

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
February 23, 2021

*This meeting was held electronically
to allow Councilmembers and Staff to participate.*

4:30 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; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, 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; Jason Bench, Planning Division Manager; Pete Wolfley, Communications Specialist; and JoD’Ann Bates, City Recorder

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

DISCUSSION – Water Tank Status Review

Mr. Tschirki stated they had held a public meeting Thursday, February 18, 2021 regarding the proposed/possible water tank locations and wanted to update the council as to the results of the comments made by the residents and the direction they are proposing. The city started with 2 possible properties and they now have additional options that will be presented.

Mayor Brunst indicated the two ballfields on the west side of Orem Elementary had been presented and was discussed with Alpine School District. In the end it was determined they are not allowing the use of those fields to house the water tanks, so that is no longer an option.

Mr. Kelly indicated he had been in contact with Mr. Farley regarding and updated proposal for his property. He continued to discuss some of those changes Mr. Farley suggested which included a possible increase in the purchase price. They are still waiting on figures and appraisals before they move forward with this location.

Mr. Tschirki stated there was an additional property that was discussed during the neighborhood meeting which is located at 673 West 350 South which is currently under contract. Mr. Kelly indicated the property owner is Mr. Larsen and in conversations with him, he is willing to look at possible extension options due to the current situation with the undecided location of the tank. He voiced his appreciation for the patience and willingness of Mr. Larsen in working with the city.

Discussion continued regarding accommodating Mountain View High School baseball fields and concerns of the residents in that area. General discussion continued regarding the various options, some issues the city faces with those options and suggestions as to what other options they could consider with size, location and amenities that would need to be replaced.

Mr. Davidson stated before they start down any road of construction and reconstructions, they need to work with the school district first and find out how they can make it work for both sides. They want to do all they can to help maintain the healthy relationship they have with the school district. The City Council unanimously agreed to take the Farley property off the table of discussion.

UPDATE – Hillcrest Park Engagement

Mr. Bybee stated they have launched a new webpage specifically for the Hillcrest Park property. This allows the city to provide information as to what the city is proposing to include the two concepts the council has approved, and the cost estimates that coincide with the concept plans. It also gives the public the information for the electronic meetings that will be held on March 4th. They can also provide their comments and feedback via written comments and join the meetings as indicated. During the meeting itself, they will go through the concepts and allow the public to ask questions and get clarification. For direct questions they will be sent back to the website and its form so those comments can be compiled easier.

Discussion continued regarding concerns of the time scheduled and if it would be enough based on the previous meetings with the water tank. Further discussion continued regarding allowing ways for the residents to give their concerns and ideas and allowing the City Recreation Committee an opportunity to review the options and needs.

Mr. Davidson stated when they developed the Parks Master Plan they tried to incorporate what the needs of the community were and those needs were determined based on a statistically significant or valid survey so they are and were a representative of the needs of the entire community to some degree. When they met with the Landmark Design team they didn't haphazardly just throw a whole bunch of stuff into a concept; it was based upon what the needs of the community are part of our city-wide Parks Master Plan process and in line with the survey.

Agenda Review & Preview of Upcoming Agenda Items

The City Council reviewed the evening's agenda. Discussion ensued regarding the scheduled items that would be considered.

City Council Reports & City Manager Information Items

Mr. Davidson reviewed some informational items for the Council which included the following:

