

Approved Planning Commission Minutes - May 21, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES May 21, 2025

The following items are discussed in these minutes:

- **WORK SESSION** – General Plan: Land Use Element (Cont.) and Redevelopment Element Discussion
- **CONSENT AGENDA ITEMS:**

- **3.1 Minutes** – Approval of the May 7, 2025 Meeting Minutes – Continued
- **3.2 Valor Homes Site Plan** – Approved
- **3.3 RWB Ventures Preliminary Plat** – Approved
- **3.4 RWB Ventures Site Plan** – Approved
- **3.5 Abbey Road Phase 4 Plat Amendment** – Approved
- **3.6 Sullivan Plat 5 Amendment** – Approved
- **3.7 Lake Ridge Farms Preliminary Plat** – Approved
- **3.8 Okolowitz Subdivision Plat B Amendment** – Approved

A recording of this meeting can be accessed at <https://www.youtube.com/live/SgyG5crRpSM?feature=shared>

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, Rod Erickson, Madeline Komen, and Britton Runolfson, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grace Bjarnson Associate Planner; Grant Allen, Matthew Taylor Senior Planners.

Those excused: James (Jim) Hawkes and Haysam Sakar, Planning Commission members.

1. General Plan Discussion – Land Use Element

Grant Allen presented updated goals and objectives for the Land Use Element of the General Plan based on prior Commissioner comments. Commissioners were invited to mark up land use maps to identify classifications, buffer areas, and future study areas.

- New classifications discussed included public facilities, churches, medical facilities, and trailer parks.
- Buffer zones were debated, particularly along State Street and areas bordering residential zones. Suggestions included better defining buffer types, including building heights, land use transitions, and landscape setbacks.
- Future studies were noted for areas such as State Street Corridor, Geneva Road, commercial corners, neighborhood nodes, and redevelopment of aging housing stock.
- Commissioners emphasized the importance of preserving existing affordable housing and older single-family neighborhoods.
- Church locations were marked on maps and the potential need for a new religious land use classification was raised.
- Discussion of access to public transit for low-income housing and the adequacy of current bus routes occurred.

The Work Session was paused at 5:32 p.m. for the Regular Meeting

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REGULAR MEETING

Place: Orem City Council Chambers

At 5:32 p.m. Chair Komen called the Planning Commission meeting to order. Gerald Crimson offered the invocation.

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

Those excused: James (Jim) Hawkes and Haysam Sakar, Planning Commission members.

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Commissioner Erickson motioned to remove Items 3.1, 3.5, and 3.7 for separate discussion. Commissioner Runolfson seconded. Motion passed unanimously. Approved items:

- **3.2 Valor Homes – Site Plan – Located Generally at 1301 W 400 South** – Proposed Office Building for Valor Homes
- **3.3 RWB Ventures - Preliminary Plat – Located Generally at 1492 W 1200 North** – Subdivision Creation for Development of 2 New Industrial Buildings
- **3.4 RWB Ventures - Site Plan – Located Generally at 1492 W 1200 North** – Proposed Development of 2 New Industrial Buildings
- **3.6 Sullivan Plat V - Plat Amendment – Located Generally at 727 S 250 West** – Combining a Portion of Adjacent Property To Correct Plat Info.
- **3.8 Okolowitz Subdivision Plat B – Plat Amendment – Located Generally at 1245 N 260 West** – Transfer of Garage and Property it Sits Upon to Neighboring Property

Item 3.1: Approval of May 7, 2025 Minutes

Motion: Commissioner Erickson moved to continue Item 3.1 to the next meeting. Commissioner Carpenter seconded. Motion passed unanimously.

Item 3.5: Abbey Road Phase 4 - Plat Amendment – Located Generally at 1450 N 750 East – Combining all 3 Phases Into 1 Development for Management of Finances

Commissioners asked whether the HOA had properly consulted residents. Staff confirmed the HOA had held board and association meetings.

Motion: Commissioner Carpenter moved to approve Item 3.5. Commissioner Runolfson seconded. Motion passed unanimously.

Item 3.7: Lake Ridge Farms - Preliminary Plat – Located Generally at 840 W 600 South – Proposed 15-Lot Subdivision

Staff explained the developer requested a sidewalk change around the cul-de-sac bulb to allow curb-adjacent sidewalks for design and lot flexibility. Commissioners noted the proposed design matched existing development in the area.

Motion: Commissioner Carpenter moved to approve Item 3.7 as presented. Commissioner Erickson seconded. Motion passed unanimously.

Closing Comments: Legal Counsel Gary McGinn invited Commissioners to provide feedback on the new building and facilities.

Adjournment: Motion to adjourn by Commissioner Erickson, seconded by Commissioner Carpenter. Motion passed unanimously. The Regular Session adjourned at 5:46 p.m.

WORK SESSION CONTINUED

The Work Session resumed immediately following the Regular Meeting. Commissioners returned to their discussion of land use maps.

- Additional church sites and medical facilities were marked and discussed.

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- Commissioners discussed the potential for new zoning categories for medical campuses and how to reflect those in the General Plan.
- They emphasized identifying and preserving remaining orchards and working farmland in the city.
- Station area plans, their radii, and legislative implications were briefly reviewed.
- The importance of mapping community commercial corners and improving intersection flow on diagonal routes like State Street was discussed.

Meeting adjourned at approximately 7:04 pm.

Reviewed and Approved: June 6th, 2025