

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
May 11, 2021

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

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

CONDUCTING	Mayor Richard F. Brunst
ELECTED OFFICIALS	Jeff Lambson, Debby Lauret, , 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 Director; Brandon Nelson, Finance Director; Jason Bench, Planning Division Manager; and Nathan Nelson, Clerk
EXCUSED	Tom Macdonald

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

DISCUSSION – North Village District (NVD)

Mr. Hale stated the recent traffic impact studies for the NVD (North Village District) area show there are some citizen concerns that the city agrees with. He then stated that he feels some of the pre-covid numbers in this study are low and will need to be adjusted. Mr. Hale then said there will be a handful of more intersections added to the new study. He also stated that in the next submittal there will be accident and crash data included in the new study.

General discussion ensued regarding the process of submitting and approving traffic impact studies, road lanes leading into the project, and how to make it safer to get into the NVD area.

Mr. Peterson stated he was concerned about parking issues in other apartment complexes and stated that there is not enough parking in these areas.

Mr. Spencer expressed his concern that the proposed NVD zone is becoming too apart mentalized and does not line up with what is stated in the State Street Master Plan. Mr. Spencer asked Mr. Hale what would happen if the traffic impact study came back, and the numbers were

worse than expected. Mr. Hale responded they would investigate the mitigation, such as adding deceleration lanes.

Mr. Spencer asked Mayor Brunst about what they can do to halt the development of the NVD zone until they have everything figured out pertaining to the parking, the zoning, and the height. Mr. Spencer suggested a special city council meeting be held solely to discuss these concerns.

Mr. Spencer moved to hold a special City Council meeting to reopen and discuss issues with the NVD zone. Mr. Peterson seconded the motion. Mr. Davidson interjected motions cannot be made during the work session. Mayor Brunst asked Mr. Spencer and Mr. Peterson to write up the changes they would like to propose in the NVD zone and make a proposal as to how those changes would be made.

General discussion ensued regarding high density, parking, traffic, and height requirements.

CARE Major Grant Applications

Mr. Down reviewed the grant request applications from the SCERA, HALE, and Utah Metropolitan Ballet. He indicated how all these companies took attendance hits during the pandemic and showed the funds they are able to receive in order to help those losses.

General discussion ensued regarding grant applications and available funding.

Mr. Robertson reviewed the upcoming goals and events for the SCERA.

Mr. Swenson reviewed the upcoming goals and events for the Hale Theater.

DISCUSSION – Water Code Update

Mr. Tschirki summarized upcoming updates dealing with water and sewer codes. He then turned the time over to Neal Winterton.

Mr. Winterton discussed the small changes associated with the updated water code. He stated they included making water meters more accessible to the city, adding a section on mixed-use development, and general language changes for clarification.

Mayor Brunst asked about the process of updating the city's water meters. Mr. Winterton responded there have been some delays, but should have over half the city engaged by next spring.

DISCUSSION – Municipal Wastewater Planning Program

Neal Winterton stated there is no action needed from the council, this is a yearly progress report to the Council's information. He continued to review the following:

- What is a Municipal Wastewater Planning Program?
 - Water Reclamation section Water Resources Division Employees and Management
 - 3 Areas of the program which include.
 - Financial
 - Collection System
 - Mechanical Plant

Mayor Brunst inquired about fumes near the southwest plant that were previously complained about. Mr. Winterton explained how they mitigate fumes and that they have not been complained about in a few years. Mr. Brunst then asked about the algae blooms in Utah Lake and how those are being addressed.

UPDATE – Innovation Teams

Mr. Wolfley reviewed the credit card use in the city, and how those numbers have changed. He continued to other projects that the Innovation Team has been working on and introduced two new projects the team will be working on in the upcoming months. He reviewed the projects indicated which include the following:

- Credit Card Cutting After 6 months
 - Total Credit Card Transactions
 - Total CC Fees in Transactions
 - Total CC Fees in Utilities
 - The Convenience Fee - \$3.95
- In-Person Transactions
- The Convenience Fee - \$3.95
- Utility Website Improvements - The Power of Frontline Thinking
- Recreation Innovations from the Frontline
- Orem Rec App
- New Websites
- Upstream Thinking Trainings
- Postage /cutting back on costs.
- Citizen Chat

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 (Boards and Commissions, New Businesses, ECT)

Mr. Sumner reviewed the committees in which he represents:

- Smart Water meters
- New Library Hall
- Community Services actions

Mayor Brunst commented regarding the progress on the road and building updates and the money received for those projects. He also mentioned multiple ribbon cuttings held for companies in the past few weeks.

