

Planning Commission minutes for July 2nd, 2025

**CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
July 2, 2025**

The following items are discussed in these minutes:

• **CONSENT AGENDA ITEMS:**

- **3.1 Approval of Minutes for 6-18-2025** – Approved
- **3.2 Plat Amendment - Lottwood Plat D** – Approved

• **ACTION ITEMS:**

- **4.1 Preliminary Plat - Rands Subdivision** – Approved
- **4.2 Preliminary Plat - Canyon Park** – Approved

• **PUBLIC HEARING:**

- **4.3 Public Hearing: Text Amendment, Article 22-21 Special Exceptions for Multi-Family Dwellings Cont.** –

Continued

MEETING

Place: Orem City Council Chambers

At 5:33 p.m. Chair Komen called the Planning Commission meeting to order. An invocation was offered.

Those present: Mike Carpenter, Gerald Crismon, James (Jim) Hawkes, 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; Grace Bjarnson, Associate Planner.

Those excused: Haysam Sakar, Planning Commission members.

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Motion made and seconded to approve the Consent Agenda. Motion passed unanimously. Approved items:

- **3.1 Approval of Minutes for 6-18-2025** – Approved
- **3.2 Plat Amendment - Lottwood Plat D** – Approved

Agenda Item 4.1 – Preliminary Plat - Rands Subdivision - Creation of deep lot located generally at 470 N 300 West

Staff presented the request for a deep lot subdivision, explaining that the garage on the existing home would be removed and the lots would conform to zoning requirements. Legal counsel clarified that this is an administrative item that must be approved if it complies with city code. Commissioners discussed neighborhood congestion and whether the code should be changed.

Motion: Motion to approve the Preliminary Plat made and seconded. Commissioner Carpenter abstained. Motion passed 5-0.

Motion:

Agenda Item 4.2 – Preliminary Plat - Canyon Park - 79 lot subdivision located generally at 1203 N 630 East

Staff described this as a phased subdivision project. The applicant, Brian Prince of Tri Pointe Homes, answered questions regarding timeline, project background, company experience, and housing quality. Commissioners asked about the average square footage of homes and architectural compatibility with surrounding neighborhoods.

Motion: Motion to approve the Preliminary Plat made and seconded. Commissioners Crismon and Runolfson abstained. Motion passed 4-0.

Agenda Item 4.3 – PUBLIC HEARING: Text Amendment – Article 22-21 Special Exceptions for Multi-Family Dwellings

Staff provided an overview of proposed language changes, including the redefinition of "block," allowable lot sizes, and

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concerns about applicability to other properties. The applicant spoke about his prior development efforts, current investment, and how the amendment would allow him to move forward.

PUBLIC COMMENT:

One resident spoke in opposition to the amendment, citing concerns about increased density and neighborhood impacts.

Motion: Motion made to continue the item to August 6, 2025, Planning Commission meeting. Motion seconded.

Vote: Motion passed unanimously

Adjournment: Motion to adjourn. Motion seconded Motion passed unanimously. The Regular Session adjourned at **6:24 p.m.**

Reviewed and Approved: August 6th, 2025