

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
March 25, 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, and Jenn Gale ABSENT Chris Killpack
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; Steve Earl, City Attorney; Phil Anderson, Police Lieutenant; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; 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.gov/meetings](https://www.oregon.gov/meetings) under “City Council Presentations”

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=551s>

General Plan Update Presentation *Presenter: Jared Hall, Planning Manager*

Mr. Hall is speaking on the 2025 General Plan Update. He explained that the process is underway and the Planning Commission has been discussing it in their work sessions. The process to update the plan has 4 key points: align, involve, adopt, and integrate. The plan needs to align with the City's direction and values. The process needs to involve the public bodies. This includes the Planning Commission and City Council. The adoption goal is this year. The integration happens after adoption and the plan should be part of the analysis of projects and things to come. He presented a timeline for the general plan. They would like to present to the council again in June and August for updates. With adoption in October 2025.

The required elements to the General plan include land use, transportation and traffic circulation, moderate income housing, and water use and preservation. The additional elements that the Planning Commission recommended were redevelopment, economics, housing, parks and recreation, public services, urban design, and an appendix. Mr. McGinn explained that this will be a general plan that will incorporate the City's other plans but in less detail. It will focus

on the principles that should guide the future of Orem. The introduction of the General Plan will focus on Family City USA, a historic overview, the structure of the plan and the key priorities and strategies. These key priorities are safe and livable neighborhoods, community focus government, thriving and balanced business environment, and dependable infrastructure. Mr. Hall spoke about the land use element that will include mapping, land use categories, goals and objectives, and the annexation plan.

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=1443s>

Proposed Process for Sale of 1600 North Homes Presentation *Presenter: Taggart Bowen, City Engineer, Gary McGinn, Community Development Director, and Eric Rasband, UDOT*

Mr. Bowen reminded the City Council that Orem owns some of the homes on 1600 North. He introduced Mr. Rasband from UDOT. Mr. Rasband gave a history of this project. In essence, Orem used MAG funds to purchase some of the homes on 1600 N. The agreement requires the money used to purchase the homes be paid back to MAG if this road becomes a corridor. This project is to the point that the homes need to be sold to UDOT and the money returned to MAG. Mr. Rasband showed the agreement between UDOT and Utah County concerning this road. A portion of Bonneville Park will be part of the project and the money for the park will be used for landscaping on the betterment of the new corridor. Ms. Millett clarified that this is just a portion of the park and that the park will remain. Mr. Rasband answered questions from the Mayor and City Council about how this transfer of property will be handled.

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=2355s>

Recommended CDBG Allocations Presentation *Presenter: Debi D'Amico, Neighborhood Supervisor, Heather Cox, Management Analyst, and Taylor Draney, MAG*

Ms. Cox presented the proposed Community Development Block Grant (CDBG) allocations for the upcoming fiscal year. She outlined the limitations on public service spending, which cannot exceed 15% of their HUD allocation (approximately \$600,000), and noted that this is typically maxed out through victim services and support for local nonprofits. They reviewed the previous year's spending, highlighting contributions to regional projects in Provo and Lehi (around 20% of their allocation) and public services. For the proposed year, with a similar HUD allocation and additional loan over funding from the previous year, they detailed allocations for joint regional CDBG projects, CDBG fees, victim and homeless services, loan repayment, code enforcement, critical home repair, and neighborhood preservation. A key discussion point was the potential use of remaining funds, possibly combined with CARE and LWCF funding, to replace playground equipment at Cherry Hill Park, which serves two adjacent CDBG-targeted neighborhoods, a use deemed permissible due to its location and service to these areas.

