

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
February 19, 2025

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS – All items approved:**
 - **3.1 Minutes** – Review and Approve the Minutes from the January 15, 2024 Meeting – Approved
- **ACTION AND PUBLIC HEARING ITEMS:**
 - **4.1 CONTINUED PUBLIC HEARING – Ken Garff** – Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2) –
 - **4.2 PUBLIC HEARING – Text Amendment** – Staff proposal to amend articles (22-13-20(I) and 22-1-5(G) by changing the following Neighborhood Meeting Requirements: Notice distance and deadlines; permissible meeting dates; and criteria for re-noticing and supplemental meetings – Continued

A recording of the meeting can be accessed at https://www.youtube.com/watch?v=TdHlk1K_1Fg

WORK SESSION

Place: Orem City Council Chambers

At 4:30 p.m. Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James (Jim) Hawkes, Madeline, and Britton Runolfson Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Grace Bjarnson Associate Planners; Grant Allen, Matthew Taylor Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

1. **Continued Master Plan and General Plan Discussion:** Staff and Commissioners discussed the General Plan process and timeline
 - a) Timeline:** Ideally have ready by September for Planning Commission Approval. Staff and Commission agreed that extra work meetings/subcommittee meetings might take place to meet the deadline.
 - b) What Will Be Reviewed:** May go into some of the other attached plans in subcommittees. Try to focus on broad overview and criteria on how to approach other plans when looking at them in the future. Review each section.
 - c) Purpose:** Provide general guidelines on future growth. Provide realistic options and principles that can drive future projects. Propose solutions to important issues. Review definitions used that may make a huge change to the city. Most neighborhood plans are 5-10 years old and may need changes. Make General plan readable and usable. Staff will rewrite the General Plan with accessibility and usability in mind. A proposed timeline for the General Plan will be distributed in the next meeting.
 - d) Collaboration:** Goal to make sure everyone is on same page. Collaboration between City Council and Planning Commission. Planning a joint meeting in May. Staff will send General Plan process information when items are ready, do not wait to send with meeting agenda.
 - e) Next Action: Commission read beginning of General Plan and decide which sections of General Plan you are most interested in so that subcommittees can be created at next meeting.**
2. Discussion of C2 Zone and Continued Use of Gas Stations and Banks: Staff and Commission discussion of “hard corners” – visible and valuable real estate. What do we want to allow to be there? Do we want

A complete video of the meeting can be found at www.orem.org/meetings

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businesses that contribute to tax base? Discussed options like adding a new zone just for “hard corners” (c4 zone).

- a) **Decision:** Continue discussion and generally look at commercial zones and if changes need to be made to clearly define different zones. Revisit C2 and C3 zones.
- b) **Next Action:** Staff will print out larger land use maps for the Planning Commission. And send digital copies of maps.

The work session concluded at 5:25 PM in preparation for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:30 p.m. Chair Komen called the Planning Commission meeting to order. Gerald Crismon offered the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James (Jim) Hawkes, Madeline Komen, and Britton Runolfson Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Grace Bjarnson Associate Planners; Grant Allen, Matthew Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda items. Chair Komen requested a motion on the Consent Agenda, which contains the following items:

3.1 Review and Approve Minutes from the January 15th, 2025 Meeting

Britton Runolfson motioned to approve the Consent Agenda. Rod Erickson seconded the motion. The motion passed unanimously.

Agenda Item 4, Action Items and Public Hearings

4.1 CONTINUED PUBLIC HEARING – Ken Garff Rezone – Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2).

Chair Komen asked Staff Member Jared Hall to introduce item 4.2

Item 4.2 is a request to rezone the existing residential properties located at 134 East 1200 South and 110 East 1200 South to the C2 zone.

The concept plan for the property includes demolishing the existing homes and constructing a parking lot as an extension of the Ken Garff Car Dealership. The latest concept drawings show a gate to control access to the parking lot from 1200 S. This is a review of the zoning change, not the site plan. [Click here to review the recording.](#)

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Chair Komen asked if having a piece of property with 2 different zones was allowed in Orem. Part of the property would be PD5 and part of it would be C2.

