

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
July 14, 2026

3:30 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

CONDUCTING	Mayor Karen McCandless
ELECTED OFFICIALS	Karen McCandless, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett, Chris Killpack, ZOOM Quinn Mecham
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager; Steve Earl, City Attorney; Chris Tschirki, Public Works Executive Director; Bryce Merrell, Community Services Executive Director; Brandon Nelson, Chief Finance Officer; Marc Sanderson, Fire Chief; BJ Robinson, Police Chief; Gary McGinn, Community Development Executive Director; Peter Wolfley, Community Services Executive Director, 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”

WORK SESSION ITEMS

MyOrem Update Presentation *Presenter: McKay Barton, Software Development Project Manager and Sarah Peel, Software Development Project Manager*

Mr. Barton reminded the council that MyOrem was launched on April 27th as a unified, streamlined ecosystem designed to simplify how residents and businesses interact with the city. At launch, the platform integrated utility services, landlord licensing, project management, and the boards and commissions portal. Looking ahead, the city plans to expand the ecosystem by integrating business licensing and comprehensive fitness center management, allowing residents to easily apply for memberships, sign up for specific classes like cycling, track promotional deals, and manage renewals or cancellations.

Ms. Peel presented key performance metrics gathered over the platform's first 11 weeks of operation. Out of approximately 20,000 utility customers, 4,600 new MyOrem accounts have already been created—representing nearly a quarter of the total customer base. The platform has processed almost 4,000 direct payments using a newly integrated, highly secure payment processor, along with processing nearly 500 new utility applications. While initial traffic has

settled into a steady routine, the platform averaged 149 active logins and 40 new account sign-ups per day over the previous two weeks. Ms. Peel credited the smooth transition heavily to the 311 Help Center agents, highlighting their close daily collaboration with software engineers to guide residents through edge cases and help refine new platform features. Addressing the timeline, Ms. Peel confirmed that while the city currently runs the old bill pay site and MyOrem simultaneously, the legacy site will officially shut down in November. After the November cutover, all users will need to use MyOrem, though data will be preserved so existing customers can seamlessly link their accounts at any time.

During the Q&A segment, Council Member Mecham asked about the unexpected hurdles the development team encountered during implementation. Mr. Barton explained that the primary technical challenge involved working with legacy data that had been formatted years ago under different system requirements. Modernizing this historical data without losing citizen records required significant troubleshooting, particularly around helping 311 agents understand how the data was migrating behind the scenes. Mr. Barton noted that established guardrails and lessons learned from the utility migration will allow the team to navigate similar hurdles much more quickly when onboarding fitness center services.

Fraud Risk Assessment Presentation *Presenter: Brandon Nelson, Chief Financial Officer*

Mr. Nelson explained that the assessment is a state compliance requirement mandated by the State Auditor for all municipal entities. He noted that the assessment form was originally designed with smaller entities in mind—organizations with fewer internal controls and smaller staff—rather than larger cities. Orem achieved a score of 335, which falls firmly into the "Low" risk category (where lower scores indicate lower risk). Mr. Nelson shared that the city's score has remained consistently strong at this level ever since the state introduced the requirement, and he reassured the council that Orem has had no instances of internal or external fraud over the past year beyond a single, routine phishing email flagged by an employee through standard cybersecurity training.

To clarify why the city does not achieve the highest possible rating, Mr. Nelson reviewed three specific items on the state assessment that Orem intentionally does not complete. First, the city does not require elected officials to physically sign an annual compliance document, as staff feel existing policies and procedures already cover these requirements adequately. Second, while city council members could complete a state-provided financial training module to earn additional points, Mr. Nelson questioned its practical value given its length and noted it is not strictly necessary. Third, Orem lacks a dedicated, standalone internal audit department or third-party auditor, though Mr. Nelson emphasized that robust internal audit functions are already embedded directly within individual programs like purchasing cards, petty cash, and accounts payable.

