

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
May 26, 2026

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

CONDUCTING	Mayor Karen McCandless
ELECTED OFFICIALS	Karen McCandless, Crystal Muhlestein, Jeff Lambson, LaNae Millett, Chris Killpack, Quinn Mecham BY ZOOM Jenn Gale
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; Bryce Merrell, Library and Recreation Director; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ Robinson, Police Chief; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Melissa Mullins, Deputy City Recorder

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

WORK SESSION ITEMS

Short Term Rentals Continued Presentation *Presenter: D.Jacob Summers, Deputy City Attorney*

Mr. Summers opened his presentation by introducing a specific regulatory provision designed to address community concerns regarding property owners using STR platforms to bypass the city's current long-term student housing zoning ordinances. Mr. Summers proposed requiring a "dormant period" where any active STR would be legally mandated to sit vacant for five days during any given monthly period. He clarified that these five days would not need to be consecutive. Based on his online research and direct feedback from local STR operators, area rentals typically maintain an occupancy rate between 56% and 70%. Because a five-day vacancy rule still permits an overall monthly occupancy rate in excess of 80%, Mr. Summers argued that the provision would protect long-term housing stock for local residents without causing a massive, negative financial impact on legitimate short-term operators. City Attorney Earl added key legal nuance to this point, explaining that the dormancy rule does not solely target student housing; because the city's current residential code caps the number of unrelated occupants at three while the proposed STR ordinance would allow up to eight, the vacancy mandate serves as

a critical safeguard to prevent landlords from using an STR license as an "end around" to bypass standard neighborhood occupancy caps. Mr. Summers conceded that the primary downside to this rule is added administrative complexity, as it would force operators to submit detailed booking logs for city review upon their annual license renewals to prove compliance.

Mr. Summers then transitioned to a "legacy status" provision, which was crafted in response to individuals who had appeared at personal council audiences or met privately with staff claiming they "thought they were doing everything right" because they had previously obtained a standard city rental license. Mr. Summers proposed a clean historical line of January 1, 2025, explaining that by this date, the council had already held multiple work sessions and public meetings explicitly clarifying that STRs were entirely prohibited under the existing land-use code. To qualify for this equity-focused "olive branch," an operator would have to definitively prove four strict criteria: operation prior to January 1, 2025; possession of a valid city rental dwelling license prior to that date; evidence of continuous listing activity on active STR platforms; and verified compliance with local tax provisions, including the transient room tax and standard sales tax. Qualifying for legacy status would allow an operator to receive an exemption from future, more onerous restrictions like a proposed 1,000-foot separation buffer between units or strict citywide numerical caps. For example, if the city established a non-owner-occupied cap of 20 or 30 units and those slots were completely filled, a legacy operator would still be granted a license over and above that cap.

This legacy proposal sparked debate and clarification from the council. Council Member Killpack inquired about the approximate number of properties that might qualify under this exemption, to which Mr. Summers responded that the exact number is currently unknown because the city has never actively tracked short-term rentals. Council Member Millett questioned the structural logic of the exemption, asking why legacy operators wouldn't simply be counted as the first layer of properties occupying the newly established density cap, rather than being placed above it. Mr. Summers explained that because many existing operators are already clustered in ways that directly violate the proposed density buffers, forcing them into the cap would immediately break the system. He and Mr. Bybee confirmed that legacy properties would still have to meet every single operational standard on the books—including quiet hours, parking plans, and occupancy limits—and would be required to pay significantly higher annual fees than past frameworks to absorb enforcement costs. Replying to a crucial procedural question from Mayor McCandless, Mr. Summers emphasized that this license is strictly non-transferable; if a legacy property is sold, the status does not pass to the buyer and the exemption is permanently lost, preventing the creation of a high-value real estate market for legacy-exempt homes. Council Member Muhlestein asked how the code would treat properties held in family trusts, prompting an in-depth explanation from Mr. Summers and Mr. McGinn. They noted that while the city code allows a trust beneficiary with a dominant 51% interest to register as an owner, the ordinance can be legally airtight. Mr. McGinn suggested mirroring existing code by requiring the operator to be both the trustor and the primary beneficiary for estate planning purposes, meaning that if the original principals pass away, the legacy STR right is instantly revoked rather than passing to

secondary heirs. Council Member Millett warned that without these tight trust boundaries, the city risked establishing commercial ventures in perpetuity, eroding their licensing authority as properties changed hands behind closed doors.

To address the council's desire for a self-sustaining program, Mr. Summers detailed the exact personnel costs required to run a proactive regulatory and enforcement model. Working alongside the management services and innovation teams, staff calculated that a Level 1 Neighborhood Inspection Team (NIT) code enforcement officer would require an overhead cost (covering salary and benefits) of roughly \$65,000, while an associate planner within the Community Development Department would cost \$75,000. Adding one planner to manage the immense paperwork, owner verifications, and annual licensing alongside one NIT officer to handle field enforcement would total \$141,000; adding a second NIT officer to expand coverage would elevate the cost to \$210,000. Council Member Millett expressed surprise at these numbers, characterizing them as "super low" and questioning how benefits could only account for a third of the entry-level salary. Mr. Bybee clarified that these figures represent standard, non-post-certified employees who do not receive the more expensive police retirement packages. Mr. McGinn added that the associate planner cost was highly accurate for a step-one entry position, noting that the necessity of the role depends entirely on the council's regulatory depth—a simple "set-and-forget" registration wouldn't require a planner, but a comprehensive program involving mandatory parking plan reviews, annual inspections, and property deed cross-referencing absolutely would. Mr. Bybee noted that code enforcement officers would be placed under the police department budget framework, allowing the city to cleanly route incoming landlord and STR fee revenues directly into the Public Safety Special Revenue fund to prove the program pays for itself. Mr. Summers projected that dividing the \$210,000 overhead by a baseline of 250 suspected active local operators would result in an annual licensing fee of around \$100+, which is significantly higher than regional benchmarks. He presented a Wasatch Front comparison showing that annual fees vary drastically, with Lehi charging \$190 and Logan charging \$575 (with an asterisk noting Logan also requires a separate conditional use permit that drops in cost upon renewal). To establish a legally defensible baseline, Mr. Summers proposed hiring the consulting firm Lewis Roberts and Birmingham (LRB) to conduct a formal fee study, ensuring a rational nexus connects the city's fees to its actual operational costs. Furthermore, Mr. Summers highlighted an overlooked tax equity provision: the city intends to coordinate directly with the Utah County Tax Assessor to ensure whole-home STRs are registered as commercial investments, and that any primary residence property tax exemptions are stripped from the short-term rented portions of owner-occupied homes.

Mr. Summers mapped out the political landscape, dividing the council into three distinct, non-majority factions: Camp 1 favors maintaining or clarifying a total STR prohibition; Camp 2 feels comfortable allowing owner-occupied rentals only; and Camp 3 is open to a broader regulatory system allowing both owner-occupied and non-owner-occupied operations. Recognizing that no single camp held a majority, Mr. Summers identified a potential path toward consensus by offering to bring back two distinct, competing draft ordinances to a future session.

