



CITY OF OREM  
PLANNING COMMISSION MEETING  
56 North State Street, Orem, Utah  
May 20, 2026

*This meeting may be held electronically  
to allow a Commission member to participate.*

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56  
NORTH STATE STREET, OREM, UT

- 1 Discussion of Rezone at 360 West 1500 South**
  
- 2 Discussion of Neighborhood Meeting Policies**

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA
  - 3.1 Approval of the April 1, 2026 Minutes**
  
  - 3.2 Approval of the May 6, 2026 Minutes**
  
  - 3.3 Plat Amendment - Aiken Estates Plat C - Located generally at 721 South 100 West**
  
  - 3.4 Plat Amendment - Lake Ridge Farms Plat B - Located generally at 513 South 840 West**
4. ACTION ITEMS
5. PUBLIC HEARINGS
  - 5.1 Rezone - "Wolverine Rezone" - Request to rezone the property located generally at 1075 South 1675 West from Controlled Manufacturing (CM) to Manufacturing (M2). Approximately 9.28 acres.**
6. ADJOURN

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If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,  
please call the Development Services Office at least 3 working days prior to the meeting.  
(Voice 801-229-7183)**

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## DRAFT MINUTES FOR APRIL 1, 2026

### CITY OF OREM PLANNING COMMISSION MEETING MINUTES April 1, 2026

The following items are discussed in these minutes:

#### CONSENT AGENDA ITEMS:

- **3.1** - Approval of Minutes from the 03-18-26 Planning Commission Meeting

#### ACTION ITEMS:

- **4.1** No Items

#### PUBLIC HEARINGS:

- **5.1 CONTINUED Public Hearing** - “Westerly Way” Text Amendment and Rezone - 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
- **5.2 Public Hearing** - 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.
- **5.3 Public Hearing** - Primary Building Height in Residential Zones Text Amendment - Request to amend portions of Article 22-6-8 of the Orem City Code relating to allowable height of primary buildings in single-family residential zones.

A recording of the meeting can be viewed online at

<https://www.youtube.com/live/g78EJBuW9sk?si=xtwilT1FAxOWQLY0>.

## PLANNING COMMISSION WORK SESSION

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

Chair Komen called the Planning Commission meeting to order at approximately 4:30 PM

**Those present:** Madeline Komen, Darren Hawkins, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Britton Runolfson, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Pete Wolfley, Communications Staff; John Dorny, Traffic Engineer; Aaron McKnight, City Attorney.

## DRAFT MINUTES FOR APRIL 1, 2026

**Those excused:** Matt Taylor, Grace Bjarnson, Planning and Zoning Staff.

1. Discussion: Review of Agenda Items

Staff and Commissioners reviewed the agenda for the meeting, and discussed questions they had. Jared Hall presented an explanation of the Primary Building Height in Residential Zones Text Amendment.

2. Planning Commission Training

Due to lack of time, no training took place. A recording of the discussion can be viewed online at <https://www.youtube.com/live/g78EJBuW9sk?si=xtwilT1FAxOWQLY0>

## PLANNING COMMISSION MEETING

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

At **5:32 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Susan Madsen.

**Those present:** Madeline Komen, Darren Hawkins, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Britton Runolfson, Planning Commissioners; Quinn Mecham, City Council Liaison; Jared Hall, Rebecca Gourley, Planning and Zoning Staff; Gary McGinn, Director of Community Development; Pete Wolfley, Communications Staff; John Dorny, Traffic Engineer; Aaron McKnight, City Attorney.

**Those excused:** Matt Taylor, Grace Bjarnson, Planning and Zoning Staff.

### Agenda Item 3, Consent Agenda Items

- 3.1 - Approval of Minutes from the March 18th, 2026 Planning Commission Meeting

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

**Agenda Item 4, Action Items**

No Items.

**Agenda Item 5, Public Hearings**

**5.1 PUBLIC HEARING - “WESTERLY WAY” TEXT AMENDMENT AND REZONE -  
LOCATED APPROXIMATELY AT 1875 SOUTH GENEVA ROAD - Continued from March 18**

Jared Hall presented this item, a request to modify the current Farm Haven PRD from cottages to twin-homes, and rezone the subject property to be included in the PRD.

Chair Komen asked for clarification on road connections. Commissioner Madsen asked about current construction happening nearby.

The applicant, Trisha Nelson, was invited to come forward to answer questions. Since multiple commissioners had traffic questions, City Traffic Engineer John Dorny was also invited to come forward. He offered clarification on the differentiation between minor and major arterial roads, as well as how the city estimates traffic from different developments. Commissioner Ladle asked if medians have been considered, and Commissioner Reeves asked if adding additional access from Geneva Road would alleviate traffic concerns in the area. Mr. Dorny answered that yes, it would. In response to additional questions from Commissioners, Mr. Dorny addressed the capacity and expected use of these roads. Staff and Commissioners also discussed plans for Geneva Road, and possibilities for a future connection into the Farm Haven neighborhood.

Chair Komen opened the meeting for public comment.

Pamela Moose, resident of Payton’s Crossing, asked for consideration of the fairness in requiring some neighborhoods, but not others, to have access points to Geneva Road.

Sheri Fong expressed similar concerns, especially for traffic and safety in her neighborhood.

Ryan McDougall, a resident of the area, pointed out the density patterns in the area, and suggested that higher density developments should be closer to major roads, not behind lower density neighborhoods. He expressed concern with the traffic burden being put on the existing neighborhood roads.

Chair Komen closed the public hearing, and asked Commissioners and the applicant if they had further questions or comments. None were made.

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Jared Hall commented on the density patterns in the area, noting that this is a function of when each development came about.

Further discussion was had between Commissioners about the possibility of adding a connection to Geneva Road.

**Planning Commission Action:** Commissioner Susan Madsen moved that the 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 1875 S Geneva Road from OS-5, Open Space, to PRD, Planned Residential Development (approximately 2.9 acres), and to amend Appendix KK “Site Plan - Farm Haven” of the Orem City Code, subject to the condition that a public road be put in that connects to Geneva Road. Commissioner Runolfson seconded the motion.

YES: Darren Hawkins, Madeline Komen, Susan Madsen, Micah Ladel, Britton Runolfson

NO: Jeff Reeves, Karl Radmall

ABSTAIN: None

### **5.2 PUBLIC HEARING - 355 WEST UNIVERSITY REZONE - LOCATED APPROXIMATELY AT 355 WEST UNIVERSITY PARKWAY**

Jared Hall presented this item, a 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. He noted that the site was previously the Water Conservancy District Office and though it is zoned R8, is not currently being used for residential purposes, nor has it been used as such historically. The proposed concept plan involves adding a few new buildings and increasing the available parking.

Commissioners asked for clarification regarding the amount of C-2 zoning already present in the general area and the extent of the surrounding PD zones. Commissioner Madsen asked what specific services are allowed in the C-2 zone, noting that it is a very general category and expressing concern with its proximity to residential homes.

Chair Komen invited the applicant, McKenna Christensen, to come forward to address why C-2 was requested rather than a PD zone. She stated that they can meet all C-2 standards and that a PD zone would take longer to implement and limit the flexibility needed to secure tenants. In response to questions about neighborhood feedback, Ms. Christensen noted that residents had previously raised concerns regarding garbage and lighting.

Mr. McGinn gave clarification on development agreements, noting that the city does record them and reference them, but having a development agreement adds complication by creating more documents to look through to ensure compliance.

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Commissioner Hawkins asked if lighting could still be restricted under a C-2 designation, and Mr. Hall confirmed that these elements are reviewed and restricted during the site plan process.

Commissioner Ladel suggested it might be helpful to see a fuller vision for the site. The applicant responded that there is interest from restaurants and an emergency pet hospital, and that the owners have no interest in gas stations or auto uses, and offered to return with a list of restricted uses via a development agreement.

Chair Komen opened the public hearing. As no members of the public were present to speak, the public hearing was closed.

The applicant requested that the item be tabled to allow them to return with a list of specific uses they would consider for the area and those they would be willing to omit through a development agreement.

**Planning Commission Action:** Commissioner Ladel made a motion to continue the request for further consideration to the April 15th meeting. Commissioner Radmall seconded the motion.

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

NO: None

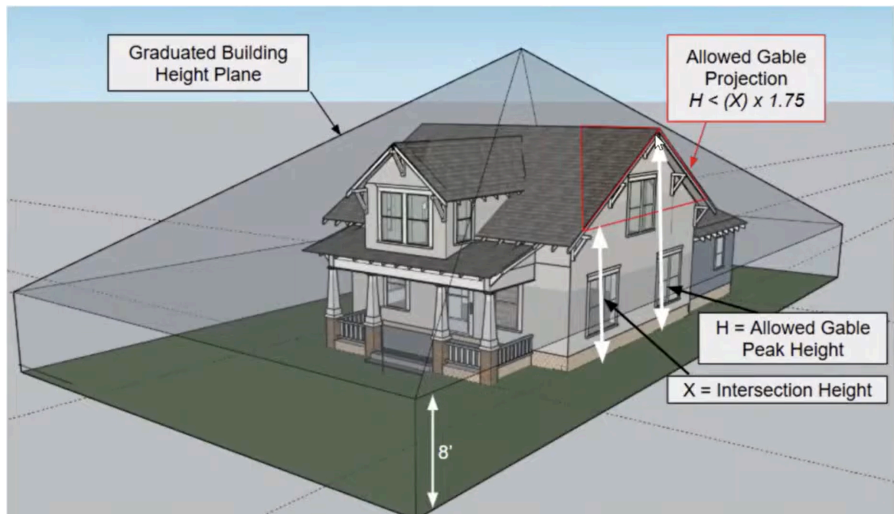
ABSTAIN: None

### **5.3 PUBLIC HEARING - PRIMARY BUILDING HEIGHT IN RESIDENTIAL ZONES TEXT AMENDMENT**

Jared Hall presented this item, a request to amend portions of Article 22-6-8 of the Orem City Code relating to allowable height of primary buildings in single-family residential zones.

The text amendment:

1. Differentiates between flat roof and pitched roof structures.
2. Lowers the base height and allows more height with more setback up to a max.
3. Implements a “graduated building height envelope.”



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A recording of the presentation can be viewed online at  
<https://www.youtube.com/live/g78EJBuW9sk?si=xtwilT1FAxOWQLY0>.

Chair Komen opened the public hearing. As no members of the public were present to speak, the public hearing was closed.

With no further discussion, Chair Komen called for a motion.

**Planning Commission Action:** Commissioner Radmall made a motion to forward a recommendation of approval to the City Council for the proposed amendments to Article 22-6-8 of the Orem City Code relating to allowable height of primary buildings in single-family residential zones. Commissioner Reeves seconded the motion.

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

NO: None

ABSTAIN: None

### **Adjournment:**

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

The Planning Commission Meeting adjourned at **7:31 p.m.**

A recording of the meeting can be viewed online at  
<https://www.youtube.com/live/g78EJBuW9sk?si=xtwilT1FAxOWQLY0>.

Reviewed and Approved: DRAFT

## DRAFT MINUTES FOR MAY 6, 2026

### CITY OF OREM PLANNING COMMISSION MEETING MINUTES May 6, 2026

The following items are discussed in these minutes:

#### CONSENT AGENDA ITEMS:

- **3.1** - Approval of Minutes from the 03-18-26 Planning Commission Meeting
- **3.2** - Approval of Minutes from the 04-15-26 Planning Commission Meeting
- **3.3** - Plat Amendment - The Berkshires Plat V - Located generally at 1269 S 1100 East

#### ACTION ITEMS:

- **4.1** Site Plan / Parking Exception Request - Boulder Industrial - Located generally at 1353 W 130 South

#### PUBLIC HEARINGS:

- **5.1 Rezone - "360 W 1500 South"** - Request to rezone the property located generally at 360 W 1500 South from Public Facilities (PF) to Residential (R8) for the development of a residential subdivision. Approximately 5.45-acres.
- **5.2 Text Amendment - "Fun City"** - Request to amend the text of Article 22-11-17(B) of the Orem City Code by including Standard Land Use #7424, Recreation Centers, as a permitted use in the PD-5 Zone.
- **5.3 Text Amendment - "Mini Moustachery"** - Request to amend Appendix A of the Orem City Code by including Standard Land Use #6231, Barber Shops and Standard Land Use #6232, Tattoo and Body Piercing as permitted uses in the M2, Manufacturing Zone.
- **5.4 Right-of-Way Vacation - "Home Depot"** - Request to vacate a 0.16-acre portion of the 1000 South right-of-way terminating at 590 East.

A recording of the meeting can be viewed online at

[https://www.youtube.com/live/LpJTHo0ApCk?si=oCG3M\\_YxX0cye\\_vj](https://www.youtube.com/live/LpJTHo0ApCk?si=oCG3M_YxX0cye_vj).

## PLANNING COMMISSION WORK SESSION

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

Chair Komen called the Planning Commission meeting to order at 4:29 PM.

**Those present:** Madeline Komen, Darren Hawkins, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Britton Runolfson, Planning Commissioners; Quinn Mecham, City Council Liaison; LaNae Millett, Crystal Muhlestein, City Council Members; Jared Hall, Matthew Taylor, Rebecca Gourley, Grace Bjarnson, Emma Tenney, Planning and Zoning Staff.

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**Those excused:** Gary McGinn, Director of Community Development.

1. Update on Heart of Downtown Plan

This item was postponed until the next meeting, May 20th. In lieu of this, Jared Hall presented an overview of how to access the Planning Commission packet.

2. Discussion of Agenda Items

Commissioners asked questions about the items on tonight's agenda. A recording of the discussion can be viewed online at [https://www.youtube.com/live/LpJTHo0ApCk?si=oCG3M\\_YxX0cye\\_yi](https://www.youtube.com/live/LpJTHo0ApCk?si=oCG3M_YxX0cye_yi).

The meeting was adjourned at 5:21 PM.

## 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 Karl Radmall.

**Those present:** Madeline Komen, Darren Hawkins, Micah Ladle, Susan Madsen, Karl Radmall, Jeff Reeves, Britton Runolfson, Planning Commissioners; Quinn Mecham, City Council Liaison; LaNae Millett, Crystal Muhlestein, City Council Members; Jared Hall, Rebecca Gourley, Grace Bjarnson, Emma Tenney, Planning and Zoning Staff.

**Those excused:** Gary McGinn, Director of Community Development; Matthew Taylor, Planning and Zoning Staff.

### Agenda Item 3, Consent Agenda Items

- **3.1** - Approval of Minutes from the 03-18-26 Planning Commission Meeting
- **3.2** - Approval of Minutes from the 04-15-26 Planning Commission Meeting
- **3.3** - Plat Amendment - The Berkshires Plat V - Located generally at 1269 S 1100 East

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**Planning Commission Action:** Commissioner Susan Madsen motioned to approve the Consent Agenda. Commissioner Karl Radmill seconded the motion.

