

MINUTES FOR DECEMBER 17, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES December 17, 2025

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- Approval of Minutes for the 11-03-2025 Planning Commission Meeting (Pulled from the agenda due to clerical issue)

ACTION ITEMS:

- **Plat Amendment** — Cove Estates Plat J — Located at approximately 1030 N 1510 East — Combining 2 lots into 1 lot
- **Preliminary Plat** — Rolling Sand Plat A — Located at approximately 1765 S Sandhill Road — Creation of a flaglot
- **ASH Site Plan** — Orchard Grove — Located at approximately at 575 W 1700 North — Affordable senior housing fourplex

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

PLANNING COMMISSION WORK SESSION

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

At **4:38 p.m.** Chair Komen called the Planning Commission meeting to order at approximately 4:38 PM

Those present: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commissioners; Jared Hall, Grant Allen, Grace Bjarnson, Rebecca Gourley, Planning and Zoning Staff; Dave Spencer, City Council Liaison.

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

1. ETHICS AND LAW TRAINING

Staff reviewed state laws regarding disclosure, conflict of interest, and ethics regulations applicable to elected and/or appointed officials and staff members interacting with City Commissions.

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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 Mike Carpenter.

Those present: Madeline Komen, 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 Bjarnson, Rebecca Gourley, Planning and Zoning Staff Members.

Those excused: Britton Runolfson, Jim Hawkes, Haysam Sakar, Planning Commission members

Agenda Item 3, Consent Agenda Items

- Approval of Minutes for the 11-03-2025 Planning Commission Meeting

Staff addressed a clerical issue with the Consent Agenda. Staff mistitled the minutes as “11-03-2025” when the items provided were intended to be labeled as the “12-03-2025” minutes. Because the item was not noticed with the proper name, Staff and Commissioners agreed to forgo discussion and vote on the proper item at the January 7th, 2026 meeting.

No official motion was made.

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ACTION ITEMS:

4.1 PLAT AMENDMENT - COVE ESTATES PLAT J - LOCATED GENERALLY AT 1030 NORTH 1510 EAST

Staff member Jared Hall presented the Cove Estates Plat J Plat amendment, located generally at 1030 North 1510 East in the R12 zone. The applicant requests to combine the lots located at 1030 North 1510 East and 1006 North 1520 East into one lot, resulting in one double-frontage lot.

Staff explained that double frontage lots have additional regulations and advised that conditions be applied to the lot to ensure code compliance, should they choose to approve the plat amendment. These conditions are described in the Staff Report, which was posted as part of the agenda documents and can be accessed at [Orem.gov/meetings](https://www.oregon.gov/meetings)

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

Jared Hall asked if the Commission had questions. Vice Chair Mike Carpenter asked if PUEs would be altered as part of the amendment. Grace Bjarnson advised that the applicant also requested to alter the Public Utility Easement (PUE) that is currently along the shared backyard property line. This alteration will make the PUE only in favor of Comcast, and remove the easement rights of Century Link, Questar (DBA Enbridge, Dominion Energy), PacifiCorp (DBA Rocky Mountain Power) and Utopia.

No further questions were raised.

Planning Commission Action: Vice Chair Mike Carpenter motioned to approve the Cove Estates Plat J Plat amendment, subject to the conditions outlined in the staff report. Commissioner Rod Erickson seconded the motion.

