

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
February 9, 2021

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

4:00 P.M. WORK SESSION – CITY COUNCIL CONFERENCE ROOM

CONDUCTING	Mayor Pro Tem Jeff Lambson
ELECTED OFFICIALS	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”

Jeff Lambson, Mayor Pro Tem stated Mayor Brunst asked him to lead the City Council in their discussions in his absence.

DISCUSSION – Hillcrest Park

Ms. Benson of Landmark Design stated she is going to walk through the three concepts that were presented during the last City Council meeting. She indicated the value of having a park in this area of the city is very high.

General discussion ensued regarding the condition of the media center and gym and the options of keeping them and possible costs. Also using the existing pavilions and restrooms versus building new ones. Council continued to discuss the options presented and which they would favor or if they felt the need to discuss this issue further based on some public and private interest in the building.

Mr. Davidson stated he feels this conversation is relevant to the presentation made by Ms. Benson if they are going to engage in a public process, then they need to engage in that conversation that

relates to the essentially the super majority will of the council. He continued to state that what they have been working on with Landmark are merely suggestions, the council can come back and request the amenities in which they feel is the need of the residents. They just wanted to put something that represented the needs as identified in the Parks Master Plan, resident feedback and maximize use of the space because they believe those surrounding the area want it to be an active space.

Further discussion ensued regarding having an additional meeting to hear from a private entity and their proposal involving concept A. It was concluded Mr. Davidson would contact the entity and see if they are willing to meet and get back with the council.

DISCUSSION – Watt Smart Communities Program

Mr. Prescott the Watt Smart Communities program is a partnership between the city and Rocky Mountain Power. They are building on past projects and working together to create an energy action plan for the future. This is a free and voluntary program for businesses and residents to help them with their energy efficient needs. The plan included 4 areas of focus which include:

- 1) Decide to Thrive
 - a. Community leadership discussion and buy-in
- 2) Where are we now?
 - a. Community Energy profile
 - b. Framing and Anchoring
- 3) Where do we want to go?
 - a. Vision
 - b. Focus areas
 - c. Goals
- 4) Course of Action
 - a. Strategies
 - b. Community energy plan
 - c. Implementation approach

Mr. Prescott continued to share names of other communities in the county that are working with this program and feels they are being successful. He continued to view specific outcomes they would like to have for the Orem Action Plan which are:

- Tailored to Orem's unique needs & goals
- Anchored community energy data
- Short-term actionable strategies leveraging existing resources to show immediate impact.

Mr. Prescott reviewed the targeted stakeholder team members.

General discussion ensued regarding involving the community and residents by social media and city newsletter.

DISCUSSION – State Street Design Standards

Mr. Bench stated they would like to present a review of proposed ordinance changes in regards to the State Street Design Standards . They have had some issue as to existing buildings along State

Street that want to amend their site, but the ordinance currently prohibits them from doing that. They would like to present some modifications to allow an existing building to remain provided the majority of their amendments meet the requirements. They will also be presenting some design standards between the districts.

Mr. Taylor stated they are going to discuss four area for the State Street Designs which include:

- 1) Issues:
 - a. Owner that wish to expand existing building to lie within buffered sidewalk areas
 - b. Addressing basic design guidelines for the general improvement of the corridor in the C2 zone between the districts
 - c. Utility appurtenances that are distractions from aesthetic corridor goals.
- 2) Desired Outcomes
 - a. Allowing property owners, the ability to improve an existing building without resorting to demolition to comply with standards.
 - b. Providing additional design requirements with a less extensive level of regulation than the districts.
 - c. Improve corridor aesthetics by requiring need above ground utility boxes and appurtenances to be screened.
- 3) Proposal
 - a. Other design standards
 - i. Building access from State Street
 - ii. Minimum habitable depth
 - iii. Windows and awnings
 - iv. Vertical façade articulation
 - v. Material weighting
 - vi. Materials
 - vii. Utility enclosures
- 4) Discussion
 - a. Timeline for approval
 - i. Planning Commission – February 17, 2021
 - ii. City Council – March 9, 2021 (Tentative)

General discussion ensued regarding concerns with parking issues both on street and behind buildings, expense to only the property owners wanting to re-develop their property and how it will help those wanting to re-develop and expand their business with the existing building.

DISCUSSION – Water Infrastructure Update

Mr. Tschirki stated that over the past few weeks they have been meeting and discussing this issue with several individuals and wanted to update the Council as to the list of events that has occurred regarding this issue. He continued to present some background including the culinary water master plan, prior participation from Vineyard in the water system, the need for future water tanks in the City of Orem and bonding for those improvements. He continued to present possible locations for the area of the needed water tank, costs for construction and ongoing maintenance. They will be meeting with two different neighborhoods in the next week regarding the current options.

