

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
July 8, 2025

3:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

CONDUCTING ELECTED OFFICIALS	Mayor David Young David Young, David Spencer, LaNae Millett, Jeff Lambson, Jenn Gale, and Tom Macdonald ZOOM Chris Killpack
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; Scott Speith, Assistant Police Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

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

Adjourn to a Closed Session in the City Council Conference Room to Discuss Pending or reasonably Imminent Litigation; the Character or Professional Competence of an Individual; or the Purchase or Lease of Real Property.

Mr. Macdonald moved to adjourn to a closed session in the City Council Conference room to discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property. **Seconded by** Ms. Gale. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, and Jenn Gale. The motion passed. Absent Chris Killpack

<https://www.youtube.com/watch?v=N0QokfcyAdI>

Orem Coloring Book and Utah Jazz Jersey Bailey, Events Coordinator

Ms. Bailey and Mr. Wolfley presented to the council members with their custom jazz jerseys, which were ordered for the ribbon cutting of the Windsor Park Jazz court but arrived late.

Next, Mr. Wolfley introduces the official custom Orem City coloring book. He describes it as a passion project developed in secret. The book, which his nine-year-old son described as having "lots of juicy details about Orem," features coloring pages, mazes, and word searches related to the city's history and culture. The artwork was created by a husband-and-wife team from Springville; the husband, a former mentee of artist James Christensen, was reportedly excited to be involved.

Currently, the coloring book is available as a prize for children who complete the library's summer reading program. However, as of August 1, the city plans to make it more widely available. Mr. Wolfley mentions a potential vending machine where people could buy Orem-themed merchandise, including the coloring book. The city has also acquired the rights to the artwork, allowing them to use the illustrations for stickers, murals, and other promotional materials. Mr. Wolfley adds that he hopes the book will help children connect with Orem's history and culture, making them feel they grew up in the "best town in the country."

During the discussion, the group also reflects on some of Orem's memorable moments, including the time a "fake Michael Jordan" was advertised to appear at a Utah Flash basketball game, causing a sold-out crowd to be disappointed.

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=256s>

Amendment to Interlocal Agreement Between Utah County and the City of Orem for the 1600 North 400 East Project Presentation *Presenter: Ryan Clark, Assistant City Manager*

Mr. Clark presented an update on the intersection of 400 East and 1600 North, an area with a history of safety concerns. The city will move forward with Phase One of a two-phase improvement plan. This first phase is a project costing approximately \$460,000, with the city contributing a 6.77% match to the funding. The plan involves creating a safer, more directed crosswalk system for pedestrians and cyclists.

According to Mr. Clark, the city will install boulders to create a physical barrier and discourage people from making dangerous diagonal crossings. He explained that this will make it very apparent where the trail goes and which way people should travel. The hope is that if this solution is effective, a more extensive project, like a bridge, might not be necessary.

Originally, a roundabout was considered for the intersection, but public input showed a preference for a bridge, which would be Phase Two of the project once funding can be secured. The current resolution on the table is an amendment to a 2022 interlocal agreement with Utah County that would officially reflect the new, less extensive project. The resolution will be on the council's consent agenda, and a contractor is already in place. One of the council members, Councilmember Lambson, also thanked the staff for other recent safety additions to the intersection, like flashing lights, which he noted have been helpful.

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=477s>

Allowable Heights of Primary Buildings in Residential Zones Discussion *Presenter: Gary McGinn, Community Development Director and Jared Hall, Planning Manager*

In this discussion, Mr. McGinn and Mr. Hall address a city code issue regarding residential building height and design, prompted by a specific 35-foot-tall, flat-roofed home that has been a source of public complaints. Mr. McGinn explains that while the city has height restrictions (35 feet in most residential zones, with R-12 and R-20 zones allowing up to 45 feet for a limited roof area), state law limits the city's ability to regulate specific design elements like roof pitch or paint color.

They propose several potential solutions to address the issue of tall, visually unappealing homes. These solutions include implementing a "wedding cake" or tiered approach where buildings must be set back further as they increase in height, and requiring architectural features like porches or multiple facade planes to break up the building's mass. The goal is to encourage more aesthetically pleasing homes without violating state law. They also suggest exploring a new method for measuring building height, possibly based on surrounding infrastructure instead of the current average grade of the lot.

The presenters acknowledge that there is no easy fix and that a new ordinance will require careful consideration and legal review to ensure it works within state law while still giving homeowners flexibility. They mention that they've been discussing this with the planning commission and plan to work with legal counsel. Mayor Young suggests they gather other examples of problematic homes to create a more comprehensive solution. The discussion concludes with the understanding that while the city can't legislate taste, they can modify ordinances to prevent future occurrences of similar issues.