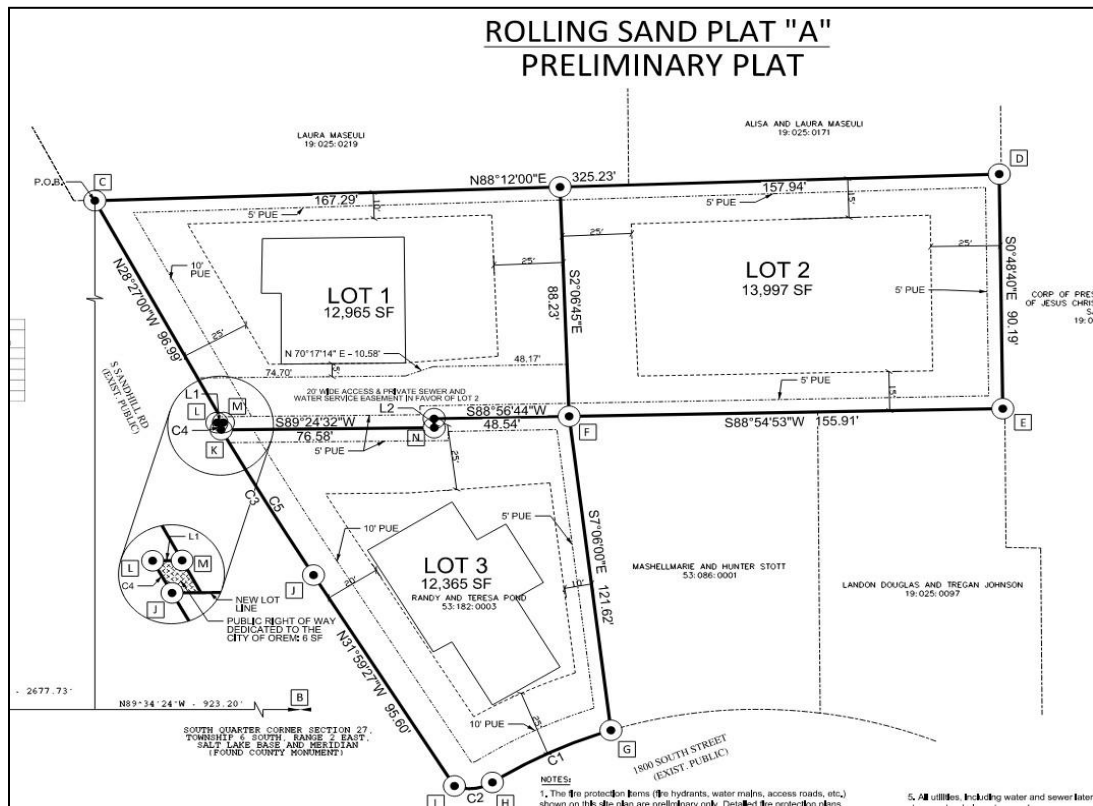
YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

NO: None

ABSTAIN: None



4.2 PRELIMINARY PLAT - ROLLING SAND PLAT A - LOCATED APPROXIMATELY AT 1765 SOUTH SANDHILL ROAD



Staff member Jared Hall presented the Rolling Sand Plat A Plat Amendment, located in the R8 zone at approximately at 1765 South Sandhill Road. The applicant requests to create a flag lot at the rear of the property currently located at 1765 S. Staff and Commissioners reviewed the frontage, size, and access requirements for the flag lot. A recording of this discussion can be viewed online at <https://www.youtube.com/watch?v=EOXwylvChUY>

Jared Hall asked if the Commission had questions. Vice Chair Carpenter requested to review the location of the property. Chair Komen asked if a second driveway would be made to service the flag lot. Mr. Hall advised that the existing driveway would be extended, and a second driveway would not be made. Commissioner Rod Erickson asked for clarification on the existing zone. Staff clarified that the lot is zoned R8.

Vice Chair Carpenter expressed concern for the traffic on Sandhill Road, commenting that the rezone of the Wilkerson Farm location (Whitstone Estates), will exacerbate the traffic at this location.

No further questions were raised.

Planning Commission Action: Commissioner Erickson motioned to approve the Rolling Sand Plat amendment. Commissioner Jerry Crismon seconded the motion.

YES: Madeline Komen, Rod Erickson, Jerry Crismon

NO: Mike Carpenter,

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ABSTAIN: None

A total of either four negative or four positive votes were required to complete a motion on the property. Due to an insufficient number of solidary votes, the motion failed.

Chair Komen asked the present Legal Counsel how to proceed with a vote for the item. Gary McGinn advised that a member of the majority vote may make a motion to reconsider the item at a later date.

Planning Commission Action: Commissioner Erickson motioned to reconsider the vote on the Rolling Sand Plat amendment. Commissioner Jerry Crismon seconded the motion.

