CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
September 8, 2026

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

CONDUCTING	Mayor Karen McCandless
ELECTED OFFICIALS	Karen McCandless, Jeff Lambson, Jenn Gale, LaNae Millett, Quinn Mecham, Crystal Muhlestein, Chris Killpack
APPOINTED STAFF	Brenn Bybee, 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; BJ Robinson, Police Chief; Peter Wolfley, Civic Engagement 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

Detached Accessory Dwelling Units Presentation *Presenter: Jared Hall, Planning Director*

Mr. Hall led a detailed discussion regarding a text amendment for Detached Accessory Dwelling Units (DADUs). The urgency stems from a state-mandated deadline of October 1, which requires the city to adopt its own local ordinance or risk default state regulations taking effect across the municipality. To maintain local control over design standards, size, and setbacks, the council structured a timeline leading to a formal public hearing on September 22 to finalize and sign the ordinance before the cutoff.

The proposed ordinance ties DADU eligibility strictly to lot size rather than specific underlying residential zoning districts. Out of approximately 20,300 residential parcels citywide, roughly 5,800 lots meet or exceed the 11,000-square-foot minimum threshold, leaving about 14,500 smaller lots ineligible. GIS mapping showed that these eligible lots are remarkably spread throughout every zone in the city rather than clustered in single neighborhoods. In a random sample analysis of 400 properties, staff found that 47% were physically capable of hosting a DADU while complying with proposed setbacks and site constraints, a figure that drops slightly to 43.5% when vacant parcels are excluded from the dataset.

The council established prompt consensus on several core baseline operational rules. Only one DADU or internal accessory dwelling unit is permitted per lot, and owner-occupancy is

strictly required in either the primary dwelling or the accessory unit. This requirement is enforced through a signed affidavit recorded on the property title; if the property is later sold to an investor, the recorded title restriction flags municipal licensing systems to block non-owner-occupied operation. Additionally, applicants must demonstrate adequate municipal utility capacity for water, sewer, and power, comply with standard safety codes, and adhere to a strict structural separation definition that prohibits breezeways or corridors from being used to reclassify a DADU as an attached house addition.

Setback regulations provoked the most substantive debate regarding neighboring property rights and visual impacts. For rear yards, staff initially reviewed a flat 20-foot requirement, but Councilmembers Millett and Muhlestein advocated for retaining the underlying zoning rear setbacks, which are typically 25 feet in R8 zones and up to 30 feet in larger residential zones. Council members noted that adhering to standard zoning setbacks protects neighboring expectations and avoids creating non-conforming structures if rules are ever tightened in the future. For interior sides, side setbacks were fixed at 10 feet—aligning with standard public utility easements that usually require 8 to 10 feet of clearance—paired with a fail-safe requirement that any DADU remain at least 20 feet away from any primary dwelling on an adjacent lot. The council discussed alternative rules calculating 30 feet from a neighbor's hypothetical build-to line, but recognized that a direct 10- or 12-foot side setback cleanly protects adjacent buildable areas while centering DADUs within the host yard.

Building dimensions are governed by a dual-constraint framework blending tiered square-footage caps with a strict footprint ratio. Allowed unit size starts at a maximum of 650 square feet for lots between 11,000 and 13,000 square feet, increases to 850 square feet for lots up to 16,000 square feet, and reaches 1,200 square feet for lots up to 20,000 square feet. Staff highlighted that the 650 and 850 square-foot tiers directly correspond with popular manufactured floor plans and 40-foot Conex container conversions. For half-acre parcels exceeding 20,000 square feet, Councilmembers Millett and Muhlestein favored capping unit sizes at 1,200 square feet to prevent large secondary houses from being built behind main residences. Furthermore, City Manager Bybee and Mayor McCandless clarified that a DADU can never exceed 50% of the primary dwelling's ground-floor footprint, defined strictly by above-grade square footage rather than total area including basements.

Height guidelines combine base limits with a sliding scale to keep structures proportional to property boundaries. At minimum setbacks, pitched roofs are capped at a baseline height of 14 feet and flat roofs at 12 feet. For every additional foot a structure is stepped back beyond the minimum setback line into the yard, owners gain one additional foot of building height on a 1:1 ratio, up to maximum caps of 18 feet for pitched roofs and 14 feet for flat roofs. Regardless of setbacks, a DADU can never exceed the height of the primary dwelling on the lot. To safeguard neighboring backyard privacy, units are strictly limited to single-story designs, prohibiting rooftop decks, exterior second-story balconies, and habitable second-floor spaces, while permitting internal lofts that occupy no more than 20% of the unit's footprint. Moving toward the public hearing, planning staff agreed to compile specific parcel counts for half-acre lots, generate

massing visuals comparing capped and uncapped units, and draft the final ordinance text incorporating standard zone rear setbacks, a 1,200-square-foot maximum size cap, and the 20-foot neighboring dwelling buffer.

