

**CITY OF OREM**  
**DEVELOPMENT REVIEW COMMITTEE MINUTES**

April 20, 2026

The following items are detailed in these minutes:

1. **Temporary Site Plan** - Hokulia Shave Ice (South) located at 396 S State
2. **Temporary Site Plan** - Hokulia Shave Ice (North) located at 1660 N State
3. **Temporary Site Plan** - Christian David Chilort Fireworks located at 830 N State
4. **Parking Exception** - Boulder Industrial Parking Exception located at 1353 W 130 South
5. **Plat Amendment** - The Berkshires Plat V located at 1269 S 1100 East
6. **Rezone** - Wolverine Rezone - A request to rezone the property located generally at 1075 S 1675 West from Commercial Manufacturing (CM) to Manufacturing (M1)
7. **Minutes** - The continuation of minutes from the March 9th, March 16th, and April 13th meetings.
8. **Adjournment**

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

**11:02 a.m.** Jared Hall called the meeting to order.

**Those Present:** Derek Spencer, Jared Hall, Chris Clements, Rick Sabey, Aaron McKnight DRC Members; Rebecca Gourley, Associate Planner

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

**1. Temporary Site Plan - Hokulia Shave Ice (South) located at 396 S. State Street**

Rebecca Gourley introduced the Hokulia Shave Ice project. The applicant, Trevor King, requested to erect a temporary shave ice stand at 396 South State Street. Restroom agreements and lease were provided.

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

**DRC Action:** Derek Spencer motioned to approve the Hokulia Shave Ice (South) Temporary Site Plan. Chris Clements seconded.

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

**No:** None

The motion passed unanimously.

**2. Temporary Site Plan - Hokulia Shave Ice (North) located at 1660 N. State Street**

Rebecca Gourley introduced the Hokulia Shave Ice project. The applicant, Trevor King, requested to erect a temporary shave ice stand at 1660 North State Street. Restroom agreements and lease were provided.

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

**DRC Action:** Chris Clements motioned to approve the Hokulia Shave Ice (North) Temporary Site Plan. Rick Sabey seconded.

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

**No:** None

The motion passed unanimously.

### **3. Temporary Site Plan - Christian David Chilort Fireworks located at 830 N. State Street**

Rebecca Gourley introduced the Christian David Chilort Fireworks project, commonly known as the “TNT Fireworks” project. The applicant, Sheri Lebeouf on behalf of TNT Fireworks, requested to erect a temporary shave ice stand at 830 N State street. The applicant provided the lease agreement with Macey’s, as well as required insurance.

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

**DRC Action:** Aaron McKnight motioned to approve the Christian David Chilort Fireworks Temporary Site Plan. Derek Spencer seconded.

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

**No:** None

The motion passed unanimously.

### **4. Parking Exception Request - Boulder Industrial located at 1353 West 130 South**

Rebecca Gourley introduced the Boulder Industrial Parking Exception Request. The applicant, Landon Trost, purchased the property at 1353 West 130 South and wishes to implement site improvements. These improvements would trigger the 1 parking stall per 250 sqft of leasable office space and 1 parking stall per 750 sqft of leasable warehouse space, which the site is not large enough to accommodate. Mr. Trost has been unable to secure parking agreements with adjacent properties. Consequently, he has requested a 50% parking reduction so that he may complete the improvements.

Aaron McKnight asked Jared Hall what the DRC’s role in this project is. Mr. Hall advised that the Planning Commission is the approving body, but that the DRC must administratively hear the request so it may be forwarded to the Planning Commission, as required by code.

Aaron McKnight initiated a motion.

**DRC Action:** Aaron McKnight motioned to approve the transfer of the Parking Exception Request for the Boulder Industrial Park project to the Planning Commission. Rick Sabey seconded.

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

**No:** None

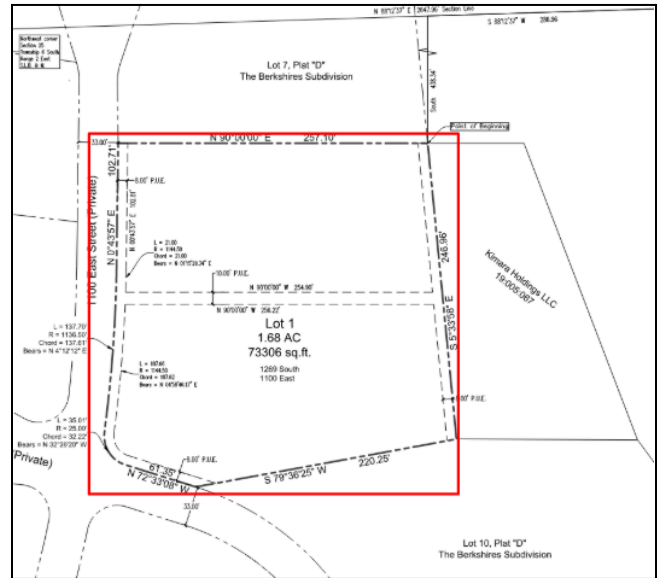
The motion passed unanimously.

**5. Plat Amendment - The Berkshires Plat V located at 1269 South 1100 East**

Rebecca Gourley introduced the Berkshire Plat V plat amendment. The applicant, Kimble Smith, requested to consolidate the lots located at 1269 South 1100 East and 1285 South 1100 East into one lot.

Although Mr. Smith owns the lot directly east of these properties, he has chosen not to include it in the plat amendment at this time, as that lot is outside of Orem City's boundary.

Aaron McKnight asked for clarification regarding how the DRC would approve the plat amendment, if the property to the east were included. Jared Hall and Rebecca Gourley clarified that an annexation would be required.



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

**DRC Action:** Rick Sabey motioned to approve the Berkshires Plat V Plat Amendment. Chris Clements seconded the motion.

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

**No:** None

The motion passed unanimously.



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

**No:** None

## **8. Adjournment**

Jared Hall requested a motion to adjourn.

**DRC Action:** Derek Spencer motioned to adjourn the meeting. Rick Sabey seconded the motion.

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

**No:** None

The motion passed unanimously.

**Adjourn: 11:18 AM.**

**Approved On: DRAFT**