

Planning Commission Minutes for June 4, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES June 4, 2025

The following items are discussed in these minutes:

- **WORK SESSION** – Discussion of allowable height of primary buildings in residential zones and General Plan: Land Use Element (Cont.)
- **CONSENT AGENDA ITEMS:**
 - 3.1 Approval of Minutes for 5-7-2025 – Approved
 - 3.2 Approval of Minutes for 5-21-2025 – Approved
 - 3.3 Cherapple Farms Plat Q - Plat Amendment – Approved
- **PUBLIC HEARING:**
 - 4.1 Text Amendment: Special Exception for Multi-Family Dwellings – Continued

A recording of this meeting can be accessed at <https://www.youtube.com/live/mdwUD6NBXKU?feature=shared>

WORK SESSION

Place: Orem City Council Chambers

At 4:39 p.m. Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James (Jim) Hawkes, Madeline Komen, and Haysam Sakar, 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: Britton Runolfson, Planning Commission member.

1. Discussion – Allowable Height of Primary Buildings in Residential Zones

The Commission discussed concerns regarding residential structures that meet code but visually clash with neighborhood character due to massing and height. Staff presented examples and noted that state law limits regulation of certain aesthetic features. Ideas discussed included tiered height/setback relationships, architectural plane variation, and required entry features. Commissioners debated whether staff should recommend against code-compliant but incompatible designs.

2. General Plan Update – Land Use Element

Commissioner Erickson reflected on a prior meeting and commented that many residents might not realize how much land is designated for public use in Orem. He expressed support for making this data more publicly visible.

The Work Session was adjourned at 5:29 p.m. for the Regular Meeting

REGULAR MEETING

Place: Orem City Council Chambers

At 5:31 p.m. Chair Komen called the Planning Commission meeting to order. Gerald Crimson offered the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James (Jim) Hawkes, Madeline Komen, and Haysam Sakar, 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: Britton Runolfson, Planning Commission member.

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Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Commissioner Hawkes moved to approve the Consent Agenda. Commissioner Erickson seconded. The motion passed unanimously. Approved items:

- 3.1 Approval of Minutes for 5-7-2025
- 3.2 Approval of Minutes for 5-21-2025
- 3.3 Cherapple Farms Plat Q - Plat Amendment - Located generally at 1788 North High Country Drive - Proposed Vacation of Easement on a Residential Lot

Agenda Item 4, PUBLIC HEARING: Text Amendment: Special Exception for Multi-Family Dwellings

Staff presented a proposed text amendment to Section 22-2-1 to modify the special exception allowing single-family zoned lots to be developed as multi-family when surrounded by existing multi-family development.

Proposed changes include:

- Expanding eligible lot size from 8,000–20,000 sq. ft. to 8,000–48,000 sq. ft.
- Allowing temporary retention of existing structures during construction
- Redefining qualifying "blocks" as 75% surrounded by multi-family, with adjusted block definitions
- Adding density allowances (1 unit per 2,950 sq. ft.) for larger lots, plus a 5% bonus for construction standards
- Expanding allowable exterior materials to include wood and fiber cement board
- Modifying façade offset requirements to a 20-inch average for street-facing façades

Staff noted that under current ordinance, zero lots qualify; the amendment could increase that number to 3–6 citywide.

Applicant Remarks: The applicant explained the property history, stated intent to phase development, and emphasized efforts to comply with city recommendations. He confirmed plans to relocate a long-term tenant into a new unit before demolishing the existing 1925 home.

Public Comment: Kris Marshall, a neighboring resident, expressed strong support, highlighting the need to improve the area and care for long-term residents.

Commissioners expressed mixed views. Several praised the applicant's approach and the project's potential to improve the neighborhood and add affordable housing. Others raised concerns about tailoring city code to a single applicant, ambiguous block definitions, and precedent-setting implications. Legal counsel noted the phrase "or equivalent" in the revised block definition as problematic due to enforceability.

Motion: Commissioner Erickson moved to continue the item to the first Planning Commission meeting in July for additional legal review. Commissioner Crismon seconded.

Vote: The motion passed unanimously.

Adjournment: Motion to adjourn by Commissioner Hawkes, seconded by Commissioner Crimson. Motion passed unanimously. The Regular Session adjourned at **6:30 p.m.**

Reviewed and Approved: June 18th, 2025