

RESOLUTION NO. PC-2025-0046

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION  
TO APPROVE THE FINAL PLAT OF **ROCKET GEM PLAT D**  
AND THE CONVERSION OF A DUPLEX INTO TWO  
TOWNHOMES LOCATED GENERALLY AT 241 W 310 NORTH IN  
THE C2 ZONE.

WHEREAS on August 4th, 2025, Hayley Durfee filed an application with the City of Orem requesting the Planning Commission approve the final plat of Rocket Gem Plat D and the conversion of a duplex into two townhomes located generally at 241 W 310 North in the R7.5 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on October 15th, 2025; and


WHEREAS the agenda of the Planning Commission meeting at which the subject application was heard was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby approves the final plat of Rocket Gem Plat D and the conversion of a duplex into two townhomes located generally at 241 W 310 North in the R7.5 zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 15th day of October, 2025.

  
CITY OF OREM, by  
Madeline Komen, Chairman

ATTEST:

  
Gary McGinn, Planning Commission Secretary

PLANNING COMMISSION  
MEMBER

AYE      NAY      ABSTAIN      ABSENT

Mike Carpenter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerald Crismon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Hawkes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rod Erickson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Britton Runolfson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Haysam Sakar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