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=1925s>

Proposed Amendment to Orem City Code Section 2-3-4 (Campaign Disclosures) *Presenter: Steve Earl, City Attorney*

During a city council work session, Mr. Earl presented two options for amending Section 2-3-4 of the Orem City Code, which deals with campaign finance disclosures. This discussion stemmed from a previous meeting where the council considered changing the current reporting deadline of June 30.

Option 1 is a "simpler version" that would change the reporting deadline from June 30 to December 31, eliminating the June report. This change would also remove a section that was specific to a 2023 reporting requirement and is no longer applicable. The intent of this option, according to Councilmember Macdonald, is to ensure that those leaving office, especially after an election, are still required to disclose their campaign finances at the end of their term.

Option 2 is a more complex version that would keep two reporting requirements per year. All council members would generally file on June 30 and December 31. However, an exception would be made for council members running for re-election in a year with a primary. In that case, they would not file in June but would instead file seven days before the primary election,

aligning their reporting schedule with other candidates. This is intended to create a level playing field for candidates. For officials whose terms expire in January, this option adds a specific requirement to file by January 15 to cover their time in office. Councilmember Millett expressed support for this option, stating that it adds more transparency by requiring all officials to report twice a year.

The discussion then shifted to a new topic raised by Councilmember Millett regarding the use of 501(c)(4) non-profit organizations to funnel what is sometimes called "dark money" into political campaigns. She expressed concern that these organizations don't have to disclose their donors, which undermines transparency. She asked Mr. Earl if the city could require candidates to specifically identify when a donation comes from a 501(c)(4) and possibly include a statement explaining that the original donors are not disclosed. Earl said this would require further research but acknowledged it was a possibility. The council members agreed that this was a significant issue and that Mr. Earl should research how other cities have handled it.

The council did not reach a consensus on either of the two options for campaign finance reporting and decided to continue the discussion at a future meeting, as they ran out of time.

CITY COUNCIL / STAFF 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	David Young, David Spencer, LaNae Millett, Jeff Lambson, Jenn Gale, and Tom Macdonald ABSENT Chris Killpack
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; Steve Earl, City Attorney; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; Scott Speith, Assistant Police Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=3298s>

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Dan Patterson

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Isaac Patterson

MAYOR'S REPORT/ ITEMS REFERRED BY COUNCIL

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=3385s>

BABO Scholarship Recipients Presentation *Presenter: Keri Rugg, Deputy City Manager*

Ms. Rugg, the Deputy City Manager, announced the recipients of the 2025-2026 BABO (Build A Better Orem) Scholarship, a program that has awarded scholarships to 29 employees since its inception in 2021, leading to 14 promotions. She highlighted that the scholarship program successfully provides opportunities for employees to gain formal education and advance their careers within the city. This year's recipients include Jet Buxton, Tyler Peay, and Brooke Williams, who are pursuing degrees in GIS and public administration. Other recipients are Matthew Kemmerer and Brandon Stevens in library science, and Dallin Largin, Holden Sanderson, and Gavin Johnson in emergency services and criminal justice. Erica Zaugg is pursuing a Master's in Public Administration, while Jake Gould is studying for a master's in IT management. Mariah Shirley and Katie Smith are working towards bachelor's degrees in business management and communications, respectively. Finally, Luke Chatwin and David Manzo are pursuing bachelor's degrees, with Manzo's being in HR management. Mayor Young and Councilmember Gale offered congratulations, praising the employees for their dedication to continuing their education and commending the city for offering such a supportive program.

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=3724s>

City Recorder receives Certified Municipal Clerk Certification Presentation *Presenter: Keri Rugg, Deputy City Manager*

City Recorder Teresa McKittrick was honored for earning the Certified Municipal Clerk (CMC) designation from the International Institute of Municipal Clerks (IIMC). The award was presented by Ms. Rugg and Ms. Kim Crane, the Vice President of the Utah Municipal Clerks Association (UMCA), who praised Ms. McKittrick's dedication. To earn the certification, Ms. McKittrick had to be an active municipal clerk and complete at least 120 hours of professional development coursework. City Manager Bybee also commended Ms. McKittrick for her exceptional work and ability to manage her duties while completing the rigorous certification.

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=3968s>

Best in State City of Orem Winners (Mayor, Parks and Recreation, Mental Health Unit of the Orem Police Department Presentation *Presenter: Keri Rugg, Deputy City Manager*

Ms Rugg presented three "Best of State" awards, highlighting the exceptional achievements of several individuals and departments within the city.

