

Planning Commission minutes for August 20th, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES August 20th, 2025

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS:**

- **3.1 Approval of Minutes for August 6th, 2025** – Approved
- **3.2 Cascade Vista Plat C – Plat Amendment – 438 N 850 East** – Approved

- **PUBLIC HEARING:**

- **4.1 Public Hearing: Consideration of an amendment to the Orem City General Plan adding a proposed Chapter 9, Water Use and Preservation** – Approved
- **4.2 Raising Canes – Preliminary Subdivision – 11 W Center Street** – Approved
- **4.3 Raising Canes – Site Plan – 11 W Center Street** - Approved

WORK MEETING

Place: Orem City Council Chambers, 56 North State Street

At **4:35p.m.** Chair Komen called the Planning Commission Work meeting to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grant Allen, Senior Planner; Grace Bjarnson, Associate Planner.

Those excused: Haysam Sakar, Britton Runolfson, James Hawkes, Planning Commission members; Matt Taylor, Senior Planner; Rebecca Gourley, Associate Planner.

General Plan Update:

- 1- Grant Allen informed the council that a google drive invite had been sent out to all PC members so that they now had access to the working document for the General Plan and that they were welcome to add comments online.
- 2- Residential Land Use Classifications were discussed:
 - A) Can we define Mixed Use better?
 - B) Can we combine Rural and Low Density together?
 - C) Can we have designation for farming acres?
 - D) Do we need difference between low and medium density?
 - E) Considering creating a new zone for multi-family, and trailer parks.
 - F) Decided to adjust Residential Land Use Classifications: Agricultural Low Density for lots .5 acres or larger (R12), All other single family lots another Residential classification, another classification for Multi-Family smaller like duplexes, some condos and town homes, a high density multi-family residential classification for apartments. Would trailer parks be multi family lower density like condos? PC wants to preserve/protect trailer parks.
- 3- Commercial Land Use Classifications were discussed for a short time:
 - A) A lot of the commercial zones overlap each other in what uses are allowed. Do we need this many commercial zones?
 - B) Would we like a Hospital zone?
 - C) Should C2 zone be in both Regional and Community categories?

The Work Session adjourned at **5:27 p.m.**

REGULAR 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 Rod Erickson

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Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grant Allen, Senior Planner; Grace Bjarnson, Associate Planner.

Those excused: Britton Runolfson, James Hawkes, Planning Commission members; Matt Taylor, Senior Planner; Rebecca Gourley, Associate Planner.

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Rod Erickson motioned to pass the Consent Agenda. Haysam Sakar seconded. The motion passed unanimously.

Those Voting Yes: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar.

Those Voting No: None.

Approved items:

- 3.1 Approval of Minutes for 8-6-2025 – Approved
- 3.2 Cascade Vista Plat C Plat Amendment – Approved

Agenda Item 4.1 Consideration of an amendment to the Orem City General Plan adding proposed Chapter 9, Water Use and Preservation.

Jared Hall presented the item which is a state mandated portion of the General Plan. Most of this chapter is in the current General Plan. The state requires the city to consider how land use affects water use, achieve water conservation goals and provide policies to target water conservation. Rod believes that Utah is now not the driest state in the nation. His information shows that Utah is the 3rd driest state.

PUBLIC COMMENT

Chair Komen then opened the item for Public Comment. No individuals spoke about the item. Chair Komen closed the public comment session and opened it to comments from the Commission.

Commissioner Rod Erickson expressed concerns that this was an unfunded mandate from the state and may cause problems down the road for residents of the city. Other Commissioners expressed similar sentiments but felt this was not in their purview to address the state law at this time.

Motion: Rod Erickson motioned to forward a positive recommendation to City Council. Madeline Komen seconded the motion.

Those Voting Yes: Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar,

Those Voting No: Mike Carpenter

The motion passed with 4 positive votes and 1 negative.

Agenda Item 4.2 Raising Canes – Preliminary Subdivision – 11 W Center Street. Proposed vacation of lots 3&4 of Albertsons Center Subdivision and creation of Raising Canes Orem Plat A, a single-lot subdivision.

Jared Hall presented the item, a new subdivision at 11 W Center Street in Orem to prepare for the Site Plan next on the agenda.

