

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
January 26, 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, 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, Deputy 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 – Rocky Mountain Power North Orem Transmission Line Project

Mr. Lange of Rocky Mountain Power reviewed the proposed project that would be within the city boundaries of Orem. He indicated it would run west of the freeway along 1600 north, east to the foothills and then runs south to the Spanish Fork substation. There is about 5 miles that need to be rebuilt due to growth of the system. They are working with both UDOT and the City of Orem in order to increase the size of the capacity. He continued to state this project will be done by an outside contractor that will work with both UDOT and the city to ensure the proper permits and notifications to residents are done.

Mr. Fowler, Project Manager presented the general scope of the work and the timeline as to the work being done. He indicated they will be changing out poles along roadways and will only be moving traffic around the work site without having to close the area down completely. They intend to work on the high traffic areas in the very early mornings, so not to impede traffic. They anticipate the build to be done by the end of May.

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General discussion ensued regarding coordination with the City for proposed road projects in the area along with water and trail areas. Clarification was made regarding the type of work, and coordination with Orem, UDOT and the areas effected ensuring minimal impact to residents.

DISCUSSION – Proposed Utility Rates

Mr. Tschirki introduced Mrs. Lewis and Mr. Philpot of Lewis, Young, Robertson and Burningham. They have been working with Bowen Collins and Associates on the cities Master Plan and are close to having that completed. With master plans there commonly comes a need to finance or develop a financial plan to support the development and implantation of that master plan. They have been asked to evaluate how the bond will address and have a positive affect on utility rates for sewer, water and storm.

Mr. Philpot indicated they had been tasked with updating the rate model and analysis using the following:

Overview

- Updated historic revenues, expenses, and projections
- Introduced a debt scenario for needed capital
- Evaluate rage changes to maintain debt coverage and cash reserves

Water

- Recommended Rate Adjustments

Discussion ensued with various options for a decrease in bills due to specific circumstances in conjunction with the Community Action program. Discussion continued regarding the difference in the rate schedule and how and why the changes would affect them based on usage.

Mr. Davidson indicated that these changes are due to a change from pay as you go basis to a bonded/financing of future infrastructure.

DISCUSSION – Future of Hillcrest Park

Mr. Bybee presented some background information regarding the project of the Hillcrest Park property and those involved. Ms. Benson of Landmark Design reviewed the three possible options which include:

- Retain the school in its entirety, using the building for classes or offices and open area for the park amenities. Mr. Smith of Method Studios reviewed the pros and cons of retaining the building in its entirety and what would need to be done in order to update the building to comply with current building and safety code issues and estimated costs.
- Retain a portion of the school and increase the recreational use area and allow for an open lawn area. Improvement to the existing pavilion, restrooms, and playground. Mr. Smith continued to review what portions of the school would be retained and remain functional.
- Removal of the entire school, opening up the area for an entirely recreation property and green space.

Ms. Benson stated all configurations would include a well and a detention area.

General discussion ensued regarding existing versus new trees, parking provisions and upgrades, building upgrades, possible recreation amenities both inside and outside of the building and estimated cost depending on the options and amenities that are provided.

Mr. Davidson staff's intent was to bring to the Council some potential concepts. They have had individual state they are interested in the property itself and the school for example. They have received a lot of feedback from the residents around this area. He expects going forward the council probably needs to make a decision as to the future of the building itself rather it be keeping the entire building, a portion thereof or total demolition of the building. They have shared with the council what they believe meets the demands and issues that need to be addressed in the Parks Master Plan. He anticipated they would engage in some sort of public process as well to essentially provide the public with an opportunity to see what they would propose in the future and allow them to provide input. The focus is currently on 1) the future of the school 2) identifying deficiencies in our plan and 3) allowing resident to provide feedback.

DISCUSSION – Geneva Road Districts

Mr. Allen presented the history and future of the Geneva Road Master Plan which include the following:

- District Planning
 - Proposed District
 - Gateway District – Geneva Road and 1600 North
 - Geneva Crossing District – Geneva Road and 800 North
 - Geneva Center District – Geneva Road and Center Street
 - District which is near the Temple

He continued to review potential site uses, existing conditions and community feedback from each for the proposed districts. He concluded by discussing a tentative schedule for the Geneva Districts in 2021.