Council Member Millett strongly requested an immediate vote on "Option 1" to see if the council wanted to pursue a total prohibition draft, but a roll call through the room revealed that only Millett and Muhlestein supported a ban, failing to reach the four-vote threshold required to move it forward. Council Members Killpack, Lambson, Gale, and Mecham, along with Mayor McCandless, all agreed that staff should proceed with drafting the two competing regulatory options for a future work session. Council Member Gale and Mayor McCandless both emphasized that continuing this debate within a dedicated work session would be far more productive than moving it to a regular city council session, as it would allow them to iron out specific technicalities before opening a formal public hearing. The next available opening in the city schedule would be the June 23rd session, as the intervening meetings were completely dedicated to the city budget. Council Member Millett requested that all finalized slides and draft text be delivered to the council at least eight days prior to that meeting to give members adequate preparation time without destroying their holiday weekends.

The final portion of the meeting saw council members establishing extreme guardrails to be woven into the upcoming drafts. For the strictly owner-occupied ordinance, Council Member Muhlestein suggested a mandate requiring the owner to be physically present in the residence during active guest stays to prevent owners from renting homes while traveling long periods of the year. Council Member Millett asked that any owner-occupied STR must be restricted to a certified, legally approved ADU to prevent the rise of a "boarding house model." For the competing non-owner-occupied draft, council members demanded highly restrictive caps, with ideas ranging from a maximum citywide cap of 20 units to a limit representing 1% of total local residences. Council Member Millett and Quinn Mecham strongly supported a strict density/separation requirement to guarantee that STRs are evenly spread out, ensuring no single neighborhood bears an unfair operational or housing supply burden. Mayor McCandless stated she was entirely uncomfortable with a standard "three strikes" policy for code violations, demanding a strict "two strikes" framework with incredibly high stakes for non-compliant owners. Council Member Muhlestein encouraged monetary fines to be dynamically scaled based on the rental value of the property rather than using a flat fee, arguing that a flat penalty would fail to deter an owner pulling in \$700 a night compared to someone operating a cheaper basement unit. Finally, the council engaged in a realistic debate regarding late-night enforcement. Council Member Millett voiced concerns that residents calling dispatch at 2:00 AM regarding flashing check-in lights or parking violations were frequently told that active police officers were too busy with priority calls to respond. Staff member BJ Robinson confirmed that while post-certified police officers will immediately respond to late-night criminal code or peace violations—such as disorderly conduct or noise complaints—they cannot pull patrol resources to investigate minor civil code infractions. Mr. Summers explained that if neighbors are willing to cooperate, submit video evidence, and testify, the city can build a successful administrative case. However, because neighbors frequently demand anonymity to avoid neighborhood feuds, the city often needs an on-duty officer or an on-call NIT officer to personally visit the site, make an official observation, conduct a brief "knock-and-talk," and refer the documented case to the

Community Development department for a follow-up investigation. City Attorney Earl closed the session by clarifying that no final legislative decisions or binding votes can be executed during a work session; the upcoming meeting will serve as a platform for the council to select a single majority-supported draft, which will then formally travel to the Planning Commission before returning to the full City Council for a binding, final vote.

Know Your Force Presentation *Presenter: Jeremy Jamison, Police Lieutenant*

Lieutenant Jamison presented an update on the police department's "Know Your Force" initiative, a community feedback system established in 2021 to capture data following citizen-officer interactions. The system utilizes QR codes placed directly on traffic citations, business cards, and the rear driver-side panels of patrol vehicles next to unique vehicle identification numbers. The program invites citizens to take a brief, three-question survey regarding interaction quality, comfort level with officers serving their family members, and open-ended compliments or concerns. Out of 686 total citizen submissions collected, the department achieved a 4.1 out of 5-star aggregate rating, with 77.3% of the data reflecting positive sentiment. While Lieutenant Jamison shared an unedited cross-section of raw submissions.

The council warmly received the police presentation, commending the department for maintaining the vulnerability and transparency required to actively invite citizen critiques. Executive staff and council members noted that the program effectively builds a customer service mindset and serves as an excellent tool for psychological de-escalation. Crucially, the initiative has allowed the city to successfully comply with state mandate SB 124 ahead of schedule by integrating these community surveys directly into the department's internal early intervention tracking for officer behavior. Mr. Nelson inquired about anonymity rates, prompting an estimate that roughly 80% of users choose to remain completely anonymous, particularly when leaving deeply critical feedback. Council Member Lambson advocated for public transparency by asking to keep these cumulative ratings visible on the city website, while Council Member Millett highlighted the community value of the department's humanizing social media presence.

Municipal Wastewater Planning Program (MWPP) *Presenter: Reed Price, Assistant Public Works Director*

Mr. Price presented the mandatory annual report for the Municipal Wastewater Planning Program (MWPP), which is designed to inform the city's governing body about the long-term viability and sustainability of the collection system and the Publicly Owned Treatment Works wastewater treatment plant. The MWPP consists of a detailed survey featuring roughly 100 questions that evaluate the utility's technical, operational, and financial health. The process helps staff catch and resolve minor issues before they become serious, costly failures. Mr. Price reported that the financial evaluation yielded highly positive results, confirming a sufficiency of revenues thanks to recent council-supported rate increases, which were backed by

comprehensive rate studies. The utility successfully utilizes impact fees, a wastewater-specific capital facilities plan, and an overarching master plan that covers lining, cleaning, replacing, and increasing the capacity of the city's pipe network.

Regarding the physical collection system—the underground network conveying sewage from residents to the reclamation facility—Mr. Price noted that the survey tracks system characteristics like pipe age and maximum sizes. Because of a proactive preventative maintenance plan, the city experienced zero sewer backups over the past year. The collection system is managed by a nine-member crew, five of whom are now fully certified. This includes three who hold advanced Grade 4 certifications, alongside a dedicated, younger generation of eager workers learning under the mentorship of tenured staff like Ryan and Chad Johnson. When assessing the treatment facility itself, Mr. Price verified that current inflows remain safely within original design capacities. While the structural treatment ability is in great shape with zero environmental violations, continuous capital investments remain necessary to upgrade technology to meet changing regulations. When asked what he found most fascinating about the field, Mr. Price described how the facility replicates Mother Nature on a highly compressed footprint, utilizing a massive, carefully balanced culture of microorganisms to eat organic waste matter, which ultimately results in a clean, clear final water product and disposable biosolids.

Mr. Tschirki added broader industry context to the discussion, noting that the water of the Mississippi River is naturally recycled and reused approximately six times from Minnesota down to the Gulf of Mexico. He emphasized that the introduction of modern wastewater treatment plants in the early 1900s was a monumental achievement for human longevity, shifting the average life expectancy away from a historical baseline of 55 to 60 years old. Turning to political and economic pressures, Mr. Tschirki highlighted a bill proposed by the state legislature during the previous year that would require municipalities to meet a specific Modified Annual Gross Income percentage threshold to qualify for low-interest state loans. Under this legislation, if a community's metrics reveal that its financial model does not firmly support its capital facilities plan, it faces loan disqualification. This forces the impacted cities to redo their studies, restructure their financial plans, and incrementally raise utility rates to build a self-sustaining future for their water infrastructure.

