CITY OF OREM
DEVELOPMENT REVIEW COMMITTEE MINUTES
March 10, 2025

The following items are detailed in these minutes:

- Administrative Approval – Temporary Site - Hokulia Shave Ice South Orem – 396 South State Street - Approved
- Administrative Approval – Temporary Site - Hokulia Shave Ice North Orem – 1660 North State Street - Approved
- Rezone from OS5 to R8 for Whitestone Estates generally located at 710 West 2000 South – Approved
- Minutes for March 3 meeting, 2025 - Approved.

Place: Exec Staff Conference Room 107

11:00 a.m. Jared Hall called the meeting to order.

Those Present: Gary McGinn, Jared Hall, Derek Spencer, Chris Clements, Glen Giles, AND Taggart Bowen DRC members.

Those Excused: Chelsea Lindsey, Steve Norman (Norm), Rick Sabey

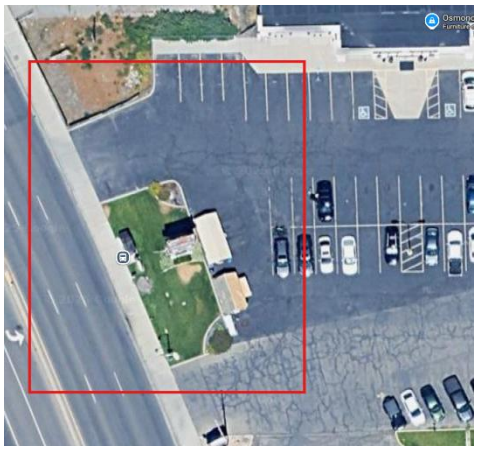
1. Administrative Approval – Temporary Site - Hokulia Shave Ice South Orem – 396 South State Street



Trevor King submitted a Temporary Site Plan application for his Hokulia Shave Ice stand that will be located at 396 South State Street. This is a seasonal shaved ice business out of a mobile shave ice shack that is left on the premises from mid-April through September. He has been in the Gunnies parking lot for the last 8 years. The setup and location will be the same as last year. All comments during the DRC review have been met. There were no issues, or concerns voiced in this meeting about the project.

DRC Action: Gary McGinn moved to approve the Administrative Approval for the Hokulia Shave Ice South Orem Temporary Site, located generally at 396 South State Street in the C2 zone. Chris Clements seconded the motion. The motion passed unanimously.

2. Administrative Approval – Temporary Site - Hokulia Shave Ice North Orem – 1660 North State Street



Trevor King submitted a Temporary Site Plan application for his Hokulia Shave Ice stand that will be located at 1660 North State Street. This is a seasonal shaved ice business out of a mobile shave ice shack that is left on the premises from mid-April through September. He has been in the Osmond Designs parking lot for the last 6 years. The setup and location will be the same as last year. All comments during the DRC review have been met. There were no issues, or concerns voiced in this meeting about the project.

DRC Action: Derek Spencer moved to approve the Administrative Approval for the Hokulia Shave Ice North Orem Temporary Site, located generally at 1660 North State Street in the C2 zone. Glen Giles seconded the motion. The motion passed unanimously.

3. Rezone from OS5 to R8 for Whitestone Estates generally located at 710 West 2000 South

The Whitestone Estates Rezone Project, submitted by Julie Smith/Dynamic City Capital, is a rezone of approximately 14.1 acres of currently OS5 Zoned land to R8





There was one comment during the DRC review about the need for a culdesac at the end of one of the roads if the site plan was to continue forward as currently drawn. The current site plan is only a general idea of what will ultimately be submitted for site plan approval when/if the zoning change is approaved, and in no way prevents rezoning from taking place. There were no issues, or concerns voiced about the rezone in this meeting about the project.

DRC Action: Taggart Bowen moved to approve the rezone from OS5 to R8 for the Whitestone Estates Project, located generally at 710 West 2000 South. Christ Clements seconded the motion. The motion passed unanimously.

Minutes: The minutes for the previous meetings on March 3, 2025 were previously sent to the committee via email. Chris Clements moved to approve the minutes; Derek Spencer seconded the motion. The motion passed unanimously.

Adjourn: Gary McGinn motioned to adjourn; Derek Spencer seconded the motion.
Yes: Jared Hall, Derek Spencer, Chris Clements and Glen Giles, Taggart Bowen
No**:** Gary McGinn

Adjourn: 11:04 a.m.
Approved On: March 24, 2025