

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
July 27, 2021

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

INVOCATION / INSPIRATIONAL THOUGHT Jill Barrick
PLEDGE OF ALLEGIANCE John Barrick

SCHEDULED ITEMS

PUBLIC HEARING / ORDINANCE - Amending portions of Section 22-24-5(F) of the Orem City Code Pertaining to the overall height standards within the North Village District (NVD) zones and Portions of section 22-24-5(H) pertaining to parking standards in the North Village District (NVD) Zones.

Mr. Bench gave background on the status of the high limit ordinance. Mr. Bench stated that a 48 foot core 35 foot edge, with 2.25 stalls per unit will be voted on during this meeting. Mr. Bench stated that the planning commission voted against recommending this ordinance.

Mrs. Lauret asked why the Planning Commission recommended against this ordinance. Mr. Mickey Cochran, the chairman of the Orem City Planning Commission informed the City Council on why the Planning Commission recommended against this ordinance. He stated that the city has already changed things enough and the current recommendation of 2 stalls per unit with a 60 foot height limit was up to state and city standards.

Mayor Brunst expressed he feels more restriction on the core height of the NVD zone could stunt the overall growth of State Street. Mayor Brunst then stated the city in the past has strategically placed high density housing developments throughout the city, stating this area is a zone where high density housing should be allowed. He stated he would prefer to see the core height maximum be 60 feet. Mayor Brunst concluded if the city does not allow high density in this zone, those sorts of developments may be pushed into more unfavourable areas.

Mayor Brunst opened the public hearing at 6:21 pm

Kevin Hale expressed concern with the traffic in the NVD zone. Mr. Hale stated this development would force traffic into surrounding residential areas.

John Barrick expressed thanks to the city council for hosting this special meeting. Mr. Barrick stated the NVD zone is for small scale development and this high density project is not small scale.

Alice Gold expressed concern with traffic in the area. She stated traffic on 400 west has been bad for years and a high-density housing development in the area will compound upon that. Mrs. Gold then expressed support for the 48 foot height limit and 2.25 parking stalls per unit.

Jonathan Guyman stated his concern with the traffic entering a development in this area. Mr. Guyman also expressed concern with the current 2 parking stall standards.

Genelle Hale expressed her concern regarding the traffic in the area, as well as how residents would be entering the proposed development.

Cindy Ogle stated her concern with how surrounding neighborhoods would be affected by a rise in traffic within the NVD zone.

Jill Barrick stated the effects of a high density housing project do not belong in neighborhoods.

Will Frieden expressed he feels the proposed development would be too far set back from state street to be 60 feet tall.

Carol Wilson expressed concern regarding traffic and parking issues that already exist in surrounding areas and could get worse with a high density development.

Steve LeFranca stated he has worked in the area for around 25 years. He stated he has adjusted his work hours just to avoid the current traffic in the area. He expressed his concern with how it could get worse.

Kathrine Chritiansen stated her family owns five acres of land in the area. She then expressed her concern with traffic in the area if a high-density development were to be built in the NVD zone.

Stephanie Visnaw stated a 60 foot tall high-density development would negatively impact the traffic in the area. Mrs. Visnaw also expressed she would rather have a 60 foot commercial building in the area instead of a 60 foot tall high-density development.

Lisa Hale stated no one in her neighborhood goes to Oak Canyon Junior High anymore because 1600 North is too dangerous. She expressed that a high-density housing development in the area would make the traffic and safety problem much worse.

LaNae Millet stated that according to the state street master plan, the NVD zone is supposed to be focused on residential housing and small scale development. Mrs. Millet expressed her support for the 45 foot height maximum in the core.

Summer Davies expressed her concern with the traffic in the area, and stated a high-density housing development in the area would make the current problem worse.

Sheran Mitchell expressed how she feels the traffic in the area is terrible and would get worse with a high-density housing development in the area.

Wayne Barney expressed support and agreement with those who spoke before him. Mr. Barney stated he feels this development is not really a state street development and falls more towards 400 west. Mr. Barney expressed his experiences and concern with bad traffic in the area.

Brett Seal expressed his support for lower height limits.

Lillian Simmons stated she lives in an area where high density housing was built, and she feels traffic would not change very much if a high-density housing development were to be built in the area.