General discussion ensued regarding when and where they would engage the public in this issue based on viable options now available. Discussion continued regarding the pros and cons of each viable location, possible construction costs, possible water rates being affected, and overall difficulties. Further discussions continued regarding the safety of the residents and children getting to and from school during this project due to the size and depth needed for the tank.

Mayor Brunst joined the meeting at approximately 5:45 pm

Mr. Davidson followed up on comments that were made previously regarding the property purchase process, safety concerns for residents and children getting to school, traffic concerns, tank viability, public meeting access and comments, and the agreement with Federal Land Funds of maintaining the park property as an open space park. He continued to review issues involving the need for the tank being located in this general location, bonding versus pay as you go options and upcoming neighborhood meetings. He concluded by stating this is a need the city has been on notice for by the State as a deficiency and in part is what is driving this discussion.

DISCUSSION – City Council Areas of Focus Follow-up

Mr. Davidson stated they wanted to reconnect with the Council to see if there were any additional comments or discussion they wanted to have regarding the recent council retreat and the areas of focus provided by the Council which are:

- Safe and livable neighborhoods
- Thriving and balanced business environment
- Dependable infrastructure
- Community focused and effective government
- Skilled and talented workforce

Mrs. Lauret commented she has had several requests for more toddler, family friendly amenities at the outdoor pool and throughout the city.

Mr. Lambson stated he feels it is a great working document and appreciates the continuity and focus that it provides for both the Council and city staff.

PUBLIC COMMENTS

Public comments were submitted by the following:

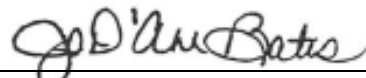
- Melissa Kingslover
- Jeff Wilks
- Stephanie Mason
- Jenny Scribner
- Elizabeth Kenealey
- Kathrine Parsons
- Erik Schaumann
- John Morgan

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.

ADJOURNMENT

Mr. Spencer moved to adjourn. **Mr. Peterson 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 6:20 p.m.



JoD'Ann Bates, City Recorder

Approved: February 23, 2021



PUBLIC COMMENTS – February 09, 2021

Melissa Kingsolver

I live in a cul-de-sac just off of 400 West at 1750 North. Following are my concerns about the proposed high-density housing unit at the corner of 400 West and 1600 North in Orem. Parking: All developers of high-density housing units should be REQUIRED to provide a minimum of 2 parking spots for each unit in their development. This has not occurred in the HDHUs that are now scattered throughout Orem. I have observed the trouble this causes for residential neighborhoods firsthand, as my married children have lived in these communities. They had to wait a full year before even 1 spot was available for one of their two vehicles. Until then, their only option was to park wherever they could find a spot within 1-2 miles of their housing complex. This will happen here as well. In fact, there are already MANY personal vehicles parked along 400 West that belong to residents of the homes there. It is not safe, and it is not fair that our neighborhoods become inundated with the vehicles of people who will live in this proposed housing complex. I do not want our streets to become permit parking either. Where will our family guests park when they come to visit our homes if every space along the roads within 1-2 miles is already taken? We did not choose to live in this beautiful part of Orem to deal with this encroachment. I respectfully request that the developer be required to provide 2 parking spaces for each housing unit **WITHIN THE HOUSING COMPLEX & ON THE HDHU PROPERTY**. If there isn't enough space to accommodate that, then the number of units must be reduced until it can be done.

Safety: The above situation will negatively impact the safety of the children in our neighborhood. We all chose to live in these cul-de-sacs so our children could be safer as they play. Having significant vehicles coming and going throughout the day and night will pose a danger to the kids by having more cars on the streets. Also, one way to maintain a safer neighborhood is to know the people who frequent the area. We want the status quo to continue, that our children can play outside without worrying about many "strangers" in the area. Also, many children walk to school or ride their bikes along these routes, and children and adults alike walk or bike these roads. That will become significantly more dangerous with parked cars lining the road and pulling into/out of traffic. 400 West is already narrow and very busy; please do not make it worse.