Mayor Young was recognized as the "Best of State" winner for Mayor. He was nominated by a group of Orem residents, and Ms. Rugg noted that this award is a testament to the respect he has earned within the community. While accepting the award, Mayor Young credited the city staff's high-level operations, leadership, and collaboration for the city's significant accomplishments, which he believes led to this recognition.

The Orem Police Department's Mental Health Unit was also named a "Best of State" winner. The unit's journey began in 2016 as a part-time position created by Jeremy Jamison, and it has since grown into a full-time, vital service. The unit provides specialized training and assistance for officers responding to interactions with individuals experiencing mental illness. Ms. Rugg acknowledged the efforts of both past and present members of the unit and expressed gratitude to its key partners, including Wasatch and Aspen behavioral health, Utah Valley University, and Brigham Young University. Councilmember Millett also added a special mention for the police department's therapy dog, Hoku, who was present at the meeting.

The Orem Parks Division and Recreation Department were honored for their combined efforts to enhance the quality of life for Orem residents. Ms. Rugg noted that their amenities, including sports programs and facilities, attract numerous visitors, contributing to the city's economic activity. A key example of their work is the "All Together Playground," which is the first all-abilities playground in Utah County, designed to foster inclusivity and joy for children with and without disabilities.

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=4350s>

PERSONAL APPEARANCES

Opened at 6:29 PM

Madison Palica addressed the city council, expressing her deep concern that Orem is "selling the soul of our city to progress." Recalling her childhood in a slow, safe, and beautiful Orem, she lamented that new construction, symbolized by a building blocking her view of Mt. Timpanogos, is destroying the city's character. She pointed out that despite a declining population, the city is experiencing crowded streets and a rise in "cheap construction" and high-turnover housing, which she feels is hollowing out the community from within. Ms. Palica argued that this chase for growth at all costs is a "generational matter" and a "spiritual matter" that risks the death of peace and beauty. She concluded with a plea for the city to choose a different path—one that prioritizes community and the city's soul over relentless development.

PJ Eager from the Geneva Heights neighborhood addressed the council to express gratitude for several city projects. He thanked the public works department for finally fixing the roads and sidewalks after a 20-year wait and also showed appreciation for the city's support of the "My Hometown" project. Mr. Eager then raised a concern about the increase in short-term rentals (Airbnbs) in his historic neighborhood. He noted that because the homes there are among the most affordable in Orem, they are increasingly being bought by investors. Referencing a

statistic that one in four affordable homes nationally are purchased by investors, he expressed worry that this trend would accelerate with the upcoming Olympics and asked for information on the city's plans for regulating these rentals.

Ashton Jensen addressed the city council, first complimenting the Parks Department for their excellent work on local parks, specifically the new pickleball and tennis courts near his home. He then raised the issue of housing affordability in Orem, noting that skyrocketing home prices are preventing young families from moving in and creating a divide between generations. Mr. Jensen presented a letter, which he plans to send to the council with signatures from other residents, that proposes several policy changes to address the crisis. His suggestions include allowing backyard cottages and accessory dwelling units (ADUs), legalizing smaller starter homes by decreasing minimum lot sizes, permitting single-family homes to be converted into duplexes, and streamlining the approval process. Mr. Jensen believes these changes would benefit the community by providing homeowners with financial stability and increasing the housing options available for all residents.

Chuck Sisson addressed the city council, raising concerns about the city's Neighborhood Improvement Team (NIT) and its code enforcement practices, which he feels are punitive and lack clear communication, especially in low- and moderate-income neighborhoods. He shared two personal examples to illustrate his point. In the first, he received multiple, conflicting notices and was eventually fined nearly \$200 in court despite a lack of communication from the city about a canceled citation. In the second, a family member received a violation notice with an unrealistic one-day deadline to make repairs during a heatwave, along with a threat of a daily fine. Sisson concluded by stating that these actions undermine the city's stated goal of using "compassionate enforcement" and "voluntary compliance" to improve neighborhoods.

Evan Thacker addressed the council to express his gratitude for recent road improvements on his street. He noted that city crews were out doing asphalt refinishing, which he said significantly improved the look of his neighborhood. Mr. Thacker thanked the city for their work, specifically acknowledging the public works department for their decisions, budgeting, and contracting that made the project happen. He believes the improvements will benefit the neighborhood for a long time.

