



CITY OF OREM

NEIGHBORHOOD ADVISORY COMMISSION MINUTES

This meeting may be held electronically to allow a board/commission member to participate.

DATE: 1/14/2026

ROOM: Council Chambers

TIME: 5:30 p.m.

ADDRESS: 56 N. State Street, Orem, UT 84057

ATTENDING: Rachele Holmberg, Amy Green, Tami Moore, Kim Anderson, Mark Seastrand, Reed Farnsworth, Lisa Lesser, Laurel Martinson, Steve White, Tami Rodriguez, Debbie Lamb, Jake Summers, Deb Beeton, Cheryl Randall, Two Guest Visitors not on Commission

CITY COUNCIL: LaNae Millet, Chris Killpack

CITY STAFF: Pete Wolfley, Debi D'Amico, Keri Rugg, Lt. Blake Fenn, Sgt. Darren Pead, Gary LeDeoux, Jake Summers, Kaitlin Marsh

ABSENT/EXCUSED

Commission: David Moulton, Jace Anderson, Kirsten Bascom, Truman Van Cott

AGENDA ITEMS: presented by Reed Farnsworth, Vice-Chair

1. Introduction of Councilmember Chris Killpack, Lt. Fenn, and Sgt. Pead
 - Each attendee introduced themselves, their neighborhood, and their connection to Orem
2. Change of support staff from Debi to a new employee supervised by Pete Wolfley's
 - Debi D'Amico will no longer serve as Chair of the Neighborhood Advisory Commission, as she is now the full-time Risk Manager. A new employee will be hired.
3. COP Update: Orem Police Department
 - Sgt. Darren Pead fulfills community requests that come in online. A large portion of time has been spent at schools (cookies with cops, reading with cops). Police are attempting to build good relationships with the kids. They attended all the Fall Festivals at Orem elementary schools.
 - NIT wants to advertise better for their BBQs this year in hopes of having more attendees.

- Autism Picnic on April 23, 2026. The community is invited. Reed Farnsworth emphasizes the importance of building relationships between people with autism and police officers, drawing on personal experience.
 - National Night Out will be August 4, 2026.
 - Every Wednesday in March and April (minus one), there will be a Citizens Academy with a variety of activities over 9 weeks. Class sizes between 9-10 people. Information is not on the city website, but it can be emailed. 21+ is the recommended age for that event.
4. NIT Update: Gary LeDoux, Neighborhood Improvement Team Manager
- Last year NIT created 634 cases, 419 were complaint-based (About 66%)
 - Most Common Violations: Landscape violations, occupancy violations, junk, Parking
 - LeDoux passed out his business cards to attendees.
 - Noise complaints are not handled by NIT; they are handled by Stg. Pead and Lt. Fenn.
 - Reed Farnsworth asked about Police Reception in Orem during the current social climate. Sgt Darren Pead stated that Police Reception is “great” in Orem
5. Short-term Rentals: Jacob Summers, Deputy City Attorney
- Jake Summers presented a recording of a City Council Meeting about short-term rentals.
 - Jake Summers defined long-term rentals (is 30 days or more) and short-term rentals (are anything less than 30 days). If there is a rental, people can report it to NIT, who will then open a case.
 - Speaker #1 Jeff Harris: speaking in the video. He offered his services if people want to learn more.
 - 6 PM Speaker #2 James Walker: He shared his experience of living next to a short-term rental.
 - 6:03 PM Speaker #3 Whitney: Her home is in a neighborhood with a short-term rental. She is asking if there was a policy already in place.
 - Speaker #4: Spoke on behalf of the landlords of Orem and encouraged the council to use them as a resource.
 - Speaker #5 Alan: He talked about concerns with quiet hours and max occupancy. He owns a big house and rents it out.
 - Speaker #6: This man built a house on his property to rent out. The income supports him in retirement.
 - Jake Summers stated that it isn’t spelled out in the code, but rather in the index and appendix. He presented potential regulatory approaches. The question for the council is do we keep the ban? Or do we create a regulation?
 - Laurel Martinson asked about the consequences. Summers said that NIT brings them in and they are ordered to close the rental. Three rentals have been shut down, and two more are being investigated.

- A two-tiered idea has been proposed where citizens can contact the owner because the owner occupies their neighborhood.
 - Debbie Lamb asked about the regulation of occupancy and how it will be enforced. Reed Farnsworth responded to Debbie's concern. Tami Rodriguez is concerned that Owner Occupied won't work with short-term rentals
 - Jake Summers shared a diagram detailing the visualization of potential ordinance if Orem were to move forward with regulation.
 - Laurel Martinson asked if this would allow out-of-state owners or corporations. Summers said they are working on language that would clarify that.
 - A discussion ensued about how this would all be regulated. Mark Seastrand suggested someone be the enforcer. Jake Summers stated that regulation is a hard issue to work around.
 - Enforcement and compliance could involve occupancy, off-street parking, urgent response requirements, property maintenance, noise, and nuisance control.
 - A tangible response to violations would be fines, such as license revocation. The group expressed concern about the price of fine, and that it should be higher.
 - LaNae Millet expressed hearing a lot of complaints against short-term rentals. \$220,000 from the Transient Room Tax goes to the city budget. Jake Summers estimates that there are 250 short-term rentals in the city. Chris Killpack wants to make sure the decision takes into consideration those who use that money to support themselves.
 - Jake Summers presented a Slidio where attendees could scan a QR code to provide feedback that Summers will then take to The Council.
 - Amy Green proposed a vote, and Reed Farnsworth asked people to raise their hands based on how they felt. The majority is against it.
6. Meeting Schedule for 2026: Reed Farnsworth
- a. Bi-monthly on the 2nd Wednesday evening
7. Nominate Reed Farnsworth as Chair and nominate a new Vice-Chair
- Amy has been nominated for Chair. 6 votes for Amy. Confirmed.
 - Reed Farnsworth for Vice Chair. Confirmed.
8. Review and Approve Minutes from 11/14/2025 Meeting
- 5B - It prohibits (**should be in the past tense, prohibited**)
 - Amend Minutes - Passed.
9. Adjourned