



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 19, 2025

*This meeting may be held electronically
to allow a Commission member to participate.*

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

1 General Plan: Parks and Recreation

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 Approval of Minutes for the 11-05-2025 Planning Commission Meeting**
4. PUBLIC HEARING AND ACTION ITEMS
 - 4.1 Preliminary Plat - Pearson Subdivision - Located generally at 233 S 400 West**
5. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

DRAFT Planning Commission minutes for November 5, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES November 5, 2025

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS:**

- 3.1 Plat Amendment – Mountain Grove Plat D – Located Generally at 1365 North 330 East
- 3.2 Plat Amendment – Deerfield Park Plat G – Located Generally at 1021 West 40 South
- 3.3 Plat Amendment – Taylor Park Play B – Located Generally at 105 Hidden Hollow Drive
- 3.4 Approval of Minutes for the 10-15-2025 Planning Commission Meeting

- **ACTION ITEMS AND PUBLIC HEARINGS:**

- 4.1 Public Hearing – Zoning Ordinance Map Amendment – A request to rezone the property located generally at 1738 South Geneva Road from OS5 to C2 by amending Article 22-5-3(A) and the zoning map of the City of Orem
- 4.2 Public Hearing – Text Amendment - A request to add SLU Code 7425 “Gymnasium and Athletic Clubs” to the list of approved uses in the PD36 Zone, located generally at 1440 North 1380 West, by amending Article 22-11-49(C)
- 4.3 Preliminary Plat – Maag Subdivision Plat A – Located Generally at 537 North 500 West in the R7.5 Zone

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=qCFdmvtn2As>

PLANNING COMMISSION WORK SESSION

Place: Orem City Council Conference Room, 56 North State Street

At 4:36 p.m. Chair Komen called the Planning Commission meeting to order at approximately 4:36 PM

Those present: James (Jim) Hawkes, Madeline Komen, Rod Erickson, Haysam Sakar, Planning Commission Members; Dave Spencer, City Council Liaison; Jared Hall, Planning Division Manager; Grace Bjarnson, Rebecca Gourley, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; John Dorny, Transportation Engineer.

Those excused: Mike Carpenter, Britton Runolfson, Gerald (Jerry) Crismon, Planning Commission members; Gary McGinn, Community Development Director

1.1 Area Review: Southwest Orem

Commissioners and Staff reviewed the Southwest region of Orem. Recently completed projects, such as the Whitestone Estates rezone, Utah Autism Academy site plan and rezone, and the Holiday Oil site plan were discussed.

Commissioners and Staff also reviewed future Utah Department of Transportation (UDOT) road projects that have been planned in the area, and also addressed the General Plan land uses for Southwest Orem.

A recording of the discussion can be viewed online at <https://www.youtube.com/watch?v=qCFdmvtn2As>

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:31 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Jim Hawkes.

Those present: James (Jim) Hawkes, Madeline Komen, Rod Erickson, Haysam Sakar, Planning Commission Members; Dave Spencer, City Council Liaison; Jared Hall, Planning Division Manager; Grace Bjarnson, Rebecca Gourley, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; John Dorny, Transportation Engineer; Gary McGinn, Community Development Director

Those excused: Mike Carpenter, Britton Runolfson, Gerald (Jerry) Crismon, Planning Commission members

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Jim Hawkes motioned the pass the agenda. Haysam Sakar seconded the motion. The motion passed unanimously. Items approved:

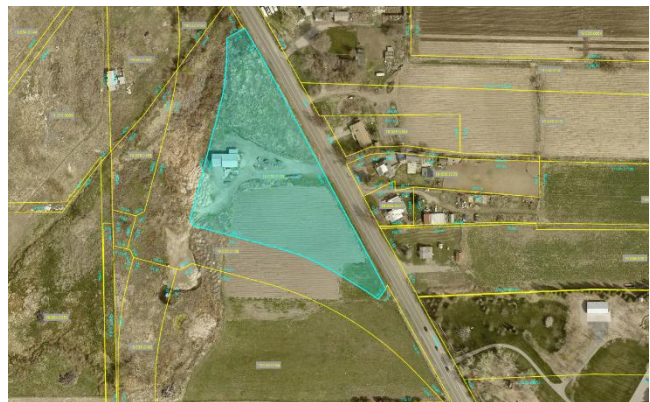
- 3.1 Plat Amendment – Mountain Grove Plat D – Located Generally at 1365 North 330 East
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- 3.3 Plat Amendment – Taylor Park Play B – Located Generally at 105 Hidden Hollow Drive
- 3.4 Approval of Minutes for the 10-15-2025 Planning Commission Meeting

Agenda Item 4, Public Hearing and Action Items:

4.1 Public Hearing – Zoning Ordinance Map Amendment – A request to rezone the property located generally at 1738 South Geneva Road from OS5 to C2 by amending Article 22-5-3(A) and the zoning map of the City of Orem

Staff member Jared Hall introduced the Johnson Farms Rezone project, which is a zoning ordinance map amendment that requests to rezone a piece of property located generally at 1738 South Geneva Road from OS5 (Open Space) to C2 (Commercial).

The Johnson Farms location is currently a farm but has already been partially deeded to UDOT for a new intersection. This intersection will cause a portion of the farm to be cut off and surrounded by UDOT roads on three sides, resulting in a triangular shaped property. This is the property requested to be rezoned to C2. The applicant, Paul Washburn, proposed the rezone as it is in line with the existing General Plan, and he expressed this to be the ideal land use. Mr. Washburn intends to build a “flex retail” project, which would include up to six individual retail buildings with the ability to be split into units for individual business ownership and leasing.



A recording of this presentation can be viewed online at <https://www.youtube.com/watch?v=qCFdmvtn2As>

DRAFT Planning Commission minutes for November 5, 2025

Chair Komen invited the applicant to speak. Paul Washburn, applicant and representative of the owners, advised that the land will be difficult to continue farming due to the Lakeview Parkway intersection. He expressed that the resulting property will not have direct access from Lakeview Parkway, and will only be accessible from the redesigned, and less-used, Geneva Road, and would therefore be unable to support a large box-store such as Walmart. As a result, he and the owners felt it was best to create a retail center focused on unique businesses that can meet the needs of Southwest Orem residents.

Chair Komen then opened the meeting to a public hearing. The following individuals came forward to speak.

John Q Public, neighbor: An individual who identified himself as “John Q Public” advised that Southwest Orem did not need further development, as other developments have brought traffic to this location. He also advised that crime would follow the new businesses, cited the Planning Commission’s previous rejection of the Whitestone Estates project, and implored the Commission to, “Do what is right.”

Cheryl Johnson, owner: Cheryl Johnson, co-owner of the Johnson Farms property, expressed that she and her relatives are too old to continue farming, and that the property cannot continue to be successful farming land due to the UDOT’s purchase. Additionally, she advised that the land was unacceptable as residential property due to its shape.

Brita Peterson, neighbor: Brita Peterson had previously submitted a comment to staff with the request for it to be heard by the Commission, as she would be unable to attend the meeting. Ms. Gourley read Ms. Peterson’s note, in which Ms. Peterson expressed that Southwest Orem had too much traffic and should remain as farmland or low density residential.

Paul Washburn, applicant: Mr. Washburn expressed that he and the owners chose the C2 zone because they felt it was most compatible with the triangle shape and did not feel that industrial or apartment uses were appropriate for the location.

The public hearing session was then closed. A recording of this hearing session can be viewed online at <https://www.youtube.com/watch?v=qCFdmvtn2As>

Commissioner Jim Hawkes expressed his sympathies to the concerned neighbors. At that time Byron Taylor, an audience member, asked for clarification on how much land was being rezoned. Chair Komen clarified that it was only the triangle piece of property that was being considered for rezoning. John Q Public also commented from the audience that this hearing was the beginning of unstoppable high rise development.

Chair Komen then asked for a motion.

Planning Commission Action: Rod Erickson motioned for the Planning Commission to forward a positive recommendation of the Johnson Farms Rezone to the City Council. Haysam seconded the motion. The Planning Commission delivered their final comments, then voted on the motion. The motion passed unanimously.

Final Comments for the Johnson Farms Rezone: Rod Erickson acknowledged the sensitive nature the rezone, but expressed that the area is growing and that this decision will provide traffic relief to other areas of the City by offering shopping alternatives, and presents the City an opportunity to collect sales tax from Provo residents. Haysam Sakar agreed the rezone was an opportunity for greater sales tax revenue in an area that could potentially be selected for apartments instead. Jim Hawkes again expressed his sympathies for the audience but expressed that the rezone was in conjunction with the General Plan and was the most optimal for a triangular shaped property. Chair Komen agreed that the decision was difficult, but that the C2 zone was ideal for the shape of the land.

