

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
January 28, 2025

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

CONDUCTING	Mayor David A. Young
ELECTED OFFICIALS	David Young, David Spencer, LaNae Millett, Tom Macdonald, and Jeff Lambson Chris Killpack by Zoom ABSENT - Jenn Gale
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; D. Jacob Summers, Deputy City Attorney; Chris Tschirki, Public Works Director; BJ Robinson, Deputy Police Chief; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

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

New City Hall Building Tour *Presenter: Lane Gray, Capital Projects Manager and Brian Starkey, Method Studio*

The City Council and Executive Staff took a tour of the new City Hall. Mr. Gray and Mr. Starkey walked them through the building and showed them the status of the project. The opening of the new City Hall will be in early spring 2025.

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=1400s>

Central Utah Water Conservancy District (CUWCD) Incentives Program Update Presentation
Presenter: Chris Tschirki, Public Works Director, Amanda Stack, Water Construction Manager, and Savannah Peterson, Conservation Program Coordinator

Ms. Stack and Ms. Peterson are here to give an update on the CUWCD incentive program. Ms. Stack explained that the program has two aspects to its residential and commercial conversion program. There is a lawn replacement program and an irrigation conversion project

that people can apply for. Last year, a tree rebate program was added to the program. Today the purpose of this presentation is to talk about a pilot program that CUWCD is offering. They would like permission to run a program this spring. This program would not require adopting a water efficiency program. This program would offer \$1.50 per square foot to Orem residents to remove lawn or replace lawn with water efficient landscaping and \$.50 per square foot for irrigation conversion projects. These would be projects where people swap out their overspray irrigation for more efficient drip irrigation. There is also a \$50 per tree, up to 5 trees, for residential projects and up to 10 trees for commercial. Ms. Stack explained that in the past Orem has had great participation in their programs. In 2022, about \$55,000 in incentives were given to Orem residents.

This program is not for an all concrete or no plant project. This program is about water conservation in an aesthetically pleasing way that is easy to maintain and nice for the community. This program does not incentivise for zeroscaping, artificial turf, water features, or impervious hardscapes. The landscape incentive requirements are 50% plant coverage at maturity, installed drip irrigation system, 3-4" of mulch, and on lawn replacement projects. The remaining lawn areas must be smaller than 8 feet. Ms. Stack spoke about other programs that the Orem residents are eligible to participate in. These programs are the smart controller rebate program, the toilet rebate program, and in person and online classes related to landscaping.

Mayor Young was supportive of this program and complimented the CUWCD for thinking outside the box. Mr. Tschirki recommended that the City put this program information out to the residents. He also thanked Mr. Bart Leeftang for attending the meeting. He is the CUWCD Assistant General Manager.

Proposed Resolution to Allow Alpine School District (ASD) to Sell CTE Property in Orem

Presenter: Aaron McKnight, Assistant City Attorney

Mr. McKnight presented a proposed resolution to allow ASD to sell the CTE (Career and Technical Education) property located in Orem. There is a program offered that allows high school students to build two houses every year within the district. These programs are run out of the Lehi and Timpanogos High Schools. These homes are sold and the proceeds purchase future property to build upon. Due to the school district split, State law requires that any real property owned by the old school district be approved. ASD needs the consent of Orem, Pleasant Grove, Lindon and Vineyard city councils to sell this property. Pleasant Grove, Lindon and Vineyard have all passed resolutions consenting to the sale. This resolution will be presented in tonight's City Council meeting.

<https://www.youtube.com/watch?v=OelagiDM1yI&t=2840s>

America250 Resolution Presentation *Presenter: Aaron McKnight, Assistant City Attorney and Pete Wolfley, Communication Manager, PIO*

Mr. McKnight explained that the America250 Resolution is to form a subcommittee to the celebrations for the United States 250th anniversary that will happen next year. The state legislature passed a bill to create a state commission to coordinate Utah250's celebration as part of the national celebration. They are bringing municipalities and other groups together to help coordinate local events. They would like to have education and unifying activities. The Orem Events Advisory and Jenn Gale will be assisting with this celebration.

