



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
February 11, 2020

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

4:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

DISCUSSION - 2020-2024 Consolidated Plan for HUD-funded Programs (30 min)

Staff will discuss the consolidated planning process with the Council and will solicit feedback from Council members to help guide strategic planning and funding decisions over the next five years for HUD-funded programs.

Presenter: Kena Jo Mathews, Community Services Manager

DISCUSSION - Neighborhood Partnership Initiative (NPI) Advisory Board Proposal (30 min)

The City is proposing, based on feedback from council members, an advisory group for our updated neighborhood program.

Presenter: Kena Mathews & Steven Downs

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

2. 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

3. CALL TO ORDER

4. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION

5. PLEDGE OF ALLEGIANCE: BY INVITATION

6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

6.1. UPCOMING EVENTS

For Review

[Upcoming Events.pdf](#)

6.2. RECOGNITION - "Medal of Heroism"

The Orem Fire Department's "Medal of Heroism" will be presented to Amanda Tuttle-Reynolds.

Presenter: Orem Fire Department Command Staff

6.3. RECOGNITION - State Champions

Recognizing the Orem High School football and Mountain View High School girls volleyball teams for winning 5A State Championships.

Presenter: Karl Hirst

6.4. PRESENTATION - Orem Justice Court Annual Report

Judge Reed Parkin will present on the activity of the Orem Justice Court.

Presenter: Judge Reed Parkin

7. 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.)

8. CONSENT ITEMS

8.1. APPROVAL OF MEETING MINUTES

Minutes of City Council Meeting - January 28, 2020

[01.28.2020.ccmn DRAFT.docx](#)

8.2. APPOINTMENT TO BOARDS AND COMMISSIONS

Public Works Advisory Commission (PWAC):

- K.C. Shaw (reappointment)
- Carol Walker (reappointment)
- Tod Hadley (reappointment)

[KC Shaw_reappointment.pdf](#)

[Carol Walker_reappointment.pdf](#)

[Tod Hadley_reappointment.pdf](#)

9. SCHEDULED ITEMS

There are no Scheduled Items for this meeting.

10. 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.

11. 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



Agenda Item No:

City Council Agenda Item Report

Meeting Date: February 11, 2020

Submitted by: Kena Mathews

Submitting Department: City Manager's Office

Item Type: Discussion Item

Agenda Section:

Subject:

DISCUSSION - 2020-2024 Consolidated Plan for HUD-funded Programs (30 min)

Suggested Action:

Staff will discuss the consolidated planning process with the Council and will solicit feedback from Council members to help guide strategic planning and funding decisions over the next five years for HUD-funded programs.

Presenter:

Kena Jo Mathews, Community Services Manager

Background:

The City of Orem receives an annual allocation of CDBG funding. This funding is provided for community benefit by the Department of Housing and Urban Development (HUD). Orem is considered by HUD to be an entitlement community in the CDBG program because it has a population greater than 50,000 residents. Entitlement communities receive their federal funding directly from HUD and execute projects and activities to spend that funding to the greatest local benefit. The CDBG program is designed to assist communities in their efforts to improve living conditions for low- and moderate-income residents. Each eligible activity must meet at least one of the objectives established by HUD. According to HUD, activities must benefit low- and moderate-income (LMI) persons, prevent or eliminate slum and blight, or address an urgent community need.

The City of Orem also actively participates in the coordination of other federal-funding processes and programs but does not directly receive other federal funding. The HOME Investment Partnership Program (HOME) is administered by Utah Valley Consortium and Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) are administered by the State of Utah.

Every five years, HUD entitlement communities are required to go through a consolidated planning process to assist the City in the coordination of resources and planning efforts and to meet the requirements of the Consolidated Planning rule which calls for comprehensive planning for HUD-funded programs.

Potentially Affected Area:

Citywide

Attachments:

UPCOMING EVENTS

DATE	BUSINESS AND LOCATION	TYPE
March 7	SCERA Center for the Arts..... SCERA Center for the Arts	Annual Benefit Arts Gala TBD
March 19	Utah Valley Chamber of Commerce Utah Valley Convention Center	Pillar of the Valley 7pm



City Council Agenda Item Report

Meeting Date: February 11, 2020

Submitted by: Scott Gurney

Submitting Department: Fire

Item Type: Presentation

Agenda Section:

Subject:

RECOGNITION - "Medal of Heroism"

Suggested Action:

The Orem Fire Department's "Medal of Heroism" will be presented to Amanda Tuttle-Reynolds.

