

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
June 15th, 2026

The following items are detailed in these minutes:

- 1. Administrative Site Plan** - Links at Sleepy Ridge - 730 S Sleepy Ridge Drive
- 2. Temporary Site Plan** - Pyros Edge Fireworks Tent - 1616 S State Street
- 3. Temporary Site Plan** - Pyros Edge Fireworks Tent - 1665 N State Street
- 4. Temporary Site Plan** - Fisher Fireworks - 1981 S Geneva Road
- 5. Final Plat - Whitestone Estates Phase 1** - 710 W 2000 South
- 6. Plat Amendment - Old Orchard Plat L** - 457 E 1500 North
- 7. Site Plan - Fort Knox Building Addition** - 981 N Industrial Park Road
- 8. Text Amendment** - PD 53 Kneaders Text Amendment - adjusting concept plan for zone, no change in code text - 1890 N State Street
- 9. Minutes** - Approval of the minutes from the June 8th, 2026
- 10. Adjourn** - Next meeting scheduled for June 22nd, 2026

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

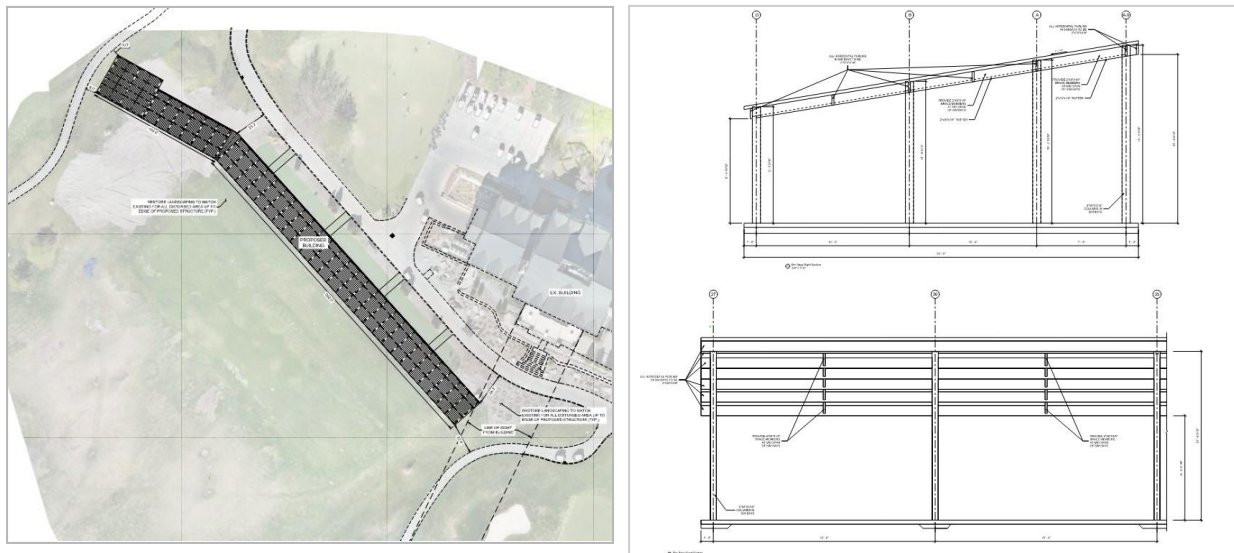
11:01 AM. Jared Hall called the meeting to order.

Those Present: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight, DRC Members; Rebecca Gourley, Associate Planner

Those Excused: Rick Sabey, Derek Spencer, Darren Pead, Gary McGinn, DRC members; Grace Bjarnson, Associate Planner

1. Administrative Site Plan - Links at Sleepy Ridge - 730 S. Sleepy Ridge Drive

Rebecca Gourley introduced the administrative site plan for the Links at Sleepy Ridge. The applicant, Cody Flamm/Dojo Construction, requested to build a canopy over the existing drive range at Sleepy Ridge, located at 730 S. Sleepy Ridge Drive.



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

DRC Action: Chris Clements motioned to approve the administrative site plan for the Links at Sleepy Ridge. Chelsea Lindsey seconded the motion.