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=2987s>

Geneva Road Nighttime Construction Exemption *Presenter: Gary McGinn, Community Development Director and Beau Hunter, Utah Department of Transportation (UDOT)*

Mr. McGinn explained that this resolution is very similar to the 1600 N nighttime construction exemption. There is another UDOT construction project, located on Geneva Road, that is asking for a nighttime construction exemption. Mr. Hunter explained that by working at night it can minimize traffic impacts for that area and can help get a better price on the project. The project will be going to bid in the near future. After the bid is accepted then UDOT will have a better idea of how long the project will take and how much it will cost. The project is on Geneva Road, south of University Parkway.

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

Mr. Spencer serves on the Planning Commission, Recreation Advisory Commission, CARE Advisory Commission, Sleepy Ridge Committee, and as a UCCU board member. The planning commission has had one meeting so far this year. The recreation advisory commission has not had their first meeting of 2025 yet. The CARE advisory commission will be meeting in March to start the selection processes. He has recently been added to the UCCU board and is not aware of their meeting schedule. City staff will work to coordinate Mr. Spencer with UCCU. The Sleepy Ridge Committee is just getting reorganized and will meet soon.

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

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

CONDUCTING

Mayor David A. Young

ELECTED OFFICIALS

David Young, David Spencer, LaNae Millett, Tom Macdonald, and Jeff Lambson
Chris Killpack by Zoom
ABSENT - Jenn Gale

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; D. Jacob Summers, Deputy City

Attorney; Chris Tschirki, Public Works Director; BJ Robinson, Deputy Police Chief; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKittrick, City Recorder

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=6358s>

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Jim Hawks

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Madeline Komen

MAYOR’S REPORT/ ITEMS REFERRED BY COUNCIL

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=6528s>

Chubby’s Restaurant for Gold Star Memorial *Presenter: Debi D’Amico, Community Connection Supervisor, Will and Erin Moak, Chubby’s Restaurant*

Ms. D’Amico introduced Mr. and Ms. Moak with Chubby’s Restaurant in Orem. Chubby’s held a fundraiser for the Gold Star Memorial on December 10, 2024. Mr. Moak presented the City of Orem Gold Star Memorial a check for \$1000. He was grateful for the opportunity to donate to this memorial.

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=6700s>

Legislative Priorities Discussion *Presenter: Keven J. Stratton, Utah State Senator*

Senator Stratton gave the City Council a handout titled a Blueprint for 2025. This can be located online at <https://senate.utah.gov/issues/2025-blueprint-for-utah/>. This has the priorities for the State Senators. He spoke about the importance of governing and being a servant to our people. The handout also shows the recognitions that Utah has received. He highlighted some of the positives. The priorities for the State Senate are energy, education, water, fiscally responsible tax cut, innovation, economic prosperity, affordable housing, transportation, public lands, and quality of life.

Currently, the legislature is working on a base budget that will help guide the legislative session. Senator Stratton spoke about some legislation that would affect the City of Orem. One is the Provo Canyon resource management plan. He explained that the resource management plan

is a plan put together with all of the counties to take care of our water and natural resources. He spoke about the federal money in Utah and he informed the council that the money Utah gives to the federal government is equal to the money received from the federal government in funding. He encouraged the City Council to be aware of national policy and how it can affect Utah.

Senator Stratton asked the City Council about their priorities. Mayor Young asked Mr. Bybee to send Senator Stratton the 2025 areas of focus. Mr. Macdonald asked if the Senator was still working with water because Utah Lake is a major concern. Senator Stratton quickly touched on his current assignments. He serves on the water development board and federally on the natural resources board. His two appropriations are chair of social services and past chair of the transportation committee. He reported that water is currently 72% of normal, but groundwater is in the high 70s. Reservoirs statewide are 20% above normal but he emphasized that snow is needed over the next couple of months. Mr. Macdonald asked Senator Stratton to protect the funding for UVU. Senator Stratton reported that there are some good voices for UVU in important places.

