

MINUTES FOR NOVEMBER 19, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES November 19, 2025

The following items are discussed in these minutes:

CONSENT AGENDA ITEMS:

- Approval of Minutes for the 11-05-2025 Planning Commission Meeting

ACTION ITEMS:

- Preliminary Plat - Pearson Subdivision - Located generally at 233 South 400 West

A recording of the meeting can be viewed online at <https://www.youtube.com/watch?v=1ni2HmJSFJ8>

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 at approximately 4:31 PM

Those present: Madeline Komen, Gerald Crismon, Mike Carpenter, 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, Matt Taylor, Senior Planner; Grace Bjarnson and Rebecca Gourley, Associate Planners.

Those excused: Britton Runolfson, Planning Commission members

1.1 General Plan: Parks and Recreation

Matt Taylor presented the Parks, Recreation, Trails and Open Space Master Plan. Major trails in Orem include the Utah Lakeshore trail, the Murdock trail, the Orem-Provo College connector, the Bonneville shoreline trails, and 1600 North Trail. Several improvements to the trails were discussed, including standardized trail signage, upgrades to rest stops along the trail, and increasing connectivity.

Jared Hall and Commissioners also discussed Orem's Parks Plan, the level of service the parks provide, the intent of the parks (programmable spaces versus open fields), community needs, and how to include a Parks element in the General Plan.

PLANNING COMMISSION MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:31 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Haysam Sakar.

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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.

Agenda Item 3. Consent Agenda Items

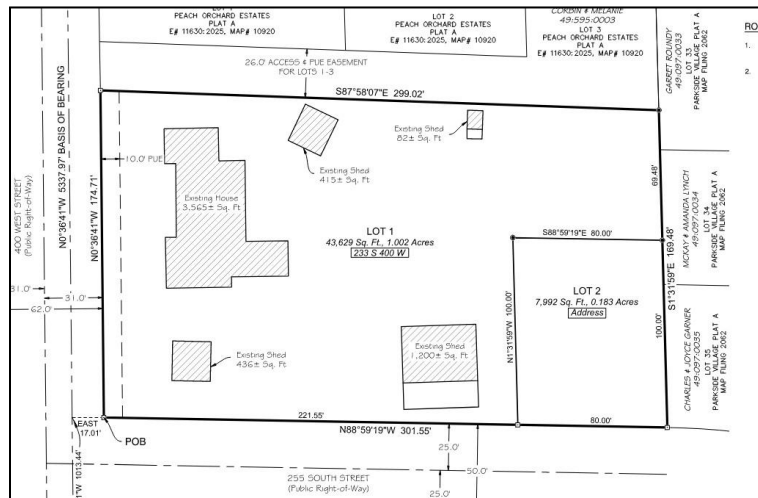
- 3.1 Approval of Minutes for the 11-05-2025 Planning Commission Meeting

Chair Komen introduced the Consent Agenda. Mike Carpenter motioned to approve the agenda. Rod Erickson seconded the motion. The motion passed unanimously. Items approved:

Agenda Item 4.1 Preliminary Plat – Pearson Subdivision - Located Generally at 233 South 400 West

Jared Hall introduced the Preliminary Plat for the Pearson Subdivision. The Subdivision includes two parcels that were previously recorded through metes and bounds. The Preliminary Subdivision will re-draw the lot lines, which will result in one lot, primarily located in the R8 zone, with a size of 43,629 square feet, and a second lot, which will be located in the R7.5 zone with a size of 7,992 square feet.

Planning Commission Action: Rod Erickson motioned to approve the Preliminary Plat for the Pearson Subdivision. Jim Hawkes seconded the motion. The motion passed unanimously.



Final Meeting Comments: Rebecca Gourley advised that there will be Calendar, OMPA training, re-electing chair and vice chair items that must be reviewed and voted on during the final 2025 meeting, or during the first meeting of 2026.

Gary McGinn reminded Commissioners and Staff that December 1st is the City's Lights-On Ceremony.

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

The Planning Commission Meeting adjourned at **5:40 p.m.**

Reviewed and Approved: 12/03/2025