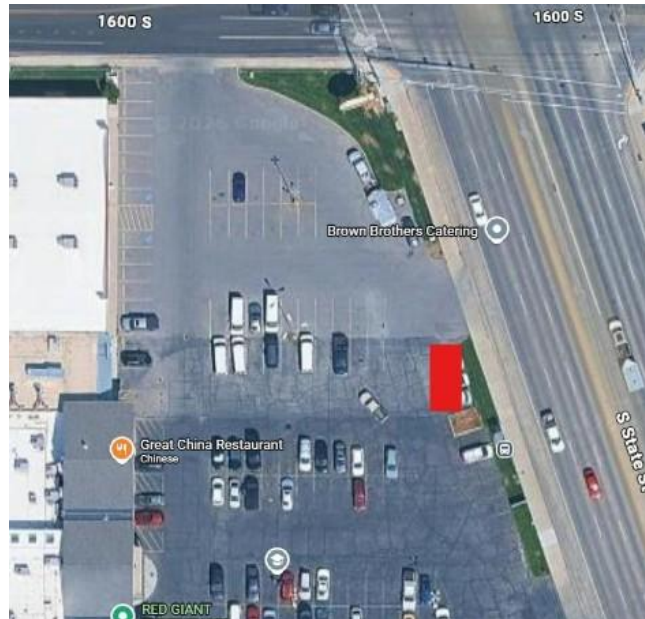
Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

2. Temporary Site Plan - Pyro's Edge Fireworks - 1616 South State Street

Rebecca Gourley introduced the temporary site plan for Pyro's Edge Fireworks. The applicant, Pyro's Edge LLC, requested to erect a temporary fireworks stand at 1616 South State Street.



Taylor Taggart asked if this was the location that had two tents in the same parking lot in 2025; Staff was uncertain. Mr. Taggart also asked if there are rules against multiple tents in one parking lot, and if staff notifies the applicant of an existing competitor in the parking lot. Jared Hall advised that there are no codes that prohibit two tents in one parking lot, and that staff does not inform applicants of competing tents. Mr. Hall requested a motion.

DRC Action: Chelsea Lindsey motioned to approve the temporary site plan for the Pyro's Edge Fireworks Tent at 1616 South State Street. Ryan Garside seconded the motion.

Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

3. Temporary Site Plan- Pyro's Edge Fireworks - 1665 North State Street

Rebecca Gourley introduced the temporary site plan for Pyro's Edge Fireworks. The applicant, Pyro's Edge LLC, requested to erect a temporary fireworks stand at 1665 North State Street.



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

DRC Action: Chris Clements motioned to approve the temporary site plan for the Pyro's Edge Fireworks. Taggart Bowen seconded the motion.

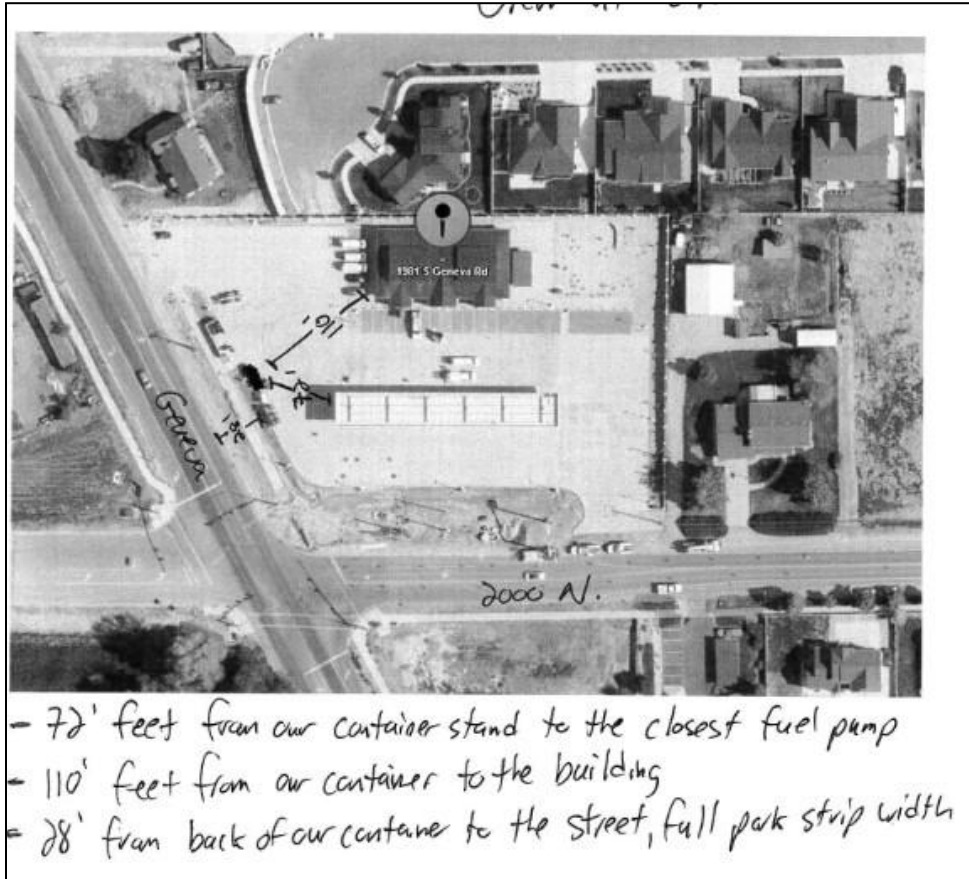
Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

