

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
May 7, 2025

The following items are discussed in these minutes:

- **Work Session – Work Session: Continued Discussion of the General Plan – Land Use Element**

A recording of the meeting can be accessed at:

<https://www.youtube.com/live/keLpsYrjyyc?si=15wAVNUqPXD3zrrg>

WORK SESSION

Place: Orem City Council Chambers

At **4:35 p.m.** Chair Komen called the Work Session to order.

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

Those excused: Britton Runolfson, Rod Erickson, Planning Commission Members

1. General Plan – Land Use Element Discussion:

The Planning Commission reviewed the Land Use Element of the draft General Plan. Commissioners discussed the need to update land use categories to reflect current conditions more accurately and eliminate ambiguity, particularly in commercial zoning classifications (e.g., C2, C3). They also addressed inconsistencies in density designations and debated the inclusion of PD/PRD overlays in low-density areas.

The Commission emphasized the importance of having accurate information on existing neighborhood densities and expressed a desire to improve data collection. The need for a defined process for periodic plan review was raised, along with concerns about language implying ongoing density reassessments without clear parameters.

Staff will prepare revised draft language for further Commission review.

Motion to Adjourn: Chair Komen asked for a motion to adjourn the work session and reconvene following the regular Planning Commission meeting. Commissioner Hawkes made the motion, and Commissioner Sakar seconded. The motion passed unanimously. Meeting adjourned at **5:24pm.**

REGULAR SESSION

Place: Orem City Council Chambers

At **5:33 p.m.** Chair Komen called the Work Session to order. Jim Hawkes offered the invocation.

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

Those excused: Britton Runolfson, Rod Erickson, Planning Commission Members

Agenda Item 3, Consent Agenda: Chair Komen asked if any items needed to be removed from the Consent Agenda for further discussion. The Consent Agenda included the following items:

- 3.1 Review and approve minutes from the April 16, 2025, Planning Commission Meeting
- 3.2 Bank of America Site Plan – Located generally at 1300 South State Street
- 3.3 Dex Auto Site Plan – Located generally at 1901 North State Street
- 3.4 Aspen Grove Site Plan – Located generally at 1350 East 740 North
- 3.5 Better Homes Plat B – Plat Amendment

Commissioner Mike Carpenter asked to remove item 3.4 from the Consent Agenda for further discussion. Commissioner Hawkes made the motion, and Commissioner Carpenter seconded. The motion passed unanimously.

Agenda Item 3.4 – Aspen Grove Site Plan: After clarification from staff, Commissioners determined no further discussion was needed. Commissioner Carpenter moved to approve Item 3.4, and Commissioner Haysam Sakar seconded. The motion passed unanimously.

Agenda Item 3.5 – Better Homes Plat B (Plat Amendment)

Commissioners voted to reconsider Item 3.5 to allow for additional discussion. Motion was made by Commissioner Hawkes, with a second from Commissioner Carpenter. The motion passed unanimously.

Staff explained that the plat amendment was intended to correct outdated or inaccurate lot lines in an older neighborhood.

Commissioner Mike Carpenter moved to approve Item 3.5. Commissioner Haysam Sakar seconded the motion. The motion passed unanimously.

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Motion to Adjourn: Chair Komen asked for a motion to adjourn the meeting and reconvene the work session.

Commissioner Haysam Sakar moved to adjourn. Commissioner Jim Hawkes seconded.

Vote: Passed unanimously.

Adjourned: **5:45 p.m.**

WORK SESSION - Continued

Place: Orem City Council Chambers

Reconvened: 4:45pm

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

Those excused: Britton Runolfson, Rod Erickson, Planning Commission Members

1. **General Plan – Land Use Element Discussion Continued:** The Planning Commission reconvened its work session to continue refining the Land Use Element of the draft General Plan. Key topics included:

- Broad support for eliminating vague or redundant goals and rewriting unclear objectives.
- Emphasis on developing accurate density data to inform planning decisions.
- Continued discussion of moderate-income housing, with suggestions to limit references to the required state section.
- Suggestions for new zoning categories (e.g., corner commercial, neighborhood node, medical office) and clarification of existing ones (e.g., C2, C3).
- Consensus on protecting existing businesses from displacement and reducing legal non-conforming use issues in future code updates.
- Proposal to conduct a business owner survey and develop a beautification strategy for State Street.

The work session concluded with a request for staff to draft revised land use goals for review prior to the next meeting.

Meeting adjourned at **7:08 p.m.**

Reviewed and Approved: May 21st, 2025

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