Staff responded that it was allowed.

Chris Bick, the civil engineer for the project, spoke. The reasoning for the C2 zone was for access onto 1200 S. They plan to offload vehicles through that entrance. The changes in University Ave has made it difficult to unload haulers. They have made changes to include a gate and change lighting due to neighborhood requests. Their plan will make the street safer.

Carlos Iglesias, Ken Garff representative, clarified that the gate will also be used by employees. Currently they are unloading on 200 East. Both 200 East and 1200 South are busy streets.

Chair Komen opened the meeting to Public Hearing. Below is a list of the individuals that spoke and a summary of their comments. [Click here to review the recording.](#)

Lucy Remerez – Neighbor living at 137 E 1200 South.

Unloads usually take 45 minutes to an hour. Buses also pick up children in area. Plan would complicate traffic.

Stewart Merril – Lived in neighborhood for 45 years.

Feel cannibalized by University Ave. Do not need entrance through 1200 since entrance is already available on 1200 S and also at other dealership on 200 East. Wants wall.

Issac Aragon - Neighbor

Neighborhood not being considered. Wants it to stay a residential zone. Ken Garff could reorganize parking to solve problems.

Chair Komen closed the Public Hearing Session at about 6 P.M.

Commissioner Britton Runolfson asked if the gate at Volkswagen dealership will still be used once Ken Garff is rezoned. Will a wall be built on 1200 S.? Carlos Iglesias and Chris Bick responded that Volkswagen would continue to use their entrance on 200 East. No wall will be built on 1200 S., only trees.

Commissioner Rod Erickson believes that the neighbors' complaints show the need for the access to 1200 S. Plan details will make a difference. There is a valid reason for zoning change. Rezone will help with safety.

DRC Action: Rod Erickson moved to approve zoning change, James Hawkes seconded motion.

Commissioner James Hawkes believes that the widening of University Parkway encroached on Ken Garff. He sympathizes with neighbors but feels the rezone will help with problems.

Commissioner Gerald Crimson often drives by 1200 S., which goes into University Mall. The road cannot support the traffic and it will get worse.

Commissioner Mike Carpenter agreed with Gerald Crimson. He would prefer to rezone the lots to the zone the rest of Ken Garff already is. Wondering if they could ask for restrictions like a wall, etc.

Commissioner Britton Runolfson wants constraints on zoning approval and the residential area to stay separate. There are projects in process to help with traffic. He feels the rezone would increase safety but wants constraints.

Chair Madeline Komen expressed concern about buffers, etc. She believes there is a legitimate business need. Can constraints be handled with a development agreement?

Commissioner Rod Erickson supports the C2 rezone with a development agreement added.

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DRC Action: Commissioner Rod Erickson amended his motion to recommend rezoning to include recommendation with a condition of a development agreement requiring a gate used by only haulers and employees. Commissioner James Hawkes seconded the motion.

Those voting Yes: Rod Erickson, James Hawkes, Madeline Komen
Those voting No: Britton Runolfson, Gary McGinn, Mike Carpenter

The rezone will be sent to City Council without a recommendation.

*Later in the meeting the Planning Commission reconsidered their vote on the Ke Garff Rezone. Please see notes on the section below titled 4.1 Reconsideration of Ken Garff Rezone.

4.2 PUBLIC HEARING – Text Amendment – Staff proposal to amend articles (22-13-20(I) and 22-1-5(G) by changing the following Neighborhood Meeting Requirements: Notice distance and deadlines; permissible meeting dates; and criteria for re-noticing and supplemental meetings.

Staff member Jared Hall Introduced the text amendment for neighborhood meetings, including adjustments such as making sure neighborhood meetings do not happen on city council or planning commission nights, 2 weeks notice instead of 1 week notice, change to 1000 ft notice for all projects, etc.