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

NO: None

ABSTAIN: None

### **Agenda Item 4, Action Items**

#### **4.1 SITE PLAN / PARKING EXCEPTION REQUEST - BOULDER INDUSTRIAL - LOCATED APPROXIMATELY AT 360 W 1500 SOUTH**

Jared Hall presented this item, a request for a parking reduction for Boulder Industrial. After the staff presentation, the applicant, Landon Trost, was invited to come forward.

Commissioners asked the applicant questions regarding the use of the existing office space on the property. Commissioner Reeves asked Mr. Hall what the City Code requires in order to offer approval for a parking reduction. Mr. Hall answered that a parking study is required.

Chair Komen read aloud the relevant code, 22-15-5(E):

*“Reduction of Required Parking:* The approving authority of a site plan may grant a reduction of up to fifty percent (50%) in the required number of parking stalls for commercial, industrial, and mixed use developments, if the applicant presents a parking-traffic study prepared by a traffic engineer, and demonstrates by clear and convincing evidence that the expected vehicle use and parking space demand for the development will be less than that predicted by the Institute of Transportation Engineers vehicle trip generation rates or less than minimum City parking requirements because:

1. The site incorporates a mix of office or retail uses with assembly and occupancy type uses identified in Section 22-15-4(F) which reduces the need for parking spaces because of shared parking; or
2. The site is adjacent to a mass transit route and the applicant provides a transit stop and related Amenities, including a public plaza, pedestrian sitting areas, and additional landscaping (not to exceed 25% of the total area dedicated as a transit stop); and
3. It is demonstrated that the use of alternative modes of transportation, including mass transit, bicycles, and walking by customers, clients, or employees of the development will reduce the need for parking space.”

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Commissioner Madsen expressed concern with offering an exception, because tenants and uses at this location might change in the future.

**Planning Commission Action:** Chair Komen motioned to continue this item until a parking study is completed. Commissioner Madsen seconded the motion.

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

NO: None

ABSTAIN: None

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

#### **5.1 REZONE - "360 W 1500 SOUTH" - LOCATED APPROXIMATELY AT 360 W 1500 SOUTH**

The City of Orem is the applicant for this item, a request to rezone the property located generally at 360 W 1500 South from Public Facilities (PF) to Residential (R8) for the development of a residential subdivision. Jared Hall spoke on behalf of the City to present this item. He noted that the General Plan classifies this area as low-density residential, and that it is surrounded by residential zones.

Commissioners asked questions about the property, including the grade, before Chair Komen opened the meeting to public comment. The comments were as follows:

Danelly Ballard is a resident nearby. She stated that she purchased her home because of the area's greenery and noted that the property is already being used informally as a park by neighborhood residents. She states that she was able to collect 23 signatures from one hour of walking around her neighborhood, all supporting the preservation of the property as park space. She also expressed concern about the loss of green space in Utah.

Jeff Mon, a neighbor, stated that if the property is already functioning as a park, it should remain that way.

Steve Salmon said he has lived in the area for 33 years and asked if it would still be possible for him to develop the vacant lot he owns in the area if the land use designation changed.

Nicole VanOrmen, who owns property in the Sunflower Dunes subdivision, discussed issues with not having sewer hookup availability. She expressed that if the parcel is developed, they would like sewer and water hookups to be provided.

Jay Liechty owns property in the nearby Acadia Heights subdivision. He said he does not want the site developed, but would like sewer lines extended through the area. He asked whether the City would install sewer infrastructure if the property were used as a park. He expressed that although he would prefer trees and a park, the neighborhood children would likely enjoy more neighbors to play with.

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Tana Oskana brought up that she bought her property on a dead end intentionally, and putting a through street there would negatively impact the neighborhood and children in the area.

Dawn Mon said her first preference would be a park, and her second preference would be the subdivision with the through street option. She expressed concern about visibility and safety issues with the existing street layout, and stated traffic concerns should be addressed.

Chuck McCartney said they purchased their home because the street was a dead end, and noted many children play in the area. He stated his preferred option would be a cul-de-sac and believed a through street would create safety concerns.

The following are comments sent in to the Planning and Zoning department about this item, and were read into the public hearing by staff:

David Terry, via phone call:

He is 100% against the cul-de-sac. He wants the road to go through. He lives at 1640 S and all the neighbors agree about the through road because currently 1640 S is a major thoroughfare for people coming down the hill and getting on the freeway. The road takes all the traffic to get on to the freeway. Cars coming down the hill are going way too fast. The day before he called a kid who had a ball go out into the road and a car came down the hill too fast and hit the ball and almost hit the child. People race on the road. Traffic needs to be slowed down there. Putting in a through street will release a little of the pressure on 1640 S.

Amy Liechty, via email:

“Hello. I live at 345 W 1600 S. My property borders the city property that used to be owned by UDOT and that I hear the city is now wanting to rezone in order to build homes. I am opposed to the rezone.

Before we purchased our home, we met with the city and we were assured that the city would not be building homes on the property. The city planner we spoke with told us the city could not do anything with the property other than make it into a park. That assurance is one of the main reasons we chose to purchase the home.

There are many people from the surrounding apartments and neighborhoods who use that property as a park. In the summertime, you can see lots of people walking their dogs and riding dirt bikes on the hills. It is already being enjoyed as a city park of sorts.

My foremost concern for the development of the property; however, is a safety issue. We live on a street that has been forgotten by the city. In the wintertime, the city doesn't plow our street. Every week we have to hike our garbage can past two homes up to 1600 south because the garbage service won't come down our street. There is only one way into our home and one way out. Unless, of course, we go through the city property. If the city developed the city property that borders our home, we would

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be trapped. If our neighbors homes ever caught fire and we needed to evacuate, we would have no way out.

Please leave the city property undeveloped. Do not rezone it for homes.

Thank you,  
Amy Liechty”

Chair Komen closed the public comment section of the meeting.

In response to questions asked during the public comment, Mr. Hall stated staff was uncertain whether access through the area would continue if it stayed as a park. He also stated that it is unlikely that a sewer line would be installed without property sales to recoup the costs. In response to why a park is not being pursued, he said that the Parks Department had not found it viable. However, a special use park, such as a bike park, might be possible.

Chair Komen invited Jay Liechty and Nicole VanOrmen back to the podium to provide additional context on roads in the area, in response to questions raised by Commission members.

The public comment portion was briefly reopened.

Steve Solomon referenced a previous neighborhood meeting discussion involving the possibility of a private lane if sewer infrastructure were extended by the City.

Nicole VanOrmen provided further clarification regarding roads and private lanes.

Jay Liechty also provided further clarification regarding roads and private lanes.

Chair Komen closed the public comment again.

Chair Komen asked at what point a prescriptive easement is created through use of the dirt lane. Mr. Hall noted that legal staff was not present, and referred the question to the City Attorney’s office.

Commissioner Radmall clarified that this meeting was only for determining if a zoning change is appropriate, not approving plans for a subdivision.

Mr. Hall noted that rezoning the property as an R8 does not preclude the possibility of developing it as a park, since parks are a permitted use in the R8 zone. Commissioner Hawkins asked what problems the city is solving by requesting a zoning change, and Mr. Hall responded that the proposal could help address sewer access issues associated with Sunflower Dunes while also creating additional single-family housing opportunities. He stated there are challenges that may discourage private developers but that the City may be better positioned to address.

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Commissioner Runolfson noted the divided opinions among neighborhood residents and the responsibility of the Planning Commission to make long-term decisions for the community.

Commissioner Madsen stated that extending water and sewer infrastructure would be costly and that residential development may be necessary to offset infrastructure expenses. She also noted the proposal could provide additional single-family housing opportunities.

Commissioner Runolfson stated interest in exploring a hybrid solution involving completion of Sunflower Dunes and a specialized park amenity, such as a bike park.

Additional discussion occurred regarding Public Facilities (PF) zoning and whether that designation could provide alternative opportunities while maintaining flexibility for future park development.

**Planning Commission Action:** Commissioner Darren Hawkins moved that the Planning Commission forward a recommendation of approval to the City Council for the request to rezone the property located generally at 360 W 1500 South from Public Facilities (PF) to Residential (R8) for the development of a residential subdivision. Commissioner Radmill seconded the motion.

Before voting, Commissioner Runolfson made a motion to reconsider that motion. Commissioner Madsen seconded the motion.

YES: Madeline Komen, Micah Ladle, Susan Madsen, Britton Runolfson

NO: Darren Hawkins, Karl Radmall, Jeff Reeves

ABSTAIN: None

The motion passed.

Commissioner Runolfson moved to continue the request to the June 3rd Planning Commission meeting. Commissioner Madsen seconded the motion.

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

NO: Karl Radmall

ABSTAIN: None

The motion passed.

### **5.2 TEXT AMENDMENT - "FUN CITY" - AMENDING ARTICLE 22-11-17(B) OF THE OREM CITY CODE**

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Rebecca Gourley presented this item, a request to amend the text of Article 22-11-17(B) of the Orem City Code by including Standard Land Use #7424, Recreation Centers, as a permitted use in the PD-5 Zone.

Commissioner Reeves asked whether a formal definition for a “recreation center” exists within the City Code. Rebecca stated there is currently no formal definition.

Chair Komen asked where the SLU codes originated, and Mr. Hall provided background information regarding the codes and their use.

Kenny Styles, representing the property owner, addressed the Commission. He stated that large commercial spaces such as the subject property can be difficult to lease and noted that neighboring businesses support the proposed use.

Li Shan, representing Fun City, described the proposed recreation facility, which would include trampolines, foam pits, climbing walls, and ninja-style obstacle courses.

Chair Komen opened the meeting for public comment.

Steve Usdan stated that the market has changed and expressed support for the proposed use. He stated there is a community need for this type of recreation facility and noted that similar businesses have performed well in other locations.

Marion Baxter expressed support for the proposal, stating the use would be a good fit for the area. She thanked the Commission for the opportunity to provide positive feedback and stated Utah Valley would benefit from the draw this would create.

The following comment from Orem Family Center, LLC was read into the record by staff:

“Dear Honorable Chair and Planning Commissioners:

As the owners of the property at the Family Center at Orem on East University Parkway, we support the Applicant’s (Fun City) request for the text amendment to allow for the proposed recreational use at the 40,035 square foot tenant space located at 172 East University Parkway.

We own and manage more than 2,400,000 square feet of commercial property throughout Utah, including approximately 525,000 square feet in Orem between Family Center at Orem, University Crossing and Orem Center State Plaza. Over the last few decades, the nature of brick-and-mortar commerce has evolved significantly—the market for traditional retail uses has changed, with customers seeking a variety of experiential and service uses at both neighborhood and regional shopping centers. This has provided challenges for communities who desire these new uses—such as Fun City, an indoor recreation and family entertainment facility—which are, unfortunately, not contemplated or permitted by the current Zoning Codes.

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Here, the proposed Fun City facility would create one new tenant space out of two existing ones (formerly occupied by Lumber Liquidators and Joann's each of which filed for bankruptcy and closed). Specifically, Fun City would provide a year-round, indoor trampoline park containing foam pits, climbing elements, and obstacle/ninja courses to serve both children and adults. This kind of new use offers a healthy environment for active, physical recreation, and delivers a community-oriented alternative to pervasive social media engagement. Moreover, this use is viewed by the shopping center's tenants (including Michael's) as complementary to their businesses, and will enhance the center's overall desirability.

Additionally, Fun City will have a direct impact on the local economy, as it anticipates employing 30–50 people and generating approximately \$2 million in annual revenue. We have seen similar facilities succeed in nearby communities in other retail shopping centers we own, such as the Van Winkle Shopping Center in Murray, Utah (Fun City), the former Dan's Market at 33rd and 23rd in Millcreek, Utah (Slick City), and Fort Union Shopping Center in Midvale, Utah (Urban Air). Permitting a family-oriented business to replace a vacant, and large, commercial space advances the City's economic goals and will fulfill a market demand.

We urge the Commission to approve the Applicant's reasonable request for the text amendment, which will not only meet an identified need in the current market, but also provide economic benefits to the community. Thank you for your consideration, and we look forward to our continued investment in the City of Orem.

Sincerely,

Steven Usdan  
Authorized Representative  
Orem Family Center, LLC  
an affiliate of Community Development Real Estate, LLC"

The public comment period was closed.

Commissioner Runolfson asked Mr. Styles questions regarding management and operation of the facility. Chair Komen also commented that additional recreation opportunities of this type would be beneficial in Orem.

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**Planning Commission Action:** Commissioner Radmall made a motion to forward a recommendation of approval to the City Council for the request to amend the text of Article 22-11-17(B) of the Orem City Code by including Standard Land Use #7424, Recreation Centers, as a permitted use in the PD-5 Zone. Commissioner Hawkins seconded the motion.

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

NO: None

ABSTAIN: None

### **5.3 TEXT AMENDMENT - “MINI MOUSTACHERY” - AMENDING APPENDIX A OF THE OREM CITY CODE**

Rebecca Gourley presented this item, a request to amend Appendix A of the Orem City Code by including Standard Land Use #6231, Barber Shops and Standard Land Use #6232, Tattoo and Body Piercing as permitted uses in the M2, Manufacturing Zone.

Commissioner Runolfson asked whether the City could adequately regulate concerns associated with the proposed use and expressed concern that allowing the use within the M2 zone could lower operational standards for individual operators. Staff noted that operators would be required to provide appropriate certifications and comply with building inspections in order to obtain a business license.

Commissioner Radmall noted that this use is already permitted in the C2 zone, which tends to be located closer to the center of town, and this has not created significant issues. Locations within the M2 zone would generally be even farther removed from residential areas. Commissioner Runolfson commented that M2 areas are less developed and may have less community oversight compared to other commercial areas.

The applicant, Ethan Taylor, was invited to come forward. He stated he has owned the building for approximately 30 years. He stated the business would generate tax revenue for Orem and serve employees working in the surrounding industrial area who may wish to obtain grooming services during work breaks. He stated the business would provide employment opportunities and noted that hairline tattoo services are increasingly common.

Commissioners asked how much of the business activity would involve tattoo services. The applicant responded that tattoo-related services would be incidental to the primary use and that the business would focus primarily on men’s grooming services.

Chair Komen opened up the meeting for public comment.

## DRAFT MINUTES FOR MAY 6, 2026

Marion Baxter spoke in support of the application. She stated that permanent makeup services for both men and women fill an important need and opportunity in Orem and stated the proposed location was appropriate.

Chair Komen closed the public hearing.

Commissioner Hawkins stated tattoo-related uses are already permitted in many locations and noted that existing regulations are in place to reduce potential criminal activity. He stated the proposal did not represent a major expansion of tattoo-related uses and appeared to be an appropriate and needed use for the area. Commissioner Madsen mentioned the area is already substantially built out and expressed confidence that property owners would not lease space to operators they viewed as problematic. She stated she was not concerned about an overconcentration of tattoo businesses and preferred the use in the proposed location over other alternatives. Commissioner Reeves commented that allowing the use within the M2 zone was unlikely to result in a significant increase in tattoo businesses due to the limited amount of remaining developable property in the zone. Commissioner Radmall pointed out that tattoo services would not function as a standalone use and would instead remain accessory to the primary grooming business.

**Planning Commission Action:** Commissioner Madsen made a motion to forward a recommendation of approval to the City Council for the proposed amendments to Appendix A of the Orem City Code by including Standard Land Use #6231, Barber Shops and Standard Land Use #6232, Tattoo and Body Piercing as permitted uses in the M2, Manufacturing Zone. Commissioner Runolfson seconded the motion.

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

NO: None

ABSTAIN: None

### **5.4 RIGHT-OF-WAY VACATION - "HOME DEPOT" - LOCATED APPROXIMATELY 1000 S 590 EAST**

Jared Hall presented this item, a request to vacate a 0.16-acre portion of the 1000 South right-of-way terminating at 590 East.

Commissioners asked for more information on right-of-way vacations.

Chair Komen opened the meeting to public comment. As no members of the public were present to speak, the public hearing was closed.

## DRAFT MINUTES FOR MAY 6, 2026

**Planning Commission Action:** Commissioner Hawkins made a motion to forward a recommendation of approval to the City Council for the request to vacate a 0.16-acre portion of the 1000 South right-of-way terminating at 590 East. Commissioner Runolfson seconded the motion.

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

NO: None

ABSTAIN: None

### **Adjournment:**

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

The Planning Commission Meeting adjourned at **8:06 PM**.

A recording of the meeting can be viewed online at

[https://www.youtube.com/live/LpJTHo0ApCk?si=oCG3M\\_YxX0cye\\_yi](https://www.youtube.com/live/LpJTHo0ApCk?si=oCG3M_YxX0cye_yi).

Reviewed and Approved: DRAFT

Map Filing # 2066

17542  
 REGISTERED BY THE REQUEST OF  
 Valley Lumber Co.  
 BOOK PAGE  
 1570 MAY - 9 PM 12 12  
 NINA B. REID  
 UTAH COUNTY REGISTER DEPUTY

**CURVE DATA BOX**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	89° 56' 31"	10.00	15.70'	9.99'	14.13'	N 44° 10' 21" W
2	90° 03' 29"	10.00	15.72'	10.01'	14.15'	S 45° 49' 40" W
3	60° 00' 03"	50.00	57.36'	28.87'	50.00'	N 59° 08' 35" W
4	37° 29' 30"	50.00	32.72'	16.97'	32.14'	N 47° 53' 18" W
5	64° 34' 47"	50.00	56.36'	31.60'	53.42'	S 81° 04' 16" W
6	53° 10' 23"	50.00	46.40'	25.02'	44.78'	S 22° 12' 34" W
7	52° 48' 43"	50.00	46.09'	24.83'	44.47'	S 30° 47' 48" E
8	31° 56' 40"	50.00	27.88'	14.31'	27.52'	S 73° 10' 10" E

**SURVEYOR'S CERTIFICATE**  
 I, DENNIS H. JENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4495 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**  
 COMMENCING N 0° 47' 56" W ALONG THE SECTION LINE 305.38' AND WEST 504.31' FROM THE EAST 1/4 CORNER SECTION 22, T.6 S., R. 2 E. SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 89° 27' 12" W	101.93'	
N 89° 08' 36" W	400.49'	
N 0° 58' 53" E	336.53'	
S 88° 48' 10" E	181.29'	
N 84° 01' 41" E	301.96'	
S 2° 19' 59" E	369.43'	TO THE POINT OF BEGINNING

BASIS OF BEARING = N 0° 47' 56" W ALONG THE SECTION LINE

5-8-78 DATE  
 Dennis H. Jensen SURVEYOR (See Seal Below)

**OWNERS' DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 8th DAY OF May, A.D. 1978:

L. Jones  
 L. Jones  
 Craig R. Christensen  
 Craig R. Christensen  
 Pref. S-2 Properties, Inc.  
 ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
 COUNTY OF UTAH }  
 ON THE 8th DAY OF May, A.D. 1978 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO FULLY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
 MY COMMISSION EXPIRES 3-13-82  
 Judy Aldredg NOTARY PUBLIC (See Seal Below)

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE City Council of Orem City, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 25th DAY OF April, A.D. 1978.

Lee E. Bangert  
 J. Earl Samueth  
 APPROVED Robert L. Sumner ATTEST O. Allen Jones  
 (See Seal Below) ENGINEER (See Seal Below) CLERK-RECORDER

**BOARD OF HEALTH**  
 APPROVED SUBJECT TO THE FOLLOWING CONDITIONS TO BE CONNECTED TO OREM CITY SEWER & WATER SYSTEMS

CITY-COUNTY HEALTH DEPARTMENT

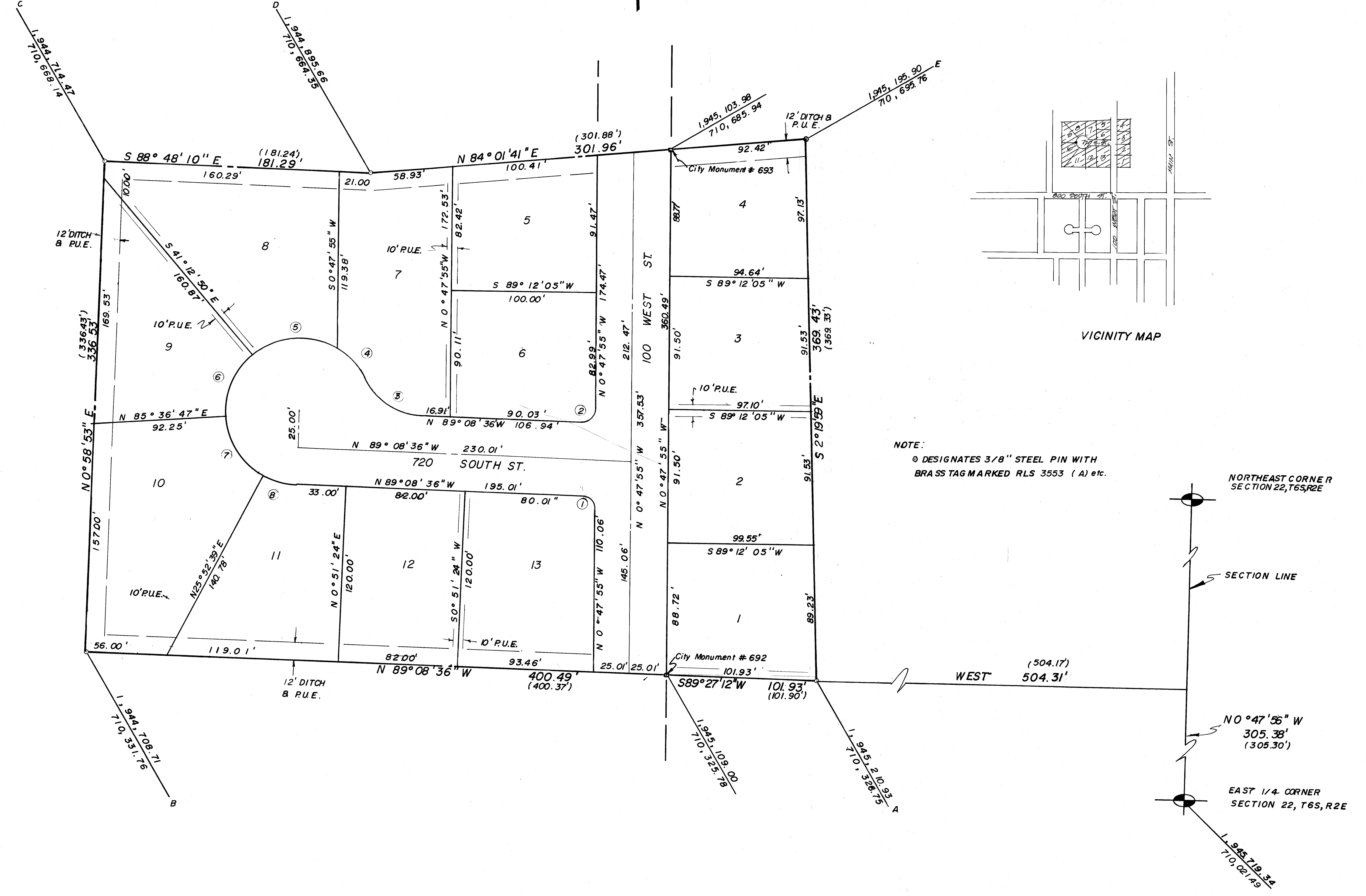
**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 19th DAY OF April, A.D. 1978, BY THE OREM CITY PLANNING COMMISSION

Douglas L. Wheeler  
 Acting DIRECTOR-SECRETARY  
 Richard W. Adams  
 Chairman, PLANNING COMMISSION

PLAT "A"  
**AIKEN ESTATES**  
 SUBDIVISION  
 OREM, UTAH COUNTY, UTAH  
 SCALE: 1" = 40 FEET

Prepared by DUDLEY & ASSOCIATES OREM, UTAH	SURVEYOR'S SEAL DENNIS H. JENSEN STATE OF UTAH	NOTARY PUBLIC SEAL NOTARY PUBLIC STATE OF UTAH	CITY-COUNTY ENGINEER SEAL STATE OF UTAH	CLERK-RECORDER SEAL STATE OF UTAH
--------------------------------------------------	------------------------------------------------------	------------------------------------------------------	--------------------------------------------	--------------------------------------

This form approved by Utah County and the municipalities therein.

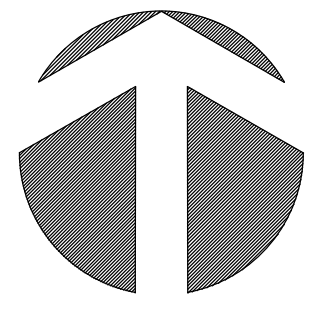


2066-10

Plat " C "

# Aiken Estates

Including a vacation of Lots 2,3,4, Plat "A" Aiken Estates  
Located in the Northeast quarter of Section 22  
Township 6 South Range 2 East SLB&M



NORTH  
1" = 30



Vicinity Map

### Surveyor's Certificate

I, ROBERT D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 142089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 56, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below. I have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

### Boundary Description

Commencing at a point located North 00°47'56" West along the Section line 393.53 feet and West 432.74 feet from the East quarter corner of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°12'09" West 73.98 feet; thence South 89°12'05" West 99.55 feet to the Southwest corner of Lot 2, Plat "A" Aikens Estates Subdivision; thence North 00°47'55" West 271.77 feet to the Northwest corner of Lot 4, Plat "A", Aiken Estates Subdivision; thence North 84°01'41" East along Karron Estates Subdivision 166.15 feet; thence South 02°23'19" East along Aikens Grove PRD 288.91 feet to the point of beginning.

AREA=47,426 sq. ft. or 1.089 acres  
Contains 3 Lots

Basis of Bearing North 00°47'56" West along the Section line from the East ¼ Corner of Section 22 Township 6 South Range 2 East SLB&M, NAD 27

Date \_\_\_\_\_ Surveyor \_\_\_\_\_  
(See Seal Below)

### Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

The Mack Family Trust dated May 24, 2018 \_\_\_\_\_ The Mack Family Trust dated May 24, 2018 \_\_\_\_\_  
by Spencer F. Mack, Trustee by Jane N. Mack, Trustee  
Frances Taho \_\_\_\_\_ Takimshu Taho \_\_\_\_\_  
Tye Lane Christensen \_\_\_\_\_ Natalie Christensen \_\_\_\_\_

### Acknowledgement

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who represented that they are the \_\_\_\_\_ owners of \_\_\_\_\_ Lot 1 \_\_\_\_\_ and have the authority to execute this instrument.

My Commission Number \_\_\_\_\_ Signed (a Notary Public Commissioned in Utah)  
My Commission Expires \_\_\_\_\_ Print name of Notary

### Acknowledgement

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who represented that they are the \_\_\_\_\_ Trustees of the \_\_\_\_\_ The Mack Family Trust dated May 24, 2018, and have the authority to execute this instrument.

My Commission Number \_\_\_\_\_ Signed (a Notary Public Commissioned in Utah)  
My Commission Expires \_\_\_\_\_ Print name of Notary

### Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
City Engineer City Recorder  
Approved: \_\_\_\_\_  
Community Development Director

### Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

### Planning Commission Approval

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City of Orem Planning Commission.  
Director-Secretary Chairperson, Planning Commission Resolution No. \_\_\_\_\_

### County Recorder

Plat " C "

# Aiken Estates

Including a vacation of Lots 2,3,4, Plat "A" Aiken Estates  
Located in the Northeast quarter of Section 22  
Township 6 South Range 2 East SLB&M

Subdivision \_\_\_\_\_  
Orem City, \_\_\_\_\_ Utah County, Utah  
Scale: 1" = 30 Feet

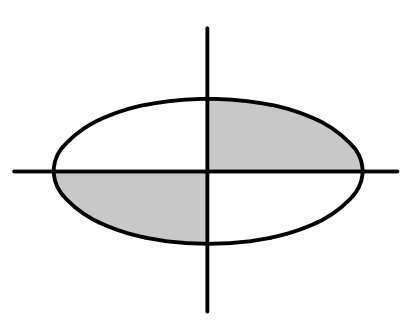
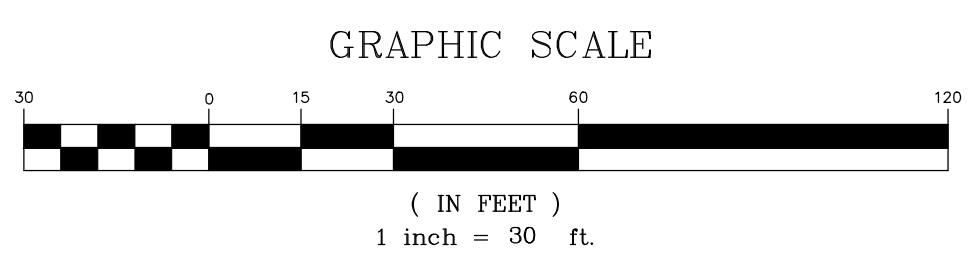
### Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 2, 3, 4 Aiken Estates Plat "A", Lots 2, 3, 4 Aiken Estates Plat "A" is hereby vacated

Note:  
No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

SURVEYOR'S SEAL  
NOTARY PUBLIC SEAL  
CITY-COUNTY ENGINEER SEAL  
CLERK-RECORDER SEAL  
Approved as to Form  
City Attorney \_\_\_\_\_ Date \_\_\_\_\_

Prepared by:  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264



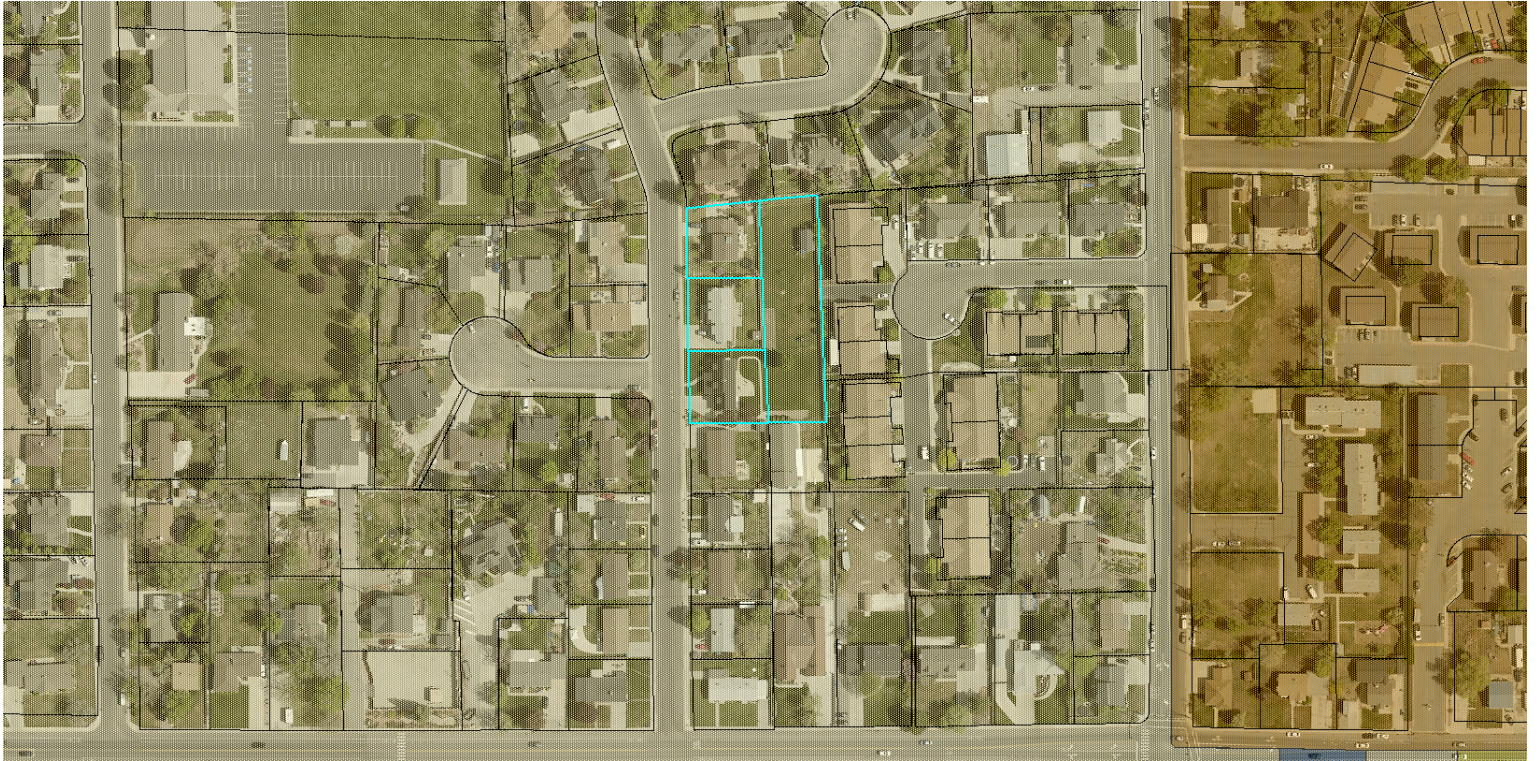
# Aiken Estates Plat C - Street View

## (721 S 100 West)





# Aiken Estates Plat C – 721 S 100 West



## Legend

 R8  R6.5

**Neighborhood**  
Stonewood



**Zoning Map:**  
Zone: R8



# PLANNING COMMISSION

May 20<sup>th</sup>, 2026

## Item 3.1

Aiken Estates Plat C  
721 South 100 West

Prepared By:  
Emma Tenney

Plat Amendment combining three existing lots with separate portions of an adjacent property.

Applicant:  
Lamon Mack

**Notices:**

- Posted in 2 public places.
- Posted on City Webpage and City hotline.
- Posted at Utah.gov/pmn.

**Site Information:**

General Plan Designation:  
**Low Density Residential**

Zoning: **R-8, Low Density Residential**

Total Acreage: **1.09-acres combined**

**Action:**

The Planning Commission is the Land Use Authority and the approving body for this item.

**REQUEST:** The applicant requests approval for a plat amendment adding portions of a nonconforming parcel to the existing three adjacent residential lots in order to increase the total area and backyard depth of each.

**BACKGROUND:** The applicant, Lamon Mack, applied for a plat amendment on March 30<sup>th</sup>, 2026. Lamon Mack is the son of Spencer Mack, who lives at 721 South 100 West, and owns the vacant lot located directly to the East of the property, labeled below as “Parcel 18:039:0051.” He is proposing to divide the vacant parcel into the three adjacent lots to the west: 695 S. 100 West, 707 S. 100 West, and 721 S. 100 West.



Figure 1, Existing lots at 695 S 100 West, 707 S 100 West, and 721 S 100 West, and parcel 18:039:0051

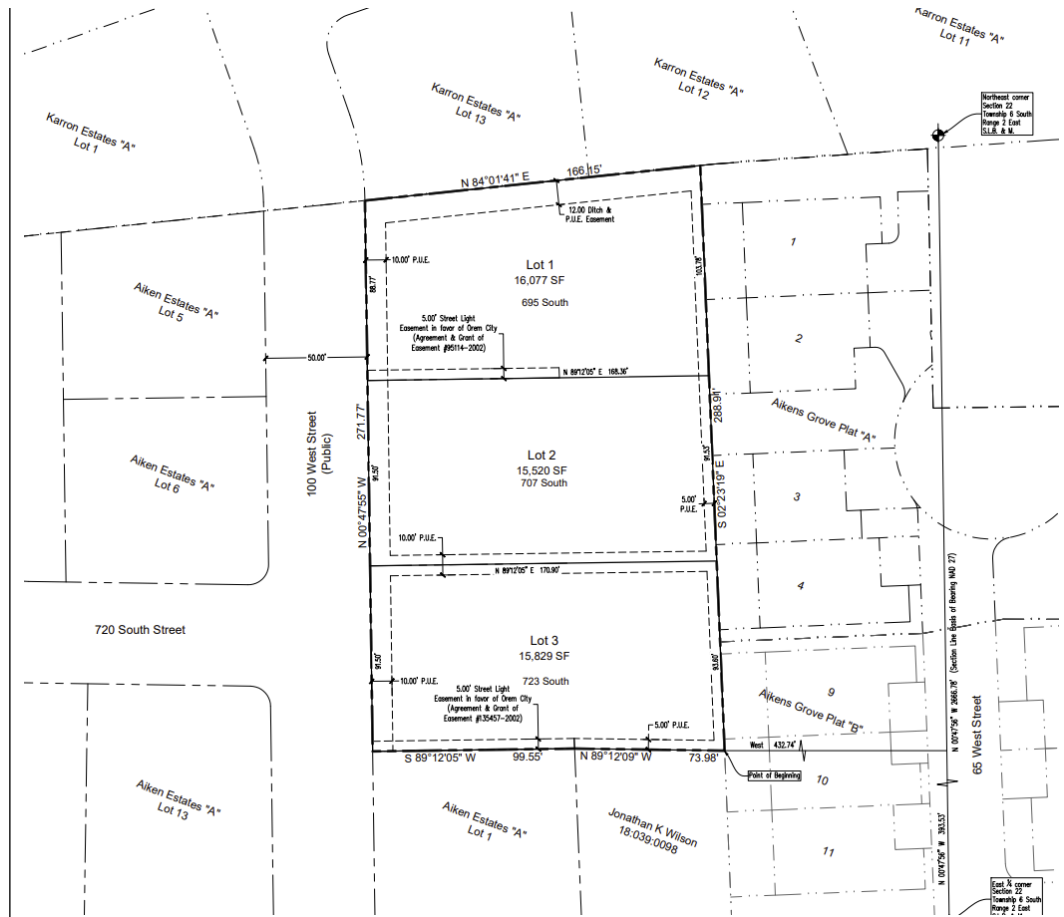


Figure 2, Proposed plat amendment

**REVIEW:**

**Zoning:** The subject property is currently zoned R8, Single Family Residential. The R8 Zone allows single-family residential development on lots with a minimum of 8,000 ft<sup>2</sup>. The square footage of the lots is as follows:

	EXISTING SQ FT, APPROX	PROPOSED SQ FT, APPROX
695 S 100 WEST	8,712	16,077
707 S 100 WEST	8,712	15,520
721 S 100 WEST	9,147	15,829
PARCEL 18:039:0051	20,908	0

**DEVELOPMENT REVIEW COMMITTEE:** The Development Review Committee (DRC) reviewed the plat amendment application on Monday, May 11<sup>th</sup>, 2026. The DRC unanimously recommended approval to the Planning Commission.

**ALTERNATIVE ACTIONS:**

After review and consideration of the application the Planning Commission may:

- Approve or Deny the requested plat amendment.

- **Continue the Request** to a future date for further review, additional information, or condition.

**ALTERNATIVE MOTIONS:**

**Motion to Approve or Deny -**

“I move that the Planning Commission [choose **APPROVE** or **DENY**] the Plat Amendment for Aiken Estates Plat C.”

**Motion to Continue the Request –**

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”



**PLANNING COMMISSION**  
May 20<sup>th</sup>, 2026

**Item 3.4**

Lake Ridge Plat B  
513 South 840 West

**Prepared By:**  
Rebecca Gourley

Plat Amendment  
Altering the property between two existing lots

**Applicant:**  
David Brotherson, Lake Ridge Farms

**Notices:**

Posted in 2 public places.  
Posted on City Webpage and City hotline.  
Posted at Utah.gov/pmn.

**Site Information:**

General Plan Designation:  
**Low Density Residential**

Zoning: **R8, Single Family**

Total Acreage:  
**Lot 1 .38 Acres**  
**Lot 2 .30 Acres**

**Action:**

The Planning Commission is the Land Use Authority and the approving body for this item.

**REQUEST:** The applicant requests approval to alter the property line between two existing lots.

**BACKGROUND:** The applicant, David Brotherson, applied for a plat amendment on April 23rd, 2026. Mr. Brotherson is the manager of Lake Ridge Farms LLC, the entity that owns the property at 525 South 840 West. The owners of the neighboring property, 513 South, coordinated with Mr. Brotherson to enlarge their backyard by moving the southern property line approximately 6 ft to the south.



*Figure 1, Lake Ridge Farms Subdivision, subject properties highlighted in blue*

**REVIEW:**

Zoning: The subject properties and all surrounding lots are zoned R8, Single Family, 8,000 sqft lots.

The proposed change would reduce the area of 525 South from 13,107 sqft to 12,829 sqft and increase the area of 513 South from 16,613 sqft to 16,890. No other changes have been proposed.

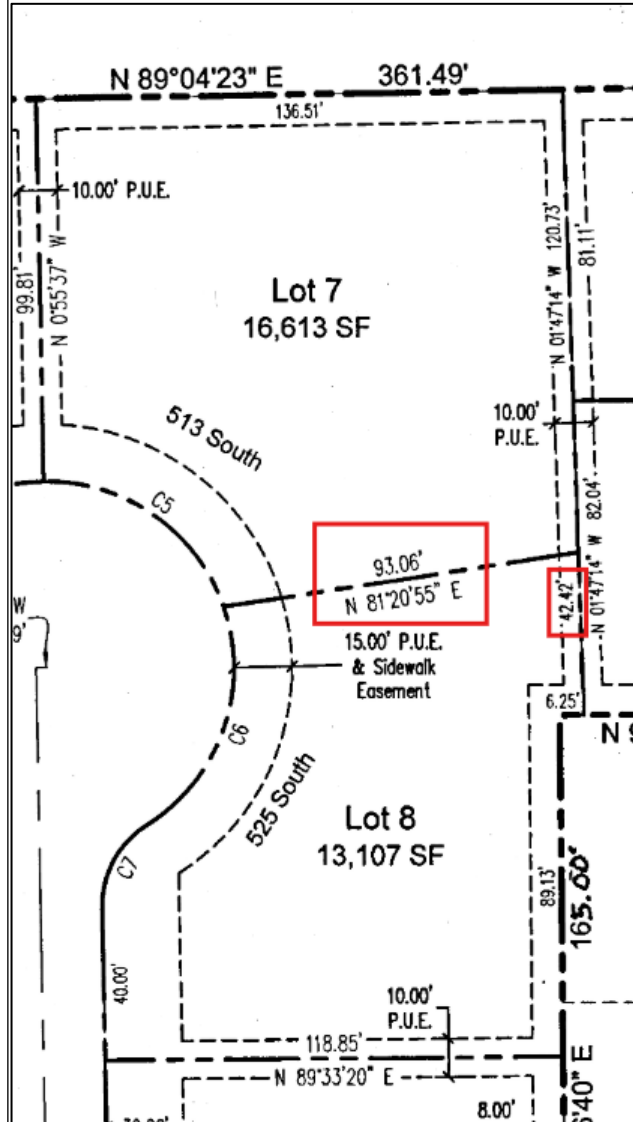


Figure 2, Existing property boundary

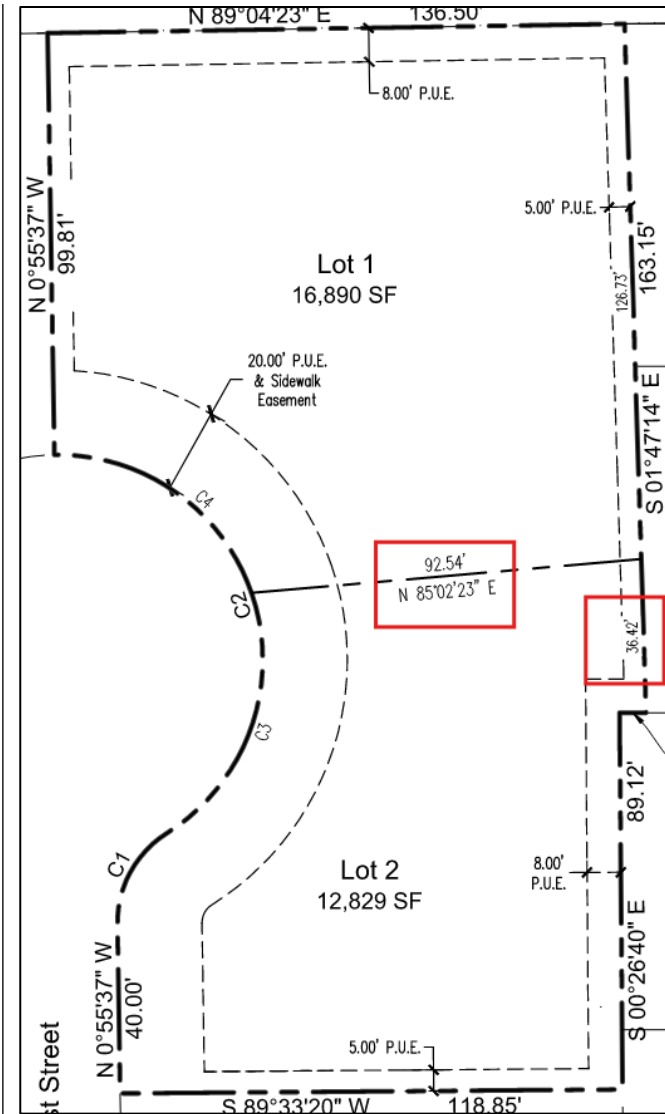


Figure 3, Proposed property boundary

**DEVELOPMENT REVIEW COMMITTEE:** The Development Review Committee (DRC) is scheduled to review the plat amendment application on Monday, May 18th, 2026.

