

CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
November 24th, 2025

The following items are detailed in these minutes:

- 1. Lot Line Adjustment - Costco - Located approximately at 650 East 800 South**
- 2. Administrative Approval - Timp Hospital Modscapes - Located approximately at 750 West 800 North**
- 3. Admin Approval - Utopia for Zion Bank - Located approximately at 462 West 800 North**
- 4. Lot Line Adjustment - Vineyard Heights - Located generally at 1010 West 400 North**
- 5. Admin Approval - Costco Cooler Addition - Located generally at 648 East 800 South**
- 6. Approval of the minutes from the November 17th, 2025 meeting**

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, Chris Clements, Taggart Bowen, Mark Kilner Aaron McKnight, Taggart Bowen, DRC Members; Rebecca Gourley, Associate Planner

Those Excused: Steve Norman, Rick Sabey, Derek Spencer, Chelsea Lindsey, Darren Pead, Gary McGinn, DRC members; Grace Bjamson, Associate Planner

1. Lot Line Adjustment - Costco - Located approximately at 650 East 800 South

Rebecca Gourley introduced the Lot Line Costco adjustment, located at 650 East 800 South in the PD34 Zone. The purpose of the project is to adjust the lots to accommodate a future relocation of the Costco Gas Station. No questions or comments were raised. Jared Hall asked for a motion.

DRC Action: Chris Clements motioned to approve the Costco Lot Line Adjustment. Mark Kilner seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Taggart Bowen, Mark Kilner

No: None

2. Administrative Approval - Timp Hospital Modscapes - Located approximately at 750 West 800 North

Rebecca Gourley introduced the Timp Hospital Modscapes project, located generally at 750 West 800 North in the R8 zone. The purpose of the project is to create a landscaped outdoor break space for the hospital. No questions or comments were raised. Jared Hall asked for a motion.

DRC Action: Taggart Bowen motioned to approve the Timp Hospital Modscapes project. Aaron McKnight seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Taggart Bowen, Mark Kilner

No: None

3. Administrative Approval - Utopia for Zion Bank - Located approximately at 462 West 800 North

Rebecca Gourley introduced the Utopia for Zion Bank project, located approximately at 462 West 800 North in the C3 zone. The purpose of the project is to install fiber for Zion Bank. No questions or comments were raised. Jared Hall asked for a motion.

DRC Action: Mark Kilner motioned to approve the Utopia for Zion Bank project. Chris Clements seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Taggart Bowen, Mark Kilner

No: None

4. Lot Line Adjustment - Vineyard Heights - Located generally at 1010 West 400 North

Rebecca Gourley introduced the Vineyard Heights lot line adjustment, located generally at 1010 West 400 North in the R7.5 zone. The purpose of the project is to add an additional 5 feet to the existing property and no easements are to change as a result. Ms. Gourley advised that there were still some outstanding issues with the lot line adjustment, which would not allow it to move forward for approval, and suggested the item be continued. Jared Hall asked for a motion.

DRC Action: Aaron McKnight motioned to continue the Vineyard Heights lot line adjustment to an undetermined date. Chris Clements seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Taggart Bowen, Mark Kilner

No: None

5. Administrative Approval - Costco Cooler Addition - Located generally at 648 East 800 South

Rebecca Gourley introduced the Costco Cooler Addition project, located generally at 648 East 800 South in the PD34 zone. The purpose of the project is to extend a portion of the southwest wall to accommodate a new cooler.

Aaron McKnight asked how many parking spaces would be lost as a result of this addition. Jared Hall and Rebecca Gourley advised that there would be approximately six stalls removed, and that the site still meets the parking requirements, even with the reduction.

No further comments or questions were raised. Jared Hall asked for a motion.

DRC Action: Aaron McKnight motioned to approve the Costco Cooler Addition project. Mark Kilner seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Taggart Bowen, Mark Kilner

No: None

6. Approval of the minutes from the November 17th, 2025 meeting

Minutes from the November 17th, 2025, meeting were previously sent out via email and reviewed by the DRC members. No questions or comments were raised. Jared Hall asked for a motion.

DRC Action: Chris Clements motioned to approve the Minutes from the November 17th, 2025, DRC meeting. Taggart Bowen seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Taggart Bowen, Mark Kilner

No: None

7. Adjourn

DRC Action: Mark Kilner motioned to adjourn the meeting. Chris Clements seconded the motion.

Yes: Jared Hall, Chris Clements, Aaron McKnight, Taggart Bowen, Mark Kilner

No: None

Adjourn: 11:09 a.m.

Approved On: DRAFT