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=2828s>

Proposed Utility Fee Presentation *Presenter: Chris Tschirki, Public Works Director; Reed Price, Assistant Public Works Director; and Fred Philpot, LRB Advisors*

Mr. Tschirki introduced Mr. Price, the Assistant Public Works Director over Water Resources, and Mr. Philpot from LRB Public Finance to present findings on a utility rate analysis. The study aimed to ensure revenue sufficiency for operational and capital expenses, maintain debt coverage ratios, fund the master plan costs for sewer, water, and stormwater, uphold cash reserve policies, and ensure long-term sustainability. Mr. Philpot highlighted that the primary driver for rate adjustments was capital investment, with operational expenses inflated at 3% annually and capital at 4.5%. He detailed the master plan costs and ongoing repair and replacement expenses for each fund through 2033. Mr. Price clarified the specific capital projects within the water fund. The presentation outlined the need for a combined approach of rate increases and debt financing to manage these costs, proposing a 20-year bond amortization schedule. Discussion ensued regarding the length of bond amortization and its efficiency compared to asset lifespans, with mention of the WIFIA program offering potential 40-year loans. The proposed rate increases included a 3% annual universal increase for water base and usage rates, a more significant upfront increase of 28.5% for sewer base rates followed by inflationary increases, and a 6% upfront increase for stormwater rates with subsequent inflationary adjustments. New pass-through fees for the Deer Creek and Jordanelle water projects were also proposed to transparently cover existing expenses. Overall, the proposed changes resulted in an average overall increase of approximately 10%. Staff noted that Orem's current utility rates are comparatively low and emphasized the proactive approach to addressing infrastructure needs to avoid larger increases in the future.

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=5048s>

Budget Presentation - Revenues and Compensation *Presenter: Brandon Nelson, CPA, Finance Director; Keri Rugg, Deputy City Manager; Amy Peterson, HR Manager; and Jennica Jones, Strategies and Innovations Manager*

Mr. Nelson commenced the budget presentation with an overview of current fiscal year revenues. He presented a table comparing the adopted budget for FY25 against the actual revenue collected year-to-date through January. This analysis included the percentage of the budget collected for each revenue source, illustrating the varying collection schedules (e.g., property tax being largely collected in November/December). A year-over-year comparison to the same point in FY24 was also provided, highlighting notable fluctuations such as higher cemetery fees (acknowledged as a potentially somber indicator) and lower interest earnings due to the funds being utilized for the new city building. Mr. Nelson clarified that despite the year-over-year decrease in interest earnings, he still anticipated meeting or slightly exceeding the budgeted amount for FY25.

Moving to major revenue sources, Mr. Nelson provided a breakdown by fund. For the General Fund, he focused on significant contributors and their respective percentages. He then

touched upon other funds receiving revenue, including B&C Road Funds (derived from fuel purchases), CARE Tax, Transportation and Public Transit Sales Tax (noting their correlation with overall sales tax), and various Enterprise Funds (Water, Sewer, Stormwater – focusing on the sales component of their fees – Recreation, Solid Waste, and Street Lighting). Regarding Street Lighting, he reminded the council of the significant fee increase in FY25, primarily to fund park lighting and the final phase of a street lighting district in the Hillcrest area, which Councilmember Millett noted had been well-received by residents.

Transitioning to the proposed budget for Fiscal Year 2026, Mr. Nelson compared it to the current FY25 budget. He pointed out the relatively flat sales tax trend in recent years, with a slight 1.3% increase year-to-date but significant monthly volatility. The FY26 projection of \$32,805,000 is based on an estimated 1% increase for the current year and a 1.5% increase for the coming year. Franchise taxes were also noted as being historically flat. Mr. Nelson drew attention to the decrease in projected interest earnings due to the utilization of investment funds. He mentioned the limited ability to significantly impact General Fund revenue outside of property taxes and fees.

A topic of specific interest was the Utah Telecommunication Open Infrastructure Agency (UTOPIA). Nelson presented the expected reimbursement amount from UTOPIA and proposed an increase for FY26 to cover the city's increased UTOPIA fee as part of the sales tax credit. He clarified that the presented figure was the reimbursement, and the city still owes the larger overall debt. Mayor Young inquired about the total UTOPIA debt.

Mr. Nelson then discussed potential changes to cemetery fees as an area where the city has more direct control over revenue. He presented a breakdown of specific fee adjustments being considered.

Moving to other major revenue sources for FY26, Mr. Nelson indicated positive performance for B&C Roads, projecting revenue above the current year's \$3.8 million. The CARE Tax projection showed a modest increase, generally following the trend of regular sales tax. Transportation and Public Transit Sales Tax projections were based on a full year of data for the newly implemented public transit portion, leading to a more accurate estimate compared to the initial guess in FY25. Mr. Tschirki clarified the relationship between the transportation tax and the public transit portion (close to but not exactly 50% due to population factors). Mayor Young questioned the designated use of the public transit funds.

