

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
March 10, 2020

3:00 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; and JoD’Ann Bates, City Recorder

TOUR – Devon and Exton Apartments

Randy Woodbury an owner and Alan Argyle, Project Manager with ICO gave the City Council a tour of two of their most recent complexes, the Devon and the Exton Apartments located at approximately 875 South 700 East, Orem.

Orem City Council and Orem City Staff returned to the City Center, 56 North State Street at approximately 4:20 p.m.

DISCUSSION – Southwest Orem General Plan Amendments

Mr. Bench reviewed previous plans for the southwest area and continued to review the current general plan. Mr. Bench indicated the question before the council today is due to the LDS (Latter-Day Saint) temple coming to the area. The question is if they want to continue with the current zoning or look at other options. Mr. Bench reviewed some possible options and general discussion ensued regarding the definition of low and medium density.

Mr. Davidson stated the development staff has had some conversations with have met with some realtor professionals and their suggestion is this area that is right for commercial opportunity. If the nature if the density changes, then the attraction for commercial locating in that area increases.

Mr. Bench continued to discuss and represent how this would affect and increase ERU’s (Equivalent Residential Unit) based on the different options along with impact fees and the

possible need for additional lift stations and improvements. He indicated some considerations the Council needs to be aware of regarding making any changes:

- Updates to the IFA (Impact Fee Analysis) and IIFP (Impact Fee Facility Plan) would be needed in changes are proposed
- Revised design of the sewer lift stations would be required to accommodate increase density
- Potential Opportunity to connect the trail system
- Potential opportunity to create a new district area
- Opportunity to create a special PRD for the south west area.

Mr. Bench indicated if the council chooses to make changes there are other considerations that will need to be taken into account regarding change and growth. Discussion continued regarding those changes including a trail system that would tie into other pieces and eventually sidewalks at the temple. This would take at least 6 months to a year for updates and public hearings in order to ensure proper processes are taken.

Mayor Brunst stated he feels this issue needs to be a re-examined and would like to know what the residents around this area would like to see.

Mr. Sumner indicated he was not excited about high density and feels he needs more information as to what is going on with the temple and what people in the area would like to see before moving forward.

Mr. Peterson stated he agrees with Mr. Sumner and would like to see what is possible to the west.

Discussion ensued regarding various ways they can propose zone changes and how that could affect the area.

Mr. Davidson stated they are getting phone calls from property owners in that area indicating they are interested in developing but what they want to do is inconsistent with the General Plan. That is, to some degree, why they are discussing this issue, they need to try and align the interest of the Council with the interest of the property owners. To some degree this discussion is the city trying to be proactive in saying there are a few property owners waiting to see what we are doing. The temple development caught them off guard and they are wondering if what they thought they wanted for that area has now possibly changed.

Discussion continued and the Mayor suggested he would like a neighborhood meeting and get an idea of what the residents would like in the proposed area. He would also like to look at what other cities have done with properties around existing temples. There was a consensus from the rest of the council regarding the proposed neighborhood meeting.

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.)

Mr. Davidson stated they are approaching the budget discussions and one of the largest items are the CARE grants. He asked Mr. Downs to update the Council on current CARE applications. Mr. Downs discussed with the council the upcoming dates for review and consideration of CARE applications. He also continued stating the amount of funds that are available to be allocated to each area and the discussion of new and existing applications ensued.

Mr. Davidson indicated they were down to 2 days in the legislation session. Mr. Giles and Mrs. Schriever have done a great job representing the city's interest. General discussion continued regarding various general bills. Mr. Davidson concluded that for the most part the legislative session has been focused on tax and education items.

Mayor Brunst indicated they met with the County regarding the restaurant tax and are continuing to work through that issue.

Mr. Lambson stated he is looking forward to moving forward and being a part of the CARE and the Utah Lake Commission. The Utah Lake Commission will be starting to meet, and he will bring information back to the council in the future. He stated the Natural Resources Stewardship Committee has met and he provided the Council with their goals and priorities for 2020.

