

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
April 2, 2025

The following items are discussed in these minutes:

- **Work Session – Discussion of General Plan Intro and Beginning of Land Use Section**

A recording of the meeting can be accessed at:

<https://www.youtube.com/watch?v=FP3ds99nJeA>

WORK SESSION

Place: Orem City Council Chambers

At **4:34 p.m.** Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James (Jim) Hawkes, Madeline Komen, Haysam Sakar and Britton Runolfson, Planning Commission Members; Jared Hall, Planning Division Manager; Grace Bjarnson Associate Planner; Grant Allen and Matthew Taylor Senior Planners.

1. **General Plan Discussion:** Staff and Commissioners discussed the General Plan Introduction, Guiding Principles, and Land Use Sections.

Jared Hall led the discussion about the Introduction portion of the General Plan with the Planning Commission (PC). The General Plan is being created by Grant Allen, Jared Hall and AI. They have been reworking the introduction taking into consideration PC comments. Jared will make the draft available for PC to see and make comments on.

- Grant discussed that the PC could recommend items that should be in the extended history in the appendix.
- Priority Strategies for General Plan were pulled from City Counsel Strategies. The areas of focus can change.
- Chair Komen and other commissioners expressed that many of the priorities were not needed or not relevant to PC and the General Plan.
- PC provided comments on Introduction portion.
- Commissioner Sakar commented about the state street plan image in the Current General Plan. State street requirements have caused issues for businesses and developers. He is focused on property rights and transportation. Moving forward he asks that PC consider how the design of area will affect the landowner.
- PC Expressed concerns about getting feedback from the public during this process. It was suggested that a notice about the General Plan be placed in the utility bill and in the city newspaper.

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- PC asked for more data about water, power, population, etc. to make more informed decisions. They acknowledged that all info may not be exact, and that assumptions about certain data are inevitable. Assumptions should be clearly articulated in the General Plan so that if the data changes or more accurate data is discovered, adjustments to the strategy can be made.

Guiding Principles Discussion:

- PC expressed feedback on the Guiding Principles section.
- PC expressed that economic issues should be addressed with conservation and other planning issues.
- PC expressed a desire to focus on improving short term rentals and rental units. Rental units should be treated like business and fees should be charged. It should be regulated more closely. Owners should have obligations. Yearly relicensing could be required. Charge for fire inspections.
- PC expressed the need for more political will to enforce the code.
- PC interested in exploring opportunities to help neighborhoods improve their property,
- PC expressed the desire to focus on redevelopment and reinvestment in already built properties.

Land Use Discussion:

Jared Hall presented to PC the different land use categories.

Residential Land Use: Low density, medium density, high density.

- Commissioner Sakar expressed a willingness to open discussion about ADU's Prefab homes, and how to use small pieces of land.
- Chair Komen asked for a clearer understanding of the real density in each of the residential zones. This would create a standard for each zone.

Commercial Use: Several commercial zones.

- Discussed whether PC would like to create a new commercial zone or re-define current zones.
- PC wants Orem to be aware of Vineyard development when looking at commercial zones near the city border.

Industrial Use: Several different zones.

- PC considering looking at these zones to redefine or create new industrial zones.

Mixed Use:

- PC discussed the large amount of PD zones currently in Orem and whether some can be eliminated. Open to discussion of creating a mixed land-use for commercial/industrial combinations.

Annexation:

- Discussion on where possible annexation may occur. There are only a few options available.

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

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At **6:52 p.m.** Chair Komen adjourned the meeting.

Reviewed and Approved: April 16th, 2025

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