

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
February 10, 2026

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

CONDUCTING	Mayor Karen McCandless
ELECTED OFFICIALS	Karen McCandless, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett, Quinn Mecham by ZOOM Chris Killpack
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager; Steve Earl, City Attorney; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ Robinson, 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”

North Pointe Solid Waste Special Services District Presentation *Presenter: Neil Schwendiman, District Manager, North Pointe Solid Waste Special Services District and Chris Tschirki, Public Works Director*

In a presentation titled "Talking Trash," Mr. Schwendiman, Manager of the North Point Solid Waste Special Service District, joined Mr. Tschirki to provide the Orem City Council with an in-depth analysis of regional waste operations, facility upgrades, and fiscal projections. Mr. Schwendiman reported that the transfer station currently processes approximately 329,000 tons of waste annually, serving a population corridor from Orem to Saratoga Springs. Specifically for Orem, residential curbside waste has stabilized at nearly 29,000 tons per year, a trend attributed to the city's built-out nature and a lack of significant new growth. The discussion also addressed a sharp decline in the use of city-issued waste coupons since 2014; City Manager Bybee clarified that this was a deliberate result of more robust neighborhood cleanup programs and modernized distribution methods designed to curb commercial exploitation. While green waste volumes fluctuate based on weather events, Orem saw a decrease to roughly 8,958 tons in 2025, with the city continuing to subsidize residential drop-offs to encourage proper disposal.

Financially, Mr. Schwendiman outlined a necessary adjustment to the district's rate structure due to rising costs at the Bayview Landfill. Following negotiations to "soften" a more

aggressive proposal from landfill operators, a modest increase of approximately \$1.00 per ton is expected in July 2026, which Mr. Tschirki calculated would have an annual impact of about \$29,000 on the city's budget. To accommodate future growth and aging infrastructure, the district is planning a major 70,000-square-foot facility expansion. This project features a sophisticated phasing plan that allows the transfer station to remain a "live campus" during construction, ultimately separating commercial and residential traffic to eliminate dangerous queuing on 2000 West. The new design includes automated scales and a dedicated education room equipped with observation windows, allowing UVU students and local residents to view the facility in action.

The presentation also highlighted critical safety and environmental protocols, particularly regarding the disposal of hazardous materials. Mr. Schwendiman identified lithium-ion batteries as the primary cause of frequent fires at the transfer station, explaining that the pressure from heavy loaders often ignites them during the pushing process; he urged residents to separate these items and notify staff upon arrival. For other hazardous materials, such as paints, oils, and pesticides, the district now offers year-round acceptance to prevent landfill contamination, shifting away from the limited annual collection events of the past. Regarding pharmaceutical disposal, officials discouraged throwing medications in the trash or flushing them into the water system, instead directing residents to the Orem Police Department's dedicated lobby dropbox for safe incineration. Finally, Mr. Schwendiman noted that land sales to UDOT for the Vineyard Connector project would provide additional funding for these infrastructure improvements, further helping to stabilize long-term rates for member cities.

General Plan Update Presentation *Presenter: Gary McGinn, Community Development Director, Jared Hall Planning Manager and Madeline Komen, Planning Commission Chair*

Mr. Hall and Mr. McGinn, alongside Planning Commission Chair Madeline Komen, presented a comprehensive update on the city's General Plan. The discussion centered on defining the General Plan as a high-level, advisory framework that informs—but does not legally bind—land-use decisions, contrasting it with the zoning ordinance, which acts as the governing law. Mr. Hall described the plan as a "broad vision" meant to evolve every five to ten years, ensuring the city maintains a balance of housing, infrastructure, and commercial vitality. The presenters emphasized that while the Planning Commission handles administrative tasks like subdivisions, the City Council retains legislative authority over map and text amendments, using the General Plan as a strategic guide rather than a rigid set of rules.

A major focus of the presentation was the need to modernize the current plan, which Ms. Komen noted is significantly out of date and heavily reliant on the State Street Master Plan. To rectify this, staff proposed a "Five-Year Update" that aligns with the city's core priorities: safe neighborhoods, balanced business environments, and dependable infrastructure. Key initiatives mentioned include a comprehensive housing study to identify gaps in housing stock, an Active Transportation Plan (ATP) to improve non-vehicular connectivity, and the creation of "neighborhood nodes" to decentralize services and reduce traffic congestion. The council expressed concern over potential state legislation that might make General Plans binding, noting

that such a change would force the city to "dream smaller" and treat the plan more like restrictive zoning code.

