

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
January 15th, 2025

The following items are discussed in these minutes:

- **3.1 Review and Approve Minutes from the December 11th, 2024 Meeting - Approved**
- **4.1 Chair and Vice Chair Elections** – Chair and Vice Chair retained – **Unanimous approval.**
- **4.2 PUBLIC HEARING** – Ken Garff Rezone – Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2).

A recording of the meeting can be accessed at

WORK SESSION

Place: Orem City Council Chambers

At 4:33 p.m. Chair Komen called the Work Session to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline, and Britton Runolfson Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Grace Bjarnson Associate Planners; Grant Allen, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

1. **General Plan Discussion:**
2. **Master Plan and General Plan Discussion:** Staff Members Matt Taylor and Grant Allen presented on the purpose of the General Plan as a guiding and visionary document. State laws regarding the requirements of the General Plan were discussed, and a tutorial on how to access Orem's current General Plan was provided. [Click here to view the recording.](#)

An informal update on the results of the previous City Council meeting was provided.
The work session concluded at 5:28 PM in preparation for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 5:34 p.m. Chair Komen called the Planning Commission meeting to order and asked James Hawkes to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, and Britton Runolfson Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Grace Bjarnson Associate Planners; Grant Allen, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda items. Chair Komen asked if anyone had additional comments to make on the items, or if anyone would like to remove or continue any items. No questions, comments, or removals were requested. Chair Komen requested a motion on the Consent Agenda, which contains the following items:

A complete video of the meeting can be found at www.orem.org/meetings

Planning Commission minutes for January 15th, 2025

- 3.1 Review and Approve Minutes from the December 11th, 2024 Meeting** – James Hawkes motioned to approve the December 11th, 2024 meeting. Rod Erickson seconded the motion.

ACTION ITEMS AND PUBLIC HEARINGS

- 4.1 Chair and Vice Chair Elections – James Hawkes motioned to retain things as they are.**
The motion passed unanimously.
- 4.2 PUBLIC HEARING – Ken Garff Rezone – Rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from Single Family Residential (R8) to Commercial (C2).**

Chair Komen requested the developer to speak.

Ken Garff representative Carlos Iglesias
Representative

Public Comments:

5:56 p.m.: Lucy Ramirez - She lives across the street from the proposed plot. She has concerns with access to 1200 S. A lot of accidents have happened on this street. Traffic is usually going 40 mph instead of 25 mph. Concerned if the project is approved that the traffic will get worse. There was a fatality recently on the road and no charges were filed against the person speeding. It is already difficult getting out of the driveway because there is so much traffic.

5:59 p.m.: Stuart Merrill – He is across the street. Been there for 44 years. The area used to be orchards. 1200 South is busy. Cars are going fast. There used to be a cop to help with traffic. Now there is no cop. Garff hasn't talked to him. It is difficult to get out on the street. The trucks dropping off vehicles for Ken Garff are there parked for a long time. Originally Garff said there would not be an entrance there, and then suddenly changed his mind.

6:03 p.m.: Susan Parkinson – Owns the property that will be surrounded by the parking lot. Originally Garff said there would be a wall around the new parking. She has residential and business on her property and wants to protect them. Had water right of way on her property and the plan could ruin her right of way. 1200 south is a busy street.

6:06 p.m.: Jared Hall: The difference between anticipated proposal and this proposal from Garff is that the C2 zone would allow access to 1200 South.

DRC Action: Rod moved to continue the project until February 19th meeting. Those voting Yes: The motion passed unanimously.

Regular Session Adjournment: Britton motioned to adjourn; seconded the motion.

Those voting Yes: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen, and Britton Runolfson

Those voting No: None

The motion passed unanimously, and the Regular Session adjourned at 6:30PM.

Reviewed and Approved: February 19th, 2025

A complete video of the meeting can be found at www.orem.org/meetings