

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
February 11, 2025

4:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

CONDUCTING	Mayor David A. Young
ELECTED OFFICIALS	David Young, David Spencer, LaNae Millett, Tom Macdonald, Jeff Lambson Chris Killpack, and Jenn Gale
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; Steve Earl, City Attorney; Josh Adams, 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; Lori Criman, Deputy City Recorder

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

ADJOURN TO CLOSED SESSION IN ROOM 107

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

Mr. Macdonald moved to adjourn to a closed session in room 107 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. Millett. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Jenn Gale, and Chris Killpack. The motion **passed**.

<https://www.youtube.com/watch?v=eiZDktyyeeI&t=85s>

Planning Commission Process Discussion *Presenter: Gary McGinn, Community Development Director and Madeline Komen, Planning Commission Chairman*

Mr. McGinn introduced Madeline Komen and asked her to speak about the current planning commission processes. Ms. Komen, reappointed chair of the Orem Planning Commission, presented an overview of her background and the commission's role, emphasizing

significant improvements made over the past year and a half. With a law degree and a passion for community planning, Ms. Komen highlighted her experience in municipal law and her dedication to serving the Orem community. She explained that the commission acts as a recommending body to the city council on legislative matters and handles certain administrative decisions, stressing the importance of their role as citizen representatives. Ms. Komen detailed numerous initiatives aimed at enhancing the commission's effectiveness, including comprehensive training on zoning, legislative procedures, and ethical conduct. Meeting processes were formalized with revised motion procedures, consent agendas, and a shift towards developer-led presentations. Staff reports were improved, and efforts were made to enhance public interaction through improved etiquette and education. The commission adopted bylaws, established the option for subcommittees, and developed resource binders to aid commissioners. Ms. Komen also emphasized the importance of ongoing discussions regarding noticing procedures and neighborhood meetings. Looking forward, she advocated for more formal dialogue between the commission and the city council to address high-level planning issues and proactively shape Orem's future.

The City Council expressed gratitude for Ms. Komen and the planning commission. The City Council was interested in the binders and cheat sheets that the planning commission had built. City Staff agreed to get the same binders and cheat sheets for the City Council. Mayor Young commented that he was impressed that this planning commission took the time to do a deep dig into the transportation master plan. They were instrumental in improving that plan.

Mr. Macdonald began a discussion about low and high density, he wondered if the City Council and Planning Commission had the same definitions. After a discussion among the City Council members, Mr. Clark clarified that in the Orem general plan it defines low, medium and high density. Low density is R8, R12 and R20, medium density is PRD zones, R6, R6.5 and R7.5, and high density is anything above. In the general plan, anything above 7 units per acre is high density and medium density is 4-7 units per acre. Mr. McGinn explained that information is something that could be put into a cheat sheet for the City Council. Mayor Young expressed his concern with any level of density that parking is sufficient for the area.

The City Council discusses with Ms. Komen diversity on the planning commission. Ms. Komen gave her approach as the chair with three words: Civility, Collaboration and Professionalism. She explained that many of the planning commission members come to the same conclusion from different perspectives. She assured the City Council that when the planning commission gives a 7-0 vote on a recommendation, it is not without discussion and consideration. She agrees that diversity is a benefit to any commission and she believes the current Planning Commission has this type of diversity. Mr. Spencer presented to the council the planning commission votes compared to the City Council votes for the previous two years. This comparison showed that the Planning Commission and City Council had voted very similarly. He spoke about the January 14th City Council meeting and was concerned about comments made in the meeting. He explained that the voting records of Planning Commission vs. the City Council demonstrated that the Planning Commission is inline with the City Council. Many of the City

Council members expressed gratitude for this discussion and that this has been informative. Ms. Komen invited the City Council to feel free to reach out to the Planning Commission with further questions.

Mr. McGinn provided a brief overview of the Orem Planning Commission's appointment process, highlighting that members apply online and are appointed by the mayor with council approval, serving two consecutive terms and without political affiliation considerations. He also presented research showing that this mayoral appointment model is common, with exceptions like West Valley City and the unique district-based system in South Jordan. McGinn then suggested potential improvements, including proactive council notification of upcoming appointments and revisions to the application form to manage the volume of submissions. The City Council and staff discussed other improvements they would like to see in the new boards and commissions program.