Concluding the presentation, Mr. Price extended his appreciation to Mr. Ryan Johnson and the field crew for keeping the city's sewage flows moving entirely uninterrupted. Mr. Bybee highly commended the utility team, stating that a recent sewer board briefing revealed neighboring municipalities are currently facing massive, disruptive cost shocks due to deferred capital improvements. Mr. Bybee emphasized that because the city has consistently prioritized sophisticated, long-term master planning and incremental system upgrades over a long period of time, it sits in a much stronger, more resilient position than its regional neighbors. Mayor McCandless closed the item by thanking the team for their dedication to the community.

Flood Damage Prevention Amendments to Chapter 10 O.C.C. Presentation *Presenter: Gary McGinn, Community Development Director*

Mr. McGinn presented a mandatory update to Chapter 10 of the Orem City Code regarding flood damage prevention. Mr. McGinn highlighted that flooding is statistically the most common and destructive natural disaster in Utah, causing more consistent property damage year in and year out than any other hazard. Citing state data, he noted a surprising statistic: 60% of all properties in Utah have a 25% chance of experiencing a flood during the lifespan of a standard 30-year mortgage. Furthermore, 40% of all recorded flood damage in the state occurs entirely outside of designated high-risk zones, meaning properties far from rivers, creeks, or lakes are frequently impacted by localized events.

To illustrate how standard policies fail to cover these events, Mr. McGinn shared a personal anecdote from his 22 years in his home, where he experienced two separate floods despite living nowhere near a body of water. One was caused by a severe microburst 15 years ago, resulting in a flooded room that he had to pay for entirely out of pocket because he lacked specialized flood insurance. The second occurred just a few months prior when an outdoor water spigot broke. Because the physical pipe fracture happened on the *inside* wall of the house, standard homeowners insurance classified it as an internal plumbing failure and covered the \$12,000 repair bill. Mr. McGinn emphasized that if the pipe had broken on the exterior of the wall and sent water flooding into the home from the outside, standard insurance would not have covered the damage, leaving him fully liable. Standard homeowners insurance strictly excludes external flood damage, which makes access to specialized coverage vital for local residents.

The city's access to federally backed flood insurance is tied directly to its participation in the National Flood Insurance Program (NFIP), which was established in the 1960s to reduce flood risks through community mitigation grants, disaster assistance, and floodplain management. Orem has maintained a voluntary federal-local partnership and an approved local ordinance since the 1980s. However, a local code update is now required due to federal map revisions finalized in June 2024. These map updates reflect changing regional flood risks, advancements in digital mapping technologies, and physical changes along the Utah Lake shoreline. Mr. McGinn also noted that regional flood risks are impacted by uncertified levees in the area—specifically referencing infrastructure built hastily in neighboring Provo during the historic 1983 floods that was never formally certified by the U.S. Army Corps of Engineers, creating unique ongoing challenges for local emergency planning.

To maintain eligibility in the NFIP so that Orem residents can purchase federally backed flood policies, the City Council must formally adopt an ordinance that complies precisely with federal standards. While the city's initial application and adoption deadline was slated for June 23, 2026, Mr. McGinn announced that Mayor McCandless had received an official extension letter from FEMA pushing the compliance deadline back to August 2026. The Community Development Department is utilizing FEMA's standard model template to update Chapter 10, ensuring seamless compliance without shifting or disrupting existing municipal protocols. The revised ordinance will continue to enforce best-practice building mandates within designated flood zones, such as requiring the habitable floor area of any new construction to be elevated safely above the base flood elevation line. Although the amendments were not up for an active

vote during this specific meeting, Mr. McGinn concluded the briefing by noting that the finalized ordinance would wind its way back to the council for formal adoption over the coming month.

Neighborhood Improvement Team (NIT) and Parking Enforcement Continued

Presentation *Presenter: Aaron McKnight, Assistant City Attorney*

Mr. McKnight presented a series of proposed code updates dividing municipal code enforcement into distinct administrative frameworks: neighborhood improvements and parking regulations. Mr. McKnight outlined immediate concessions designed to grant homeowners property flexibility while maintaining neighborhood aesthetics. The first major change allows residents to store one unregistered vehicle openly in a driveway—a practice strictly banned under current code, which forces unregistered vehicles into a garage or behind a side fence in the backyard. Under the proposed compromise, one vehicle can be kept in a driveway if it is shielded by an approved vehicle cover, remains completely free of visible body damage, flat tires, or jacks, and does not display junk parts that give the property an unkempt appearance. This allows car restoration hobbyists to park their projects in driveways, provided the vehicle is clean and neat while they are not actively working on it.

To prevent neighborhood friction and prolonged compliance disputes, the proposed code will explicitly restrict all residential vehicle parking to paved driveways, specialized parking districts, or behind side fences. This update directly clarifies ambiguities surrounding gravel park strips, which are legally defined as four-inch-deep gravel beds running adjacent to a paved concrete, asphalt, or paving-stone driveway. Mr. McKnight explained that NIT officers frequently engage in circular debates with residents who park directly on lawns and argue they are in compliance because municipal code only mandates landscaping for up to 60% of a yard; the explicit text update will firmly establish that grass parking is a code violation. Additionally, the city will expand its existing authority over sidewalk-obstructing trees and bushes to target any vegetation blocking critical traffic control signals or speed limit signs. The code will classify blocked traffic signals as public nuisances, granting NIT the authority to step in and trim the growth or legally compel the property owner to clear the line of sight.

A major pillar of the structural update focuses on increasing fine schedules for repeat code and parking violators to counter situations where breaking the law is a profitable business model. For instance, landlords frequently bypass the city's three-unrelated-person occupancy cap because the existing \$50-a-day fine is lower than the rental income generated by the extra tenants. This has created a revolving door where landlords temporarily evict extra occupants to clear a ticket, only to refill the home six months later. Similarly, down by Utah Valley University (UVU), student renters systematically ignore the city's \$25 illegal parking fines because collecting two or three tickets a month is cheaper than buying an official apartment parking pass. The council confirmed they will escalate repeat fines rather than implementing booting or towing measures, which will remain reserved purely for abandoned vehicles. This targeted escalation aims to provide a clear financial wake-up call to chronic offenders who treat minor municipal penalties as a standard cost of doing business.

The council also tackled newly identified commercial loopholes, specifically targeting car dealerships that clog public streets by parking their vehicle inventories on public roadways. Mr. McKnight detailed ongoing efforts to educate transport drivers who create extreme traffic hazards by parking vehicle haulers directly in the middle of State Street at night. The upcoming text change will explicitly mandate that car dealerships house their entire inventory within their designated, paved dealership parking lots. Additionally, the code will establish an official park curfew for vehicles to prevent individuals from using city parks as permanent storage lots for their recreational vehicles (RVs), boats, and trailers to evade the 72-hour street parking limit. Council Member Millett requested an explicit timeline boundary on the street sale allowance, prompting Mr. McKnight to clarify that while the new code will allow residents to park a single vehicle for sale directly in front of their own home, these vehicles will remain strictly bound to the standard 72-hour street moving limit to close potential long-term storage loopholes. Furthermore, to combat the 72-hour shuffle, the code will now legally mandate that any street-parked boat, trailer, or RV must be moved a minimum distance of 200 feet down the block every three days.