**ALTERNATIVE ACTIONS:**

After review and consideration of the application the Planning Commission may:

- **Approve or Deny** the requested plat amendment.
- **Continue the Request** to a future date for further review, additional information, or condition.

**ALTERNATIVE MOTIONS:**

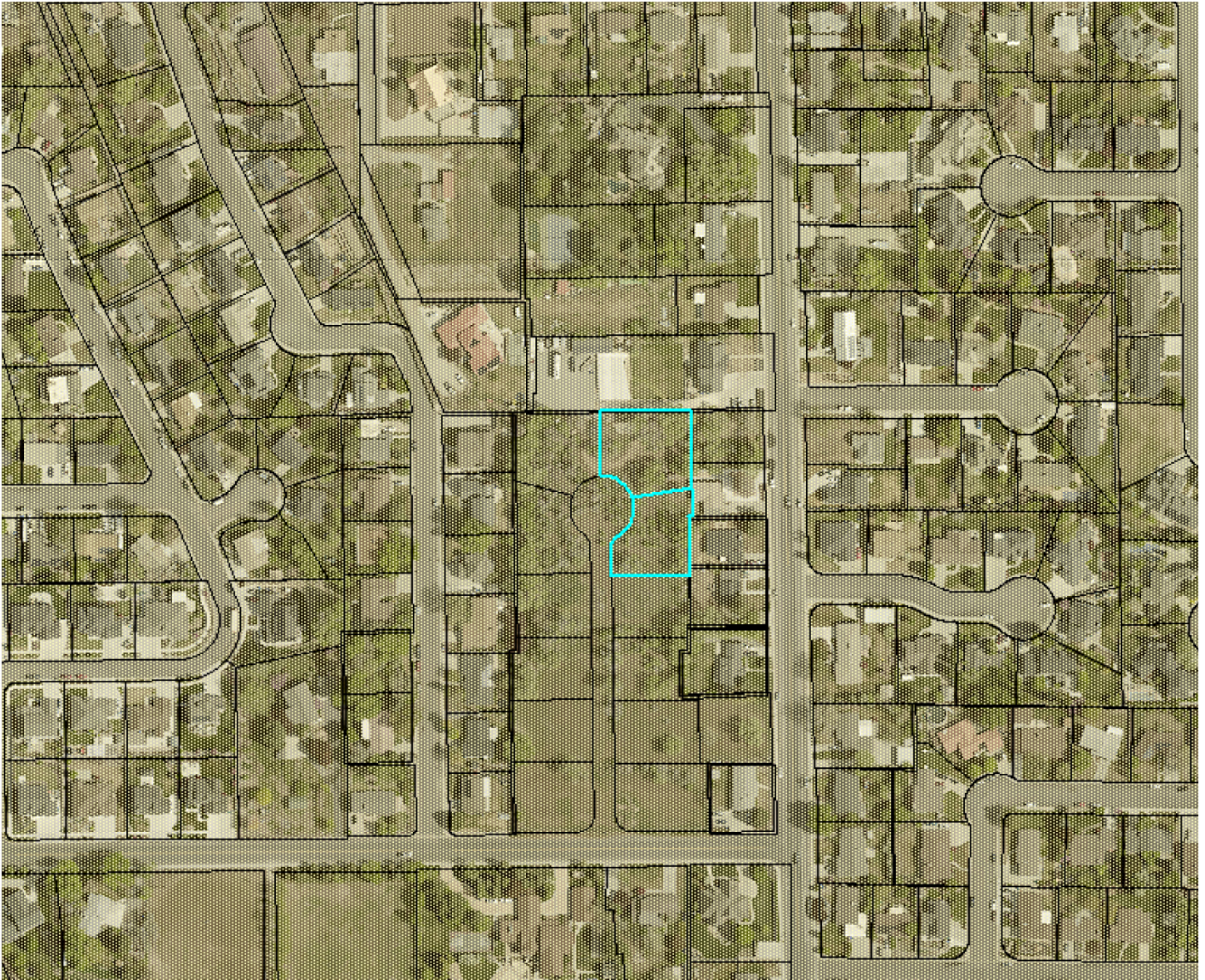
**Motion to Approve or Deny -**

“I move that the Planning Commission [choose **APPROVE** or **DENY**] the Plat Amendment for Lake Ridge Farms Plat B.”

**Motion to Continue the Request –**

“I move that the Planning Commission continue this request to [choose appropriate date or condition].”

# Lake Ridge Farms Plat B – 513 South 840 West



## Vicinity and Zoning Map

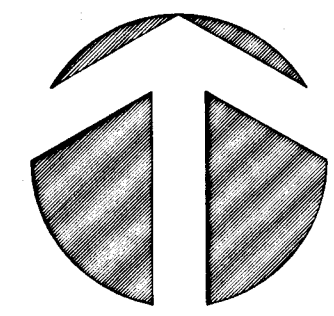
Zone: R-8  
Acres: 2.35

## Legend



**Neighborhood:**  
Sunset Heights East





NORTH  
1" = 40'

# Lake Ridge Farms Plat "A"

Located in the Northeast Quarter Section 21,  
Township 6 South Range 2 East S.L.B.&M.

Richard Stafford  
18:029:0201

James Andersen  
18:029:0011

Northeast corner  
Section 21  
Township 6 South  
Range 2 East  
S.L.B. & M.

Lot 2

Lot 6  
15,226 SF

Lot 7  
16,613 SF

Lot 13  
9,020 SF

Lot 14  
9,024 SF

Lot 5  
13,221 SF

Lot 8  
13,107 SF

Emily Butterfield  
18:029:0035

Lot 4  
11,040 SF  
(Typ.)

Lot 9  
11,170 SF

Katherine Santana  
18:029:0032

Lot 3  
11,701 SF

Lot 10  
10,042 SF

TDAE LLC  
18:029:0193

Lot 2  
11,898 SF

Lot 11  
12,324 SF

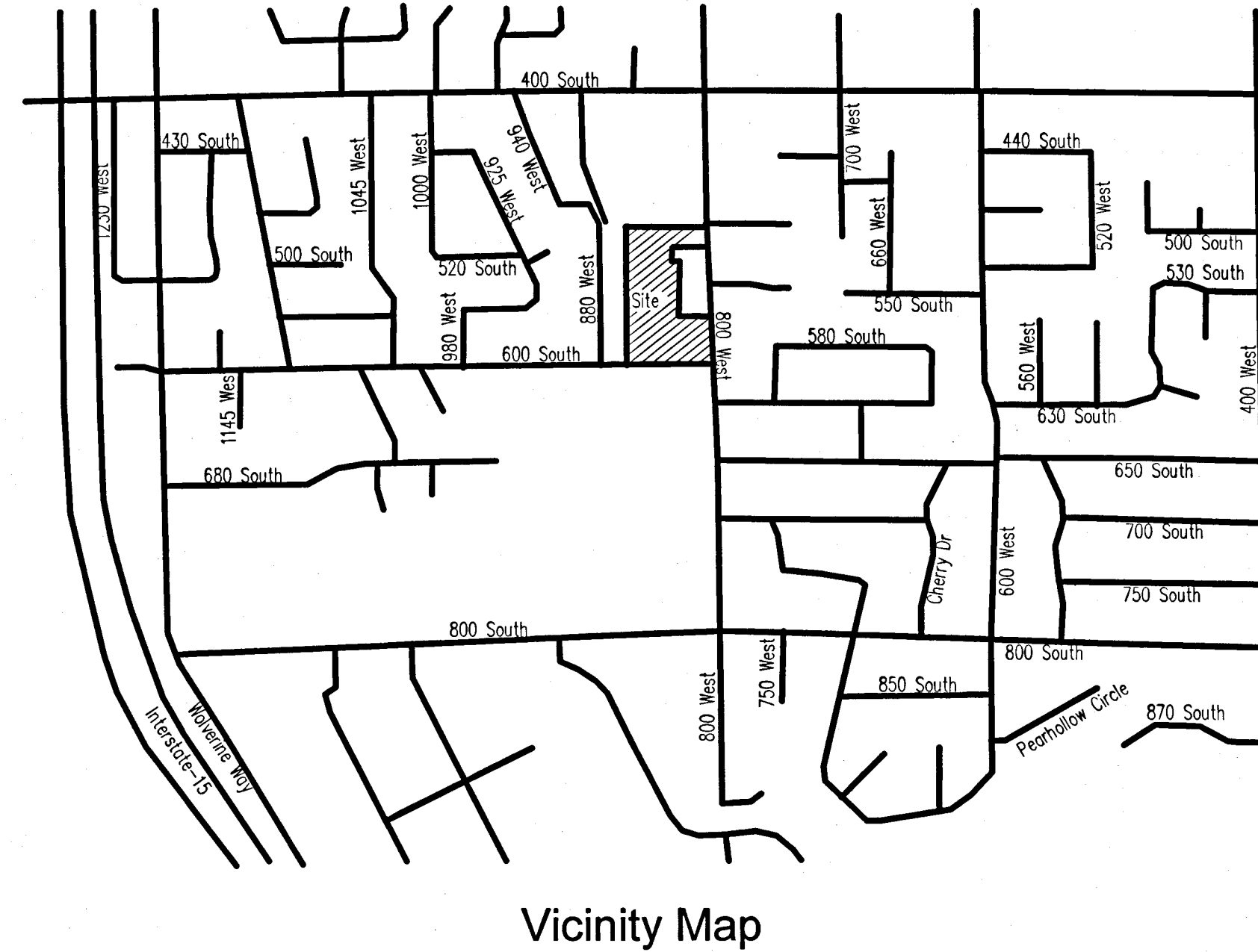
Lot 15  
11,511 SF

Lot 1  
13,138 SF

Lot 12  
14,640 SF

Rachel Fugal  
18:029:0037

East 1/4 corner  
Section 21  
Township 6 South  
Range 2 East  
S.L.B. & M.



Vicinity Map

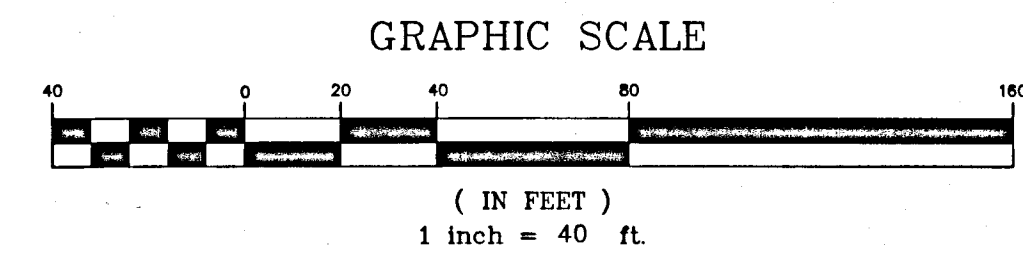
800 West Street (Public)

880 West Street (Public)

600 South Street (Public)

Note:

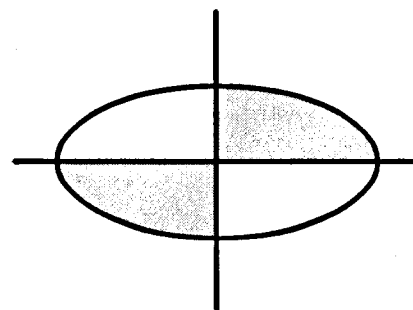
No driveway or drive access may be located within  
twenty-five (25') of an existing fence which is greater than  
three feet (3') in height.



Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	39.58'	35.57'	N 44°25'23" E	90°41'59"
C2	25.00'	23.27'	22.44'	N 27°35'42" W	53°20'11"
C3	48.50'	65.33'	60.50'	S 15°40'23" E	77°05'07"
C4	48.50'	56.00'	52.94'	S 55°59'43" W	66°09'21"
C5	48.50'	60.85'	56.94'	N 54°58'59" W	71°53'16"
C6	48.50'	65.08'	60.30'	N 19°24'00" E	76°52'43"
C7	25.00'	25.64'	24.53'	S 28°27'22" W	58°45'59"
C8	25.00'	38.96'	35.14'	S 45°34'37" E	89°18'01"

Prepared by:

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264



### Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

### Boundary Description

Commencing at a point located South 00°55'37" East along the Section Line 660.23 feet and West 14.46 feet from the Northeast corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 01°47'14" East along 800 West Street 164.93 feet; thence West 116.30 feet; thence South 00°26'40" East 165.00 feet; thence South 89°33'15" West 5.00 feet; thence South 00°26'40" East 28.23 feet; thence South 89°06'25" West 11.39 feet; thence South 00°01'40" East 68.57 feet; thence North 88°20'59" East 138.78 feet; thence South 01°26'46" East along said 800 West Street 106.03 feet; thence South 89°46'23" West 98.30 feet; thence South 00°55'37" East 104.12 feet; thence South 89°46'23" West along 600 South Street 299.12 feet; thence along D Anna B Subdivision the following 3 courses: North 00°55'38" West 276.22 feet, North 89°04'22" East 10.00 feet, North 00°55'38" West 361.37 feet; thence North 89°54'22" East 19.15 feet; thence North 00°55'37" West 0.95 feet; thence North 89°04'23" East 361.49 feet to the point of beginning.