Presenter:

Orem Fire Department Command Staff

Background:

Amanda Tuttle-Reynolds courageous actions alerting residents at 3:00 am, October 12th, 2019 of a fire in their building at the Countryside Square Condos located near 98 North garden Park Drive. She knocked on doors in bare feet alerting residents of a fire with limited visibility and advanced fire conditions. She also went back in to assist a single mother and her 6-year old daughter down the stairwell from the third floor in the same conditions prior to the fire department arriving.

Potentially Affected Area:

Citywide

Attachments:

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
January 28, 2020

3:00 P.M. CITY BUSINESS – CITY COUNCIL CONFERENCE ROOM

With the 2019 Election and the addition of two new councilmembers, the City Council had updated group and individual photos.

3:30 P.M. WORK SESSION – CITY COUNCIL CONFERENCE ROOM

CONDUCTING Mayor Richard F. Brunst

ELECTED OFFICIALS Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Chris Tschirki, Public Works Department Manager; Brandon Nelson, Finance Department Manager; Karl Hirst, Recreation Department Manager; Steve Earl, Deputy City Attorney and JoD'Ann Bates, City Recorder

NEW EMPLOYEE INTRODUCTIONS

Chief Giles introduced Heidi Francis as a new dispatcher and indicated they also have some new officers that could not attend, Seth Schaffer, Kenyon Bishop, Tyler Mitchell, David Hallam, Dallin Cazier, Annalise Layne and Bryce Mondragon.

Mr. Johnson introduced Chris Bingham as a new employee at the sewer treatment plant.

Mrs. Crosier introduced Kristina Reyes, she has been with the library and just recently promoted.

Mr. Savage introduced Troy Paxton as the new Facility Maintenance Tech.

DISCUSSION – Affordable Housing

Mr. Bench stated they would like to share with the council some of the things the city has been working on and some things they would like to work on in the future regarding affordable housing. He continued to explain the meaning of “Affordable Housing”. He stated that new housing units does not meet the number of new households. He reviewed what Orem has done to promote housing affordability with the following:

- Student housing developments
- Multi-family developments

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- Accessory apartments
- Senior overlay zone
- State street mixed use districts

Mr. Bench continued to review the Orem moderate income housing study of 2018 and what has been accomplished to date and what they would like to work on in the future. He reviewed information that was discussed at the recent Housing Charrette and some of the goals that came from the meeting.

General discussion continued regarding some of the issues, goals and concerns that came from the Charrette.

Mr. Bench reviewed new legislation regarding the mandate of cities to submit an annual report for a moderate-income housing plan. The Council continued to discuss possibilities that could be used in order to help with the housing issue.

Mr. Allen reviewed the Housing needs Assessment 2019 (Utah County). Which will be available on the Cities housing website.

Impediments from report were stated as follows:

- Supply of rental units for large families
- Limited land for development
- Construction costs
- Zoning
- Hispanic and other minority mortgage application denial rates
- Continued high rents and sales price

Mr. Allen continued with the recommendations that were called out as follows:

- Utah County Housing Trust Fund
- Affordable Housing Bonds
- Affordable Housing Revolving Loan Fund
- Fast-Track Permitting for Affordable Housing
- Aggressively Pursue Use of Publicly Owned Property
- Utilize Inclusionary Zoning
- Utilize Incentive Zoning
- Provide Tax Incentives for Rental Property Owners
- Employ Marketing Efforts to Improve Public Perception of Small Homes
- Create Laboratory Housing Developments
- Improve Transit-Oriented Developments
- Make Bicycle and Pedestrian Improvements

Mr. Bench reviewed where they go from here now having this information as follows

- **Accessory Apartments:**
 - ADU/Detached or Accessory Apartment
 - Explore Impact Fee/Affordable option for converting accessory apartment
 - Fast track affordable housing projects
- **Explore Zoning Changes for Affordable Housing:**
 - Lots between 20,000 square feet and PRD.
 - Focus on the townhome, twinhome, condo, cottage courts, aka missing middle

housing
o Inclusionary Zoning

Mr. bench then reviewed the 2020 Housing Events that will be held and future discussions they feel needs to be held which include:

- Affordable Housing Forum (staff)
- Future Housing Workshop(s)/Charettes with citizens
- Affordable Housing Developer Forum specific to Orem

General discussion continued regarding issues and possible things that can be looked at in regard to affordable housing.

