

**DRAFT CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
September 29, 2025**

The following items are detailed in these minutes:

- **Plat Amendment – Bellevue Ridge – Located generally at 258 North Palisade Drive – Approved**
- **Final Plat – Canyon Park – Located generally at 1203 North 630 East – Approved**
- **Zoning Ordinance Map Amendment – Johnson Farms Rezone – Located generally at 1750 South Geneva Road – Approved**
- **Administrative Site Plan – Smarty Landscaping – Located generally at 11475 South Sandhill – Approved**
- **Preliminary Plat – Maag Subdivision – Located generally at 537 North 500 West – Approved**

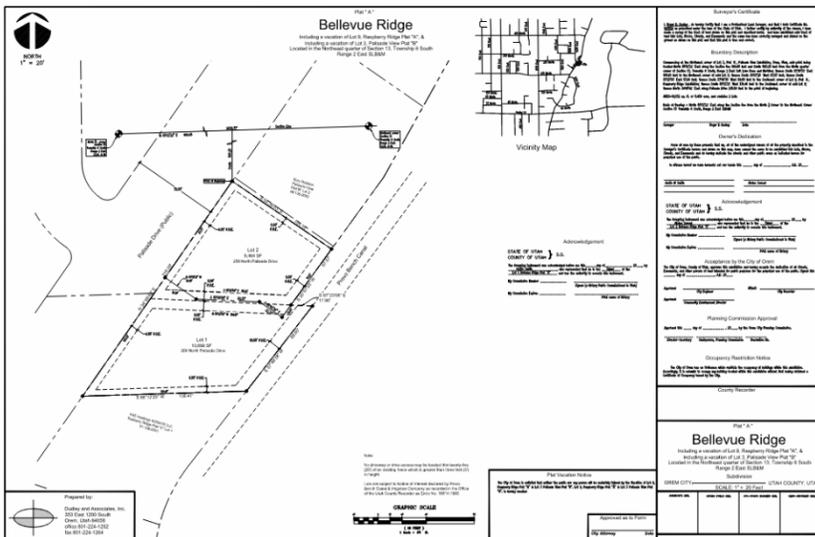
Place: Aspen Conference Room (Floor 2) – City Hall Building – 56 North State Street, Orem Utah, 84057

11:02 a.m. Jared Hall called the meeting to order.

Those Present: Jared Hall, Steve Norman, Rick Sabey, Chris Celements, Derek Spencer, Taggart Bowen, Aaron McKnight– DRC members, Rebecca Gourley– Associate Planner

Those Excused: Darren Pead, Chelsea Lindsey, Gary McGinn, Grace Bjarnson

1. Plat Amendment – Bellevue Ridge – Located generally at 258 North Palisade Drive – Approved



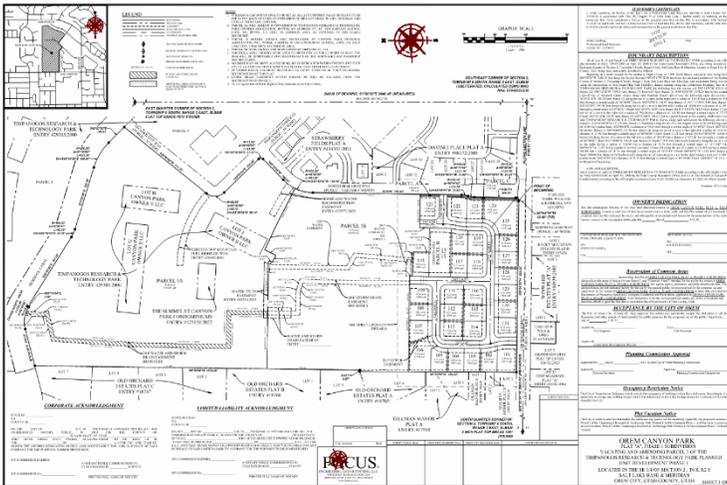
Rebecca Gourley introduced the plat amendment for Bellevue Ridge. This amendment adjusted the property boundary between the neighbors at 258 North and 260 North Palisade Drive in the R8 zone. The plat amendment meets all code requirements. The Development Review Committee approved the plat amendment.

DRC Action: Aaron McKnight moved to approve the Bellevue Ridge Plat Amendment. Steve Norman seconded the motion.

Yes: Jared Hall, Steve Norman, Rick Sabey, Chris Celements, Derek Spencer, Taggart Bowen, Aaron McKnight

No: None

2. Final Plat – Canyon Park – Located generally at 1203 North 630 East – Approved



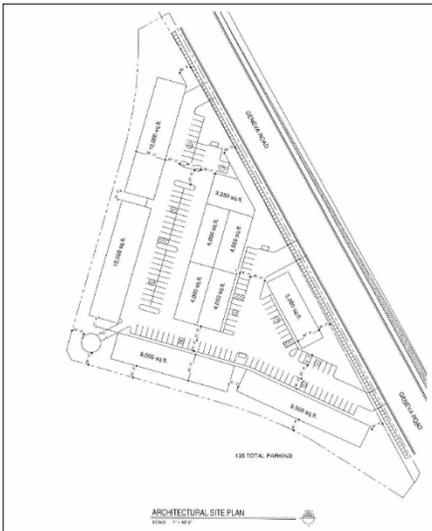
Rebecca Gourley introduced the Canyon Park Final Plat. The plat had previously been introduced in the September 15th, 2025, DRC meeting, but had been continued due to outstanding redline corrections on the plat. As of the September 29th, 2025, DRC meeting, all redline corrections have been addressed and the final plat meets all code requirements.