Closed at 6:42 PM

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=5160s>

CONSENT ITEMS

Approval of Meeting Minutes for March 25, 2025, April 8, 2025 and April 22, 2025

Ms. Millett moved to approve the minutes for March 25, 2025, April 8, 2025, and April 22, 2025. **Seconded by** Mr. Lambson. Those voting yes: David Young, LaNae Millett, David

Spencer, Tom Macdonald, Jeff Lambson, and Jenn Gale. The motion **passed**. Absent: Chris Killpack

SCHEDULED ITEMS

<https://www.youtube.com/watch?v=N0QokfcyAdI&t=5224s>

ORDINANCE - Amending Section 2-3-4 of the Orem City Code (Campaign Finance Disclosures. *Presenters: Presenter: Steve Earl, City Attorney*

In a scheduled meeting, City Attorney Earl presented two options to amend the city's campaign finance disclosure ordinance. The first, a simpler option, proposed moving the single annual reporting deadline for all elected officials from the current June 30 to December 31, a change that would ensure the final financial activities of outgoing officials are captured. The second, more complex option, would keep the June 30 deadline for officials not running for re-election while a new rule would align the filing date for incumbents seeking re-election with the primary election schedule of other candidates, eliminating a potential disadvantage for them. This option would also introduce a second reporting deadline for all officials on December 31 and a specific January 15 deadline for outgoing officials. During the discussion, council members debated the benefits of simplicity versus transparency. Councilmember Macdonald proposed a third, hybrid option that would combine the single report of the first option with the final reporting requirement for outgoing officials from the second. The council did not make a final decision, leaving all options, including a hybrid, open for future consideration.

Councilmember Millett recalled that the decision to set the campaign finance disclosure deadline for elected officials in June was based on two main goals from a 2023 discussion. The first was to ensure transparency at the start of the election season, which typically begins in June, by requiring all council members to disclose their finances. The second reason was to align the reporting period with the city's fiscal year, which ends in June. She also noted that this schedule provided an opportunity for transparency in non-election years, allowing the public to see any donations made after the final disclosures of the previous election.

During a city council discussion on campaign finance reform, council members shared their preferences for two proposed options. Councilmember Gale favored the simpler option, which would reduce the administrative burden on both staff and council, although she stated she could support any solution that promotes transparency. Mayor Young, who is currently running for re-election, voiced his support for the second, more complex option, which would align the reporting dates of incumbents with those of other candidates. He said this would put everyone on an "even playing field" and simplify the process for candidates who currently have to file multiple times. Councilmember Millett agreed, noting that an aligned schedule simplifies the process for candidates and that the two-report system would still work well for officials in off-years since their reports are typically "zero." Councilmember Lambson also supported the

second option, despite not wanting more paperwork, and expressed confidence in the city's municipal clerk to help with the process.

Councilmember Millett raised a new concern about campaign finance transparency, specifically focusing on a "workaround" that she recently learned about: the use of 501(c)(4) non-profit organizations. She explained that these entities are not required to disclose their donors, which she argued allows for "dark money" to enter elections and eliminates accountability. Ms. Millett expressed concern that ads funded by such groups are often negative and contribute to "vitriol in our elections." She proposed that the city explore legislative options to increase transparency, such as requiring candidates to disclose when they receive a donation from a 501(c)(4) or even requiring the organization itself to disclose the source of its funds. Councilmember Lambson agreed, noting that such a policy would allow candidates to identify and refuse "dark money" contributions.

Mr. Spencer moved to approve, by ordinance, amending article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from R8 to C2 (approximately 1.05) subject to a development agreement.

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

CITY MANAGER INFORMATION ITEMS

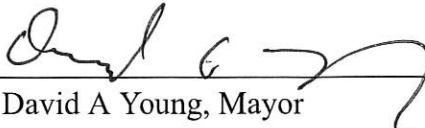
Mr. Bybee, the city manager, provided two updates to the council. First, he announced that the city would be increasing communications about the Alpine Aqueduct project, noting a road closure on 1560 East starting today and lasting through Friday. He also warned that blasting operations for tunneling would begin in late July and continue into the fall, with safety measures like horns being used to alert the public. Mr. Bybee's second update was a thank you to the Parks and Recreation department for a successful July, highlighting several accomplishments. These included the opening of new amenities at Northridge Park, the addition of a jazz court at Windsor Park, record-breaking attendance at Oremfest, and a large turnout of 15,000 people at Colonial Days. He also noted the success of the new summer concert series and farmers market, which draws around 10,000 people every Wednesday and will feature the Orem's Got Talent winners tomorrow. Mr. Bybee concluded by publicly thanking the department for their tremendous work and well-deserved recognition.

ADJOURN

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


(These minutes were created with the help of AI)

PASSED and APPROVED on this 26th day of August 2025.



David A Young, Mayor

ATTEST:



Teresa McKittrick, City Recorder



COUNCIL MEMBER

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor David A. Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Macdonald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>