for their efforts, especially the New Orem Business Highlights. Mayor spoke about Pete, his team and his improvements to the Orem's social presence.

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=12444s>

PERSONAL APPEARANCES

Opened at 6:25 PM

Carol Walker wanted to thank the City Council for their willingness to serve. Specifically she came to thank the City Council for the beautiful Christmas Lights this year.

Closed at 6:26 PM

CONSENT ITEMS

Approval of Meeting Minutes January 9, 2024

Re-Appointment to Transportation Advisory Commission - Russ Verhoef and Becky Buxton

Ms. Millett moved to approve all consent items. Seconded by Mr. Lambson. Those voting yes: David Young, Jeff Lambson, Chris Killpack, Jenn Gale, LaNae Millett, and David Spencer. The motion **passed**.

SCHEDULED ITEMS

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=12444s>

Ordinance to Change the Orem/Provo Boundary at 1030 E 1630 S *Presenter: Jason Bench, Assistant Development Services Director*

Mr. Bench began with the first of three ordinances to change the common boundary between the City of Orem and Provo City. The first location is near the intersection of 1030 East and 1630 South. This will make the boundary consistent with how those residents are being taxed. Mayor Young explained the reason the first two boundary changes are to clean up items on boundaries that did not make sense.

PUBLIC HEARING OPENS 6:29 PM

Paul Riddle and he spoke with his neighbors and they would like that road to stay a dead end and not to connect to Provo neighborhoods. He would like the City Council to consider adding a speed bump into that neighborhood for the safety of the residents.

The Mayor would like Chris Tschirki to look into the speed bump. Mr. Earl says that there is no current ability for one City Council to bind future City Councils to their recommendations.

Mr. Riddle spoke again to explain that on google maps that road is an open road to Provo. There is a gate that closes off that road through the motion picture area.

PUBLIC HEARING CLOSED 6:37 PM

Mr. Spencer moved to approve by ordinance the adjustment of a common boundary between the City of Orem and Provo City located near the intersection of 1030 East and 1630 South (Orem address) and the City Council's desire is that the road stays closed and not connect with Provo. Mr. Young **seconded** the motion. Those voting yes: David Young, Jeff Lambson, Chris Killpack, Jenn Gale, LaNae Millett, and David Spencer. The motion **passed**.

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=13235s>

Ordinance to Change the Orem/Provo Boundary at 2000 S Columbia Lane *Presenter: Jason Bench, Assistant Development Services Director*

Mr. Bench is speaking of the second boundary change between Orem and Provo, located at 2000 S and Columbia Lane. There is a detention system that Orem uses that is currently in the boundary of Orem. Provo has agreed to set the boundary along the property line. No residential properties are coming to Orem, it is simply putting the street and detention area into Orem.

PUBLIC HEARING OPENS 6:39 PM

No Comment

PUBLIC HEARING CLOSED 6:39 PM

Ms. Millett moved to approve by ordinance the adjustment of a common boundary between the City of Orem and Provo City to place approximately 77,410 square feet of property located at approximately 2000 South and Columbia Lane (Orem address) entirely within the City of Orem. Ms. Gale **seconded** the motion. Those voting yes: David Young, Jeff Lambson, Chris Killpack, Jenn Gale, LaNae Millett, and David Spencer. The motion **passed**.

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=13345s>

Ordinance to Change the Orem/Provo Boundary at 700N 1550 E *Presenter: Jason Bench, Assistant Development Services Director*

Mr. Bench explained the third boundary change between Orem and Provo. This parcel is approximately at 700 North and 1550 East in the River District. The developers are proposing the boundary change to accommodate having their housing development in Provo instead of a small portion of the housing development in Orem. As part of this boundary change there has been a development agreement with the developers that includes improvements to the bridge, a grant of public utility easements to the City, and a future dedication to allow for future vehicular and pedestrian access between 1550 East and University Avenue. Mr. Bench showed the 3 phase map. Phase 1 is residential and will be in Provo. Phase 2 and Phase 3a will be in Orem and will be commercial. Mr. Earl clarified on the map the access road from the development agreement. He also believes that with these adjustments it mitigates any negative aspect to this boundary change. He confirmed that staff recommends this change. Ms. Millett asked Mr. Bench to show how the traffic from Phase 1 will access the development. Mayor Young explained that this boundary change is the final piece to the process.

PUBLIC HEARING OPENS 6:47 PM

No Comment

PUBLIC HEARING CLOSED 6:47 PM

Mr. Spencer moved to approve by ordinance the adjustment of a common boundary between the City of Orem and Provo City to place approximately 3.18 acres of property located at approximately 700 North 1550 East (Orem address) entirely within Provo City. Mr. Lambson

seconded the motion. Those voting yes: David Young, Jeff Lambson, Chris Killpack, Jenn Gale, LaNae Millett, and David Spencer. The motion **passed**.