AREA=205,635 sq. ft. or 4.72 acres Contains 15 Lots  
Basis of Bearing S00°55'37" East along the Section Line (NAD 27) from Northeast Corner of Section 21 to East Corner Section 21

June 19, 2025  
Date

*Roger D. Dudley*  
Surveyor  
(See Seal Below)

### Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this 20th day of June, A.D. 2025

*David Brotherson*  
Lake Ridge Farms LLC  
by David Brotherson Manager

### Acknowledgement

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
The foregoing instrument was acknowledged before me this 20th day of JUNE 20 25 by David Brotherson who represented that he is the Manager of the Lake Ridge Farms LLC and has the authority to execute this instrument.  
My Commission Number 735249  
My Commission Expires 3-1-2028  
*Roger D. Dudley*  
Print name of Notary

### Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this 1st day of July, A.D. 2025

Approved: *Angela* City Engineer  
Attest: *Cecilia Matthews* City Recorder

Approved: *John* Community Development Director

### Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

### County Recorder

ENT 50599-2025 MAP 1900  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 JUL 8 01:09 PM FEE \$0.00 BY LH  
RECORDED FOR OREM CITY

### Plat "A"

## Lake Ridge Farms

Located in the Northeast Quarter Section 21,  
Township 6 South Range 2 East S.L.B.&M.

### Subdivision

OREM CITY, UTAH COUNTY, UTAH  
SCALE: 1" = 40 Feet

19861

APPROVED AS TO FORM  
*Roger D. Dudley*  
City Attorney  
7-1-25  
Date

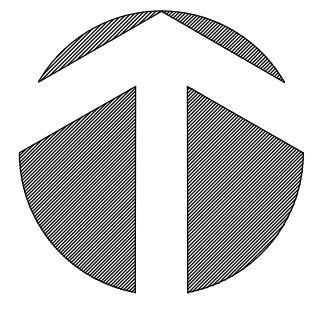
PROFESSIONAL LAND SURVEYOR  
No. 147089  
Roger D. Dudley  
STATE OF UTAH

NOTARY PUBLIC  
ROGER D. DUDLEY  
COMMISSION NUMBER 735249

CITY OF OREM  
CITY ENGINEER  
ANGELA  
STATE OF UTAH

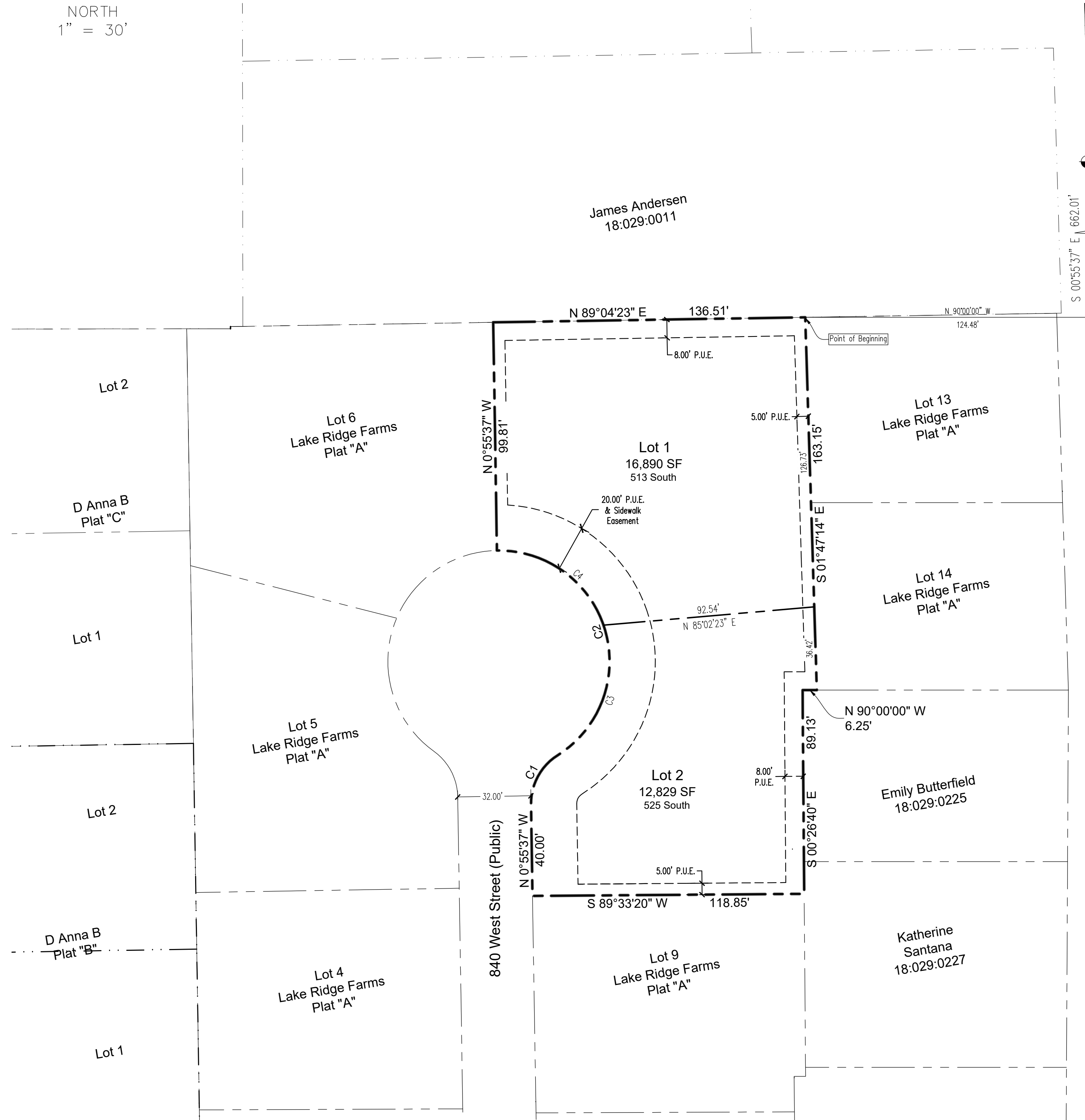
CITY OF OREM  
CITY RECORDER  
ANDREA ALLEN  
STATE OF UTAH

Sec 21, T6S, R2E, S48T M.  
TX 090 . DT.



NORTH  
1" = 30'

Plat " B "  
**Lake Ridge Farms**  
Including a vacation of Lots 7 & 8 Lake Ridge  
Farms Subdivision Plat "A"  
Located in the Northeast Quarter Section 21,  
Township 6 South Range 2 East S.L.B.&M.

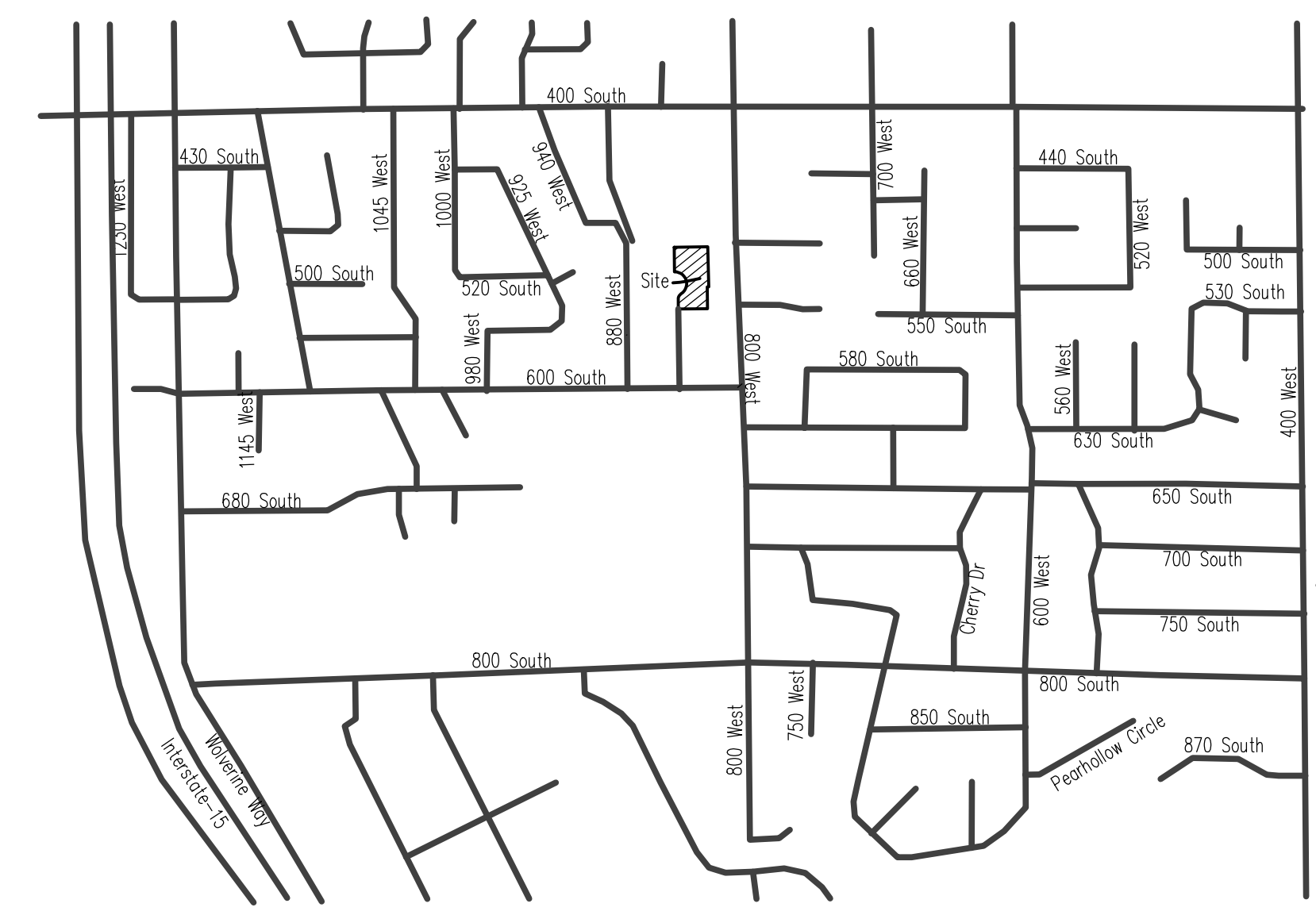


Northeast corner  
Section 21  
Township 6 South  
Range 2 East  
S.L.B. & M.

2647.54'

800 West Street (Public)

East 1/4 corner  
Section 21  
Township 6 South  
Range 2 East  
S.L.B. & M.



Vicinity Map

**Acknowledgement**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
Clark George Heringer & Julene Heringer, who represented that they are the Trustees of the  
The Heringer Family Trust, dated June 1, 2022, and have the authority to execute this instrument.  
My Commission Number \_\_\_\_\_ Signed (a Notary Public Commissioned in Utah)  
My Commission Expires \_\_\_\_\_ Print name of Notary

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	25.00'	25.64'	24.53'	N 28°27'22" E	58°45'59"
C2	48.50'	125.93'	93.42'	N 16°32'38" W	148°45'59"
C3	48.50'	65.08'	60.30'	S 19°24'00" W	76°52'43"
C4	48.50'	60.85'	56.94'	S 54°58'59" E	71°53'16"

Note:  
No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

**Surveyor's Certificate**

I, ROBERT D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 142089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 56, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

**Boundary Description**

Commencing at the Northeast corner of Lot 7, Plat "A", Lake Ridge Farms Subdivision, Orem, Utah, said point being located South 00°55'37" East along the Section line 662.01 feet and West 124.48 feet from the Northeast corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 01°47'14" East 163.15 feet; thence West 6.25 feet; thence South 00°26'40" East 89.13 feet to the Southwest corner of Lot 8, Plat "A", Lake Ridge Farms Subdivision; thence South 89°33'20" West 118.85 feet to the Southwest corner of said Lot 8; thence North 00°55'37" West 40.00 feet; thence along the arc of a 25.00 foot radius curve to the right 25.64 feet (chord bears North 28°27'22" East 24.53 feet); thence along the arc of a 48.50 foot radius curve to the left 125.93 feet (chord bears North 16°32'38" West 93.42 feet) to the Southwest corner of said Lot 7; thence North 00°55'37" West 99.81 feet to the Northwest corner of said Lot 7; thence North 89°42'23" East 136.51 feet to the point of beginning.  
AREA=29,719 sq. ft. or 0.682 acre

South 00°55'37" East along the Section line from the Northeast Corner to East Quarter Corner of Section 21, Township 6 South, Range 2 East S.L.B.M.  
Basis of Bearing \_\_\_\_\_

Date \_\_\_\_\_ Surveyor  
(See Seal Below)

**Owner's Dedication**

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

The Heringer Family Trust, dated June 1, 2022  
Clark George Heringer (Trustee)

The Heringer Family Trust, dated June 1, 2022  
Julene Heringer (Trustee)

Lake Ridge Farms LLC  
by David Brotherson Manager

**Acknowledgement**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
David Brotherson, who represented that he is the \_\_\_\_\_ Manager of the  
Lake Ridge Farms LLC and has the authority to execute this instrument.  
My Commission Number \_\_\_\_\_ Signed (a Notary Public Commissioned in Utah)  
My Commission Expires \_\_\_\_\_ Print name of Notary

**Acceptance by the City of Orem**

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Approved: \_\_\_\_\_ City Engineer Attest: \_\_\_\_\_ City Recorder

Approved: \_\_\_\_\_ Development Services Director

**Occupancy Restriction Notice**

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

**Planning Commission Approval**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Orem City Planning Commission.

Director-Secretary Chairperson, Planning Commission Resolution No. \_\_\_\_\_

**County Recorder**

Plat " B "

**Lake Ridge Farms**  
Including a vacation of Lots 7 & 8 Lake Ridge  
Farms Subdivision Plat "A"

Located in the Northeast Quarter Section 21,  
Township 6 South Range 2 East S.L.B.&M.

Subdivision  
Orem City, \_\_\_\_\_ Utah County, Utah  
Scale: 1" = 30 Feet

**Plat Vacation Notice**

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 7 & 8 Lake Ridge Farms Plat "A". Lots 7 & 8 Lake Ridge Farms Plat "A" are hereby vacated.

