

**CITY OF OREM**  
**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
August 17th, 2026

The following items are detailed in these minutes:

1. **Preliminary Plat** - Funez Plat A - Located approximately at 115 N 800 West in the R8 zone
2. **Administrative Site Plan** - LUMEN P.099073 Part 3 - Located generally at 1042 W Center Street - Install of Fiber
3. **Administrative Site Plan** - LUMEN P.099011 Part 1- Located generally at 1528 N Main Street - Install of Fiber
4. **Final Plat** - Valor Center Plat A - Located approximately at 1301 W 400 South in the M2 zone
5. **Administrative Site Plan** - Police Department Security Wall - Located approximately at 56 N State Street
6. **Administrative Site Plan** - Carterville Bridge Decking Rehab - Located generally at Carterville Road and University Parkway
7. **Minutes** - Approval of the minutes from the DRC meeting on July 27th, 2026
8. **Adjourn** - Next meeting scheduled for August 24th, 2026

**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:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside, DRC Members; Emma Tenney, Associate Planner

**Those Excused:** Taggart Bowen, Darren Pead, Derek Spencer, Taylor Taggart, DRC Members; Grace Bjarnson, Rebecca Gourley, Associate Planners

**1. Preliminary Plat - Funez Plat A - Located approximately at 115 N 800 West in the R8 zone**

Emma Tenney introduced this item, a request to divide one lot into two.

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

**DRC Action:** Chris Clements motioned to forward the Preliminary Plat for Funez Plat A located generally at 115 N 800 West in the R8 zone to the Planning Commission. Ryan Garside seconded the motion.

**Yes:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside

**No:** None

The motion passed unanimously.

**2. Administrative Site Plan - LUMEN P.099073 Part 3 - Located generally at 1042 W Center Street**

Emma Tenney introduced the project, the first of two administrative site plans for fiber installation by the applicant, Neils Fugal, on the agenda for today's meeting.

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

**DRC Action:** Chelsea Lindsey motioned to approve the Administrative Site Plan for P.099073 Part 3, located generally at 1042 W Center Street in the HS, PD-41, PRD, C1, PF, R7.5, R6.5, R6, R5, and R8 zones. Chris Clements seconded the motion.

**Yes:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside

**No:** None

The motion passed unanimously.

**3. Administrative Site Plan - LUMEN P.099011 Part 1- Located generally at 1528 N Main Street**

Emma Tenney introduced this item.

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

**DRC Action:** Ryan Garside motioned to approve the Administrative Site Plan for P.099011 Part 1, located generally at 1528 N Main St in the R5 and R8 zones. Chelsea Lindsey seconded the motion.

**Yes:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside

**No:** None

The motion passed unanimously.

**4. Final Plat - Valor Center Plat A - Located approximately at 1301 W 400 South in the M2 zone**

Emma Tenney introduced this item. The applicant, Valor Homes, has previously submitted for both a site plan and a preliminary plat for this project. A preliminary and final plat are necessary because this property had not previously been platted, and there were some easement concerns that needed to be cleared up.

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

**DRC Action:** Chelsea Lindsey motioned to approve the Final Plat for Valor Center Plat A located approximately at 1301 W 400 S in the M2 zone. Ryan Garside seconded the motion.

**Yes:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside

**No:** None

The motion passed unanimously.

**5. Administrative Site Plan - Police Department Security Wall - Located approximately at 56 N State Street**

Emma Tenney introduced this item. The Orem City Police Department has applied to put in a wall surrounding the parking area for police vehicles. Aaron McKnight asked for clarification on if issues regarding the location of a fire hydrant have been resolved, and Chris Clements noted that they have been working with the engineers on the project.

Jared Hall requested a motion.

**DRC Action:** Ryan Garside motioned to approve the Administrative Site Plan for the Police Department Security Wall, located approximately at 56 N State Street in the PF zone. Chelsea Lindsey seconded the motion.

**Yes:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside

**No:** None

The motion passed unanimously.

**6. Administrative Site Plan - Carterville Bridge Decking Rehab - Located generally at Carterville Road and University Parkway**

Emma Tenney introduced this item, a joint project between Orem City and UDOT to provide maintenance for the bridge on Carterville Road crossing over University Parkway.

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

**DRC Action:** Chris Clements motioned to approve the Administrative Site Plan for the Carterville Bridge Decking Rehabilitation, located approximately at 2400 N Carterville Road in the R20 zone. Ryan Garside seconded the motion.

**Yes:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside

**No:** None

The motion passed unanimously.

**7. Minutes - Approval of the minutes from the DRC meeting on July 27th, 2026**

Emma Tenney noted that the minutes from the previous meeting have not been completed, and that the DRC will need to continue this item.

Jared Hall asked for a motion to continue the minutes.

**DRC Action:** Aaron McKnight motioned to continue the minutes from the July 27th, 2026 DRC meeting. Chris Clements seconded the motion.

**Yes:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside

**No:** None

## **8. Adjournment**

Jared Hall requested a motion to adjourn.

**DRC Action:** Chelsea Lindsey motioned to adjourn. Ryan Garside seconded the motion.

**Yes:** Chris Clements, Jared Hall, Chelsea Lindsey, Aaron McKnight, Ryan Garside

**No:** None

**Adjourn: 11:09 AM.**

**Approved On: DRAFT**