Ms. Millett expresses disagreement with the idea of requiring two council liaisons for the Planning Commission. She believes the current seven-member size doesn't necessitate it, citing other committees with more complex needs that utilize two liaisons. While acknowledging the time constraints of council members, she questioned the need to increase their responsibilities. She expressed satisfaction with the proposed improvements to the application process and the existing checks and balances provided by staff and the current liaison. She concluded by seeking feedback from fellow council members on whether they strongly support the two-liaison requirement, or if understanding the process better changes their perspective. Ms. Millett encouraged their colleagues to identify any specific issues that a second liaison would address. The City Council discussed this change and agreed to keep one council member on the planning commission with the invitation for any council members to attend any planning meetings as their schedule allows.

Mr. Bybee assured the council that the staff has taken good notes on the council's suggestions to improve the processes and he will work on a joint City Council/Planning Commission work sessions before May 2025.

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

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, Jeff Lambson Chris Killpack, and Jenn Gale

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; Steve Earl, City Attorney; Josh Adams, 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; Lori Criman, Deputy City Recorder

<https://www.youtube.com/watch?v=eiZDktyeel&t=5032s>

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Britton Runolfson

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Gerry Crismon

MAYOR’S REPORT/ ITEMS REFERRED BY COUNCIL

<https://www.youtube.com/watch?v=eiZDktyeel&t=5180s>

National Association of School Resource Officers (NASRO) Award Recognition *Presenter: Josh Adams, Police Chief*

Chief Adams explained that at the annual conference for NASRO, the Orem SRO program was recognized as one of only six model agencies across the United States and the first ever from the State of Utah. The SRO program has been the go-to and beta tester for law enforcement and school collaboration for Alpine School District. Each SRO has completed the NASRO program and two of our SRO are Advance SRO level. Chief Adams highlighted some of the services provided by our SRO program, which include prepared and updated individual response plans for every public charter and private school in Orem every year, annual safety assessments, assisted schools in applying and receiving grant funding to improve school safety, and at the beginning of each school year our SRO’s and the Chief of Police meet individually with the administration of everyone of the 21 schools in Orem. The SRO program added a dog to the team that has been beneficial in the schools and with the students.

<https://www.youtube.com/watch?v=eiZDktyeel&t=5589s>

Fire Award Banquet Presentation *Presenter: Marc Sanderson, Fire Chief*

Chief Sanderson is recapping the fire awards banquet and a review of the fire 2024 annual report. He presented a slideshow of the event. The new department motto is ‘Service and Sacrifice’. This motto has been put on the ambulances and on the first Orem fire flag. The slide

show reviewed the booklet from the fire award banquet which contains an overview of the organization. Highlights from the booklet include the fire houses, the fire fleet, the Orem training facility, the fire training programs, emergency medical services, fire prevention, fire cadet program, the Wildland program, and the Emergency Management program. The new building will contain the emergency operation center.

The booklet contains fire statistics, including that in 2024, there were 7578 calls between Orem, Vineyard and Lindon. Chief Sanderson is most proud of the continuing education program that requires degrees for promotions. The City supports this program with tuition reimbursement. This program has resulted in 53 associate degrees, 38 bachelor's degrees, and a masters degree. The booklet has a section labeled 'boomerangs'. These are fire fighters who have left the City of Orem and have later chosen to return to Orem for employment. The final part of the booklet is the awards that were given in 2024 and that are celebrated at the annual Fire Award Banquet.

The Mayor, City Council and City Manager expressed gratitude and appreciation for the Orem Fire Department and the exceptional work that they have done.

<https://www.youtube.com/watch?v=eiZDktyyeel&t=6635s>

Legislative Priorities Presentation *Presenter: Nelson Abbott, Utah State Representative*

Representative Abbott reported that legislation is about halfway done and that the base budget has passed and balanced. The legislature has set aside about \$150 million for some possible tax cuts. They are particularly concerned about older Utahns with limited incomes. The legislature just passed a bill that cracks down on those who traffic in Fentanyl. Representative Abbott has been working on the Utah Debate Commission which is trying to move down to UVU.

