



RECEIVED

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## 2025 MUNICIPAL AMENDED DECLARATION OF CANDIDACY

for

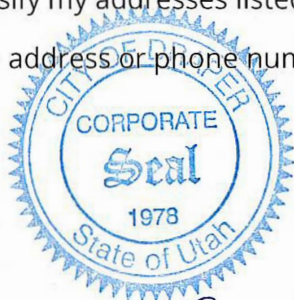
Brad Byington

(print name exactly as it is to appear on the official ballot)

for the office of Council Member a two-year (two or four-year) term for the City of Draper.

State of Utah }  
County of Salt Lake } ss.

I, Brad Byington, being sworn and under penalty of perjury, say that I reside at [REDACTED], City of Draper, County of Utah, state of Utah, Zip Code 84020, Telephone Number (if any) 608 769 2064, Email Address (one that is closely monitored) bradley.m.byington@gmail.com; that I am a registered voter; and that I am a candidate for the office of Council Member, a two-year term. I will meet the legal qualifications required of candidates for this office. If filing via a designated agent, I attest that I will be out of the State of Utah during the entire candidate filing period. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so will result in my disqualification as a candidate for the office and removal of my name from the ballot. I request that my name be printed upon the applicable official ballots. ☒ (optional) I wish to classify my addresses listed above as a protected record. By doing so, you must provide an alternate address or phone number: See Private Contact Information



[Signature]

(Signature of Candidate)

Must be signed in the presence of the filing officer

Subscribed and sworn to before me by Brad Byington this 16<sup>th</sup> day of June, 2025.

By: Nicole Omedez

Filing Officer



## 2025 MUNICIPAL DECLARATION OF CANDIDACY

for

Bradley Byington

(print name exactly as it is to appear on the official ballot)

for the office of Council Member a two-year (two or four-year) term for the City of Draper.

State of Utah }  
County of Salt Lake } ss.

I, Bradley Byington, being sworn and under penalty of perjury, say that I reside at [REDACTED], City of Draper, County of Utah, state of Utah, Zip Code 84020, Telephone Number (if any) 608 769 2064, Email Address (one that is closely monitored) bradley.m.byington@gmail.com; that I am a registered voter; and that I am a candidate for the office of Council Member, a two- year term. I will meet the legal qualifications required of candidates for this office. If filing via a designated agent, I attest that I will be out of the State of Utah during the entire candidate filing period. I will file all campaign financial disclosure reports as required by law and I understand that failure to do so will result in my disqualification as a candidate for the office and removal of my name from the ballot. I request that my name be printed upon the applicable official ballots. ☒ (optional) I wish to classify my addresses listed above as a protected record. By doing so, you must provide an alternate address or phone number: See Private Contact Information



[Signature]

(Signature of Candidate)

Must be signed in the presence of the filing officer

Subscribed and sworn to before me by Bradley Byington this 3rd day of June, 2025.

By: [Signature]

Filing Officer

# QUALIFICATIONS FOR CANDIDATE FILING DECLARATION

Please initial:

BB The filing officer read the constitutional and statutory qualifications as listed below to me, and I meet those qualifications.

BB I understand that an individual who holds a municipal elected office may not, at the same time, hold a county elected office.

BB I agree to file all campaign financial disclosure reports, and I understand that failure to do so may result in my disqualification as a candidate for this office, possible fines and/or criminal penalties, including removal of my name from the ballot.

BB I have received a copy of Section 20A-7-801 regarding the Statewide Electronic Voter Information Website Program and its applicable deadline.

BB I have complied with the conflict-of-interest disclosure requirements as required in 10-3-301.5.

BB I received a copy of the pledge of fair campaign practices, and I understand that signing this pledge is voluntary.

BB I provided a valid email, or physical address if no email is available, and I understand this will be used for official communications and updates from election officials.

BB I understand I will receive all financial disclosure notices by email.

BB I understand my name will appear on the ballot as it is printed on this declaration of candidacy, and that I may not make any amendments or modifications after 5:00 p.m. on June 6, 2025.

  
\_\_\_\_\_  
Signature of Filing Officer

6/3/25  
\_\_\_\_\_  
Date

## QUALIFICATIONS

Before the filing officer accepts any declaration of candidacy, the filing officer shall read to the candidate the constitutional and statutory requirements for candidacy, and the candidate shall state whether he/she fulfills the requirements. If the candidate indicates that he/she does not qualify, the filing officer may not accept his/her declaration of candidacy (Utah Code Section 20A-9-203).