Mr. Bybee expressed gratitude to Senator Stratton for helping Orem get some appropriations to go towards future widening of Center Street between Geneva and I-15. Mr. Bybee gave Senator Stratton the major priorities for Orem. One is growth management and the ability to have local leadership manage growth in their cities. Mr. Bybee shared the Orem housing growth brochure with the senator. Senator Stratton is proud to represent an area that is getting growth right. He believes that the brochure could be helpful in telling Orem's story to others in the legislature.

Ms. Millett has appreciated that Senator Stratton is an advocate for keeping government close to the people. Senator Stratton said that the government closest to the people is best for the people. He would like to help Orem tell their good stories. Mr. Spencer is concerned with more housing being built out and do we have the resources in the area to sustain it.. He would like the power to determine growth to stay in the cities. Senator Stratton supports not having one plan for all cities.

Mr. Bybee explained other priorities for Orem which are transportation related. He spoke about the Lakeview corridor and trails in Orem. The City Council has a desire to improve the trails in this area. Senator Stratton expressed a desire to help Orem in some of these projects. He understands that there is a desire to have alternative means of transport. He would like to see improvements along the trails from Orem to Park City.

Mr. Bybee reported that the City is interested in the bills concerning short term rentals. He would like to receive state input on how to regulate these types of rentals. Senator Stratton would like to speak with the council about this. He wants to make sure that the legislation is being helpful and not inviting unintended consequences.

The final item that Mr. Bybee wanted to discuss the potential legislation related to utility transportation fees. He would like to be able to look into it and see what makes sense or not for the City of Orem. Senator Stratton is not familiar with this particular legislation concerning this. Mr. Bybee will send him talking points about it. Mr. Lambson expressed his gratitude for the

representation given by Senator Stratton for Orem. Mayor Young is grateful for his relationship with Senator Stratton and is thankful for the good work he is doing.

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=8685s>

City Council 2025 Areas of Focus Presentation *Presenter: Pete Wolfley, Communication Manager, PIO*

Mr. Wolfley gave the City Council members copies of the 2024 accomplishments that were presented at the City Council Retreat. He explained that the purpose of this presentation is to let the City Council know that the City is eager and ready to take ownership of the vision and goals given to them by the City Council. Mr. Wolfley has created notebooks for each of the City Council that have the goals printed on them.

Mr. Wolfley presented the areas of focus for 2025. These areas of focus are 1) aligning City Council, City employees and citizens with communication and service opportunities. 2) Creating safe, livable, connected, and engaged neighborhoods by building community partnerships, short term rental regulations, preserved neighborhood character, and general plan updates. 3) Building a thriving and balanced business environment which will involve connections with businesses and a streamlined business licensing process. 4) Community focused and effective government which include legislator outreach, UVU dialogue and promotion of the Orem Community Foundation. 5) Skilled and talented workforce that will continue to build employee relationships, offer cross training opportunities and career growth opportunities.

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=8893s>

PERSONAL APPEARANCES

Opened at 6:51 PM

Derek Phelps is a resident of Orem and owns two properties in Orem. He is against short term rental regulations in the city. He gave the City Council some benefits to short term rentals in the City. He expressed a belief that short term rentals were unnecessary and potentially harmful. He reported that there are about 200 short term rentals in Orem which is small percentage of the total housing.

Jackson Rollins owns a home in Orem that is an owner operated bed and breakfast. He is against short term rental regulations in Orem. He supports the comments given by Mr. Phelps.