- They are continuing with the 2021 legislative session and there are several bills that are being watched closely that would have a direct impact on the city.
 - HB82 is the single housing amendments that would permit accessory dwelling units or mother-in-law apartments to be located in cities across the state. They have been able to work with the bill sponsor to temper that to include recognition for cities that have universities in them. The bill language suggests that cities are required to have accessory dwelling units permitted within 75 percent of all residential zones in their city. However, in cities where they have a university there are provisions that would essentially reduce that number to 33 1/3. They continue to have some concerns with the bill and will continue to work with the legislature on those issues.
 - SB61 is a billboard bill which would allow without city approval the conversion of static billboards to digital billboards through the entire city without necessarily consideration for those billboards in proximity to neighborhoods. Ms. Schriever stated SB61 has been circled on the Senate floor, but it will be up for its third reading before the senate in the near future.
 - HB364 is related to the Utah Lake Commission. They have spent time with the sponsor of the bill Brady Brammer and other cities in the valley in an effort to make this bill such that it benefits the cities from the perspective of having a more influential voice in determining the future of Utah Lake. They believe it has been shaped to be in the best interest of the city, allowing us an impact in the future.
- He clarified information regarding staff receiving and notifying HR when they receive the Covid-19 shots which allows the city to determine if an onsite clinic is needed to allow employees the opportunity and access to the vaccine.
- They are drawing close to completion of the Fitness Center and allowing the opportunity for council members to tour the facility. Staff is working hard to ensure they meet all Covid-19 requirements keeping those in mind as they open. They continue to sell passes and those sales are growing as it progresses.
- They are in the process of recruiting for a new Recreation Director with the planned retirement of our current Recreation Director Karl Hirst.
- The city is continuing with the details associated with the city's compensation and benefits study that was started in 2020. Information will be going out this week in terms of the information gathering process.
- The school resource officer program that is run through our police department will be seeing a change. With recent changes by the Alpine School District they are consolidating their alternative high school options to one facility in American Fork, no longer requiring one of our officers in the current Orem facility. At the end of the school year the department will absorb the personnel into the regular circulation within the police department which will enhance our ability to provide patrol and investigation services.

Mr. Spencer reported on the committees he represents which include the following:

- Senior Committee continues to progress.
- Beautification Committee
 - Reports at the regular Council meeting tonight

- Recreation
 - Fitness Center opening in March
 - Hillcrest Park – upcoming public meetings
- Public Safety – Looks forward to being part of this new committee.

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; Heather Schriever, City Attorney; Marc Sanderson, Fire Chief; Joshua Adams, 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; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; Pete Wolfley, Communications Specialist; and JoD’Ann Bates, City Recorder.

CALL TO ORDER

Mayor Brunst read the following to begin the meeting:

“Pursuant to Mayor Richard F. Brunst's Proclamation dated February 4, 2021, the Orem City Council meeting on February 23, 2021 will be an all-electronic meeting. There will be no anchor location for the meeting. The City cannot ensure the recommended minimum of six feet of social distancing for meeting participants at the usual anchor location in the Orem City Council Chambers. Therefore, holding the meeting at the City Council Chambers would present a substantial risk to the health and safety of those who may be present at the meeting and may contribute to the spread of COVID-19. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically.

To view the meeting: please go to orem.org/meetings.

To make a comment: Please submit your comment through: orem.org/comments

Written comments will be accepted before and during the meeting. All written comments received will be entered into the record and forwarded to each City Council member for review. Written comments will also be read aloud during the live meeting when required by law or when time permits. As technology permits, the City Council may also accept oral comments. Once an item has been voted on, that item will be closed to additional comments. Thank you for your cooperation during these challenging times.”

INVOCATION /

INSPIRATIONAL THOUGHT

Ken Millett

PLEDGE OF ALLEGIANCE

Le Nae Millett

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

PRESENTATION: Beautification Advisory Commission

Mr. Price turned the time over to Elaine Parker who is the Chair of the Beautification Commission.

Ms. Parker introduced Sean Orullian as the Vice Chairman, and other members of the committee which include: Sheralyn Bennett, Tanya Harmon, Aaron Orullian, Jason Bond and David Spencer as council representative. She then turned the presentation over to Sean Orullian.

Mr. Orullian stated that although Covid-19 stopped them from doing some of their goals, but they were still able to accomplish some great things. He reviewed some of the projects they did during 2020.

- Held free gardening classes
- Updated garage sale rules and regulations
- Social Media outreach on Facebook
- Beautification Awards
- Holiday Decoration Awards
- Residential Beautification Awards
- Business Beautification Awards

He stated if there are any suggestion for awards around the city, he asked they reach out to them on their Facebook page.

He continued to review the goals for 2021 which include:

- 1) Promote worthwhile practices that enhance the beauty of Orem:
 - a. Encourage Orem's residents and businesses to beautify their yards and properties through recognition awards.
 - b. Recognize resident and businesses during the holiday season for their efforts in decorating with lights and displays.
 - c. Participate in the City's Arbor Day activities that help sustain Orem's 'Tree City USA' designation.
- 2) Promote the rolls and actives of the Beautification Commission:
 - a. Continue to promote the Commission and beautification activities and education opportunities through its Facebook page and city newsletter.
 - b. Participate in the Summerfest parade.

He concluded by thanking the council for their support and advise in order for them to do their job to the best of their ability.

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 make a comment provided staff with written comments.