Looking toward long-term legislative goals, Mr. McKnight introduced three complex municipal projects slated for deeper review over the next year or two: 1) Rental Disclosures: Adapting a regulatory framework utilized by Provo, the city aims to implement mandatory rental disclosures for landlords to systematically track and enforce long-term occupancy limits in the local college-town environment. Mr. McKnight noted this requires a heavy administrative lift to collect, process, and track landlord submittals. 2) Food Truck Ordinances: The current municipal code restricts food trucks from operating in a single location for longer than five hours, an outdated metric that has driven some vendors to remove their wheels and place trucks on permanent blocks to bypass mobile vendor regulations. The city will actively engage the local food truck industry to draft an enforceable, modern framework that gives mobile businesses operational clarity. 3) Tax and Financial Equity: The council discussed tax distribution challenges, as standard mobile vendor sales taxes are frequently routed back to a food truck's corporate home base rather than the city where the transaction occurs, placing brick-and-mortar restaurants at a competitive disadvantage.

The meeting concluded with the council acknowledging the administrative steps ahead, noting that these immediate and future code overhauls will head to the Planning Commission for initial review before returning to the full City Council for a final legislative vote.

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

Council Member Muhlestein provided an update on four municipal areas of oversight. Highlighting her work with the Public Works Advisory Commission, she noted that the implementation of the transportation utility fee has been the primary focus of recent department discussions. Mr. Tschirki emphasized that the fee is at the forefront of their current efforts and announced that the city will shortly introduce a new public services director to help lead those

closed initiatives. Mr. Tschirki formally thanked Ms. Muhlestein for sitting on the interview committee, noting that while it has been a long hiring process, the addition will be well worth the effort.

Ms. Muhlestein highlighted her work alongside Council Member Lambson on the Events Commission, noting that Oremfest is quickly approaching. She expressed excitement to see the commission's hard work come to fruition during what is always a fantastic week for the community. Furthermore, she reported that the Orem Youth Council wrapped up its operations for the school year last month, with the student participants thoroughly enjoying their time in the program. Ms. Muhlestein has already fielded emails from several individuals, including Miss Orem competition participants, who were previously unaware of the Youth Council and are eager to participate when the new school year begins. Finally, regarding her assignment with the Utah League of Cities and Towns (ULCT) Legislative Policy Committee, Ms. Muhlestein noted that the committee has been on a brief hiatus since the conclusion of the formal legislative session and the St. George convention, but interim sessions are scheduled to resume next month to track upcoming state-level policy.

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

ADJOURN TO REGULAR SESSION

Ms. Millett moved to adjourn to the regular session, **seconded** by Mr. Killpack. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, LaNae Millett and Quinn Mecham. The motion **passed**. Absent: Jenn Gale

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

CONDUCTING

Mayor Karen McCandless

ELECTED OFFICIALS

Karen McCandless, Crystal Muhlestein, Jeff Lambson, LaNae Millett, Chris Killpack, Quinn Mecham ABSENT
Jenn Gale

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; Bryce Merrell, Library and Recreation Director; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ Robinson, Police Chief; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Melissa Mullins, Deputy City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT –Tom Scribner

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Glenna Scribner

MAYOR’S REPORT/ ITEMS REFERRED BY COUNCIL

Legislative Report *Presenter: Nelson Abbott, Utah State Representative*

Utah State Representative Nelson Abbott provided a legislative report to the council, opening with praise for the city's leadership and the touching nature of the recent Gold Star Memorial ceremony he attended. Rep. Abbott, who represents approximately one-third of Orem's population and 80% of neighboring Vineyard in the House of Representatives, explained that a primary anxiety at the state level is the rising cost of living. He expressed frustration that the state's hands are somewhat tied, as the primary economic levers driving inflation occur at the federal level. He noted that while the state's upcoming 15% reduction in the gas tax on July 1, 2026, sounds beneficial on paper, it may pass largely unnoticed by consumers due to fuel prices doubling or worse over the preceding months. To counter broader financial strain, Rep. Abbott highlighted that the state has substantially lowered income taxes over the past six years while simultaneously increasing overall education funding by 36% during that same period. For the current fiscal year, the legislature successfully raised the weighted pupil unit (WPU) by 4.6%, a critical resource injection as the local community navigates the economic constraints and structural division associated with forming a new school district.

Rep. Abbott highly commended his collaborative working relationship with Orem and Vineyard officials, thanking them for continuously screening proposed legislation and providing practical feedback on how specific bills would directly impact local citizens. Mayor McCandless echoed this sentiment, expressing gratitude for Rep. Abbott’s accessibility and willingness to discuss local legislative impacts. When asked by Council Member Mechem to outline his interim priorities leading up to the January 2027 legislative session, Rep. Abbott identified tax increment financing (TIF) and commercial tax incentives as a major area of focus. Sparked by recent public scrutiny over a data center development in northern Utah, Abbott stated that while business tax incentives serve an economic purpose, the legislature needs to establish tighter guardrails and more careful structures to ensure elected officials retain greater responsibility and oversight regarding which entities receive public funding. He acknowledged that returning back an established government program is incredibly difficult, but committed to tackling the challenge during the interim months. Concluding the item, City Manager Bybee praised Rep. Abbott as a thoughtful, highly accessible partner to the city, and Council Member Lambson extended a formal thank you to Rep. Abbott and his wife for the mutual personal sacrifices they make to serve the community.

Natural Resources Advisory Commission Awards Presentation *Presenter: Bradley Day, Community & Sustainability Officer and Hillary Hungerford, member of the Natural Resources Advisory Commission*

Mr. Day introduced the annual Natural Resources Advisory Commission awards, an initiative designed to recognize local leaders who champion environmental efforts such as clean air, energy efficiency, water-wise landscaping, and healthy ecosystems. Commission member Hungerford presented the awards to two Orem residents, Cole Ludwig and Orin Cooper, who both took distinct, highly sustainable approaches to transforming their personal properties. Mr. Ludwig was recognized for converting roughly two-thirds of his traditional lawn into a thriving native pollinator habitat. Mr. Ludwig explained that his family's project began five years prior as an effort to cut down on their high household water use. By participating in the state's Pollinator Habitat Program—established by the Utah Legislature and Department of Agriculture in 2002—Mr. Ludwig secured a variety of drought-tolerant native plants. He shared that the garden has successfully attracted a vibrant array of butterflies and native insects, including carpenter bees and various solitary bees, which are part of the state's diverse population of over 1,000 native bee species.

The second recipient, Mr. Cooper was recognized for transforming his entire, sloped front yard into a highly productive vegetable garden. Mr. Cooper stated that his family was driven by a desire to stop wasting water, noting that their old lawn consumed a staggering 96,000 gallons of water in a single month just to stay green. By removing the turf, they saved enough water annually to support a full household of four. Despite producing an abundance of fresh vegetables. Mr. Cooper highlighted several regulatory challenges they encountered during the transition. Due to local ordinances maintaining strict minimum turfgrass requirements, properties in Orem and Provo did not qualify for certain state conservation grants. Mr. Cooper noted that their property went from being reported as one of the ugliest yards in the city during its initial, muddy winter phase to being celebrated as one of the most beautiful just 15 months later.