Ms. Millett asked that Representative Abbott keep an eye on Senator Grover's bill with the school district reconfiguration and that the needs are met for our incoming school district. Mr. Bybee expressed gratitude for Representative Abbott and for his willingness to be accessible for the City of Orem. Mr. Bybee highlighted some of the concerns for Orem, which are land use control on a local level, the jurisdictional transfer of the Lakeview Corridor to the State, defining and regulating short term rentals, utility transportation fees, and looking at the canals in the City and the opportunity to turn those into trails.

<https://www.youtube.com/watch?v=eiZDktyyeel&t=7084s>

PERSONAL APPEARANCES

Opened at 7:42 PM

James Brown spoke about townhomes. He reported that the younger generation would prefer single family homes to townhomes. He said that town homes do not really serve what

people are asking for. He doesn't think that anyone will want the townhomes in the Wilkerson Farm area that are next to the tracks. He would like to keep the farm.

Margaret Dayton is a resident of Orem. She is a former State Senator. She said that constituents are not asking for more high density housing. She is asking the City Council to protect family neighborhoods.

Holly Robbins spoke about a misunderstanding from last year's Oremfest. She applied for a vendor spot in December 2023 and vendors were not notified if they had a spot until about a week prior to the event. She claimed that many local vendors, including herself, were rejected. When she attended the event she found that the many booths were empty and the booths were spread out. She would like someone in charge of the booths that appreciates and helps local crafters.

Lynda Olsen reported that between the widening of 1600 North and the destruction of Wilkerson Farms, the Orem residents are getting vocal. She spoke of campaign promises for current council members. She recommends that council members be aware that their votes are being watched.

Lynn Tromley spoke about the Wilkerson Farm and about a comment made by a council member concerning the value of the farm. She stated that local farms are like having food insurance and are popular with those looking for fresh produce. She is not in favor of a rezone for this property.

John Cheney is echoing the voices that previously spoke. He said that 250,000 pounds of food are estimated to come from Wilkerson Farm each year. He spoke of a food co-op that was started by Wilkerson's during Covid for the farm and local residents. He also spoke of the 50,000 residents who attend the fall fair each year.

Tyler Horan represents the developer who has the Wilkerson Farm property under contract and has submitted plans for development. He explained why the Wilkerson Farm proposal was taken off the agenda for today. Significant changes were made to the plans since the last meeting with the City Council. Orem staff contacted the developers and they instructed them that due to the changes they would need to take this proposal back to the Planning Commission.

Truman VanCott is against high density development. He advocates for low density developments.

Stockton Haus is a student at UVU and he works for the Civic Thought and Leadership initiative which is part of a larger organization. That organization is the Center for Constitutional Studies. This group goes into the community each year to do some sort of project. This year they would like to work with the City of Orem.

Closed at 8:05 PM

CONSENT ITEMS

Recreation Advisory Commission Reappointment for Carol Walker

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

SCHEDULED ITEMS

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL NOT BE HEARD.

Ordinance - Whitestone Estates - Amending article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 710 West 2000 South from the OS5 zone to the PRD zone (approximately 14.18 acres) and amending appendix KK of the Orem City code.

<https://www.youtube.com/watch?v=eiZDktyyeel&t=8518s>

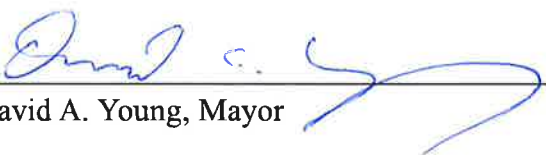
CITY MANAGER INFORMATION ITEMS

Mr. Bybee informed the City Council that February 14th is the last night that the trees in City Park will be lit up. He reminded the City Council that Friday the 21st is the annual SCERA Gala. Finally, he reported that the City of Orem sent flowers to President Tuniez to express our joint grieving and condolences to the family with the tragic passing of her husband, Jeffrey Tolks.

ADJOURN

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

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	☒	☐	☐