

**CITY OF OREM**  
**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
February 2nd, 2026

The following items are detailed in these minutes:

1. **Lot Line Adjustment** - Vineyard heights
2. **Administrative Approval** - Culver's Canopy
3. **Minutes** - Approval of minutes from the January 12th, 2026 meeting
4. **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:** Jared Hall, Rick Sabey, Chris Clements, Aaron McKnight, Derek Spencer, DRC Members; Rebecca Gourley, Associate Planner

**Those Excused:** Chelsea Lindsey, Darren Pead, Steve Norman, Taggart Bowen, Taylor Taggart, Gary McGinn, DRC members; Grace Bjarnson, Associate Planner

1. **Lot Line Adjustment** - Vineyard Heights - Located generally at 1010 West 400 North and 455 North 980 West in the R7.5 zone

Rebecca Gourley introduced the vineyard Heights Lot Line Adjustment. The applicant, Ryan Sipherd, purchased four feet of property from his neighbor's backyard. The purpose of the lot line adjustment is to change the property line to reflect this purchase. No Public Utility Easement (PUE) adjustments were made.

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

**DRC Action:** Chris Clements motioned to approve the Vineyard Heights Plat A lot line adjustment. Aaron McKnight seconded the motion.

**Yes:** Jared Hall, Chris Clements, Aaron McKnight, Derek Spencer, Rick Sabey

**No:** None

The motion passed unanimously.

**2 Administrative Site Plan** - Culver's Canopy - Located generally at 1211 West 800 North in the HS zone.

Rebecca Gourley introduced the Culver's Canopy administrative site plan. The applicant, Riley Strait, is proposing to build a new drive-thru canopy, and to replace the existing drive-thru window with sliding doors. No additional changes are being made.

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

**DRC Action:** Derek Spencer motioned to approve the administrative site plan for the Culver's Canopy project. Rick Sabey seconded the motion..

**Yes:** Jared Hall, Chris Clements, Aaron McKnight, Derek Spencer, Rick Sabey

**No:** None

The motion passed unanimously.

**3 Approval of the minutes from the January 12th, 2026 DRC meeting**

The minutes from the January 12th, 2026 meeting were reviewed by the DRC. The DRC had no further comments. Jared Hall requested a motion.

**DRC Action:** Rick Sabey voted to approve the minutes from the January 12th, 2026 meeting. Derek Spencer seconded the motion.

**Yes:** Jared Hall, Chris Clements, Aaron McKnight, Derek Spencer, Rick Sabey

**No:** None

The motion passed unanimously.

#### **4. Adjourn**

Jared Hall requested a motion to adjourn.

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

**Yes:** Jared Hall, Chris Clements, Aaron McKnight, Derek Spencer, Rick Sabey

**No:** None

The motion passed unanimously.

**Adjourn: 11:05 AM.**

**Approved On: 02/09/2026**