Mr. Peterson then asked for an update on Hillcrest Park. Brenn Bybee updated the council on the current progress of planning.

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 Director; Brandon Nelson, Finance Director; Jason Bench, Planning Division Manager; Steve Earl, Deputy City Attorney; 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 March 26, 2021, the Orem City Council meeting on April 27, 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 Jeff Lambson

PLEDGE OF ALLEGIANCE Brandon Nelson

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

PRESENTATION – Heritage Advisory Commission

Mr. Prescott reviewed the number of veterans currently buried in Orem cemetery. He then proposed buying a new flagpole in order to fly a P.O.W./M.I.A. flag near the Veteran’s Memorial.

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.

Mayor Brunst stated due to the number of public comments received, he will be limiting this time to 45 minutes

Jeremy Beckham expressed he is here on behalf of the Utah Animal Rights Coalition. He stated that he is here today to follow up on North Utah Valley Animal Shelter. Mr. Beckham stated that Orem City Contracts with this shelter. Jeremy brings up that there are only 4 animal shelters in the nation that euthanize animals using a gas chamber, and North Utah Valley Animal Shelter is one of them. He shared how inhumane and painful this is for the animals. He asked the council to look at the contract that the city has with this animal shelter and add language to ensure that animals are only being put down humanely through lethal injection.

Heather Johnson stated that she is concerned about the traffic on 1600 N 400 W. She stated that the intersection gets backed up multiple times a day, and that there is no more room for extra traffic that would be added by an apartment complex in that area. She also expressed how she feels that a complex of 6 or 7 stories has no place in that part of Orem.

Jordan Farr expressed his frustration that no one, besides the builder, wants this project to go forward. He also expressed that the impact on traffic and property values would be very negative.

LaNae Millet thanked the council for recognizing the possible issue with traffic in the area. She states that the 1600 N and 400 W intersection cannot handle any more traffic. She brought up a traffic study from the Orem Transportation master plan, which stated the intersection is listed as “failing by 2024.” She expressed that the damage to surrounding property values should be enough to cancel this project. She then went into more detail about the traffic issues in the area, and how a high-density housing project will make these issues worse.

Stephanie Visnaw started her statement by expressing that Orem City needs to resume their in-person council meetings so that citizen voices can be properly heard. Mrs. Visnaw then stated that the NVD area needs to be rezoned. She then expressed concern about the height of a high-density housing project that could be built in this area.

Kathrine Christensen stated that her family owns 5 acres of land affected by this rezoning. Mrs. Christensen says that because of the past rezoning, the property tax on her family’s land went up a significant amount. She stated that this is farm property that has never been built on, and never will be built on. She stated that this is inappropriately done. Mrs. Christensen then says how she feels that the city is pricing her family out of the area to force them to sell the land, and that the city needs to look at opening the area back up for rezoning. Mrs. Christensen then expressed concern about the traffic concerns of that area.

Maralee Wipple stated that her family has lived in the area for generations. She expresses that her husband and herself are strongly opposed to the development. Mrs. Wipple said that there have been multiple times in the past where there have been these same kinds of development issues in their neighborhood, and they have been able to preserve the neighborhood in the past and hope to do that in the future.

Will Friden said that the community wants safe, smart, and responsible development in the neighborhood, and he feels that this project is not that. He stated that the city did not talk to enough members of the community to hear their concerns and input.

Aubrey stated that she has not heard anything about the project, and it would be happening right near her.

Michael Ogle said that he has been in Orem since 1983 and moved from Silicon Valley to get away from high density projects. Mr. Ogle expressed his concern with problems such as the traffic in the area, and how he feels that a more concentrated population is not a favorable thing for the City of Orem.

Alice Gold said that she moved to this area to get away from traffic. She feels that the City needs to revisit housing parking regulations. She is very concerned about the amount of traffic in the area and feels that a high-density housing complex would cause large safety problems.

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.

Mayor Brunst encouraged anyone who was not able to speak to submit their written comments to the council.

CONSENT ITEMS

- APPROVAL OF MEETING MINUTES
 - Minutes of City Council Meeting – April 27, 2021
- RESOLUTION
 - Defederalization of the Economic Development Administration Revolving Loan Fund
- RESOLUTION
 - Water, Sewer, and Storm Water Master Plans
- CITY MANAGER'S APPOINTMENT
 - Planning Commission – Appointment of Shawna Mecham to replace Camille Jensen who has moved.

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

SCHEDULES ITEMS

PUBLIC HEARING / RESOLUTION – Community Development Block Grant (CDBG) Projected Use of Funds for Fiscal Year 2021-2022

Mr. Ransom stated the Orem CDBG Advisory Commission reviewed and heard funding proposals from community organizations and others who wish to receive CDBG funding for Fiscal Year 2021-2022. The public hearing will be the second of two opportunities for the public comment on the recommendations before the City Council officially adopts the Final Statement of Projected Uses of Funds for Orem's 2019-2020 Community Development Block Grant. The first public hearing was held on April 13, 2021. Following today's public hearing, the City Council will adopt a resolution approving the CDBG Final Statement of Projected Uses of Funds for 2021-2022. The recommendations are as follows: PERC \$6,000, TURN Community Services \$33,000, Kids on the Move \$10,000, Centro Hispano \$55,000, Mountainland Community Health Center \$2,481, City of Orem CDBG Administration \$134,960, City of Orem Section 108 Loan Repayment \$91,000, City of Orem Code Enforcement \$125,000, City of Orem Critical Home Repair and Home Rehabilitation \$110,000, City of Orem Neighborhood Preservation \$5,043, and City of Orem Sharon Park New Playground \$186,323.

Mayor Brunst opened the public hearing at ** pm. Hearing no public comments Mayor Brunst closed the public hearing and brought the item back to the Council for further discussion.

Mayor Brunst moved to approve by Resolution the Community Development Block Grant projected use of funds for fiscal year 2021-2022. **Mr. Spencer seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Terry Peterson, David Spencer and Brent Sumner. The motion **passed**.

RESOLUTION– Adopting the City of Orem Fiscal Year 2021-2022 Tentative Budget

Mr. Nelson stated on May 11, 2021, the City Council received a copy of the Fiscal Year 2021-2022 Tentative Budget. Prior to being presented with the Tentative Budget, the City Council and staff have met in a series of public meetings to discuss elements of this budget, reviewed each of the Enterprise Funds and the General Fund, and the recommended adjustments to the City's Fees and Charges. This budget does not contain any request to increase the property tax rate. Various proposed fee changes will be reviewed in the budget presentation. The Fiscal Year 2021-2022 Tentative Budget is available for review and to download at www.orem.org.

General discussion ensued regarding the budget and funding figures.

Mr. Spencer inquired about the Library Hall fees, and the classification of groups using the new Library Hall for rehearsal. Mrs. Charlene Crozier responded by stating answering his question.

Mayor Brunst moved to approve by Resolution to adopt the Fiscal Year 2021-2022 tentative budget and set a public hearing to adopt the final budget on June 15, 2021, at 6:00PM. **Mrs. Lauret seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Terry Peterson, David Spencer and Brent Sumner. The motion **passed**.

COMMUNICATION ITEMS

There was no additional communication items

ADJOURNMENT TO A MEETING OF THE REDEVELOPMENT AGENCY

Mr. Spencer moved to adjourn to a meeting of the Redevelopment Agency of the City of Orem. **Mr. Peterson seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Debby Lauret, Terry Peterson, David Spencer and Brent Sumner. The motion **passed**.

The meeting adjourned at 7:48 p.m.



JoD'Ann Bates, City Recorder

Approved: May 25, 2021

PUBLIC COMMENTS – May 11, 2021

7. PERSONAL APPEARANCES - Written Comments

Laurn Barrus - I would like to formally oppose the high-density development project proposed for 1600 North. I have lived in the Northridge neighborhood for 8 years and have experienced the traffic on 1600 North and its surrounding streets. The increase in traffic that will undoubtedly arise from the project, as well as the construction of it, is undeniable. Traffic studies conducted at the height of a pandemic are unreliable and inaccurate. While 1600 North runs the length of the city from east to west, it in no way can accommodate an increase in traffic. As it stands now, getting off the freeway during rush hour leaves you in a long line beginning at the western border of the city. A two-lane road simply cannot sustain high-density housing. As a resident of 400 West, I see how minor traffic accidents on State Street impact the side roads. The traffic lights at State Street and 1600 North and 400 West and 1600 North are too close together to absorb additional traffic. This will add to the traffic and the unsafe speeds at which drivers already travel on 400 West. In addition to traffic, I challenge the city council to examine their commitment to making Orem a family-friendly community. Families come in all shapes and sizes with various economic backgrounds. I recognize that single-family homes only meet a specific niche and that being a family-friendly community requires involving all. As you balance the variety of needs in the community, be intentional about the overall flow and design of the city. Please use forethought to determine if meeting one need will create a larger problem later.