Mr. Cooper used the presentation to advocate for updates to the city's landscaping ordinances, pointing to recent regional policy updates where Salt Lake City's primary water supplier announced plans to fine municipalities that exceed their allotted water volumes. He urged the city to encourage more residents to adopt pollinator-friendly and water-wise yards, which would help conserve resources and naturally replenish regional groundwater supplies.

Oremfest Kick Off Presentation *Presenter: Kenice Whitaker, Events Manager and Sydney Wong, Events Coordinator*

Ms. Whitaker and Ms. Wong presented the official kickoff briefing for Oremfest 2026, which took place from June 8 through June 13. Mayor Karen McCandless opened the item by expressing her excitement for the upcoming festivities, humorously noting that the previous sustainable landscaping presentation gave her "yard envy" and inspired her to reduce the turfgrass in her own front yard next. Ms. Wong introduced the official theme for the 2026 festival, "Red, White, Blue, and You," which was chosen to celebrate the National America 250 milestone marking 250 years of freedom in the United States. The theme was framed as a tribute to the enduring American spirit and a living legacy passed down through generations in Orem, which is recognized nationally as "Family City USA."

Ms. Whitaker announced that the Colonial Heritage Festival was selected as the 250th anniversary Grand Marshal. As the largest colonial living history festival located east of the original 13 colonies, the organization is based right in Orem and hosts its main reenactment events from July 2 through July 4 at Scera Park. Reenactors dressed as historic revolutionary figures, such as George Washington and Benjamin Franklin, were scheduled to make special interactive appearances throughout Orem Fest at the car show, carnival, and Orchard Jam. Ms. Wong and Ms. Whitaker expressed immense gratitude to the 10 members of the Event Advisory Commission, municipal staff, and various corporate donors. They highlighted Servpro as the year's title sponsor, noting that their extensive cash and in-kind donations were critical in providing resources for volunteers and helping transition the massive city festival away from being a heavy taxpayer budget item into a community-supported celebration.

The presenters then provided a detailed, day-by-day breakdown of the Orem Fest schedule: Monday, June 8: The festivities launched with the Orem Fest Car Show featuring over 100 showcase vehicles, local business booths, and free hot dogs provided to the first 2,000 attendees. Tuesday, June 9: The Orem Fest Pool Party offered discounted \$3 admission tickets alongside live music, dancing contests, and free ice cream. Concurrently, the annual Kiwanis Club Charity Golf Tournament kicked off at 8:00 AM. Wednesday, June 10: The day began with an all-day Sports Fest Pickleball Tournament featuring men's, women's, mixed, and parent-child divisions. In the evening, the festival partnered with the University Place Mall to host "Orchard Jam," a large 250th American birthday celebration complete with foam cannons, giant lawn games, free birthday cake, balloons, a children's entrepreneurship market, and a silent disco. Thursday, June 11 & Friday, June 12: The main Oremfest Carnival and its 19 diverse food vendors and 48 boutique craft wagons opened at City Center Park, running from 11:00 AM to 10:00 PM on Thursday, and extending until 11:00 PM on the weekend. The park hosted free patriotic children's crafts from 1:00 PM to 4:00 PM both days, with the Orem Public Library's Maker Space joining on Friday. Additional athletic events included a Sports Fest Cornhole Tournament and "Orem Fest Fit"—an outdoor, high-energy fitness showcase led by instructors from the Orem Family Fitness Center. Friday evening concluded with a community kickball tournament, the 10th anniversary of the "Orem's Got Talent" competition on the City Center Stage at 7:00 PM, and a massive synchronized drone show at 9:45 PM featuring music broadcasted locally over KOHS radio. Saturday, June 13: The final day opened with the annual Rotary Club Pancake Breakfast from 8:00 AM to 10:00 AM, followed immediately by "Yoga in the Park" in front of the main stage. A specialized baby contest was hosted at the Hillcrest Park Center, where the winning infants earned a spot to ride directly in the upcoming parade.

The concluding segment of Saturday's itinerary featured two major highlights: the newly established Orem Fire Department Fun Run and the Grand Parade. Ms. Wong explained that the Fun Run was organized as a community fundraiser to support the Fire Department's efforts to fully restore the city's historic Engine Number One. Council Member Millett lauded the event organizers for strategically mapping the run directly along the main parade route just before the floats arrived, allowing runners to perform right in front of the gathered crowds. Ms. Millett also

highly commended the event staff for moving "Oremfest Fit" to an 8:00 PM time slot to escape the daytime heat, and repeated her praise for their success in shifting the festival's financial burden onto community sponsors. Mayor McCandless concluded the presentation by endorsing the Fire Department Fun Run.

Summer Reading Program Presentation *Presenter: Meg Flinders-Peay, Program Librarian*

Ms. Flinders-Peay presented the annual briefing for the Orem Public Library's 2026 Summer Reading Program. Ms. Flinders-Peay highlighted that the library staff had spent over a year planning and preparing for the seasonal initiative, which officially launched on Saturday, May 30. This year's overarching theme, selected by the Collaborative Summer Library Program, is "Unearth a Story." The slogan was chosen to celebrate the joy of exploration and discovery, whether patrons are digging into a new book, uncovering hidden historical narratives, or engaging with local community knowledge. The library manages the entire program digitally through an application called Beanstack, where participants can log their reading minutes, unlock digital badges, and qualify for various milestones and rewards. The library staff anticipates serving approximately 2,000 young participants between the ages of zero and 18 over the course of the summer.

Ms. Flinders-Peay explained that the core mission of the program is to combat the "summer slide"—the well-documented decline in reading comprehension and critical literacy skills that frequently occurs when children are away from school on summer break. By providing free, educational, and interactive community experiences, the library aims to instill positive, lifelong attitudes toward literature and learning. The program's kickoff featured an interactive performance group called Live History Shows, which designed a library-wide quest blending elements of an escape room and a theatrical performance to challenge patrons to solve historical clues before time ran out. The rest of the summer schedule includes a targeted junior fiction "Red Pyramid Party" celebrating the popular series by Rick Riordan, educational film screenings, a specialized "Mammoth Day" highlighting the prehistoric mammoth remains famously discovered in Orem, and an archeological "Trash Talk" activity where teenagers will dissect artificially created garbage piles to learn how modern archeologists study ancient civilizations.

Beyond the educational events, the library structured a dynamic incentive program to reward consistent reading. Participants can earn raffle tickets for prize drawings featuring games, toys, books, and donations from local museums and businesses. Every child between the ages of zero and 11 who successfully completes the summer challenge will receive a dinosaur toy, while teenage readers will receive a custom-curated goodie bag containing items they selected themselves. Furthermore, the library introduced an exclusive prize for "completionists" who finish the entire summer challenge: a genuine fossil dug up by Orem librarians during a team excavation trip the previous fall. Completing the full challenge also grants readers free entry into the annual pool party finale hosted at Scera Pool.

The presentation concluded with praise from city leadership. In response to an inquiry from Mayor McCandless regarding summer programming for adults, Ms. Flinders-Peay clarified

that the library runs a separate, year-long initiative called the Orem Reading Challenge, which runs from January through November to better accommodate the scheduling demands of adult readers. Council Member Mecham commended Ms. Flinders-Peay's leadership, emphasizing that the Orem Public Library has successfully transitioned from a traditional repository for storing books into a modern "experience library." Mr. Mecham lauded the department for creating an inspiring community asset where residents actively gather to engage with one another, share unique experiences, and find inspiration.