Approved as to Form

City Attorney Date

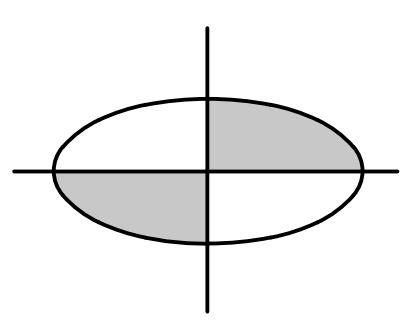
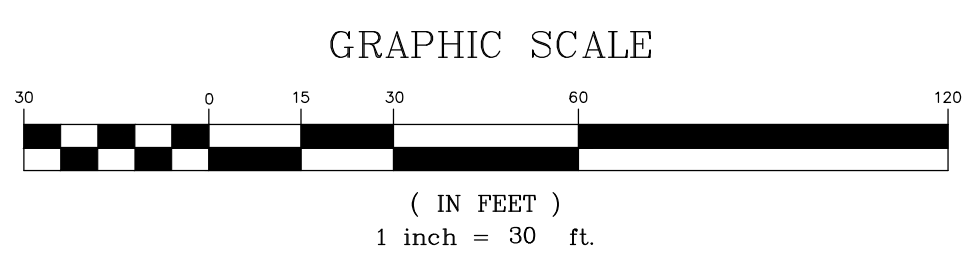
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Prepared by:  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264



**Lake Ridge Farms Plat B - Street View**  
**(513 South 840 West)**





# Planning Commission

May 20, 2026

**5.1 Rezone,  
1075 S 1675 West**

## PUBLIC HEARING – Zone Map Amendment

Request to rezone the property located generally at 1075 South 1675 West from CM, Controlled Manufacturing to M2, Manufacturing. (Approximately 9.29 acres.)

**Prepared By:**  
Jared Hall

**Applicant:**  
Bart Boggess, Union  
Fort Properties

**Notices:**

Posted in 2 public places  
Posted on City Webpage and City hotline  
Posted at Utah.gov/pmn notices sent to property owners within a 1,000-foot radius

**Site Information:**

General Plan Designation:  
**Light Industrial, LI**  
Current Zone: **CM**  
Proposed Zone: **M2**  
Acreage: **9.49 acres**  
Neighborhood: **Sunset Heights West**

**Action:**

The Planning Commission is the recommending body for this requested amendment, and may:

Forward a positive recommendation of the proposed change of zoning.

Forward a negative recommendation of the proposed change of zoning.

Continue the hearing to a future date to allow for further review, additional information, or public comment.

**REQUEST:** The applicant requests that the Planning Commission forward a positive recommendation to the City Council to amend Article 22-5-3(A) and the Zoning Map or Orem City by rezoning 9.29 acres of property located generally at 1075 S. 1675 West from CM, Commercial Manufacturing to M2, Manufacturing.

**BACKGROUND:** The applicants have submitted a request to rezone the property at 1075 South 1675 West from the CM Zone to the M2 Zone. The request is to facilitate a plan to develop self-storage units on the undeveloped part of the property while keeping the existing buildings already developed there. The CM Zone does not allow self-storage. A concept plan for the additional development has been submitted with the request to rezone.

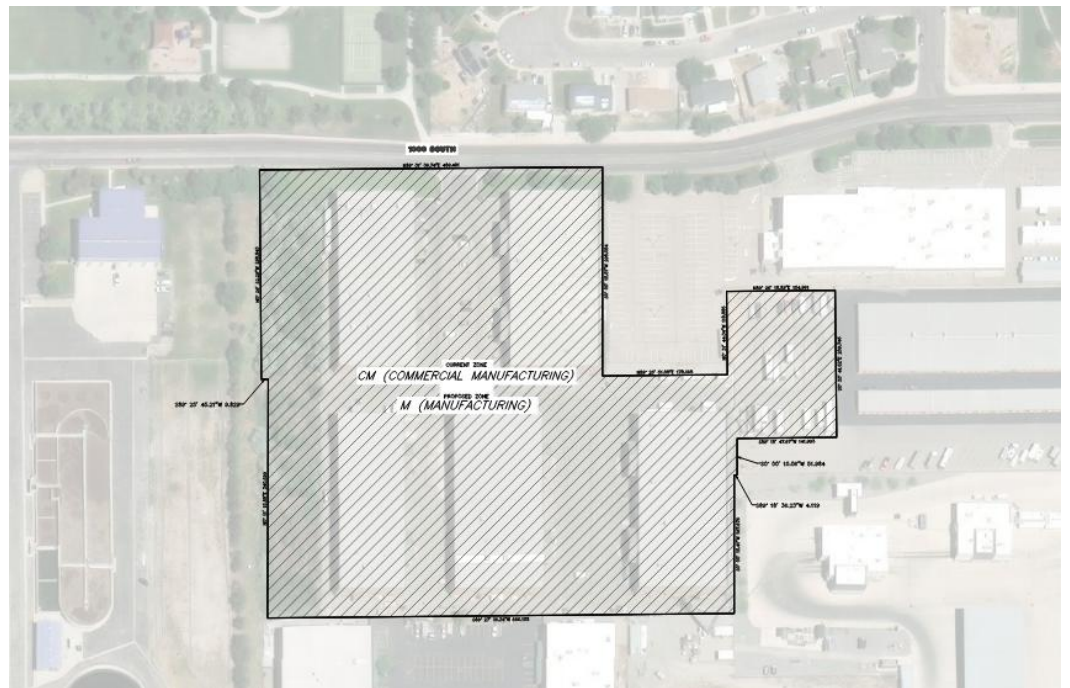


Figure 1: Subject Property, area to consider rezoning at 1075 South 1675 West

**REVIEW & ANALYSIS:**

**General Plan** – The property is designated “LI, Light Industrial” on the Future Land Use Map. The requested zoning (M2, Manufacturing) is not listed as one of the preferred zones for this land use designation. M2 is a preferred zone in the “I, Industrial” designation. The Light Industrial category is “intended to provide for

clean and less intensive industrial and manufacturing uses within Orem.” The General Plan calls for the intensity of the uses in areas designated LI to be of an intensity that retains “the ability to buffer and protect adjacent residential uses.” (Orem General Plan, 2.1.3) The area surrounding the subject property is mostly located within the Light Industrial category, but others include Low and Medium Density Residential.

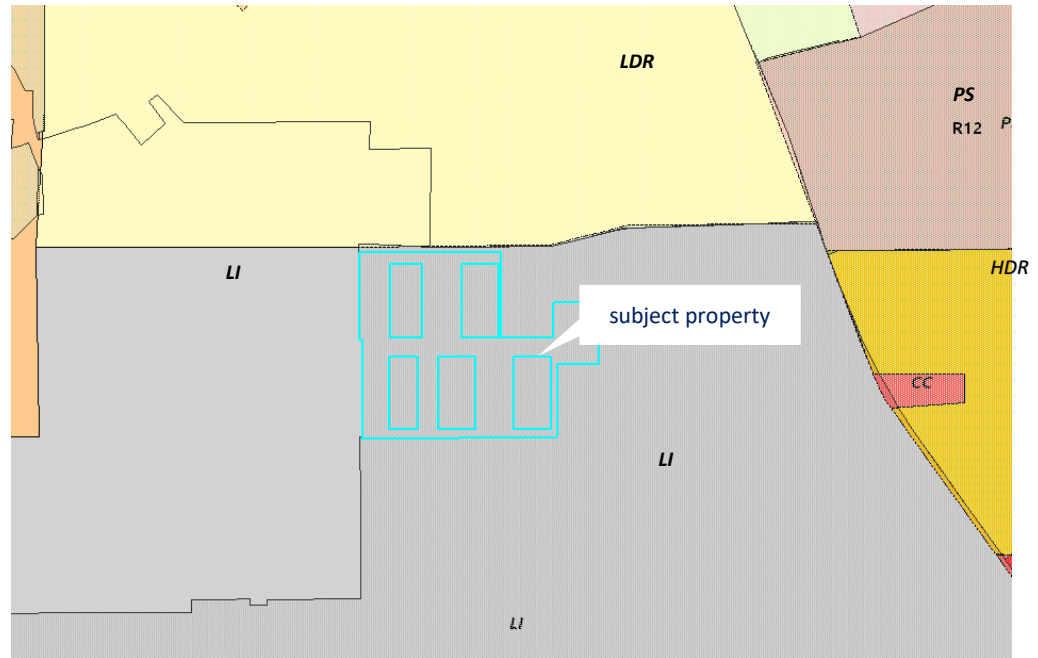


Figure 2: From the Land Use Map, General Plan

**Current Zoning** – The property is currently located in the CM, Controlled Manufacturing Zone. CM Zoning is a light industrial district, focused on the development of industrial parks and sites. 22-9-4 states: “The CM Zone is established to provide areas where planned manufacturing parks may be developed. The zone is designed to provide for uses on well-landscaped sites such that they can be located in proximity to residential uses. Aside from some allowable uses, the biggest difference in the existing CM Zone and the Proposed M2 Zone relates to setbacks.

**22-9-7. Zone Development Standards.**

Zone Development Standards - Manufacturing, and Research and Development Zones					
	M1	M2	CM	BP	PF
Minimum Zone Area:	5 Ac	10 Ac	5 Ac	20 Ac	5 Ac
Minimum Lot Area:	1/4 Ac	1/4 Ac	1 Ac	1/4 Ac	5 Ac
Minimum Frontage:	No Restrictions				
<b>Lot Setbacks (Minimum)</b>					
Front:	20'	20'	30'	40'	25'
Side:	0	0	20'	20'	20'
Side when adjacent to a street:	20'	20'	30'	40'	20'
Side without one hour firewall:	20'	20'	20'	20'	20'
Rear:	0	0	20'	20'	25'
Rear when adjoining a parcel in a residential zone:	40'	80'	40'	40'	25'
Maximum Structure Heights:	48'	60'	48'	48'	48'*

Figure 3: Development Standards in the CM and M2 Zones, compared

The M2 Zone requires greater setbacks from adjacency to a residential zone, while the CM Zone requires greater building setbacks generally, and allows only 48' in height compared to the 60' for M2 Zoning.

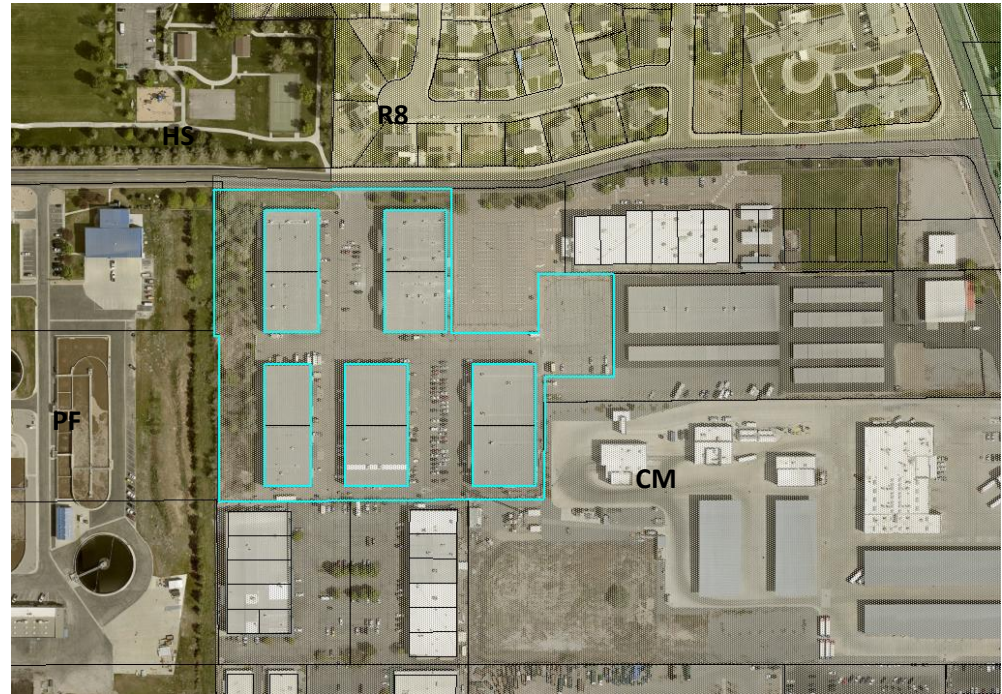


Figure 4: Existing Zoning of the subject and surrounding properties

**Proposed Zoning** – The applicants are requesting a rezone from the CM to the M2 Zone. The intent of the M2 Zoning is to allow the construction of self-storage units on an undeveloped portion of the property. Many permitted uses are allowed in both the existing CM and proposed M2 Zone, however, there are some significant differences which are clearly related to the CM Zone’s focus on industrial parks and compatibility with adjacent residential areas. In addition to a few other differences, those uses not allowed in the existing CM Zone but permitted by the proposed M2 include the following: *Concrete batch plants, motor freight garages and equipment maintenance, gasoline storage and distribution, gas pressure control stations, bars and taverns, retail specialty tobacco, pawn shops, wedding reception centers, automobile repair, auto body repair and paint, wrecking yards, towing yards, impound lots, kennels, large and small animal veterinary hospitals, fairgrounds and amusement parks, and go-karts.* A full list of uses allowed in the different zones may be viewed in Appendix A of the City Code.

Climate controlled self-storage is permitted in both the CM Zone (with certain requirements) and the M2 Zone. Self-storage such as the applicants hope to develop is allowed in the proposed M2 but is notably not permitted in the CM Zone.

**Concept Plan** – The applicants have submitted a concept plan for the development of the property if the change in zoning were to be approved. A copy of the concept plan is attached for your review. It includes two new buildings (one 9,307 ft<sup>2</sup> and one 8,827 ft<sup>2</sup>) housing new storage units and new, larger units created out of existing buildings on the site to the east. One concern the Development Review Committee (DRC) intended to be forwarded to the Commission with the application relates to storm water retention. The area where the concept anticipates

developing new buildings for storage units is currently functioning as a significant regional retention facility for storm water. The applicant's proposed solution to dealing with the existing storm drainage and the drainage needs that will be generated by additional development of this area is a series of drainage chambers installed below the access way between the new buildings and the existing buildings. City reviewers are concerned that it is not clear chambers as long and interconnected as these can be built, and the developer may have to break them up, including some potentially to be installed in areas of existing asphalt.