Emily Simmons - While I appreciate the concerns of my fellow neighbors regarding increased traffic at 1600 N, I fully support this development. North Orem is a highly desirable place to live, and we suffer from a lack of affordable housing options. When we moved here as a young, growing family, we were able to afford a home in our neighborhood. As home prices increase in our area, we will not be able to attract the young, vibrant, growing families who we need to fill our schools and our churches and our community. We need affordable housing options in North Orem and this development, right on the edge of State Street, turns yet another used car lot into the kind of growth opportunity we desperately need.

Robert Hawkins - We oppose the development of a high-density housing area at 1600 North and 400 West. The traffic issue with this project transcends sheer traffic counts in the area. Those counts, by the way appear to not be representative of post COVID traffic. The true problem is awkward access. 1 The primary entrance is only accessible to westbound traffic on 1600 North. 2. The secondary entrance is only accessible to northbound traffic on State Street Any traffic coming from North State Street will probably turn left on 2000 North and circle around to 1600 N via 400 West or take the cutoff via Ribbon Wood Road to 1830 North or direct from State Street via 1830 North. All of these converge on 400 West. This will noticeably increase traffic in an otherwise quiet residential area with new homes and lots of young children. The other new choke point will be those coming off the freeway via 1600 North. They will either overload the left turn lane at State Street to access the alternate entrance or must find a way to get turned around on 1600 North beyond 400 West, circling through neighborhoods or the Quick Quack parking lot. This area is already a traffic nightmare during peak periods. Finally, there is the parking issue. 1.7 cars per unit will be insufficient and residents will find other places to park either in commercial parking lots or on 400 West or 1600 North. In addition, that 1.7 per unit

does not account for parking at the shops that are part of the complex. Thank you!

Christina Stommel - I am asking this city council to reconsider the development of the area on 1600 N and N State. This area cannot handle the stress of a 6-story building and the residential traffic it will bring to this intersection and surrounding neighborhoods. Our families and neighbors drive in this area every day, and our children walk to nearby schools on these streets. The increased traffic flow will endanger the lives and the livelihoods of all the residents in this area. Please do not let this effort move forward.

Emily Peterson - While we appreciate the developers for the High-Density Housing Development on 1600 North's willingness to help with the current housing crisis, the amount which the city would suffer makes it irresponsible to allow it. Traffic from I-15 to State St. is already backed up most of the day, especially during high traffic times (school drop off and release times and rush hours). Orem city will end up spending millions buying real estate (including land from this very development) and expanding 1600 N to accommodate the addition of at LEAST 200 cars (more likely 250-300). Please find another plot on which to build the development with better infrastructure in place. OR add further development of 1600 N to the scope of the developers' project so the cost (both financial and daily traffic issues) does not get put on the taxpayers.

Scott Golightly - Regarding the North Village District and the proposed development at 1600 N and 400 W, while I agree that affordable housing is an issue having a large complex with a very small number of units that are designated for affordable housing does not seem to do much to address the issue. Beyond that having read the traffic study I am surprised that the city staff would consider a study done during COVID lockdown and fall break that would not include most commuter traffic or ANY school traffic. Please review and require at least a new traffic study and before you go forward with the project. A smaller number of 100% affordable housing units may meet the needs of Orem better than what is proposed.

Jim Condie - Comments for 5/11 City Council Meeting. First, I want to thank all those who are passionate about the proposed development at 1600 North in Orem on both sides of the issue, these discussions provide an opportunity for us to come together as a community. I also wish to state that I am not against development or other property owner's rights. I am against the city allowing a large development, at an already dangerous intersection, with inadequate plans for traffic, parking, and public safety. There seems to be an insatiable lust for development that is driving this process and allowing common sense to go out the window. We really need to pump the brakes on this issue and verify the in-adequate traffic study that was submitted by the developer. • I do not want the front of my house to turn into overflow parking for an ill-planned development. • I do not want to see more accidents and potential fatalities at this intersection without the city accepting responsibility for the new public safety problems that they are allowing. • The future of this development is a couple hundred apartments within a block of the State liquor store and next to my neighborhood. We already have problems with the sober living house that was illegally planted in our neighborhood. The accumulation of liquor bottles in the car lot and gutter next to the sober living home will get exponentially worse with this development. • We need height and density restrictions in this area because of the traffic, parking, and public safety issues that it will certainly cause. Let us keep Orem as a nice place to live and not cause a huge new problem with this ill-conceived development. Thank You! Jim Condie.

