

CITY OF OREM

CITY COUNCIL MEETING

56 North State Street Orem, Utah

September 27, 2022

3:00 P.M. WORK SESSION-CITY COUNCIL CHAMBERS

TOUR-Wastewater Treatment Plant located at 1797 West 1000 South, Orem, Ut.

ELECTED OFFICIALS David Young, David Spencer, LaNae Millett, Terry Peterson, Jeff Lambson, Tom Macdonald and Debby Lauret.

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Ryan Clark, Development Services Director; Brandon Nelson, Finance Director; Lane Gray, Capital Projects Manager; Giles Demki, Water Reclamation Section Manager; Kathi Lewis, Economic Development Division Manager and Tess Jones, Deputy City Recorder

Tour ended at 4:05pm – Concluding the tour the Council and staff traveled to the City Center Council Conference Room

4:30 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

CONDUCTING Mayor David A. Young

ELECTED OFFICIALS David Spencer,
LaNae Millett, Terry Peterson, Jeff Lambson, Tom
Macdonald and Debby Lauret.

APPOINTED STAFF Jamie Davidson, City
Manager; Brenn Bybee, Assistant City Manager; Steven
Downs, Deputy City Manager;

Joshua Adams, Police Chief; Ryan Clark, Development
Services Director; Charlene Crozier, Library Director;
Steve Earl, Deputy City Attorney; Chris Tschirki, Public
Works Director; Brandon Nelson, Finance Director; Bryce
Merrill, Recreation Director; Keri Rugg, HR Director;
Mark Sanderson, Fire Chief; and Tess Jones, Deputy City
Recorder

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

UPDATE- Hillcrest Park

Mr. Gray introduced Brent Potter and Cory Schupp of Blueline Designs. They presented an image and explained some of the new updates and layouts of the park that included the splash pad locations, pathways, and hammocking area location. Reason for making those changes were to save existing trees that are on this site. Mr. Potter continued to explain there is a large difference in the site plan due to fire code and to the architecture of the building. The building had some slight modifications in an effort to reduce costs.

General discussion of architecture and layout occurred while displaying an image of the outside of the building. Windows and bathrooms were addressed and concerns were resolved.

Mr. Potter indicated they are hoping to start demolition very soon, bids were due on September 29, 2022 and it is estimated 30 days to bring a contractor on board for the demolition.

DISCUSSION –Boards and Commissions

Mr. Davidson started by reviewing concerns and an overview of why the topic of boards and commissions is being discussed. He would like to give the council some input on some ideas on the direction of these boards.

Ms. Tapahe reviewed some of the boards and commissions that were needing attention. She stated that most of the boards and commissions are functioning well, with the Historic Preservation Commission just getting back up and going.

General discussion ensued regarding future recommendations and some boards and commissions that were left off of the list. Mr. Davidson stated there are some of these boards that are required in order to receive grants. He then gave some examples of these boards that would be required for specific projects.

The Mayor and Council members made suggestions about new names of boards and types of boards they would like to see in the future and past committees that may have resembled certain boards were discussed.

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

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

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

CONDUCTING Mayor David A. Young

ELECTED OFFICIALS David Spencer, Terry Peterson, LaNae Millett, Jeff Lambson, Debby Lauret, and Tom Macdonald

APPOINTED STAFF Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Steven Downs, Deputy City Manager; Joshua Adams, Police Chief; Ryan Clark, Development Services Director; Charlene Crozier, Library Director; Steve Earl, Deputy City Attorney; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Bryce Merrill, Recreation Director; Keri Rugg, HR Director; Mark Sanderson, Fire Chief; and Tess Jones, Deputy City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Allen Young

PLEDGE OF ALLEGIANCE – Kristi Moulton

MAYOR’S REPORT/ITEMS REFERRED BY COUNCIL

ANNUAL REPORT-Library Advisory Commission

Ms. Laursen, the Chair of the Library Commission, began the presentation by introducing the current Library Advisory Commission members. She continued by listing the service statistics from July 1, 2021- June 30, 2022. She then reviewed the 2021-2022 grants received and what they were used for. Ms. Laursen concluded with an overview of the summer reading program, teen/tween programs, and outreach to schools program.

Mr. Macdonald asked her based on the world becoming more digitally focused, if the Library Advisory Commission was anticipating, in the future the same demand on the library?

Ms. Laursen responded there is some fear associated with things being more digitally focused. She stated it is a fair assessment, but she feels they will continue to see patrons not only want digital but the physical copy as well.

Mr. Wayas reviewed ways that social media and the digital era have impacted the library.

General discussion on the impact that the reading programs have had on the community, and where Orem's library fits in the big scheme of things. They also discussed what the Library Hall was typically used for and how often the space is used.

Mayor Young thanked the Library Advisory Commission for their report.

Mayor Young stated the personal appearances will be moved to the end of the agenda just prior to the last resolution on the agenda. General discussion ensued regarding moving agenda items and motioning occurred.

Tom Macdonald moved to move personal appearances from item 7 to right before 8.6 on the agenda. **David Spencer seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed**.

CONSENT ITEMS

APPOINTMENT TO THE PLANNING COMMISSION
- Haysam Saker, Reappointment

Mr. Peterson spoke about Mr. Saker and some of his accomplishments while being on the Planning Commission in the past and his hopes for the future.

Mr. Peterson moved to approve the appointment of Haysam Saker to the Planning Commission. **Mr. Macdonald seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The motion **passed**.

APPOINTMENT TO THE SUMMERFEST COMMITTEE
- Shelley Seastrand, Reappointment

Mrs. Lauret spoke about some of Ms. Seastrands accomplishments and the programs that have been successfully executed on by her influence.

Mrs. Lauret moved to approve the appointment of Shelley Seastrand to the Summerfest Committee. **Ms. Millett seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed**.

SCHEDULED ITEMS

PUBLIC HEARING / ORDINANCE – Amending Section 14-1-4 Sign Zones and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road.

Mr. Bench stated CenterPointe Church would like to install a double sided, pole mounted digital sign on their property. This sign would replace the historic use of hanging 10' x 10' banners on the building to advertise for events, such as a Christmas Eve Service. The pole sign would be installed near the southwest corner of the building oriented towards the freeway. 1550 S Sandhill Road does

not currently have a sign zone, so it is considered to be in Sign Zone "D." Sign Zone "D" allows freestanding monument signs, however it does not allow any freestanding pole signs (Section 14-3-3). The applicant is requesting that sign zone "E," which allows pole signs, be extended to include 1480 S Sandhill Road and a portion of 1550 S Sandhill Road property

General discussion ensued regarding the proposed rezone, businesses and residents surrounding that area.

Mayor Young opened the public hearing at 6:48 pm.

Samuel Richardson stated that he is in favor of protecting that neighborhood and he likes the idea of the sign being parallel along I-15.

Mayor Young closed the public hearing at 6:48 pm.

Mr. Earl suggested that the council inquire to the applicant if they would be willing to build to the specific dimensions of the approved plan.

Mr. Macdonald moved to approve an Ordinance Amending Section 14-1-4 *Sign Zones* and the Sign Zone map of the Orem City Code extending Sign Zone E to include a portion of the CenterPoint Church property located at 1550 S Sandhill Road. **Mrs. Millett seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed**.

PUBLIC HEARING / RESOLUTION - Amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies.

Mr. Bench stated pursuant to Utah Code Annotated (UCA) 10-9a-403(2)(b)(iii), Orem City is amending portions of Chapter 4 (Housing) of the Orem City

General Plan to adopt the following four moderate income housing strategies and implementation plan for each item. The proposed amendment and text-strikeout are included as part of the staff report.

- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

Accessory apartments are already adopted into Orem's municipal code and part of the Development Services process. Orem City continues to provide all requirements for legal accessory apartments online. We also continue to advise residents who ask about their options. Orem monitors the number of legal apartments by annual report of existing legal apartments. Currently, there are 722 legal accessory apartments in Orem. It is anticipated that approximately 26 additional accessory units will be approved in the next year.

- (X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development;

In 2012, the City approved the Affordable Senior Housing (ASH) Overlay Zone to assist income restricted seniors. The City provides all information on our website and works collaboratively with the Utah County Housing Authority to provide new affordable senior housing units. Orem plans to continue to educate developers on regulations for developing in the Affordable Senior Housing Overlay (ASH) zone. The ASH overlay zone allows up to four units to be constructed on a single parcel. The tenant of each unit is restricted to those over the age of 60 and at or less than 80% of the median income of the Orem/Provo MSA.

- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

A developer has approached the City and has met with Staff, the Mayor and members of the council as to the feasibility of an HTRZ Zone. The next step in this process is for the Developer to hire a consultant for a study of the HTRZ estimated to take 6-8 months. In 2023, following the study, the Developer, Consultant and City will consider the next steps as required from the HTRZ Act.

- (V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

In accordance with Utah Code Annotated (UCA) 10-9a-403.1, Orem City has

outlined Station Area Plans for the transit stations in Orem into two phases: Phase 1 will begin with the revision and update of the existing station area plan for the Orem Frontrunner Station. Phase 2 will create a station area plan for the Lakeview, Main Street and University Place Bus Rapid Transit (BRT) stations. Additionally, staff is proposing to update Section 4.1 Population Demographics with updated demographic charts with 2020 Census Data and modify a portion of Section 4.2 Existing Conditions to match current zoning

Ms. Millett asked Mr. Bench to highlight where they added the owner-occupied housing.

Mr. Bench reviewed the presentation showing the area and stated it is encouraged to be owner occupied twin home type developments in the station area plans.

Mayor Young opened the public hearing at 6:54 pm, hearing no comments he closed the public hearing and brought the item back to the council for further discussion.

Mr. Lambson moved to approve by Ordinance amending portions of Chapter 4 (Housing) of the Orem General Plan including updating Section 4.1 Population Demographics, Section 4.2 Existing Conditions, and enacting Section 4.4.2 pertaining to Moderate Income Housing Strategies. **Mrs. Lauret seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed.**

RESOLUTION - Expressing Intent to Combine Orem Dispatch Services with Provo Dispatch Services

Captain Sorenson stated the dispatchers are very short on staffing and the State Legislative and the State Tax Commission are looking to eventually move to one PSAPS per County. He explained they are looking for a better opportunity for employees and better service for the citizens. Mr. Sorenson explained some of the research and factors that the departments have taken into consideration while considering this move. He spoke about the shared staffing model and some of the benefits and opportunities that employee could have with this

process.

General discussion ensued regarding the satisfaction of the officers with this move and the solutions that have been made based on employee concerns.

Mrs. Lauret moved to approve a Resolution expressing intent to combine Orem dispatch services with Provo dispatch services. **Mr. Macdonald seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed.**

PERSONAL APPEARANCES

Ben Wheeler thanked the City Council for giving the residents of Orem a voice on the ballot. He spoke about Alpine School District and the debt that is associated with the district. He provided information about Alpine School District bonds, inflation, budgets, proposition 2, and tax debt.

Debi Carlyle spoke about some of the benefits that she sees in a smaller school district. She explained that as a tax payer she would prefer the best value for her dollar, and she believes that would be possible with a smaller district.

Michelle Lee stated that Alpine School District has a bond debt and some large amounts associated with it. She voiced her concern about the future if the bond was to pass and possibilities that would play into the predicted outcomes.

Bryn Garcia voiced her concern about the library displays and how it has affected her as a mother. She enjoyed the convenience of the displays in the library when they were set up and the knowledge and experience that she believes her children gained from the books on the displays. Mayor Young expressed his confusion stating that specific displays had not been banned in the library. Ms. Garcia stated that the displays are not currently up.