The session concluded with a specific look at Southwest Orem, an area characterized by unique land-use challenges and lacking infrastructure. Mr. Hall presented maps showing discrepancies between the current land-use map and actual zoning, highlighting large swaths of unincorporated Utah County land within Orem's borders that complicate planning. Councilmember Millett and Mayor McCandless advocated for the creation of a citizen focus group and the involvement of neighborhood commission chairs to help draft a "small area plan" for this region. By focusing on stakeholder engagement and long-term infrastructure study, the city aims to transition Southwest Orem from a "holding pattern" of open space into a well-integrated part of the community that can sustain future growth.

Traffic Tiger Team Report *Presenter: Chris Tschirki, Public Works Director*

Mr. Tschirki detailed the operations and impact of the Traffic Tiger Team, a high-intensity, cross-functional group established roughly four and a half years ago. Drawing inspiration from military and NASA "tiger teams"—which are specialized units of experts formed to hunt down the root causes of complex problems—Orem's team includes representatives from Traffic Operations, Engineering, Police, Fire, and the City Manager's office. Mr. Tschirki explained that this multidisciplinary approach is essential because traffic decisions often involve overlapping safety, political, and engineering concerns. By meeting every two weeks, the team avoids "analysis paralysis" and ensures that various departments are not operating in silos when addressing citizen concerns.

The data presented shows a high level of engagement with the community; approximately 65% of all traffic requests come directly from the public, with others filtered through the City Council or partner organizations like the Alpine School District. Over the last four and a half years, the team has handled 181 cases, resolving 94% (170 cases). Mr. Tschirki clarified that "resolved" does not always mean granting the resident's specific request, but rather performing an objective study, determining what is feasible under safety standards, and communicating the "why" back to the citizen. The top three categories of concern identified by residents are Traffic Safety (29%), Pedestrian Crossings (21%), and Traffic Movement (17%).

Central to the team's objectivity is the Manual on Uniform Traffic Control Devices (MUTCD), which Mr. Tschirki described as the "Bible" of traffic engineering. The team leans on this federal standard to determine "warrants"—empirical data points such as car volume and delay times—that justify the installation of stop signs, signals, or crosswalks. This adherence to national standards protects the city from liability and ensures driver expectancy; for instance, installing a four-way stop where it is not warranted can actually decrease safety by causing drivers to ignore or overlook the sign. Despite these rigid guidelines, the team actively seeks innovative solutions within the framework, such as Rectangular Rapid Flashing Beacons (RRFB) and HAWK signals (High-Intensity Activated Crosswalks), which have successfully mitigated safety issues in high-risk areas like 1200 West.

The Council expressed strong support for the team's proactive stance, with City Manager Bybee noting that the group has moved from being "on its heels" to "on the balls of its feet." Council members highlighted successful past collaborations, such as the improved pedestrian crossing at 1200 West and 1400 North, which was coordinated with the school district. Mr. Tschirki concluded by encouraging residents to use the Orem Connect app as the preferred method for submitting traffic concerns, as it provides a digital paper trail that ensures accountability and prevents requests from being missed.

Citizen's Academy Presentation *Presenter: Chris Hadlock, Police Lieutenant*

Lieutenant Hadlock of the Orem Police Department presented a detailed overview of the Citizens Academy, a program he credited with launching his own 23-year career in law enforcement. At its core, the academy is designed to foster public engagement and bridge the gap of misunderstanding that often exists between the police and the community. Lt. Hadlock acknowledged that law enforcement is frequently misunderstood—sometimes due to necessary "no comment" policies during active investigations—and the academy provides a rare forum for stakeholders to see firsthand how operations work. Beyond mere education, the program serves as a recruitment tool; the upcoming spring session will include high school interns interested in exploring a law enforcement career, providing them with hands-on experience before they commit to the profession.

The program is structured as a rigorous eight-week course that meets on Wednesday nights for three hours, reflecting a significant time commitment for both the participants and the officers involved. To maintain an intimate and effective learning environment, the academy is invitation-only and capped at approximately 15 participants. Lt. Hadlock emphasized that they target a diverse group of "stakeholders," including business owners, community members with negative perceptions of police, and elected officials. He shared an anecdote about inviting a resident who had been questioning the department's de-escalation tactics for over a year, noting that while the academy might not change every participant's mind, it guaranteed a shift in perspective by exposing them to the complexities and dangers officers face daily.