Jill Barrick - Regarding 1600 N 400 W development: -- There is a bus stop located at the left entrance to the property on 1600 N. When a bus is stopped there, it will cover the entire entrance, and no one will be able to enter or exit the property. -- There was a No U-Turn sign installed on the cement median of the 400 W intersection (prohibiting traffic going east from turning west). It has been hit and knocked down several times. Is this No U-Turn designation still in effect? -- Several years ago, the entire intersection at 400 W & 1600 N was redone. Where is the traffic study that justified the changes and expense? It was quite significant, a home was removed, a front yard was shortened, a through-street was added to connect to Ace Hardware, a retention basin was added, a cement median for merging was removed. Please provide the traffic impact study. -- Leasing contracts on the commercial space on floor one will not include "sharable spaces". Businesses will not share client or employee stalls. This is not even a talkable point. -- The units are now being listed as luxury units, with 1 and 2 bedrooms. Removing 3-bedroom units will add more cars to an already insufficient amount. Since there are no low-income units offered anymore, we can stop the false narrative of providing "affordable housing". -- What if the developer sells the storage unit property? Will the easement/encroachment or agreement for additional spaces be held intact? There will be moving vans routinely parked in "shared spaces" and along driveways, so this is not really viable. -- This is not a "smaller scale" development. If built it will be one of the tallest, highest-density buildings in all of Orem per lot size. This does not fit the NVD designation definition at all. -- In the work meeting earlier today, it was mentioned that flexibility is given to neighbors for height. Define what height flexibility is given to neighbors. -- There is insufficient parking at existing high-density properties. Overflow onto the street happens for many reasons: reserved stalls, guests, too many people per unit, etc. This development already has too few stalls, so relying on "shared spaces" is lunacy. It will be every car for itself. -- **CALL THE SPECIAL SESSION TO STALL THIS PROJECT!!** This must be reviewed with public input. Please get this right.

John Barrick - Dear Orem City Council, I am writing as a concerned Orem citizen about the Phase 1 development in the North Village District (NVD). I appreciate that David Spencer, Debby Lauret, and Jeff Lambson made yesterday to listen to our concerns. I agree with the motion that David Spencer made to immediately revisit the NVD parking density and height zoning requirements by special session. The section of 1600 North, east of State Street, is different from every other major artery in Orem connecting to the I-15 corridor. This section of the street is one lane each way within one block of State Street. The Phase 1 development is located along this section of the NVD. The current traffic study is inadequate. I want to thank the City Council and Staff for requiring additional requirements for the traffic study. Any traffic study that does not include school traffic would be inadequate. Additionally, the COVID adjustment of the current study used appears to be inadequate. Can we see some examples of what other traffic studies have used for COVID adjustments? The developer presented an initial traffic study performed in October during the Neighborhood meeting held in November. The developer promised to make that study available, but that promise has not been kept. How might we obtain a copy of the "original" traffic study? The height of Phase 1 is a major problem. Phase 1 will be among the tallest buildings in Orem in a zone requiring small scale development. I believe the Orem City staff did Orem City residents a disservice by not properly advising the City Council on the height issues just passed. Jason Bench during today's work meeting stated that the height rule was designed to provide flexibility for developers. I believe they intentionally misled the Orem City council on recent height changes to the NVD height ordinances. The Orem City staff said that they had received the Phase 1 application on April 13, 2021 right before the

City Council meeting was held. Why was Orem City unable to produce the actual application at 8am on the morning of April 14, 2021? I believe there were components of the building permit application that were submitted on that date and the fees were paid, but that is not a complete application. It depends on the definition of what an “application” is. This inconsistency will be resolved through a GRAMA request. However, the real question is why would the Orem City staff mislead the City Council about the status of an application? Why do the residents of Orem need to apply for GRAMA requests to receive transparency regarding the Phase 1 project in the NVD? Quick Quack car wash in the NVD is already a problem. The height and location of the building relative to the sidewalk created an icy sidewalk all winter long, and for two days this spring an entire lane of traffic was blocked for patrons of the car wash. Clearly not everything was thought through before the building application was granted. It appears we are getting another mistake with the Phase 1 project in the NVD. Terry Petersen, Brent Sumner, and David Spencer are for parking requirement, zoning, and height review. As neighborhood residents, we strongly agree and would like all applications halted within the NVD until the zoning issues are resolved. Thank you for voting to protect Orem residents rather than unscrupulous developers, John Barrick.

