

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
March 9th, 2026

The following items are detailed in these minutes:

- 1. Plat Amendment** - The Berkshires Plat U - located generally at 1469 South 1020 East
- 2. Final Plat** - Rolling Sand Subdivision - Located generally at 1765 South Sandhill Road
- 3. Preliminary Plat** - Whitestone Subdivision - Approximately 50 new lots located generally at 710 West 2000 South
- 4. Temporary Site Plan** - Kenston Farms - located generally at 1784 South State Street
- 5. Text Amendment** - Ordinance amending articles 2-15-2, 2-15-11, 2-16-2, 2-16-10 and 22-21-2 of the Orem City Code relating to powers and duties of the Planning Commission and Special Exceptions
- 6. Minutes** - Approval of the minutes from the February 23rd 2026
- 7. Adjournment**

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: Rick Sabey, Jared Hall, Darren Pead, Aaron McKnight, Taylor Taggart, Chris Clements, DRC Members; Rebecca Gourley, Associate Planner

Those Excused: Taggart Bowen, Chelsea Lindsey, Derek Spencer, DRC members; Grace Bjarnson, Associate Planner

- 1. Plat Amendment** - The Berkshires Plat U - located generally at 1469 South 1020 East

Rebecca Gourley presented the Berkshires Plat U. The applicant, Ty Mattingly, requested to combine two lots located at 1469 South 1020 East and 1070 South 1080 East. Mr. Mattingly desires to combine the lots so that he may have one large backyard that can accommodate his pool, landscaping, and other accessory building plans.

The plat amendment would result in a double frontage lot. To mitigate concerns regarding maintaining landscaping on the parkstrip located along 1080 East, Mr. Mattingly and Orem City's Attorney developed a landscaping agreement, which is included as part of the request.

Aaron McKnight had a questions regarding the ownership of the two properties, as Mr. Mattingly owns the property at 1469 South 1020 East under his personal name, but 1070 South under an LLC. Mr. McKnight asked if the landscaping agreement would be signed by both entities or if Mr. Mattingly had plans to change the ownership to one entity before signing. Mrs. Gourley advised that she was unsure, and Mr. McKnight said he would verify this before Mr. Mattingly signed.

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

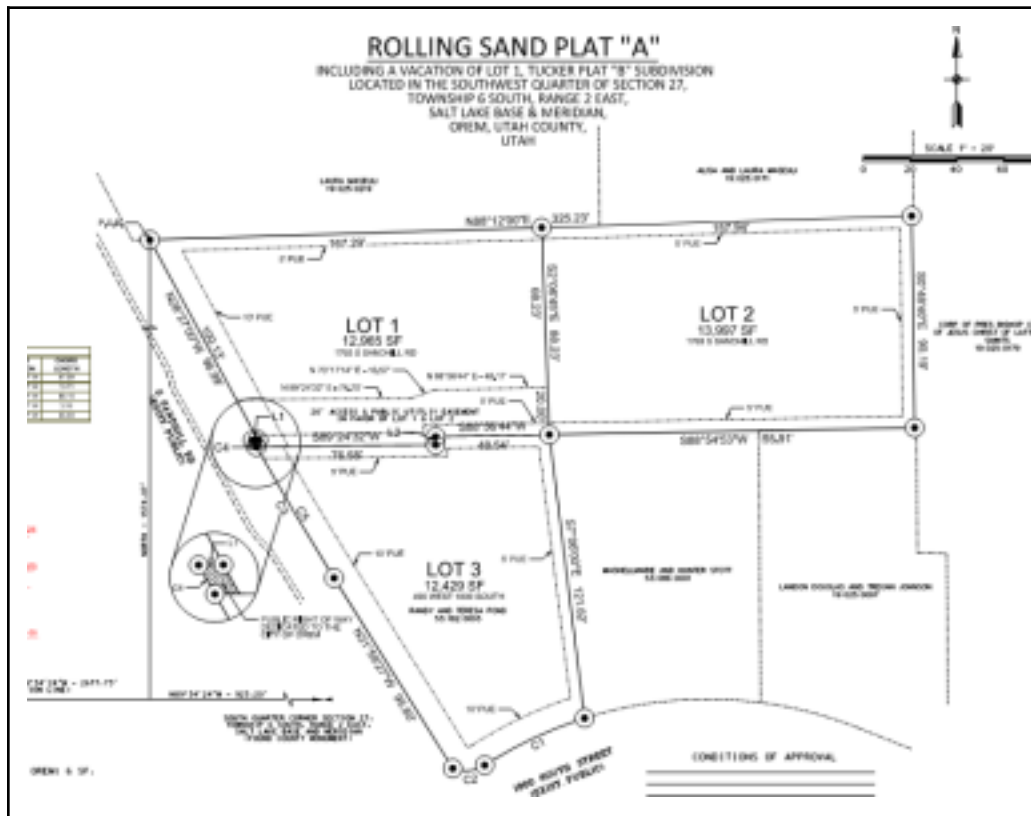
DRC Action: Darren Pead motioned to approve the Plat Amendment for Berkshire Plat U. Rick Sabey seconded.

