



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
August 6, 2025

*This meeting may be held electronically  
to allow a Commission member to participate.*

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56  
NORTH STATE STREET, OREM, UT

**1 Land Use Element, Continued**

**2 Redevelopment, Continued**

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS

**3.1 Approval of July 2nd PC Meeting Minutes**

4. ACTION ITEMS AND PUBLIC HEARINGS

**4.1 Public Hearing: Request to Amend the Text of Article 22-21 - Special Exceptions  
for Multi-Family Dwellings.** The proposed amendment adjusts the requirements that allow  
single-family zoned properties in certain circumstances to be developed as multi-family.

5. ADJOURN

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.**  
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,  
please call the Development Services Office at least 3 working days prior to the meeting.  
(Voice 801-229-7183)

**This agenda is also available on the City's webpage at [orem.org](http://orem.org)**

**DRAFT Planning Commission minutes for June 18, 2025**

**CITY OF OREM  
PLANNING COMMISSION MEETING MINUTES  
July 2, 2025**

The following items are discussed in these minutes:

• **CONSENT AGENDA ITEMS:**

- **3.1 Approval of Minutes for 6-18-2025** – Approved
- **3.2 Plat Amendment - Lottwood Plat D** – Approved

• **ACTION ITEMS:**

- **4.1 Preliminary Plat - Rands Subdivision** – Approved
- **4.2 Preliminary Plat - Canyon Park** – Approved

• **PUBLIC HEARING:**

- **4.3 Public Hearing: Text Amendment, Article 22-21 Special Exceptions for Multi-Family Dwellings Cont.** –

Continued

**MEETING**

**Place:** Orem City Council Chambers

**At 5:33 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered.

**Those present:** Mike Carpenter, Gerald Crismon, James (Jim) Hawkes, Rod Erickson, Madeline Komen, Britton Runolfson, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grant Allen, Matthew Taylor, Senior Planners; Grace Bjarnson, Associate Planner.

**Those excused:** Haysam Sakar, Planning Commission members.

**Agenda Item 3, Consent Agenda:** Chair Komen introduced the Consent Agenda. Motion made and seconded to approve the Consent Agenda. Motion passed unanimously. Approved items:

- **3.1 Approval of Minutes for 6-18-2025** – Approved
- **3.2 Plat Amendment - Lottwood Plat D** – Approved

**Agenda Item 4.1 – Preliminary Plat - Rands Subdivision** - Creation of deep lot located generally at 470 N 300 West

Staff presented the request for a deep lot subdivision, explaining that the garage on the existing home would be removed and the lots would conform to zoning requirements. Legal counsel clarified that this is an administrative item that must be approved if it complies with city code. Commissioners discussed neighborhood congestion and whether the code should be changed.

**Motion:** Motion to approve the Preliminary Plat made and seconded. Commissioner Carpenter abstained. Motion passed 5-0.

**Motion:**

**Agenda Item 4.2 – Preliminary Plat - Canyon Park** - 79 lot subdivision located generally at 1203 N 630 East

Staff described this as a phased subdivision project. The applicant, Brian Prince of Tri Pointe Homes, answered questions regarding timeline, project background, company experience, and housing quality. Commissioners asked about the average square footage of homes and architectural compatibility with surrounding neighborhoods.

**Motion:** Motion to approve the Preliminary Plat made and seconded. Commissioners Crismon and Runolfson abstained. Motion passed 4-0.

**Agenda Item 4.3 – PUBLIC HEARING: Text Amendment** – Article 22-21 Special Exceptions for Multi-Family Dwellings

## **DRAFT Planning Commission minutes for June 18, 2025**

Staff provided an overview of proposed language changes, including the redefinition of "block," allowable lot sizes, and concerns about applicability to other properties. The applicant spoke about his prior development efforts, current investment, and how the amendment would allow him to move forward.

### **PUBLIC COMMENT:**

One resident spoke in opposition to the amendment, citing concerns about increased density and neighborhood impacts.

### **Motion:**

**Motion:** Motion made to continue the item to the August 16, 2025 Planning Commission meeting. Motion seconded.

**Vote:** Motion passed unanimously

### **Motion:**

**Adjournment:** Motion to adjourn. Motion seconded Motion passed unanimously. The Regular Session adjourned at **6:24 p.m.**

Reviewed and Approved: