

MINUTES FOR DECEMBER 3, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES December 3 2025

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- Approval of Minutes for the 11-19-2025 Planning Commission Meeting

ACTION ITEMS:

- Preliminary Plat - Pearson Subdivision - Located generally at 233 South 400 West

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=1ni2HmJSFJ8>

PLANNING COMMISSION WORK SESSION

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

At **4:39 p.m.** Chair Komen called the Planning Commission meeting to order at approximately 4:39 PM - Adjustment

Those present: Madeline Komen, Haysam Sakar, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commissioners; Jared Hall, Grant Allen, Grace Bjarnsen, Rebecca Gourley, Planning and Zoning Staff; Dave Spencer, City Council Liaison; Crystal Muhlestein, City Councilmember Elect.

Those excused: Britton Runolfson, Jim Hawkes, Planning Commission members.

1. OPMA VIDEO

Commissioners and Staff reviewed the State's required training video on Open Public Meetings.

2. CONCERNS ABOUT NEIGHBORHOOD MEETINGS

Commissioners and Staff discussed issues regarding the timeliness of neighborhood meeting notices and their associated cancellations.

3. GENERAL PLAN DISCUSSION: ARTS AND RECREATION OPPORTUNITIES

Commissioners and Staff discussed opportunities to include arts and recreation opportunities in the general plan and discussed including elements of the heART of Orem plans.

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PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:34 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Rod Erickson.

Those present: Madeline Komen, Haysam Sakar, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commission Members; Dave Spencer and Crystal Muhlestein, City Council Liaison and Councilmember Elect; Jared Hall, Grant Allen, Grace Bjarnsen, Rebecca Gourley, Planning and Zoning Staff Members.

Those excused: Britton Runolfson, Jim Hawkes, Planning Commission member; Matt Taylor, Senior Planner.

Agenda Item 3, Consent Agenda Items

- 3.1 Approval of Minutes for the 11-19-2025 Planning Commission Meeting
- 3.2 Approval of the 2026 Planning Commission Meeting Calendar

Planning Commission Action: Chair Komen introduced the Consent Agenda. Rod Erickson motioned to approve the agenda. Haysam Sakar seconded the motion.

Yes: Madeline Komen, Haysam Sakar, Mike Carpenter, Rod Erickson, Jerry Crismon

No: None

Agenda Item 4.1 “HOME DEPOT REZONE” - A request to rezone the property located generally at 575 East 1000 South from R8 to PD-34 by amending article 22-5-3(A) and the zoning map of the City of Orem

Before the item was introduced, the Planning Commission paused for a legal review regarding a potential conflict of interest. Commissioner Haysam Sakar advised that his business recently began renting property and coordinating events with Woodbury Corp., the applicant of the Home Depot rezone, in American Fork. City Attorney Aaron McKnight advised that, because there was no shared financial interest in the Home Depot rezone project and the business venture was happening in a different city, there was no conflict of interest. The Planning Commission resumed.

Staff member Jared Hall introduced the Home Depot Rezone project, located at approximately 575 East 1000 South. This location is currently zoned R8 and the applicant seeks to rezone the property to PD-34 so that it may be included in a future home depot site plan. Per the concept site plan, the rezoned lot is primarily intended to serve as overflow parking for Home Depot, and would be subject to the following PD-34 requirements:

1. Structures in the PD-34 zone must be set back 20 feet from a property line that abuts a residential zone
2. An 8 foot tall masonry wall must be constructed along property lines abutting residential zones
3. An 8 foot wide landscaping buffer is required along the property line

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4. Must adhere to the 35 foot height requirement in the “Limited Zone” areas, as designated by Appendix BB

Chair Komen reminded Commissioners and attendees the item up for discussion was for the rezone, and that the site plan would be reviewed at a later date. Chair Komen opened the item for Commission discussion.

Commissioner Jerry Crismon requested to view the land use code for the PD-34 zone. Mr. Crismon advised that he would prefer a zone that has more limited land uses, as the PD-34 has a large list of greatly varied uses, which makes it difficult to ensure a developer builds a specific site.

Commissioner Haysam Sakar commented that it was possible for Home Depot to modify the site plan so that the building and parking flow would fit without the property at 575 East 1000 South. Staff agreed this may be possible.

Chair Komen invited the applicant, Dan Olsen, to come forward. Mr. Olsen did not have any questions or additional comments, and neither did the Commission. Chair Komen then opened the meeting for public comment at 5:49 PM.

Public Comment:

Annette Olson, Neighbor: Ms. Olson addressed concerns on her and her neighbors' behalf. She asked about the 20 foot minimum setback along the property line, and expressed concern regarding the proximity of Home Depot's loading dock to her home. Ms. Olson commented that an 8 foot wall would not be sufficient and requested a 12 foot wall along the property line.

Comment closed at 5:53 PM. A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=rAl6sSbXFf8>

Commissioner Rod Erickson asked Staff if it is possible to implement a 12 foot wall. Mr. Hall advised the request could be incorporated into the recommendation for City Council, but would otherwise be determined during site plan review.

Annette Olson again came to the stand to ask about on which side of the property line the wall would be located, and again emphasized the closeness of the development to her home. Chair Komen offered to talk about the concerns after the meeting, as the Public Comment section of the meeting had been closed.

Dan Olsen came up for final comments on the project's setbacks and future site plan design. Kathy Olsen, a co-applicant from Woodbury Corp., arrived late and was invited to make a statement.

Kathy Olsen advised that Woodbury Corp. wanted to purchase and rezone the property to straighten out property lines between the neighborhood and the University Place projects. She and Dan Olsen discussed plans to heavily vegetate the property lines to mitigate sound and light impact.

The Commission discussed final comments before initiating a vote. Commissioner Crismon expressed concern for the rezone, noting that there was not a reason to change the zoning until the Commission was certain of what was to be built. Vice Chair Mike Carpenter commented that the PD-34 zone is more restrictive than the C2 zone.

There were no further comments. Chair Komen asked for a motion.

Planning Commission Action: Rod Erickson motioned to forward a recommendation of approval for the Home Depot Rezone project. Haysam seconded the motion.

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YES: Haysam Sakar, Madeline Komen, Rod Erickson

NO: Mike Carpenter, Jerry Crismon

ABSTAIN: None

Due to a lack of four positive or negative votes, the Home Depot Rezone project was forwarded to the City Council with no recommendation.

Final Meeting Comments: No further comments were made.

Adjournment: Chair Komen asked for a motion to adjourn. Vice Chair Mike Carpenter motioned to adjourn, Haysam Sakar seconded. All Commissioners voted in favor.

The Planning Commission Meeting adjourned at **6:10p.m.**

Reviewed and Approved: 01/07/2026