Miss Orem Introductions Presentation *Presenter: Donna Millard, Miss Orem Director and Joanne Jeffs, Miss Orem Events Coordinator*

Ms. Millard and Ms. Jeffs presented the newly crowned 2026 Miss Orem and Miss Orem's Teen royalty. Ms. Millard opened the presentation by noting that the young women had recently used the city council chambers to practice their official interview skills, and she commended the exceptional caliber of the program's participants each year. Ms. Jeffs emphasized the organization's strong working relationship with city officials, noting that residents will frequently see the newly elected royalty accompanying city leaders at local ribbon cuttings, parades, and municipal events. Following these introductory remarks, the members of the newly elected royalty introduced themselves and detailed their individual Community Service Initiatives (CSI): Mellie (Miss Orem 2026): Introduced her CSI titled "Melly for MLE" (Multilingual Education). Her platform focuses on advocating for bilingualism and expanding dual-language immersion programs within Utah schools. Brooke (Miss Orem Attendant): Formally introduced her CSI, "Dreamers into Believers," which is designed to help fifth-grade students build core leadership skills and map out actionable plans to achieve their future goals. Andy Oldham (Miss Orem's Teen 2026): The 17-year-old titleholder introduced her platform, "Stronger than the Storm," which focuses on expanding mental health awareness and emotional support resources specifically for teenagers. Harley Wild (Miss Orem's Teen First Attendant): Outlined her environmental CSI, "Keep It Green by Staying Clean." Her platform promotes community beautification through organized litter cleanups and the planting of trees, shrubs, and flowers across Orem. Sienna Busey (Miss Orem's Teen Second Attendant): Presented her initiative, "Notes of Hope: Amplifying Change through Music," which aims to bridge local musicians with non-profit organizations to provide live musical support and raise community awareness at charity events. Elsie Thomas (Miss Orem's Teen Third Attendant): Shared her platform, "The Joy Project," which focuses on researching, identifying, and teaching healthy, effective psychological coping mechanisms for individuals of all age groups.

There was a warm expression of support from city leadership. Mayor McCandless congratulated the young women and expressed her enthusiasm for serving alongside them at upcoming community events throughout the year. Council Member Lambson offered a special behind-the-scenes shout-out to Ms. Millard, Ms. Jeffs, and their entire volunteer team. Mr. Lambson noted that he had personally heard from multiple parents over the preceding month

praising the directors for their powerful, empowering mentorship, and he thanked the coordinators for their enduring dedication to strengthening and uplifting Orem's youth.

Police Autism Picnic Presentation *Presenter: Kamryn Wilson, Behavioral Health Specialist*

Ms. Wilson provided a detailed recap of the fifth annual "Picnic with Police," an event organized by the police department's mental health unit to celebrate, support, and enhance positive relationships between uniform law enforcement and citizens with special needs. Ms. Wilson, who has run the department's mental health unit for six years, explained that the inspiration for the event came during her first two weeks on the job during a ride-along with a large, physically intimidating officer. The officer initiated a traffic stop on a minivan lacking a rear license plate; when the anxious mother explained she simply lacked the correct screwdriver to mount it, the friendly officer offered to install it for her on the side of the road. During the stop, Ms. Wilson and the officer noticed intense distress coming from inside the vehicle, prompting the mother to explain that her young son had autism and was absolutely terrified of police officers. Though the officer immediately ran back to his cruiser to gather standard-issue rapport-building items like stickers and treats to calm the boy, the overwhelmed mother ultimately asked if they could just be allowed to leave. Upon returning to the station, Ms. Wilson's lieutenant challenged her to address this community gap, which sparked the creation of the interactive picnic.

The event has experienced massive growth, expanding from an initial first-year turnout of 500 attendees to more than 1,500 participants at the most recent gathering held one month prior. The picnic successfully hit its target vulnerable demographic, drawing massive support from within the department itself, with over 70 active police employees volunteering to operate 15 distinct, interactive police booths featuring activities like grilling, face painting, Connect Four, kickball, volleyball, and Legos. Additionally, 22 local organizations and resource groups set up booths to equip special-needs families with preventative tools designed to build community connections and avert crisis situations before they occur. Ms. Wilson highlighted that the event functions as an invaluable, real-world training environment for officers to practice genuine de-escalation and relationship-building. The picnic has become so popular within the department that officers actively negotiate shift-work coverage on the road just to secure a spot to attend.

Ms. Wilson noted that the high-impact event does not cost Orem taxpayers any money, as it is funded entirely through community donations and corporate sponsorships, specifically highlighting the Autism Council and Macy's as primary benefactors, alongside critical logistical setup support provided by the city's Parks Department. Although the City Council missed this year's picnic due to a scheduling conflict with the Utah League of Cities and Towns convention, Council Member Millett lauded Ms. Wilson's efforts, stating that multiple personal friends who take their children to the picnic have called it an absolute "game changer" for fostering positive child-police interactions.

PERSONAL APPEARANCES

Opened at 6:46 PM

Amy Harrocks urged the City Council to find a regulatory middle ground for short-term rentals (STRs) rather than a total prohibition. While acknowledging the horrific disruptions caused by non-compliant properties, she argued that punishing every law-abiding owner for the bad behavior of a few is unfair, noting that she has friends whose primary income relies on legally run STRs. Ms. Harrocks advocated for a compromise that heavily penalizes and removes bad actors who exploit the system, while legally protecting responsible operators who maintain excellent relationships with their neighbors.

Mayor McCandless provided a public update on the city's progress regarding short-term rentals (STRs), announcing that the City Council has officially directed the city attorney's office to draft two distinct, competing ordinances for further review. The first ordinance would strictly permit owner-occupied STR units, while the second would establish a two-tiered system allowing both owner-occupied and a limited number of non-owner-occupied rentals, with the exact citywide numerical caps still to be determined. Mayor McCandless clarified that these two drafts will return to the council for a productive debate during the next scheduled work session on June 23, 2026. She emphasized that while no final legislative decision has been made and a long process remains ahead, the directive indicates that the city is no longer moving toward an all-out ban on STRs. Council Member Millett clarified that shifting the focus exclusively to these two regulated frameworks represents a major political compromise by the council, explicitly noting that while many residents have strongly lobbied for a total prohibition, council members are actively working toward a middle ground. Mayor McCandless thanked Ms. Millett for the clarification, acknowledging that several council members initially felt an outright ban was the most appropriate path forward, and reaffirmed that the upcoming June 23rd ordinances are the direct result of compromise.

Nikko Romney highlighted the positive economic and community impacts of short-term rentals (STRs) in Orem. He emphasized that the majority of local STR owners are local families and small investors using the income to offset rising costs and secure their retirement. Romney noted that STRs provide steady work for local contractors, cleaners, and landscapers, while driving tourism dollars directly to small businesses and unique Orem restaurants. Pointing out that many guests are returning residents or families visiting local universities, he thanked the council for making compromises and advocated for a fair regulatory framework that protects responsible operators.