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; Chris Tschirki, Public Works Department Manager; Jason Earl, Deputy Fire Chief; Jason Bench, Planning Division Manager; Ernesto Lazalde, IT Division Manager; Pete Wolfley, Communications Specialist; and JoD'Ann Bates, City Recorder

INVOCATION / INSPIRATIONAL THOUGHT PLEDGE OF ALLEGIANCE

Mike Cunningham
Wei Cunningham, Tiger Cub Pack 1706

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.

Sissy Rasmussen stated she would like to share some celebrations from the new school, Centennial Elementary which is made up of the old Hillcrest and Scera Park Elementary Schools. Centennial has 780 students, a pre-school and a special ed group, which is similar in size to other elementary schools in Orem. She shared some of her observations which include how beautiful the building is, and all the bells and whistles it has, there are enough teachers and aids for all classes, they have specialty classes, including a stem teacher and class which is the only one in all of Orem elementary schools. She concluded that Centennial Elementary exceeded her expectation and invited the City Council to visit the school and see for themselves.

Gary Morelly stated as residents that live on or near 2000 North, they have requested the utility lines be placed underground. With a new sewer and water line being placed underground the utility lines will be moved back into their property. Poles are a nuisance and all-around the city they are already in the ground.

CONSENT ITEMS

- Approval of the February 25, 2020 City Council Meeting Minutes
- ORDINANCE - The City Council will review and adopt an Ordinance creating a City of Orem Neighborhood Commission
- RESOLUTION - Support of a Pediatric Trauma Care Unit in Utah County
- RESOLUTION - City Compensation Policy and Philosophy

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

SCHEDULES ITEMS

CONDITIONAL USE PERMIT – Conditional Use Permit approval of a UVU/AT&T wireless telecommunications facility located at 1261 West 800 South in the M2 zone.

Mr. Bench stated the applicant is proposing to install a new wireless telecommunications monopole with a height of 100' on private property located at 1261 West 800 South.

The proposed monopole is designed to provide additional coverage and capacity along I-15 and into the campus of Utah Valley University and the surrounding business areas. The requested height is needed for the antennas to have better signal propagation over the freeway and into the UVU campus. The 100' height will also allow for two additional cell providers to co-locate on the pole. The proposed monopole is steel with a galvanized gray color. This site will close a gap in coverage and offer residents, businesses and visitors 4G LTE wireless service. This site will also be capable of handling the 5G LTE network that will soon be implemented. The proposed site for the monopole is 2,500 square feet in area and will be enclosed by a six foot high chain link fence with barbed wire. A typical layout of antennas will be deployed on the monopole. AT&T and its consultants examined numerous different locations for its proposed monopole before settling on this site. One of the primary goals for the location is to provide coverage into Utah Valley University. For various reasons, none of the other sites were acceptable. He concluded that the Planning Commission recommends the City Council, by resolution, approve the conditional use permit for a wireless telecommunications monopole located at 1261 West 800 South in the M2 zone.

Mayor Brunst inquired how high the fence around the structure would be and if they have given access for the canal company. Mr. Rowe indicated he believes it would be a 12' fence and they have worked out access with an easement with no interference. He stated this facility will cover gap areas that are currently existing throughout the UVU campus and surrounding area.

Mr. Macdonald inquired if they had any thought of making them look nicer than just a pole and inquired if it was far enough away to avoid it falling on something.

Mr. Rowe indicated the monopole is a sleeker look than some of the other types that required upkeep and it limits the co-location. The location is at least 150 feet way from any structure and the poles are made to fold in half if the top is over stressed instead of falling over as a complete pole.

General discussion continued regarding safety issues and how they have been addressed.

Mayor Brunst moved to approve by Resolution a Conditional Use Permit of a UVU/AT&T wireless telecommunications facility located at 1261 West 800 South in the M2 zone as presented. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, and Brent Sumner. The motion **passed**

CITY MANAGER INFORMATION ITEMS

City Manager had nor additional information at this time.

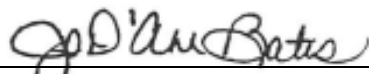
ADJOURNMENT

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

The meeting adjourned at 6:23 p.m.

Approved: March 31, 2020




JoD'Ann Bates, City Recorder