

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
November 20, 2024

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS –**
 - **3.1 Preliminary Plat** – Belmont East - Approving the Preliminary Plat for Belmont East Plat “A”, located generally at 375 East 1600 North in the R8 zone.
 - **3.2 Preliminary Plat** – Belmont West - Approving the Preliminary Plat for Belmont West Plat “A”, located generally at 1573 North 275 West in the R8 zone.
 - **3.3 Preliminary Plat** – Palmer Family Estate - Approving the Preliminary Plat for the Palmer Family Estate Plat “A” located generally at 835 East 1450 South in the R7.5 zone.
 - **3.4 Bylaws** - Approving and Adopting the Planning Commission Bylaws.
 - **3.5 Minutes** - Approving the meeting minutes from the October 16, 2024 Planning Commission
 - **3.6 Minutes** - Approving the meeting minutes from the November 6, 2024 Planning Commission

A recording of the meeting in full may be viewed at <https://www.youtube.com/watch?v=64oYh8e-cc8>

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 Komen and Haysam Sakar, and Britton Runolfson Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison.

Those excused: Haysam Sakar

1. **Final Discussion of Planning Commission Bylaws:** Commissioners advised they were prepared to approve the final draft of the Planning Commission Bylaws, subject to the removal of Section 9.
2. **Public Notice Requirements Discussion:** Staff Member Jared Hall provided a presentation of Orem City’s public noticing requirements. Differences between City and State requirements were discussed. Several questions were asked by Commissioners regarding information accessibility, discrepancies in former staff members’ policies, desired future policies, and other items. [Click here to view the recording.](#)
3. **Zone Density Calculations:** Staff Member Matt Taylor provided a presentation on the two common ways density is calculated throughout the City’s zones. The differences between gross and net density were discussed; For example, gross density includes the area of a street, whereas net density only calculates the area of the lots in a subdivision. The item was continued for further discussion after the Consent Agenda items. Commissioners asked Staff clarifying questions both during the initial and the follow-up discussion. [Click here to view the recording.](#)

REGULAR MEETING

Place: Orem City Council Chambers

At 5:34 p.m. Chair Komen called the Planning Commission meeting to order and asked Mike Carpenter, Planning Commission Vice Chair, to offer the invocation.

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

Planning Commission minutes for November 20, 2024

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, James Hawkes, Madeline Komen and Britton Runolfson Planning Commission members; Gary McGinn, Assistant Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Rebecca Gourley, Associate Planner; Grant Allen and Matt Taylor, 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:

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3.3 Preliminary Plat – Palmer Family Estate - Approving the Preliminary Plat for the Palmer Family Estate Plat “A” located generally at 835 East 1450 South in the R7.5 zone.

3.4 Bylaws - Approving and Adopting the Planning Commission Bylaws*

3.5 Minutes - Approving the meeting minutes from the October 16, 2024 Planning Commission

3.6 Minutes - Approving the meeting minutes from the November 6, 2024 Planning Commission

*Bylaws were adopted subject to the removal of Section 9, as discussed in the Work Session

Chair Komen called for a motion. Rod Erickson motioned to approve the Consent Agenda. Jim Hawkes seconded the motion. The motion passed unanimously.

Regular Session Adjournment: Chair Komen moved to adjourn the Regular Session and continue the Zone Density Calculation discussion from the Work Session. Vice Chair Carpenter seconded. The motion passed unanimously, and the Regular Session adjourned at **5:37 PM**.

Regular Session Adjourned and Work Session Continued: 5:37 PM

The Work Session resumed with a final discussion and commentary period for the Zone Density Calculation presentation. [Click here to view the recording.](#)

The Work Session was adjourned at **5:59 PM**. Because the formal session had been closed, no motion to adjourn was necessary.

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Planning Commission minutes for November 20, 2024

Gary A. McGinn
Planning Commission Secretary

Approved: December 11th, 2024