### MUNICIPAL CANDIDATE

Utah Code §10-3-301

Utah Code §20A-9-203

- Registered voter in the municipality in which the individual is elected\*
- Must have resided within the municipality for which the candidate is seeking office for the 12 consecutive months immediately before the date of the election
- Maintain a principal place of residence within the municipality that the elected officer represents, during the officer's term of office
- In accordance with Utah Constitution, Article IV, Section 6, a mentally incompetent individual, an individual convicted of a felony, or an individual convicted of treason or a crime against the elective franchise may not hold office in this state until the right to hold elective office is restored under Section 20A-2-101.3 and 20A-2-101.5

\* Utah Code §20A-2-101 states: A registered voter (1) is a citizen of the United States; (2) is a resident of Utah; (3) will, on the date of that election, be at least 18 years old, (4) has been a resident of Utah for 30 days immediately before that election; (5) and is registered to vote.

\*\* Utah Code §20A-2-101.5 states: A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.



## CONFLICT OF INTEREST FORM

Current elected officials may alternatively complete the Conflict of Interest Affidavit located at the end of this form if all information regarding their existing conflict of interest remains accurate. Existing conflict of interest forms can be found here:

<https://www.draperutah.gov/city-government/mayor-and-council/conflict-of-interest-declarations/#>

Name:	Bradley Syrington	Date:	3 June 2025
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### Section I. INSTRUCTIONS

Elected officials of Draper City are required to comply with the provisions and requirements outlined in Title 19, Chapter 2 of the Draper City Municipal Code, *Disclosure, Conflicts of Financial Interest*, Title 10, Ch. 3, Part 13 of the Utah State Code, *Municipal Officers' and Employees' Ethics Act*, and Title 20A, Ch. 11, Part 1604 of the Utah State code, *Conflict of Interest Disclosures*. Elected officers are also required to complete this form within (30) days of beginning new employment, and again if either (i) the Discloser's position with the City has changed, or (ii) if there has been any significant change in the value or ownership interest in any covered business interest or any transaction involving the City.

### Section II. DISCLOSURES

#### A. Work History:

1. Employer(s): Please provide the name and address of each employer other than Draper City during the preceding year. You can attach a separate page if you need additional room.

US Air Force, Hill AFB, UT

Live Work Play Real Estate, Salt Lake City, UT

2. Position(s): Please list all job titles and a brief description of duties from Section II A 1 above. You can attach a separate page if you need additional room.

Special Agent in Charge

Real Estate Branch Broker

#### B. Disclosure of Past Business Interest(s):

1. Disclosure of Interest in Business Entities: Please list each business entity in which you are an owner or have been an owner in the preceding year. Include the name of the entity, a brief description of the type of business or activity

conducted by the entity, and your position within the entity. You can attach a separate page if you need additional room.

Montana Or Bust LLC - Real Estate Activities  
BMB Real Estate LLC - Real Estate Holdings  
Summit Investment Capital LLC - Private Equity  
Cressington Services - Family Management

2. Disclosure of Interest in Business Entity Regulated by Draper City: Are you, your spouse, an adult living with you who is not your spouse, or minor child the owner of an interest in any business entity subject to Draper City regulation (i.e., receives a business or alcohol license from the City)?

☐ Yes ☒ No (If No, Skip to Section II C)

3. Do you, your spouse, an adult living with you, or minor child own 10% or more of the business interest(s) listed in Question B.2? ☐ Yes ☐ No (If No, Skip to Section II C)

If yes, what percentage? \_\_\_\_\_.

4. Is the value of the business interest(s) listed in Question B.2 greater than \$2,000?

☐ Yes ☐ No (If No, Skip to Section II C)

If yes, what is the value of the interest? \_\_\_\_\_.

C. Disclosure of Income:

1. If you have received \$5,000 or more in income during the preceding year, please disclose the name of the individual or entity who paid that income and a brief description of the type of business or activity conducted by the individual or entity.

US Air Force - W-2 Income  
Live Work Play Real Estate - 1099 Income

2. Please disclose each entity in which you hold any stocks or bonds having a fair market value of \$5,000 or more as during the preceding year, but excluding funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds. Include the name and a brief description of the type of business conducted by the entity. You can attach a separate page if you need additional room.

None

D. Disclosure of Leadership Roles: Please disclose each entity in which you have

served in a paid or unpaid leadership capacity or board of directors. Include the name of the entity or organization, a brief description of the type of business or activity conducted by the entity, and the type of position you held. You can attach a separate page if you need additional room.

