

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
August 27, 2024

3:45 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

CONDUCTING

Mayor David A. Young

ELECTED OFFICIALS

David Young, David Spencer, LaNae Millett, Chris Killpack, Jenn Gale, Jeff Lambson and Tom Macdonald

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager/Development Services Director; Steve Earl, City Attorney; Josh Adams, Police Chief; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; Bryce Merrill, Library and Recreation Director; Taggart Bowen; City Engineer; Jason Bench, John Dorny, Traffic Engineer; Carlo Okotowitz, IT Division Manager; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

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

New Ambulance Show

The Mayor and City Council members were shown the new ambulances that have been added to the fire fleet.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=1550s>

400 E 1600 N Phase 1 Concept and Estimate Presentation *Presenter: Taggart Bowen, City Engineer and John Dorny, Traffic Engineer*

Mr. Bowen presented about the 1600 North 400 East intersection. In 2018, the City applied for funding from the Mountainland Association of Governments (MAG). This intersection has the Murdock Canal Trail come through it and many users will cut diagonally across the intersection. This project was awarded \$1.5 million from MAG. JUB was hired to give project alternatives. They originally provided 12 alternatives to the Transportation Advisory Commission (TAC). TAC was able to narrow the alternatives down to five. JUB prepared information for those 5 alternatives. The five alternatives were A) directional crosswalks; eliminate all right turn lanes, place landscape features to separate directional

pedestrian ramps, realign trail prior to intersection and add bulb-outs; B) re-route trail to about 350 East and cross 16000 north; use HAWK signal with bulb-outs and include signal timing adjustments; C) grade separated crossing at the intersection under 40 East and 1600 North; D) single lane roundabout; and E) Pedestrian scramble with directional pedestrian ramps.

JUB used social media to survey the preferred options. The preferred choice was C, grade separated crossing which will cost an estimated \$12 million. This resulted in a long term and short term solution. The long term solution would be to build a tunnel, which is 5-7 years out. Short term options would be put in directional crosswalks improvements.

Communication Survey Results Presentation *Presenter: Peter Wolfley, Communications Division Manager and Ron Gailey Onpointe Insights*

Mr. Wolfley introduced Ron Gailey from Onpointe Insights. Mr. Gailey will send a link to the City Council with the full results of the survey. Onpointe conducted a communication survey from August 1 to August 27, 2024. A total of 854 surveys were completed. Mr. Gailey showed the demographics of those who completed the survey.

The survey asked how informed are the residents and the majority were somewhat informed and a large majority would like to be informed. The survey asked residents what communication methods are you aware of. The digital newsletter, website and City Council Meetings had a large percentage, but Facebook, the printed newsletter, Instagram and YouTube had much smaller numbers. The next question asked how frequently the different types of communications were used. Seventy percent of those surveyed, who were aware of the communication, use the digital newsletter but all other types of communication were used much less. The survey showed that if a resident is aware of different types of communication, most marked they would use that type of communication.

Mr. Gailey discussed with the City Council some of the options that the City may want to pursue from the results. For example, if the City were to text links to different types of communication then more residents would probably look at that communication method. The results gave information about the types of content the citizens would like to see. City events, City Council updates and City services were the highest preferences. He reviewed comments that were collected from the survey. Discussions were held about the possibilities that could come from this survey.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=5049s>

Safe School Route Improvements Presentation *Presenter: Chris Tschirki, Public Works Director and John Dorny, Traffic Engineer*

Mr. Tschirki began with a report of pedestrians hit by a car in the 2023-2024 school year, which shows that 9999 people (not just students) were hit during the 2023-2024 school year. He explained that the purpose for today's presentation was to show the City Council the significant improvements that have been made over the past year in traffic safety. The traffic team had over

105 requests and 21% are still active and 79% have been researched and completed. The Orem school traffic improvements include Timpanogos High School road striping, Bonneville Elementary high visibility crossing, Cascade Elementary enhanced crossing and improved sight distance, Northridge Elementary sidewalk and ADA ramps added, Sharon Elementary sidewalk added, Orem Junior High sidewalk connection added, Centennial Elementary flashing beacon, Oak Canyon Jr. High enhanced crossing, Parkside Elementary flashing beacon 'Z' crossing, 200 N Murdock Trail flashing beacon/light, and 1400 S Hillcrest Park flashing beacon added.

