

**DRAFT CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
February 18, 2025**

The following items are detailed in these minutes:

- Text Amendment for Neighborhood Meetings for sections 22-14-20(I) and 22-1-5(G) – Approved
- Rezone from OS5 to R8 for Whitestone Estates generally located at 710 West 2000 South – Approved
- Rezone from OS5 to PRD for Whitestone Estate Townhomes generally located at 600 West 2000 South - Approved
- Minutes for February 3, 2025 - Approved.

Place: Exec Staff Conference Room 107

11:00 a.m. Jared Hall called the meeting to order and turned the presentation over to Rebecca Gourley.

Those Present: Rick Sabey, Gary McGinn, Derek Spencer, Steve Norman (Norm), Chris Clements and Jared Hall DRC members; and Grace Bjarnson and Rebecca Gourley, Associate Planners

Those Excused: Chelsea Lindsey, Taggart Bowen

1. The Neighborhood Meeting Text Amendment would apply city-wide to all zones. The point of contact is Jared Hall - City staff. The text amendment was shown. The proposed text amendment would change the timing restrictions of when neighborhood meetings can take place. It also requires notice be given to all property owners within 1000 feet, no matter the type of project or housing anticipated. A two week notice is required for all neighborhood meetings. The nature of the project must be shared with those who attend the meeting. Also, a second neighborhood meeting may be required if the first meeting is more of a meeting to gather feedback or if the applicant significantly alters the concept of the project that was initially presented.

All comments during the DRC review have been met. There were no questions, issues, or concerns voiced in this meeting about the project.

DRC Action: Chris Clements moved to approve the text amendment to sections 22-14-20(I) and 22-1-5(G) for the Neighborhood Meeting Amendment. Steve Norman seconded the motion. The motion passed unanimously.

2. The Whitestone Estates Rezone is a proposed rezone from OS5 to R8 by Julie Smith. Previous to this, there was a different application that they withdrew, and they are now proposing the project have two different zones, the first part, generally located at 710 West 2000 South is to be an R8 zone.



All comments during the DRC review have been met. There were no issues, or concerns voiced in this meeting about the project.

DRC Action: Steve Norman (Norm) moved to approve the rezone from OS5 to R8 for the Whitestone Estates Project, located generally at 710 West 2000 South. Derek Spencer seconded the motion. The motion passed unanimously.

3. The Whitestone Estate Townhomes Rezone is a proposed rezone from OS5 to PRD by Julie Smith. Previous to this there was a different application that they withdrew, and they are now proposing the project have two different zones. This is the second zone of the project, generally located at 600 West 2000. The green section on the map is where the townhomes will be located.



All comments during the DRC review have been met. There were no issues, or concerns voiced in this meeting about the project.

DRC Action: Rick Sabey moved to approve the rezone from OS5 to PRD for the Whitestone Estate Townhomes Project, located generally at 600 West 2000 South. Chris Clements seconded the motion. The motion passed unanimously.

Minutes: The minutes for the previous meetings on February 3, 2025 were previously sent to the committee via email. Grace Bjarnson presented a printed copy of the minutes for reference. Gary McGinn moved to approve the minutes; Derek Spencer seconded the motion. The motion passed unanimously.

Adjourn: Gary McGinn motioned to adjourn; Chris Clements seconded the motion. Those voting Yes: Rick Sabey, Derek Spencer, Steve Norman (Norm), Chris Clements and Jared Hall. Those voting No: Gary McGinn.

Adjourn: 11:07 a.m.

Approved On: Draft