

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES

September 8th , 2026

The following items are detailed in these minutes:

- 1. Text Amendment - Orem Hale Center Theater Property Redevelopment** - A request to amend the text of the PD-13 zone and adopt a new concept plan for the property located generally at 225 West 400 North
- 2. Condominiumization - Shelly Lane Condominiums** - A request to condominiumize the properties with the Shelly Lane Subdivision, located generally at 750 N 100 West in the R6 zone
- 3. Minutes** - Approval of the minutes from the DRC meeting on August 24th, 2026
- 4. Minutes** - Approval of the minutes from the DRC meeting on August 31st, 2026
- 5. Adjourn** - Next meeting scheduled for September 14th, 2026

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

11:04 AM. Jared Hall called the meeting to order.

Those Present: Aaron McKnight, Chris Clements, Jared Hall, Derek Spencer, DRC Members; Rebecca Gourley, Associate Planner

Those Excused: Ryan Garside, Taylor Taggart, Darren Pead, Chelsea Lindsey, Taggart Bowen, DRC members

Item 1, Text Amendment - Orem Hale Center Theater Property

Redevelopment - A request to amend the text of the PD-13 zone and adopt a new concept plan for the property located generally at 225 West 400 North

Rebecca Gourley introduced the text amendment for the Orem Hale Center Theater Property. The applicants, Cody & Cody Leading Company LC and Infinity Utah, are proposing a new concept plan for the property located at 225 West 400 North, which includes three condominium buildings and an expanded parking lot.

In addition to the concept plan, the applicants are proposing to add condominiums and assisted living facilities for the elderly and disabled to the list of permitted uses in the PD-13 zone; and proposing to increase all setbacks to 40 ft, as well as building height to 45 ft if the building is a condominium.*



Aaron McKnight voiced concerns about a text amendment item, which proposed that the code require the units to be owner occupied. Mr McKnight advised that the City is unable to require owner occupation due to conflicts with the Fair Housing Act.

Mr Hall asked if the applicant would be able to require owner occupation with deed restrictions.

Mr McKnight said this may be possible, but it must be initiated by the private owners. He voiced concerns with approving the text amendment as-is. Mr Hall advised that the item could be either sent back to the DRC for re-review, or that the item could be forwarded to the Planning Commission with conditions to have the subsection struck.

Mr McKnight initiated a motion with conditions.

DRC Action: Aaron McKnight motioned to forward the Orem Hale Center Theater Property Redevelopment Text Amendment under the condition that the language in subsections F and G be stricken and a different solution be devised to resolve owner occupancy. Chris Clements seconded the motion.