4. Temporary Site Plan - Fisher Fireworks - 1981 South Geneva

Rebecca Gourley introduced the temporary site plan for Fisher Fireworks. The applicant, Craig Fisher, requested to erect a temporary fireworks stand at 1981 South Geneva.



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

DRC Action: Ryan Garside motioned to approve the temporary site plan for Fisher Fireworks. Chelsea Lindsey seconded the motion.

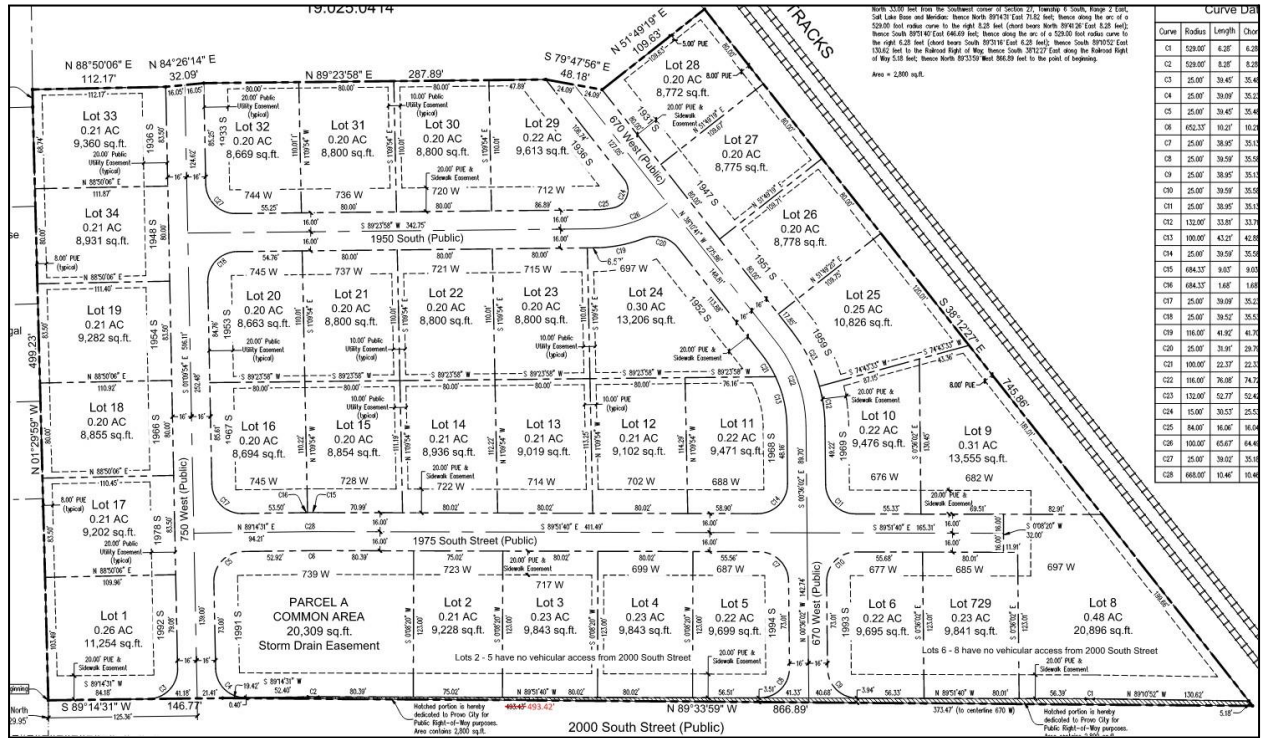
Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

5. Final Plat - Whitestone Estates Phase 1 - 710 West 2000 South

Rebecca Gourley introduced the final plat for Whitestone Estates Phase 1. The applicant, Nate Horan, requested a final plat to subdivide the property at 710 W 2000 South into 34 lots.