DISCUSSION – State Street Districts

Mr. Bench stated this is a continuation of the possible rezone of the North Village and Art Districts and possible alternatives. He continued to review previous discussions of the districts of focus with changes in the building heights, and setbacks limitations.

General discussion ensued regarding concerns with the area that borders existing homes and explanation of having the setbacks and height limitations in place will help those existing homes. Further discussion continued regarding the type of development that would be allowed and how the proposed changes would help alleviate some of those concerns.

DISCUSSION – Amendments to Article 2-22 Employee Appeals Board

Mrs. Schriever stated the Employees Appeal Board hears certain appeals from the employees where decisions have been made regarding their position that the employee disagrees with and giving them the ability to appeal that decision. They recently changed the composition of the

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companion board which is called the Employee Advisory Council. This Advisory Council is composed of representatives from all departments and some supervisors. Recently they increased the size of the Council from 9 to 11 members and since the Employee Appeals Board is comprised of the Council they need to make a change in the ordinance to the Employee Appeals Board to be consistent with the changes made to the Advisory Council and the number of members. She concluded this will be considered by ordinance at the next scheduled meeting.

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 stated he would like to turn the time over to Deputy City Attorney Heather Schriever to update the Council on some legislative bills the city has been keeping track of and how they could affect the city.

Ms. Schriever reviewed the following bills being proposed in the current legislative session:

- Accessory Dwelling Unit Bill (ADU) which they are opposing. Another revision just came out allowing any ADU where there are single family residents allowed. They are working on language if this bill proceeds. It also modifies some of the building requirements that are currently in place making it less expensive for homeowner to include an ADU.
- SB61 – this is a Billboard bill that will allow companies to transform a paper billboard to an electronic billboard. It is currently in its preliminary status but has been given a number and is in progress.
- HB98 – This bill would allow developers and builders to opt out of and use their own inspectors for site plan review and throughout the inspection process. It also prohibits cities from requiring certain external building elements citywide. This bill is being opposed by a lot of groups including some private inspectors. The push is the builders are stating the cities are slow in responding to plan review and inspections which increases costs due to delays.

She concluded to state there are other bills being proposed but feels those stated are the most current bills in process that could impact the city at this time.

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, Deputy 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 January 5, 2021, the Orem City Council meeting on January 12, 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 Neal Winterton

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

There were no Mayor’s Items on the agenda.

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.

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Public comments were made by the following:

- Erik Schauymann
- Rebecca Clarke
- Joe Mortan
- Mary McCann
- Steve Shallenberger
- Teri Crossett
- Sunday Meservy
- Jonathan Sherrill
- American Fork, Utah
- Ashley Bishop
- Terry Smith

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 12, 2021
- APPOINTMENT TO BOARDS AND COMMISSIONS
 - Heritage Commission:
 - Jordan Johnson
 - Transportation Advisory Commission:
 - Russ Verhoef
 - Marlan Coe
- ORDINANCE - Enacting Article 2-35 establishing a Public Safety Advisory Commission

Mayor Brunst moved to approve the Consent Agenda as listed. **Mr. 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

ORDINANCE – Amending Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code by changing Development Services and Administrative Services to Finance

Mr. Bench stated the Administrative Services Department was recently renamed the Finance Department. The proposed ordinance amendments would update the code to reflect this name change. Also, Business Licensing, who issues the home occupation permits, has been moved from Development Services to Administrative Services (Finance Department) and one of the amendments reflects this change.

Mayor Brunst opened the public hearing at 6:22 p.m. Hearing no comments, the Mayor closed the public hearing at 6:24 pm and brought the item back to the City Council for further discussion.

Mayor Brunst moved, by Ordinance, to approve the amending of Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code by changing Development Services and Administrative Services to Finance. **Mr. Macdonald 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**.

RESOLUTION – Site plan approval of Springwater Pointe at Sleepy Ridge located generally at 1900 West Golden Pond Way in the PD15 zone.