Central Dispatch Resolution Presentation *Presenter: Keri Rugg, Deputy City Manager and D. Jacob Summers, Deputy City Attorney*

Ms. Rugg and Mr. Summers presented a resolution to transition Orem and Lindon's emergency dispatch services from Metro Dispatch (operated by Provo City) to Utah County's Central Dispatch. The move stems from historical challenges in 2022 surrounding dispatcher recruitment and retention, which originally prompted Orem to surrender its independent Public Safety Answering Point (PSAP) and partner with Provo. State regulations dictate that once an agency gives up its PSAP to consolidate, it cannot regain its individual PSAP status. The original 2022 agreement was intended to establish an advisory structure through 2025 while building a true interlocal agency where both cities would share equal governing authority. However, Provo ultimately hesitated to form an interlocal partnership, expressing a preference to keep Orem and Lindon strictly as paying customers. Unable to secure adequate administrative control over dispatch budgets, staffing, and public safety equipment, Orem pursued Central Dispatch as its sole viable alternative.

Under the new agreement with Central Dispatch Orem transitions from an advisory customer to a full governing partner. Orem will secure permanent seats on both the Administrative Board for policy and budget decisions and the Operations Board for police and fire leadership. While standard board decisions will be made on an equal-vote basis, Orem successfully negotiated the right to invoke a weighted vote based on population and call volume when critical issues arise, ensuring proportional influence as the largest municipality in the agency. Financially, moving to Central Dispatch requires an upfront first-year buy-in cost that city management prefers to pay in full immediately. Once absorbed, the transition will unlock approximately $500,000 in net annual savings year-over-year due to broader economies of scale, freeing up public safety dollars that can be directly reinvested back into local police and fire operational needs.

Operationally, officials expect a smooth transition with high levels of service culture. Key administrative leadership at Central Dispatch, including its current operations manager, previously led Orem's independent dispatch center, and several former Orem dispatchers have already transferred to the facility in anticipation of the move. Orem has also negotiated dedicated operational upgrades, such as an additional fire channel for the department. Though a 12-month notice was formally delivered to Provo at the end of July, Provo requested an expedited exit, prompting Central Dispatch to target a formal cutover date of February 10, 2027. This timeline allows third-party tech vendors to physically migrate and test critical infrastructure components while Central Dispatch completes necessary staff onboarding. Public safety chiefs acknowledged that while minor operational adjustments and new radio habits will be required during the

transition, the change provides long-term stability, administrative control, and significant fiscal savings for the city.

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

Mayor McCandless opened the session by emphasizing the council's shared goal of balancing community character, neighborhood protection, and property rights, while acknowledging differing perspectives among members. Councilmember Millett advocated for a stricter stance, suggesting the city enforce its existing ban on illegal STRs to potentially return up to 500 housing units to the long-term rental market, thereby addressing local affordable housing needs and supporting school enrollment without adding density. Councilmember Muhlestein echoed concerns about residential housing stock being converted into investment vehicles, driving up housing costs. Conversely, Councilmember Mecham noted that owner-occupied STRs offer residents a practical way to offset mortgage costs, making homeownership more attainable.

To establish a clear regulatory framework, Mr. Summers structured the discussion around specific operational waypoints, beginning with a strict owner-occupied baseline. Under this model, all STRs are prohibited unless the operator obtains a municipal business license for rentals lasting between 24 consecutive hours and 30 consecutive days, with rentals exceeding 30 days falling under standard long-term landlord licensing. To qualify, property owners must prove at least 50% fee-title ownership (or qualifying estate-planning trust ownership), submit tax returns and government-issued identification reflecting the address as their primary residence, and sign an affidavit certifying they live on the property for at least 10 months (304 days) per year. Licenses are treated as discretionary administrative privileges that do not run with the land and automatically expire upon property sale or transfer. Additionally, owners must remain physically present overnight while hosting guests, designate a 24/7 local contact capable of responding to site issues within 20 minutes, and refrain from using the property for commercial events, parties, or fundraisers.