Public comments were made by the following:

- Gaylene Rosenthal
- Lisa Richards

Written public comments submitted were read into the record. Written comments that were submitted are attached to the end of the minutes in their entirety.

CONSENT ITEMS

- APPROVAL OF MEETING MINUTES
 - Minutes of City Council Meeting – January 26, 2021
 - Minutes of City Council Meeting – February 9, 2021
- APPOINTMENT TO BOARDS AND COMMISSIONS
 - Transportation Advisory Commission:
 - Becky Buxton – Re-appointment
 - Le Nae Millett, Appointment
 - CDBG Commission:
 - Steven Heaps – Appointment
- ORDINANCE - Amending Article 2-22 Amending the Employee Appeals Board

Mayor Brunst indicated the third item “Ordinance – Amending Article 2-22 Amending the Employee Appeals Board” had been pulled off the agenda and will not be voted upon with the other Consent Items listed at this time.

Mayor Brunst moved to approve the Consent Agenda to include the approval of meeting minutes and appointment to boards and commissions only. **David Spencer seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. The motion **passed**.

SCHEDULES ITEMS

PUBLIC HEARING -

To allow public input regarding (a) The issuance and sale of not more than \$45,000,000 aggregate principal amount of water, sewer and storm sewer revenue and refunding bonds, series 2021 (the “bonds”) and (b) Any potential economic impact that the project described herein to be financed with the proceeds of the bonds issued under the act may have on the private sector; and all related matters.

Mayor Brunst opened the public hearing at 6:18 p.m. Hearing no comments, the Mayor closed the public hearing at 6:19 pm and brought the item back to the City Council for further discussion.

PUBLIC HEARING – ORDINANCE

Amending portions of Sections 22-24-5(F)(2)(c), 22-24-5(F)(4)(c), 22-24-4(F)(2)(c), 22-24-4(F)(4)(c), 22-24-1(F)(4)(c), 22-24-2(F)(4)(c), and 22-24-3(F)(4)(c) of the Orem City Code pertaining to setback requirements and building setback requirements in the State

Street District zones.

Mr. Bench stated staff is proposing two ordinance amendments pertaining to setback requirements and stepback requirements in the State Street District zones. During a recent work session, City Councilmembers requested that staff review the setback requirements in the five State Street District zones, pertaining to setbacks from adjacent residential zone boundaries. In particular, the Council requested that staff focus on the North Village District and the Arts District zones.

Based on staff's review, staff propose an enlarged setback for buildings in the North Village District and a portion of the Arts District zones from adjoining residential property. The proposed amendment would require any structure within fifty feet (50') of a residential zone not part of the district zones or adjacent to the Res-B zone in the North Village District (NVD-Res(B)) to be limited to 35 feet in overall height. In addition, if the residential zone is across a public street the 50-foot measurement would be from the back of curb on the district side of the street.

The current requirement pertaining to a setback being at least equal to the height of a building next to a residential property would continue to apply. Any development will be required to meet both requirements where applicable.

General discussion ensued regarding the preference of the options and the response from residents in the proposed areas regarding proposed setbacks and stepbacks.

Mayor Brunst opened the public hearing at 6:32 p.m.

Public comments were made by the following:

- Stephanie Visnaw
- Lisa Hehl
- Annya Becerra
- LaNae Millett
- Jim Condie

Written public comments submitted were read into the record. Written comments that were submitted are attached to the end of the minutes in their entirety.

Hearing no further comments, the Mayor closed the public hearing at 6:47 pm and brought the item back to the City Council for further discussion.

Discussion ensued regarding concerns of the proposed height of the buildings, setbacks, access and the possible issues it may cause for the residents living in those areas. Continued discussion of how the proposed and suggested changes would affect the business owners and their property.

Mr. Ryan stated what they have proposed is an effort to be business friendly and continue to keep a balance. This is why they are recommending the 50-foot setback, feeling it is a good balance. He asked that if this is to be continued for two weeks, they would like some direction as to what the council's expectation is.

General discussion ensued clarifying where the 50' would start and what concerns the council would have if this was continued versus approval. Several councilmembers requested this item be continued to the next council meeting in order to hear from both residential and commercial property owners.

Mayor Brunst stated he feels this is a good compromise having the 50' setback and feels 75'-100' is taking away the rights of the property owners. He agreed with Mr. Davidson in the fact they need to ensure the rights of both the business property owners and private property owners.