Closed at 6:57 PM

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=9268s>

CONSENT ITEMS

Approval of Meeting Minutes - January 14, 2025

Ms. Millett moved to table item 8.1, the approval of meeting minutes until February 11, 2025. **Seconded by** Mr. Spencer. Those voting yes: Jeff Lambson, David Young, LaNae Millett, David Spencer, Tom Macdonald, and Chris Killpack. The motion **passed**. Jenn Gale is absent.

RESOLUTION - Geneva Road Nighttime Construction Exemption

Ms. Millet moved to approve the consent item. **Seconded by** Mr. Macdonald. Those voting yes: Jeff Lambson, David Young, LaNae Millett, David Spencer, Tom Macdonald, and Chris Killpack. The motion **passed**. Jenn Gale is absent.

SCHEDULED ITEMS

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=9329s>

RESOLUTION - Consenting to the Sale of Certain Property Owned by Alpine School District (ASD) that is located within the Boundary of the New Reorganized School District

Presenter: Aaron McKnight, Assistant City Attorney

Mr. McKnight informed the City Council that ASD is asking for consent of the City Council to sell property that is owned by ASD but that belongs in what will be the new school district. On this property a home was built by students as part of Career and Technical (CTE) classes. The proceeds of this sale of this home will go back into the CTE program for future projects. Under state law because of the school district split, ASD needs the consent from all city councils that belong to the new school district in which the property is found. Lindon, Vineyard and Pleasant Grove have already given their consent.

Mr. Macdonald moved to approve, by resolution, the consent to the sale of certain property owned by Alpine School District that is located within the boundary of the new reorganized School District. **Seconded by** Mr. Lambson. Those voting yes: Jeff Lambson, David Young, LaNae Millett, David Spencer, Tom Macdonald, and Chris Killpack. The motion **passed**. Jenn Gale is absent.

<https://www.youtube.com/watch?v=OeIagiDM1yI&t=9329s>

PUBLIC HEARING - RESOLUTION - Supporting America250 Utah and Recognizing and Approving the Orem UTAH250 Community Committee

Presenter: Pete Wolfley, Communication Manager and Aaron McKnight, Assistant City Attorney

Mr. Wolfley explained that the America250 celebration is a celebration of 250 years since the founding of the United States. Orem will be joining the State of Utah in celebration. This resolution will allow the City to form a committee and get the playbook from the State to start planning for this celebration in 2026.

Ms. Millett moved to approve, by resolution, to support America250 Utah and recognize and approve the Orem UTAH250 Community Committee. **Seconded by** Mr. Macdonald. Those voting yes: Jeff Lambson, David Young, LaNae Millett, David Spencer, Tom Macdonald, Jenn Gale, and Chris Killpack. The motion **passed**. Jenn Gale is absent.

<https://www.youtube.com/watch?v=OelagiDM1yl&t=9329s>

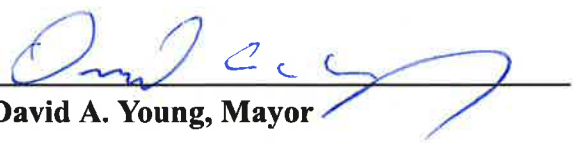
CITY MANAGER INFORMATION ITEMS

Mr. Bybee gave the City Council the final version of the Orem housing brochure that the Council can distribute to legislators and leaders. He informed the City Council of the excellent attendance at the Legislative Day by the Orem Youth Council. He reminded the City Council of the annual Fire Banquet that is on February 6th.

ADJOURN

Mr. Lambson moved to adjourn, **seconded by** Ms. Millett. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, and Chris Killpack. The motion **passed**. Jenn Gale is absent.

PASSED and APPROVED on this 25th day of March 2025.


David A. Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder

COUNCIL MEMBER

AYE NAY ABSTAIN

Mayor David A. Young

☒ ☐ ☐

Chris Killpack

☐ ☐ ☐

David Spencer

☒ ☐ ☐

Jeff Lambson

☒ ☐ ☐

Jenn Gale

☒ ☐ ☐

LaNae Millett

☒ ☐ ☐

Tom Macdonald

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