Mayor McCandless spoke strongly in favor of the program, sharing her own experiences participating in both Orem and Provo's academies. She highlighted the value of including social workers and service providers in the cohorts, as they often interact with the same populations as the police. The Mayor recounted the "powerful" nature of the training, specifically mentioning the stress of simulated traffic stops and the use of a shooting simulator, which forces participants to make split-second life-or-death decisions.

Council members asked about the frequency of the academy. Lt. Hadlock noted that while they would like to host it twice a year, the logistical hurdles of fall schedules usually limit it to a single spring session. Despite these challenges, Lt. Hadlock maintained that he has never seen a participant walk away with a negative experience; rather, most leave with a profound sense of "I didn't understand before." The academy remains a cornerstone of the department's

strategy to maintain community support amidst periods of broader civil unrest, humanizing the "enforcement arm of the law" through transparency and shared experience.

MyOrem/Boards and Commission Training *Presenter: McKay Barton, Software Development Project Manager*

Mr. Barton introduced the new Boards and Commissions platform, positioning it as the "beta test" for the city's much larger "My Orem" initiative. This digital transformation aims to solve the problem of "disparate accounts" by moving toward a Single Sign-On (SSO) system. Under this new model, a citizen's utility billing, licensing, and volunteer applications will all be tied to a single, verified identity. Mr. Barton emphasized that while the Boards and Commissions site is currently the only live public-facing portal using this technology, it serves as the foundation for a unified citizen experience that will launch more broadly later this year.

Mr. Barton walked the Council through the specific technical workflow of the new site, highlighting a high-security email verification and multi-factor authentication process. To prevent data errors, users must validate their email address via a code sent through Microsoft before they can even set a password. Furthermore, the system is designed to be "intelligent": when a resident signs up, the portal cross-references their email with the city's utility billing database to automatically pull in their address and contact info, sparing them the frustration of re-entering data. While the "My Orem" dashboard is currently an internal-only tool for development, Mr. Barton showed how it will eventually serve as a personalized home for residents to manage all city services from one screen.

The rollout roadmap for "My Orem" is scheduled for public launch at the end of April 2026. This initial launch will focus on Utility Billing and Landlord Licensing, with Business Licensing following roughly one to two months later. More complex systems, such as the Fitness Center and Municipal Court functions—including traffic school and fine payments—are slated for subsequent rewrites. In the interim, Mr. Barton explained that the site will use "coming soon" indicators or notifications to let users know when a link is taking them to an older, external city site, though the ultimate goal is a completely seamless transition where the user never has to log in twice.

Council members raised concerns about "user friction," noting that residents might feel "grumpy" about being forced to create a new account for something as simple as a board application. Barton addressed this by detailing a "Welcome Modal" strategy: a series of introductory screens that explain the city's long-term vision and why this move to a more secure, unified system benefits the resident. City Manager Bybee and Mayor McCandless praised the user-friendly design. The presentation concluded with a look at the internal employee portal, which allows staff to manage applicants and board members more efficiently than previous legacy systems.

Orem Statistical Report *Presenter: Jennica Jones, Strategies and Innovations Manager*

In a comprehensive data presentation to the Orem City Council, Ms. Jones and Mr. Day of the newly formed Strategy and Innovation team unveiled a deep dive into the city's 2025 performance metrics. The team utilizes "Placer" technology, which leverages voluntary location sharing from mobile apps to estimate visitation patterns with high precision. This data allows the city to move beyond simple guesswork, providing a "fast and furious" look at how residents and visitors interact with Orem's business districts, parks, and workforce hubs. City Manager Bybee noted that this internal capability replaces the need for expensive outside consultants, allowing the city to act quickly on data to secure grants and attract foreign investment.

The report highlighted that Orem's population fluctuates significantly based on the time of day, ranging from a base of approximately 96,000 to a peak of 117,000. This surge is largely driven by a robust workforce of 51,000 employees, of whom roughly 31,000 commute from outside the city. In 2025, Orem saw a total of 39 million visits from both employees and an additional 3.4 million unique visitors. While census block maps show that neighborhood populations have remained relatively stable from 2022 to 2024, the daily inflow of people creates a dynamic economic environment, particularly in major commercial hubs.