Mr. Nelson then addressed the anticipated revenue increases from the proposed water, sewer, and stormwater rate changes, as previously discussed. Recreation revenues were projected to slightly decline due to an overestimation in rental income for Hillcrest Park in the current year, which is being adjusted. The Solid Waste revenue projection showed a small increase, reflecting the decision not to raise fees despite Waste Management's increased costs, as the city believes current revenues are sufficient. Street Lighting revenue showed a modest increase based on the higher base established in FY25.

To provide historical context, Mr. Nelson presented the five-year revenue progression for water, sewer, and stormwater, mirroring the data shown in the earlier utility fee presentation and

highlighting the lower increase percentages in the 2021-2025 timeframe. He also included the projected revenue from the two new water source fees (Deer Creek and Jordanelle), contingent upon approval. He noted the billing system's July implementation for these new fees.

Regarding the Enterprise Funds, Mr. Nelson reiterated the significant sewer rate increase proposed for FY26, building upon the FY25 base rate. Stormwater showed a smaller 6% increase in the current year. He reaffirmed that no solid waste fee increases were proposed for FY26. The Street Lighting projection reflected a slight inflationary increase on the higher FY25 base to cover maintenance costs.

Finally, Mr. Nelson presented a comparative analysis of total utility costs (water, sewer, stormwater) with other cities. Orem currently ranks third lowest. Projecting forward based on the historical average rate increases of those other cities, Orem would then rank second lowest. Mr. Tschirki provided context for the low sewer rates of Layton and Sandy, explaining unique circumstances in their billing and treatment processes that artificially lower their reported figures. Mr. Nelson also presented a comparison including property taxes, showing Orem as having one of the lowest combined utility and property tax burdens in the area. Mr. Tschirki added context regarding the significantly higher and increasing sewer rates of entities within the Timpanogos Special Service District (TSSD) due to much larger infrastructure bond amounts.

Mr. Nelson concluded by mentioning minor fee adjustments in other areas of the Recreation Fund and other city departments, which would be presented in more detail in the coming weeks. He emphasized that all presented figures were preliminary proposals and estimates subject to change. Mayor Young summarized the positive position of Orem regarding utility and property tax costs compared to neighboring cities, attributing some of the increases elsewhere to inflation, which Orem is also experiencing.

Ms. Rugg opened the discussion, emphasizing the annual nature and collaborative effort behind the compensation strategy, particularly highlighting the explanation of the hybrid step program. Ms. Peterson provided employment statistics, noting 481 full-time employees, an average of 672 part-time employees, and around 70 seasonal employees annually. She also presented benefit enrollment numbers, including health and dental insurance participation, and potential increases in health and dental premiums.

Ms. Jones then presented turnover rates, comparing Orem's full-time employee turnover favorably against national averages for state and local government. She outlined strategies for employee recruitment and retention, such as a turnover dashboard, employee surveys, mid-year market adjustments, expansion of the hybrid step program, enhanced training, individual position reviews, and comparative benefit analyses to retain employees considering outside offers. Ms. Jones also provided a historical overview of compensation program changes since 2018, highlighting the evolution towards the current hybrid step program, bi-annual market analyses, and the removal of blanket grading for market-driven individual position compensation.

Ms. Rugg then detailed the hybrid step program, contrasting it with the previous system of broad grade levels that led to inequitable pay increases. She explained how the hybrid system allows for market-based adjustments for specific positions and described the step progression

and career ladder requirements for a police officer as an example, emphasizing the elimination of pay compression between supervisory and subordinate roles. The presenters clarified that market data is gathered bi-annually through a clearinghouse and comparisons with agreed-upon sister cities. They noted the program's transparency, allowing employees to understand their career progression and earning potential.

Finally, the team outlined their plan for the upcoming year, which includes funding 3% step increases, merit increases for merit-based positions, career ladder advancements, and market adjustments for positions found to be out of market, ensuring transparent communication of these changes to employees.

Election Agreement and Resolution Presentation *Presenter: Teresa McKitrick, City Recorder*

Ms. McKitrick presented to the City Council the Utah County interlocal cooperation agreement between Utah County and the City of Orem for the administration of the 2025 municipal election. The signing of this agreement requires a resolution allowing the Mayor to sign the agreement. The resolution will be a consent item in today's City Council Meeting. The services Utah County will perform will be ballot layout, design, printing, mailing, retention and storage. They will also handle processing the ballots and signature verification. The voting equipment will be programmed and tested by the county and polling locations will be staffed and trained by the county. Other duties are listed in the agreement.

CARE Deliberation Presentation *Presenter: Brandon Nelson, CPA, Finance Director and Trevor Bell, Budget Manager*

Mr. Nelson presented the results of the CARE Tax Arts Grant review process, noting a record 38 applications that were reviewed over three nights by city council members Jeff Lambson and Dave Spencer, along with five commission members. Five groups presented their cases. Mr. Nelson highlighted the total targeted amount of \$125,000 for these major grant recipients and explained the deliberation process, where initial evaluations are made, followed by adjustments to accommodate highly favored groups. The presented list showed the final proposed funding amounts for the major grant category recipients. Mr. Nelson clarified that this was only for the arts portion of the CARE Tax and that recommendations for the recreation side and the city's own arts-related participation would be presented later. He anticipated a future ordinance or resolution to formally award these CARE Tax dollars, which would also be included in the tentative budget.

Councilmember Millett, a former CARE Commission member, inquired about the continued focus on the number of Orem residents served by the applicant organizations, which was confirmed as a key consideration. Councilmember Spencer emphasized that CARE Tax funding should supplement, not be the sole source of, an organization's funding and that efforts to fundraise and engage the community are important. He also noted the high number of initial requests compared to available funds and affirmed the unanimous decisions made by the review committee. He emphasized the importance of the SCERA receiving a large percentage of the

CARE tax. Councilmember Macdonald thanked the reviewers for their service and confirmed that a vote on the recommendations would occur at a later meeting. Councilmember Lambson and Macdonald specifically praised the work of the SCERA Shell Outdoor Theatre and its impact on the community.

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

Councilmember Gale provided updates on several commissions, starting with the Youth Council, noting their ongoing work, including a recent video project. She then discussed the renaming and realignment of the Natural Resources Stewardship Commission, which is now under Public Works, emphasizing the goal of better integration with city goals while also maintaining some independence. Ms. Gale mentioned their upcoming activities. She mentioned the changes to the Events Advisory Commission, formerly the Oremfest Advisory Commission, which has seen new, enthusiastic members. Regarding the upcoming "Oremfest," she directed council members to a February 27th email from Kenice Whitaker outlining events and requesting their involvement preferences. She also announced an opening on the Events Advisory Commission and encouraged the council to recommend potential members. Finally, Ms. Gale briefly updated the council on the school district's redistricting efforts, mentioning a map anticipated for approval and a website created to address public questions regarding the new registered board seats.

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, and Jenn Gale ABSENT Chris Killpack

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager/Management Services Director; Steve Earl, City Attorney; Phil Anderson, Police Lieutenant; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Jon Westover

PLEDGE OF ALLEGIANCE / FLAG CEREMONY – Kaylie Westover

MAYOR'S REPORT/ ITEMS REFERRED BY COUNCIL

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=10781s>

Mr and Mrs Golden Orem Presentation *Presenter: Gena Bertelsen, Senior Center Manager*

Gena Bertelsen from the Senior Center introduced the reigning royalty from their Valentine's Day pageant: Rolaine Young and Brian Clifton. Rolaine, who has been playing the Native American flute for 15 years and volunteers by teaching it at the center, also leads the Orem Senior Friendship Center Flute Circle, which performs throughout the valley. Her husband passed away three years prior, and the Senior Center has been a continued source of support. Together, she and her late husband have seven children and 21 grandchildren. Brian Clifton impressed at the pageant by doing burpees on stage during his introduction. He has been married to his wife Judy for 35 years, and they have raised their two children and have four grandsons in Orem. Both Rolaine and Brian were invited to share their feelings about the Orem Senior Friendship Center and their gratitude for the city's support of seniors.

