

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES

February 9th, 2026

The following items are detailed in these minutes:

1. **Site Plan – Home Depot**
2. **Temporary Site Plan – Alpine Aqueduct Neighborhood Parking**
3. **Minutes** - Approval of minutes from the February 2nd, 2026 meeting
4. **Adjournment**

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

11:01 a.m. Grace Bjarnson called the meeting to order.

Those Present: Rick Sabey, Aaron McKnight, Derek Spencer, Kody Potter, Darren Pead DRC Members; Grace Bjarnson, Associate Planner

Those Excused: Jared Hall, Chris Clements, Chelsea Lindsey, Steve Normal, Taggart Bowen, Taylor Taggart, Gary McGinn, DRC members; Rebecca Gourley, Associate Planner

1. Site Plan – Home Depot - Located generally at 655 E Park Avenue in the PD34 zone

Grace Bjarnson introduced the Home Depot site plan, noting the complexity of the situation involving plat amendments and rezoning for the property south of the Costco in Orem. The site, in the PD34 zone, will include a garden center, and lot line adjustments. A tall fence is planned to mitigate sound for neighbors. Grace Bjarnson requested a motion.

DRC Action: Rick Sabey moved to recommend approval of the Home Depot site plan, located at approximately 655 East Park Avenue in the PD34 zone, conditioned on the approval of the associated plat amendment. Derek Spencer seconded the motion.

Yes: Rick Sabey, Aaron McKnight, Derek Spencer, Kody Potter, Darren Pead

No: None. The motion passed unanimously.

2. Temporary Site Plan – Alpine Aqueduct - Located generally at 1200 E 800 North in the R12 zone.

Grace Bjarnson presented a temporary site plan for the Alpine Aqueduct, where the Central Utah Water Conservancy District is conducting a project that blocks resident parking. The plan involves creating a temporary parking area at approximately 1230 North in the R12 zone, with a 24/7 guard and shuttle service for affected residents, and the project is scheduled to start in March and run until the end of August. Grace Bjarnson requested a motion.

DRC Action: Darren Pead moved to recommend approval of the temporary site plan, with the condition that the existing water valves to the west of the parking lot be protected. Rick Sabey seconded the motion.

Yes: Rick Sabey, Aaron McKnight, Derek Spencer, Kody Potter, Darren Pead

No: None. The motion passed unanimously.

3. Approval of the minutes from the February 2nd, 2026 DRC meeting

The minutes from the February 2nd, 2026 meeting were reviewed by the DRC. The DRC had no further comments. Grace Bjarnson requested a motion.

DRC Action: Derek Spencer motioned to approve the minutes from the February 2nd, 2026, meeting. Darren Pead seconded the motion.

Yes: Rick Sabey, Aaron McKnight, Derek Spencer, Kody Potter, Darren Pead

No: None. The motion passed unanimously.

4. Adjourn

Grace Bjarnson requested a motion to adjourn.

DRC Action: Rick Sabey motioned to adjourn the meeting. Aaron McKnight seconded the motion.

Yes: Rick Sabey, Aaron McKnight, Derek Spencer, Kody Potter, Darren Pead

No: None. The motion passed unanimously.

Adjourn: 11:09 AM.

Approved On: Approved 02/17/2026