Christine Crane expressed her concern as a mother that she is no longer seeing specific displays in the library anymore. She commented on some of the benefits of having the displays up in the past and why she believes they should be up in the future. She has questions for the library commission in regards to the displays and will look forward to receiving a response from them.

Amy Karr voiced her frustration and confusion regarding the interaction with the City Council during the public comment period two weeks prior. She had not heard back from the council in regards to the Heritage Month displays and is displeased because the council stated they would look into the issue. Ms. Karr spoke about previous meetings with the Library Commission and events that took place in those meetings. She spoke about transparency with the Director of the Library and discussions they have had.

Annabelle Cruz expressed she is disheartened that Hispanic Heritage Month is not being celebrated on the library displays. She is frustrated about this issue and voiced her concerns stating that she believes Orem is moving backwards. Mayor Young stated that there is no ban on certain displays and there is some misguided information.

Blyden Loutensack commented on Alpine School District and what he believes they support. He explained some content in current Alpine School District libraries that he believes is unacceptable due to warning labels on the books.

Scott Brady spoke about the possible school district split and concerns he has that may be associated with it. He also explained some potential benefits of Orem not being in Alpine School District in the future.

Shane Ramirez explained that her daughter is the one who created the pride display. She expressed the difficulty as a parent in seeing the contention the display caused and hearing the comments said about it. She believes that there has been a shift since the pride display and explained the difficulty in asking where to find books to feel included instead of them being readily available on a display.

Lennard Lee spoke about the Alpine School District bond and explained the process of the bond using different situations as examples. He gave some advice based off of his personal experience.

RESOLUTION - A Resolution of the City Council of the City of Orem outlining its opposition to the 2022 General Obligation Bond for \$595 million proposed by Alpine School District.

Mayor Young read the proposed resolution and then opened it up to statements by the City Council Members.

Mrs. Lauret stated she just found out about this resolution and so she has not yet had time to look it over. She feels as though the Council should be neutral when it comes to this bond. She explained she thinks the citizens of Orem will be able to look at the information and vote accordingly on the ballot. She stated some values that she lives according to are:
Is it the truth?

Will it be fair to all concerns?

Will it build good will and better friendships?

Will it be beneficial to all concerns?

She stated that in regards to the question of "will it build good will and better friendships", she believes that no matter what the outcome of the bond, they are going to need to work with Alpine School District (ASD). She believes that by voting yes on this resolution it will create more ill will.

Mr. Spencer stated that he is opposed to high taxes for the city of Orem. He spoke about signs that he is seeing around town and what they are stating for proposition 2. He believes that this bond with ASD will increase the taxes of Orem citizens. He explained the history of ASD bonds, the future of the new ASD bonds, current seismic concerns, and property taxes. Mr. Spencer continued to state Orem's taxes will stay the same, and not increase with the new school district, if Orem votes to break away from ASD. Orem's taxes will stay the same because they will not be responsible for the ASD bond debt.

Mr. Macdonald stated he received notice of this resolution being on the agenda by a reporter from the Daily Herald. He stated that it was troublesome to him that four members of the council had discussed while not violating any open meeting laws, individually about this. He believes that this is a council of seven people and not four and he would not like to hear about it not from a reporter. He explained that the same day that he heard about it he was not able to verify numbers and so he does not know them to be accurate. He said that the Utah taxpayer's association elected to remain a neutral position on

the proposed issue of the ASD bond and he found that to be interesting. He continued the Utah Taxpayers Association said the impending vote on the pro split of Orem into a new district will not affect this bond issue. If the district is split corresponding projects within the new district and the dollar amount of those projects will be pulled out of the total amount and be voted on by the new implementing body. Mr. Macdonald stated that in the past the council has had a good pattern of remaining neutral. He concluded that the resolution is not binding and it is only recommended by some members of the City Council.