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=11260s>

Giving Machines Report and Charity Presentation *Presenter: Mark and Shelley Seastrand, Orem Community Council*

Mark and Shelley Seastrand, representing the Orem Communication Council for the Church of Jesus Christ of Latter-day Saints, expressed gratitude to the generous Orem community and the local charities involved in the "Light the World" Giving Machines program. They highlighted the global impact of the initiative, which in the past year expanded to over 107 cities across 13 countries and five continents, working with over 450 charities and generating over \$50 million in donations since its inception. Shelley Seastrand reported that in Orem alone, there were 16,600 transactions with around 70,000 visitors, resulting in 45,845 items purchased. Sixty-five percent of donations stayed local, and 35% went to other parts of the world. They recognized University Place for providing a prime indoor location, security, electricity, and internet for the machines.

Mr. Seastrand recognized nine local charities and presented them each with a plaque, including the American Red Cross, the Academy for Creating Enterprises, Community Action Services and Food Bank, Meals on Wheels, Tabitha's Way Local Food Pantry, the Alpine House, the United Way of Utah County, On The Move, and Eye Care 4 Kids. The Seastrands concluded by thanking the community, the charities, and Orem City for their support, emphasizing the significant help that will be provided to numerous individuals and families as a result of the program.

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=12154s>

Justice Court Report *Presenter: Reed Parkin, Justice Court Judge*

Judge Parkin emphasized the vital role of language interpreters in ensuring fairness and equal access to justice for all individuals, regardless of their language background, as mandated by state and federal law. He noted that interpreter services are provided at no cost to the involved parties. Since the court's inception in 2010 through 2025, Spanish has been the most frequently requested language, with over 6,800 interpreted cases. The court has provided interpretation in over 29 different languages, reflecting the community's multicultural diversity. Judge Parkin highlighted that cases requiring interpreters take significantly longer, often nearly three times as long as those involving English speakers, which impacts the court's calendar. He also acknowledged the logistical challenges of interpreter scheduling but reaffirmed the court's commitment to meeting these needs efficiently. In closing, Judge Parkin stressed that language access is fundamental to justice and thanked the council for their continued support of the Justice Court's mission to uphold fairness, accessibility, and trust in the judicial process. Councilmember Spencer expressed appreciation for the court's work and the provided data.

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=12536s>

Legislative Recap Presentation *Presenter: Jared Tingey, ULCT Representative*

Mr. Tingey from the Utah League of Cities and Towns (ULCT) gave a legislative recap. Tingey thanked the city for their engagement and highlighted the record number of bills introduced (959) during the legislative session, noting the increasing trend. He explained that while directly defeating bills is challenging, the ULCT focuses on shaping legislation through substitutes and amendments. Of the 279 bills tracked, the ULCT supported 34, opposed 26, and monitored 161. He emphasized the significant impact of the league's positions and the effectiveness of engaging early in the legislative process to influence outcomes, often preventing negative impacts on cities. Mr. Tingey invited council members to the Mid-Year Conference in St. George. He then previewed potential issues for the 2026 session and reviewed several key bills from the recent session, including SB 337 (state-created land use districts), HB 88 (housing policy amendments), HB 90 (zoning amendments), and SB 262 (general plan requirements), detailing the ULCT's involvement and the final outcomes. He specifically highlighted a Land Use Task Force bill that established a revolving loan fund through the Utah Housing Corporation to facilitate the purchase, renovation, and resale of owner-occupied housing at a restricted price point, crediting Mayor Young's early conversations for its development. Another bill concerning billboard relocation was also discussed, with Mr. Tingey outlining the ULCT's efforts to mitigate potentially negative impacts on cities. Mr. Tingey thanked the council for their willingness to reach out to legislators, emphasizing its effectiveness. Mayor Young and Councilmember Millett

expressed their appreciation for the ULCT's representation of Orem's interests and the positive outcomes achieved on key issues like housing renewal for established communities.