Firework Cancellation Follow Up Presentation *Presenter: Marc Sanderson, Fire Chief*

Chief Sanderson began by expressing his sincere gratitude to the Mayor and City Council for entrusting his team with making a historic and difficult decision to support a statewide fireworks ban. He highlighted the dramatic impact of the ban and citizen compliance, revealing a 90% reduction in firework-related fire starts across their three-community response area compared to the previous year—dropping from 24 fires down to just two minor incidents (a garbage can fire in Lindon and a small grass fire in Vineyard/Manila), with zero fires within Orem city limits. Public response was overwhelmingly positive, with social media sentiment running roughly six-to-one in favor of the ban. Chief Sanderson emphasized that taking proactive steps avoided potential structure fires, foothill blazes, or firefighter injuries during an exceptionally dry season.

Chief Sanderson noted that the state is currently gathering feedback from municipalities ahead of the upcoming Pioneer Day holiday on July 24th, as a statewide ban remains in effect due to ongoing conditions. On a state survey, Chief Sanderson chose a neutral stance regarding future bans, stating that the fire department will await official decisions from state forestry officials before making local determinations. Demonstrating goodwill toward affected local vendors, Orem's fire prevention team personally delivered letters to local independent firework stands offering a full refund on permit fees, inspection fees, and a 100% return of their bonds if they ceased sales. Although no vendors took advantage of the offer, Councilmember Lambson commended the department for the thoughtful gesture toward small business owners. Regarding enforcement, law enforcement provided over 40 verbal warnings to residents and issued only two citations to repeat offenders. Councilmember Millett clarified details regarding the Lindon garbage can fire.

Wildland Team Update Presentation *Presenter: Shaun Hirst, Assistant Fire Chief and Mike Hickman, Fire Captain*

Assistant Chief Hirst and Captain Hickman presented an operational and administrative update on the Orem Fire Department's Wildland Fire Program. Chief Hirst opened by recalling that back in 2017, Orem Fire was unable to participate in California's Thomas Fire deployment because their wildland capabilities were underdeveloped, a gap Captain Hickman stepped forward to resolve in 2018. Nine years later, Orem Fire has become a recognized, highly respected force statewide, often assigned the most challenging wildland tasks. The department now boasts multiple certified Engine Bosses, a Task Force Leader, and personnel being developed for Type 3 Incident Management Teams that deploy across the nation for wildland fires, floods, and hurricanes. Financially, the program runs in the black, having generated over \$1.4 million in gross revenue. This revenue covers employee overtime, personal protective equipment, and a purpose-built Type 3 wildland engine scheduled for delivery next summer, creating zero financial burden for city taxpayers.

Chief Hirst highlighted the wildland team's vital role during the recent Iron Fire near Eureka on June 20th. Staged in Provo due to statewide red flag warnings, Orem's team was deployed immediately after the fire broke out. Arriving on the scene as 30- to 50-foot flames

threatened the town and forced evacuations, Captain Hickman coordinated with local volunteer fire departments and federal partners, directing a tactical backburn in residents' backyards that saved the town of Eureka without a single home lost. Captain Hickman then provided operational details, noting that the team consists of 17 members across three shifts and four office personnel. Every department member is now 100% wildland certified. Captain Hickman emphasized that this program serves as crucial safety training for first responders and acts as a financial insurance policy: under Utah's Mutual Aid Memorandum of Understanding, Orem helps fight fires across the state, and in exchange, the state covers massive response bills when large wildland fires strike Orem.

Following the presentation, Captain Hickman showed a video highlighting the wildland team's operations during recent deployments. Captain Hickman thanked the Mayor and City Council for their continued support and for allowing the team to represent the City of Orem across the nation. Council Member Millett expressed gratitude for the team's willingness to head directly into danger to protect lives and property. Recalling a childhood neighbor in Heber who tragically died fighting a wildland fire, Ms. Millett asked where the heavy machinery came from. Captain Hickman explained that wildland resources are tiered across federal, state, cooperator, and contractor levels. While the state of Utah owns the specific dozer featured in the video, much of the heavy equipment is provided by private excavation contractors under government agreements.

Mayor McCandless shared a personal childhood memory of growing up in a canyon outside Santa Barbara, California, describing what it was like to watch her father hose down their roof while nearby ravines burned. She expressed profound appreciation to the entire wildland team for putting their lives on the line for both local and surrounding communities. Council Member Gale added that the council and community are extremely proud of the department's work.