Commissioner Mike Carpenter expressed concern about meeting notices not arriving in a reasonable time frame. Wants to make sure notice arrives in reasonable time.

Legal Council Gary McGinn informed the commission that legally there is no way to measure when a notice arrives. But we can measure when mail is post-marked.

Commissioner Britton Runolfson expressed that many people do not look at their mail daily and may not get a notice until it is too late. More than 2 weeks notice may be needed.

Commissioner Mike Carpenter agrees that 3 weeks notice sounds better. He also feels that there are instances where a 1000 Square feet area notice requirement may not be large enough in some cases.

Chair Komen is concerned about the quality of feedback we are getting from these meetings. Is there a way to create model minutes or example, use a template or form? Do notices also need a form? Also, she would like developers to tell city when the neighborhood meeting will be so we can put the neighborhood notice on city website with public notices.

Chair Komen opened the meeting to Public Hearing. Below is a list of the individuals that spoke and a summary of their comments. [Click here to review the recording.](#)

Chris Bick – Civil Engineer

He has worked with different neighborhood meeting policies from different cities. Some cities send out the notice instead of the developer.

Chair Komen closed the Public Hearing Session at about 6:50 P.M.

Commissioner James Hawkes questions whether people not receiving notice was a real problem. Several commissioners responded that it was a real problem. Several commissioners questioned whether it was possible to require notice be sent by the city.

Legal Council Gary McGinn and Staff responded that they would need to consider if the city can currently handle that requirement. They will analyze what type of burden would be created for the staff, and the costs associated, to see if it is a viable option.

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DRC Action: Commissioner Britton Runolfson motioned for a continuance to March 5th so that staff could make adjustments to the text amendment before sending them on to City Council. Commissioner Rod Erickson seconded the motion. The vote was unanimous in the affirmative.

4.1 RECONSIDERATION OF KEN GARFF REZONE VOTE

DRC Action: Commissioner Britton Runolfson asked for the vote for Ken Garff Rezone to be reconsidered.. Commissioner Rod Erickson seconded the motion.

Discussion:

Commissioner Britton Runolfson felt that he wanted more discussion and was leaning in the opposite direction after consideration.

Vice Chair Mike Carpenter felt that a change of one person's vote won't make much difference to City Council. Commissioner James Hawkes felt if the vote changed from 3:3 to 2:4 it may be significant to the City Council. Commissioner Rod Erickson was okay to discuss more.

Commissioner Gerald Crimson neutral.

Chair Komen feels a 3:3 split is a more accurate representation of how they feel about project.

Commissioner James Hawkes feels rezone is a good thing.

Chair Komen reminded James that they were voting on whether they should reopen vote, not a vote on whether they should support the rezone or not.

James wants to reopen.

Those voting Yes: Rod Erickson, Madeline Komen, James Hawkes, Britton Runolfson,

Those voting No: Gerald Crimson, Mike Carpenter

The discussion was reopened.

Commissioner Britton Runolfson prefers to reduce PD zones. He doesn't want PD zone complications. He would rather have the area a C2 zone than end up being a PD zone.

Chair Komen discussed the purpose of PD zones.

Commissioner Rod Erickson prefers less government involvement.

DRC Action: Commissioner Rod Erickson called for a revote on recommending the C2 rezone with condition of a development agreement for a gate on 1200 S. to be used only to transfer inventory and employees.

Those voting Yes: Rod Erickson, James Hawkes, Britton Runolfson

Those voting No: Gary McGinn, Mike Carpenter, Madeline Komen

The rezone will be sent to City Council without a recommendation.

Closing Comments: Legal Council Gary McGinn provided an update on the move to the new City building. The commissioners wanted a tour. Gary will arrange a tour for the commission.

Adjournment: Chair Komen called for a motion to adjourn. Vice Chair Carpenter motioned to adjourn; Commissioner James Hawkes seconded the motion. The motion passed unanimously, and the Regular Session adjourned at 7:18 PM.

Reviewed and Approved: March 19th, 2025