Mayor Brunst moved, to continue the item of Amending portions of Sections 22-24-5(F)(2)(c), 22-24-5(F)(4)(c), 22-24-4(F)(2)(c), 22-24-4(F)(4)(c), 22-24-1(F)(4)(c), 22-24-2(F)(4)(c), and 22-24-3(F)(4)(c) of the Orem City Code pertaining to setback requirements and building setback requirements in the State Street District zones to the next regularly scheduled City Council meeting. **Mr. Peterson seconded** the motion. Those voting aye: Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. Those voting naye: Richard F. Brunst. The motion **passed**.

PUBLIC HEARING - RESOLUTION –
Amending the Current Fiscal Year 2020-2021 Budget

Mr. Nelson stated the Fiscal Year 2020-2021 City of Orem budget has many adjustments that occur throughout the fiscal year. These adjustments include grants received from Federal, State, and other governmental or private entities or organizations; interest earnings on unspent 2019 G.O. Bond funds; interest earnings in the CARE Tax fund related to fitness center funds; funding of a waterline replacement project; and for the purchase of various custodial equipment for the fitness center. The Recreation Department is proposing to change the following for both the Recreation Center and the Scera Outdoor Pools:

Child – Change from “Under 4 Years Old” to “Under 3 Years Old”

Youth – Change from ages “4 to 13” to ages “3 to 13”

Senior Citizen – Change from “55 and Older” to “60 and Older”

Mayor Brunst opened the public hearing at 7:16 p.m. Hearing no comments, the Mayor closed the public hearing at 7:18 pm and brought the item back to the City Council for further discussion.

Mayor Brunst moved, by Resolution, to Amending the Current Fiscal Year 2020-2021 Budget. **Debby Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Tom Macdonald, Terry Peterson, David Spencer, and Brent Sumner. The motion **passed**.

COMMUNICATION ITEMS

The Monthly Financial Summary from December 2020 was included in the agenda for review.

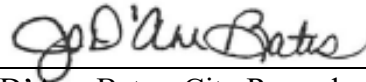
CITY MANAGER INFORMATION ITEMS

The City Manager had no additional Information Items to share.

ADJOURNMENT

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

The meeting adjourned at 7:19 p.m.



JoD'Ann Bates, City Recorder

Approved: March 9, 2021



PUBLIC COMMENTS – February 23, 2021

7. PERSONAL APPEARANCES

Gaylene Rosenthal

The property at 444 S 400 W is a great location for the water tank, well, pump house, and water lines. A written letter was emailed Saturday to the Mayor, city council and staff giving many details for this choice of location which would take longer than the 3 minutes allowed. The following are a few thoughts from the letter. No one can put a money price on the disruption and closure of this busy Orem Community Park area, high school sports and other sports, tennis courts, playground, pavilions, access to the new Orem Fitness Center, family time and children/students going to school safely for a couple of years. This project is like doing a 'remodel job' in the park versus building 'NEW' at 444 S 400 W. Most contractors prefer 'NEW' construction. It saves a lot of time and money and has less unforeseen issues and complications. Both areas have concerns that are the same like school safety, construction time, inconvenience, dust, devalue of homes and a multiple of other concerns. Utility rates will rise regardless of the area, that is a fact of living in the real world. In all my years, I have never seen utilities or property taxes (which generates money to Orem City) DECREASE. A statement was made at the February 18th meeting regarding homes directly affected at the two locations - Orem Community Park and 444 S 400 W. There are 15 home properties in the park area that border/touch the park boundaries including the 2 homes on 600 W that will be highly affected. (Also, ALL the people who use the park) There are 9 home properties that border/touch the 444 S 400 W property which has NO ACCESS and is fenced entirely. (No one uses the orchard but at the owner's permission.) The Orem Community Park would be highly disrupted while the 444 S 400 W property is NOT used by public. It would be great to turn that 444 S 400 W area into more green park space and NOT more housing and traffic. Call the park Farley Park to remember and honor the owner. The property at 444 S 400 W is a great location for the water tank, well, pump house and water lines.

Lisa Richards

Stop to reconsider that there is no need for more pickle ball courts. Stop assuming your personal opinions are representing the majority of Orem residents. What is the rush on pushing the Hillcrest Park development and assuming you have a thorough understanding of what serves all of Orem best? So you are telling me this group of 40-60 year old council members knows what kind of parks the younger families want? How many children will use 16 pickleball courts? You are aware that Orem has a new massive indoor pickleball facility? You think just one person opposes this and will hold up your hasty plan? I don't care if you like #2 or #3, when there is

little differences between them? These ideas are stuck with thinking inside the box and what hinders Orem development from ever succeeding or serving the residents well.