<https://www.youtube.com/watch?v=LhCN-YxAZIs&t=13816s>

Resolution to Amend the Lakeview Area Street Connection Master Plan to Eliminate the Street Connections between 1430 South/400 West *Presenter: Jason Bench, Assistant Development Services Director*

Mr. Bench gave background to the project and showed a map of the area. There are streets that are on the master plan but currently they are dead ends until the property is developed. The sections they are planning to eliminate are illustrated on the map between 1430 South and 400 West. The applicant would like the connection to be eliminated. Currently, the general plan requires those streets to connect if developed. The staff is comfortable with eliminating the 1430 South but not 400 West. Mr. Bench clarified that tonight the council will only be voting on the road connections and not the planned development. That would be a future meeting.

Mr. Bench explained the pros and cons of eliminating the connections. The pros are the elimination of the street connection would allow the applicant to pursue a development without a required public street connection and many in the neighborhood do not want the street connection. The cons are with the elimination of street connections traffic is not evenly distributed and street connections enhance emergency response time and opportunities for water and sewer utility connections.

Mr. Spencer asked who owns the property on 400 West that makes the curve. Mr. Bench believes it is one of the Peterson brothers. Ms. Millett asked about a past road proposal. Mr. Bench clarified that the City would not require the road but it could be an option proposed by the developer. The drawing supplied came from Mr. Leichty to show his proposal. Mayor Young addressed the concerns about high density. Mr. Bench explained that the City can limit what goes in there by the zone and the only way to change the zone would be by the City Council.

PUBLIC HEARING OPENS 7:05 PM

Gloria Peterson owns property west of that property. Her whole concern is that high density not be allowed in that area. She is not interested in developing her property. She believes the traffic will all come through Sandhill Road and she would like 400 West to go through.

The council asked her clarifying questions about the area she is speaking to.

Steven Strong is opposed to high density and would like to see the area remain a residential zone. He would like to see both roads stay open if developed. He thinks these roads encourage residential housing.

Larry Peterson owns property west of the proposed development. The development company wanted to take out the house on his property and put in utility lines. That corner has many accidents. He doesn't like the idea of the development feeding into their neighborhood and Sandhill Road.

Jeff Mann realizes that the worst option is to allow the Airbnb and not keep it residential. He believes the roads should stay and the zoning should stay residential.

Marion Baxter raised her family in that area. The road connection is there for a reason. She would like to keep the roads and the zoning in place. The roads will serve the neighborhoods.

Doug Bell has lived in the area for 47 years. He is mostly concerned about the zone change in that area. He believes that road needs to go through. If the proposed development goes forth then the traffic in that development will go through the neighborhood. He is concerned the developer will be in control of the key to open up the access for emergency access.

Dawn Mann lives in the area and agrees with those who spoke before. She believes that changing the zoning is not in line with Family City USA. She wants to keep the current zoning.

John Masalia lives in the area. He is in favor of not keeping the road. It will not preserve the trees in the area. He says that the plan is not for an Airbnb. He says that the area should be separate from the housing above this area.

Linda Verrel lives in the area. She would support the road going through and the area staying a residential zone. She is not concerned about the removal of the trees.

PUBLIC HEARING CLOSED 7:31 PM

Mr. Earl wanted to point out that the applicant is here to address the council. Mr. Kyle Spencer with Northern Engineering is here with Leichty, the applicant. Mr. Spencer expressed their intention to be transparent and they can not proceed with the current project because of the road connection requirements. This proposal will require a zone change and other items. He emphasized that the gated access would be specifically for emergency access. Fire and police would have control to enter that gate. He spoke about the road and then about the development.

Mr. David Spencer asked about why they can't develop with the road requirements. Mr. Leichty explained that he was trying to not increase traffic in the neighborhood. He would like to keep the buffer and remove the road access. The design was built to maintain the buffer and keep the quieter streets. Mr. Liechty lives in the area and cares about the neighborhood.

Ms. Millett asked what the projected density of this project was. Mr. Spencer explained this is a horizontal hotel owned by one owner, not an Airbnb with multiple owners. They will have two rooms per cabin and the trees provide buffer and forest feel for the cabins. Ms. Millett is also concerned about voting on this without seeing what is proposed to come.

Mayor Young wonders if voting on the street issues is giving the green light on a project or if we are encouraging a path that will lead the applicant down a road that doesn't lead to a zone change. Mr. David Spencer wonders if there is a compelling reason to change this plan, he believes there is not.

Ms. Millett explained that the council received a large amount of emails that expressed feelings contrary to tonight's comments. She continued to explain that the council often gathers information outside of the City Council meeting but is grateful for the residents that attended tonight. Mr. Lambson and Ms. Gale agreed that this new information from tonight's meeting has impacted their thoughts and possible decisions.

Ms. Millett moved to continue this amendment to the next meeting on February 13, 2024, **seconded** by Ms. Gale. Those voting yes: David Young, Jeff Lambson, Chris Killpack, Jenn Gale, and LaNae Millett. Those voting nay: David Spencer The motion **passed**.

CITY MANAGER INFORMATION ITEMS

Mr. Bybee explained that the legislative session is in full swing and that the City Staff has been following up on the items discussed with the State Representative's from our last meeting.

ADJOURN MEETING

Mr. Lambson moved to adjourn, **seconded** by Ms. Gale. Those voting yes: David Young, Jeff Lambson, Chris Killpack, Jenn Gale, LaNae Millett, and David Spencer. The motion **passed**.

PASSED and APPROVED this 13th day of February 2024.


David A. Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder



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