Canal Update Presentation *Presenter: Gary McGinn, Community Development Executive Director*

Mr. McGinn provided the council with an update on the city's canal project, announcing that Orem has secured a grant from the Mountainland Association of Governments (MAG) and awarded a planning contract to Method Studio. Mr. McGinn explained that city staff and Method Studio would hold an initial scoping meeting the following day to establish the agenda, parameters, and timeframes for the project. While staff will continue logging emails and answering resident inquiries in the interim, Mr. McGinn emphasized that public outreach will be the top priority once the consultant begins work. He noted a clear pattern in community feedback: residents living farther from the canal tend to strongly support the project, whereas property owners whose lots directly abut the canal express high levels of anxiety and uncertainty. Mr. McGinn aims to finish community outreach and present a comprehensive draft report to the City Council by the end of the year.

Council Members Muhlestein and Millett asked whether the city could draw upon lessons learned from the nearby Murdock Canal Trail project to address fears of the unknown among adjacent homeowners. Mr. Tschirki and Mr. Bybee explained that while the Murdock project is a helpful reference point, there are key differences: the Murdock Canal featured a wide 100-foot right-of-way that was already slated for piping, whereas the local Provo Bench and North Union canals are far narrower, with rights-of-way ranging from just 6 to 20 feet. Mr. Tschirki noted that early concerns during the Murdock project focused on boundary line adjustments and privacy issues where trail users could look down into neighboring yards, though the trail ultimately gained strong support. Mr. McGinn highlighted that Method Studio was chosen specifically because members of their team previously led the Murdock project, and Mr. Bybee requested that the consultants also pull comparative data from narrower canal trails across the state to ease resident anxieties.

Addressing safety concerns, Council Member Lambson pointed out that residents often fear that introducing a public trail will escalate existing illicit activity along the canal. Mr. Lambson asked staff to gather comparative data showing how turning "dead space" into an active public trail with regular foot traffic positively impacts safety. Mr. McGinn agreed that adjacent homeowners have valid, legitimate concerns regarding privacy and security, confirming that staff would direct Method Studio during their scoping meeting to cast a wide net for real-world examples and data to answer these questions for the public.

Detached Accessory Dwelling Units Update Presentation *Presenter: Gary McGinn, Community Development Executive Director*

Mr. McGinn presented a brief introduction on state-mandated updates regarding detached accessory dwelling units (ADUs), explaining that a new Utah state law requires the city to adopt an ordinance allowing detached ADUs on residential lots measuring at least 11,000 square feet by October 1st. To meet this tight deadline, Mr. McGinn outlined a review timeline running through the Planning Commission into early August, followed by City Council review sessions in August and September. He explained that where state law is silent, staff drafted minimum baseline standards to protect existing single-family neighborhoods while ensuring full compliance with building codes and full city inspection authority. Under state law, the city cannot require a conditional use permit, impose setbacks that make construction unreasonably difficult, or mandate more than two off-street parking spaces for units 650 square feet or larger (or more than one space for units under 650 square feet). Furthermore, state law prohibits municipal restrictions on building height and envelopes beyond standard codes.

To keep the city's approach cautious and incremental, staff recommends strictly adhering to the state's 11,000-square-foot minimum lot size rather than expanding ADUs to smaller lots. Under the proposed ordinance draft, detached ADUs will be prohibited in front yards, cannot exceed the size of the primary dwelling, must match the primary home's aesthetic, and cannot encroach on utility easements or eliminate existing required parking without replacement. Crucially, the draft explicitly bans rentals under 90 consecutive days to prevent detached ADUs

from operating as short-term vacation rentals (such as Airbnbs). Addressing infrastructure concerns, Mr. Tschirki and Mr. Clark noted that single-family utility impacts will be minimal, particularly since Orem has a limited number of 11,000-square-foot lots capable of comfortably fitting a secondary structure.

During the discussion, Council Member Mecham suggested that staff research lessons learned from Utah cities with existing detached ADU ordinances to better gauge demand and neighborhood impacts, an idea McGinn agreed to pursue. Mr. McGinn also proposed holding a joint work session between the City Council and the Planning Commission to ensure alignment on the city's broader vision. Council Member Muhlestein noted that the Utah League of Cities and Towns (ULCT) has been urging cities to prepare their ordinances promptly so they are not caught unprepared when the October 1st mandate takes effect.

