

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
April 28, 2025

The following items are detailed in these minutes:

- Final Plat Approval – Bishop Estates – located generally at 526 N. 450 East – Approved
- Final Plat Approval – Shallenberger – located generally at 1331 S. 1000 East – Approved
- Final Plat Approval – Orem Center for Change – located generally at 1748 N. State Street – Approved
- Final Plat Approval – Sunflower Dunes – located generally at 1450 S. 360 West – Approved
- Site Plan Approval – Aspen Grove – located generally at 1350 E. 740 North – Approved
- Text Amendment Approval - Proposed Amendments to the Text of Orem City Code Article 22-21 - Special Exception for Multi-Family Dwelling - Approved
- Minutes for April 14, 2025 meeting - Approved.

Place: Aspen Conference Room (floor 2) – City Hall Building – 56 North State Street, Orem Utah, 84057

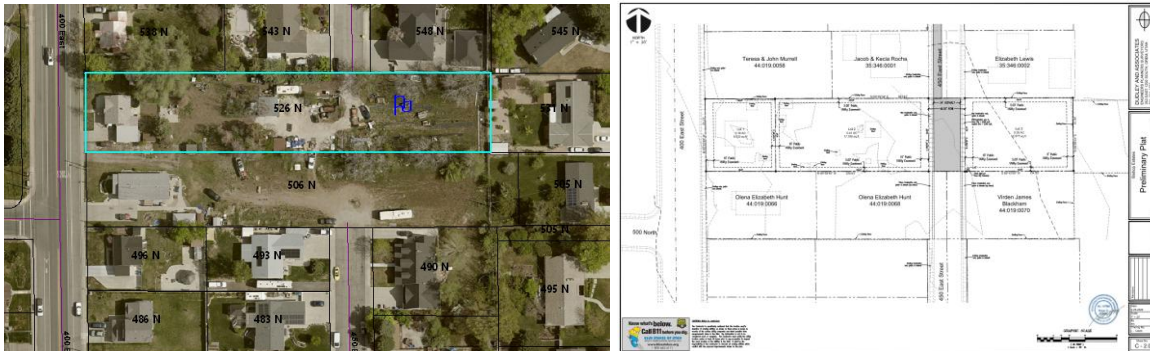
11:01 a.m. Jared Hall called the meeting to order.

Those Present: Steve Norman (Norm), Chris Clements, Jared Hall, Rick Sabey, Derek Spencer, Taggart Bowen - DRC members; and Grace Bjarnson - Associate Planner.

Those Excused: Gary McGinn, Robert Giles, Chelsea Lindsey.

1. Final Plat Approval – Bishop Estates – located generally at 526 N. 450 East – Approved

Terry Bishop submitted a Prelim Plat application for a 3 lot subdivision currently zoned R8. 450 East will be extended and will split apart the .96 acres property. All comments during the DRC review have been met.



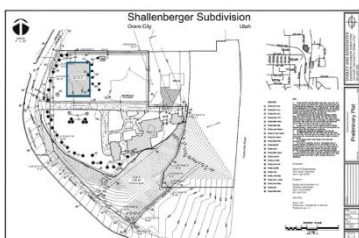
DRC Action: Derek Spencer moved to approve the Bishop Estates Subdivision, located generally at 526 N 450 East, in the R8 zone. Taggart Bowen seconded the motion. The motion passed unanimously.

Yes: Steve Norman (Norm), Chris Clements, Jared Hall, Rick Sabey, Derek Spencer, Taggart Bowen.

No: None

2. Final Plat Approval – Shallenberger Subdivision – located generally at 1331 S. 1000 East – Approved

Steve Shallenberger has applied to combine several plots surrounding his home that he owns so that he can build a barn on part of his property (green rectangle).



DRC Action: Steve Norman (Norm) moved to approve the Preliminary Plat for the Shallenberger Subdivision Project located generally at 1331 S. 1000 East in the R8 zone. Derek Spencer seconded the motion. The motion passed unanimously.

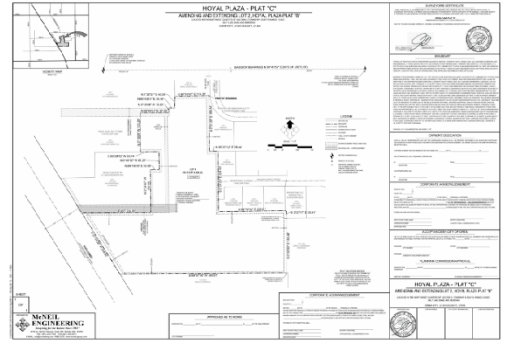
Yes: Steve Norman (Norm), Chris Clements, Jared Hall, Rick Sabey, Derek Spencer, Taggart Bowen.