The council reviewed standardized legal definitions and enforcement mechanisms designed to ensure compliance and neighbor protection. Applicants must submit floor plans, square footage metrics, off-street parking layouts, proof of safety inspections for smoke and carbon monoxide detectors, and an affidavit confirming no HOA restrictions prohibit STR operations. Licenses will operate on a July 1 to June 30 fiscal cycle, with mid-year applications prorated. Online marketplace listings must prominently feature the municipal license number, and hosts are required to post an exterior contact placard and provide an indoor guest binder outlining quiet hours, parking rules, and fire escape routes. Code violations—evaluated under a preponderance of the evidence standard—are capped by state law at $1,000 per occurrence, with proposed civil fines set at $750 for a first offense and $1,000 for subsequent offenses. While members debated setting the revocation threshold at two versus three strikes within a rolling 12-month period, they agreed that multiple concurrent violations during a single incident will count as one strike. Staff will gather written council feedback on these initial waypoints before

reconvening to cover remaining topics, including density caps, quiet hours, parking configurations, and occupancy limits.

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

ADJOURN TO REGULAR SESSION

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

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CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Michael Bendio
PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Detta Bendio

MAYOR'S REPORT/ ITEMS REFERRED BY COUNCIL

Central Utah Water Conservancy District (CUWCD) Recognition Presentation *Presenter: Bryce Merrill, Community Services Executive Director, Chris Tschirki, Public Works Executive Director, Mike Whimpey and Bart Leeflang, Assistant Managers for CUWCD*

Mr. Merrill and Mr. Tschirki recognized representatives from the Central Utah Water Conservancy District (CUWCD), including Assistant General Managers Mike Whimpey and Bart Leeflang, Water Conservation Manager Amanda Strack, Lands Manager Kirk Beecher, and Communications Manager Zach Sipere. Mr. Tschirki and Mr. Whimpey detailed a collaborative relationship spanning nearly five decades, dating back to the mid-1970s when the agencies partnered to build the Utah Valley Water Purification Plant and an accompanying 15-million-gallon water storage tank. Since then, the partnership has expanded to include a 20-million-gallon joint storage reservoir, a 7,500 acre-foot Central Utah Project water contract, major pipeline installations along 800 North and 1000 East in coordination with UDOT, joint

municipal water supply studies, and ongoing planning to utilize recycled water from Orem's upgraded wastewater treatment plant.

The presentation also highlighted several community-focused achievements, such as financial rebates for smart irrigation controllers, turf replacement incentives around the city municipal complex, and a surplus land arrangement that enabled Phase 3 of the local canyon Bike Skills Park while granting the water district necessary project access. Mr. Whimpey specifically acknowledged Orem's ongoing cooperation with a major water transmission line replacement project currently underway in the northeastern section of the city. To commemorate these milestone projects and long-standing interagency cooperation, Mr. Tschirki and Mr. Merrill presented a signed Certificate of Appreciation from Mayor McCandless to the CUWCD leadership team. Councilmember Millett thanked the district's staff for past guidance on local water conservation ordinances and praised their long-term stewardship of regional water security and infrastructure.

Building a Better Orem (BABO) Awards Presentation *Presenter: Amy Peterson, HR Director*

Ms. Peterson presented the 2026 "Build a Better Orem" (BABO) Awards to publicly recognize outstanding municipal employees across several categories. The peer-nominated award process begins in early summer, with submissions reviewed and selected by the previous year's award winners representing various leadership levels throughout the organization. Ms. Peterson emphasized that honorable mention copies of nominations are provided to all non-winning nominees to ensure every employee's efforts are seen and appreciated. Adding a piece of local history to the recognition, the physical BABO trophies are crafted from the wood of a 70-year-old Ponderosa Pine tree that previously stood as a landmark in front of the old City Center.

The 2026 award recipients spanned multiple municipal departments and service tiers. The Rising Star Award, recognizing part-time employees making a full-time impact, was presented to Allie Peterson (Police) and Tiffany Farnsworth (Community Development). The Rookie of the Year Award, honoring exceptional contributions from employees with two years of service or less, went to Pip Sanders (Management Services) and Paige Garner (Legal Services). Full-time BABO Awards honoring dedication across city services were presented to Glenn Giles (Police), Stephen Cannon (Management Services), Roger Dunn (Public Services), Brandon Stevens (Library), Paul Ashton (Community Development), Lake Jolly (Fire), Sydney Wong (Recreation), Rosemary Alcalde (Community Development), Nate Klinger (Community Development), Greg Hicken (Fire), and Jacob Bowlby (Finance).