Property Tax Calculator Presentation *Presenter: Jennica Jones, Strategies and Innovation Director and Pete Wolfley, Civic Engagement Director*

Mr. Wolfley and Ms. Jones presented a new set of public information tools and an interactive online calculator designed to help Orem residents understand the city's proposed property tax adjustment. Hosted at orem.gov/tnt, the website features a tiered communication strategy ranging from a quick elevator pitch to a five-minute summary and comprehensive financial documentation. Ms. Jones demonstrated the custom property tax calculator built entirely in-house by the city's software development team. Pre-populated with Orem's average 2026 assessed property market value of \$520,000, the tool applies Utah's 45% primary residential exemption to show that the proposed increase costs the average homeowner roughly \$11 per year, or less than \$1.00 per month. The tool isolates Orem's city portion from school district and county taxes, offering clear hover-over tooltips that show exactly how public safety tax dollars are allocated between police personnel, fire operations, and capital needs.

The presentation also addressed regional context and the primary cost drivers behind the proposal. Mr. Wolfley highlighted that even with the proposed rate change, Orem maintains one of the lowest overall property tax burdens among peer cities in Utah County, noting that the city has raised property taxes only once in the past 48 years. Staff clarified that while official tax notices sent to residents may show a "100% increase" on a single line item, this technical wording merely reflects the creation of a brand-new dedicated Public Safety Fund rather than a doubling of a resident's total tax bill. To justify the timing, Mr. Wolfley and Chief Sanderson outlined severe inflationary pressures on emergency equipment alongside the demands of managing an estimated 42 million annual non-resident visitor trips generated by UVU, regional commercial centers, and community events.

Council Members Gale and Millett commended the team on the tool's clarity and suggested adding a pie chart to visually emphasize that city property taxes represent only a small fraction of a homeowner's overall property tax bill. In response to questions about public engagement, staff noted that the portal includes links for the official Truth in Taxation public

hearing scheduled for August 27th at 6:00 PM, which will feature a state-mandated virtual public comment system.

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

Council Member Killpack provided an update on his board and committee assignments within the City of Orem. He highlighted his work with CDBG (Community Development Block Grant), noting his role in ensuring effective distribution of funds, including an additional \$300,000 allocated toward capital projects. Mr. Killpack also reported on his involvement with the Miss Orem Scholarship Pageant board, celebrating the achievements of local youth who earned scholarships before concluding the season until next year. On the Neighborhood Advisory Commission, he noted that efforts are underway to fill three current vacancies. He emphasized that this commission has seen the most recent impact, receiving presentations on short-term rental (STR) updates and the Neighborhood Improvement Team (NIT), as well as sponsoring city beautification awards.

Additionally, Mr. Killpack serves alongside Council Member Muhlestein on the Orem Youth Council, which is currently gearing up for the new school year following a spring hiatus. He also works closely with the Utah Valley University (UVU) Business Resource Center and the Orem Business Alliance to help local businesses flourish, mentioning upcoming plans to introduce new programming through these partnerships. Finally, Mr. Killpack noted his active participation in Oremfest and other community-wide events.

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, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

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

CONDUCTING ELECTED OFFICIALS

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

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City
Manager; Keri Rugg, Deputy City Manager; Steve Earl,
City Attorney; Chris Tschirki, Public Works Executive
Director; Brandon Nelson, Chief Finance Officer; Marc
Sanderson, Fire Chief; BJ Robinson, Police Chief; Gary

McGinn, Community Development Executive Director;
Peter Wolfley, Community Services Executive Director,
PIO; Teresa McKittrick, City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT –Brad Sorensen

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Michele Sorensen

MAYOR'S REPORT/ ITEMS REFERRED BY COUNCIL

Oremfest Follow Up Presentation *Presenter: Kenice Whitaker, Events Manager, Sydney Wong, Events Coordinator, and Kami Burges, Events Advisory Commission Member*

Ms. Whitaker expressed gratitude to the Events Commission and city staff for their extensive efforts, noting that this year's festival was themed around the national "America 250" celebration. Ms. Burgess presented the top 10 favorite resident activities based on survey results, ranking in order: (1) Fireworks, (2) Grand Parade, (3) Drone Show, (4) Food Vendors, (5) Animal Exhibits, (6) Boutique, (7) Carnival, (8) Concerts, (9) Children's Crafts, and (10) Art Competitions.