4.2 Public Hearing – Text Amendment - A request to add SLU Code 7425 “Gymnasium and Athletic Clubs” to the list of approved uses in the PD36 Zone, located generally at 1440 North 1380 West, by amending Article 22-11-49(C)

Staff Member Jared Hall presented the Padel Den Text Amendment, which is a request to add SLU Code 7425 “Gymnasium and Athletic Clubs” to the approved uses in the PD36 zone.

The PD36 zone is a use-specific zone designed to allow for light industrial and professional office uses. The zone was amended in 2023 to include SLU 7322 “Go-Karts.” There is currently an active Go-Kart facility in this location. The applicants, brothers Parker and Kyle Quinlan, requested the text amendment so they can bring their business, Padel Den, to this location.

Chair Komen invited the applicants to come forward. Parker Quinlan approached the stand and provided a brief explanation of Padel as a sport, advising that it was similar to tennis and racquetball, in which it involved typically four players on a closed or semi-enclosed court with a net.



Commissioner Jim Hawkes inquired if padel was a popular sport. Mr. Quinlan expressed that it was a popular European sport that is quickly growing in America, similar to pickleball. He expressed that there are only two active padel facilities in Utah, and that he and his brother had identified Orem as a place to grow the sport due to the young, active population and dominant pickleball culture.

Chair Komen asked staff about the parking requirements. Jared Hall advised that the parking would be reviewed during a site plan application. Mrs. Gourley agreed and explained that this use would have occupation-based parking requirements similar to a tennis court, which requires 1 ½ parking stalls for every two customers. Required parking would later be determined by the site plan.

Planning Commission Action: Chair Komen asked for a motion. Haysam Sakar motioned to forward a positive recommendation to City Council. Jim Hawkes seconded the motion. The motion passed unanimously. No further comments were made.

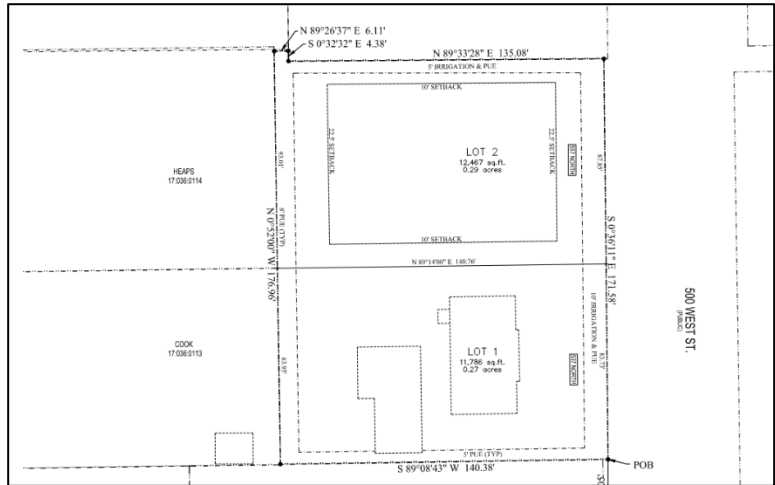
4.3 Preliminary Plat – Maag Subdivision Plat A – Located Generally at 537 North 500 West in the R7.5 Zone

DRAFT Planning Commission minutes for November 5, 2025

Jared Hall presented the Maag Subdivision, which is a preliminary plat to separate one existing lot into two. The existing lot would maintain about 12,467 square feet, and the second lot would be approximately 11,786 square feet. Both lots exceed the 7,500 square foot requirement of the R7.5 zone.

Commissioners had no questions for staff or the applicant. Chair Komen requested a motion.

Planning Commission Action: Jim Hawkes motioned to approve the Maag Subdivision. Rod Erickson seconded the motion. The motion passed unanimously. No further comments were made.



Final Meeting Comments: No further comments were made.

Adjournment: Chair Komen asked for a motion to adjourn. Haysam Sakar motioned to adjourn. Rod Erickson seconded. The motion passed unanimously.