Yes: Rick Sabey, Jared Hall, Darren Pead, Aaron McKnight, Taylor Taggart, Chris Clements

No: None

2. Final Plat - Rolling Sand Subdivision - Located generally at 1765 South Sandhill Road

Rebecca Gourley introduced the final plat for Rolling Sand Plat A. The final plat is the final draft of a previous preliminary request to create a flag lot at approximately 1765 South Sandhill. The Planning Commission previously approved the preliminary plat.



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

DRC Action: Aaron McKnight motioned to approve the Final Plat for Rolling Sand Plat A. Taylor Taggart seconded.

Yes: Rick Sabey, Jared Hall, Darren Pead, Aaron McKnight, Taylor Taggart, Chris Clements

No: None

3. Preliminary Plat - Whitestone Subdivision - Approximately 50 new lots located generally at 710 West 2000 South

Rebecca Gourley introduced the Whitestone Subdivision. The applicants, Nathan Horan and Julie Smith, are requesting to subdivide the existing property at 710 West 2000 South into approximately 50 R8 zoned lots.

Aaron McKnight advised that there were still some outstanding issues with the plat, and suggested possibly continuing the item until the issues could be resolved.

Aaron McKnight initiated a motion to continue the item.

DRC Action: Aaron McKnight motioned to Continue the Preliminary Plat for the Whitestone Subdivision. Darren Pead seconded the motion.

Yes: Rick Sabey, Jared Hall, Darren Pead, Aaron McKnight, Taylor Taggart, Chris Clements

No: None

4. Temporary Site Plan - Kenston Farms - located generally at 1784 South State Street

Rebecca Gourley introduced the Kenston Farms temporary site plan. The applicant, Nicholas Mathis, requested a temporary site plan to sell meat from Thursday through Sunday during the month of March at 1784 S State Street.

Temporary site plans include a refrigerated trailer, an on-site generator, and a canopy from which to sell.

Taylor Taggart requested to know how far away the generator would be from the front door of the onsite building. Mrs. Gourley advised that she was not sure. Mr. Taggart expressed that he was okay with approval, provided staff inform the applicant that the generator exhaust cannot deposit toward the door of the onsite building.

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

DRC Action: Taylor Taggart motioned to approve the Kenston Farms temporary site plan. Darren Pead seconded the motion.

Yes: Rick Sabey, Jared Hall, Darren Pead, Aaron McKnight, Taylor Taggart, Chris Clements

No: None

5. Text Amendment - Ordinance amending articles 2-15-2, 2-15-11, 2-16-2, 2-16-10 and 22-21-2 of the Orem City Code relating to powers and duties of the Planning Commission and Special Exceptions

Rebecca Gourley introduced the “Ordinance amending articles 2-15-2, 2-15-11, 2-16-2, 2-16-10 and 22-21-2 of the Orem City Code relating to powers and duties of the Planning Commission and Special Exception” text amendment. The applicant, Jared Hall on behalf

of Orem City, requested to amend these articles. The amendment would transfer the responsibility of hearing of all “Special Exception” and “Variance” cases from the Board of Adjustment (BOA) to the Planning Commission.

The origin of the request lies in the difficulty of gathering the BOA members, as the members meet approximately once every other year. Applicants seeking to apply for special exceptions often experience an excess of rescheduling and noticing time as a result of this. To expedite reviews, staff proposed to reassign these responsibilities from the BOA to the Planning Commission, which meets regularly and is familiar with zoning related issues.

Mr. McKnight asked for clarity on what exceptions and variances would be transferred to the Planning Commission. Mr. Hall advised that it was all of them.

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

DRC Action: Aaron McKnight motioned to approve the “Ordinance amending articles 2-15-2, 2-15-11, 2-16-2, 2-16-10 and 22-21-2 of the Orem City Code relating to powers and duties of the Planning Commission and Special Exception” text amendment. Rick Sabey seconded the motion.

Yes: Rick Sabey, Jared Hall, Darren Pead, Aaron McKnight, Taylor Taggart, Chris Clements

No: None

6. **Minutes** - Approval of the minutes from the February 23rd 2026

The minutes from the February 23rd meeting were presented. The DRC had no questions. Mr. Hall requested a motion.

DRC Action: Taylor Taggart motioned to approve the minutes. Chris Clements seconded the motion.

Yes: Rick Sabey, Jared Hall, Darren Pead, Aaron McKnight, Taylor Taggart, Chris Clements

No: None

7. **Adjournment**

Jared Hall requested a motion to adjourn.

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

Rick Sabey, Jared Hall, Darren Pead, Aaron McKnight, Taylor Taggart, Chris Clements **No:**

None

The motion passed unanimously.

Adjourn: 11:16 AM.

Approved On: 04/27/2026