Traffic Impact along 1600 North: 1600 North is already known as 'I-16'. It is a major route to the freeway and becomes very backed up at high-traffic times throughout the day. It is made particularly challenging with the short distance between 400 West and State Street. Having significant additional traffic pouring onto 1600 North from the proposed HDHU is only going to make it worse. If 1600 North had additional lanes in each direction or there was a greater space between 400 West and State Street, it would be an easier transition. But as it is, it will be very challenging. People leaving the HDHU onto 1600 North and wanting to turn south onto State Street will have a hard time getting across the traffic already waiting at the light. If they leave the HDHU by exiting onto State Street, they will have to turn North only. I am sure many will then get into the center lane and do U-turns so they can drive southbound if that is the direction they wish to go. This will create significant traffic problems on State Street, which is already a very high-flow traffic area all day, every day. I urge you to relocate or significantly modify this proposed development to avoid the above problems. It is a small parcel of land in a tight, cramped space adjacent to a long-established neighborhood. Please respect those who have lived here for 20+ years. Help us preserve this part of Orem "as-is".

Jeff Wilks

My wife and I have owned our home on 322 W 1750 North for the past 20 years. We are deeply opposed to any project on the State Street Corridor at 1600 N. that would affect our traffic (on 400 W or the intersections at 1600 N), parking on 400 W, or the crime rates in this area. We do not think sufficient attention is being given to these factors with the currently proposed apartments at the 1600 N 400 W location. When the State Street Corridor was approved, the incredibly tiny space at that corner was thought small enough that only small businesses or housing could be put in there. We assumed no housing along 400 W could be re-zoned, and certainly no access from 400 W would be granted to any properties there. Now we see that these very things are being considered and we are very upset. There is simply no space for any such building on the corner of 1600 N 400 W if the last house on 400 W remains as currently zoned. We are also deeply concerned about the likelihood of the proposed housing being turned into Section 8 housing before or soon after completion. That seems to be something developers/owners have done in the past in order to get additional credits and other payouts. All in all, this side of the corridor being so close to our homes should not be allowed to have such high-density housing. I recommend that the city council not approve any variances from current zoning at all, and that the city council examine traffic and parking in more detail around such a project. Jason Bench mentioned in a recent meeting that a gas station was once considered for this same space, and the traffic for this new housing project wouldn't be any worse than the gas station. I disagree with that thinking. Gas stations do not attract traffic. They are a stop of convenience for people already leaving or coming through that area. The fact that a gas station was once considered should not be used to justify the traffic and parking problems the proposed building and commercial use would create. In summary, my wife and I are opposed to this project because of the likely traffic, parking, crime impact, and potential for Section 8 approval that would follow. We call on all city council members to change the Corridor Zoning in whatever way necessary to prevent such out-of-place proposals from ever being built so close to single-family residential areas.

Stephanie Mason

We, the residents of the neighborhood along 400 West adjoining the State Street, North Village District, wish to convey our concerns about the proposed North Village District zone changes. We understand that the fifty-foot setback limiting the height of new developments along 400 West is a positive change to help limit the impact and flow from a commercial area to the residential area. However, we are concerned that not enough is being done to help this problem. The North Orem neighborhoods are much quieter and less commercial than other areas of Orem City, such as the City Center District, the Hub District, The Canyon Crossing District, and even the Arts District Zones. We fear that, as developments begin to build in this area, the quiet, safe neighborhood we love is in jeopardy. Many families have resided in these neighborhoods for decades and include multi-generations from aged parents to small children, for which we have special concerns. Therefore, we are asking that our concerns be considered before any decisions are made. The houses that are currently located in the North Village District that are zoned as NVD-Res(B) and the other homes located along 400 West should be more protected from encroaching developments. We feel the fifty-foot setback that is proposed is insufficient and request it be extended to seventy-five or even 100 feet from 400 West street. This would ensure that we have an adequate buffer in the heights allowed in the edge zone immediately next to our neighborhood. In addition, we feel that these homes located in this North Village District should have the setback for height restrictions measured from their backs and sides of the properties to prohibit excessively high buildings being built directly behind their properties rather than the