Mr. Bench stated on May 22, 2019, the site plan for Golden Pond at Sleepy Ridge Phase 7 was approved by the City Council with eight twin home units. Units 1-6 were approved as two-story twin homes (33'-3" high) and Units 7-8 were approved as one-story units (24'-8" high). These units are currently under construction with no changes proposed. The applicant now desires to amend the existing site plan to create three additional units, Units 9-11, to the south of the site. The three new units will be two-story with an overall height of thirty-three feet three inches (33'-3"). The overall density of the revised site plan will be 5.88 units per acre. The PD15 zone, Area C, allows a density of eight (8) units per acre. Access to the development will no longer be from Golden Pond Way as previously approved, but from a new access at Sleepy Ridge Drive at approximately 1850 West 1000 South. A new Homeowners' Association (HOA) "Springwater Pointe at Sleepy Ridge" will be created for the development and it will not be a part of the existing HOA. The proposed buildings will be stucco and brick/rock front. The roof will be architectural shingles and standing seam metal roof accent. At 33'-3", the height is under the maximum height of 35' allowed in the PD15 zone. Each unit will have the required two spaces and there will be seven visitor parking spaces (one-half space is required for each dwelling). No parking will be allowed in the emergency vehicle turn around area. The proposed landscaping and overall plan comply with the requirements of the PD15 zone for deciduous trees, evergreen trees, shrubs and grasses. Access from Sleepy Ridge Drive will require the installation of a small public street (Springwater Lane) across a portion of city property. The new street will be installed by the developer. Revisions to the golf course including the relocation of a tee box and additional landscaping around the new street will be installed by the golf course management team. The City Council is the final approving authority for the site plan.

Mrs. Lauret stated she is currently living in the area and is pleased with the proposal and feels it will work better than what is currently in place.

Mayor Brunst moved, by Resolution, to approve the site plan of Springwater Pointe at Sleepy Ridge located generally at 1900 West Golden Pond Way in the PD15 zone. **Mrs. 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**.

RESOLUTION - Authorizing the Issuance of and Sale of not more than \$45,000,000 Aggregate Principal amount of Water, Sewer and Storm Revenue and Refunding Bonds, Series 2021; and all related matters.

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Ms. Lewis of Lewis, Young, Robertson & Burningham reviewed the amounts being bonded and the projects in which they will go towards. These are long term Capital Improvements that will be in place twice as long as the bond. The parameters are the maximum that is allowed, and they try to be a little over for flexibility. The parameters resolution set the par at \$45 million dollars, the maximum term of 30 years, the maximum coupon rate at 5.5% and the maximum discount rate at 3%. They believe the par amount will be a less once they compile all the information making it more in the range of \$30 million dollars, final maturity around 25 ½ years, underwriters currently have a maximum coupon rate of 4%. This would give the city an annual debt payment of approximately \$1.86 million dollars. She feels the market going forward is going to stay steady at least for the near future and interest rates are currently below constructions rates.

Mr. Patterson of Gillmore Hale reviewed information regarding a current State loan for a sewer project currently held by the city that would need to be combined into the one utility bond.

General discussion ensued regarding funds available to put towards the project and the interest rates that the city can receive due to the cash funds put towards the project.

Mayor Brunst wanted to thank the residents of Orem for their support in going with the pay as you go and the amount the city has been able to save and not take out a bond during that time affording them to take out a bond for needed projects with cash towards the project and receiving low interest rates.

Mayor Brunst moved, by Resolution, to approve authorizing the Issuance of and Sale of not more than \$45,000,000 Aggregate Principal amount of Water, Sewer and Storm Revenue and Refunding Bonds, Series 2021; and all related matters. **Mr. Sumner 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

Mr. Spencer moved to adjourn. **Mr. Lambson 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 6:44 p.m.