Motion: Mike Carpenter moved to approve the preliminary subdivision. Haysam Sakar seconded the motion.

Those Voting Yes: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar,

Those Voting No: None

The motion passed with 5 positive votes and 0 negative.

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Agenda Item 4.3 Raising Canes – Site Plan – 11 W Center Street. Proposed demolition of Burger King and construction of a Raising Canes restaurant with a drive-thru window.

Grace Bjarnson presented the item, the construction of a Rasing Canes restaurant in the place of the current Burger King at 11 W Center Street in Orem. Grace reviewed the site plan specifications including access, parking, drive thru, landscape, state street requirements, and elevations.

Brayden Allsop answered questions from the Commission.

Motion: Rod Erickson moved to approve the site plan. Mike Carpenter seconded the motion.

Those Voting Yes: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar,

Those Voting No: None

The motion passed with 5 positive votes and 0 negative.

Adjournment: Chair Komen asked for a motion to adjourn. Rod Erikson motioned to adjourn, Haysam Sakar seconded. The motion passed unanimously.

The Regular Session adjourned at **5:57 p.m.**

Reviewed and Approved: 10/01/2025

EXHIBIT A

Article 22-21 Special Exception for Multifamily Dwellings.

22-21-1. Purpose.

The purpose of this Article is to allow the development of [Multifamily Dwellings](#) on vacant lots adjacent to existing Multifamily Dwellings, subject to the standards and provisions contained herein.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

22-21-2. Criteria for Special Exception.

The Board of Adjustment may grant a special exception for a [Multifamily Dwelling](#) for a parcel in the R6, R6.5, or R7.5 [zones](#) only, under the following circumstances:

A. The lot meets all of the following criteria:

1. At least fifty percent (50%) of the front and side property lines of the lot are located directly across the [street](#) from or adjacent to a multifamily dwelling, a [PRD](#) in single ownership, or a commercial development;
2. The front of the lot is oriented in the same direction as at least one adjacent lot containing an existing multifamily dwelling or PRD in single ownership;
3. The lot is at least eight thousand (8,000) square feet and not more than ~~thousand (20,000)~~ **twenty** thousand (48,000) square feet;
4. The [lot width](#) is equal to or greater than the minimum lot width required for the zone in which the lot is located;
5. The lot has not been previously developed;
6. The lot is a legal lot of record, does not contain any [structures](#), and is not within a recorded subdivision plat; and
7. The lot was in existence on November 1, 1999, and has not been subdivided subsequent to that date.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006)

- B. The lot is surrounded on all property lines (including across the street) by multifamily dwellings, a developed nonresidential [use](#) (this does not include any agricultural use), or a commercial development and complies with Section 22-21-2(A)(3) and (7).; or;

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006; Ord. No. O-07-0031, Amended 06/12/2007)

- C. The lot is located on a city block where **all** at least seventy-five percent (75%) of other lots are occupied by multifamily dwellings and complies with Section 22-21-2(A)(~~1~~), (3) and (7). For purposes of this section, a city block is defined as an area that is completely surrounded by public streets or the equivalent, if roads do not allow the block to be circumnavigated.

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No multifamily dwelling(s) shall be constructed under this exception until all other primary structures on the lot have been removed; however, if necessary infrastructure can be put in place without removing primary structures, the removal may be postponed until occupancy of new structure is available. This could be done with phasing.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006 (which deleted D, E, F, & G as well))

22-21-3. Development Requirements and Architectural Standards.

Any [Multifamily Dwelling](#) constructed pursuant to a special exception authorized by this Article shall comply with the following standards:

A. **Density.** The maximum number of [dwelling units](#) shall be as follows:

1. Two (2) on lots of 8,000 square feet up to but not including 10,000 square feet.
2. Three (3) on lots of 10,000 square feet up to but not including 12,000 square feet.
3. Four (4) on lots of 12,000 square feet up to and including 20,000 square feet.
4. Lots over 20,000 square feet allow one unit per 2,950 square feet.
5. Density Bonus: If 2x6 exterior walls and energy efficient windows are used then a five percent (5%) density bonus will be allowed.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

