

DRAFT MINUTES FOR APRIL 1, 2026

CITY OF OREM PLANNING COMMISSION MEETING MINUTES April 1, 2026

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- **3.1** - Approval of Minutes from the 03-18-26 Planning Commission Meeting

ACTION ITEMS:

- **4.1** No Items

PUBLIC HEARINGS:

- **5.1 CONTINUED Public Hearing** - “Westerly Way” Text Amendment and Rezone - Request to rezone the property located generally at 1875 South Geneva Road from OS-5 (Open Space) to PRD (Planned Residential Development); and to amend Appendix KK “Site Plan - Farm Haven” to include the subject property
- **5.2 Public Hearing** - 355 West University Rezone - Request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial. Approximately 5.93 acres.
- **5.3 Public Hearing** - Primary Building Height in Residential Zones Text Amendment - Request to amend portions of Article 22-6-8 of the Orem City Code relating to allowable height of primary buildings in single-family residential zones.

A recording of the meeting can be viewed online at

<https://www.youtube.com/live/g78EJBuW9sk?si=xtwilT1FAxOWQLY0>.

PLANNING COMMISSION WORK SESSION

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

Chair Komen called the Planning Commission meeting to order at approximately 4:30 PM

Those present: Madeline Komen, Darren Hawkins, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Britton Runolfson, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Pete Wolfley, Communications Staff; John Dorny, Traffic Engineer; Aaron McKnight, City Attorney.

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Those excused: Matt Taylor, Grace Bjarnson, Planning and Zoning Staff.

1. Discussion: Review of Agenda Items

Staff and Commissioners reviewed the agenda for the meeting, and discussed questions they had. Jared Hall presented an explanation of the Primary Building Height in Residential Zones Text Amendment.

2. Planning Commission Training

Due to lack of time, no training took place. A recording of the discussion can be viewed online at <https://www.youtube.com/live/g78EJBUW9sk?si=xtwilT1FAxOWQLY0>

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:32 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Susan Madsen.

Those present: Madeline Komen, Darren Hawkins, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Britton Runolfson, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Pete Wolfley, Communications Staff; John Dorny, Traffic Engineer; Aaron McKnight, City Attorney.

Those excused: Matt Taylor, Grace Bjarnson, Planning and Zoning Staff.

Agenda Item 3, Consent Agenda Items

- 3.1 - Approval of Minutes from the March 18th, 2026 Planning Commission Meeting

Chair Komen requested to continue this item, because the minutes have not been presented to the Planning Commission yet.

Agenda Item 4, Action Items

No Items.

Agenda Item 5, Public Hearings

**5.1 PUBLIC HEARING - "WESTERLY WAY" TEXT AMENDMENT AND REZONE -
LOCATED APPROXIMATELY AT 1875 SOUTH GENEVA ROAD - Continued from March 18**

Jared Hall presented this item, a request to modify the current Farm Haven PRD from cottages to twin-homes, and rezone the subject property to be included in the PRD.

Chair Komen asked for clarification on road connections. Commissioner Madsen asked about current construction happening nearby.

The applicant, Trisha Nelson, was invited to come forward to answer questions. Since multiple commissioners had traffic questions, City Traffic Engineer John Dorny was also invited to come forward. He offered clarification on the differentiation between minor and major arterial roads, as well as how the city estimates traffic from different developments. Commissioner Ladle asked if medians have been considered, and Commissioner Reeves asked if adding additional access from Geneva Road would alleviate traffic concerns in the area. Mr. Dorny answered that yes, it would. In response to additional questions from Commissioners, Mr. Dorny addressed the capacity and expected use of these roads. Staff and Commissioners also discussed plans for Geneva Road, and possibilities for a future connection into the Farm Haven neighborhood.

Chair Komen opened the meeting for public comment.

Pamela Moose, resident of Payton's Crossing, asked for consideration of the fairness in requiring some neighborhoods, but not others, to have access points to Geneva Road.

Sheri Fong expressed similar concerns, especially for traffic and safety in her neighborhood.

Ryan McDougall, a resident of the area, pointed out the density patterns in the area, and suggested that higher density developments should be closer to major roads, not behind lower density neighborhoods. He expressed concern with the traffic burden being put on the existing neighborhood roads.

Chair Komen closed the public hearing, and asked Commissioners and the applicant if they had further questions or comments. None were made.

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Jared Hall commented on the density patterns in the area, noting that this is a function of when each development came about.

Further discussion was had between Commissioners about the possibility of adding a connection to Geneva Road.

Planning Commission Action: Commissioner Susan Madsen moved that the Planning Commission forward a recommendation of approval to the City Council for the request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 1875 S Geneva Road from OS-5, Open Space, to PRD, Planned Residential Development (approximately 2.9 acres), and to amend Appendix KK “Site Plan - Farm Haven” of the Orem City Code, subject to the condition that a public road be put in that connects to Geneva Road. Commissioner Runolfson seconded the motion.