9.1 PUBLIC HEARING -To allow public input regarding (a) The issuance and sale of not more than \$45,000,000 aggregate principal amount of water, sewer and storm sewer revenue and refunding bonds, series 2021 (the “bonds”) and (b) Any potential economic impact that the project described herein to be financed with the proceeds of the bonds issued under the act may have on the private sector; and all related matters

None

9.2 PUBLIC HEARING - Amending portions of Sections 22-24-5(F)(2)(c), 22-24-5(F)(4)(c), 22-24-4(F)(2)(c), 22-24-4(F)(4)(c), 22-24-1(F)(4)(c), 22-24-2(F)(4)(c), and 22-24-3(F)(4)(c) of the Orem City Code pertaining to setback requirements and building setback requirements in the State Street District zones.

Stephanie Visnaw

I appreciate the Council's consideration in implementing a 50' setback from the back property line of homes in the Res-B zone of the North Village District and adjacent residential zones. Zoning efforts to buffer residents from commercial property is crucial in maintaining desirable and higher value residential property. It is my request that the City Council consider increasing this setback from 50' to 100' wherever a NVD-E (Edge Zone) abuts a residential zone. Edge zones are designed for mixed commercial/residential use, with building heights restricted by parking and setback requirements. There are many cases in the North Village District where Edge Zones abut R8 zones. It is my understanding that mid-density Res-B zones are transition zones to step down from commercial to standard residential zones. Many standard residential zones of the North Village District abut Edge Zones and do not have Res-B zones as a transition, which allows taller commercial/high-density housing to be built right next to an R8 zone. Increasing the setback from 50' to 100' where ALL residential zones abut an Edge Zone would protect and buffer residential properties that do not have a Res-B zone as a transition. Although not on today's agenda, I would further propose that certain Edge Zones be considered for rezoning to Res-B, especially where they abut R8 zones. One such property is between State Street and 400 W (behind State Street Storage and continues to the corner of 1600 N and 400 W) which does not have State Street frontage - not ideal for the required commercial element of an Edge zone property. The current Res-B homes along 400 W have applied to be rezoned back to R8. If this application is approved, rezoning the current Edge Zones behind it and to the south (corner of 1600 N & 400 W) to Res-B would provide the transition from commercial to residential, as well as provide a better use for a property that is currently zoned mixed commercial/residential with no State Street frontage or access. I understand that a lot of time and resources have gone into preparing the Master Plan. However, now is a good time to take another look and improve upon the Master Plan for the North Village District. The Master Plan states, "The NVD zones are intended to be more residential in nature, with neighborhood retail and

smaller-scale development compared to the other four State Street Districts” (Ord. No. O-2018-0029, Enacted 10/9/2018). Increasing Edge Zone setbacks to 100' and rezoning some Edge and Res-B zones, is in keeping with the Master Plan description of the North Village District and would be beneficial to all Orem City residents involved. Thank you for your time and consideration.

Lisa Hehl

City Council & City of Orem As stated in the Orem City “Code of Ordinances” (Article 22-24-5), “Purpose. The North Village District (NVD) zones are located at the City’s northern gateway. The NVD zones are intended to be more residential in nature, with neighborhood retail and smaller-scale development compared to the other four State Street Districts.” (Ord. No. O-2018-0029, Enacted 10/9/2018) As a resident whose property abuts the North Village District, I want to thank the Commission and Council for considering the impact of commercial and high-density development on residential areas. The recent proposal to create a 50’ setback around the NVD-ResB zone is a great example of this. Upon further review of the NVD ordinances, I have a few concerns and requests:

- Residential Rezoning – The NVD-E and NVD-ResB zones are designed to scale back larger development as it nears residential, transitioning from commercial to mid-density residential. There has been a request submitted to change the current NVD-ResB zone along 400 W back to RES-8. If this is approved, it would make sense to rezone the portion of NVD-E adjacent to the west and south of this area to NVD-ResB. With it currently zoned NVD-E, it requires some commercial/residential mix. Changing a portion of the NVD-E zone (corner of 400 W and 1600 N as well as the area behind the homes on 400 W) to NVD-ResB with a 35’ maximum building height, would allow the stepdown from commercial to mid-density housing, as zoning ordinances are designed to do.
- Benefits – Changing a portion of the NVD-E zone to NVD-ResB would allow a developer to build mid-density housing in an area that already has residential nearby without the commercial restrictions. This would alleviate some of the residents’ concerns with commercial areas creeping into the residential. State Street access is limited in this area and eliminating the commercial aspect of this property would help with easement from other surface streets.
- Property Line Setback Requirements – Although the 50’ setback behind the homes on 400 W is a great improvement, 50’ is not very much room to buffer from larger buildings. It would be a huge benefit to all residents near the North Village District to have this setback requirement increased to 100’ wherever NVD-E abuts a Res-8 zone without the NVD-ResB as a stepdown buffer. My home (RES-8) at 399 W 1560 N, is such a property that currently has NVD-E on the back fence line. Without doing any rezoning, increasing the 50’ setback to 100’ would help buffer from any further, large developments.
- Street Setback Requirements – Currently, the ordinance is to have any new build be 10’ from the sidewalk. As this may work for State Street, it is not conducive to 1600 N or other streets in this district. Having large buildings within 10’ of the sidewalk, or less, on 1600 N does not help with the residential feel as it transitions to residential areas. The “corridor” or “boulevard” look and feel should be focused on State Street only in the North Village District.
- Commercial/Residential Access – Allowing any connector streets from commercial businesses or State Street to 400 W would only contribute to the existing congestion. Maps show future plans for the North Village District with a connector road cutting through the area between 1600 N and 1800 N. The residents do not support any roads going through, and request that any commercial or higher density housing traffic be directed toward State Street and not 400 W.
- Maximum Building

Height – In keeping with the purpose of the NVD zone, “with neighborhood retail and smaller-scale development compared to the other four State Street Districts,” it only makes sense to limit building height in this area. The NVD-E zones currently do not have a maximum building height but are restricted by other ordinances (parking and setback requirements). In the NVD-ResB zone building height maximum is 35’. Creating a 50’ maximum height in the NVD-E zones would provide a clearer transition from larger NVD-C developments and protect the property values of neighboring NVD-ResB or R8 zones. • Parking – Currently the NVD-E ordinance of 1.75 parking stalls is insufficient. Limiting parking in these residential/commercial zones means that surface streets are used as overflow. The surface streets cannot handle any more congestion, whether parked or moving. The theory that mixed residential/commercial will share parking, with commercial use during the day and residential at night, may not be the case as we move forward through and out of the pandemic. Many businesses have stated that working from home will be a viable option even once the pandemic is over. More people will be home during the day, with their cars parked in these shared residential/commercial stalls. Now is a great time to address the ordinance and to increase parking requirements to at least 2 stalls per unit. All of these ordinance and zoning changes would benefit the residents of the North Village District, as well as Orem City as a whole. Creating and maintaining a more defined and separate commercial, high-density housing, and protected residential zones, makes for a better aesthetic and functioning city. Traffic is already a major issue in Orem, with the NVD not an exception. These changes would help alleviate further congestion and provide a safer place for residents. After all, the NVD zones “are intended to be more residential in nature, with neighborhood retail and smaller-scale development compared to the other four State Street Districts (Ord. No. O-2018-0029, Enacted 10/9/2018).” It is time to revisit the Master Plan to continue to protect residential areas from commercial and high-density housing development. Thank you for your time and consideration into these matters.

Annya Becerra

I appreciate the Council's consideration and support and at this time I ask City Council to consider increasing this setback from 50' to 100' wherever a NVD-E (Edge Zone) abuts a residential zone. Edge zones are designed for mixed commercial/residential use, with building heights restricted by parking and setback requirements. Many standard residential zones of the North Village District abut Edge Zones and do not have Res-B zones as a transition (for example homes behind Mountain America Bank), which allows taller commercial/high-density housing to be built right next to an R8-zone. Currently, all seven residents on 400 West have applied to change homes from Res-B (who were not aware of this change) along 400 West back to R8-zone homes which they should have never changed in the first place. All who are asking council members and the city to approve their request in a future time, and if this application is approved, it would facilitate the rezoning of the current Edge Zone behind it to Res-B. This would provide the transition from commercial to residential, as well as provide a better use for a property that is essentially landlocked. Increasing the setback from 50' to 100' where ALL residential zones abut an Edge Zone would protect and buffer residential properties. Furthermore, it would lessen the impact on the traffic that is already dangerous and impacting residential neighborhoods. A dangerous example of insufficient setbacks is Quick-Quack which was built right at the corner of 1600 North so close to residential homes, our neighborhoods recently experience dangerous driving conditions and traffic chaos due to enormous lines and blocked traffic. As many of you know traffic in this area is not an isolated event and the amount of traffic on 400 West and at the intersection of 1600 North and 400 West is at times dangerous.