JoD'Ann Bates

JoD'Ann Bates, City Recorder

Approved: February 23, 2021



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PUBLIC COMMENTS

7.1 Personal Appearances

Erik Schaumann

I would like some information about the 10 million gallon water tank at Orem Community park. 1) how long will the construction in the park last, if it commences July 1 2021? 2) How much of the park will be under construction? 3) Will the road 600 west between the park and the baseball field be still in use? 4) Is it a requirement to take one of the houses south for a pump station and water line? What are all the options here? 5) what will be the extent of construction 24" for the water line down to 400 or 800 south? 6) how will 700 west be affected? both north and south of 400 south? 7) When will water line construction start and how long will it take?

Rebecca Clarke

I've been an Orem resident in the Hillcrest neighborhood for twenty-four years. When we chose to move to Carterville Road all those years ago, we did so because we loved the schools, the neighborhood, and the family feeling of Orem. We've seen a lot of construction, building, and urban expansion take place in Orem since then—much of it beautiful and necessary. To keep Orem's family-friendly heritage alive and well in our vibrant and growing city, please set apart the entire 9.3 acres of the Hillcrest Elementary School property to be used as a green space dedicated to individuals and families. There is not a dedicated public green space in southeast Orem where individuals can safely enjoy being outside, and where families and friends can congregate. An amazing meeting place, a place dedicated to activity, health, and beauty could make a huge difference. All 9.3 acres are needed to accomplish this. As you're well aware, Palisades Park in north Orem is more than double that acreage. The neighborhood immediately adjacent the Hillcrest park would benefit from this space. Researchers have found that great community parks make communities safer (University of Illinois at Urbana-Champaign). Someone taking the University Avenue exit to head into the Provo/Orem area literally sees only concrete and businesses until they get to Provo. With the park perfectly poised at the top of the hill on the border of Orem as a "welcome" or "come back soon" invitation to our city, the possibilities are endless. I'd prefer a totally open green space, without many structures since Orem has an abundance of structures already. Perhaps there could be pickle ball courts, a walking path, a water feature, a splash pad. The political statement it would make would be immense and clear: the Orem City Council and Mayor who represent our values care about green spaces, community, and health. Orem cares about individuals. It cares about families enough to invest in them, instead of more businesses, buildings, or high-density apartment projects. Please represent me and my family in this matter. Please give southeast Orem a 9.3-acre dedicated green space. Rather than a tiny "addendum" park attached to a school, or other buildings, let's have something special, something draws people to it, and that builds Orem's heritage as a citizen-friendly city. In an earlier email exchange with Mayor Brunst he correctly pointed out to me that I don't know about the finances surrounding the issue. That's completely true. To be clear, I'm not hoping for the most expensive option to win out, but I do want the most verdant and vibrant one to win out. I wonder if my letter tonight might feel a little like family trip planning feels at our house: The kids vote for Europe, while the parents (who do understand the finances) vote for St. George. However, I'm old enough now to know that one Europe trip is far more meaningful, memorable, and life-changing than even five jaunts to St. George ever could be. We made a Europe trip happen through sheer sacrifice, work, imagination, and a simple

willingness to thoughtfully figure it out, and it was life changing. I'm not asking for a 9.3-acre dedicated green space because I think it will be cheap or easy or simple. I realize it will be none of those things. However, the effects of your willingness to aim high, maybe higher than Orem has ever before in this arena, will last for longer than a lifetime.

Joe Morton

My wife and I and our family are residents of Orem. We are aware that decisions are being made for the Hillcrest park location. My thoughts that I would like to be shared are that we should keep it as a location for Orem city residents to enjoy not just for one, two or 10 years to come but for generations to enjoy. Orem will no doubt grow in time and with that growth will come less and less green space unless we vote to protect it. Our residents need to know there are places to enjoy as a community. I have been blessed to travel extensively throughout the world and no matter where I am I can count on finding a park or two to enjoy. I want Orem to have these locations, once again for generations to come. I vote to keep it as a green space.