YES: Darren Hawkins, Madeline Komen, Susan Madsen, Micah Ladel, Britton Runolfson

NO: Jeff Reeves, Karl Radmall

ABSTAIN: None

5.2 PUBLIC HEARING - 355 WEST UNIVERSITY REZONE - LOCATED APPROXIMATELY AT 355 WEST UNIVERSITY PARKWAY

Jared Hall presented this item, a request to amend Article 22-5-3(A) and the Zoning Map of the City of Orem by changing the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial, approximately 5.93 acres. He noted that the site was previously the Water Conservancy District Office and though it is zoned R8, is not currently being used for residential purposes, nor has it been used as such historically. The proposed concept plan involves adding a few new buildings and increasing the available parking.

Commissioners asked for clarification regarding the amount of C-2 zoning already present in the general area and the extent of the surrounding PD zones. Commissioner Madsen asked what specific services are allowed in the C-2 zone, noting that it is a very general category and expressing concern with its proximity to residential homes.

Chair Komen invited the applicant, McKenna Christensen, to come forward to address why C-2 was requested rather than a PD zone. She stated that they can meet all C-2 standards and that a PD zone would take longer to implement and limit the flexibility needed to secure tenants. In response to questions about neighborhood feedback, Ms. Christensen noted that residents had previously raised concerns regarding garbage and lighting.

Mr. McGinn gave clarification on development agreements, noting that the city does record them and reference them, but having a development agreement adds complication by creating more documents to look through to ensure compliance.

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Commissioner Hawkins asked if lighting could still be restricted under a C-2 designation, and Mr. Hall confirmed that these elements are reviewed and restricted during the site plan process.

Commissioner Ladel suggested it might be helpful to see a fuller vision for the site. The applicant responded that there is interest from restaurants and an emergency pet hospital, and that the owners have no interest in gas stations or auto uses, and offered to return with a list of restricted uses via a development agreement.

Chair Komen opened the public hearing. As no members of the public were present to speak, the public hearing was closed.

The applicant requested that the item be tabled to allow them to return with a list of specific uses they would consider for the area and those they would be willing to omit through a development agreement.

Planning Commission Action: Commissioner Ladel made a motion to continue the request for further consideration to the April 15th meeting. Commissioner Radmall seconded the motion.

YES: Jeff Reeves, Karl Radmall, Darren Hawkins, Madeline Komen, Susan Madsen, Micah Ladel, Britton Runolfson

NO: None

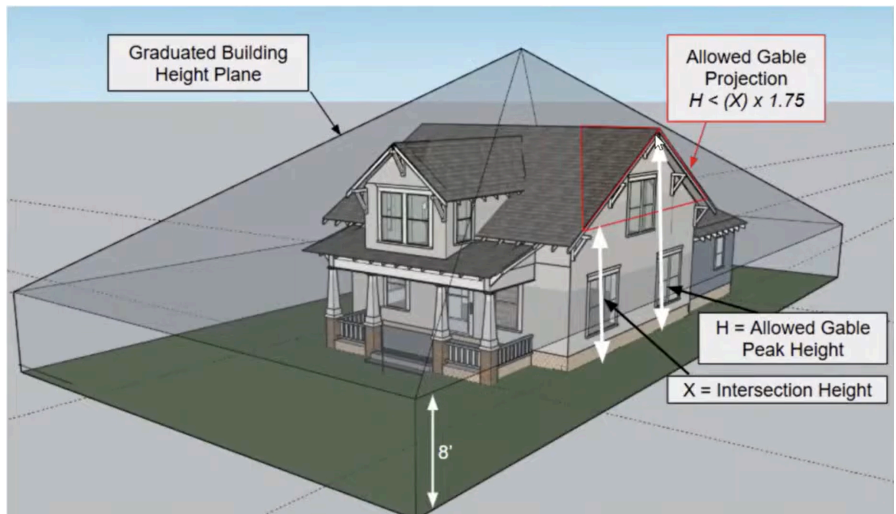
ABSTAIN: None

5.3 PUBLIC HEARING - PRIMARY BUILDING HEIGHT IN RESIDENTIAL ZONES TEXT AMENDMENT

Jared Hall presented this item, a request to amend portions of Article 22-6-8 of the Orem City Code relating to allowable height of primary buildings in single-family residential zones.

The text amendment:

1. Differentiates between flat roof and pitched roof structures.
2. Lowers the base height and allows more height with more setback up to a max.
3. Implements a “graduated building height envelope.”



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A recording of the presentation can be viewed online at
<https://www.youtube.com/live/g78EJBuW9sk?si=xtwilT1FAxOWQLY0>.

Chair Komen opened the public hearing. As no members of the public were present to speak, the public hearing was closed.

With no further discussion, Chair Komen called for a motion.

Planning Commission Action: Commissioner Radmall made a motion to forward a recommendation of approval to the City Council for the proposed amendments to Article 22-6-8 of the Orem City Code relating to allowable height of primary buildings in single-family residential zones. Commissioner Reeves seconded the motion.

YES: Jeff Reeves, Karl Radmall, Darren Hawkins, Madeline Komen, Susan Madsen, Micah Ladel, Britton Runolfson

NO: None

ABSTAIN: None

Adjournment:

Chair Komen asked for a motion to adjourn. Commissioner Runolfson motioned to adjourn, Commissioner Hawkins seconded. All present Commissioners voted yes.

The Planning Commission Meeting adjourned at **7:31 p.m.**

A recording of the meeting can be viewed online at
<https://www.youtube.com/live/g78EJBuW9sk?si=xtwilT1FAxOWQLY0>.

Reviewed and Approved: DRAFT