

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES

September 21st, 2026

The following items are detailed in these minutes:

- 1. Administrative Site Plan - Lumen P.098993 Part 1 and Part 2** - Located generally at 412 E 570 North
- 2. Administrative Site Plan - Lumen P.099003** - Located generally at 495 S 170 West
- 3. Admin Site Plan - Lumen P.099032 Part 1 and Part 2** - Located generally around 383 Ridge Road
- 4. Minutes** - Approval of the minutes from the DRC meeting on August 31st, 2026
- 5. Minutes** - Approval of the minutes from the DRC meeting on September 8th, 2026
- 6. Minutes** - Approval of the minutes from the DRC meeting on September 14th, 2026
- 7. Adjourn** - Next meeting scheduled for September 28th, 2026

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

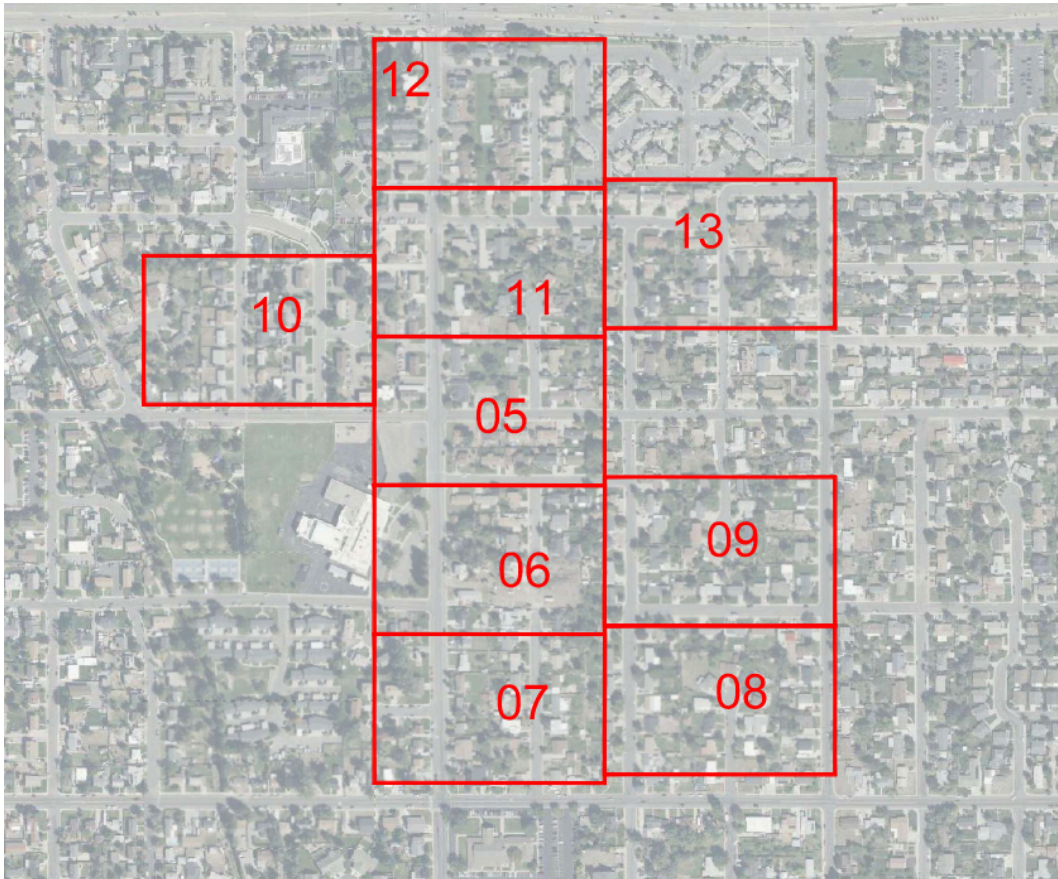
11:02 AM. Jared Hall called the meeting to order.

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

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

Item 1, Administrative Site Plan - Lumen P.098993 Part 1 and Part 2 - Located generally at 412 E 570 North

Rebecca Gourley introduced the administrative site plan for Lumen P.098993 Part 1 and Part 2 located generally at 412 E 570 North. The applicant, Lumen/Niels Fugal proposed to update and install fiber lines in several large areas, which are zoned R8, R5, and PD-2.