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

DRC Action: Taggart Bowen motioned to approve the Preliminary Plat for Whitestone Estates Phase 1. Chris Clements seconded the motion.

Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

6. Plat Amendment - Old Orchard Plat L - 457 East 1500 North

Rebecca Gourley introduced the Plat Amendment for Old Orchard Plat L. The applicant, Tyler Proskine, requested a plat amendment to combine two lots located at 457 East 1500 North.



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

DRC Action: Chris Clements motioned to approve the Plat Amendment for Old Orchard Plat L. Ryan Garside seconded the motion.

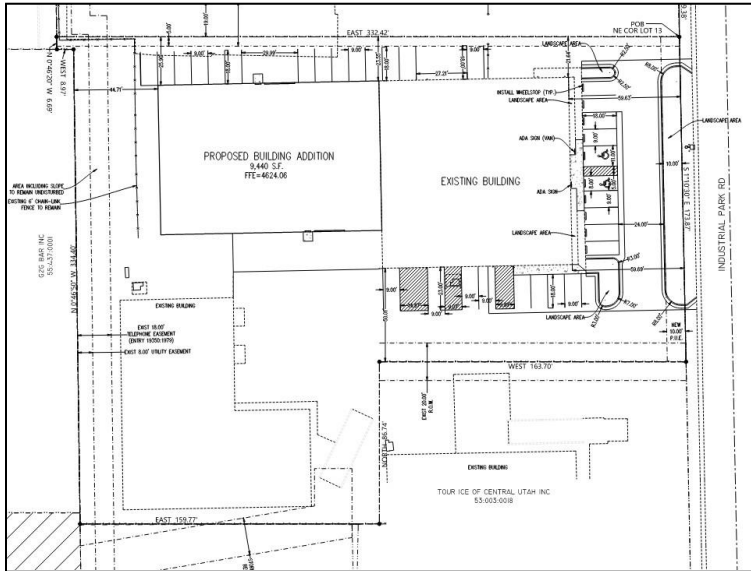
Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

7. Site Plan - Fort Knox Building Addition - 981 North Industrial Park

Rebecca Gourley introduced the site plan for the Fort Knox Building Addition. The applicant, Brent Simpson, requested site plan approval to build a 9,440 sqft addition to the existing Fort Knox building at 981 North Industrial Park in the M2 zone.



Rebecca Gourley informed the DRC that the site plan has underlying plat amendment issues that must first be addressed before the site plan can be approved. She asked the DRC if they would prefer to approve the site plan upon the condition the plat amendment be approved, or if they would prefer to continue the item until the amendment is passed. The DRC determined they would move forward with approval with the condition.

Before moving to vote, staff discussed previous legal concerns with the document, and whether the site plan would be immediately forwarded to the Planning Commission. Staff determined the site plan would wait until the plat was approved before being forwarded to the Commission.

Jared Hall requested a motion.

DRC Action: Aaron McKnight motioned to approve the Fort Knox Site Plan conditional upon approval of the Fort Knox Plat Amendment. Chris Clements seconded the motion.

