

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 Dorn, 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 to 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
- 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

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>

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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.

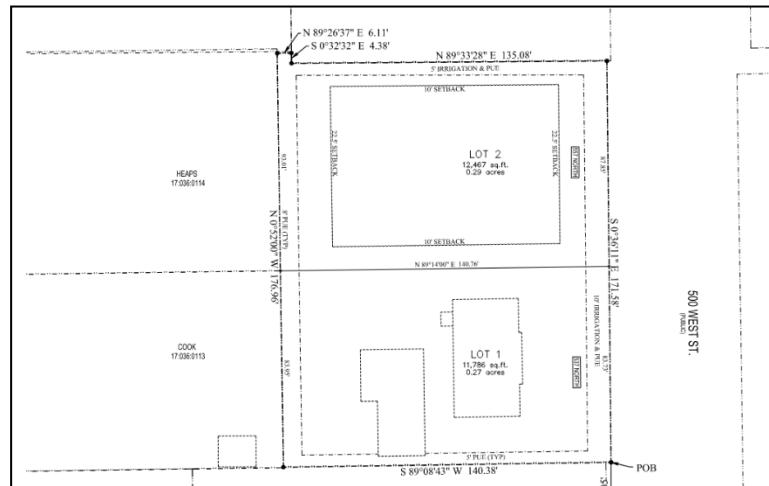
4.3 Preliminary Plat – Maag Subdivision Plat A – Located Generally at 537 North 500 West in the R7.5 Zone

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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: 12/03/2025