Mary McCann

Thank you for all of the time, energy, and effort you put into making Orem such a fantastic place to live. We have lived here 11 years. We love Orem and all that it has to offer, but it is taking on a different feel. We live on the south end of Orem, near the mall and Vasa gym. It has been hard to watch the transformation that has taken place over the last few years. New high-density housing and all the new construction at the mall is beginning to turn this part of Orem into a commercial development and it is losing so much of the appeal that Orem has held for so long. Unfortunately, all the promises made by Woodbury and others about the mall becoming such a beautiful green space with tennis courts and park area have not been kept. It has just become a place where they are, once again, cramming in as many buildings as possible. South Orem is a critical part of Orem. It is really the first feel you get for Orem as you drive up University from Provo. It is full of accomplished professionals (doctors, lawyers, accountants, educators, businessmen, politicians, and financiers) who have raised their strong families here and don't want to have to leave. They want to continue to make this a desirable place to live. Sadly, the neighborhoods nearest the Hillcrest property are falling into disrepair. Much of this is due to the lack of re-investment into that community. In short, I know people who live there, and they just don't feel like anyone cares for their struggles and issues. Parts of it are beautiful and the homes are historic. It should/could be a charming part of the city. For all of these reasons, I plead with you to use all 9.5 acres of the Hillcrest property as a beautiful city park. Please. We don't need any more apartments at this end of Orem. We don't need any more commercial buildings. We need green space. We need an area of which to be proud. We need an area that will draw the residents of South Orem together. We need a park that will help revitalize those neighborhoods surrounding it. We need grass, trees, water, walking paths, pickleball, tennis courts or anything else that is family-oriented and makes a beautiful space. 9.5 acres just isn't a very big park. One of the most beautiful parks in this area is Provo's Riverview Park. We spend a lot of time there and I see so many friends and neighbors from Orem there. I don't know exactly how big it is, but it must be close to twice the size of the Hillcrest property. 9.5 acres just isn't asking for too much. It's not extravagant. For a park to be a draw, it needs to be big enough to include a little something for everyone. Provo is known for its beautiful, big parks. Let's give Orem a little something of which to be proud. I have neighbors who grew up in this area when Orem was nothing more than orchards. They have made Orem what it is. Please consider their investment in this community and that they and their children

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and their children's children are exactly the kinds of people we need to remain in Orem. Let's make it a place where we all want to stay.

Steve Shallenberger

First, thank you for the dedicated service and leadership that you provide for our community. Your efforts are much appreciated, in what at times is a bit of a thankless job.

Today I am writing to express support for turning the entire area where the Hillcrest Elementary is located into a “Best of Class” type park for our city. While we ought to pay attention to having a strong commercial base and balance in our city, this is an area of town that is already heavily saturated with a commercial presence and exactly why a “Best of Class” type park would be a jewel in this area and in our city. Especially if this park could be a place of meditation, reflection, with walkways, recreation (like Pickle Ball, horseshoe, and other popular recreational activities), playgrounds, trees, foliage, water fountains, splash pads and open fields. There are many places in the world, where parks, that wise leaders have had the wisdom and vision to set aside as a place of refuge can provide soul and meaning to a city. This is the type of park that could compliment the vast commercial interests in our city. Just about 50% of Orem’s population is within roughly a 5-minute drive of this park area. This decision is great cross-roads of opportunity, where we can decide now to create a full-sized park in this entire area, that is now available, to blossom into the kind of park that can make a difference in a community. If a decision comes to build a ½ park area, it may bring a short-term financial benefit, at the cost of a significant lost opportunity. I realize I am but one voice, but I encourage you to take an imaginative and close look at this issue, because it seems that this is a rare opportunity to create a special place in our city, not unlike Golden Gate Park in San Francisco, Central Park in NYC or Retiro Park in Madrid, Spain; Hyde Park in London; and even Hemingway Park in Havana, Cuba; perhaps only on a smaller scale, but similar in many ways. Thank you for your creative and innovative vision of what “can be” in our city and the impact this would have for generations to come in serving not only the citizens of our community, but visitors from around the United States and world for decades to come. With gratitude for your amazing serving.

Teri Crossett

I am a lifelong resident of Orem City. I would like to request that the Hillcrest School property become a park for the residents of the city, especially those that live in the area where the school is located. It is vital to keep that area alive with the green space of a park to enjoy with our friends and families. If the building is kept, I would like it to be just an area for indoor sports courts, and an inside area for families to gather. No need for office spaces or any such use. Thank you.