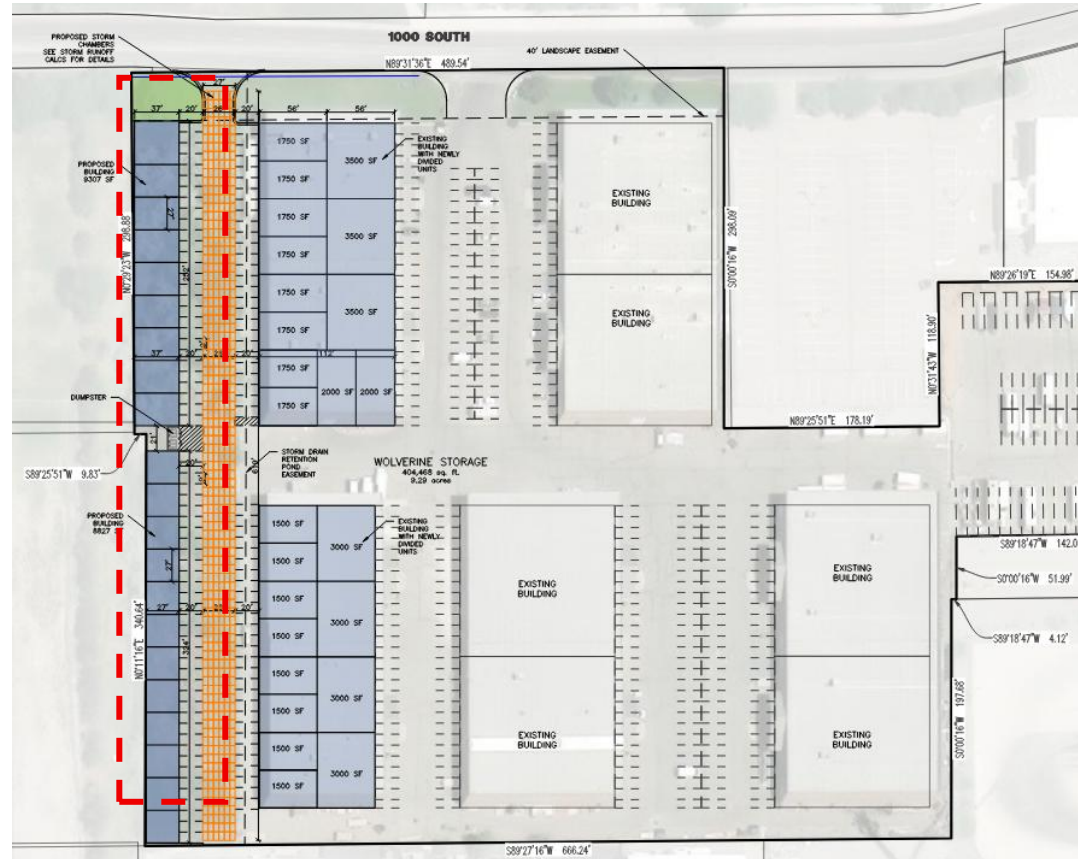


Figure 5: Concept Plan, Wolverine Storage, the currently undeveloped area of the property highlighted

**Process, DRC Action** – If the change in zoning is approved, the applicants will need to submit applications for site plan approvals through the DRC and Planning Commission. Those submittals will require a greater degree of detail with regard to engineering and site development concerns such as grading and drainage, traffic impact, and other plans. The concept plan that the applicant provided has been reviewed by the technical staff of the Development Review Committee and the concerns about storm water have been noted in the report. The DRC voted to forward the application to the Planning Commission at a public meeting held on Monday, March 16<sup>th</sup>, 2026.

**Neighborhood Meeting** – A neighborhood meeting is required for all zone map amendment applications. The applicants held the required meeting on Wednesday, February 25<sup>th</sup>, 2026. Minutes and other materials from the neighborhood meeting are attached to the agenda packet for review.

**STATE REQUIRED PROCESS FOR LAND USE AMENDMENTS:** For land use amendments like the requested zone change, Utah State Code states that the “planning commission shall... review and recommend to the [Orem City Council (“Council”)] a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality. See Utah Code 10-9a-502(1)(d)(i).

The Council “may not make any amendment [to the land use ordinance or zoning map] unless the Council... first submits the amendment to the planning commission for the planning commission's recommendation.” See Utah Code 10-9a-503(2).

**ALTERNATIVE ACTIONS:** After review and consideration of the application the Planning Commission may:

- **Recommend Approval or Denial** for the requested zoning map amendment and development agreement to the City Council.
- **Continue the Request** to a future date for further review, additional information, or public comment.

**ALTERNATIVE MOTIONS:**

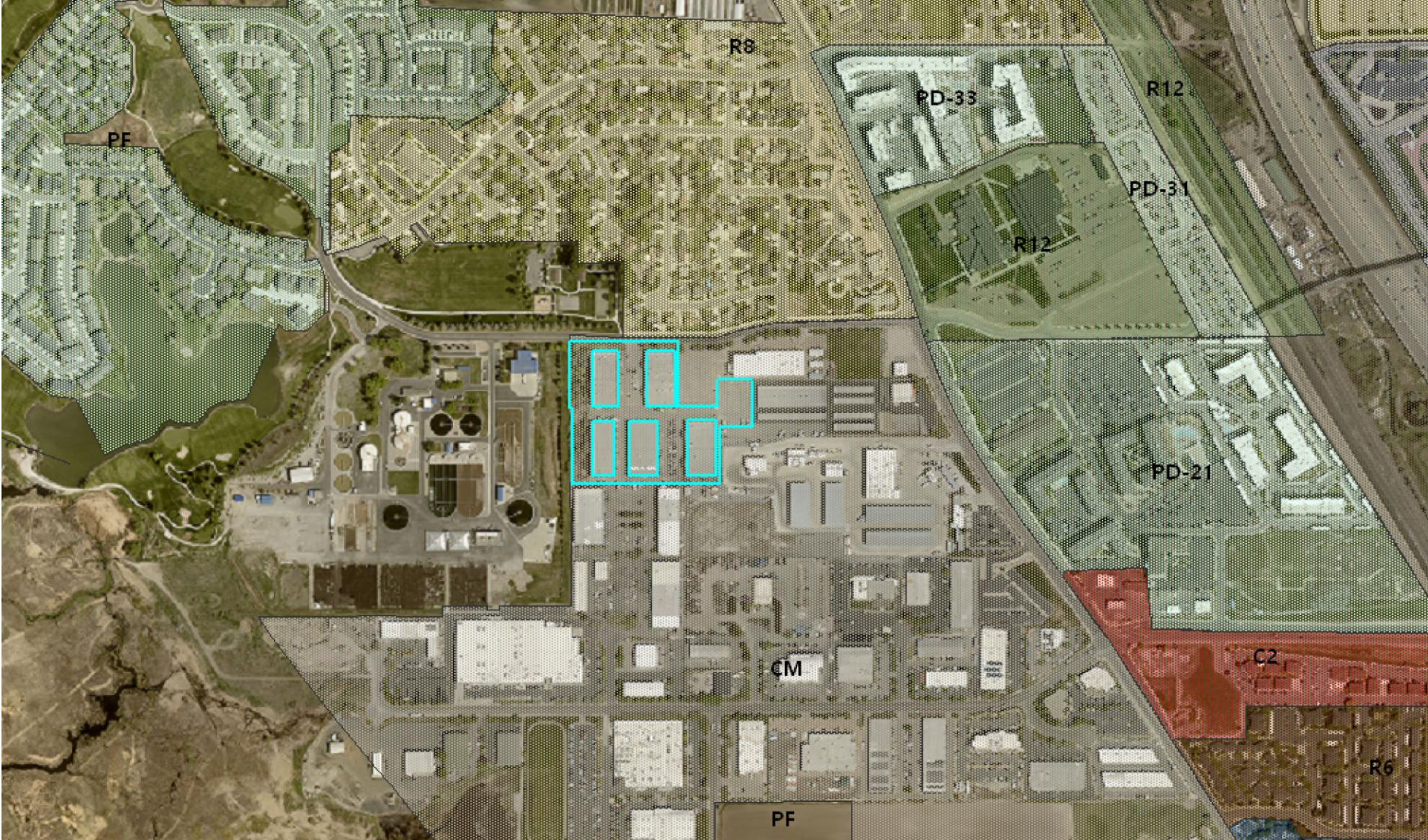
**Motion to Approve or Deny -**

“I move that the Planning Commission forward a recommendation of [**choose APPROVAL or DENIAL**] to the Orem 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 1075 South 1675 West from CM, Controlled Manufacturing to M2, Manufacturing, approximately 9.49 acres.

**Motion to Continue the Request –**

“I move that the Planning Commission continue this request for further consideration to (choose another date as appropriate).”

Wolverine Rezone – 1075 South 1675 West



Vicinity and Zoning Map

Zone: CM  
Acres: 9.28

Neighborhood:  
Sunset Heights West











Dear Neighbor,

The following item will be open for public comment at **Planning Commission**:

**“Wolverine” REZONE** - Request to rezone the property located generally at 1075 South 1675 West from Commercial Manufacturing (CM) to Manufacturing (M1)



**Planning Commission will be held at:**

Orem City Hall  
56 N State Street, Orem - City Council Chambers, 1st floor  
5:30 pm on Wednesday, May 6th, 2026

*If you are unable to attend the meeting and wish to make a public comment, or have questions prior to the meeting, please contact **Planning and Zoning** at (801) 229 - 7058 or [jrhall@orem.gov](mailto:jrhall@orem.gov)*

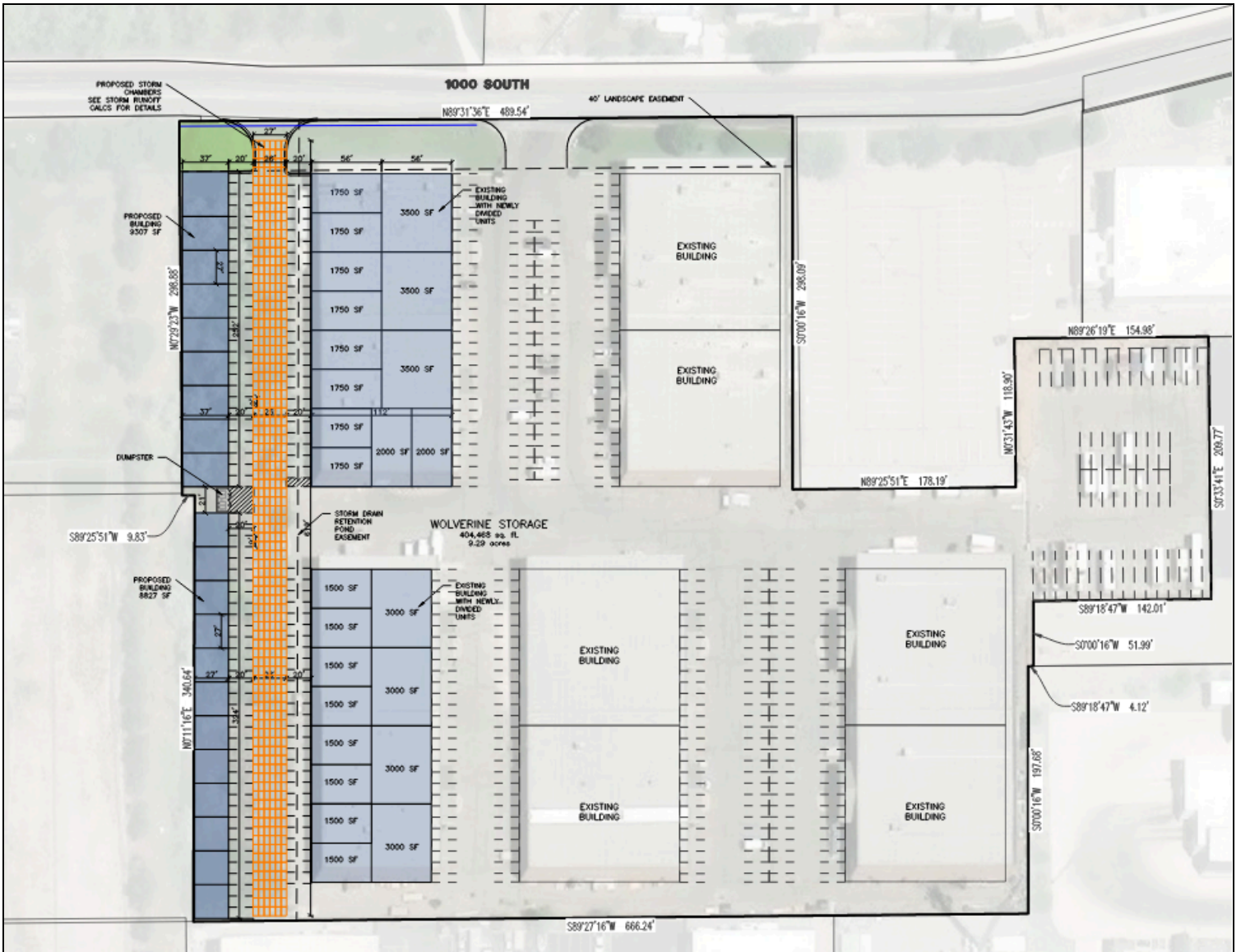


Figure 1, Proposed Commercial Manufacturing (CM) concept plan for 1075 South 1675 West



**RE: Neighborhood Meeting – Proposed Zone Change**

**Project:** Wolverine Warehouse

**Address:** 1075 South 1675 West, Orem, UT 84058

Dear Property Owner,

We are writing to invite you to a neighborhood meeting to discuss a proposed zoning map amendment for the property located at **1075 South 1675 West**.

**The Proposal** We are applying to change the current zoning of the property from **CM (Commercial Manufacturing)** to **M1 (Manufacturing)**. This change is being requested to facilitate the construction of new warehouses on the undeveloped portion of the existing site.

**Meeting Details** We invite you to attend the open house to view the concept plan and discuss the proposal with us.

- **Date: Wednesday, February 25, 2026**
- **Time: 6:00 PM – 7:00 PM**
- **Location: 1020 South 1680 West, Orem, UT 84059**
  - *Note: Meeting will be held in the vacant unit at this address.*

**City Notice** Pursuant to Orem City Code Section 22-14-20(1), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

**Applicant Contact Information** If you have questions but cannot attend the meeting, please contact us at:

**Tiffanie Ferguson**  
**Union Fort Properties**  
**(801) 224-2700**

**Solutions You Can Build On™**

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5160 W 1500 S • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666  
office@reeve.co • www.reeve.co

February 25, 2026 6:00 PM - 7:00 PM

Kris Hammond 801-372-2900  
ham.kris@council.com

Orem Center West Business Park

Brian Fruit - HOA President

Deana Hillier 801-360-1974

Stefanie Barthel 801-400-2312

Mike Carpenter 801-368-5972

Crystal Muhlestein 801-660-5000

(in close proximity)

Planning Commission  
City Council

## Neighboring Public Hearing Minutes 2/25/26

2 neighbors Deana and Stefanie that live to the northeast showed up and were concerned, but we were able to answer their questions and concerns about the type of buildings' height and use. The HOA manager of the neighbor to the south Kris Hammond also came and was concerned that the zoning was changing for their business park. We assured her that the proposal only applies to our property.

The planning commission member Mike and a city council member Crystal. They did not have concerns but came to assess the neighbors' concerns if any. Crystal was pleased that the two neighbors, Deana and Stefanie were in approval of the proposal.

City council member was pleased that the two residents were in agreement of the zoning change  
Those who were in attendance are the following

**Wolverine Rezone - Street View**  
**(1075 South 1675 West)**