A standout statistic from the report was that University Place ranked as the fourth most visited shopping center in the state of Utah for 2025. High-traffic "brick and mortar" anchors like Costco, Trader Joe's, and Al's Sporting Goods continue to drive massive visitation, though the team noted that the most visited businesses do not always correlate perfectly with the highest sales tax contributors due to the rise of untrackable online retail. The analysts also touched on "retail leakage," observing that while Orem residents largely support local businesses, some frequent convenience stores (like Maverick) in neighboring Vineyard or Provo simply due to proximity to the city borders. This insight helps the city identify which service categories—such as neighborhood centers and fast food—might have room for local expansion.

Tourism saw a measurable boost in 2025, with over 432,000 overnight visitors and a total of more than one million overnight stays. These visitors primarily hail from Arizona, Idaho, and other parts of Utah. City-hosted events were a major draw; Orem Fest served as a primary case study, recording 97,000 visits to the park during the event, with an almost even split between residents and out-of-towners. Other successful events included the Farmers Market, the Holiday Market, and the newly established "Taste of Orem." The team uses this specific visitation data to better plan staffing, manage traffic flow for those unfamiliar with Orem streets, and scale resources for future festivals.

Orem's commitment to green space was validated by data showing that 3.7 million visits occurred across the city's park system in 2025. The report confirmed that every Orem resident lives within walking or driving distance of a park. By breaking down visitation by month and even hour, the city can now optimize maintenance schedules. For example, a warm November in 2025 led to a spike in park usage compared to 2024, showing how weather-sensitive these spaces are. Specifically, at City Center Park, analysts can identify "peak hours" to avoid scheduling heavy maintenance, ensuring staff work is allocated to "dip" periods to minimize disruption to the public.

The Strategy and Innovation team intends to continue using these "Placer" models to help local businesses prosper and to ensure city services are scaled accurately to meet the real-time needs of the population.

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 ELECTED OFFICIALS	Mayor Karen McCandless Karen McCandless, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett, Quinn Mecham by ZOOM Chris Killpack
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager; Steve Earl, City Attorney; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ Robinson, Police Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Darren Hawkins

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Ellen Hawkins

MAYOR'S REPORT/ ITEMS REFERRED BY COUNCIL

Youth Council Legislative Day Recap *Presenter: Jennica Jones, Strategies and Innovations Manager and Sydney Bailey, Event's Coordinator*

Youth Council advisors Ms. Jones and Ms. Bailey presented a recap of the group's recent participation in Local Officials Day at the State Capitol, highlighting a day filled with networking and legislative education. The youth members toured the Capitol, met with Representative Val Peterson to discuss the state legislative process, and later participated in a mock debate at the Salt Palace. During this debate, the Orem Youth Council successfully presented a policy proposal aimed at reducing statewide food waste through partnerships between schools and local businesses. The proposal was met with high praise and was one of the

few to pass the assembly, an achievement specifically noted by Councilmember Mecham, who witnessed the presentation.

Mayor McCandless and other council members expressed their deep appreciation for the program and the caliber of the students involved. Councilmember Lambson remarked on the students' intelligence and genuine passion for making a positive impact on their community. While the youth members could not attend the City Council meeting due to their heavy extracurricular schedules, the advisors and city officials celebrated the trip as a powerful experience that fostered leadership and teamwork.

Sleepy Ridge Report *Presenter: Golden Holt, Sleepy Ridge and Chris Tschirki, Public Works Director*

Mr. Holt, representing Sleepy Ridge Golf Course, presented an annual update to the Mayor and City Council, declaring 2025 as the "best year ever" in terms of revenue, rounds played, and hosted weddings. He highlighted two major upcoming developments: the transition to a 100% reuse water system and the construction of the "Sleepy Ridge Family Golf Center." The new water project, a collaborative effort with the city, will allow the course to cease using culinary water, saving approximately one million gallons a day during peak months. The proposed Golf Center will feature a covered, heated, and lit driving range, allowing for year-round "winter golf" and evening entertainment. Mr. Holt emphasized that this expansion will be entirely privately financed, eventually becoming a city asset at no cost to taxpayers.

The presentation also clarified the unique public-private partnership between Orem and Sleepy Ridge. Under the current contract, which runs through 2060, the private partners funded the initial \$12 million construction of the course and clubhouse on city-owned land. A mandatory reserve fund, fueled by 5% of annual revenues, ensures the facility is continuously maintained and improved so that the city eventually inherits a high-value, well-kept asset. Mayor McCandless and Councilmember Lambson praised the partnership and the course's role as a community gathering space, noting the upcoming ribbon-cutting ceremony for the water reuse facility scheduled for March 10.