Special honors were highlighted at the conclusion of the ceremony. Jacob Bowlby was also awarded the inaugural Keep Smiling "Get 'Er Done" Award, created by the executive staff team in memory of the career of Lane Gray to recognize employees who achieve great results with an exceptionally positive attitude. The evening's top honor, Employee of the Year, was awarded to Trevor Bell in Finance for making the most significant organizational impact over the past year.

Constitution Month Presentation *Presenter: Peter Wolfley, Civic Engagement Executive Director*

Mr. Wolfley presented the city's schedule of local events and initiatives for Constitution Month, highlighting its special significance tied to the ongoing nationwide America 250 celebrations. The month-long commemoration features a variety of community activities, beginning with the Utah County Remembrance Display hosted at University Place through September 14, which paired September 11th memory with constitutional overtones. On September 15, the UVU Center for Constitutional Studies held a public conference featuring prominent guest speakers to promote a deeper understanding and appreciation of the nation's founding document.

The celebrations continue throughout the second half of the month with several targeted civic projects. From September 16 through the end of the month, the Orem Public Library is hosting a special constitutional exhibit at its south entrance, showcasing relevant educational materials and historical items from its collections. On September 22, the local American Legion will perform a formal flag ceremony during the City Council meeting. Additionally, submissions for the city's annual Constitution-inspired art contest are open through September 30; Mr. Wolfley noted that the city favors an art contest over an essay contest to preserve authentic human expression in the era of AI tools. Throughout September, Orem's official social media channels are regularly sharing educational resources to encourage broader public reflection on the U.S. Constitution.

Library Advisory Commission Report *Presenter: Bryce Merrill, Community Services Executive Director and Matt Brown, Library Advisory Commission Chair*

Mr. Brown and Mr. Merrill presented the annual report for the Orem Public Library, outlining major facility improvements, professional development initiatives, and fiscal milestones achieved over the past year. Following a period defined by construction and patience, the library has successfully transitioned into a dynamic community gathering space, featuring an upgraded MakerSpace with expanded operating hours and streamlined circulation workflows at "The Hub" to manage the library's annual throughput of 1.3 million items. The design thoughtfully integrates local heritage by incorporating repurposed flooring salvaged from the old City Hall into the new facility, while venue rentals and ticketed performances at Library Hall have established fresh non-tax revenue streams. To support these physical upgrades, the library has prioritized experiential staff training, enrolling librarians in national coursework covering architectural library design and project management, joining statewide library association leadership structures, and preparing to host the upcoming peer-to-peer *Living Library Conference*. Strategically, the library has optimized its operational budget without increasing its draw on the city's General Fund, successfully adding $225,000 more to its collection budget compared to four years ago to purchase new books and materials while simultaneously reducing overdue fines and user fees for local families. Commission members and city leadership

commended staff for these operational refinements and praised cross-departmental outreach efforts, such as the library's "Reading with the Police" program.

Summer Reading Wrap Up Presentation *Presenter: Meghan Flinders-Peay, Patron Experience*

Ms. Flinders-Peay delivered the wrap-up report for the Orem Public Library's annual summer reading program. Centered on the archeology and paleontology theme "Unearth a Story," the challenge registered 1,909 young readers from ages 0 to 18 who collectively logged 1,374,845 minutes of reading—the equivalent of 31 continuous months of reading by a single individual. The library hosted over 30 targeted programs, launching the summer with a kickoff event featuring actors from Live History Shows who researched local history to perform as historical figures, including Walter C. Orem. Additional program highlights included a "Buddy System" family concert at Library Hall, a "Mammoth Day" event in partnership with Mero featuring ancient history crafts and a custom blue mammoth built by a library staff member, a "Dino Tracks" interactive magic show with Jason Fun Magic complete with a mechanical dinosaur puppet, and a teen program exploring archeology through simulated trash excavations.

The summer reading challenge concluded with its traditional annual pool party at the Orem Fitness Center, where the library awarded over 1,100 prizes to participants who completed their reading goals. Community feedback was overwhelmingly positive. Concluding her presentation, Ms. Flinders-Peay expressed gratitude to city leadership, staff, and library colleagues for supporting youth literacy before unveiling the theme for the upcoming summer reading challenge: "Mysteries Await at Your Library," which will feature a detective mouse mascot named "Perlock" alongside a villainous counterpart named "Mouseiarty."

