

**CITY OF OREM**  
**PLANNING COMMISSION MEETING MINUTES**  
**March 18, 2026**

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- 3.1 - Approval of Minutes for the 03-04-2026 Planning Commission Meeting

ACTION ITEMS:

- 4.1 Preliminary Plat – Whitestone Plat A - Located generally at 710 West 2000 South in the R8 zone
- 4.2 Plat Amendment – Berkshire Plat U - Located generally at 1469 South 1020 East in the PD-18 zone

PUBLIC HEARINGS:

- 5.1 Text Amendment & Rezone – Westerly Way – Rezone from OS-5 (open Space) to PRD (Planned Residential Development) Located generally at 1875 S Geneva Road
- 5.2 Rezone – Request to Rezone property located generally at 92 S 800 East from R8(Residential) to C1 (Commercial)
- 5.3 Text Amendment – Amending Articles 2-15-2, 2-15-11, 2-16-2, 2-16-10, and 22-21-2 of Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions

A recording of the meeting can be viewed online at [https://www.youtube.com/watch?v=CGcN6\\_rV8dA](https://www.youtube.com/watch?v=CGcN6_rV8dA)

**PLANNING COMMISSION WORK SESSION**

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

At 4:31 p.m. Chair Komen called the Planning Commission meeting to order.

Those present: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Jeff Reeves, Micah Ladle, 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 Staff.

Those excused: None

1. Discussion: Planning Commission Training

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Staff and Commissioners reviewed training for new Commission members. A recording of the discussion can be viewed online at [https://www.youtube.com/watch?v=CGcN6\\_rV8dA](https://www.youtube.com/watch?v=CGcN6_rV8dA)

### **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 Micah Ladle.

Those present: Madeline Komen, Susan Madsen, Darren Hawkins, Karl Radmall, Britton Runolfson, Jeff Reeves, Micah Ladle, 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 Staff.

Those excused: None

### **AGENDA ITEM 3, CONSENT AGENDA ITEMS**

- 3.1 - Approval of Minutes for the 03-04-2026 Planning Commission Meeting

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

**Planning Commission Action:** Commissioner Britton Runolfson motioned to approve the Consent Agenda. Commissioner Darren Hawkins seconded the motion.

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

NO: None      ABSTAIN: None

### **AGENDA ITEM 4, ACTION ITEMS**

#### **4.1 PRELIMINARY PLAT – WHITESTONE PLAT A - LOCATED GENERALLY AT 710 WEST 2000 SOUTH IN THE R8 ZONE**

Jared Hall presented the site plan for the Whitestone Subdivision (R8). This was recently rezoned from OS 5 to R8. The Planning Commission gives approval for the subdivision. After approval there is one

more review before a mylar is printed and recorded at the county. It will take some time before houses are being built. 50 building lots. The concept is similar to the rezone concept previously seen. There are several sizes of sidewalks due to trail connections and street sizes. There will be a vinyl fence on north and south of the subdivision and a masonry fence on the east side to block sound from trains. Lot 32 is a private lot for a storm water retention basin. A utility agreement dealing with pipe size, etc. is in process of being created. If approved, it should include conditions that: 1- The subdivision meets current city code. 2-The applicant will work on creating and approving a developer agreement for installation of utilities. 3-The applicant will create an HOA for management of storm water and record at county.

Commissioner Runolfson inquired if the HOA would be responsible for the south fence. Jared Hall believes that the fence most likely would be maintained by the property owners. The main purpose of the HOA is for storm water retention and maintenance.

Commissioner Susan Madsen inquired if city code requires certain sizes of subdivisions to have community green space or a park. Jared Hall shared that in a standard subdivision there is no requirement for community green space.

**Planning Commission Action:** Commissioner Madsen moved to approve the preliminary subdivision for Whitestone Estates at 710 West 2000 South in the R8 Zone, subject to conditions 1-3 as outlined in the staff report: 1- The applicant shall file a Final Subdivision application meeting all requirements of the Orem City Zoning and Subdivision Ordinances. 2- The applicant shall work with the city engineering staff to reach a developer agreement for the installation of utilities. 3- The applicant shall prepare and form a Homeowners Association for the maintenance and management of the stormwater retention basin. Commissioner Jeff Reeves seconded the motion.