The Planning Commission Meeting adjourned at **6:20 p.m.**

Reviewed and Approved: DRAFT



PLANNING COMMISSION

November 19th, 2025

Item 4.1

Pearson Subdivision Plat A
233 South 400 West

Preliminary Subdivision Approval
2 single-family lots, R7.5 Zone (1.13 acres)

Prepared By:
Jared Hall

Applicant:
Jeff Pearson

Notices:

Posted in 2 public places.
Posted on City Webpage
and City hotline.
Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:
**Medium Density
Residential**

Zoning: **R8 & R7.5, Single
Family**

Total Acreage: **1.13**

Action:

The Planning Commission
is the Land Use Authority
and the approving body for
this item.

REQUEST: The applicant requests Preliminary approval to create a 2-lot subdivision modifying the size and relationship of two existing parcels that comprise the subject property. The property has not previously been subdivided, so any modification of lot lines will require preliminary subdivision review and approval by the Planning Commission.

BACKGROUND: The applicant has submitted a preliminary plat application to create a two-lot subdivision of the two parcels they own at 233 South 400 West. The property includes an existing single-family home, a historic cabin, and other accessory structures. The proposed subdivision will arrange the two lots into a larger lot containing the historic cabin (now used as a shed), a detached garage, and the existing home and second, and a smaller vacant lot to allow for the construction of a new home.



Figure 1: Subject Property, 537 North 500 West

REVIEW:

Zoning: The subject property is located in both the R8 and R7.5, Single Family Residential Zones. The surrounding properties are also zoned R8 and R7.5. Proposed Lot 1, with the existing house, will remain in the R8 Zone. Proposed Lot 2 will be located completely within the area of the property

within the R7.5 Zone. Both proposed lots will meet and/or exceed the minimum requirements for area, lot width, and setbacks of the R8 and R7.5 Zones respectively.

LOT 1	zone	lot size	width	front	rear	side / corner
required	R8	8,000 ft ²	80'	25'	10'	10' / 20'
proposed	R8	43,629 ft ²	175'	35'	120'+	19' / 69'
LOT 2	zone	lot size	width	front	rear	side / total
required	R7.5	7,500 ft ²	75'	25'	25'	8' min / total 20'
proposed	R7.5	7,992 ft ²	80'	NA	NA	NA

Other aspects such as access and right-of-way improvements will not be impacted as a result of the proposed subdivision.

Public Utility Easements: Public utility easements (PUEs) are provided with the proposed subdivision as needed along street frontages and around the interiors of the larger property.

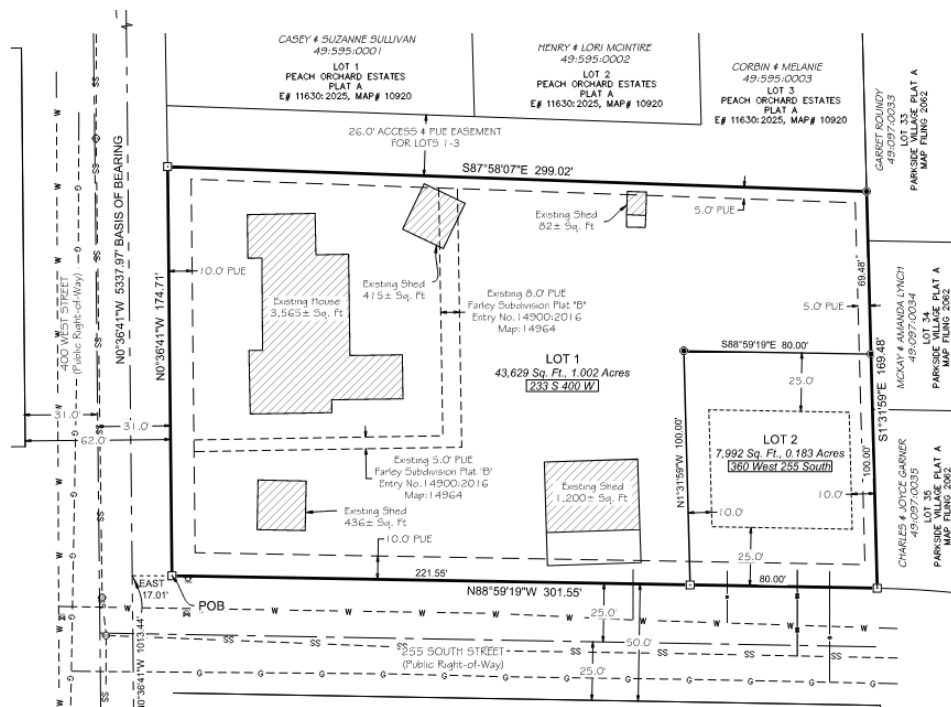
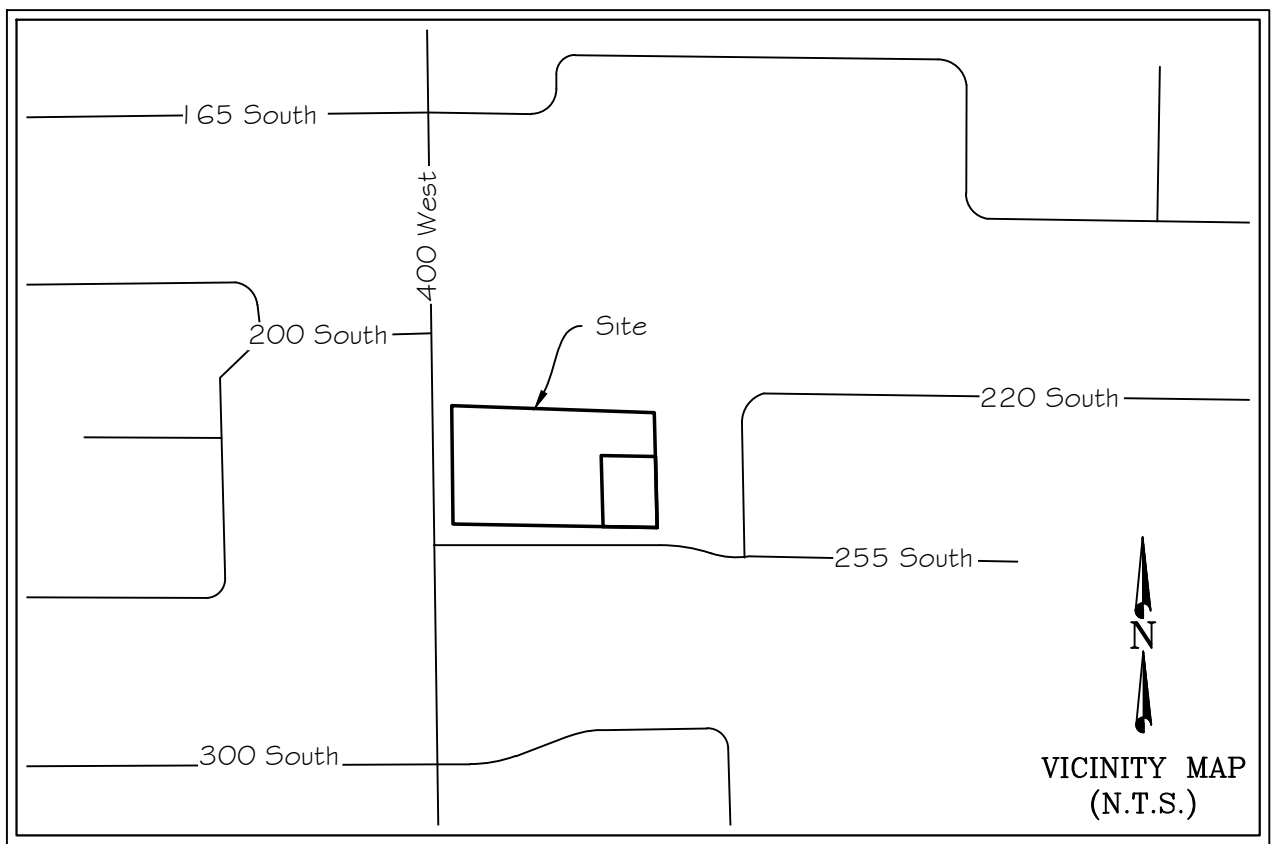


Figure 2: Proposed lot layout, showing existing structures, easements, and setbacks

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) reviewed the preliminary plat application on Monday, November 10th, 2025, and unanimously recommended approval to the Planning Commission.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivision. The Commission may approve or deny the request or may choose to continue their consideration of the request and ask for additional information or analysis.



PEARSON SUBDIVISION PLAT "A"

AMENDING AND EXTENDING LOT 1 FARLEY SUBDIVISION PLAT "B"
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
OREM, UTAH COUNTY

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of)

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **PEARSON SUBDIVISION PLAT "A"** and was signed by him/her on behalf of said and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of)

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **PEARSON SUBDIVISION PLAT "A"** and was signed by him/her on behalf of said and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of)

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **PEARSON SUBDIVISION PLAT "A"** and was signed by him/her on behalf of said and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____

A Notary Public Commissioned in Utah

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the proposed vacation of Lot 1 of Plat "B" of the Farley Subdivision, and that there is good cause for said vacation. Lot 1 of Plat "B" of the Farley Subdivision is hereby vacated.

PLAT NOTES:

- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- This Pearson Subdivision Amends and Extends Farley Subdivision recorded on February 24, 2016 as Entry No. 14900:2016 Map No. 14964.
- No driveway or drive access may be located within twenty-five feet (25') of an existing fence which is greater than three feet (3') in height.

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Building Setback Line
- Proposed Gas
- Proposed Sewer
- Proposed Water
- Existing Structure
- Set Rebar and Cap stamped "CIR"
- Offset Pin

SURVEYOR'S CERTIFICATE

I, BLAKE PETERSON, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5494649 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **PEARSON SUBDIVISION PLAT "A"** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

An entire tract containing all of the land described in that Quit Claim Deed recorded August 29, 2016 as Entry No. 82775:2016 and all of Lot 1 Farley Subdivision recorded February 24, 2016 as Entry No. 14900:2016 Map No. 14964 in the Office of the Utah County Recorder. Said tract is located in the Southeast Quarter of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning on a easterly right-of-way line of 400 West Street; which is 1,013.44 feet N.00°36'41"W. along the Quarter Section Line and 17.01 feet East from the South Quarter Corner of said Section 15; thence N.00°36'41"W. 174.71 feet along said easterly right-of-way to the southwesterly corner of Lot 3 Peach Orchard Estates recorded February 03, 2005 as Entry No. 11630:2005 Map No. 10920 in the office of the Utah County Recorder; thence S.87°58'07"E. 299.02 feet along the southerly line of said Lot 3, Peach Orchard Estates to a westerly line of Plat "A" Parkside Village Subdivision recorded May 04, 1978 as Entry No. 16838 in the office of the Utah County Recorder; thence along said Subdivision the following two (2) courses 1) S.01°31'59"E. 169.48 feet; 2) N.88°59'19"W. 301.55 feet to the **Point of Beginning**.

The above described entire tract contains 51,621 square feet or 1.185 acres, more or less. Two (2) Lots. Includes Parcels 18:007:0132, 39:248:0001 and 18:007:0164.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into lots be hereafter known as:

PEARSON SUBDIVISION PLAT "A"

and does hereby dedicate for the perpetual use of the public areas shown on this plat as intended for public use, the undersigned owners also hereby conveys to City of Orem and to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

Print Name: Taralynne Larsen

Print Name: Kevin M Larsen

By: _____

By: _____

Print Name: Haley Adams

By: _____

ACCEPTANCE BY THE CITY OF OREM

The City of Orem, County of Utah, approves this subdivision and hereby accepts the, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ Day of _____, A.D. 20____.

Approved _____
Community Development Director

Approved _____
City Engineer

Attest _____
City Recorder

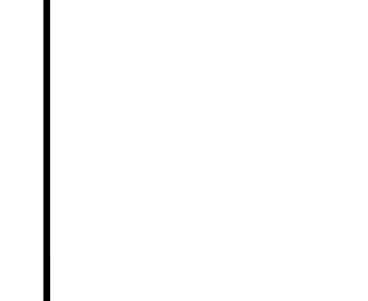
PEARSON SUBDIVISION PLAT "A" AMENDING LOT 1 FARLEY SUBDIVISION PLAT "B"

OREM, Utah County, Utah
Scale: 1" = 30' feet

PEARSON SUBDIVISION PLAT "A"

AMENDING AND EXTENDING LOT 1 FARLEY SUBDIVISION PLAT "B"
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE & MERIDIAN
OREM CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL COUNTY RECORDER SEAL



PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 20____, by the
City of Orem Planning Commission.