DISCUSSION – Southwest Area Planning

Mr. Bench stated this area had been discussed previously but with the new information of the Church of Jesus Christ of Latter-Day Saints (LDS) Temple site there has been some further discussion and direction. He inquired if the city wanted to look at other alternative than what had previously been approved. Mr. Bench reviewed the current area and what it is zoned, then reviewed some options to see if there was any interest to make some changes. Mr. Bench reviewed some possible concept options.

Discussion ensued regarding the need to widen Geneva Road and other issues that may need to be addressed due to the LDS Temple and other sites possibly being built in the area.

Mr. Bench stated that in making changes they would like to look at having a possible trail network in that area. He continued to give an overview and considerations of the concept plans presented and stated they would like some direction as to what the Council would like to do with this area if anything.

General discussion continued regarding infrastructure and what would be needed and the fees it would take to update the infrastructure.

Mr. Davidson stated if they are going to change the density and ERU's in this area the council needs to be mindful there is a formal process they would need to go through in making those changes. They would need to go back to the engineering studies and master plans, update the model and guarantee they can do what they want to do. After that they would also have to amend their Impact Fees Facilities Plan and based on that plan amend the Impact Fees. This is a lengthy process and can only be done after amending the General Plan. He doesn't want the Council to think they can instantly go from one zoning to another, it may be well over a year to accommodate what direction they may decide tonight.

General discussion continued regarding the LDS temple land, road access and current discussions happening with the Church.

Mayor Brunst indicated he feels they need to continue this discussion until they hear back from the LDS Church and receive confirmation from them regarding how the temple building would proceed.

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Mr. Spencer stated he feels that if they are going to go down this path, they need to look at all areas not currently in Orem but in the future could possibly be annexed into Orem. He feels they need to look at those areas and plan the infrastructure in order to be prepared in the future.

Agenda Review & Preview of Upcoming Agenda Items

The City Council discussed the items on the evening's agenda; Mr. Bench provided additional information regarding the scheduled item.

City Council Reports (Boards and Commissions, New Business, Etc.)

There were no City Council reports.

Mr. Davidson stated that yesterday was the start of the Utah Legislative Session and they will be tracking bills and trying to understand how certain pieces of legislation will affect the city.

Mr. Davidson also stated that West Point City in Davis County has contracted with Utopia to build out fiber in their community. He continued to state that UTOPIA continues to generate more than 500 subscribers a month and has an overall net subscription base of about 28 thousand subscribers. He continued to review the way UTOPIA was funded in the beginning by city entities and they were now in the process of reimbursing those entities. UTOPIA has identified a 3-year plan plus interest to reimburse that bill to the City of Orem. He concluded it is a positive and encouraging to see the direction UTOPIA is moving.

Mayor Brunst stated **vercara way** is a consortium of private land owners and cities. There is about 500 acres along the east side of Utah Lake that have phragmites growing up out of the land. The City of Orem, Provo, and Lindon are participating with local residents to provide a trail, ponds, parks and stopping off points. This is currently moving along and there is a bill currently in the legislature asking for possible funding. They have already rolled down the phragmites and will be placing cows in the area this spring for them to start eating the phragmites down. This will be a trails system that will connect north to south along with other trails connections.

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

CONDUCTING

Mayor Richard F. Brunst

ELECTED OFFICIALS

Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner

APPOINTED STAFF

Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Greg Stephens, City Attorney; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Public Works Director; Brandon Nelson, Finance Department Manager;

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Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; Ernesto Lazalde, IT Division Manager; and JoD'Ann Bates, City Recorder

INVOCATION /

INSPIRATIONAL THOUGHT Greg Carlisle

PLEDGE OF ALLEGIANCE Debi Carlisle

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

UPCOMING EVENTS

Mayor Brunst reviewed the upcoming events, as listed in the agenda packet.

PERSONAL APPEARANCES

Time was allotted for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the agenda. Those wishing to speak should have signed in prior to the meeting, and comments were limited to three minutes or less.