Family Fitness Center Annual Report *Presenter: Bryce Merrill, Library and Recreation Director and Mariah Shirley, Recreation Fitness Center Manager*

Mr. Merrill and Mr. Shirley provided a comprehensive annual report on the Orem Family Fitness Center, highlighting its significant growth and operational resilience. Since 2021, membership has surged from 20,000 to over 22,000 residents, with the facility regularly hosting 200 to 300 users during peak hours. Ms. Shirley noted that while January brings the typical "New Year's resolution" crowd, data shows that high engagement is now a year-round trend. To meet evolving community interests, the center recently introduced meditative specialty classes, such as sound baths and extended yoga, which have seen strong participation. Interestingly, unseasonably warm outdoor weather recently caused a slight dip in daily admissions and indoor

cycling as residents moved their workouts outside, a shift the staff views as a positive sign of community health.

A major focus of the update was the center's proactive infrastructure management. Mr. Shirley detailed recent renovations to the lap pool area, including the installation of durable, aesthetically pleasing flooring funded largely by a grant. The maintenance team managed to complete this work within a narrow 10-day window, even accommodating high school swim meets during the process. Additionally, the team shared a success story regarding the facility's boilers; because a backup unit had been purchased years prior as a safeguard, staff were able to replace a failed boiler within 12 hours, preventing the leisure pool temperature from dropping and avoiding any service interruptions. The center also installed glass partitions to separate the lap and leisure pools, allowing for better control over volume and temperature during high-energy events like swim meets.

The presentation concluded with a look toward Spring 2026, which will feature membership discounts for the center's anniversary and the opening of summer registration for swim lessons and the Scera pool season. Mayor McCandless and members of the Council expressed their gratitude for the facility's upkeep, with several members sharing personal anecdotes about raising their families at the center. Councilmember Millett specifically praised the improvements in the swim team facilities, while Councilmember Lambson and Mayor McCandless noted the center's vital role in building community connections and providing a high-caliber environment for residents of all ages.

PERSONAL APPEARANCES

Opened at 6:37 PM

Kris Hammond, a 53-year resident and educator, urged the City Council to adopt balanced, data-driven short-term rental regulations rather than relying on "fear-based" rhetoric that she feels defames responsible hosts. Sharing her personal story as a grandmother and business owner, she explained that hosting families for local events has actually reduced neighborhood congestion and noise compared to her previous long-term renters. Ms. Hammond emphasized that her rental income is vital to her livelihood and asked the city to view hosts like her as invested community partners rather than predatory outsiders.

Aaron Larson, a resident, urged the Orem City Council to reform the city code to encourage multi-generational "legacy homes" as a solution to rising housing costs and senior isolation. By making it easier to build or remodel homes for grandparents, parents, and children to live together with privacy, the speaker argued that Orem can retain young families and provide better care for the elderly. Sharing his personal struggle of self-building a home for his own family, he emphasized that removing these regulatory barriers would reduce the strain on city services and ensure Orem remains a true "Family City" for future generations.

Rob Sloat, an Orem resident since 1999, urged the Council to protect short-term rental rights, describing them as a financial necessity for his retirement and his ability to keep his

home. As a real estate broker, he argued that property rights include the right to rent and noted that he invested in his residence only after the city confirmed there were no prohibitions. Mr. Sloat contended that issues like noise or parking are enforcement problems found in all housing types and warned that sweeping restrictions would unfairly penalize responsible homeowners for the actions of a few bad actors.

Thomas Packard explained that he invested \$150,000 to finish his basement as a short-term rental to support his family and cover his mortgage. He emphasized that he acted with total transparency, coordinating with both city inspectors and contractors in 2021 without ever being told the practice was prohibited. Noting that his neighbors appreciate the lodging option for visiting relatives and have never filed a complaint, Mr. Packard urged the council to rely on unbiased research to create a fair, nuanced policy that protects responsible homeowners.

Derek Brown urged the City Council to uphold grandfathering protections for residents who invested in short-term rentals based on explicit guidance from city officials. After receiving confirmation of legality, Mr. Brown quit his job and invested significantly more to build a custom, high-end Airbnb, only to be surprised mid-construction by a proposed ban. He argued that retroactively penalizing those who acted in good faith and full compliance with the city's previous directions would be unfair and financially devastating.