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

NO: None      ABSTAIN: None

**4.2 PLAT AMENDMENT – BERKSHIRE PLAT U - LOCATED GENERALLY AT 1469 SOUTH 1020 EAST IN THE PD-18 ZONE**

Jared Hall introduced the plat amendment for Berkshire Plat U located at 1469 S 1020 East in the PD-18 zone. He explained that the property owner owns both the property at 1469 S 1020 East and the property behind it at 1470 S 1080 East. PD-18 has special rules, but it is not affected by the request. He wishes to combine lots so he can add a swimming pool in back.

This would create a double frontage lot, which the city tries to avoid. There are three instances where a double frontage lot can take place. The first situation is in a new subdivision where it is undesirable for the front lots to directly have driveways off a busy street. The previous project, the Whitestone Subdivision, is a good example of this. Another situation is where it can create a better aesthetic environment. In this case the owner would like to create a landscaping plan along 1080 East with a fence. If the Planning Commission feels that this will improve the aesthetics of the area they can approved the lot. There would be a development agreement for the gate, fencing and landscaping plan that would be

recorded against the property, meaning if anyone buys the property, the new owner must follow the agreement.

Commissioner Radmall inquired about maintenance. Staff clarified that the agreement would require that the landscaping stay in good condition. Commissioner Radmall disclosed that he previously had been a neighbor to the current owner of the property when they lived at a different location but haven't been neighbors for a decade or so.

Chair Komen invited the applicant to come forward. The applicant expressed that this is a gated community and the gates are always closed. The general public will not be seeing the lot or landscaping. The HOA requirements for landscaping upkeep are more rigid than the agreement he will sign with the City. His HOA has already approved the design. Chair Komen asked if there were any questions for the applicant. No questions were asked.

**Planning Commission Action:** Commissioner Darren Hawkins moved that the Planning Commission approve the Plat Amendment for Berkshire Plat U, subject to the following conditions: 1- The applicant shall construct and maintain the rear access per the submitted landscaping plan. 2- The applicant shall install landscaping in the area along the frontage of 1020 East per the landscaping plan and shall maintain it in good condition to meet the requirements of section 22-14-13(B) and (D) 3- The applicant shall enter a development Agreement to ensure the maintenance of conditions 1 and 2. Commissioner Britton Runolfson seconded the motion.

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

NO: None      ABSTAIN: None

A recording of the discussion can be viewed online at  
[https://www.youtube.com/watch?v=CGcN6\\_rV8dA](https://www.youtube.com/watch?v=CGcN6_rV8dA).

## **AGENDA ITEM 5, ACTION ITEMS & PUBLIC HEARINGS**

### **5.1 Text Amendment & Rezone – Westerly Way – 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**

Jared Hall presented the text amendment and rezone request for the Westerly Way project located to the west of where the Whitestone subdivision is located. He explained that the area to the east of the Autism Academy already had been approved as a PRD zone (planned residential development) known as “Farm Haven” and this application was to add some property just to the west of the PRD zone and to the south of the Autism Academy to the PRD zone and to change the design of the cottages to twin homes as well as rename it to “Westerly Way.” Twin homes can be individually owned.

The land that they are requesting to be added to the PRD zone is currently zoned Open space (OS-5). And to the south of the sliver of OS-5 is a residential subdivision zoned R8. Storm retention will be to the

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south and west of the autism academy. More parking for the academy and for the PRD will be added. Jared Hall shared a comparison of the previous approved PRD zone. There would be 44 twin homes with 2 car garages and extra parking spaces. There are roads into development to south and east. There is secondary access for emergency situations on the west to the south of the Autism Academy. Rear elevations will need to be changed to show 60% of same material like cultured stones that is seen in the front elevation. They are single story homes with basements.

Commissioner Susan Madsen asked about a note on one of the images talking about storm water. Jared clarified that the note she referred to was a note from the DRC review that was clarified concerning if the front storm water basin was handling the water from several parking areas.

Commissioner Jeff Reeves asked about the difference between cottages and twin homes. Jared Hall responded that the cottages were on smaller lots. It is very similar to a twin home. Commissioner Reeves asked about the PO zone labeled over the Autism Academy. Jared Hall responded that the Academy currently is zoned PO, it will not be in the PRD.

Commissioner Susan Madsen brought of the desire to discuss the shifting of usage from the OS Zone to the PRD zone. It would be going from 1 home per five acres to 5.5 homes per acre. That is a big change.

Commissioners asked clarifying questions about the previous PRD versus the proposed PRD.