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

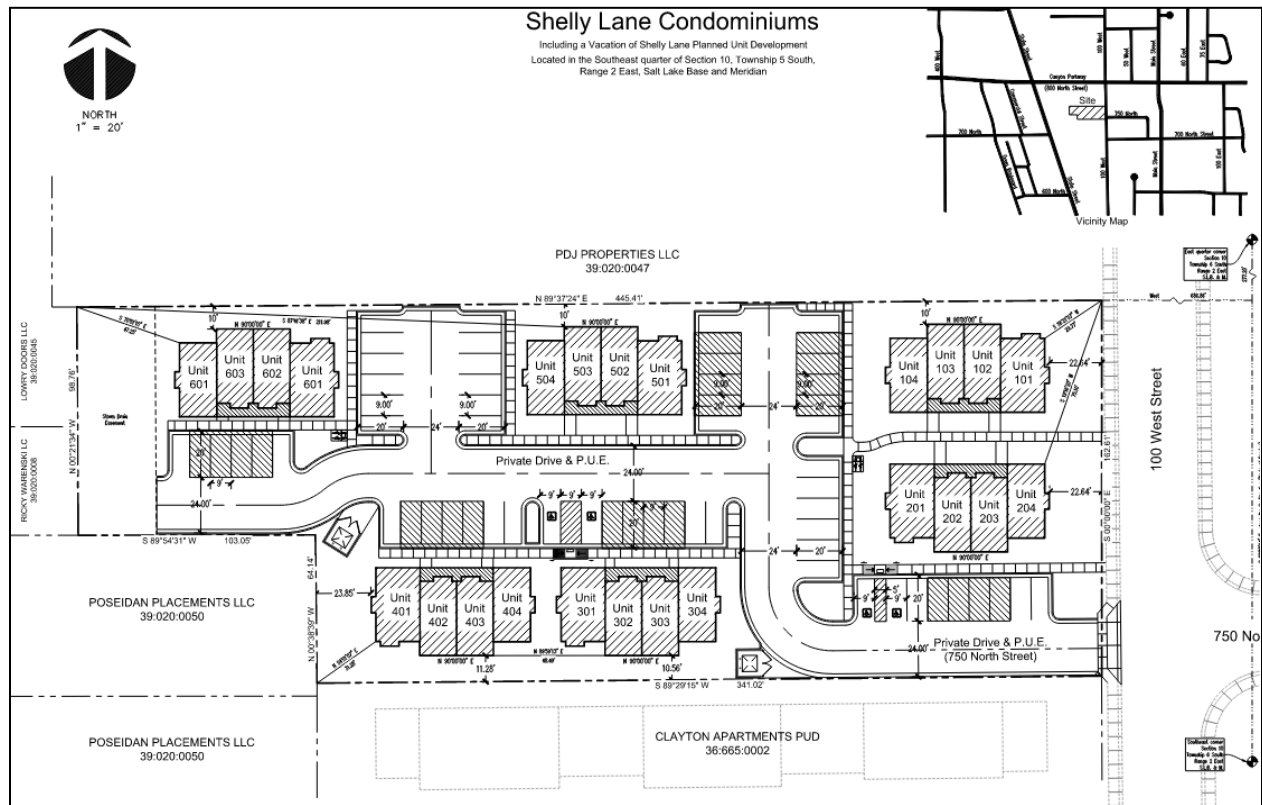
No: None

The motion passed unanimously.

**The proposed text amendment items are attached to the end of the minutes as exhibit A.*

Item 2, Condominiumization - Shelly Lane Condominiums - A request to condominiumize the properties within the Shelly Lane Subdivision, located generally at 750 N 100 West in the R6 zone

Rebecca Gourley introduced the condominiumization for the Shelly Lane Condominiums. The applicant, Paul Washburn, proposes to condominiumize the existing townhomes for the Shelly Lane subdivision, located generally at 750 N 100 West. The condominiumization of the townhomes will not impact the shape of the lots, buildings, or any other aspect of the subdivision. The process is only a change in method of ownership, allowing individual ownership of the units, rather than one owner for each building; and the creation of the CC&Rs and HOA for the condo units.



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

DRC Action: Chris Clements motioned to forward the Condominiumization request for the Shelly Lane Condominiums to the Planning Commission. Derek Spencer seconded the motion.

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

No: None

The motion passed unanimously.

Item 3, Minutes - Approving the Minutes from the August 24th, 2026 meeting

The minutes were not prepared. Mrs Gourley requested the DRC continue the minutes.

DRC Action: Derek Spencer motioned to continue the minutes from the August 24th 2026 meeting. Chris Clements seconded the motion.

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

No: None

The motion passed unanimously.

Item 4. Minutes - Approving the Minutes from the August 31st, 2026 meeting

The minutes were not prepared. Mrs Gourley requested the DRC continue the minutes.

DRC Action: Chris Clements motioned to continue the minutes from the August 31st, 2026 meeting. Derek Spencer seconded the motion.

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

No: None

The motion passed unanimously.

Item 4, Adjournment

Mr Hall requested a motion to adjourn the meeting.

DRC Action: Derek Spencer motioned to adjourn the meeting. Chris Clements seconded the motion.

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

No: None

The motion passed.

Adjourn: 11:16 AM.

Approved On: DRAFT

EXHIBIT A

Hale Center Text Amendment Proposal

CHAPTER 22. ZONING

Article 22-11. PD Zone

22-11-25. PD-13 Zone, Southwest Corner of 400 North and Orem Boulevard.