Tami Rodriguez, a lifelong Orem resident, urged the City Council to maintain the prohibition of short-term rentals, arguing that business infiltration is destroying the safety and character of single-family neighborhoods. She pointed to the city's current inability to manage over 200 illegal rentals as evidence that new regulations would be ineffective against landlords who already knowingly bypass zoning laws. Citing concerns over increased traffic, parking issues, and the loss of community stability, she implored the council to prioritize the protection of permanent residents over the interests of transient business owners.

Angela Johnson shared her perspective as both a frequent short-term rental user and a long-term landlord, arguing that these rentals provide a superior experience for traveling families and better protection for property owners. Drawing from a frustrating experience with "hoarding" long-term tenants who damaged her property, she pointed out that short-term guests are easier to monitor and remove if they fail to comply with rules. Ms. Johnson urged the city to adapt to these housing changes, suggesting that well-managed short-term rentals are a blessing that helps owners protect their livelihoods while serving the community's needs.

Samantha Figueroa, a lifelong Orem resident, advocated for short-term rentals by highlighting their value to tourists, immigrants, and local families in transition. She emphasized that these properties offer more privacy and space than hotels, boost the local economy, and provide vital supplemental income for hosts. Though not an owner herself, Ms. Figueroa noted her positive personal experiences using these rentals for family and church events, urging the council to seek a solution based on community utility rather than fear.

Closed at 7:03 PM

CONSENT ITEMS

Meeting Minutes Approval - January 17, 2026

Historical Preservation Advisory Commission Reappointment - Lon Bowen, Olivia Johnson, and Britni Laidler

Historical Preservation Advisory Commission Appointment - Brent Eliason

Cultural Arts Advisory Commission Reappointment - Scott Swain, Mike Ramsey and La Beene

Sleepy Ridge Golf Course Commission Appointment - Bryan Deucher

Ms. Gale moved to approve consent items, **seconded** by Ms. Muhlestein. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

SCHEDULED ITEMS

PUBLIC HEARING - ORDINANCE - Request to amend the text of Appendix A of the Orem City Code, adding “Commissary Kitchens” to the language of Standard Land Use 6291, and allowing it as a permitted use in the C1, Commercial Zone *Presenter: Jared Hall, Planning Manager*

Mr. Hall provided an overview of a proposed text amendment to Appendix A of the City Code. This amendment specifically targets Standard Land Use Code 6291, seeking to broaden the definition of "catering services" to include "commissary kitchens" and to reclassify this use from prohibited to permitted within the C1 (Commercial) zone. Mr. Hall explained that the C1 zone is the city's most specialized and least common commercial designation, often acting as a buffer between heavy commercial corridors and residential areas. Because C2 and C3 zones already allow these services, the amendment aims to rectify an inconsistency in the city's land-use matrix, particularly for properties like the one under contract—a former seminary and office building that currently sits vacant.

The project is led by applicant Christian Calico of Lemon and Sage Kitchens, who detailed his ten-year track record in Springville, where he has mentored between 160 and 180 micro-businesses. Mr. Calico described the facility as a "culinary incubator" designed to help home-based bakers, private chefs, and specialty food vendors transition into a professional environment that complies with Utah Department of Agriculture and Food and Utah County Health Commission standards. He clarified for the Council that a commissary kitchen is strictly a non-retail, back-end production space. Unlike a traditional restaurant or "ghost kitchen" focused

on delivery apps, this facility provides infrastructure for food trucks to clean and prep, and for small businesses to engage in "batch production." Mr. Calico emphasized that the business model is built on low-frequency, high-utility usage, with only two to five people typically visiting the site daily, which would represent a significant decrease in traffic compared to the building's previous office uses.

Council members focused heavily on the potential impact on the surrounding residential neighborhood and the adjacent church. Mr. Calico and Mr. Hall confirmed that all production, including high-volume baking and catering prep, occurs entirely within the building's interior, eliminating concerns regarding outdoor noise, smoke, or odors. Regarding the 24/7 access policy, Mr. Calico noted that while early-morning arrivals are common for bakers, these individuals simply park and enter the building, maintaining a quiet environment during late-night or pre-dawn hours. The Council also explored the site's physical transition, with Mr. Calico planning to retain the existing landscaping while modifying the 31-stall parking lot to accommodate the larger turning radii required by food trucks. Councilmember Mecham and others praised the proposal for its potential to lower the barrier to entry for local entrepreneurs, aligning with the city's goal to foster a thriving, creative business environment without disrupting the stability of the neighborhood.