Aubree Spicer argued that regulations should target measurable neighborhood impacts rather than an arbitrary occupancy cap on short-term rentals (STRs). Sharing her experience living next to an STR, a sober living home, and multiple long-term rentals, Ms. Spicer noted that the STR has caused zero issues due to active management, whereas the long-term and sober living properties have been far more problematic. Pointing to Heber City's policy, which allows up to 16 guests but limits parking strictly to the driveway, she urged the council to focus on

impact-based rules across all housing types to protect neighborhoods without punishing responsible owners.

Kris Hammond urged the City Council to adopt a forward-thinking, data-driven short-term rental (STR) policy. She noted that strict regulations are already backfiring regionally. Ms. Hammond argued that STRs do not harm local housing stock and are necessary to support future regional growth. Representing an operation that employs 10 people, he criticized mandatory vacancy rules, noting average STRs sit empty 50% of the time, and asked the council to base limits on bedroom counts rather than an arbitrary eight-guest cap.

John Brooks spoke in support of short-term rentals (STRs), noting that he lives next to one of the largest rental properties in the city and has never experienced any issues with noise or street parking. He praised the large home for providing an ideal space for visiting families. Brooks emphasized that he has far greater neighborhood concerns regarding foot traffic on Palisade Drive from a nearby hospital and lodge. Thanking the council for their service, he advocated for the value of responsible rentals that bring visitors and recognition to Orem.

Jerry Duckworth spoke on behalf of Orem friends to advocate for short-term rentals (STRs). He highlighted how responsible rentals foster positive cultural exchanges. Mr. Duckworth emphasized that STRs allow visitors to support the local economy while providing vital income that helps residents afford their homes. Pointing to broader economic uncertainties and potential threats to fixed incomes. He urged the council to protect the livelihoods of operators who have diligently followed the city's previous guidelines.

Connie Romney explained that cleaning short-term rentals (STRs) serves as a vital second job that has provided essential financial stability for her family following her husband's early retirement. Ms. Romney emphasized that for working-class families trying to navigate the high cost of living, these properties are not corporate enterprises but critical economic lifelines. She pointed out that the STR she cleans maintains a beautiful house and yard, whereas a neighboring owner-occupied home is falling apart. She urged the council to support responsible operators and protect the vital service-industry jobs that local residents depend on.

Gavin Nebeker spoke in support of short-term rentals (STRs), urging the council not to overcorrect for a few "bad apples." Mr. Nebeker shared that after moving to Orem three years prior, he was surprised to learn his neighbors operated an Airbnb, as it was well-run and had never caused any disruptions. He explained that local STRs have directly benefited his family. He cautioned that excessive regulations could eliminate valuable community services and force responsible neighbors to move away.

Rocia Lizano (speaking through a translator) shared that operating a short-term rental is a vital financial lifeline that allows her to remain home and care for her son, who has Down syndrome. By transforming a property into a beautiful space, she is able to support her family while providing a valuable service to the community by hosting families.

Brandon Beebe urged the council to base short-term rental (STR) policy on data rather than anecdotes. Mr. Beebe countered inflated public claims by noting that Orem only has about 200 total active STR listings, with only 89 being whole-home rentals. He shared that he

personally submitted a GRAMA records request for all neighborhood complaints since 2024, aiming to present an analysis proving that the same six or seven problematic properties drive the complaints heard at every meeting. He cautioned the council against creating restrictive citywide ordinances based on a few bad actors.

Aaron Kirkham cautioned the council that overly restrictive policies like arbitrary eight-guest caps and mandatory five-day vacancy rules could expose Orem to costly legal liability. Mr. Kirkham warned against treating STRs differently than other licensed businesses. He noted that operational blackouts would severely harm the growing "midterm" market for traveling contractors and families, urging Orem to instead mirror Kane County, Utah, by systematically tying occupancy directly to bedroom counts.

Morgan Romney spoke in support of short-term rentals (STRs), emphasizing that they act as a vital economic lifeline for local workers and small businesses. Ms. Romney highlighted that her family's STR operation directly employs local cleaners, landscapers, and contractors, while providing essential lodging for visiting families and tourists. While thanking the council for seeking compromises rather than a total ban, she cautioned that overly restrictive rules could cause small operators and working families to lose critical income.

Closed at 7:23 PM

CONSENT ITEMS

City Council 2026 Schedule Update

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

SCHEDULED ITEMS

Orem Community Development Block Grant (CDBG) Updated Annual Action Plan and Proposed Budget - *Presenter: Bradley Day, Community & Sustainability Officer and Jessica DeLora, Mountainland Association of Governments (MAG)*

Ms. DeLora, representing the Mountain Land Association of Governments (MAG), explained that a scheduled vote to approve the plan was delayed because the city had to adjust the timeline to address its historic revolving loan fund. Started decades ago to assist small businesses, the loan program has been inactive since 2017 because the heavy federal compliance, administration, and reporting requirements outweigh the benefits of the small-dollar loans.

This inactivity left approximately \$350,000 in unspent funds, triggering a U.S. Department of Housing and Urban Development (HUD) "timeliness test" violation, which mandates that a city cannot hold more than 1.5 times its annual allocation in its CDBG account.

Because a federal government shutdown and agency short-staffing delayed reconciliation efforts, HUD instructed the city to immediately program the \$350,000 into the current action plan to resolve the issue. To meet this requirement, MAG inserted a generic capital improvements placeholder project, increasing the city's total expected CDBG funding for the year to over \$1 million, which includes a \$563,000 annual allocation and \$100,000 in recaptured past funds.

Ms. DeLaura outlined the adjusted compliance timeline for public input and plan approval: June 11: Public hearing hosted online and at the MAG offices. June 22: Closure of the public comment period, which is hosted on the Orem CDBG website. June 23: City Council vote to officially approve the action plan for HUD submission.

Mayor McCandless noted that the \$350,000 delay was entirely the fault of federal government backlogs rather than the city, agreeing that the standard revolving loan program simply lacked the return on investment to justify the immense federal bureaucracy. Council Member Millett advocated using the upcoming fall application cycle to expand CDBG opportunities to a broader pool of out-of-the-box nonprofits. She suggested moving beyond traditional food pantries to support groups that provide meal preparation education and direct meal delivery. Ms. Millett also offered to utilize the city's relationships with federal legislators, like Senators Mitt Romney and Mike Lee, to help strip away excessive bureaucratic red tape.

Ms. DeLora and Mayor McCandless discussed strategies to prevent setting up smaller nonprofits for failure due to rigid HUD financial management and reporting standards. Ms. DeLora suggested providing targeted technical assistance to help emerging nonprofits build the administrative capacity required to be competitive. Mayor McCandless proposed a consortium model where an established entity, like a community action agency, manages the primary compliance burden and subcontracts funds to smaller, localized groups. Ms. DeLora concluded by inviting the council to submit prospective organizations to MAG's thousands-strong mailing list and to collaborate early on future project ideas to vet their eligibility against HUD mandates before applying.

