

MINUTES FOR JANUARY 7, 2026

CITY OF OREM PLANNING COMMISSION MEETING MINUTES January 7, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- 3.1 - Approval of Minutes for the 12-03-2025 Planning Commission Meeting
- 3.2 - Approval of Minutes for the 12-17-2025 Planning Commission Meeting

ACTION ITEMS:

- Election of Planning Commission Chair and Vice Chair for 2026
- **Preliminary Plat** - Rolling Sand Plat A - Located at approximately 1765 South Sandhill Road
- **Public Hearing** - Johnson Farms Rezone (with Development Agreement) - A proposal to rezone 4.43 acres located at approximately 1738 South Geneva Road from OS5 to C2

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=G5bhocsGldc>

PLANNING COMMISSION WORK SESSION

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

At **4:41 p.m.** Chair Komen called the Planning Commission meeting to order at approximately 4:41 PM

Those present: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commissioners; Jared Hall, Grace Bjarnson, Rebecca Gourley, Matt Taylor, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Aaron McKnight, Legal Counsel.

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

1. Discussion: Chair and Vice Chair Elections

Staff and Commissioners reviewed the process for electing the Chair and Vice Chair, as required by the Planning Commission Bylaws. Ballots were distributed and collected. Votes were counted in private after the work session and the results were announced in the 5:30 regular session.

2. Other Commission Business

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Staff inquired if Commissioners had any questions regarding the Chair elections, or any other topics previously discussed. No major questions were posed.

The work session adjourned at 4:54 PM.

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PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:30 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Jerry Crismon.

Those present: Madeline Komen, Mike Carpenter, Rod Erickson, Jerry Crismon, Planning Commissioners; Jared Hall, Grace Bjarnson, Rebecca Gourley, Matt Taylor, Planning and Zoning Staff; Aaron McKnight, Legal Counsel.

Those excused: Britton Runolfson, Jim Hawkes, Haysam Sakar, Planning Commission members; Gary McGinn, Director of Community Development.

Agenda Item 3. Consent Agenda Items

- 3.1 - Approval of Minutes for the 12-03-2025 Planning Commission Meeting
- 3.2 - Approval of Minutes for the 12-17-2025 Planning Commission Meeting

Jared Hall introduced the consent agenda items. No questions were raised. Chair Komen requested a motion.

Planning Commission Action: Vice Chair Mike Carpenter motioned to approve the Consent Agenda. Commissioner Rod Erickson seconded the motion.

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

NO: None

ABSTAIN: None

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ACTION ITEMS:

4.1 ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2026

As required by the Planning Commission Bylaws, the Planning Commission is required to hold an election on the first meeting of the new year to appoint the Chair and Vice Chair. Commissioners voted via ballot during the work session. Results were counted in private. By vote, Madeline Komen and Mike Carpenter were reappointed Chair and Vice Chair respectively. Chair Komen requested a motion to finalize the vote.

Planning Commission Action: Commissioner Rod Erickson motioned to reappoint Madeline Komen and Mike Carpenter as Chair and Vice Chair, respectively. Commissioner Jerry Crismon 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 brought the Preliminary Plat for Rolling Sand Plat A before the Planning Commission. The item was previously voted on in the December 17th, 2025 Planning Commission Meeting. Due to an insufficient number of votes, the motion on the item failed and it was brought back to the Planning Commission for reconsideration.

As the composition of the Commission was the same as the December 17th, 2025 meeting, Chair Komen suggested continuing the item until additional Commissioners were present for the vote. All Commissioners agreed.

Planning Commission Action: Chair Komen moved to continue the Preliminary Plat for Rolling Sand Plat A to January 21st, 2026. Vice Chair Carpenter seconded the motion.

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

NO: None

ABSTAIN: None

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4.3 PUBLIC HEARING - JOHNSON FARMS REZONE (WITH DEVELOPMENT AGREEMENT) A PROPOSAL TO REZONE 4.43 ACRES LOCATED AT APPROXIMATELY 1738 SOUTH GENEVA ROAD FROM OS5 TO C2

The “Johnson Farms Rezone” project was previously heard by the City Council on December 9th, 2025. The City Council was generally in favor of the rezone and its flex-retail concept plan. City Council requested the applicant return to the Planning Commission with a development agreement requiring the future site plans follow the concept plan and its proposed elevations.

The following conditions were also proposed:

1. Business operations may only occur between 5:00 AM and 12:00 AM (Midnight)
2. Outdoor storage is prohibited
3. The following uses are prohibited:
 - 5513 Tires and Tubes
 - 5511 Motor Vehicles New and Used
 - 5512 Motor Vehicle Vehicles Used
 - 5530 Gasoline Service Station With or Without Store
 - 5920 Cannabis Pharmacy
 - 5940 Retail Tobacco Specialty Business
 - 5944 Cigars – Cigarettes
 - 6112 Pawn Shops
 - 6214 Laundromats
 - 6232 Tattoos & Body Piercing
 - 6411 Automobile Wash
 - 6412 Auto Lube and Tune Up
 - 6413 Automobile Repair
 - 6414 Auto Body Repair and Paint
 - 6317 Animal Kennels and Runs
 - 6615 Building Construction – General Contractor, Office & Storage
 - 6625 Landscaping Services, Office & Storage

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Chair Komen opened the item for discussion among the Commissioners. No comments or questions were raised. Chair Komen then asked for comments from the applicant, Paul Washburn. Mr. Washburn commented that he agreed with the uses proposed and that he was comfortable with the agreement.

The item was then opened for public comment at 5:37 PM. No individuals came forward and the public comment session was closed at 5:39 PM. The item moved forward for a motion.

Planning Commission Action: Commissioner Rod Erickson motioned to forward a positive recommendation of the Johnson Farms Rezone (with Development Agreement) to City Council. Vice Chair Carpenter seconded the motion.

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

NO: None

ABSTAIN: None

Final Meeting Comments:

No further comments or questions were raised.

Adjournment:

Chair Komen asked for a motion to adjourn. Commissioner Rod Erickson motioned to adjourn, Commissioner Jerry Crismon seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **5:41 p.m.**

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=G5bhocsGldc>

Reviewed and Approved: 01/21/2026