Ms. Bailey highlighted key festival events, beginning with the kickoff car show, which earned a 4.75 out of 5-star rating from nearly 6,000 attendees. The event featured 238 vehicles and raised \$9,236.90 for the American Legion with support from local partner Walker Sanderson. Ms. Whitaker reported on Tuesday's pool party, which received a 4.77-star rating across 698 attendees enjoying music, prizes, and free ice cream. Ms. Burgess shared that the Orchard Jam drew nearly 2,000 attendees (rated 4.73 stars) with popular attractions like a foam party, a children's farmers market, and a silent disco. The park attracted 82,400 total attendees during carnival days (rated 3.8 stars), featuring stage entertainment, a hot dog eating contest, and the 10th annual Orem's Got Talent show.

The presenters highlighted notable new and main-stage attractions, including an inaugural Fun Run hosted by the Orem Fire Department along the parade route. The run drew 112 participants and raised over \$2,000 for the department's Professional Firefighters Organization (PPFO) to help restore original Engine Number 1 and fund local charitable efforts. The grand parade featured 85 entries with marching bands and received a 4.12-star rating, while the closing drone show (4.87 stars) and fireworks show topped resident satisfaction charts. Following the presentation, Council Members Muhlestein and Gale commended the events team, commission members, and municipal staff for their long hours—noting the immense effort required to run the multi-day festival and manage early-morning cleanups.

Car Show Fundraiser for American Legion Presentation *Presenter: Kenice Whitaker, Events Manager*

Ms. Whitaker invited American Legion representatives to come forward to receive a ceremonial check from the city. Ms. Whitaker expressed excitement on behalf of Oremfest and the city for presenting the donation, which was raised during the festival's kickoff benefit car show to support the local American Legion post and its community initiatives.

Events Safety Presentation *Presenter: Blake Fenn, Police Lieutenant*

Lt. Fenn presented on event safety, noting that public safety planning for major municipal gatherings like Oremfest begins months in advance through cross-departmental coordination. Following a short video clip highlighting on-duty officers engaging with community members at the park, Lt. Fenn explained that security evaluations are conducted for every city event based on location, event type, and historical attendance numbers. While smaller daily events require only a handful of officers, larger events like Oremfest involve a full inter-departmental board working together to build comprehensive action plans.

Lt. Fenn detailed the extensive law enforcement presence required during Oremfest, noting that virtually every employee in the department receives an assignment during festival week. To protect attendees and equipment, officers staff the park 24 hours a day, including dedicated two-officer graveyard shifts to prevent vandalism and secure food trucks and vendor property overnight. Daytime staffing scales from seven officers in the morning up to 12 officers during peak afternoon and evening hours. Planning encompasses crossing guards for traffic management, drone and camera trailer surveillance, and established protocols for missing property and lost children. Lt. Fenn highlighted that the department maintains a 100% success rate in reuniting lost children with their families. Looking ahead to future events, the department is already planning organizational improvements to establish clearer command structures over specific sectors like the parade route and the park.

Council Member Millett commended the department's balance of protection and compassion, citing specific instances during the festival where officers assisted families with lost children and stolen property. Council Member Lambson echoed these sentiments.

PERSONAL APPEARANCES

Opened at 6:19 PM

Aaron Larson urged the council to adopt a more flexible detached ADU ordinance to improve housing affordability and requested amendments to a city building ordinance that regulates roof pitch and height. Citing state prohibitions against indirectly regulating design elements, the speaker warned of a pending lawsuit over their multi-generational home and potential state legislative intervention, asking the city to fix the ordinance before being served to avoid wasting taxpayer dollars on outside legal fees.

Lisa Lesser urged the council to strictly limit short-term vacation rentals, citing seven such properties within two blocks of her home. She argued that converting affordable housing into short-term rentals displaces potential long-term neighbors and shrinks local church and

school attendance, pleading with the council not to "open the floodgates" to vacation rentals in Orem.

Barry Flynt spoke in support of short-term rentals, citing positive personal experiences using them for work, temporary housing, and family visits. Arguing that fears of investor buyouts driving up housing prices are unfounded in today's market, he urged the council to legalize and reasonably regulate Airbnbs rather than ban them, noting that owner oversight ensures neighborhood respect.