The number of accidents that have occurred at this intersection and on 400 West has been significant with people driving over 40 miles per hr. I also request, that due to the amount of traffic, that no roads or connecting streets go through 400 W from any commercial or higher density housing. I understand that a lot of time and resources have gone into preparing the Master Plan. However, now is a good time to take another look and improve upon the Master Plan for the North Village District. The Master Plan states, "The NVD zones are intended to be more residential in nature, with neighborhood retail and smaller-scale development compared to the other four State Street Districts." (Ord. No. O-2018-0029, Enacted 10/9/2018) Increasing Edge Zone setbacks to 100' and rezoning current Edge and Res-B zones, is in keeping with the Master Plan description of the North Village District and would be beneficial to all Orem City residents involved.

LaNae Millett

I appreciate the work that went into creating the State Street Master Plan and the ideas put forth to help beautify development along State Street. The residents in my area feel the North Village District has some unique issues & request that zoning adjustments be made to address those issues. 1- There is NO Buffer Zone for the homes on 400 West, there should be a transitional RES (B) type zone between the State street Core Zone and the homes on 400 West. The Edge zone is not a sufficient buffer and a Res(B) zone designation would be more appropriate up to the 1800 North boundary. The Res(B) zone would be in keeping with the purpose of this node. As stated in the State Street Master Plan, it is 'intended to be more residential in nature'. Please rezone the inner section on the Northeast node to a medium density "condo-type" housing or small commercial/office with customary density and height. 2- Height restrictions for the property directly behind the homes should be revised and the 50 ft setback should be increased to 75-100 feet. The height of buildings should transition down from State Street, not from the middle of the node or from 1600 North. The land behind and to the south side of the homes should have Res(B) height restrictions. The homes need a buffer greater than 50 feet -- 75 or 100 feet would be in keeping with similar transitions found in other areas of Orem where medium density housing abuts to single family housing. 3- Building setbacks should be more than 0-10 feet from the curb, and the shoulders on 1600 North should be increased to the customary width found on other large collector streets. Eastbound 1600 North has extremely narrow shoulders on the North and South sides. Several times an accident or local business travel have created extreme traffic issues for residents as 1600 North is a main transportation gateway for the North Orem area. Zoning setbacks that will allow for an opportunity to widen 1600 North to 400 West would be wise and would reduce future costs and problems. A wider shoulder between the street and the sidewalk will provide greater safety for pedestrians. A walkable community provides for the safety of pedestrians and that area is not safely walkable. 4- A requirement for businesses to provide a few street visible parking spots would provide a safer, more visible parking area for women verses all parking in the back behind the building. I had an unsettling experience once where a man approached me in a parking lot that was secluded behind a building. I was grateful the business had a security guard patrolling the parking lot. Requiring a few parking options in front would provide a safe option for those seeking one. Please consider this for State Street. Thank you for helping us to preserve our neighborhoods and the safety of our streets.

Jim Condie

I appreciate the fine people in the planning commission and their willingness to meet with the neighbors near the North Village District to help us understand how the city processes work. These planning people are our neighbors and friends. I am excited to have my home, one of the homes on the west side of 400 W 1600 N, moved back to R8 Zoning allowing for more of a buffer behind my property between residential and future commercial or multifamily developments. This is a residential area and we want to keep it residential. Traffic is a problem that takes away from the residential feel. 400 West above 1600 North has become a major artery for Orem, Lindon and Pleasant Grove. The zoning corrections will help reduce the size and setbacks of the commercial development that is in the plans. The next concern is the existing traffic and future traffic on 400 West above 1600 N. Any development in the North East corner of the NVD should not be allowed unless it has access to State Street. Please Approve the NVD buffer Zones to be between the most restrictive re the 50' setback (or more) or the setback equal to the height. Also the re-zoning of our 8 homes back to R8 as per our petition to the city. Thank you for your consideration.

9.3 PUBLIC HEARING - Amending the Current Fiscal Year 2020-2021 Budget

None