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=13966s>

PERSONAL APPEARANCES

Opened at 6:59 PM

Kris Hammond, a lifelong resident and real estate agent, spoke in favor of Airbnbs, highlighting their positive economic impact through tax contributions and support of local businesses, their role in promoting the community by upgrading properties and diversifying tourism options, and their sustainability in reusing and improving homes. She shared her personal experience as an Airbnb host, noting the connections she has made with returning visitors. In conclusion, she urged the council to consider grandfathering existing Airbnb properties due to the investments made by hosts to comply with current regulations.

Rachel Kirkham, representing 35 short-term rental hosts in Orem, expressed appreciation for the city's effort in creating regulations and agreed that short-term rentals should operate responsibly and legally. She emphasized that many guests are family members of Orem residents visiting for significant events, viewing them as an extension of the community, and highlighted that well-maintained short-term rentals can increase property values, noting they constitute only 1% of Orem's housing stock and don't significantly impact affordable housing. While acknowledging concerns about noise, parking, and trash, which she believes can be managed through existing draft regulations, she raised concerns regarding the proposed eight-person occupancy limit, the 182-night cap, the 100 city-wide cap, and limitations on the number of rentals one person can own, suggesting a per-area cap and not penalizing responsible operators. She proposed collaboration for fair and enforceable policies and mentioned a relevant certification course offered by UVU.

David Pestana, a resident, real estate broker, and Airbnb owner/manager, emphasized the popularity and necessity of Airbnbs for visiting families in Orem, given limited and expensive hotel options. He acknowledged the industry's growth and associated growing pains but suggested that many proposed reactions might be overreactions to isolated incidents. Mr. Pestan highlighted the dual responsibility of Airbnb owners to guests and neighbors, noting that most issues stem from noise and parking. He offered practical management solutions, such as encouraging garage/driveway parking and utilizing noise monitors, and proposed that consulting with managers and implementing brief educational courses could be more effective than extensive regulations.

Peter Rehm, referenced a recent legislative report on homelessness, arguing that drug abuse often stems from life's stresses and that some individuals barely surviving could supplement their income through well-regulated Airbnbs. While acknowledging some positive aspects of the proposed short-term rental ordinance, Mr. Rehm expressed concern over several

regulations viewed as arbitrary and capricious, specifically the city-wide cap of 100 rentals, the 1000-foot spacing requirement, the 182-night rental limit, and the prohibition of multiple simultaneous rentals within a single property. He suggested these limitations could negatively impact individuals relying on this income and likened them to illogical restrictions on businesses.

Derek Phelps expressed support for the previous comments regarding the proposed short-term rental regulations, specifically echoing concerns about the cap, which could hinder returns on investment and limit economic benefits for the city. He also reiterated concerns about the proposed 100-rental limit, noting the current existence of approximately 200 active full-time rentals and around 150 additional part-time or room rentals, suggesting the proposal doesn't accommodate existing responsible owners. While generally in favor of regulation, Mr. Phelps urged the City Council to consider this feedback to ensure the regulations accommodate those striving to be responsible business owners and provide a valuable service to the community.

Closed at 7:16 PM

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=13966s>

CONSENT ITEMS

Approval of Meeting Minutes for January 28, 2025 and February 11, 2025

Natural Resources Advisory Commission Reappointment for Quinn Mecham

Neighborhood Advisory Commission Appointment for Kirsten Bascom and Tamara Rodriguez

Resolution - Authorizing the City Manager to Sign an Agreement with Utah County for the 2025 City of Orem Elections

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

SCHEDULED ITEMS

<https://www.youtube.com/watch?v=n3aboaU2ZP8&t=15176s>

PUBLIC HEARING - ORDINANCE - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located generally at 1203 North 630 East (Canyon Park) from the Timpanogos Research & Development Park (PD-6) to Single

Family Residential (R8) Zone (approximately 23.3 acres). *Presenter: Jared Hall, Planning Manager*

Mr. Hall from the city planning department presented the rezone application submitted by Tri Point Homes for a specific area within the existing Research Park. He clarified that the request was to change the zoning from PD-6 to R-8. Mr. Hall indicated that if the rezone were approved, subsequent subdivision applications would be necessary before development could proceed. He displayed concept plans provided by Tri Point Homes illustrating a potential layout with approximately 77 to 79 single-family lots and public road connections potentially accessing the property from 1200 North and Research Way. Mr. Hall also informed the council that the Planning Commission held a public hearing on this matter earlier in the month and subsequently voted 5-2 to recommend approval to the City Council, with the minutes of that meeting included in the council's packet. He also presented typical architectural elevations of the type of homes Tri Point Homes envisioned for the area. Mr. Hall reminded the council of their options: approve the rezone, deny it, or continue the discussion to a future meeting.