Jordyn Kauwe presented a petition signed by over 600 people favoring a complete ban on short-term rentals, arguing that nightly rentals are commercial businesses operating in residential zones. Emphasizing that standard zoning laws prohibit retail or hotel operations in single-family neighborhoods, she urged the council to enforce existing rules and protect long-term residents without granting special commercial exceptions.

Shanna Steinkopf urged the council to enforce Orem's short-term rental ban rather than legalize them, warning that 525 active rentals are displacing families, driving down local elementary school enrollment, and forcing lost funding and split-grade classes.

Tony Kretschmer urged the council to enforce restrictions on short-term rentals, sharing that high housing costs forced his daughter and grandsons to move to Texas. Pointing out that Orem has over 500 short-term rentals compared to only 200–260 homes currently listed for sale, he asked council members if they are willing to displace local families and grandchildren just so real estate investors can operate nightly rental businesses.

Cathy Young called on the council to vote against legalizing short-term rentals, arguing that high turnover, noise, and safety concerns undermine Orem's identity as "Family City USA." She emphasized that residents purchased homes expecting stable neighborhoods rather than hotel districts, urging the council to uphold zoning promises made to local homeowners.

Milo Ott urged the council to strictly regulate short-term rentals, highlighting safety concerns, noise, parking issues, and housing scarcity caused by absentee and foreign investors. Citing studies and FBI warnings regarding decentralized nightly rentals, he urged Orem to adopt strict, owner-occupancy rules similar to Provo's to protect residential neighborhoods and family stability.

Steven Astle urged the council to protect residential neighborhoods by limiting short-term rentals, arguing that nightly lodging changes community character and replaces permanent neighbors with revolving visitors. He stressed that converting homes into investor rentals reduces housing inventory for first-time buyers and local families, urging the city to pursue housing policies that serve permanent residents rather than temporary visitors.

Virginia Sokolowsky urged the council to enforce Orem's 2002 ban on short-term rentals, arguing that nightly rentals commercialize residential zones by operating as small hotels and increase demands on public safety. Expressing confidence that most residents oppose legalizing short-term rentals, she called on the city to uphold residential zoning to protect neighborhood cohesion.

Becky Smith shared her negative experience with an out-of-state investor operating a short-term rental across from an elementary school, citing tour buses, midnight noise, and extreme street parking congestion. While supporting vacation rentals elsewhere, she urged the city to implement strict, enforceable rules on noise, parking, and occupancy to protect neighborhood safety and peace.

Ethan Stauffer raised privacy and search-and-seizure concerns regarding Flock license plate cameras in Orem. Pointing out that police nationwide can search this private database without a warrant, he argued that tracking residents' daily movements is an unnecessary violation of personal privacy.

Closed at 6:54 PM

CONSENT ITEMS

Meeting Minutes Approval - June 9, 2026, June 15, 2026 Joint Meeting, and June 23, 2026

Ms. Gale moved to approve the minutes from June 9, 2026, June 15, 2026 and June 23, 2026, **seconded** by Mr. Killpack. 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 - Amending Appendix OO of the Orem City Code by altering the existing concept plan for the PD-53 Zone, located generally at 1890 North State Street *Presenter: Jared Hall, Planning Director*

Mr. Hall explained that while the underlying text, land use rules, and zone boundaries remain unchanged, the update replaces two previously planned three-story office buildings and the old grocery store with a single 31,000-square-foot commercial building, along with additional retail space and a restaurant out-parcel. Recommended for approval by the Planning Commission, the revised plan features a stepped roofline tapering from 39 feet at the front to 23–32 feet at the rear, a 45-foot 6-inch rear setback that places the structure farther from neighboring residential properties than the existing building, a 7-foot masonry fence, and 277 parking spaces (exceeding code requirements).

Representatives from the applicants introduced the tenant, Homebuilt, as an elevated hardware store and accessible design center, noting that this Orem location will serve as the flagship site for the local, 100-year-old family-owned enterprise. In response to questions from Councilmembers Gale, Mecham, and Millett regarding impacts on adjacent residents, the applicants detailed noise mitigation measures including a submerged loading dock enclosed by masonry walls and an indoor, enclosed drive-through pickup bay. Mr. Hall confirmed that final

photometric lighting plans and site plan approvals will strictly enforce zero light spillover across residential property lines.