Neighborhood Advisory Commission Report and Beautification Awards Presentation *Presenter: Bradley Day, Community and Sustainability Officer and Amy Green, Neighborhood Advisory Commission Chair*

Mr. Day and Ms.Green presented the 2026 Orem Beautification Awards, followed by the NAC 2026 Annual Report. The annual Beautification Awards honor residents who enhance their neighborhoods through exceptional front-yard landscaping. Commissioners toured their respective geographic districts, placing nomination lawn signs at 31 properties before selecting seven district winners and one overall citywide winner. The 2026 awardees included Stephen Weaver (District 2), Mike Fortune (District 3), the Banta family (District 4), Kimberly Blockham (District 5), Mrs. Marks (District 6), Jackie Reitman (District 7), and the Miner family (District 9), with the Parker family of District 3 named the overall citywide winner. Each recognized resident received a certificate and a gift card to Cook's Farm and Greenhouse.

Following the awards ceremony, Ms. Green presented the NAC 2026 Annual Report, detailing the commission's mission as an appointed advisory body connecting residents with city leadership across nine geographic districts. Over the past year, the commission provided neighborhood-level feedback during work sessions on proposed short-term rental regulations,

supported the "My Hometown" community revitalization initiative through monthly service projects, and assisted with public outreach for the city's new "My Orem" utility billing platform. Additional 2026 highlights included hosting an information booth at the Oremfest Car Show, planting flowers at Nelson's Grove Park, and celebrating Orem's 107th birthday by handing out 1,070 slices of cake at the season's first farmers market. Mayor McCandless concluded the presentation by thanking Ms. Green and the entire commission for their volunteer leadership and dedicated civic service.

CONSENT ITEMS

Meeting Minutes Approval - July 28, 2026, August 11, 2026, August 25, 2026, August 26, 2026 (Joint TSD Meeting), and August 27, 2026 (Truth in Taxation)

REAPPOINTMENT - Public Works Advisory Commission - Mike Whimpey
APPOINTMENT - Recreation Advisory Commission - Linda Coy

APPOINTMENT - Transportation Advisory Commission - Norman Fobert

ORDINANCE - Rental Dwelling License Exemption Amendment

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

PERSONAL APPEARANCES

Opened at 7:03PM

Hayley Helsten asked the City Council to pass a resolution banning ICE agents from city-owned spaces like parks, libraries, and schools to keep them safe havens for all families, arguing such a policy aligns with Orem's mission as "Family City USA."

Claudia Stokes spoke against a proposed local mosque, playing a brief audio clip and citing an external website to claim that "political Islam" seeks to subvert local government, strip women of rights, and force global dominance.

Allie Asay thanked the council for opposing the Vesper Amphitheater, condemned Islamophobia, and urged Orem to pass a policy directing local police to reject civil ICE detainers without a judge-signed judicial warrant to uphold Fourth Amendment rights and prevent racial profiling.

Closed at 7:12 PM

SCHEDULED ITEMS

PUBLIC HEARING - ORDINANCE - Amending Section 22-14-7 of the Orem City Code relating to Conservation of Values, allowing one unregistered and/or inoperable vehicle to be parked in driveway; Amending Section 22-6-10 of the Orem City Code relating to Miscellaneous Regulations for Residential Zones, modifying parking requirements in residential zones.; Amending Section 22-18-8 of the Orem City Code relating to Trailer Houses, clarifying that RVs and camper trailers cannot be used for human habitation; Amending Section 22-6-8 of the Orem City Code relating to Residential Zone Developments Standards, clarifying the permitted use of moving containers; Amending Section 22-14-21 of the Orem City Code regarding Regulations Governing Particular Uses, requiring that vehicle sales and repair business submit a site plan and park vehicles according to their site plan; Amending 11-2-3, amending the definition of a nuisance; Amending 16-1-4, allowing the City to remove vegetation obstructing a traffic control device and providing an appeal hearing for property owners; Amending 16-1-6, providing a deadline for snow removal; Creating 19-3-11, prohibiting automobile related businesses from using public streets for storage or parking; Amending 19-6-11, removing incorrect court jurisdiction for violations; Amending 13-1-6, prohibiting the use of city parking lots after curfew; Amending 11-2-26, creating progressively higher fines for nuisances that are not timely abated; Amending 19-5-3, defining "public streets"; Amending 19-3-5, clarifying that trailers, unattached campers, and boats may not be stored on public streets; Amending 19-3-6, requiring vehicles to be moved at least 200 feet every 72 hours; Amending 11-1-2, clarifying the definition of "habitual nuisance". *Presenter: Aaron McKnight, Assistant City Attorney*