The DRC had no comments or questions.

DRC Action: Chris Clements motioned to approve the administrative site plan for Lumen P.098993 Part 1 and Part 2. Derek Spencer seconded the motion.

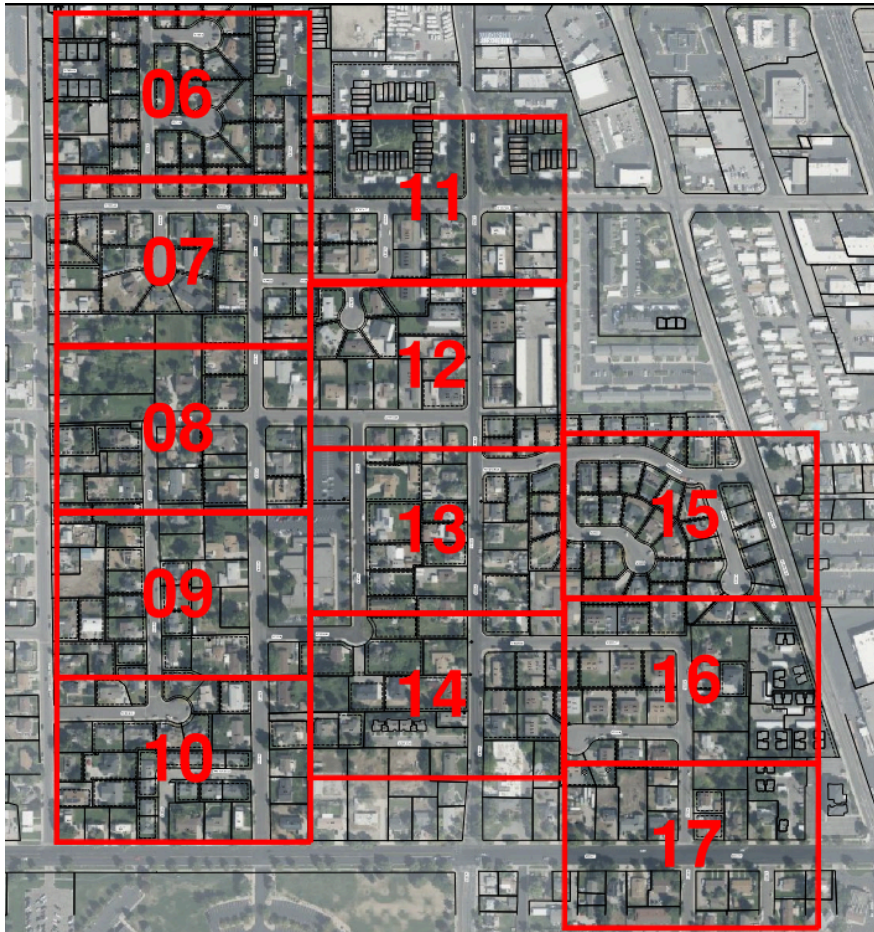
Yes: Aaron McKnight, Chris Clements, Jared Hall, Derek Spencer, Ryan Garside

No: None

The motion passed unanimously.

Item 2, Administrative Site Plan - Lumen P.099003 - Located generally at 495 S 170 West

Rebecca Gourley introduced the administrative site plan for Lumen P.099003, located generally at 495 S 170 West. The applicant, Lumen/Niels Fugal proposed to update and install fiber lines in several large areas, which are zoned R7.5, R6, R6.5, R5



The DRC had no comments or questions.

DRC Action: Derek Spencer motioned to approve the administrative site plan for Lumen P.099003. Ryan Garside seconded the motion.