Public Hearing open at 7:08 PM

Marion Baxter thanked Homebuilt for its noise and light mitigation plans for the North Orem development, noting their importance for local residents and ecosystems. She also praised the Orem Police Department's community outreach at Cherry Hill Park and encouraged wider promotion of the city's text-messaging system for reporting infrastructure issues like potholes.

Keith Walker raised concerns about drive-through traffic bottlenecks, UDOT access approvals, and handicap stall compliance on the revised site plan. While welcoming W.W. Clyde's involvement, he expressed skepticism over the long-delayed development and strongly urged strict pest control enforcement prior to demolishing the old Allen's grocery store.

In response to public concerns, Mr. Hall clarified that technical details such as drive-through stacking and access points will be rigorously evaluated by transportation engineers during the final site plan review, adding that UDOT permits are required for State Street access. Addressing neighborhood fears regarding pest displacement during the demolition of the old Allen's grocery store. The developer assured the council that crews have been clearing the building, working with contractors on potential remediation, and are committed to minimizing pest issues as they move directly into site plan review and construction.

Wayne Bernie raised urgent fire safety and sanitation concerns regarding the scheduled demolition. Pointing out waist-high dry weeds, trash, homeless encampments, and rodent activity in the rear alleyway along neighboring wooden fences, he urged the city and fire marshal to require thorough cleanup and weed abatement before demolition begins to prevent potential fire hazards to adjacent homes.

Public Hearing closed at 7:21 PM

Mayor Karen McCandless acknowledged resident concerns and instructed the development team to coordinate site cleanup before the scheduled 3:00 p.m. demolition. Councilmember Millett inquired about the south out-parcel plan—with the developer confirming a planned restaurant drive-through designed to queue up to 15 cars. Councilmember Millett forwarded a request from a resident that they consider adding an In-N-Out Burger.

Mr. Killpack moved to amend Appendix OO of the Orem City Code by altering the existing concept plan for the PD-53 Zone, located generally at 1890 North State Street, **seconded** by Mr. Lambson. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

PUBLIC HEARING -ORDINANCE - Amending Articles 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500

South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential. Approximately 5.45 acres - Presenter: Jared Hall, Planning Director

Mr. Hall presented a detailed proposal for a 5.45-acre zoning map amendment near 1600 South, which seeks to rezone properties from a split PF (Public Facilities) and R12 classification to a uniform R8 (Single-Family Residential) zone. Recommended unanimously by a 6–0 vote of the Planning Commission following public hearings in June, the rezone aligns with the Low Density Residential designation in Orem’s General Plan. The assemblage includes a city-owned parcel alongside an adjoining private property, which is necessary to establish street access and create an efficient layout. The conceptual subdivision accommodates 18 single-family lots with a minimum size of 8,000 square feet, featuring a road configuration extending off 1600 South that can function as a through-street or a cul-de-sac.

In addition to housing, the concept plan addresses critical infrastructure needs by incorporating a dedicated utility easement extending north toward 1600 South to resolve regional sewer capacity issues, loop culinary water lines, and provide pedestrian pathway connectivity. The plan also reserves a substantial access easement along the eastern boundary to preserve future access and development rights for abutting property owners. Addressing inquiries from Mayor McCandless regarding the property's history, Mr. Bybee explained that the city-owned land was originally zoned residential before being placed in the Public Facilities zone. Mr. Hall further clarified that because parks are permitted uses in both PF and R8 zones, changing the zoning to single-family residential does not restrict or eliminate the city's ability to develop a park on the property in the future.

Public Hearing open at 7:31 PM

Steve Salmon raised a question regarding access to his family's barn and lot along the eastern boundary of the city property, seeking confirmation that a dedicated easement would be preserved for future development even if the council ultimately decides to build a park rather than a subdivision.

Joseph Creer voiced support for the R8 zone change, explaining that it provides essential sewer connectivity and access to his family's landlocked two-acre parcel so they can build four homes. Thanking city staff and officials for their ongoing help, Mr. Creer noted a clear preference for the cul-de-sac option over a through-street to avoid overloading the narrow, bumpy road conditions on 1400 South.

Marion Baxter expressed support for advancing the project, highlighting the critical benefits of stabilizing the area with residential zoning and securing essential water and sewer infrastructure. Drawing from personal experience with the nearby Arcadia road opening, the resident validated that street connectivity successfully disperses local traffic, and concluded by asking Planning Director Jared Hall whether the required test holes for the site had already been completed.