Sunday Meservy

I wanted to briefly write to thank you for purchasing the Hillcrest Elementary property and for planning to make it into a substantial park for the city. Putting in a new park in this area of the city shows your commitment to families, recreation, and unity and will be a great blessing to all of Orem. As the Orem, Sharon, and Hillcrest districts representative of the Orem Neighborhood Commission I have spent several hours considering different potential options for a park that I believe would benefit citizens in this part of the city and draw others to this area and its nearby businesses and commerce. The following is a list of potential ideas that I have discussed with several individuals in the Orem, Sharon, and Hillcrest districts:

- Pickleball courts – Obviously there is huge and continued demand for more courts in Orem. Several in our area (including my family) travel to other parks in the city only to wait to be able

to use them.

- Splash pad – A substantial splash pad would be a draw for many, including my little girls and all their friends. Some have referenced the splashpad and play equipment at Vineyard Grove Park.
- Playgrounds – We do not have any large playgrounds in this part of the city. Perhaps the existing playgrounds at the school could be reused and supplemented with additional equipment. I know many of the children are hoping it will include a zipline, climbing and/or obstacle structures similar to those loved at the All Together Playground.
- Fields/courts – Playing fields for sport practices and pickup games. Perhaps the newer part of the school building (gym area) could be preserved and used as part of the park.
- Restroom facilities - New restroom facilities that are inviting and have stalls wide enough for those taking advantage of the splash pad to change clothing in.
- Paths around the parks – A walking path for running, walking, biking, scootering, and that could be a beautiful place for locals including residents of the Orem rehabilitation facility to take a leisurely stroll with family and friends. While we recognize that perhaps not all of these ideas will be feasible in an initial phase of development, we believe that a park with several of these amenities will provide an increased quality of life to those who live, work, and visit the area. If I can be of further assistance in any way, please don't hesitate to reach out. We are so excited for the Hillcrest park to provide a place of recreation and gathering for all.

Jonathan Sherrill

I've lived across the street from Hillcrest for 19 years. The park has been a great resource for our neighborhood, and the things that I and my family have valued most are the three playgrounds, and the copious open grass. Of course, the bathrooms and pavilion are valuable, too. Improving the existing basketball courts would be wonderful, and other facilities might be nice, but please preserve and/or expand the open grass fields. They're used for soccer, volleyball, baseball, flag football, tag, night games, frisbee, dog exercise, running, picnicking, and numerous other activities. I believe they are of great value than any facility with a narrower scope of use.

American-fork-utah

How will eastbound on 16th and southbound on State get access to the site? Will the flip a U turn at 4th, try to turn left from State?

Ashley Bishop

I live just off 1600 and 4th. I am firmly against any apartment complex or large multi family structure being constructed on the designated lot in question. The northridge neighborhood has maintained a feeling of Neighborly kindness and community. I feel adding this complex to our neighborhood would greatly change that. The increase in traffic will make it unsafe for our children who enjoy riding their bikes and walking to the "horse fence". It will also make children who walk to school have more dangers as the demographic will rapidly change. Many who moved to this neighborhood, myself included, chose this area because it was well distant from large complexes such as the one proposed to be constructed. A small business on the commercially zoned lot cannot be compared similar to what is proposed. The population of our neighborhood will dramatically increase, As will the traffic, and potential for crime. Housing values will go down, as many do not desire living in close proximity to a multifamily complex. As a mother of 7 children, I am against the construction of this project as I feel it endangers the safety of our children and the feeling of our neighborhood, we all currently enjoy.

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Terry Smith

We are very concerned about traffic flow, access, and neighborhood encroachment. During the last virtual meeting, no one in the neighborhood favored it because of the same reasons. Council members on the virtual meeting said they supported the neighborhood. We hope that you continue to support the current neighborhood and do not give in to this developer.

9.1 PUBLIC HEARING/ORDINANCE – Amending Article 22-14-15(B), 22-14-15(C), 22-14-15(D), 12-1-2, 12-3-1(A), 12-4-1(B), 12-5-8(B)(3) and 12-7-39(B) of the Orem City Code by changing Development Services and Administrative Services to Finance

None