Murray Low, Orem resident stated he read a newspaper article regarding the absolute necessity for higher density housing in Utah and would like to make a few comments. What the article didn't say was what percentage of the suburb of large cities was zoned for single family density. It seems to imply there is an unstoppable movement towards higher density housing across the country which he does not believe is happening. He sees a significant difference between cities and states based on demographics, politics, the availability of land, economic growth and other factors. Despite the increase in house prices he feels the dream of owning a home in Utah County is still achievable to most people. He feels the issue they are facing is space not affordability. If they mandate high density housing in Orem through legislation, those that want a single-family home will go to a community or suburb where they can get what they want. He feels this is a fundamental question of who they are in Orem, what's our identity today and in the future and if they move down that path as the newspaper article suggests, Orem's Family City USA will go by the way side and he feels it matters to residents deeply and they need to do everything they can to make those choices.

CONSENT ITEMS

- Approval of the January 14, 2020 City Council Meeting Minutes
- Appointment to Boards and Commissions
 - o Natural Resources Stewardship Committee – Re-appointments: Sarah Bateman and Darren Hawkins
 - o Arts Council – Appointment: Nathan Christianson; Re-appointment: Nancy Peterson
- City Managers Appointment – Planning Commission: Mickey Cochran

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1 **Mr. Spencer moved** to approve the Consent Agenda as listed. **Mrs. Lauret seconded** the motion.
2 Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry
3 Peterson, David Spencer, and Brent Sumner. The motion **passed**.

4 5 6 **SCHEDULES ITEMS**

7 8 PUBLIC HEARING

9 Amending Section 14-3-3 (Wall Signs) of the Orem City Code by adding the CM Zone as
10 a permitted zone for wall signs

11 Mr. Bench stated the current zoning code does not list commercial manufacturing as a zone
12 where wall signs are permitted while wall signs are permitted in all other commercial and
13 manufacturing zones throughout the city. A recent applicant had requested for approval of a
14 wall sign in the CM zone, and those in Development Services noticed the absence of language
15 allowing for wall signs in the zone. In the past, the City has approved wall signs within the CM
16 zone, and this amendment would clean up the language within the code.

17 Mayor Brunst opened the public hearing at 6:07 pm. Hearing no comments, the Mayor closed the
18 public hearing and brought the item back to the City Council for further discussion.

19
20 **Mr. Macdonald moved**, by ordinance, to amend Orem City Code by amending Section 14-3-3
21 (Wall Signs) of the Orem City Code by adding the CM Zone as a permitted zone for wall signs.
22 **Mr. Spencer seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby
23 Lauret, Tom Macdonald, David Spencer, and Brent Sumner. Those voting nay: Terry Peterson.
24 The motion **passed**.

25 26 27 PUBLIC HEARING

28 Amending Section 22-5-3(A) and the zoning map of the City of Orem by changing the
29 zoning on approximately 0.28 acres for property located generally at 166 North 400 West
30 from the R7.5 zone to the R6.5 zone.
31

32 Mr. Bench stated the existing property is approximately 12,196 square feet (0.28 acres). It
33 currently has one single family dwelling. It is a corner lot with large yard space. The applicant has
34 submitted a concept plan to divide the lot into two single family lots--one being 6,939 square feet,
35 the other being 6,540 square feet. The current R7.5 zone requires a lot size minimum of 7,500
36 square feet meaning that the applicant's proposed lots will not meet current zoning requirements.
37 The proposed R6.5 zone would allow for the proposed two lots and their sizes with the minimum
38 size requirement of 6,500 square feet being met. The applicant has also submitted concept plans
39 for the homes to be constructed on the proposed parcels. The homes would be identical in design
40 and would be mirrored over the property line. Each home would be approximately 2,150 square
41 feet separately in size and would have a 750 square foot one-bedroom, one-bathroom accessory
42 apartment. The primary units would be approximately 1,400 square feet. The applicant meets the
43 required parking for both the primary and accessory units. The primary units have a one (1) car
44 garage and an additional parking stall on the side of the home. The accessory apartments each have
45 a one (1) car garage with doors that lead into the units. The Development Review Committee has

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1 stressed to the applicant that the primary units must be owner occupied in order to have accessory
2 apartments. The applicant held a neighborhood meeting on Friday, September 13th at 6:15pm.
3 After the applicant assured the neighbors that these homes would not be used for multifamily uses,
4 the neighbors appeared to be in support of the project.