Mrs. Millett stated that as a representative she feels the responsibility to represent Orem citizens. She said that ASD has announced that they will not be rebuilding any of Orem's seismic unsafe schools in their first phase and she believes that is not protecting the lives of the children. She expressed her concerns with seismic safety in Orem schools, children's safety and property taxes.

Mr. Peterson voiced his concern of residents' frustrations with increasing property taxes and inflation. He believes that it is time to keep our taxes in Orem and expressed concern about possibly getting into more debt with the ASD bond. He then listed possible positive outcomes of having an Orem only school district. He continued to state his disappointment with ASD for not correcting misinformation that is being spread among citizens. Mr. Peterson concluded by quoting different statements from authors and poets, focused on lies being brought to the truth. Mr. Lambson stated he had been on vacation and got home recently so he also just found out about the resolution a little over 24 hours ago. He wishes that he would have had time to put together a statement and type out his thoughts and feelings. He is grateful to hear others' opinions and have the opportunity to voice his opinion but he is confused that they had to change the way that they normally do things, because of something that may be said in the meeting. Mr. Lambson agrees that he does not prefer to see property taxes rise and he would like what is best for everybody. He has a hard time as an elected body not being neutral. Mr. Lambson stated that this has become such a controversial topic in the community and he is concerned about that. He believes that as an elected body coming together as a council, things should remain neutral. He concluded by stating he does not feel that it is his job as an elected official to encourage the residents what to do, he trusts the citizens of Orem.

Mayor Young clarified some reasons why he felt as though the council needed to have this conversation about the resolution. He stated that this resolution was last minute for everybody on the council. He expressed his feeling on tax increase, seismic issues in schools, and future predictions of the ASD bond.

General discussion ensued regarding the council members notification of the resolution.

Mrs. Millett motioned an approval of a resolution of the City Council of the City of Orem outlining its opposition to the 2022 General Obligation Bond for \$595 million proposed by Alpine School District. **Mr. Peterson seconded** the motion. **Those voting aye:** David A.

Young, David Spencer, Terry Peterson and LaNae Millett. **Those voting nay:** Debby Lauret, Tom Macdonald, Jeff Lambson the **motion passed**.

CITY MANAGER INFORMATION ITEMS

Mr. Davidson gave an update on the Heritage Well and stated they are drilling once again on the project. He explained the drilling process and some of the measurements associated with it.

Mr. Davidson stated there is usually just one City Council meeting in November and this year the meeting is scheduled on November 8th that happens to be Election Day. Through general discussion they have decided to reschedule that meeting for November 9th. Mr. Davidson stated that due to the ballot containing an Orem specific question on the ballot this year there will need to be a formal canvas of the results within 14 days of the election. General discussion on dates of meetings and attendance occurred.

Mr. Davidson informed the council the I.T. Department is in the process of making changes to emails and passwords systems within the city. He explained the password changing process and how to go about doing that.

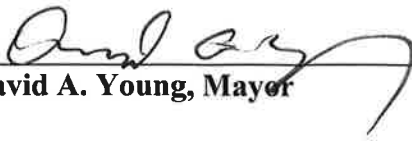
Mr. Davidson wished Council Member Mr. Spencer a Happy Birthday.

ADJOURN

Mrs. Millett motioned to adjourn the meeting, **Mr. Macdonald seconded** the motion. Those voting aye: David A. Young, David Spencer, Debby Lauret, Tom Macdonald, Jeff Lambson, Terry Peterson and LaNae Millett. The **motion passed**.

Meeting adjourned at 8:27 p.m.

PASSED and APPROVED this 1st day of August 2023.


David A. Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder



<u>COUNCILMEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mayor David A. Young	☒	☐	☐
Jeff Lambson	☒	☐	☐
Debby Lauret	☒	☐	☐
Tom Macdonald	☒	☐	☐
LaNae Millett	☒	☐	☐
Terry Peterson	☒	☐	☐
David Spencer	☒	☐	☐