Mr. Tschirki reported that the traffic team is addressing issues with a quicker response time. Additional funds made available by City Manager Bybee has helped improve the safety around our schools and city. The City Council showed support for the traffic team and these efforts.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=6179s>

Cadet Program Kickoff Presentation *Presenter: Derek Spencer, Fire Division Chief*

Chief Sanderson introduced Division Chief Spencer and the cadet program that the fire department is currently using. Chief Spencer gave the council a copy of the capet handbook that illustrates the basic skills the program will go over. This program is in conjunction with the Alpine School District. The program gives the students experience with pulling hose and doing medical evaluations in a controlled environment. In the final weeks of the class the students will ride with the crew. The hope is that this program will bring future firefighters to Orem's fire team. Chief Sanderson invited the City Council to join the Cadet program kickoff tomorrow afternoon.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=6412s>

Donor Appreciation Gala Presentation *Presenter: Karina Eckern, City Events Manager and Pete Wolfley, Communications Division Manager/PIO*

Ms. Eckern spoke about the Orem City Appreciation Gala coming up in September. This event is to celebrate the volunteers who serve on commissions and committees. This event will be on September 20, 2024 at the Grand Ballroom at UVU. Mr. Wolfley is asking each council member to select one volunteer from their respective commission and prepare a brief description. The award will be presented on stage, where each recipient will have the opportunity to shake hands with the Mayor and City Council members.

CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

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

CONDUCTING

Mayor David A. Young

ELECTED OFFICIALS

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CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Jody Murphy

PLEDGE OF ALLEGIANCE – Theron Murphy

MAYOR'S REPORT/ ITEMS REFERRED BY COUNCIL

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=7860s>

New Fire Captain Swearing In

Chief Sanderson introduced the four new Fire Captains for the City of Orem: Mike Hickman, Gordon Livingston, Steve Trejo, and Andrew Butler. Mrs. McKitrick swore in the new captains. The captains were given their new badge and fire helmet.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=8217s>

Public Works Advisory Commission Report *Presenter: Chris Tschirki, Public Works Director and the Public Works Advisory Commission Member*

Mr. Tschirki introduced Jim Michaelis, the chair for the Public Works Advisory Commission (PWAC). Mr. Michaelis introduced the other members of the commission. Mr.

Tschirki explained that PWAC has met 7 times in the past 12 months to discuss water, parks, Provo River distribution, GIS, Fleet, Municipal Finance and the Alpine Aqueduct.

The discussion on water highlighted that 60% of our water comes from surface water, 25% comes from groundwater and 15% comes from springs. The fleet services division has a mission statement to provide the highest quality value-based fleet maintenance services for the City of Orem in a timely and cost-effective manner. The City has 361 total vehicles, 247 total equipment, and 647 total small equipment. The parks department takes care of all city parks, ball parks, the cemetery and the volunteer programs. The state manages the Provo water rights that Orem has rights to. The Alpine Aqueduct will need to be moved and a project to move the aqueduct is in the works. The new GIS Division uses geospatial intelligence to enhance decision-making, foster sustainable development and improve the quality of life for all residents.

Future challenges for PWAC and Public Works include updating the master plans for sewer, water, parks, police fire and streets. Updating impact fees for sewer, water, storm water, parks, police, fire and streets. Updating financial plans for impact fees, utility fees and bonding. Finally, work on the \$160 million Orem Water Reclamation Facility Capital plan.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=9270s>

Constitution Month Proclamation *Presenter: Peter Wolfley, Communications Division Manager*

Mr. Wolfley, as a member of the Heritage Advisory Commission, is here to promote patriotism in the City of Orem. One of those ways is Constitution Month. The Constitution was signed on September 17th. September has been set aside as the time to study and celebrate the Constitution. Mr. Wolfley is asking the Mayor to sign a proclamation that September is Constitution month in the City of Orem. He explained that there are fun activities planned which include an essay and art contest. The library will put up a display of the constitutional themed books and resources. UVU has an amazing constitution studies program and Orem will help promote their activities.

Mr. Macdonald moved to adopt September as Constitution Month in the City of Orem.

Seconded by Mr. Killpack. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Jenn Gale and Chris Killpack. The motion **passed**.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=9399s>

BABO (Build A Better Orem) Award Recipients *Presenter: Peter Wolfley, Communications Division Manager and Karina Eckern, City Events Manager*

Mr. Wolfley introduced the BABO awards and the history behind them. Ms. Karina spoke about the employee event, which included lunch, ice cream and a program. The winners include Lydia Taggart, Dareli Villegas, Kevin Criman, Gary McGinn, Rachel Biggerstaff, Lane

Gray, Wayne Hamill, Devin Harmon, Teresa McKitrick, Parker Swainston, Mariah Shirley, Amy Peterson, Kamryn Wilson and Byron Workman. The program also highlighted employees that have worked 5, 10, 15, 20, 25, 30 and 40 years for the City of Orem.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=9802s>

PERSONAL APPEARANCES

Opened at 6:38 PM

Elaine Cochran gave a handout to the city council, this included pictures of the flooding in the Cherapple neighborhood. She lives in the Cherapple Drive community. In the past two years this neighborhood has been flooded. She gave a history of that community. She spoke about the reasons for the flooding.