5 Mr. Sumner inquired as to adequate parking to accommodate the single-family home with an
6 assessor apartment. Mr. Bench indicated they meet the current requirements.

7
8 Mr. Wilks is the property owner and indicated he initially purchased this home to fix it up and
9 resale it. Once they had a contractor look at it, they found some serious problems with the
10 foundation. They felt it was better to demo the home, divide the lot and build two new homes
11 which would include accessory apartments.

12
13 General discussion continued regarding ensuring the lots meet the current code for that zoning.

14
15 Mayor Brunst opened the public hearing at 6:17 pm. Hearing no comments, the Mayor closed the
16 public hearing and brought the item back to the City Council for further discussion.

17
18 Mrs. Lauret indicated there was a concern that the homes be owner occupied due to the homes
19 having accessory apartments.

20
21 Mr. Wilks ensured the Council he would make sure it was in their contract and the purchaser is
22 aware they need to be owner occupied if the accessory apartment is rented out to a third party
23 family.

24
25 General discussion ensued regarding the fit of the proposed homes in relation to the current
26 surrounding homes.

27
28 **Mrs. Lauret moved**, by ordinance, to amend Orem City Code by amending Section 22-5-3(A)
29 and the zoning map of the City of Orem by changing the zoning on approximately 0.28 acres for
30 property located generally at 166 North 400 West from the R7.5 zone to the R6.5 zone. **Mr.**
31 **Sumner seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret,
32 Tom Macdonald, David Spencer, and Brent Sumner. Those voting nay: Terry Peterson. The
33 motion **passed**.

34 35 36 COMMUNICATION ITEMS

37
38 The Monthly Financial Summary for December 2019 was included in the packets distributed to
39 the Council.

40 41 42 CITY MANAGER INFORMATION ITEMS

43
44 Mr. Davidson said he had no additional information to share.

45 46 47 ADJOURNMENT

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1 **Mr. Spencer moved** to adjourn the meeting. **Mr. Macdonald seconded** the motion. Those voting
2 aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David
3 Spencer, and Brent Sumner. The motion **passed**.

4

5

6 The meeting adjourned at 6:22 p.m.

COMMISSION APPLICATION

First Name: KC

Last Name: Shaw

Street Address 1: [REDACTED]

Street Address 2:

City: Orem

State: UT

ZIP: 84057

Phone Number: [REDACTED]

Email: [REDACTED]

Board/Commission: Public Works Commission

If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?: No

Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.: I enjoy assisting Orem in reviewing and advising regarding infrastructure and related issues to help Orem stay as one of the premier cities in Utah

Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.: Professional Engineer; Chief Engineer for Central Utah Water Conservancy District, Current chair of the PWAC;

First Name: KC

Last Name: Shaw

Email: [REDACTED]

First Name: Carol

Last Name: Walker

Street Address 1: [REDACTED]

Street Address 2:

City: Orem

State: Utah

ZIP: 84097

Phone Number: [REDACTED]

Email: [REDACTED]

Board/Commission
: Public Works Commission

If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?: No

Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.: I have enjoyed serving on the Public Works Advisory Commission and wish to continue to serve on the commission.

Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.:

First Name: Carol

Last Name: Walker

Email: [REDACTED]

First Name: Tod

Last Name: Hadley

Street Address 1: [REDACTED]

Street Address 2:

City: Orem

State: UT

ZIP: 84057

Phone Number: [REDACTED]

Email: [REDACTED]

Board/Commission
: Public Works Commission

If a position on your preferred board or commission isn't available, would you like to be considered for openings on other boards or commissions?: No

Summarize why you wish to serve on a city commission and if there are areas of concern that you would like to see addressed by a city commission.: Continued service on public works issues especially when dealing with Utopia

Please tell us a little about yourself. Also include a summary of the special skills and qualifications you have acquired from employment, previous appointments, previous volunteer work, or through other activities.: 30 years in the computer industry working in both the private sector, education, and government. Years of service with the Boy scouts of America and the American Red Cross.

First Name: Tod

Last Name: Hadley

Email: [REDACTED]