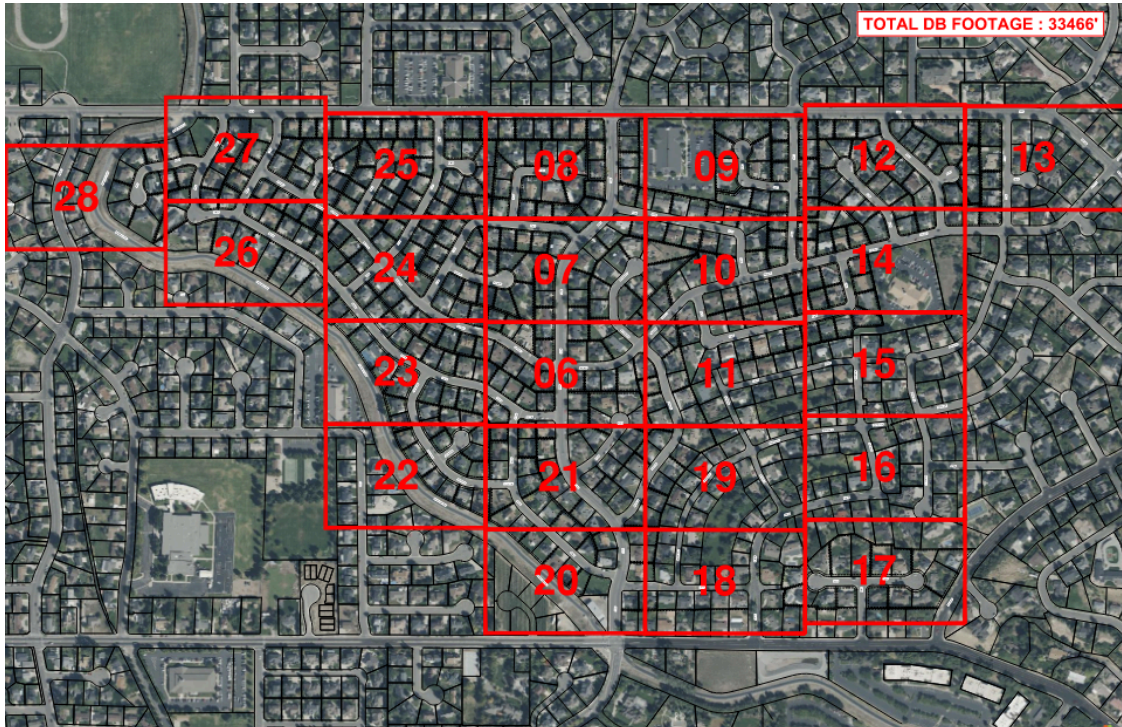
Yes: Aaron McKnight, Chris Clements, Jared Hall, Derek Spencer, Ryan Garside

No: None

The motion passed unanimously.

Item 3, Administrative Site Plan - Lumen P.099032 Part 1 and Part 2- Located generally at 383 E Ridge Road

Rebecca Gourley introduced the administrative site plan for Lumen P.099032, located generally at 383 E Ridge Road. The applicant, Lumen/Niels Fugal proposed to update and install fiber lines in several large areas, which are zoned R8 and R12.



Item 4, Site Plan - Smarty Landscaping - Located generally at 1476 S Sandhill Road

Rebecca Gourley introduced the administrative site plan for Smarty Landscaping, located generally at 1476 S Sandhill. The applicants, Bobby Pankow and Benchmark Engineering proposed to update the landscaping and parking lot. The improvements include grading, new asphalt, updated curb + gutter, and the installation of rock mulch.



The DRC had no comments or questions.

DRC Action: Chelsea Lindsey motioned to forward the site plan for Smarty Landscaping to the Planning Commission. Chris Clements seconded the motion.

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

No: None

The motion passed unanimously.

Item 5. Minutes - Approving the Minutes from the August 31st, 2026 meeting

Rebecca Gourley requested a motion for the minutes.

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

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

No: None

The motion passed unanimously.

Item 6. Minutes - Approving the Minutes from the September 8th, 2026 meeting

Rebecca Gourley requested a motion for the minutes.

DRC Action: Derek Spencer motioned to approve the minutes from the September 8th, 2026 meeting. Ryan Garside seconded the motion.

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

No: None

The motion passed unanimously.

Item 6. Minutes - Approving the Minutes from the September 14th, 2026 meeting

Rebecca Gourley requested a motion for the minutes.

DRC Action: Chelsea Lindsey motioned to approve the minutes from the September 14th, 2026 meeting. Chris Clements seconded the motion.

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

No: None

The motion passed unanimously.

Item 4, Adjournment

Rebecca Gourley requested a motion to adjourn the meeting.

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

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

No: None

The motion passed unanimously.

Adjourn: 11:08 AM.

Approved On: 9/28/26