

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
March 23rd, 2026

The following items are detailed in these minutes:

1. **Text Amendment** - Amending Article 22-6-8 - Height of Primary Buildings in Residential Zones
2. **Rezone** - Request to rezone the property located generally at 360 West 1500 South from PF (Public Facilities) and R12 (Residential 12,000 sqft lots) to R8 (Residential 8,000 sqft lots).
3. **Minutes** - Approval of the Minutes from the March 9th and March 16th, 2026 DRC meeting
4. **Adjournment**

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, Chelsea Lindsey, Aaron McKnight, Rick Sabey, DRC Members; Rebecca Gourley, Associate Planner

Those Excused: Chris Clements, Darren Pead, Taggart Bowen, Taylor Taggart, Derek Spencer, DRC members; Grace Bjarnson, Associate Planner

1. Text Amendment - Amending Article 22-6-8 - “Height of Primary Buildings in Residential Zones”

Rebecca Gourley introduced the “Height of Primary Buildings in Residential Zones” text amendment. The applicant, Jared Hall on behalf of Orem City Community Development, requested to amend article 22-6-8 by modifying the allowed heights of primary structures in residential zones, providing a definition for flat and pitched roofs, and introducing a building envelope.

The following amendments were proposed:

A pitch definition for a flat roof

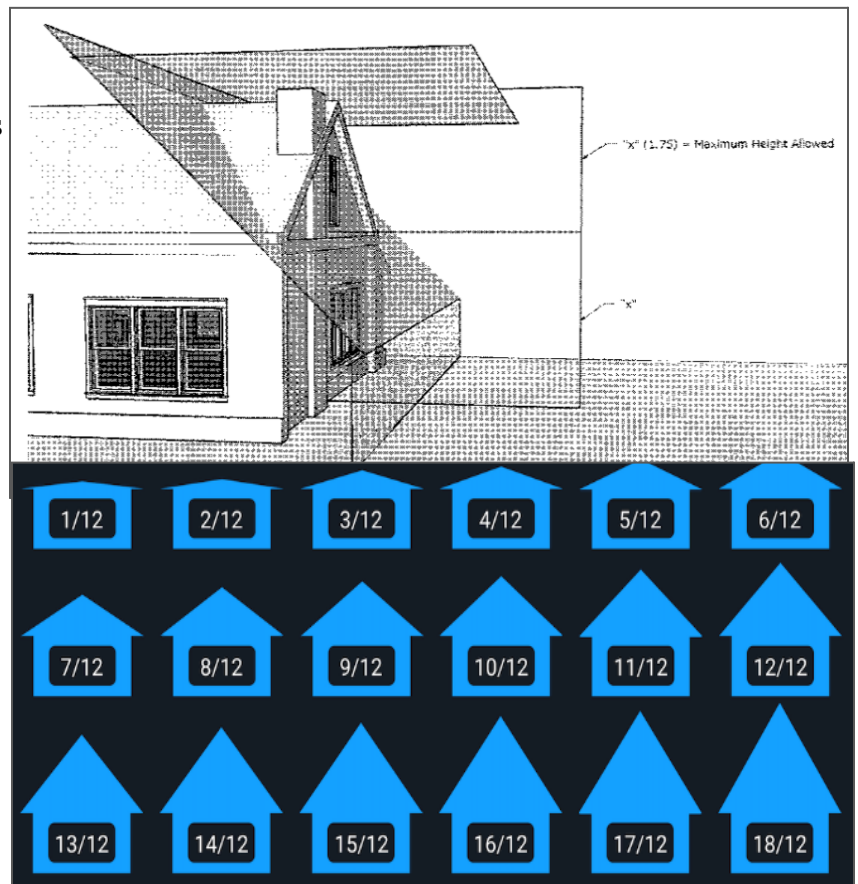
Lowering max flat roof height to **20 feet (Graduated 24)*** in all standard R zones

Lowering max pitched roof height to **30 feet (Graduated 35)*** in all standard R zones

Lowering max flat roof height to **24 feet (Graduated 28)*** in R12, R20

Lowering max pitched roof height to **35 feet (Graduated 45)*** in R12, R20

Implementing a graduated height building envelope. *Structures built further from the required setbacks may gain additional height (E., 1 additional foot of height for 1 additional foot away from the setback)



Aaron McKnight asked what the proposed definition for a flat roof pitch is. Jared Hall answered that it is 2:12. Mr. McKnight said that he wanted to review the text again at a separate time.