In response to the resident's inquiry about potential underground hazards, Mr. McGinn clarified that the city hired an engineering firm to conduct preliminary test fits and later dug test

pits on every potential lot in the buildable areas. Mr. McGinn confirmed that crews found no concerning issues during testing, giving the city confidence to move forward, to which the resident expressed relief and satisfaction with the findings.

Marcus Jones opposed rezoning the site from Public Facilities to R8, arguing that presenting a lot layout signals an intent to sell to a developer rather than build a park. Citing dense surrounding development, he urged the council to prioritize preserving green space and community benefit over selling city-owned land.

Jay Leichty voiced support for extending the sewer line, retaining existing trees, and choosing a cul-de-sac over a through-street. Emphasizing the need to preserve an existing dirt road for winter access to his lower property, Mr. Leichty noted that while he is open to development, his ideal preference would be keeping the site vacant to protect one of the area's few remaining urban wooded spaces.

Mr. Earl clarified the ownership history of the city's parcel, noting that county records show UDOT conveyed the land to Orem in 1976 as surplus property at no cost. Mr. Hall confirmed that the city-owned portion currently makes up 3.8 acres of the project site, though Mr. Earl added that the original 1976 deed from UDOT was part of a much larger 24-acre conveyance.

Public Hearing closed at 7:42 PM

Councilmember Millett invited staff to directly address access, safety, and infrastructure concerns raised in resident emails submitted prior to the meeting, specifically referencing a nearby home on 325 West. Mr. Hall confirmed that planned utility easements along the eastern border would preserve access for rear neighbors, enable adjacent properties to transition off septic systems to city sewer, and accommodate future flag-lot developments. Mr. Hall and Mr. McGinn further explained that emergency access and standard fire safety requirements would be fully satisfied by the subdivision layout, highlighting that a dedicated utility and pedestrian access way between lots C5 and C6 could serve as an emergency path in rare situations while completing water line looping and sewer connections for neighbors to the north.

Clarifying the property's history, Mayor Karen McCandless and City Attorney Steve Earl noted that the land was only placed in the Public Facilities (PF) zone as part of a citywide blanket rezone of public and school district properties around 2022, having been residential for decades prior. Addressing community questions regarding park potential, Mr. McGinn explained that while the site was listed in the 2021 Parks Master Plan, its steep and challenging topography makes it difficult and costly to build or maintain as a high-quality park. Mr. McGinn outlined the strategic municipal vision: by extending the infrastructure, resolving local sewer needs, and selling owner-occupied lots, the city could generate revenue to fund a far more accessible, higher-impact park elsewhere in southwest Orem. Councilmember Mecham voiced strong support for the R8 rezone, citing the clear benefits of expanded sewer infrastructure,

owner-occupied housing affordability, and reinvesting proceeds into citywide parks and open space.

Ms. Millett moved to amending Articles 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the properties located generally at 360 West 1500 South from PF, Public Facilities and R12, Single-Family Residential to R8, Single-Family Residential with the intent of creating another park elsewhere, **seconded** by Ms. Gale. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, and LaNae Millett. Those voting no: Jenn Gale and Quinn Mecham. The motion **passed**.

CITY MANAGER INFORMATION ITEMS

City Manager Brenn Bybee highlighted an upcoming late-month event collaborating with the Arts Council and the World Folk Fest, held on a Wednesday during the city's popular farmers market. To give council members more opportunities to engage with the public, the city is adding a dedicated booth where they can interact with residents and international performers representing nine different countries while answering questions and taking feedback.

ADJOURN TO A CLOSED SESSION IN SUMMIT CONFERENCE ROOM

To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property

Mr. Killpack moved to 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; or the purchase or lease of real property, **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 28th day of July 2026.





Karen McCandless, Mayor

ATTEST:


Teresa McKittrick, City Recorder

COUNCIL MEMBERS

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Karen McCandless	☒	☐	☐	☐
Chris Killpack	☒	☐	☐	☐
Crystal Muhlestein	☒	☐	☐	☐
Jeff Lambson	☒	☐	☐	☐
Jenn Gale	☒	☐	☐	☐
LaNae Millett	☒	☐	☐	☐
Quinn Mecham	☒	☐	☐	☐