No: None

3. Final Plat Approval – Orem Center for Change - Generally Located at 1748 N State Street - Approved

Chris Bick submitted a Preliminary Plat application for UHS Orem Center for Change generally located at 1748 North State Street. The project consists of approximately 3.01 acres and includes the construction of a new building expansion and a parking lot associated with the building. The Plat will include the additional 10' PUE adjacent to state street. All comments during the DRC review have been met. This is the approval just for the preliminary plat. There are submissions for the Final Plat and Site Plan which are not approved yet. There were no issues, or concerns voiced in this meeting about the project.

DRC Action: Rick Sabey moved to approve the Preliminary Plat for the Orem Center for Change project, located generally at 1748 N State Street in the C2 zone. Chris Cements seconded the motion. The motion passed unanimously.



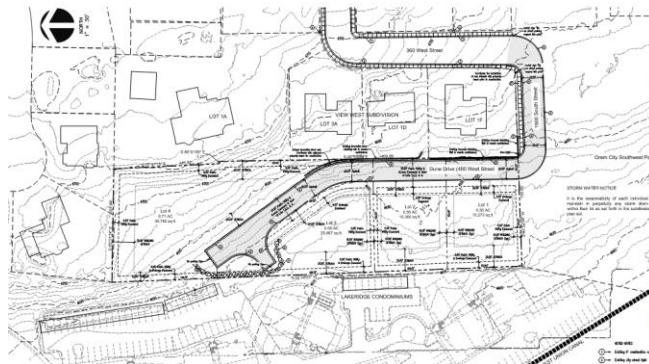
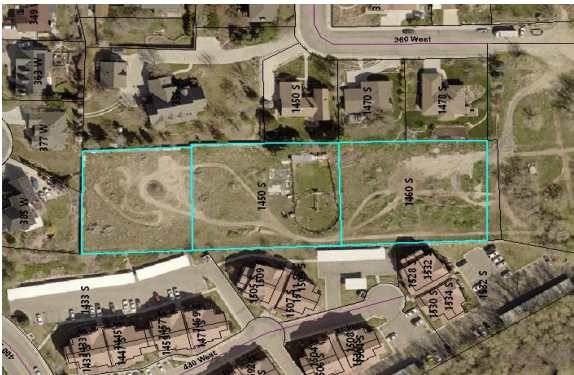
4. Final Plat Approval – Sunflower Dunes – located generally at 1450 S 360 West – Approved

Dianna Creer and Nicole Van Orman submitted a Prelim Plat application. Sunflower Dunes consists of almost 2 acres currently boxed in by residential development and city property. The project required an extra long cul-de-sac and was approved by the Board of Adjustment. This project requires a development agreement with Orem City for approval.

DRC Action: Chris Clements moved to approve the Preliminary Plat for the Sunflower Dunes Project located generally at 1450 S. 360 West in the R8 zone with the condition that a development agreement be created with Orem City. Steve Norman (Norm) seconded the motion. The motion passed unanimously.

Yes: Steve Norman (Norm), Chris Clements, Jared Hall, Rick Sabey, Derek Spencer, Taggart Bowen.

No: None



5. Site Plan Approval – Aspen Grove – located generally at 1350 E. 740 North – Approved

Gardener & Associates applied for a 24 –bed 1 level expansion on the East side of the current building. They will also be expanding their parking on the West side of the lot to accommodate the expansion.

DRC Action: Rick Sabey moved to approve the Site Plan for the Aspen Grove Project located generally at 1350 E. 740 North in the R12 zone with a Hospital Overlay. Derek Spencer seconded the motion. The motion passed unanimously.

Yes: Steve Norman (Norm), Chris Clements, Jared Hall, Rick Sabey, Derek Spencer, Taggart Bowen.

No: None

6. Text Amendment Approval - Proposed Amendments to the Text of Orem City Code Article 22-21 - Special Exception for Multi-Family Dwelling - Approved

John Zumbrennen Applied for a Text Amendment to provide more leniency on the exceptions available to allow multi-family units in a regular residential zone. Below is an example of a possible development elevation with this Text Amendment.



DRC Action: Steve Norman (Norm) moved to approve the Text Amendment: Proposed Amendments to the Text of Orem City Code Article 22-21 - Special Exception for Multi-Family Dwelling North in the R12 zone with a Hospital Overlay. Rick Sabey seconded the motion. The motion passed unanimously.

Yes: Steve Norman (Norm), Chris Clements, Jared Hall, Rick Sabey, Derek Spencer, Taggart Bowen.
No: None

7. **Minutes:** The minutes for the previous meetings on April 14, 2025, were sent to the committee via email. Chris Clements moved to approve the minutes. Steve Norman (Norm) seconded the motion. The motion passed unanimously.

Yes: Steve Norman (Norm), Chris Clements, Jared Hall, Rick Sabey, Derek Spencer, Taggart Bowen.
No: None

8. **Adjourn:** Rick Sabey motioned to adjourn; Chris Clements seconded the motion. The motion passed unanimously.

Yes: Steve Norman (Norm), Chris Clements, Jared Hall, Rick Sabey, Derek Spencer, Taggart Bowen.

Adjourn: 11:07 a.m.
Approved On: 05/05/225