Shauna Edwards - As a resident of this area for the past 28 and a half years, I have serious concerns about this high-density housing proposal. From our home, we go out to 1600 daily to get to work, grocery stores, shopping, the highway, etc. This housing project would add increased traffic to an already existing high traffic area at the intersection of 1600 N and State street. Likewise, 400 West has become increasingly busy as well. Residents of the proposed high-density housing would use 400 West as an alternate route and add to an already existing traffic problem on this road as well. We have safety concerns for the children trying to get to school in the mornings and return home in the afternoons also. We do not want to increase traffic flow in these areas. Any traffic studies that are relevant need to be conducted during regular days and times NOT on alpine school district breaks and NOT during covid times when schools are not in regular sessions.

Melanie Lafranca - I am concerned about the proposed apartment buildings near 1600 N and State Street. If apartments are approved for this area, it should be mandatory that they enter and exit from State Street. Any other option means traffic from tenants and visitors up and down our residential streets which is unacceptable for this quiet area of Orem. We lived in Lehi from 2000-2016 and saw what happens when a lot of people move into a small area without any planning in place for traffic, water, or school systems. We should not have to wait until this is a big problem to discuss this. We should be able to plan now for traffic and other issues this apartment complex would bring to our area. I hope that these issues will be considered, and that the builder will only be given the option to enter and exit traffic from State Street. Thank you.

Steve Lafranca - This comment is regarding the construction of the High-Density development on 1600 N. After listening to the engineer for the project describe how parking and traffic are to be handled for this complex, it was very apparent consideration for the safety of the current residents that live on 400 e and the surrounding area has been ignored. If this complex is allowed to have access via 1600N or 400E, the already congested and dangerous intersection there will be a complete disaster. It was very apparent the contractor did little in the way of due diligence and is relying on a traffic survey that was done when school was not in session and COVID restrictions were in effect. The intersection on 400 E and 1600N is already a hazard and those that live here and use that intersection can and will attest that it is already a dangerous place. I

have witnessed multiple accidents at that intersection, including my mother-in-law whose car was broadsided by a teenager that misread traffic. Please reconsider this project or at the very least restrict access to and from state street.

Alice Gold - We are very concerned about the traffic increasing in our North Orem neighborhood. I personally called a city engineer about two years ago about the amounts of accidents we were seeing on the corner of 1885 North and 400 West. He told me if we put a 4-way stop or a traffic light at that corner, we would have casualties instead of just minor accidents. With two of those four accidents being teenage kids from our neighborhood, I was still concerned that nothing was being done to keep our drivers and kids safe on that road. Now, fast forward to the high-density housing being proposed on the corner of 1600 N and 400 W. This is within a half mile where we have had children hit by cars and even killed in crosswalks coming to and from their school. I feel like the Mayor has turned his head to the traffic concerns of our area because they do not personally affect him. We have had a lot of support from city council members, but when I call the city planning office and a city planner tells me that he and the rest of his office would "rather have a few children casualties than have a whole generation without affordable housing," I can't help but think some of our city leaders and definitely our city employees have a gross priority problem. We have the MOST high-density housing in all of Utah County already. If you start ignoring citizens' safety and even their idea of living the American Dream because you want the city to keep growing, then more than just North Orem has the right to be concerned. Yes, citizens voted for allowing the city to grow the State Street area, but I say we take it to vote again to see if the citizens agree with the way the city is putting development in place.

W Michael Black - I oppose the rezoning request that Bill Fairbanks is making to change from an R8 to R7.5 and change the density from LDR to MDR for the property at 770 W 650 S. The rezone would encroach on the integrity of the neighborhood by beginning to turn the street into a rental venue for UVU. There is already a problem with nonresidents (students) parking on the street without passes contrary to the street parking regulations. There are several neighbors on the street who are elderly and the prospect of young college students who by experience from a home rented last year across the street from this property is unwelcome. The developer can make sufficient money from his purchase of one parcel divided three ways without destroying the safety and peace of the entire street.