setback being measured from the curb in front of the property (400 West). We also believe that it would be prudent to change these homes out of the North Village District and back to their original R-zone status to protect the neighborhood from the encroaching businesses and large multifamily developments. We realize that it is sensible for Orem to continue to grow and do not oppose growth itself. However, in this area of Orem we residents encourage growth that does not call for excessively high buildings. We understand that, since the North Village District is the smallest of the state street districts, it does not have a minimum height requirement. On the other hand, we believe that a maximum height limit should be set to prevent these neighborhoods, agreeable blends of well-crafted, established older homes and new homes from being overshadowed by multi-storied, multi-family buildings. We have no problem with State Street and its attendant business and apartment buildings reflecting the vibrant, metropolitan side of Orem City; we just ask the City Planning Commission and other concerned parties to respect and appreciate the value of established, quiet, and safe neighborhoods to the city as well. We also feel the need to address other concerns we have regarding the possibility of a large multi family unit being built in the area of 1600 North and 400 West. Increased traffic in this area is not acceptable. The streets are narrow and the space between State Street and 400 West is so short that if an entrance to a large multifamily development were built, it would create traffic congestion affecting two already busy intersections. The 1600 North corridor is very narrow; traffic moves very fast; and the safety of drivers and pedestrians is of great concern to us. This development could also make turning left onto 400 West from eastbound 1600 North even more difficult considering the fact that 400 West is a collector road that connects to Lindon and Pleasant Grove. It should be noted that we anticipate a substantial increase in traffic resulting from the establishment of a new LDS temple on north 2000 in Lindon. That will be difficult enough, but the increase in congestion as a result of the apartment complex will hardly be tolerable and will be extremely detrimental to our neighborhoods. The surrounding smaller streets, 280 West in particular, would likely see an increase in traffic and congestion issues as well.

In addition, potential overflow parking from the project considered would inevitably spread to 400 West. The street is not wide enough to accommodate cars parked along it and would create traffic congestion and safety concerns, particularly in the unfinished portions along the west side. A number of residents who attended previous meetings regarding this project feel that they were misled, and certain requests were disregarded. The State Street Master Plan in 2015 did NOT include the homes in the zoning changes. Open houses and city-held charrettes indicated the zoning for the homes would remain unchanged. Again, this was misled

Jenny Scribner

My husband and I are highly concerned about the proposed multi-unit apartment building on 1600 N and State bordering 400 W. The parking solutions offered by the builder are not adequate to keep cars off of 400 W and the intersection of 1600 N and State as well as the intersection of 1600 N and 400 W are already very heavy with traffic. How do you plan to keep this district of State street quiet and focused on single family homes as stated in the purposes for the State Street Districts? This area is too small and will be heavily impacted in a negative way if you allow this multi-unit apartment to be built here. Please make the right decision and stop this from moving ahead.

Elizabeth Kenealey

I was recently made aware of the proposals for the Hillcrest property. I am writing to ask that the city take advantage of this unique opportunity that Orem has to increase our available green space with this piece of land. Please don't put in more pickle ball courts. The pickle ball courts only appeal to a small percentage of the residents of Orem. It is unfair to take one of the few available spaces left in the city and use it entirely for a small subset of the population, those who would be interested in having enough pickle ball courts for a tournament. Orem needs outside space that will attract kids, tweens, teenagers, and families. We need space that allows outdoor activities for all different age groups. What we need are splash pads and skate parks, a bike track and shade trees, places for picnics and open areas for pick up soccer and football games. Please consider the needs of the entire city when making this decision, and don't cater to the select few who think that the pickle ball courts we already have all over the city aren't enough. Please remember all the residents of Orem when deciding what to do with this valuable space. Thank you.

Katharine Parsons

Why are the cameras not activated on traffic lights?? The number of people running through red lights are absolutely abhorrent and incredibly dangerous. It causes accidents all the time and there are many near misses. I have watched countless people drive through red lights after pushing the yellow and even plowing through a red light while traffic is moving in the other direction. There was a car that zoomed past me on my way home as I was turning left and they we're going straight down the canyon, despite their light being red well before and after I turned. I would've been blamed if there was an accident! This is a huge problem and I'm tired of it being ignored. Activate the cameras! Issue tickets based on pictures and generate more income. Who do I need to talk to about this and why isn't it happening already?

Erik Schaumann

I want to express my concern about the decision process of the Orem Community Park Water tank. The neighborhood residents and public at large have clearly not been given an opportunity to comment on this massive project. I understand that there is a need to balance cost/disruption/engineering requirements, etc. However, there has been to my knowledge no effort to gather public sentiment prior to making a location decision. Informing us through email on 27 January that an "independent public engagement team" will "gather resident feedback" after the fact, is irresponsible and shows a critical lack of effort to understand the concerns of your citizens. Compare the public input on the \$25million library/rec center expansion, with the public input on this \$34million dollar project. The lack of public input on the water tank project is overwhelming. Please put a pause on this project so that you can gather the citizen input that you need to make the right decision

John Morgan

Having lived in Orem for over 18 years now I want to thank the City of Orem for taking such great care of its properties. They are so well maintained and look so sharp! I have lived, worked, and travelled in so many cities where this isn't the case. So thank you!