B. **Height.** The maximum height for any Multifamily Dwelling shall be thirty-five feet (35').

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

C. **Setbacks.** The setbacks shall be the same as required by the [zone](#) in which the Multifamily dwelling is located.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

D. **Utilities.** The public sewer system and the public water supply shall serve all [dwellings](#). All utilities shall be underground. Each Multifamily Dwelling is required to have a minimum of one meter for natural gas and electricity for each connected utility. Compliance with the provisions of [CHAPTER 21](#) of the Orem City Code for water meter connections is required. No water or sewer lines shall be located under covered parking areas.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

E. **Parking.** A minimum of two and one-half (2½) off-street parking spaces per dwelling unit shall be provided for each Multifamily Dwelling. Parking spaces may not be constructed in the front or rear setback. However, if a driveway leads to a two-car garage, one (1) guest parking stall per driveway may be located in the [front yard](#) setback on the driveway. Parking may be located in the side-yard in accordance with the standards of Section [22-15-3\(E\)\(4\)](#) of this Chapter. A driveway may be constructed in the front setback but may not be constructed in the rear

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setback unless it is also located in the side-yard setback. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). Parking spaces shall be paved with asphalt and/or concrete and shall be designed to provide for adequate drainage.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)

- F. **Off-site Improvements.** The City shall require off-site curb, gutter and sidewalk along street rights-of-way bordering the lot when the proposed Multifamily Dwelling impairs off-site safety or surface water drainage and there is a nexus between the required improvements and the governmental purpose provided the amount of the improvements are roughly proportional to the amount of the off-site impact caused by the Multifamily Dwelling.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- G. **Storage Areas and Solid Waste Receptacles (Dumpsters).** All outside storage areas, except RV storage areas, and all solid waste receptacles which are not located within the Multifamily Dwelling, shall be enclosed on at least three sides with the same materials as used on the exterior of the main building. Detached storage units may not exceed 100 square feet per dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- H. **Exterior Finishing Materials.** The front elevation of the Multifamily Dwelling shall have at least 60 percent (60%) of its exterior finishing materials of either brick, stone, cultured stone, stucco, wood, cement fiber board or a combination of these materials. The rear and side elevations shall have at least 40 percent (40%) of their exterior finishing materials of either brick, stone, cultured stone, stucco, cement fiber board or wood. Architectural trims do not count in the percentages required above.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- I. **Roof Pitch.** All Multifamily Dwellings shall have a minimum roof pitch of five rise to twelve run.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- J. **Front Facades.** The front of each Multifamily Dwelling facing the street shall have offsetting facades averaging of at least two feet (2') twenty inches (20"). Units shall be located side-by-side and shall not be stacked.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- K. **Entrances.** All entrances in the front elevation of any Multifamily Dwelling constructed pursuant to a special exception granted under this Article shall be located on the same level.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

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- L. **Orientation of Multifamily Dwelling(s).** The Board of Adjustment may specify the orientation of the front of the proposed Multifamily Dwelling to ensure that the Multifamily Dwelling fits in and is compatible with the surrounding neighborhood and to reduce any negative impacts on adjacent [single-family dwelling](#) units.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- M. **Landscaping.** At least thirty (30) percent of the lot containing a multifamily dwelling(s) shall be landscaped. All areas within the lot not covered by [buildings](#), driveways, sidewalks, [structures](#), and parking areas, shall be permanently landscaped with trees, shrubs, lawn or ground cover and maintained in accordance with good landscaping practices. All landscaping shall have a permanent underground sprinkling system. At least one (1) deciduous tree a minimum of one and one-half (1 and 1/2) inch caliper measured six (6) inches above the rootball, one (1) evergreen tree at least six (6) feet in height measured above the rootball, and eight (8) shrubs at least two and one-half (2 and 1/2) gallons in size are required for every dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- N. **Drive Entrances.** No more than two drive entrances shall be allowed per lot. However, if the number of driveways desired is three (3) or four (4), each unit may have its own driveway if a transportation study by a qualified engineer and approved by the Orem City transportation engineer, proves there is little or no negative effect on increasing the number of driveways up to four (4) maximum. The maximum width of a combined-unit driveway is thirty-six (36) feet and the maximum width of a single-unit driveway is twenty (20) feet.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)