*Business Networking International - Chapter President*

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- E. **Disclosure of Transactions Involving the City:** No employee, officer (i.e., elected official), or volunteer shall receive or agree to receive compensation from anyone other than the City for assisting any person or business entity in any transaction involving the City, unless he or she files a sworn written statement (this form) providing the following information:

1. The name and address of the employee, officer, or volunteer:

*None*

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2. The name and address of the person or business entity being or to be assisted, or in which the employee, officer or volunteer has a substantial interest (a ten percent or more ownership interest):
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- 
- 

3. A brief description of the transaction for which service was rendered or is to be rendered and of the nature of the service performed or to be performed:
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- F. **Other interests:**

1. Please disclose a description of any real property in which you hold an ownership or financial interest that you believe may constitute a conflict of interest including a description of the type of interest you hold in the property.
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2. Please provide the name and address of each employer of your spouse and any other adult living in your household during the preceding year. You can attach a separate page if you need additional room.

None

3. Please provide a brief description of the employment and occupation of each adult who resides in your household. You can attach a separate page if you need additional room.

None

4. Please disclose any other matter or interest that you believe may constitute a conflict of interest. You can attach a separate page if you need additional room.

None

NOTE: An elected officer, or an appointed officer, who is a member of a public body must also make an oral disclosure to other members of the public body immediately before the discussion regarding the business entity being assisted.

NOTE: An appointed officer or employee who is not a member of a public body must also disclose the information in section C to their immediate supervisor and other city officers and employees who may rely upon the appointed officer or employee's representations in evaluating or approving a transaction.

### **Section III: DISCLOSURE ACKNOWLEDGEMENT**


I acknowledge as follows:

- I have read and understand Title 19, Chapter 2 of the Draper City Municipal Code, *Disclosure, Conflicts of Financial Interest*, Title 10, Ch. 3, Part 13 of the Utah State Code, *Municipal Officers' and Employees' Ethics Act*, and Title 20A, Ch. 11, Part 1604 of the Utah State code, *Conflict of Interest Disclosures*.
- I have included and made all disclosures required by Title 19, Chapter 2 of the Draper City Municipal Code, and Title 10, Ch. 3, Part 13 of the Utah State Code.
- I have accurately and truthfully represented all information disclosed on this form, and that I understand the penalties for improper disclosure or otherwise violating applicable provisions of City and State law include criminal prosecution, dismissal from employment, and/or removal from office.
- I have an ongoing obligation to update the previous information or any

significant changes in my responses to questions in this form

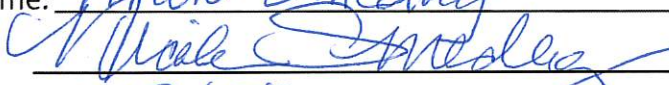
- I am required by Utah Code §10-3-1307 to make an oral disclosure immediately prior to any discussion in a public meeting of any matters related to the business entity.

I further understand that I am obligated to disclose all changes to information contained herein by completing a new form when such information changes and submit the new form to the City Recorder.

Discloser Name: Bradley Byington  
Signature:   
Date: 3 June 2025

**SECTION IV: DELIVERY & FILING**

Received by the Office of the City Clerk/Recorder:

Received by Name: Nicole Smedley  
Signature:   
Date Received: 6/13/25



## PLEDGE OF FAIR CAMPAIGN PRACTICES

(Utah Code §20A-9-206)

There are basic principles of decency, honesty, and fair play which every candidate for public office in the State of Utah has a moral obligation to observe and uphold, in order that, after vigorously contested but fairly conducted campaigns, our citizens may exercise their right to a free election, and that the will of the people may be fully and clearly expressed on the issues.

### THEREFORE:

I SHALL conduct my campaign openly and publicly, discussing the issues as I see them, presenting my record and policies with sincerity and frankness, and criticizing, without fear or favor, the record and policies of my opponents that I believe merit criticism.

I SHALL NOT use, nor shall I permit the use of, scurrilous attacks on any candidate or the candidate's immediate family. I shall not participate in, nor shall I permit the use of, defamation, libel, or slander against any candidate or the candidate's immediate family. I shall not participate in, nor shall I permit the use of, any other criticism of any candidate or the candidate's immediate family that I do not believe to be truthful, provable, and relevant to my campaign.

I SHALL NOT use, nor shall I permit the use of, any practice that tends to corrupt or undermine our American system of free elections, or that hinders or prevents the free expression of the will of the voters, including practices intended to hinder or prevent any eligible person from registering to vote or voting.

I SHALL NOT coerce election help or campaign contributions for myself or for any other candidate from my employees or volunteers.

I SHALL immediately and publicly repudiate support deriving from any individual or group which resorts, on behalf of my candidacy or in opposition to that of an opponent, to methods in violation of the letter or spirit of this pledge. I shall accept responsibility to take firm action against any subordinate who violates any provision of this pledge or the laws governing elections.

I SHALL defend and uphold the right of every qualified American voter to full and equal participation in the electoral process.