There was access to Geneva Road provided in the previous PRD design. This new PRD does not allow free access to Geneva Road. The commissioners were concerned about the traffic being blocked.

Chair Komen invited the applicant to come forward and speak. Trisha Nelson represented the project. Chair Komen asked if the access to Geneva Road would be blocked. Trisha Nelson confirmed that there will be a gate there for emergency purposes. Additional questions regarding parking, traffic report and gate were clarified. The traffic report took into consideration the new development in the area. They are intending to create an HOA friendly to autistic people.

No traffic lights will be added. Jared Hall explained how a traffic report worked and the findings with this project as to what types of mitigation were needed.

Chair Komen Opened the Meeting to public Comment:

Pamela Moose. Lives on 800 West. Concerned about not having access to Geneva Road. This will increase traffic in her neighborhood. She believes that the Whitestone subdivision traffic only has one access point.

Phone Comment: Hayden Neybutt 1875 S Geneva Road. In favor of the project. He is proud to live in community that supports this.

Chair Komen Closed Public Comments

Chair Komen asked about the access of the Whitestone subdivision that is to the east of this project. A discussion about traffic measures of the Whitestone Subdivision and how traffic will flow in the area continued. There was a concern about the flow. The flow of traffic was anticipated in the traffic impact study.

Roger Dudley was asked to answer questions. He is the engineer for both projects. Some of the traffic design is due to Provo requirements on the edge of the projects. He doesn't feel need for the right in right out requirement at some roads.

Several commissioners shared that access to Geneva Road would be wise. He feels that without it the new PRD zone would be adding too much traffic to neighborhood. They asked the applicant if they have considered keeping access to Geneva Road open. They didn't want the Whitestone Subdivision to use the road to Geneva.

Britton asked to have access to the Traffic Study

**Planning Commission Action:** Commissioner Britton Runolfson moved that the Orem City Planning Commission continue the request for further consideration at the next Planning Commission meeting on April 1st. Commissioner Micah Ladle seconded the motion.

Jared Hall will provide more information about the traffic study.

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

NO: None      ABSTAIN: None

A recording of the specifics can be found at

[https://www.youtube.com/watch?v=CGcN6\\_rV8dA](https://www.youtube.com/watch?v=CGcN6_rV8dA).

## **5.2 REZONE – REQUEST TO REZONE PROPERTY LOCATED GENERALLY AT 92 S 800 EAST FROM R8(RESIDENTIAL) TO C1 (COMMERCIAL)**

Disclosure: Commissioner Darren Hawkins disclosed that he lives near area and serves the property often. Does not feel he will have a bias.

Jared Hall presented the proposal. When the senior assisted living center was put in it was allowed. The zone is R8 and we do not currently allow the number of residents they currently have. They wish to add to the facility and therefore must change the zone to c1 to allow the addition. The applicant is suggesting a developer agreement to limit the use to a senior living facility. Parking is adequate and meets code. It would be a 2 story addition, but height will be similar to single family homes in area. The development agreement would limit the use so that there would not be a change its current use. The development agreement could tie them to current plan and number of new beds.

Chair Komen asked for the applicant to come forward. Paul Washburn represented the project. This facility has been there for a long time. The intent is to add additional beds and better facilities. Hard to find housing for seniors in area. Large spaces between building and surrounding development. The development agreement is specific for residential facility for elderly people. Can't change use without going through rezone process again.

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Commissioner Susan Madsen is concerned that proposed parking will not be enough. Paul Washburn related that the parking lot rarely has more than four or five parking spaces in use at the current facility.

Chair Komen Opened to Public Comments:

Dean Dickerson. Lives in neighborhood. Concern for it to change to commercial. Quieting concerns that to the East of property is a conservancy district. Concerns about canal and potentially making it into a walking path. He is comfortable with height. Agrees that currently the project is overparked.

Garrett Obrian. Lives in neighborhood. He does not understand the scale of the project and height. Can it be referred to basketball hoops. Concerned about windows of 2nd story addition could look into his back yard. No objections to the senior center itself. Many people are coming here from other parts of the country.

John Heninger: Concerned with height. Doesn't want it to be 48 feet. Concerned about the noise. There will be 18 window units and large unit. These will be loud. Exhaust fan also will be loud. Windows on 2nd floor will ruin his privacy. Is there really a need to add units? This will decrease value of his property. Feels this doesn't meet goals of city.