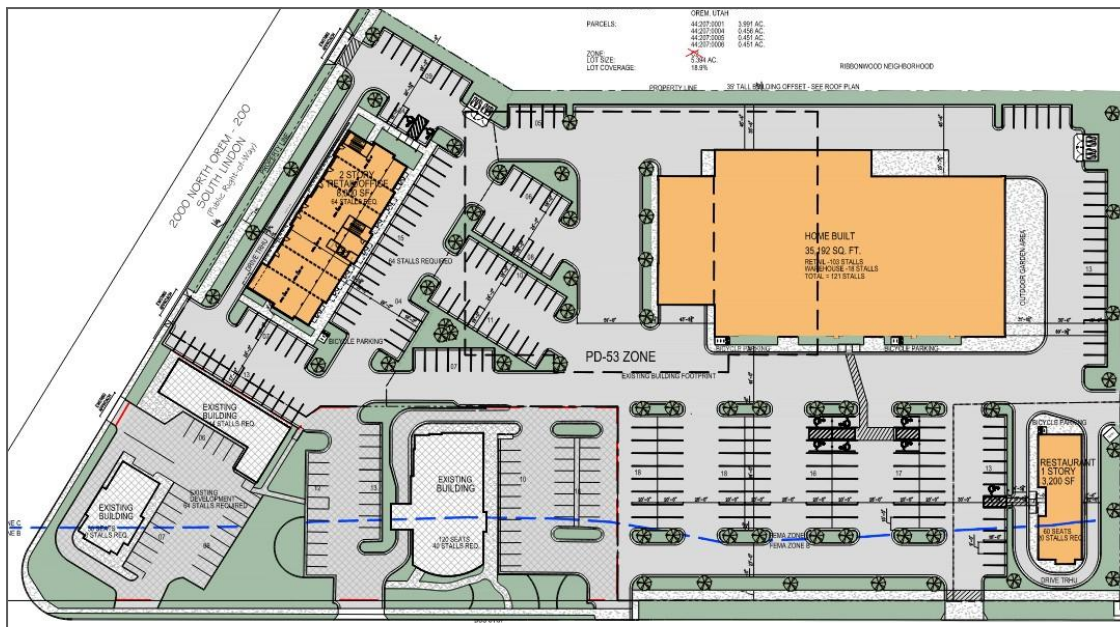
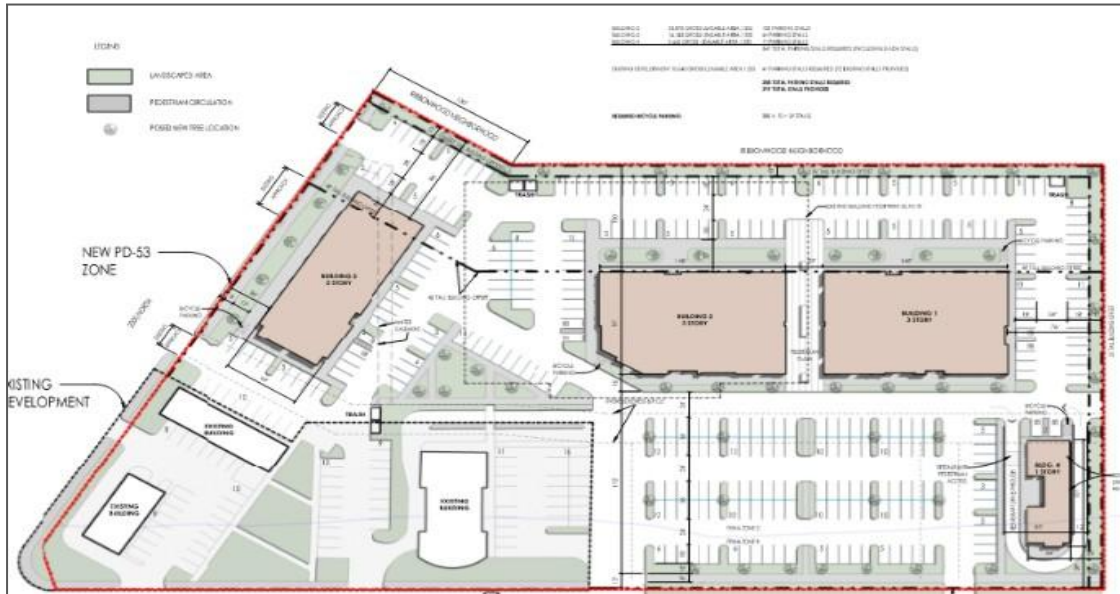
Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

8. Text Amendment - PD-35 Kneaders Text Amendment - Adjusting the concept plan for the zone, no change in code text - 1890 North State Street

Rebecca Gourley introduced the PD-53 Kneaders Text Amendment. The applicant, David Vincent, requested to alter the existing concept plan for the PD-53. The primary change to the concept plan is the proposal to reduce the amount of buildings on the eastern side of the property from two to one.



Existing concept plan (Above), Proposed concept plan (Below)

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

DRC Action: Chelsea Lindsey motioned to forward the PD-53 Kneaders Text Amendment to the Planning Commission. Ryan Garside seconded the motion.

Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

9. Minutes - Approval of the minutes from the June 8th, 2026

The minutes for the June 8th, 2026 DRC meeting were sent to the DRC via email for review. The DRC had no comments. Jared Hall requested a motion.

DRC Action: Chris Clements motioned to approve the June 8th, 2026 DRC minutes. Chelsea Lindsey seconded the motion.

Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

10. Adjournment - Jared Hall requested a motion to adjourn.

DRC Action: Chris Clements motioned to approve the June 8th, 2026 DRC minutes. Taggart Bowen seconded the motion.

Yes: Chris Clements, Chelsea Lindsey, Taylor Taggart, Taggart Bowen, Ryan Garside, Aaron McKnight

No: None

The motion passed unanimously.

Adjourn: 11:18 AM.

Approved On: 05/22/2026