

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
February 17th, 2026

The following items are detailed in these minutes:

- 1. Text Amendment/Rezone** - Westerly Way - Recommended Approval
- 2. Site Plan** - Apollo Burger - Recommended Approval
- 3. Rezone** - Spring Hollow - Recommended Approval
- 4. Daycare Fence** - Approved
- 5. Plat Amendment** - Berkshires Plat U - Continued
- 6. Admin Site Plan** - Olmsted Equalization Reservoir Solids Management Project - Approved
- 7. Site Plan** - Ace Auto - Recommended Approval
- 8. Prelim Plat** - Whitestone - Continued
- 9. Plat Amendment** - Hope Depot - Continued
- 10. Site Plan** - Comcast Generator - Recommend Approval
- 11. Minutes** - Approval of minutes from the February 9th, 2026 meeting
- 12. Adjournment**

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: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen, DRC Members; Grace Bjarnson, Associate Planner

Those Excused: Chris Clements, Chelsea Lindsey, Darren Pead, Steve Norman, Taylor Taggart , Aaron McKnight, Derek Spencer, Gary McGinn, DRC members; Rebecca Gourley, Associate Planner

- 1. Text Amendment/Rezone** - Westerly Way - Located generally at 1875 S Geneva Road in the OS5 zone

The committee addressed a text amendment and rezone request for Westerly Way, located near 1875 South Geneva Road, to adjust an existing Planned Residential Development (PRD) zone. The proposal aims to include additional land and parking into the previously approved PRD zone, which originally accommodated a twin-home style situation. The DRC agreed that this approval pertains only to the concept plan and that a detailed site plan would be required before construction. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Rick Sabey motioned to approve the Westerly Way text amendment. Taggart Bowen seconded the motion.

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

2. Site Plan - Apollo Burger - Located generally at 452 N State in the C2 zone.

The committee reviewed a site plan for a new Apollo Burger building at approximately 452 North State Street, replacing an existing structure. The plans include provisions for a drive-thru and parking, and a neighborhood meeting was held due to its proximity to residential areas. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Mark Kilner motioned to approve the site plan for the Apollo Burger project. Rick Sabey seconded the motion..

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

3. Rezone - Spring Hollow - Located generally at 92 S State in the R8 zone.

The committee discussed a rezone request for the Spring Hollow Senior Center, located at 92 South 800 East, which is currently zoned R8 (Residential). Because the center is a commercial senior center and anticipated an addition, they must transition to a commercial zone, as the conditional use permit process is no longer supported by current code. The requested change is from R8 to C1 (Neighborhood Commercial) because the C1 designation is more neighborhood-friendly and would restrict uses incompatible with the surrounding residential area. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Taggart Bowen motioned to approve the rezone for the Spring Hollow project. Mark Kilner seconded the motion..

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

4. Daycare Fence - Marieth's Day Care Fence - Located generally at 53 Hanover Dr. in the R6.5 zone.

Marriott's Daycare submitted an application for a fence to support their home-based daycare business located at 53 South Hover Drive. The application met the code requirements for a daycare fence, and approval is necessary before they can proceed with their business license application. Following approval, an inspection will be scheduled to confirm the fence is built according to the provided drawing. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Rick Sabey motioned to approve the daycare fence project. Taggart Bowen seconded the motion.

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

5. Plat Amendment - Berkshires Plat U - Located generally at 1469 S 1020 East in the PD18 zone.

The committee reviewed a plat amendment request for Berkshire's Plat U, which proposes combining two lots to create a double frontage lot. Concerns raised by the legal department regarding the creation of a double frontage lot necessitated a continuance of the item. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Mark Kilner motioned to continue the plat amendment for the Berkshires Plat U project. Taggart Bowen seconded the motion.

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

6. Admin Site Plan - Olmsted Equalization Reservoir Management Project - Located generally in Provo Canyon along US Highway 189

An administrative site plan was reviewed for the Central Utah Water Conservancy District's equalization reservoir solids management project in Provo Canyon. The committee noted no apparent issues with the project's approach, including road usage. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Taggart Bowen motioned to continue the plat amendment for the Berkshires Plat U project. Mark Kilner seconded the motion..

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

7. Site Plan - Ace Auto - Located generally 1135 N State Street in the C2 zone

A site plan for Ace Auto at 1135 North State Street, C2 zone, involving a new storage building and parking adjustments, was initially considered for continuance due to outstanding items. It was clarified that one outstanding issue regarding a dumpster was resolved as they are not utilizing one, and the remaining item (related to the RPZ backflow for rear irrigation) was not considered a significant problem and would be resolved before reviewed by the Planning Commission.

The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Mark Kilner motioned to recommend approval of the site plan for Ace Auto. Rick Sabey seconded the motion.

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

8. Preliminary Plat - Whitestone Subdivision - Located generally at 710 W 2000 South in the R8 zone

A preliminary plat application for Whitestone subdivision was reviewed. At this time there are still unresolved issues concerning storm water. A meeting will be held on the 19th to address these issues with the developer. A continuance was suggested for these issues to be resolved. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Rick Sabey motioned to continue the preliminary plat for Whitestone subdivision. Taggart Bowen seconded the motion.

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

9. Plat Amendment - Home Depot - Located generally at 655 E Park Avenue in the PD34 zone

A plat amendment application for the Home Depot project was reviewed. The city surveyor asked for more time to review the project and it was suggested that the project be continued. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Mark Kilner motioned to continue the plat amendment for the Home Depot project. Rick Sabey seconded the motion.

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

10. Site Plan - Comcast Generator Upgrade - Located generally at 1834 S Columbia Lane in the C2 zone

A Site Plan application for an upgrade to a Comcast generator was reviewed. The changes include a generator and stormwater upgrade as well as the removal of a chainlink fence and the construction of a masonry wall in its place to provide a buffering between the site and neighboring residential properties. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Rick Sabey motioned to recommend approval of the Comcast Generator Upgrade site plan. Mark Kilner seconded the motion.

Yes: Jared Hall, Rick Sabey, Mark Kilner, Taggart Bowen

No: None. The motion passed unanimously.

11. Approval of the minutes from the February 9th, 2026 DRC meeting

The minutes from the February 9th, 2026 meeting were reviewed by the DRC. The DRC had no further comments. Jared Hall requested a motion.

DRC Action: Taggart Bowen voted to approve the minutes from the February 9th, 2026 meeting. Rick Sabey seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Derek Spencer, Rick Sabey

No: None. The motion passed unanimously.

12. Adjourn

Jared Hall requested a motion to adjourn.

DRC Action: Chris Clements motioned to adjourn the meeting. Rick Sabey seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Derek Spencer, Rick Sabey

No: None. The motion passed unanimously.

Adjourn: 11:20 AM.

Approved On: DRAFT