Brian Prince, representing Tri Point Homes, provided a summary from the applicant's perspective. He emphasized the lengthy process involving extensive community engagement, including nine neighborhood meetings, to understand and address residents' concerns and interests, which he stated significantly influenced the concept plans. Regarding the project timeline, Mr. Prince indicated that even with rezone approval, preliminary and final plat approvals would take several months. Their current hope was to begin land development, including demolition of existing buildings and parking lots and utility work, this year, with the start of home construction anticipated next year and potential community build-out by the summer of the following year.

Councilmembers acknowledged the extended duration of the process and Tri Point Homes' efforts to engage with and respond to the community. Mayor Young explained his rationale for supporting the rezone, stating that a single-family residential development aligns with Orem's identity as "Family City USA." He also noted the absence of public opposition during the hearing, which he interpreted as a sign of resident support, contrasting it with previous developments that faced significant community disapproval. Furthermore, Mayor Young viewed the rezone from a commercial/research zone to residential as a positive "down-selling" of the property, which he considered a net benefit for the community as it typically results in a less intensive land use.

PUBLIC HEARING OPEN 7:28 PM

No comments

PUBLIC HEARING CLOSED 7:28 PM

Ms. Millett moved to approve, by ordinance, amending amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located generally at 1203 North 630 East (Canyon Park) from the Timpanogos Research & Development Park (PD-6) to Single Family Residential (R8) Zone (approximately 23.3 acres). Seconded by Mr. Spencer. 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=n3aboaU2ZP8&t=15865s>

PUBLIC HEARING - ORDINANCE - Ken Garff - Amending Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South from Single Family Residential (R8) to Commercial (C2) (approximately 1.05 acres). *Presenter: Jared Hall, Planning Manager*

Ken Garff requested a continuance of item 10.2, the Ken Garff rezone, to the April 8, 2025, City Council meeting.

Mr. Macdonald moved to continue item 10.2, the Ken Garff rezone, to April 8, 2025 **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**.

CITY MANAGER INFORMATION ITEMS

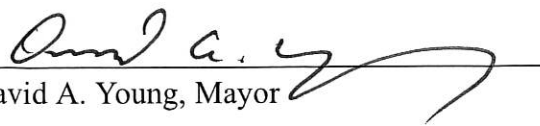
Mr. Bybee announced that invitations for the New City Hall Open House were ready to be mailed to partners, friends, neighbors, and VIPs, and requested council members to inform Lori of any specific individuals who should receive an invitation. Councilmember Millett enthusiastically endorsed the upcoming event, noting the anticipation since the initial date and expressing confidence that it would be beautiful and worth the wait. Mr. Bybee also mentioned the installation of a wood flag made from the old freedom tree in the City Center and Council Chambers, and the upcoming arrival and installation of the new city seal within the next few weeks. Finally, he noted that historical photos, such as those of former mayors and councilmembers, were being scanned for digital display to conserve space in the new facility while preserving these records.

ADJOURN

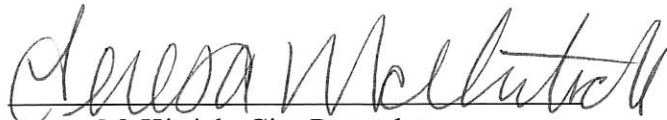
Mr. Macdonald moved to adjourn, **seconded** by Mr. Lambson. Those voting yes: David Young, LaNae Millett, David Spencer, Tom Macdonald, Jeff Lambson, Jenn Gale, and Chris Killpack. The motion **passed**.

(These minutes were created with the help of AI)

PASSED and APPROVED on this 13th day of May 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	☒	☐	☐