

# MINUTES FOR APRIL 15, 2026

## CITY OF OREM PLANNING COMMISSION MEETING MINUTES April 15, 2026

The following items are discussed in these minutes:

### CONSENT AGENDA ITEMS:

- **3.1** - Approval of Minutes for the 3-18-26 and 4-1-26 Planning Commission Meetings

### ACTION ITEMS:

- **4.1** - No Items.

### PUBLIC HEARINGS:

- **5.1 - PUBLIC HEARING**, continued from April 1, 2026 – 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.

A recording of the meeting can be viewed online at

<https://www.youtube.com/live/ZYOFfd7lZ4I?si=6a8bzwiYT487vUYYV>.

## PLANNING COMMISSION WORK SESSION

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

At **4:33 p.m.** Chair Komen called the Planning Commission meeting to order.

**Those present:** Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmill, Jeff Reeves, Britton Runolfson, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Matt Taylor, Grace Bjarnson, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development.

**Those excused:** Darren Hawkins, Planning Commission member.

### 1. Discussion: Planning Commission Training

Staff and Commissioners discussed the Development Review Committee process and entitlements.

## MINUTES FOR APRIL 15, 2026

### 2. Discussion: Agenda Review

Staff and Commissioners reviewed the agenda for the meeting, and discussed questions they had. A recording of the discussion can be viewed online at <https://www.youtube.com/live/ZYOFfd7lZ4I?si=6a8bzwiYT487vUYYV>.

## PLANNING COMMISSION MEETING

**Place:** Orem City Council Chambers, 56 North State Street

At **5:33 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Britton Runolfson.

**Those present:** Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmill, Jeff Reeves, Britton Runolfson, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Matt Taylor, Grace Bjarnson, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Aaron McKnight, Legal Counsel; Karen McCandless, Mayor.

**Those excused:** Darren Hawkins, Planning Commission member.

### Agenda Item 3, Consent Agenda Items

- 3.1 - Approval of Minutes for the 3-18-26 and 4-1-26 Planning Commission Meetings

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

**Planning Commission Action:** Commissioner Britton Runolfson motioned to continue item 3.1 to next meeting. Commissioner Karl Radmill seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmill, Jeff Reeves, Britton Runolfson

NO: None

ABSTAIN: None

### Agenda Item 4, Action Items

## MINUTES FOR APRIL 15, 2026

No Items.

### **Agenda Item 5, Public Hearings**

#### **5.1 PUBLIC HEARING - CONTINUED FROM APRIL 1, 2026 – 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.**

Jared Hall introduced the text amendment to the Planning Commission. The purpose of the text amendment is to change the zone of the property located generally at 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial.

Mr. Hall presented an image of the General Plan for this area, showing that it is in the regional commercial land use category, as well as the proposed concept, elevations, and information on the proposed development agreement. Proposed development agreement would prohibit certain allowed uses normally permitted in the C2 zone from development on the property.

Chair Komen opened the meeting for public comment. No comments were made, and the public hearing was closed.

The applicant was invited forward to answer questions from the Commission. Commissioners asked about what types of businesses are being considered. Commissioner Runolfson proposed that tattoo services be added to the list of prohibited uses. A recording of the discussion can be viewed online at <https://www.youtube.com/live/ZYOFd7lZ4I?si=6a8bzwiYT487vUYV>.

**Planning Commission Action:** Commissioner Runolfson moved to 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 355 West University Parkway from R8, Single-Family Residential, to C-2, Commercial approximately 5.93 acres in conjunction with the proposed development agreement, with the amendment of adding the exclusion of tattoo facilities to the development agreement. Commissioner Madsen seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Karl Radmill, Jeff Reeves, Britton Runolfson

NO: None

ABSTAIN: None

## MINUTES FOR APRIL 15, 2026

### **Final Meeting Comments:**

Gary McGinn reminded Commissioners that the dedication for the Gold Star Memorial Monument and Plaza was scheduled for May 23rd and invited all Commissioners to attend.

### **Adjournment:**

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

The Planning Commission Meeting adjourned at **5:45 p.m.**

A recording of the meeting can be viewed online at

<https://www.youtube.com/live/ZYOFfd7lZ4I?si=6a8bzwiYT487vUYV>.

Reviewed and Approved: 05/06/2026