Director-Secretary _____ Planning Commission Chair _____

APPROVED AS TO FORM

City Attorney _____ Date _____

UTAH COUNTY RECORDER

Recorded # _____
State of Utah, County of Utah, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

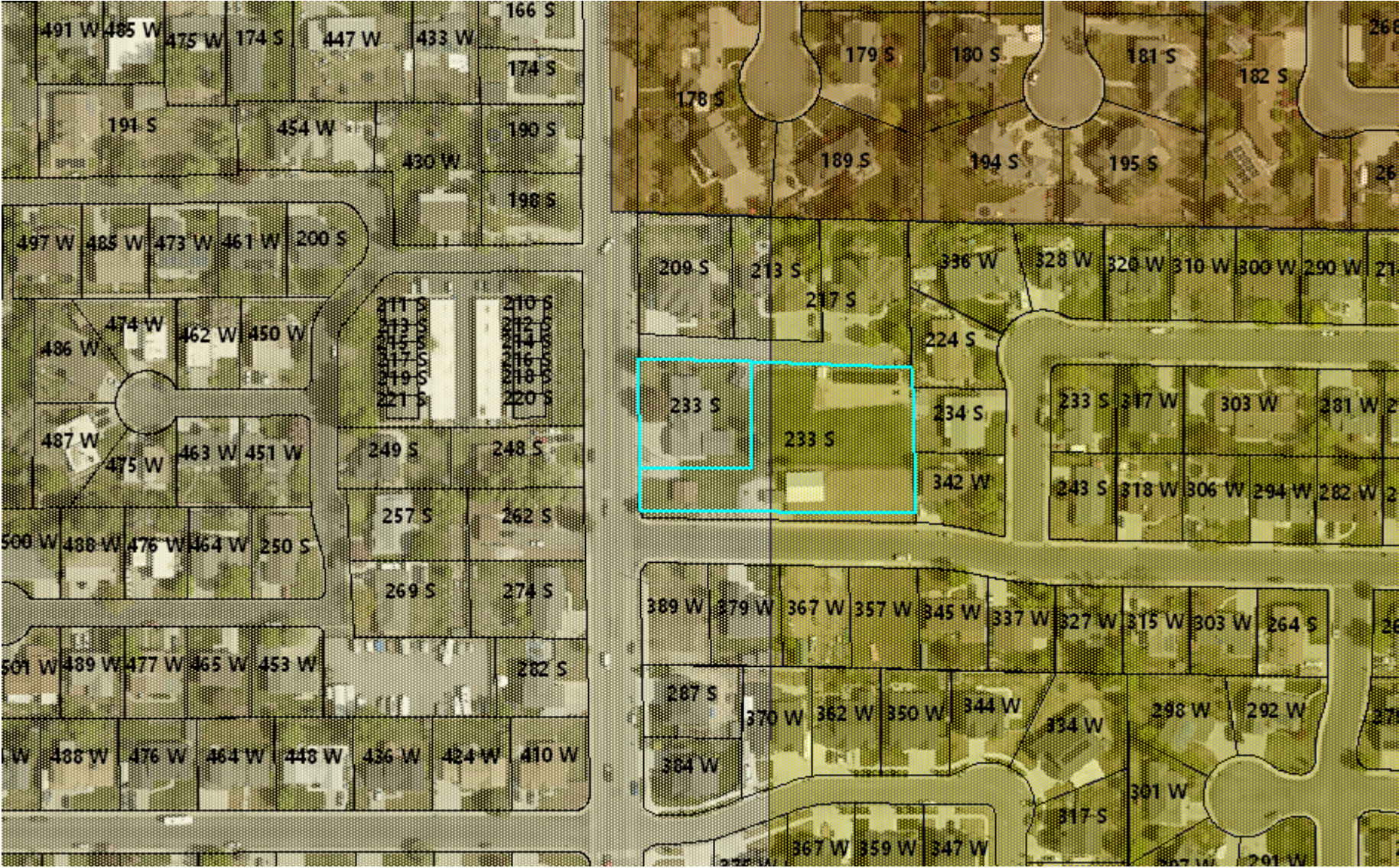
Fee \$ _____ Utah County Recorder _____

PREPARED BY:
CIR CIVIL ENGINEERING
+SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641