Rick Sabey asked if this amendment only considers the main primary structure, and not adjacent structures. Mr. Hall answered that the current amendment is only for the primary structure; Adjacent structures may be considered at a later date. He explained that this amendment will be sensitive to infill, and further consideration will happen with the City Council.

Chelsea Lindsey asked if this amendment will apply to all new amendments. Mr. Hall answered yes, but reminded the DRC that CCRs and HOAs may choose to enforce a stricter standard if desired.

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

DRC Action: Aaron McKnight motioned to forward the “Height of Primary Buildings in Residential Zones” text amendment to the Planning Commission. Chelsea Lindsey seconded.

Yes: Jared Hall, Chelsea Lindsey, Aaron McKnight, Rick Sabey

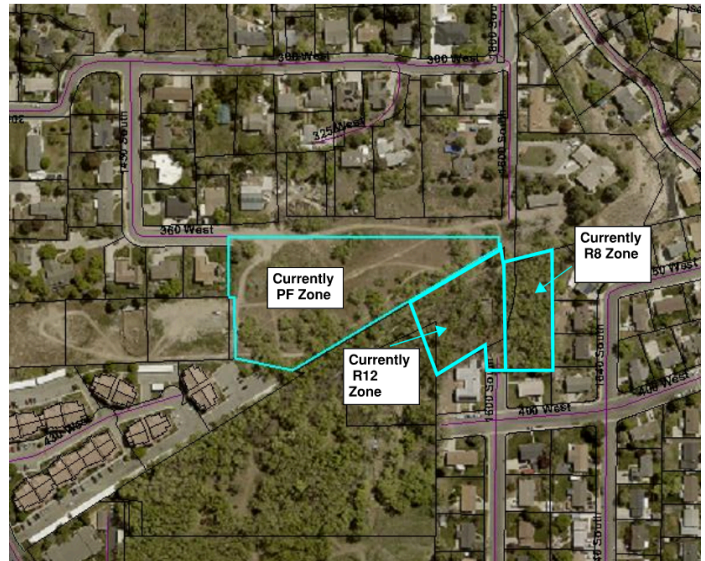
No: None

The motion passed unanimously.

- 2. Rezone - “360 West 1500 South” Rezone** - Request to rezone the property located generally at 360 West 1500 South from PF (Public Facilities) and R12 (Residential 12,000 sqft lots) to R8 (Residential 8,000 sqft lots).

Rebecca Gourley introduced the “360 West 1500 South” rezone. The applicant, Jared Hall on behalf of Orem City Community Development, requested to rezone the property located generally at 360 West 1500 South from PF and R12 to R8 single family lots.

Aaron McKnight asked for clarification on what the City owns. Jared Hall explained that the City owns the majority of the highlighted areas, with the most southern properties belonging to Jay Liechty. Mr. Liechty owns the Acadia Heights development, which will be built in conjunction with the “360 West 1500 South,” should the rezone pass.



Mr. McKnight also asked if there would be a developer agreement. Mr. Hall advised there are currently no plans to enter into an agreement.

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

DRC Action: Aaron McKnight motioned to forward the “Height of Primary Buildings in Residential Zones” text amendment to the Planning Commission. Chelsea Lindsey seconded.

Yes: Jared Hall, Chelsea Lindsey, Aaron McKnight, Rick Sabey

No: None

The motion passed unanimously.

3. Minutes - Approval of the Minutes from the March 9th, and March 16th, 2026 DRC meeting

The minutes were not ready for presentation. Mr. Hall requested a motion to continue the minutes.

DRC Action: Aaron McKnight motioned to continue the DRC minutes to the next meeting. Rick Sabey seconded.

Yes: Jared Hall, Chelsea Lindsey, Aaron McKnight, Rick Sabey

No: None

4. Adjournment

Mr. Hall requested a motion to adjourn.

DRC Action: Rick Sabey motioned to adjourn. Chelsea Lindsey seconded.

Yes: Chelsea Lindsey, Rick Sabey, Jared Hall

No: Aaron McKnight

The motion passed 3:1

Adjourn: 11:18 AM.

Approved On: DRAFT