PUBLIC HEARING - ORDINANCE - Amending Articles 2-15-2, 2-15-11, 2-16-2, and 22-21 of the Orem City Code relating to the Powers and Duties of the Planning Commission and Special Exceptions- Presenter: Jared Hall, Planning Director

Mr. Hall presented a proposed text amendment designed to transfer the review and granting of specific "special exceptions" from the Board of Adjustments (BOA) to the Planning Commission. Mr. Hall clarified that the amendment does not alter any existing zoning ordinances, criteria, or standards; rather, it strictly changes which municipal body handles the review. Specifically, the transfer impacts two types of special exceptions found in the city code: relocating billboards under highly specific circumstances, and findings to allow multi-family developments on single-family parcels. To achieve this, the amendment updates various code citations, including adding powers to the Planning Commission under Article Two, striking corresponding duties from the BOA under Article 16, and replacing all references to the BOA with the Planning Commission within Section 2221. Mr. Hall noted that applications for these

exceptions are rare, with many failing eligibility, and estimates that only one comes forward every few years.

Council Member Mecham noted that the Planning Commission supported the change, highlighting that it streamlines the municipal timeline since the Planning Commission meets twice a month, whereas the BOA meets very irregularly. Hall agreed, adding that the current process unnecessarily forces two separate bodies to review the same standards for a single property, as the BOA currently determines eligibility while the Planning Commission handles the subsequent site plan review. When asked how the change impacts the BOA, Hall explained that the board will still retain its primary statutory duties of handling variances and administrative appeals. He noted that the BOA meets rarely and because the city is currently between board terms and needs to appoint a new board, the members could not be directly polled, though the change removes redundant tasks from their historically limited workload.

Public Hearing open at 7:45 PM

No public comment

Public Hearing closed at 7:45 PM

Mr. Lambson moved to approve by ordinance amending Articles 2-15-2, 2-15-11, 2-16-2, and 22-21 of the Orem City Code relating to the Powers and Duties of the Planning Commission and Special Exceptions, **seconded** by Mr. Mecham. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, LaNae Millett and Quinn Mecham. The motion **passed**. Absent: Jenn Gale

PUBLIC HEARING - ORDINANCE - Amending Articles 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial together with a development agreement limiting certain uses. - Presenter: Jared Hall, Planning Manager

Mr. Hall presented a request to rezone an approximately 6-acre parcel fronting University Parkway from the R8 single-family residential zone to the C2 general commercial zone. Historically utilized as a non-conforming conservation demonstration garden, the property contains an existing office building that currently operates non-conformingly within the residential zone. Because the Orem General Plan designates this high-traffic corridor as regional commercial, the C2 zone aligns with the city's long-term land-use map. The developer, Cole West, selected the C2 classification over a restrictive Planned Development (PD) zone to maintain site planning and layout flexibility as they negotiate with prospective high-end retail tenants. A concept site plan submitted with the application preserves the existing office building while introducing just over 12,000 square feet of high-visibility retail space directly along the parkway frontage. Mr. Hall emphasized that C2 zoning mandates strict neighborhood protection, requiring any new structures to be set back from the adjacent, well-established residential

property line by a distance at least equal to the height of the building, utilizing an existing wall and landscaping buffer.

To address neighborhood concerns gathered during community outreach and two Planning Commission workshops, the applicant drafted a development agreement focused purely on restricting specific land uses. Under this agreement, Cole West voluntarily prohibited vehicle-oriented uses such as car sales and gas stations, while the Planning Commission added tattoo parlors to the prohibited list during their April 1 public hearing. On April 15, the commission voted 6–0 to recommend approval of the rezone alongside the finalized development agreement, with the caveat that any finalized site plan and development layout must return to the Planning Commission for administrative approval. McKenna Christiansen, representing Cole West, confirmed that the firm is not pursuing a high-density, mixed-use residential project, acknowledging that the local corridor is already heavily saturated with multi-family developments.

Addressing council questions regarding an apparent excess of parking on the southwest corner of the site plan, Ms. Christiansen explained that the on-site office building is leased through 2032 to Greenix Pest Control, which requires between 150 and 175 stalls for its shifting seasonal workforce. She noted that current leasing efforts are focusing on a veterinary clinic for the eastern building and two restaurants for the western building. While the developer actively pursued a Longhorn Steakhouse for the location to satisfy local interest, the chain ultimately passed on the site in search of an anchored retail center. Council Member Millett raised neighborhood concerns regarding a potential alignment issue with the site's ingress/egress point and existing cross-streets. Ms. Christiansen responded that a comprehensive traffic study will determine final configurations, noting that the developer aims to maintain the current access point to avoid utility disruptions and extensive grading complications caused by the site's steep topography. Council Member Mecham concluded by observing that the site's hillside elevation presents unique visibility challenges and opportunities, encouraging the developers to craft a high-quality development that satisfies regional traffic safety demands.

Public Hearing open at 7:58 PM

No public comment

Public Hearing closed at 7:58 PM

Mr. Hall interrupted the proceedings to clarify that the development agreement, while fully finalized and ready, had not yet been formally executed and signed by both the city and the developer, Cole West. Rather than having the City Council approve the rezone contingent on a future signature, Mr. Hall requested that the council continue the item until their next scheduled meeting to allow for the proper execution of the document.

Mayor McCandless and City Attorney Earl confirmed that because the public hearing for the rezone had already been held and closed, the item could safely be moved to the consent calendar for the upcoming June 23 meeting once the signatures were secured. Council Member

Millett expressed support for the continuance, noting that the council could easily pull the item off the consent calendar if any unforeseen issues arose with the final contract.

Mr. Killpack moved to continue 10.3, Amending Articles 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial together with a development agreement limiting certain uses, to June 23, 2026, **seconded** by Ms. Muhlestein. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, LaNae Millett and Quinn Mecham. The motion **passed**. Absent: Jenn Gale

CITY MANAGER INFORMATION ITEMS

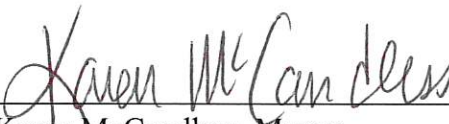
Mr. Bybee extended a public thank you to the City Council for their complete investment of time, funding, space, and effort into the recent Memorial Day events, the Freedom Plaza, and the Gold Star Families Memorial dedication. Reflecting on his 19-year career in local government, Mr. Bybee stated that the past weekend would rank as a top highlight of his professional life. He noted that the experience brought his career full circle, reminding him of past conversations with the late Major Brent Taylor and his wife regarding the core principles of service leadership and personal sacrifice. Mr. Bybee thanked the council members for their shared dedication to bringing these impactful community projects to fruition.

ADJOURN

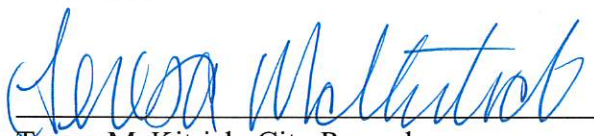
Ms. Millett moved to adjourn, **seconded** by Mr. Mecham. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, LaNae Millett and Quinn Mecham. The motion **passed**. Absent: Jenn Gale

(These minutes were created with the help of AI)

PASSED and APPROVED on this 26th day of June 2026.


Karen McCandless, Mayor

ATTEST:


Teresa McKittrick, City Recorder



COUNCIL MEMBERAYE NAY ABSTAIN ABSENT

Mayor Karen McCandless



Chris Killpack



Crystal Muhlestein



Jeff Lambson



Jenn Gale



LaNae Millett



Quinn Mecham