DRC Action: Steve Norman moved to approve the Canyon Park final plat. Taggart Bowen seconded the motion. The motion passed unanimously.

Yes: Jared Hall, Steve Norman, Rick Sabey, Chris Celements, Derek Spencer, Taggart Bowen, Aaron McKnight

No: None

3. Zoning Ordinance Map Amendment – Johnson Farms Rezone – Located generally at 1750 South Geneva Road – Approved



Johnson Farm Rezone, located generally at 1750 South Geneva Road. The property is approximately 4 acres and is currently zoned OS5. The applicant is requesting to rezone the property to C2. A concept plan depicting a ten-unit shopping center was turned in with the rezone, but it is not a binding site plan.

DRC Action: Rick Sabey moved to recommend the approval of the Johnson Farms Rezone to the Planning Commission. Chris Clements seconded the motion. The motion passed unanimously.

Yes: Jared Hall, Steve Norman, Rick Sabey, Chris Celements, Derek Spencer, Taggart Bowen, Aaron McKnight

No: None

4. Administrative Site Plan – Smarty Landscaping – Located generally at 11475 South Sandhill – Approved

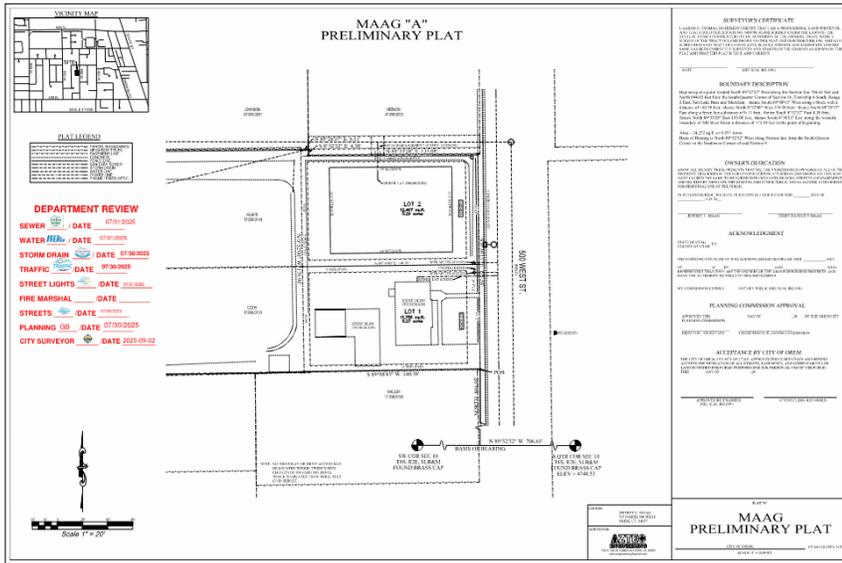


Rebecca Gourley introduced the Smarty Landscaping administrative approval project. The project includes a site-wide landscaping change, which includes a new water feature, a new patio, employee and patron seating arrangements. No changes to the drainage, grading, or parking arrangements in the parking lot were proposed.

DRC Action: Aaron McKnight moved to approve the Smarty Landscaping project. Chris Clements seconded the motion. The motion passed unanimously.

Yes: Jared Hall, Steve Norman, Rick Sabey, Chris Celements, Derek Spencer, Taggart Bowen, Aaron McKnight
No: None

5. Preliminary Plat – Maag Subdivision – Located generally at 537 North 500 West – Approved



Rebecca Gourley introduced the Maag Subdivision Preliminary Plat. The project's intent is to subdivide 537 North 500 West into two lots. The subdivision is located in the R7.5 zone and will result in two lots that are 11,786 square feet and 12,467 square feet.

DRC Action: Steve Norman moved to approve the Maag Subdivision. Chris Clements seconded the motion. The motion passed unanimously.

Yes: Jared Hall, Steve Norman, Rick Sabey, Chris Celements, Derek Spencer, Taggart Bowen, Aaron McKnight
No: None

6. Minutes

The minutes for the September 15th 2025 DRC meeting were discussed. No issues were found. The DRC members moved forward with a vote.

DRC Action: Chris Clements moved to approve the September 15th, 2025, DRC minutes. Derek Spencer seconded the motion. The motion passed unanimously.

Yes: Jared Hall, Steve Norman, Rick Sabey, Chris Celements, Derek Spencer, Taggart Bowen, Aaron McKnight
No: None

7. Adjourn

The DRC members moved to adjourn.

DRC Action: Rick Sabey motioned to adjourn. Steve Norman seconded the motion. The motion passed unanimously.

Yes: Jared Hall, Steve Norman, Rick Sabey, Chris Celements, Derek Spencer, Taggart Bowen, Aaron McKnight
No: None

Adjourn: 11:09 a.m.

Approved On: draft