Mr. McKnight presented a comprehensive set of final amendments to Orem's Neighborhood Improvement Team (NIT) policies, code enforcement regulations, and municipal parking ordinances. Designed to balance increased flexibility for property owners with clearer enforcement tools for staff, the updated regulations establish progressive administrative fine structures to deter chronic and repeat code violations. Key property enforcement updates clarify that unregistered or inoperable vehicles are allowed in private driveways as long as they are fitted with proper auto covers and free of flat tires, jack stands, blocks, or visible body damage. Front-yard parking remains strictly restricted to paved driveways or designated parking strips, with Councilmember Millett and Mr. McKnight noting that qualifying parking strips must meet specific municipal standards, such as a minimum four-inch gravel base, rather than raw dirt. Additionally, the code explicitly categorizes several recurring neighborhood issues as official public nuisances, including illegal commercial home occupations, human habitation inside RVs or cars parked on private lots, uncleared snow, junk storage on vacant parcels, vegetation obstructing traffic signs, and long-term storage pods left beyond temporary moving windows.

On the parking enforcement side, the code updates prohibit auto-related businesses—such as mechanics and dealerships—from parking inventory or customer vehicles along public streets, directly restoring street parking and visibility for neighboring residents. It is also illegal to leave vehicles parked in municipal park lots during after-curfew hours to prevent

long-term RV and vehicle storage on public property. Campers, boats, and utility trailers remain barred from street storage, though a temporary 72-hour window is allowed solely for active loading and unloading. Housekeeping revisions corrected the judicial court jurisdiction for parking tickets and formally anchored the city's definition of "public street" to state highway statutes. Responding to questions from Councilmembers Mecham and Lambson regarding backyard screening rules for inoperable cars, Mr. McKnight reiterated that code enforcement officers emphasize a "firm but kind" approach, utilizing a warning matrix to allow residents reasonable time to come into voluntary compliance before civil fines are issued.

Public Hearing open at 7:28 PM

Mark Allen spoke against the proposed ordinance—specifically opposing the ban on living in vehicles—arguing that criminalizing vehicular residency would displace hard-pressed, unsheltered families, overload local resources, and force low-income individuals into more dangerous living conditions.

Beverly Kingsford urged the city to expand code enforcement beyond vehicles to address general property neglect, citing unmaintained yards, dead trees, and dirt piles that threaten neighborhood aesthetics and property values.

Claudia Stokes urged the city to adopt a compassionate, case-by-case approach to code enforcement, suggesting that officials offer education and assistance to help neighbors resolve property issues rather than relying strictly on penalties.

Madison opposed the ban on vehicular residency, warning that high housing costs force struggling residents to live in cars or RVs and arguing that strict enforcement will harm low-income families and make Orem unwelcoming.

Public Hearing closed at 7:38 PM

The City Council transitioned into a detailed discussion on the proposed Neighborhood Improvement Team (NIT) code amendments, focusing primarily on Section 22-18-8, which restricts using recreational vehicles, trailers, or other vehicles for human habitation on residential lots. In response to public comments expressing concern for unsheltered residents, Mayor McCandless asked staff to clarify the exact scope of the rule. Mr. McKnight explained that living in trailer houses, mobile homes, or travel trailers on residential lots was already prohibited under existing city code. The proposed update primarily consolidates and explicitly spells out terms like "recreational vehicle," "camper trailer," and "any other vehicle" directly within the text—rather than forcing code enforcement officers to cross-reference separate legal definitions—with the only new addition being the phrase "or any other vehicle," which was incorporated at the Planning Commission's recommendation to address individuals sleeping in passenger cars. Mr. McKnight emphasized that the rule addresses significant building safety, public health, and sanitation issues, such as illegal water hookups and improper waste disposal.

Councilmembers Gale, Millett, and Mecham sought input regarding how the regulations are enforced on the ground. Chief Robinson and Mr. Bybee assured the council that law enforcement and NIT officers approach every situation on its individual merits, exercising compassion, patience, and education before resorting to fines or legal action. Mr. McKnight provided concrete examples of this approach, noting that code enforcement officers have personally assisted elderly residents with yard cleanups and frequently refer struggling homeowners to the "My Hometown" initiative or volunteer organizations like United Way's Day of Caring. Chief Robinson added that consolidating the code language does not alter the department's enforcement philosophy but removes ambiguity when explaining regulations to non-compliant property owners.