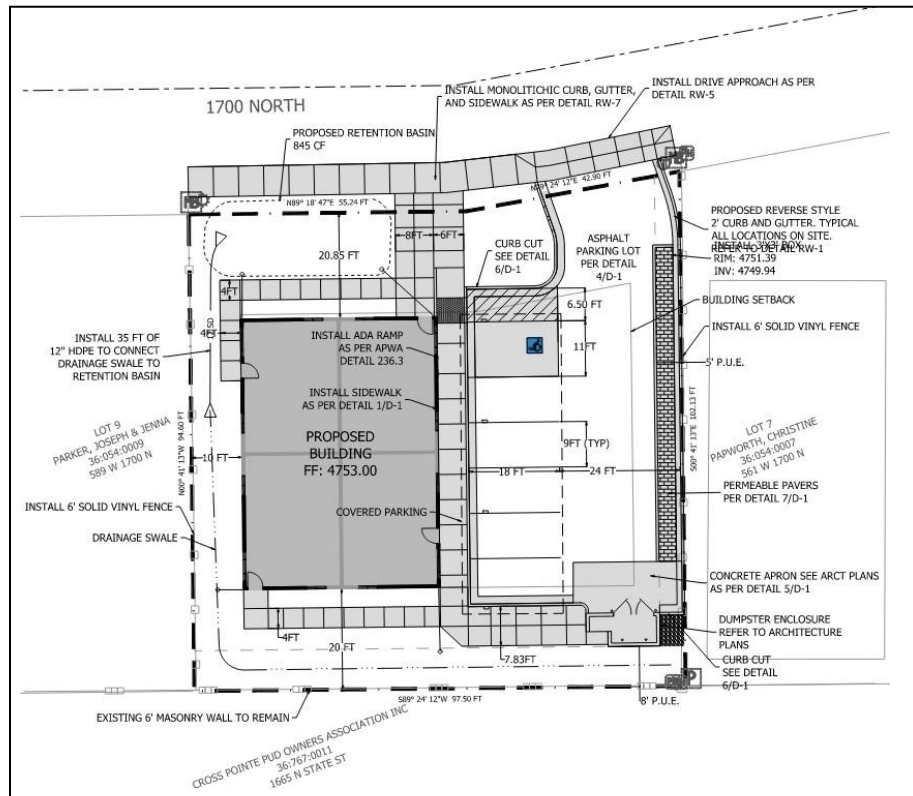
YES: Madeline Komen, Rod Erickson, Jerry Crismon

NO: Mike Carpenter,

ABSTAIN: None

Due to the vote, the motion to reconsider was not approved. Mr. McGinn advised that he would contact the applicant to determine if he or she would be interested in approaching the Planning Commission again at a later date.

**4.3 AFFORDABLE SENIOR HOUSING SITE PLAN - ORCHARD GROVE SENIOR
FOURPLEX - LOCATED AT APPROXIMATELY 575 WEST 1700 NORTH IN THE R8 ZONE**



Staff member Jared Hall introduced the site plan for the Orchard Grove Senior Fourplex. The Affordable Senior Housing (ASH) overlay allows for the creation of senior housing fourplexes, provided they are compliant with section 22-12-7. Per this section, ASH site plans must be reviewed and approved by the Planning Commission.

A recording of the Site Plan presentation (including discussion regarding its income limits, parking requirements, occupancy capacity, and other code requirements) can be viewed online at <https://www.youtube.com/watch?v=EOXwylvChUY>

Mr. Hall asked if the Commission had questions. Vice Chair Carpenter asked if it is possible for the property to be converted into a general fourplex. Mr. Hall clarified that if seniors are removed from the housing, the structure must revert back to a single family dwelling, as required per the R8 zone. All occupancy benefits of the ASH overlay then be removed.

Vice Chair Carpenter also asked about the front yard setback of the property. The structure will be set back 25 feet, as dictated by the R8 zone.

Planning Commission Action: Vice Chair Carpenter motioned to approve the Orchard Grove Senior Fourplex Site plan. Rod Erickson seconded the motion.

YES: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon

NO: None

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ABSTAIN: None

Final Meeting Comments: Mr. McGinn thanked the Commission on behalf of the City Council. Both Mr. McGinn and Commissioner and expressed their appreciation for the Commission's Liaison, Dave Spencer.

Adjournment: Chair Komen asked for a motion to adjourn. Vice Chair Mike Carpenter motioned to adjourn, Rod Erickson seconded. All Commissioners voted yes.

The Planning Commission Meeting adjourned at **5:56 p.m.**

Reviewed and Approved: January 7th, 2025