Craig Jacobson stated he lives right in this area. Mr. Jacobson expressed traffic is already bad and a high-density housing development in the area would make it much worse. He then expressed his concern for parking in the area.

Nancy Jefferies expressed her concern with the traffic in the area and stated that a high density housing project would have a negative impact. Mrs. Jefferies stated her support for a 3 story height maximum.

David Young stated that though he does not live in the NVD area, he does live in another area of the city where high density housing has negatively impacted the traffic.

Robern Farm expresses his regret for not being more involved when the state street master plan was being worked on and implemented. Mr. Farm stated the voices speaking out against this development are statistically significant and no one has really voiced any strong support for the development. Mr. Farm then expressed his support for a lower height limit.

Dale Palmboy expressed his opposition to this development. Mr. Palmboy stated his concern for the traffic in the area as well as the large water usage a high-density housing project would have.

Mr. Matt invited Haysam Sakar to speak on the proposed issue.

Haysam Sakar stated his family moved out of the area because of the traffic and a high-density housing development in the area would make the issue much worse.

Emily Peterson stated 400 West is not only used by Orem city, but other more northern cities in Utah County. Mrs. Peterson said that drivers on 400 West do not pay attention to the people and children crossing the road as it is. She then expressed her concern that a high-density housing project in the area would make the roads even more dangerous than they already are.

Mrs. Jody stated there has been a lot of objection to this development and there is nearly no support. She expressed this development needs to be rethought.

Ken Howen expressed his support for lower height limits and higher parking stall counts.

Tanya Pearl stated she lives in high-density housing. She stated that parking at her complex is not sufficient for the residents that live there. Mrs. Pearl expressed her support for lower height limits and more parking for housing residents.

Mr. Brent stated his son had a bad accident at the 1600 N and 400 W intersection. He stated a development in the area would have a negative impact on traffic for the surrounding area.

DeAnn Jacobsen expressed her concern with the traffic and parking in the area.

Mayor Brunst closed the public hearing at 7:31 PM and brought the item back to the Council for further discussion.

Mr. Kelly informed the council on traffic accidents at the 1600 N and State as well as the 1600 N and 400 W intersections. Mr. Kelly stated there have been 500 accidents in the past 10 years at these intersections.

Mr. Lambson expressed thanks to all those who came out to voice their concerns and opinions on this project. Mr. Lambson stated he agrees with the state street master plan and the NVD zone should stay small scale. Mr. Lambson stated he plans on voting in support of smaller height limits.

Mrs. Lauret stated she will be voting in favor of shorter height limits.

Mr. Sumner expressed his understanding with both sides. He then stated that change is going to happen, but because no commercial property owner has strongly spoken out, he will be voting in favor of smaller scale developments.

Mr. Spencer expressed that he will vote in favor of lower height limits because 60 foot tall developments are not small scale.

Mr. Macdonald expressed his support for smaller scale developments and lower height limits.

Mr. Peterson stated the Lindon Temple will also add more traffic to the area. He then expressed his support for the citizens who came to voice their concerns tonight and stated he plans to vote for lower height limits.

Mayor Brunst expressed his thanks to the citizens and staff for navigating this issue. He stated the council tries their best to support the citizens by keeping high density housing out of residential areas. He then stated Orem does need apartments and high density housing at the same time safety and traffic are large concerns within the city. Mayor Brunst stated he would rather see a 60 foot height maximum, but because of the overwhelming amount of opposition to the project, he plans to vote for the proposed amendments.

Mr. Spencer moved to approve by Ordinance Amending portions of Section 22-24-5(F) of the Orem City Code Pertaining to the overall height standards within the North Village District (NVD) zones and Portions of section 22-24-5(H) pertaining to parking standards in the North

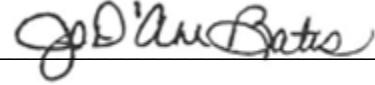
Village District (NVD) Zones. **Mr. Peterson seconded** the motion. Those voting aye: Richard F. Brunst, Jeff Lambson, Tom Macdonald, Terry Peterson, Debby Lauret, and David Spencer. The motion **passed**.

Mr. Spencer stated he would like to look at each zone on the state street master plan and look into adjusting the height and parking standards.

ADJOURNMENT

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

The meeting adjourned at 7:56 PM.



JoD'Ann Bates, City Recorder



Approved: August 24, 2021