Addressing potential adjustments to the ordinance, Councilmember Mecham questioned whether Section 22-18-8 should be delayed for further review. Mr. McKnight and Chief Robinson clarified that continuing that specific section would have no practical effect on current operations, as the substantive restrictions against living in vehicles already exist elsewhere in the municipal code. Councilmembers Millett, Lambson, and Mayor McCandless agreed that while broader, complex topics like housing affordability and local homelessness warrant dedicated future council work sessions, the immediate code updates provide helpful clarity, prevent abuses such as unauthorized RV short-term rentals, and balance community aesthetic standards with reasonable flexibility for residents. Satisfied that the changes simplify code navigation without compromising the city's compassionate enforcement approach, the council indicated readiness to proceed with a formal motion to adopt the updated ordinance.

Ms. Gale moved to aprove by ordinance, amending Section 22-14-7 of the Orem City Code relating to Conservation of Values, allowing one unregistered and/or inoperable vehicle to be parked in driveway; Amending Section 22-6-10 of the Orem City Code relating to Miscellaneous Regulations for Residential Zones, modifying parking requirements in residential zones.; Amending Section 22-18-8 of the Orem City Code relating to Trailer Houses, clarifying that RVs and camper trailers cannot be used for human habitation; Amending Section 22-6-8 of the Orem City Code relating to Residential Zone Developments Standards, clarifying the permitted use of moving containers; Amending Section 22-14-21 of the Orem City Code regarding Regulations Governing Particular Uses, requiring that vehicle sales and repair business submit a site plan and park vehicles according to their site plan; Amending 11-2-3, amending the definition of a nuisance; Amending 16-1-4, allowing the City to remove vegetation obstructing a traffic control device and providing an appeal hearing for property owners; Amending 16-1-6, providing a deadline for snow removal; Creating 19-3-11, prohibiting automobile related businesses from using public streets for storage or parking; Amending 19-6-11, removing incorrect court jurisdiction for violations; Amending 13-1-6, prohibiting the use of city parking lots after curfew; Amending 11-2-26, creating progressively higher fines for nuisances that are not timely abated; Amending 19-5-3, defining "public streets"; Amending 19-3-5, clarifying that trailers, unattached campers, and boats may not be stored on public streets; Amending 19-3-6, requiring

vehicles to be moved at least 200 feet every 72 hours; Amending 11-1-2, clarifying the definition of "habitual nuisance", **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.**

RESOLUTION - Expressing Opposition to the Proposed Vesper Amphitheater Development *Presenter: Steve Earl, City Attorney*

Mr. Earl presented a formal resolution detailing Orem's official opposition to the proposed Vesper Amphitheater project situated near the mouth of Provo Canyon in neighboring Provo City. Although the developer recently withdrew the initial application, a revised proposal is anticipated, prompting Orem leaders to formally document their concerns regarding critical regional impacts. The resolution affirms respect for Provo's land use authority and praises Provo leadership for transparent communication, but it stresses that cross-border consequences to Orem's safety, infrastructure, and quality of life cannot be ignored. To protect the natural resource, the document advocates for a multi-agency regional planning framework—involving Orem, Provo, Utah County, the State of Utah, Mountainland Association of Governments, and local service districts—to create a long-term vision that preserves the grandeur and recreational value of Provo Canyon.

At the request of Councilmembers Muhlestein and Millett, the council unanimously amended the resolution's text to specifically highlight severe sound, light, traffic, and parking spillover impacts on both Mount Timpanogos Park and Palisade Park, as well as nearby residential neighborhoods and major transit corridors like SR-189 and 800 North. During their deliberations, council members unanimously endorsed the resolution, pointing to unmitigatable physical and logistical constraints. Mayor McCandless and Councilmember Gale emphasized that canyon topography naturally funnels extreme sound levels miles into residential areas, noting that the proposed 20,000-seat venue on a 100-acre footprint represents an unsustainable scale compared to venues like Red Rocks. Councilmembers Mecham and Lambson added that regional road networks cannot absorb concert traffic without degrading local quality of life, comparing the need to protect Provo Canyon to past successful conservation efforts like Bridal Veil Falls.

Public Comment open at 8:23 PM

Caresa Cantrell urged the council to oppose the Vesper Amphitheater, drawing on her security experience to warn that the project would flood nearby neighborhoods with overflow parking, severe traffic along 800 North, noise pollution, and increased crime risks.

Kay Nelson thanked the council for opposing the Vesper Amphitheater, warning that the site's inclusion of daytime conventions would permanently degrade Provo Canyon with continuous traffic, noise, and loss of natural space.

Joy Patton thanked the council for proactively acting to protect local residents, warning that the proposed Vesper Amphitheater would severely disrupt her neighborhood near Palisade Park with intense traffic, safety hazards, and constant overflow parking 142 days a year.