Heidi Williams: Height and privacy concerns. Doesn't want it to change from a senior facility.

Phone Comments:

Eric Mckdonald: Doesn't want different uses due to zone change.

Elizabeth Hornbrook: Does not want it to be rezoned to a C1. Commercial use will spread into neighborhood. Does not want the facility to become bigger. Does not want it to be commercial. She believes a developer is behind this just trying to make money.

Maria: concerned about the height and the noise. Experienced hearing screams from facility.

Chair Komen closed the public Comments

Washburn responded that the development agreement will take care of most of these issues. Agrees to frost window.

Commissioner Britton Runolfson asked about the height of the project. Washburn shared that the peak of the roof is around 30 feet, which is less than the height limit on houses in area.

Commissioner Susan Madsen brought up the concern about AC units and noise. Washburn responded that they would be happy to put in the single unit and put the condenser facing the church. New AC units are much quieter than they used to be.

Jared Hall addressed the height question and said that in the C1 zone it allows up to 48 feet. But the plan would be tied down by the development agreement, and the height would be similar to what their plan is. The development agreement is tied to zoning. Any change would be made through going through the same process. New owners must follow the development agreement.

Jared Hall addressed the fact that the facility used to be permitted but code has changed, thus necessitating a rezone

Commissioner Darren Hawkins asked about the canal and if the new plans would affect possible canal development. Jared Hall was not sure how it could make a difference to the canal. Washburn likes trails and it does not seem likely that the project would affect it.

**Planning Commission Action:** Commissioner Susan Madsen moved that the Orem City 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 92 S 800 East from R8, Single-Family Residential to C1, Commercial (approximately 1.09 acres) in conjunction with the proposed development agreement limiting the use of the property to an Assisted Living facilities and the concept expansion plan presented, as well as adding frosted glass to 2nd story windows facing residential areas and the addition of the orientation of the mechanicals being towards the church lot. Commissioner Britton Runolfson seconded the motion.

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

NO: None      ABSTAIN: None

A recording of the discussion can be viewed online at  
<https://www.youtube.com/live/giscsCTIBFo?si=07cgxdQiiqxh1NGu>.

### **5.3 TEXT AMENDMENT – AMENDING ARTICLES 2-15-2, 2-15-11, 2-16-2, 2-16-10, AND 22-21-2 OF OREM CITY CODE RELATING TO THE POWERS AND DUTIES OF THE PLANNING COMMISSION AND SPECIAL EXCEPTIONS**

Jared Hall presented the text amendment to switch the power to consider special exceptions from the Board of Adjustments to the Planning Commission. The special exceptions include billboards and exceptions to multi-family development. The Board of Adjustments must review exceptions first and then they go to the Planning Commission. This change would speed up the process, and it makes more sense that the Planning Commission who deals with design standards, deals with the exceptions that have design considerations. He reviewed the adjustments in the code required to make the change. It is difficult to get the Board of Adjustments together to decide on these things.

Darren Hawkins asked about the motive behind the amendment. Jared responded that it would help streamline and simplify the process.

Commissioner Karl Radmall asked if this makes it more difficult to apply and get through the process. Jared Hall responded that this makes it easier to get through the process.

Chair Komen expressed that this will be helpful for the city and will make the process easier for the applicant.

Chair Komen Opened and Closed Public Comments

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**Planning Commission Action:** Commissioner Darren Hawkins moved that the Orem City Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Article 2-15-2, 2-15-11, 2-16-2, 2-26-10, and 22-21 of the Orem City Code relating to the powers and duties of the Planning Commission and Special Exceptions. Jeff Reeves seconded the motion.

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

NO: None      ABSTAIN: None

**Final Meeting Comments:**

Gary McGinn thanked the commissioners for their service and encouraged them to reach out if they have any questions.

Commissioner Britton Runolfson expressed his thanks for Chair Komen's service and other

**ADJOURNMENT:**

Chair Komen asked for a motion to adjourn. Commissioner Britton Runolfson motioned to adjourn, Commissioner Darren Hawkins seconded.

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

NO: None      ABSTAIN: None

The Planning Commission Meeting adjourned at 7:20 p.m.

A recording of the meeting can be viewed online at  
<https://www.youtube.com/live/giscsCTIBFo?si=07cgxdQiiqxh1NGu>.

Reviewed and Approved: 05/06/2026