

Planning Commission minutes for October 1, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES October 1, 2025

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS:**

- **3.1 Approval of Minutes for August 20, 2025** – Approved
- **3.2 Plat Amendment – Bellevue Ridge – Located Generally at 258 North Palisade Drive** – Approved
- **3.3 Plat Amendment – D Anna B Subdivision Plat D – Located Generally at 572 South 880 West** – Approved

- **ACTION ITEMS:**

- **4.1 Preliminary Plat – Okolowitz Plat C – Located Generally at 1274 North 260 West** – Continued

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

PLANNING COMMISSION WORK SESSION

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

At 5:33 p.m. Chair Komen called the Planning Commission meeting to order at approximately 4:35 PM

Those present: Mike Carpenter, Gerald Crismon, James (Jim) Hawkes, Rod Erickson, Madeline Komen, Haysam Sakar, Planning Commission members; Gary McGinn, Community Development Director; Jared Hall, Planning Division Manager; Dave Spencer, City Council Liaison; Grant Allen, Senior Planner; Grace Bjarnson and Rebecca Gourley, Associate Planners.

Those excused: Britton Runolfson, Planning Commission member; Matt Taylor, Senior Planner

1.1 General Plan Work Session: Economic Development

Community Development Director/Legal Counsel Gary McGinn presented the contents of the 2022 Economic Development Strategic Plan to the commission members for discussion. A recording of the presentation and discussion can be viewed at the following link: https://www.youtube.com/watch?v=vUntfrXh_dE

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 Mike Carpenter.

Those present: Mike Carpenter, Gerald Crismon, James (Jim) Hawkes, Rod Erickson, Madeline Komen, Haysam Sakar, Planning Commission members; Gary McGinn, Community Development Director; Jared Hall, Planning Division Manager; Dave Spencer, City Council Liaison; Grant Allen, Senior Planner; Grace Bjarnson and Rebecca Gourley, Associate Planners.

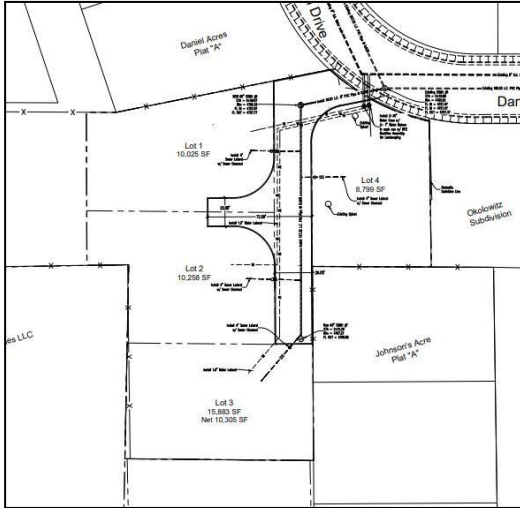
Those excused: Britton Runolfson, Planning Commission member; Matt Taylor, Senior Planner.

Planning Commission minutes for October 1, 2025

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Rod Erikson motioned the pass the agenda. Jim Hawkes seconded the motion. The motion passed unanimously. Items approved:

- 3.1 Minutes for the August 20, 2025 Planning Commission Meeting
- 3.2 Plat Amendment – Bellevue Ridge – Located Generally at 258 North Palisade Drive
- 3.3 Plat Amendment – D Anna B Subdivision Plat D – Located Generally at 572 South 880 West

Agenda Item 4.1 Preliminary Plat – Okolowitz Plat C – Located Generally at 1274 North 260 West – Continued



Jared Hall introduced the Preliminary Plat for the Okolowitz Plat C Subdivision, located generally at 1274 North 260 West. The Okolowitz subdivision is a four-lot subdivision which includes one standard frontage lot and three deep lots, serviced by a private drive. The land proposed for the subdivision currently holds two properties with existing structures. These structures are to be demolished as a condition of the subdivision.

Mr. Hall opened the item for questions. Aaron McKnight suggested the item be tabled or continued due to two conflicts with the code.

Commissioner Rod Erikson and the Applicant's engineer, Roger Dudley, requested to hear the details of the code conflict. Several Commissioners requested to table the item. No formal motion to table the item was made. Chair Komen granted the request to hear the details of the code conflict. Aaron McKnight presented the following issues:

1. City code requires that the width of a private drive flag stem shall not be wider than 26 feet. The current width is approximately 35 feet.
2. City code requires a deep lot to be at least 80 feet away from the intersection of the private drive flag stem and the frontage road. Lot 1 is closer than the required distance.

Commission deliberated upon the terms of the motion and the date for continuance. Gary McGinn advised that an item can be continued to a specific event.

Planning Commission Action: Jim Hawkes motioned to continue the item until staff is ready to re-present the item. Rod Erikson seconded the motion. The motion passed unanimously.

The discussion regarding this item and its vote can be viewed at https://www.youtube.com/watch?v=vUntfrXh_dE

Final Meeting Comments: No further comments were provided.

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

The Planning Commission Meeting adjourned at **5:46 p.m.**

Reviewed and Approved: 10/15/2025