Matt Peterson thanked the council and echoed Mayor McCandless's view that traffic and sound impacts cannot be mitigated, warning that flawed traffic models will fail to prevent severe gridlock and dangerous traffic shock waves in Provo Canyon.

Luke Hanson commended the council's resolution and suggested taking Provo leadership to a concert at a 20,000-seat venue like Usana Amphitheater so they could experience the overwhelming noise and neighborhood disruptions firsthand.

Celeste Hanson thanked the council for opposing the Vesper Amphitheater, using a SWOT analysis to warn that the project introduces severe threats—such as extreme gridlock along 800 North and the degradation of Provo Canyon—that are forcing her young family to consider moving.

Mark Allen from Protect American Fork Canyon supported the resolution and recommended adding language addressing traffic air pollution, multi-year construction impacts, emergency access, and seismic fault risks. He urged Orem to press UDOT on traffic management and announced that citizens have pledged $50,000 toward a Utah Open Lands conservation easement to preserve the canyon site.

Elaine Parker supported protecting the city from traffic and noise impacts but urged the council to refine the resolution's language so Orem presents a reasoned stance on unmitigatable concerns rather than appearing dismissive toward Provo.

Beverly Kingsford supported opposing the Vesper project, warning that a massive venue would bring illegal drug activity, severe parking congestion, and noise pollution, comparing the expected disruption to high-traffic events at the Hare Krishna Temple in Salem.

Public Comment closed at 8:46 PM

Mayor McCandless emphasized that while the Orem City Council holds no direct land-use vote over developments within Provo's boundaries, adopting a formal resolution allows Orem to officially advocate for its citizens and demand a seat at the table in future regional planning efforts. Addressing a resident's suggestion regarding the project's legal status, the council confirmed that the resolution's text already explicitly accounts for the current situation by acknowledging that while the initial Vesper application was withdrawn, a revised proposal is expected. Mayor McCandless affirmed that the resolution appropriately balances a polite, diplomatic posture toward Provo with a firm stance on protecting Orem's quality of life.

During final council deliberations, Councilmembers Millett, Muhlestein, and Killpack expressed unanimous support for adopting the amended resolution. Councilmember Millett stressed that Orem has maintained a respectful, collaborative dialogue with Provo leadership without villainizing any party, yet serious unresolved questions around public safety, neighborhood traffic, and the preservation of Provo Canyon's peaceful character remain.

Councilmember Muhlestein thanked the public for speaking up, noting that community input empowers the council to act effectively; she cautioned that the project's structure would force Orem residents to absorb the bulk of the negative impacts, with mitigation measures likely occurring only after local infrastructure reaches a breaking point. Councilmember Killpack concluded by emphasizing Orem's firm commitment to protecting its neighborhoods, parks, and canyon access, asserting that while an amphitheater is not inherently a bad idea, this specific location is entirely unsuitable.

Ms. Muhlestein moved that the Orem City Council approve a resolution expressing the Orem City Council's opposition to the proposed Vesper Amphitheater development due to the negative impacts the City Council believes this project will have on Orem and the surrounding area and to include the additional language as discussed, **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.**

CITY MANAGER INFORMATION ITEMS

City Manager Bybee concluded the meeting items by highlighting upcoming city events and praising the council's governance. He reminded the council and public that the United Way Day of Caring is scheduled for Thursday at 9:00 AM, featuring various service projects across the city including a tree-planting event at Lakeside Park. Bybee also announced the second annual Taste of Orem event taking place at City Center Park on September 19th before the next council meeting. Finally, Mr. Bybee expressed his gratitude to the mayor and council members for their exceptional leadership, quick collaboration, and thoughtful communication in putting together the Vesper Amphitheater resolution.

ADJOURN

Mr. Lambson moved to adjourn, **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.**

(These minutes were created with the help of AI)

PASSED and APPROVED on this 22nd day of September 2026.

Karen McCandless, Mayor

ATTEST:

Teresa McKitrick, City Recorder

COUNCIL MEMBERS	AYE	NAY	ABSTAIN	ABSENT
Mayor Karen McCandless	☑	☐	☐	☐
Chris Killpack	☑	☐	☐	☐
Crystal Muhlestein	☑	☐	☐	☐
Jeff Lambson	☑	☐	☐	☐
Jenn Gale	☑	☐	☐	☐
LaNae Millett	☑	☐	☐	☐
Quinn Mecham	☑	☐	☐	☐