0 30 60 90
1"=30'
Scale in Feet

Pearson Subdivision – 233 South 400 West

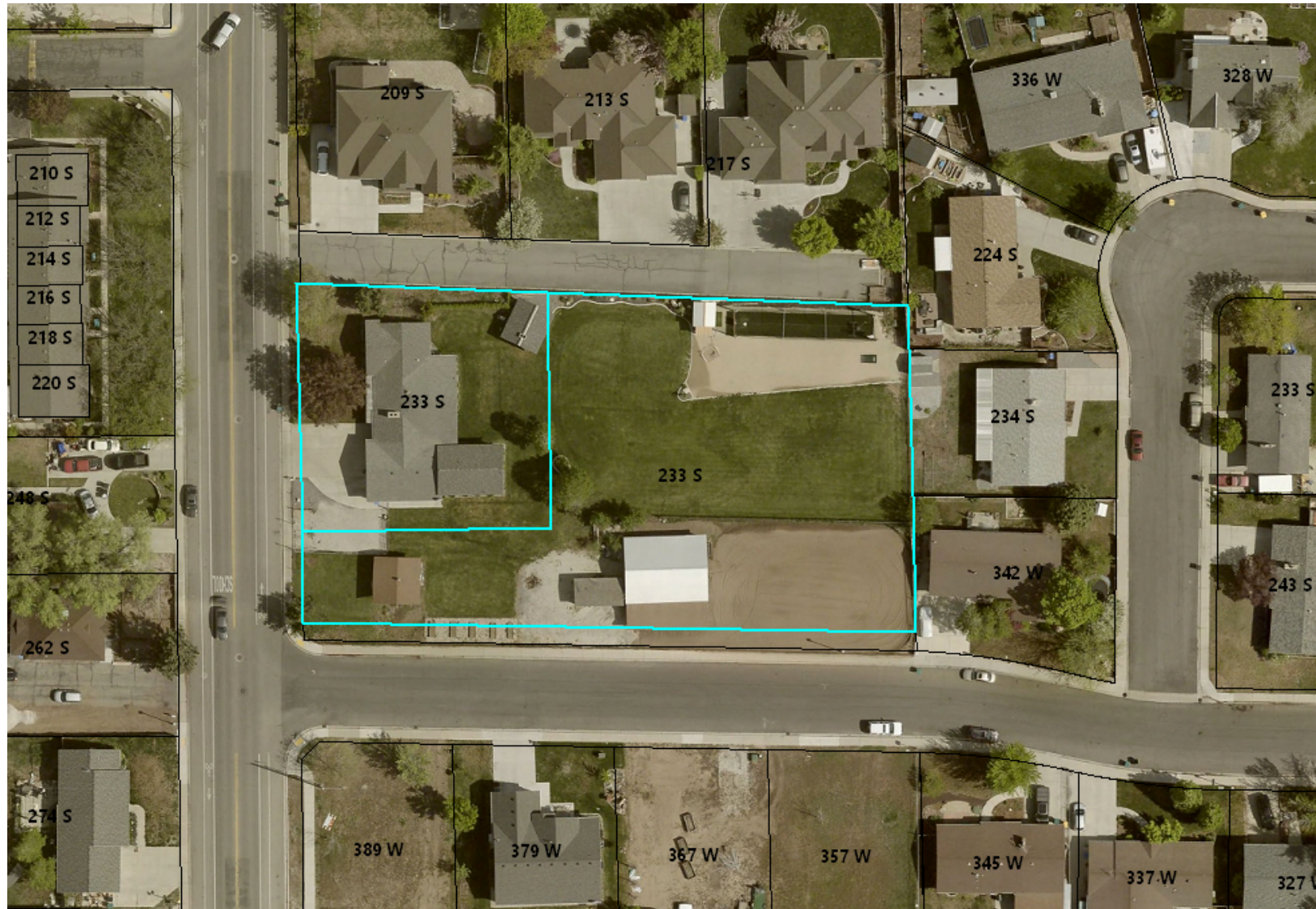


Zone Map

 R8  R7.5  R6.5

Acres: Approximately 1.19 Acres

Pearson Subdivision – 233 South 400 West



Vicinity Map

Zone: R8

Acres: approximately 1.13 acres

Pearson Subdivision – 233 South 400 West