- A. **Purpose.** The PD-13 zone is established to: promote residential, retail commercial, and service uses; ~~and to~~ provide for such uses in a low intensity manner such that they can be used as transitional land uses between higher intensity commercial uses and residential uses; and, in the case of condominium use, provide a viable alternative for home ownership.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-01-0021, Amended, [DATE])

- B. **Permitted Uses.** The following shall be permitted uses within the PD-13 zone:

Permitted Uses - PD-13 zone	
Standard Land Use Code	Category
5410	Groceries and/or food
5440	Candy, nuts and confectionery
5942	Stationery
5948	Florists
5947	Gifts, novelties and souvenirs
6110	Banking and credit services
6231	Beauty and barber shops
6291	Catering services
6292	Wedding reception centers
6510	Medical, dental, and health services
6514	Chiropractors and osteopaths
6520	Legal services
6531	Authors, books
6532	Authors, computer software
6591	Engineers and architects
6593	Accounting, auditing and bookkeeping
7214	Legitimate theater
<u>1112</u>	<u>Condominiums</u>
<u>1261</u>	<u>Residential Facilities for Disabled Persons</u>
<u>1281</u>	<u>Assisted Living Facility for Elderly Persons</u>
<u>1282</u>	<u>Assisted Living Facilities</u>
<u>1285</u>	<u>Residential Facility for Elderly Persons</u>

1. Up to one hundred ten (110) condominium units shall be allowed provided parking requirements are met.

(Ord. No. 661, Revised, 04/10/1990; Ord. No. O-99-0042, Amended, 09/14/1999; Ord. No. O-01-0021, Amended, [DATE])

- C. **Zone Development Standards.** In areas where the PD-13 zone does not have specific regulations, the requirements for C2 shall govern.
1. Setbacks. The minimum side and rear yard setback shall be twenty-five feet (25') feet when adjoining property zoned is residential, except for as described in 22-11-25(c)(5).
 2. Structure Heights. Building height is restricted to a maximum of thirty-five feet (35') exclusive of roof mounted mechanical equipment. All roof mounted equipment shall be enclosed and screened from view, except for as described in 22-11-25(c)(5).
 3. Hours of Operation. It shall be unlawful to operate any business within the PD-13 zone between the hours of 11:00 p.m. and 6:00 a.m. It shall be unlawful to load, unload, or operate any delivery vehicle including its refrigeration units or motors within the PD-13 zone between the hours of 10:00 p.m. and 7:00 a.m.
 4. Signs. Signs within the PD-13 zone shall follow the provisions of the Sign Ordinance or the provisions of this Section, whichever are more restrictive.
 - a. Permitted Signs. The Zoning Administrator may grant the approval of the following permitted signs.
 - (1) Facia Signs
5. Setbacks and Structure Heights for Condominiums. For structures containing condominiums, the minimum setback shall be 40 feet when the adjoining property is zoned residential, and building height shall be restricted to 45 feet.
 6. Parking for Condominiums. At least 0.75 parking stalls shall be provided for each bedroom in condominiums.
 7. Unit Owners' Association. A Unit Owners' Association shall be formed and maintained to provide maintenance and adequate on-site security in all public and common areas of development.

(Ord. No. 661, Revised, 04/10/1990;
Ord. No. O-01-0021, Amended, [DATE])

F. Owner-Occupied Dwellings. Condominiums in this zone shall be owner-occupied. A dwelling shall be considered owner-occupied if an owner uses the dwelling as their residence.

1. For purposes of this section, the term "owner" shall mean at least one of the following:
 - a. A person listed as an owner of record in the records of the Utah County Recorder;
 - b. A relative of a person described in Section 22-11-25(F)(1)(a). For purposes of this subsection, "relative" shall include a spouse, domestic partner, parent, child, sibling, grandparent, sibling of a parent, or child of a sibling, whether such relationship is established by blood, marriage, domestic partnership, adoption, or legal guardianship;
 - c. If title to a dwelling is held by a trust, corporation, or limited liability company, an occupant who holds a beneficial or membership interest in the entity holding title, or who qualifies as a relative of such a person as described in Section 22-11-25(F)(1)(b).
2. Nothing in this section shall be construed to prohibit more than one unrelated person from occupying a dwelling, provided that at least one occupant is an owner.
3. The owner-occupancy requirement in this subsection shall be satisfied where the following conditions are met:
 - a. The owner is temporarily absent due to a bona fide temporary job assignment, sabbatical, or voluntary service of three (3) years or less;
 - b. The owner was occupying the dwelling as their residence immediately prior to such absence; and
 - c. The owner intends to resume occupancy of the dwelling as their residence upon the conclusion of the temporary job assignment, sabbatical, or voluntary service.

G. Deed Restriction. Owners of condominiums in this zone shall execute and record a deed restriction in a form approved by the City, declaring that the dwelling shall be occupied by an owner in accordance with Section 22-11-25(F).