I, the undersigned, candidate for election to public office in the State of Utah, hereby voluntarily endorse, subscribe to, and solemnly pledge myself to conduct my campaign in accordance with the above principles and practices."

Printed Name: Bradley Byington Office: Council Member

Signature: [Signature] Date: 3 June 2025

This is a voluntary pledge. Candidates are not required to sign this pledge of fair campaign practices. \*This document is considered a public record and will be retained for public inspection until 30 days following the election.



## CONFLICT OF INTEREST FORM

Current elected officials may alternatively complete the Conflict of Interest Affidavit located at the end of this form if all information regarding their existing conflict of interest remains accurate. Existing conflict of interest forms can be found here:

<https://www.draperutah.gov/city-government/mayor-and-council/conflict-of-interest-declarations/#>

Name:

Brad Byington

Date:

June 27, 2025

### Section I. INSTRUCTIONS

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US Air Force, Hill AFB, UT

Live Work Play (Summit), Lehi, UT

2. Position(s): Please list all job titles and a brief description of duties from Section II A 1 above. You can attach a separate page if you need additional room.

Commander/Special Agent in Charge/Action Officer

Branch Broker/Branch Manager

#### B. Disclosure of Past Business Interest(s)

1. Disclosure of Interest in Business Entities: Please list each business entity in which you are an owner or have been an owner in the preceding year. Include the name of the entity, a brief description of the type of business or activity

conducted by the entity, and your position within the entity. You can attach a separate page if you need additional room.

Montana Or Bust LLC- Real Estate Activities; [www.militaryformalwear.com](http://www.militaryformalwear.com) - Bow Tie sales;

BMB Real Estate LLC - Real Estate Holdings; Summit Investment Capital LLC - Private Equity

Cressington Services - Family Management; SunCrest Lifestyle LLC - Real Estate Marketing

2. *Disclosure of Interest in Business Entity Regulated by Draper City:* Are you, your spouse, an adult living with you who is not your spouse, or minor child the owner of an interest in any business entity subject to Draper City regulation (i.e., receives a business or alcohol license from the City)?

☐ Yes ☒ No (If No, Skip to Section II C)

3. Do you, your spouse, an adult living with you, or minor child own 10% or more of the business interest(s) listed in Question B.2? ☐ Yes ☐ No (If No, Skip to Section II C)

If yes, what percentage? \_\_\_\_\_.

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☐ Yes ☐ No (If No, Skip to Section II C)

If yes, what is the value of the interest? \_\_\_\_\_.

C. *Disclosure of Income:*

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US Air Force - W2

Live Work Play - 1099 Income

2. Please disclose each entity in which you hold any stocks or bonds having a fair market value of \$5,000 or more as during the preceding year, but excluding funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds. Include the name and a brief description of the type of business conducted by the entity. You can attach a separate page if you need additional room.

None

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served in a paid or unpaid leadership capacity or board of directors. Include the name of the entity or organization, a brief description of the type of business or activity conducted by the entity, and the type of position you held. You can attach a separate page if you need additional room.

Business Networking International - Chapter President

SunCrest Owners Association - Member, Board of Trustees

- E. **Disclosure of Transactions Involving the City:** No employee, officer (i.e., elected official), or volunteer shall receive or agree to receive compensation from anyone other than the City for assisting any person or business entity in any transaction involving the City, unless he or she files a sworn written statement (this form) providing the following information:

1. The name and address of the employee, officer, or volunteer:

None

2. The name and address of the person or business entity being or to be assisted, or in which the employee, officer or volunteer has a substantial interest (a ten percent or more ownership interest):

3. A brief description of the transaction for which service was rendered or is to be rendered and of the nature of the service performed or to be performed:

- F. **Other interests:**

1. Please disclose a description of any real property in which you hold an ownership or financial interest that you believe may constitute a conflict of interest including a description of the type of interest you hold in the property.

None

2. Please provide the name and address of each employer of your spouse and any other adult living in your household during the preceding year. You can attach a separate page if you need additional room.

None

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3. Please provide a brief description of the employment and occupation of each adult who resides in your household. You can attach a separate page if you need additional room.

Spouse - Physical Therapist

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4. Please disclose any other matter or interest that you believe may constitute a conflict of interest. You can attach a separate page if you need additional room.

None

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NOTE: An appointed officer or employee who is not a member of a public body must also disclose the information in section C to their immediate supervisor and other city officers and employees who may rely upon the appointed officer or employee's representations in evaluating or approving a transaction.

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Discloser Name:

Brad Byington

Signature:



Date:

June 27, 2025

**SECTION IV: DELIVERY & FILING**

Received by the Office of the City Clerk/Recorder:

Received by Name:

Nicole Smedley

Signature:



Date Received:

6/27/2025