

CITY OF OREM DEVELOPMENT COMMITTEE MINUTES

January 12th, 2026

The following items are detailed in these minutes:

- **Text Amendment – Lemon & Sage Kitchens – Amending SLU Code 6291 and allowing the use in the C1 zone**
- **Approval of the minutes from the December 8th, 2025 DRC meeting**
- **Adjourn**

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

11:00 a.m. Jared Hall called the meeting to order.

Those Present: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Taylor Taggart DRC Members; Grace Bjarnson, Associate Planner

Those Excused: Steve Norman,, Derek Spencer, Gary McGinn, Rick Sabey, Aaron McKnight, DRC members; Rebecca Gourley, Associate Planner

- **Text Amendment – Lemon & Sage Kitchens – Amending SLU Code 6291 and allowing the use in the C1 zone**

Grace Bjarnson introduced a request for a text amendment to the SLU code 6291 for Lemon and Sage Kitchens, a commissary kitchen seeking to operate at 15 East 700 North in the C1 zone. She explained that the current code only lists "catering," and the proposed change would add "catering services and food commissaries" to account for this type of official kitchen, which is needed by various small food businesses ([00:00:00](#)). The Planning Commission and City Council will decide if this use is appropriate for the C1 zone, a transitional area between highly commercial and residential spaces, noting that there are very few C1 zones in the city ([00:03:08](#)).

Commissary Kitchen Requirements and Location Discussion confirmed that the location in question is an existing building that used to be a seminary and is adjacent to C2 commercial zoning and a residential zone ([00:04:17](#)). A concern was raised regarding whether the building is equipped with a grease trap, and Jared Hall clarified that the text amendment only allows the use in the zone, and the requirement for a grease trap would be addressed during the change-of-use process ([00:05:29](#)).

Jared Hall requested a motion.

DRC Action: Chris Clements motioned to recommend a positive approval of the Text Amendment to the Planning Commission. Chelsea Lindsey seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Taylor Taggart

No: None

- **Approval of the minutes from the December 8th, 2025 DRC meeting**

The committee reviewed the minutes from the December 8th meeting, which included a discrepancy regarding the vote to adjourn that Chelsea had noticed and Grace Bjarnson had adjusted ([00:06:26](#)).

Jared Hall requested a motion.

DRC Action: Taylor Taggart voted to approve the minutes from the November 24th, 2025 meeting. Chelsea Lindsey seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Taylor Taggart

No: None

- **Adjourn**

The committee then discussed scheduling, noting that the meeting scheduled for January 19th, 2026, would be canceled because it is a holiday.

DRC Action: Taylor Taggart motioned to adjourn the meeting. Darren Pead seconded the motion.

Yes: Jared Hall, Chris Clements, Chelsea Lindsey, Darren Pead, Taylor Taggart

No: None

Adjourn: 11:08 AM.

Approved On: Draft