Public Hearing open at 7:19 PM

No comments

Public Hearing closed at 7:19 PM

Mr. Lambson moved to amend the text of Appendix A of the Orem City Code, adding "Commissary Kitchens" to the language of Standard Land Use 6291, and allowing it as a permitted use in the C1, Commercial Zone, **seconded** by Ms. Muhlestein. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

PUBLIC HEARING - ORDINANCE - Request to amend Article 22-11-47(H)(3) and 22-1147(H)(4) and Appendix BB of the Orem City Code regarding wall heights and landscaping in certain areas of the PD-34 Zone *Presenter: Jared Hall, Planning Manager*

Planning Manager Jared Hall outlined a technical but significant text amendment to the PD-34 zone (University Place Development). This amendment serves as a critical coordination step to bring the city's land-use code into alignment with a previously approved Participation Agreement between the Redevelopment Agency (RDA) and the developers of a forthcoming Home Depot. The primary focus of the amendment involves the Western boundary of the project site, where a massive 12-foot masonry wall is planned to buffer residential neighbors from the commercial operations of the retail giant. Mr. Hall emphasized that because a 12-foot wall is an imposing structure—significantly larger than standard residential fencing—the city and developer sought a solution to minimize its impact on the homeowners' quality of life.

The proposed solution involves a unique compromise where the developers agreed to deed small parcels of land to the adjacent residential property owners. This transfer effectively moves the 12-foot wall further away from the existing homes, providing residents with more private yard space and a greater physical buffer. To facilitate this, the text amendment modifies sections 22-11-47(h)(3) and (h)(4), as well as Appendix BB, to allow for a reduction in the required landscaping strip on the commercial side of the wall. By shortening the landscaping on the Home Depot side, the city can mandate more space and greenery on the residential side, prioritizing the visual and spatial needs of the neighbors over the standard commercial interior landscaping requirements.

During the hearing, the Council sought reassurance that this amendment was not a broad change that could be exploited by future developers. Mr. Hall clarified that the change is highly specific to this project and this particular area of the PD-34 zone, as it is anchored by the legal requirements of the RDA Participation Agreement. Any future changes or different uses for the land would require the administrative process to start anew. The applicant Artie Woodbury confirmed that the project remains on a fast track, with Home Depot aiming to begin construction in April. This amendment, therefore, represents a final regulatory formality to ensure that the physical site plan, the residential protections, and the city's zoning language are perfectly synchronized before ground is broken.

Public Hearing open at 7:31 PM

No comment

Public Hearing closed at 7:31 PM

Ms. Gale moved to amend Article 22-11-47(H)(3) and 22-1147(H)(4) and Appendix BB of the Orem City Code regarding wall heights and landscaping in certain areas of the PD-34 Zone, **seconded by** Ms. Millett. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

CITY MANAGER INFORMATION ITEMS

Mr. Bybee provided several administrative updates, beginning with the announcement that the winter holiday lights at the City Center Park are scheduled to be turned off on Saturday, Valentine's Day. In a patriotic gesture, however, the red and blue lights on the Liberty Tree will remain illuminated until July 4th in honor of the America 250 celebration. Mr. Bybee also reminded the Council of two upcoming events: the annual SCERA Gala on February 20th, held to support the city's long-standing community partner, and the State of the City event scheduled for March 12th. He noted that preparations for the State of the City are already in progress, and the communications staff will be coordinating with Council members to finalize their participation in what is expected to be a celebratory and engaging program.

ADJOURN TO A CLOSED SESSION IN THE SUMMIT CONFERENCE ROOM

To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; the purchase or lease of real property; or the deployment of security personnel, devices or systems

Ms. Millett moved to adjourn to a closed meeting in the Summit conference room to discuss pending or reasonably imminent litigation; the character or professional competence of an individual; the purchase or lease of real property; or the deployment of security personnel, devices or systems, **seconded** by Ms. Muhlestein. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

(These minutes were created with the help of AI)

PASSED and APPROVED on this 24th day of February 2026.



Karen McCandless, Mayor

ATTEST:



Teresa McKittrick, City Recorder

<u>COUNCIL MEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Karen McCandless	<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"/>
Crystal Muhlestein	<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"/>
Quinn Mecham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>