Klissa Murray lives in the Cherapple neighborhood. In her 17 years in Orem, her property has been flooded 3 times. She has spoken with Mr. Tschirki about the flooding. Mr. Tschirki recommended the city, the church, and the neighborhood hold a meeting to discuss options.

Wayne Murray lives in the Cherapple neighborhood. He displayed videos of the flooding that happened on August 13, 2024. He is asking the City for help with this issue.

Susan Jackson lives in the Cherapple neighborhood. Her home is where the water pools at the end of the road. She is asking the City for help to avoid future flooding.

Closed at 6:57 PM

CONSENT ITEMS

Approval of Meeting Minutes - August 13, 2024

Ms. Millett moved to approve consent items. **Seconded by** Ms. Gale. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Jenn Gale and Chris Killpack. The motion **passed**.

SCHEDULED ITEMS

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=10845s>

Public Hearing – Ordinance - Enacting Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.

Presenter: Gary McGinn, Acting Development Services Director/Assistant City Attorney

Mr. McGinn explained that this project is a rezone of the Canyon Park Tech Center area. The request is to change part of the tech center to residential housing. He showed maps of the area and the residential zones in that area. This area is a little over 23 acres of land. The proposal has 150 lots and was presented to the planning commission. Some of the issues discussed in the planning commission were density, parking, and traffic. Mr. McGinn showed images of the floor plans and elevations that are being proposed.

Steve Waldrip, the governor's housing policy adviser for Utah, discussed the critical issue of affordable housing in the state. He emphasized that the lack of affordable housing could hinder Utah's growth and future development, citing projections that by 2030, Utah will need 200,000 more homes. Despite Utah's attractiveness and growing population, housing production has decreased, exacerbating the housing deficit. This shortage has driven up prices, making Utah the third least affordable state in the U.S.

Mr. Waldrip highlighted the broader societal impacts of this issue, emphasizing that homeownership is key to building generational wealth. He pointed out that the wealth gap between homeowners and renters is staggering, with homeowners having a median net worth 40 times greater than renters. This gap is a major concern for the future of the state and the well-being of its residents. Waldrip framed affordable housing as not just a policy or economic issue but a moral one, stressing the need for bold, intelligent decisions to ensure that future generations can achieve the American dream. His closing remarks called for change in how housing is approached, recognizing the challenges but also the necessity of taking action to address them.

Mayor Young raised questions about affordable housing and the community surrounding this area. He was grateful for Mr. Waldrip and would like to continue conversations on revitalizing areas of Orem with the governor's office.

Mr. Zack Hartman with Land Advisors, he is representing the owners. He explained that the demand for office space has declined and the plan is to convert part of the office space into residential housing. Originally the proposal was more high density housing and that was not well received by the public. The second proposal was 170 units which was also not well received. This current proposal comes from TriPoint homes which is represented by Brian Prince.

Mr. Prince began the process by holding a neighborhood meeting and the proposal included 230 lots with a mix of townhomes and single family homes. The feedback was for more single family homes. The second neighborhood meeting presented the current proposal of 150 lots and only single family homes. These would be homes in the range of \$700,000. Mr. Prince had a traffic impact study completed and has worked with City staff to work to accommodate traffic and street connections. The current proposal is a 24 acre boundary.

Public Hearing open 7:36 PM

Janae Anderson lives north of the proposed project. She is concerned about 150 homes on 1/10 of an acre lots. She believes this project will bring traffic issues and lower property values. She understands that housing is important but it needs to match and protect the values of the neighborhoods. She is also concerned about future housing projects that will come to this area.

Ron Hansen has attended the neighborhood meetings and he spoke with the developers about the proposed homes not matching the type of homes in the surrounding neighborhoods. He believes the proposal has too many homes for the acreage and only two egresses. He doesn't want Orem to turn into downtown Salt Lake, Provo or Orem.

Dave Noble is the president of the DaVinci HOA. He is in favor of the development of this property with certain reservations. He believes the number of homes is far too dense. He gave the council the measurements of the DaVinci homes, lots and common area. He would like this new development to be comparable to the neighboring lots.

Jace Anderson reported that Orem is the 4th most densely populated city in Utah. He believes that more density in Orem is not needed. He is urging the City Council to keep Canyon Park as it is, but if housing is to be approved it should match the surrounding neighborhoods. He quoted City Council members' campaigns on housing.

Jim Chatterly lives in the DaVinci neighborhood and is a licensed civil engineer. He presented some ideas of how Canyon Park could design this area.

Stephen Oro is an Orem resident. He used a baseball analogy to make his point about housing. He wants to point out that developers are looking to make a profit and he is asking the City Council to protect the neighborhoods.

Rock Belnap lives to the west of the proposed area. He is concerned about the berm in the area that is used by many as a walking space. He would like to see the berm retained. He stated that his neighborhood has 4 homes to the proposed 6 homes for the same sized area.

Susan Hidley, has lived in Orem off and on for 30 years. She believes this proposal will degrade the quality of life and homes in the area. She emphasized that the Planning Commission turned this proposal down unanimously. She is concerned about the destruction of the green space.

Dennis Clark is an Orem resident. He is concerned about the water in the area and is against the development of this land.

Jerry Crisman would like to address traffic and affordable housing. He believes these problems are related to how many cars and people we cram into an area. He spoke about Orem being the 5th largest densely populated cities in Utah.

Public Hearing closed 8:04 PM

The City Council members were given time to comment on this proposed rezone. Mr. Lambson was grateful for those who attended and explained that Orem City is 95% built out and he is protective of how land is developed. He believes that in Orem this type of density doesn't make sense. Mr. Spencer agreed with Mr. Lambson on density. He believes this property should be R13 zoning to match the neighboring lots. Ms. Millett discussed that when she was put in office the council voted to stop the state street plan. She believes that higher density can affect the quality of life and our families. She would like to protect the neighborhoods and this development doesn't fit the needs of Orem. Ms. Gale echoes what the other council members have said. She has spoken with Mr. Prince, and she is impressed with his ability to talk with the neighbors. She is in favor of a development in that area but she believes this is not the right type of development for the area. She also cautioned the neighbors about trying to dictate what private property owners do with their trees and green space. Mayor Young emphasized that this project is not affordable housing. He stated that these homes are the same price as homes in other cities that are much larger. He is interested in looking at revitalizing older neighborhoods, but not in approving this plan. He reminded those in attendance that the planning commission voted 7 to 0 against this proposal.

Mr. Price thanked the City Council for their feedback and he asked if there were recommendations from the City Council for a proposal that would be favorable. The general opinion of the City Council is that the proposal needs to match the surrounding neighborhoods more closely and the target zone would be an R8 zone. Mr. Price asked if this item could be continued to a future meeting. Mr. Earl explained the difference in denying the proposal and tabling or continuing the proposal.

Mr. Spencer moved to continue without date and to refer back to planning commission an ordinance enacting Section 22-11-67 PD54 (Canyon Park Tech Center Redevelopment) Zone, and Appendix AAA of the Orem City Code, and amending Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 24.3 acres from the PD6 zone to the PD54 zone located generally at 1203 North 630 East.. **Seconded by** Mr. Macdonald. Those voting yes: David Young, David Spencer, Tom Macdonald, Jeff Lambson, Jenn Gale and Chris Killpack. Those voting no: LaNae Millett. The motion **passed**.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=17063s>

PUBLIC HEARING – Ordinance - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the PD55 zone (approximately 9.43 acres). *Presenter: Gary McGinn, Acting Development Services Director/Assistant City Attorney*

Mr. McGinn explained that this is a rezone of the area generally known as 1230 West 2000 South. Currently this area is an OS5, which is a holding zone with limited development options. This property is in the extreme south west of Orem near the planned Lakeview Parkway. The proposal is to change this zone to a PD55, which is community commercial. Mr. McGinn showed the proposed plan of development for this area that was shown to the planning commission. He went over the details of the differences between a C2, C3 and PD55 zone. He answered questions from the City Council about the different zones.

Mr. Paul Washburn is the developer on this project. He gave a history of the property. He spoke about the C2/C3 zone and the reason they decided on a PD55 zone. He explained that they are bringing this to the council now to be inline with the construction of the Lakeview Parkway. The City Council asked questions about the intersection and future road development. Mr. Washburn explained that the drawings are conceptual but a gas station is planned in the development. He gave a description of the types of businesses that would be attracted to this area.

Public Hearing open 9:22 PM

Dennis Harrison lives near the planned development. He loves his quiet neighborhood and would like the zoning for this area to stay OS5. He believes this development is not needed and would be an annoyance to his neighborhood.

