

Planning Commission minutes for June 18, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES June 18, 2025

The following items are discussed in these minutes:

- **WORK SESSION** – General Plan: Land Use Element – Continued
- **CONSENT AGENDA ITEMS:**
 - **3.1 Approval of Minutes for 6-4-2025** – Approved
 - **3.2 Center for Change Site Plan** – Approved
 - **3.3 Rand Subdivision Preliminary Plat** – Continued
- **PUBLIC HEARING:**
 - **4.1 Canyon Park Preliminary Plat** – Continued

A recording of this meeting can be accessed at <https://www.youtube.com/watch?v=vydcWPdQy7k>

WORK SESSION

Place: Orem City Council Chambers

At **4:38 p.m.** Chair Komen called the Work Session to order.

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

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

1. General Plan Update – Land Use Element: Redevelopment

Matt Taylor presented a review of the Redevelopment Element for the General Plan. The presentation covered the distinctions between redevelopment, rehabilitation, and conservation, and highlighted various tools the City could use to revitalize aging areas. These tools included adaptive reuse, infill development, infrastructure upgrades, and placemaking initiatives. The Commission discussed areas of concern such as declining commercial corridors, aging housing stock, mobile home communities, and sites with frequent police activity. They also examined zoning barriers that hinder rehabilitation efforts, such as limitations on updating legal nonconforming duplexes or multifamily units.

Commissioners expressed interest in exploring new zoning tools or overlays to encourage investment, especially in areas with absentee landlords or code enforcement issues. The discussion also addressed the need for neighborhood-scale retail, better lot size variety, and preservation of housing diversity. Commissioners emphasized the importance of establishing guiding values for redevelopment, including support for affordability, public safety, owner occupancy, and a mix of housing types. The Commission agreed that the Redevelopment chapter of the General Plan should reflect long-term goals for neighborhood character, revitalization incentives, and infrastructure sustainability.

The Work Session was adjourned at about **5:28 p.m.** for the Regular Meeting

REGULAR MEETING

Place: Orem City Council Chambers

At **5:32 p.m.** Chair Komen called the Planning Commission meeting to order. Mike Carpenter offered the invocation.

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

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

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Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Commissioner Carpenter moved to remove Item 3.3 from the Consent Agenda. Commissioner Runolfson seconded. Motion passed unanimously. Commissioner Carpenter moved to approve Items 3.1 and 3.2. Commissioner Erickson seconded. Motion passed unanimously. Approved items:

- **3.1 Approval of Minutes for 6-4-2025** – Approved
- **3.2 Center for Change Site Plan** – Approved

Agenda Item 3.3 – Rand Subdivision Preliminary Plat – Located generally at 470 North 300 West

Commissioners identified an error in the public notice, which listed the incorrect address for the subdivision. Due to inadequate notice to surrounding property owners, the item was continued.

Motion: Commissioner Erickson moved to continue Item 3.3 to the July 2, 2025 Planning Commission meeting. Commissioner Carpenter seconded. Motion passed unanimously.

Agenda Item 4.1 – Canyon Park Preliminary Plat – Located generally at 1200 North 400 East

Staff requested that the item be continued until engineering concerns could be resolved and the Development Review Committee (DRC) completes its review.

Motion: Commissioner Carpenter moved to continue Item 4.1 to the next available Planning Commission meeting following DRC review. Commissioner Crismon seconded. Motion passed unanimously.

Agenda Item 4.2 – Ken Garff Site Plan – Located at 134 East 1200 South

Staff presented the site plan for an expansion of the Ken Garff dealership parking area. The project includes demolition of an existing home and outbuildings, new parking stalls, and installation of landscaping and screening walls per the associated development agreement.

Commissioners inquired about long-term maintenance of landscaping in front of the wall. Staff clarified that the Ken Garff organization is responsible.

Motion: Commissioner Erickson moved to approve the site plan for the expansion of the Ken Garff dealership. Commissioner Carpenter seconded. Motion passed unanimously.

Adjournment: Motion to adjourn by Commissioner Erickson, seconded by Commissioner Carpenter. Motion passed unanimously. The Regular Session adjourned at **6:12 p.m.**

Reviewed and Approved: July 2nd, 2025