Roland Griffith is a retired army colonel that lives in that area. He believes that with the already planned gas stations in the area that this area doesn't need one. He would also like to see a 35 foot setback from the buildings to the neighborhoods.

Luluanne Ferner lives in the 55 plus neighborhood in the area. She is concerned that a gas station will bring more crime or noise. She would be against businesses that would be open after 6 pm.

Chris Lichty lives in the 55 plus neighborhood. She attended the planning commission meeting and she feels like those considerations are not reflected in this meeting. She was under the impression that C3 would not allow a gas station and transitional businesses.

Peggy Clark lives in the 55 plus neighborhoods. She is concerned that 35 feet tall buildings are too high. She thinks that this size building needs more than a 10 ft setback.

Aiden Greenwade lives directly west of this development. He agrees that a gas station doesn't make sense in this neighborhood. It would not benefit the families or the neighborhood.

Public Hearing closed 9:37 PM

City Council continued discussions on this rezone. Mr. Macdonald asked if the gas station was a deal breaker. Mr. Washburn confirmed that the concept doesn't work without the gas station. Mayor Young expressed his concerns and the issues with the project. Ms. Gale expressed her concern over restricting a landowners use of his land. Mr. Spencer is concerned about the neighborhood and he prefers the C2 and is not in favor of the gas station in this development. Ms. Millett asked for the following modifications: 10 ft landscaping buffer behind buildings, a max of 35 ft height on buildings, 40 ft setback to the fence, restrict site maintenance to 7 am to 10 pm, and no windows on the back of the buildings.

Mr. Killpack moved to approve by ordinance to amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1230 West 2000 South from the OS5 zone to the PD55 zone (approximately 9.43 acres, with the amends of a 10 ft landscape, buffer next to the residential area, a 35 ft max height, site maintenance restricted to between 7AM to 10PM, no windows on the back of buildings, a 40 foot setback on the residential side, and the gas station in the same location as shown on the concept plan, subject to the City receiving a concept plan that reflects these amendments, **seconded** by Ms. Gale. Those voting yes: LaNae Millett, Tom Macdonald, Jeff Lambson, Jenn Gale and Chris Killpack. Those voting nay: David Young and David Spencer. The motion **passed**.

<https://www.youtube.com/watch?v=OfQ-iBWHJMo&t=22037s>

PUBLIC HEARING - Ordinance - Amending the Current Fiscal Year 2024-2025 Budget

Presenter: D. Jacob Summers, Deputy City Attorney

Mr. Nelson presented the following amendments: 1) the City received grants and donations during the year to aid many different operations such as Police, Recreation, and the Library, 2) this appropriates CARE Fund surplus revenues, 3) the Task Force finalized their operating budget for participating funds, 4) the City received funds from Rocky Mountain Power for an easement through the Nielsen's Grove property, 5) the City's adopted fees that showed two different amounts for police services. This amendment proposes to make the two fees the same, and 6) the City had a parked vehicle struck and totaled, the driver was uninsured.

Public Hearing open 9:22 PM

No comments

Public Hearing closed 9:22 PM

Mr. Macdonald moved to approve an ordinance amending the current fiscal year 2024-2025 budget., **seconded** by Mr. Lambson. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Jenn Gale and Chris Killpack. The motion **passed**.

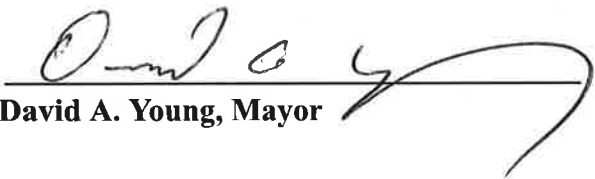
CITY MANAGER INFORMATION ITEMS

Mr. Bybee reminded the council that the ULCT conference is next week. He spoke of the two successful events that recently happened, the myHometown event and the Come Together Festival.

ADJOURN

Ms. Millett moved to adjourn. **seconded** by Ms. Gale. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Jenn Gale and Chris Killpack. The motion **passed**.

PASSED and APPROVED this 17th day of September 2024.


David A. Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder



COUNCIL MEMBER

AYE NAY ABSTAIN

Mayor David A. Young	☒	☐	☐
Chris Killpack	☒	☐	☐
David Spencer	☒	☐	☐
Jeff Lambson	☐	☐	☐
Jenn Gale	☒	☐	☐
LaNae Millett	☒	☐	☐
Tom Macdonald	☒	☐	☐