

RESOLUTION NO. PC-2023-0026

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING A PORTION OF THE PROPERTY (APPROXIMATELY 0.084 ACRES) LOCATED AT 426 EAST 1070 SOUTH FROM THE R6.5 ZONE TO THE C2 ZONE.

WHEREAS on February 27, 2020, Stephanie Armenta filed an application with the City of Orem requesting the City amend Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning a portion of the property (approximately 0.084 acres) located at 426 East 1070 South from the R6.5 zone to the C2 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on July 19, 2023; and

WHEREAS the agenda of the Planning Commission hearing at which the subject application was heard was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS one hundred eight (108) notices were mailed to residents within five hundred (500) feet of the property; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request is in the best interest of the City.
2. The Planning Commission hereby recommends the City Council amend Article 22-5-3(A) and the Zoning Map of the City of Orem by rezoning a portion of the property (approximately 0.084 acres) located at 426 East 1070 South from the R6.5 zone to the C2 zone, as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the

validity of the remainder of this resolution.

5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 19th day of July 2023.


CITY OF OREM, by
Madeline Komen, Chair

ATTEST:

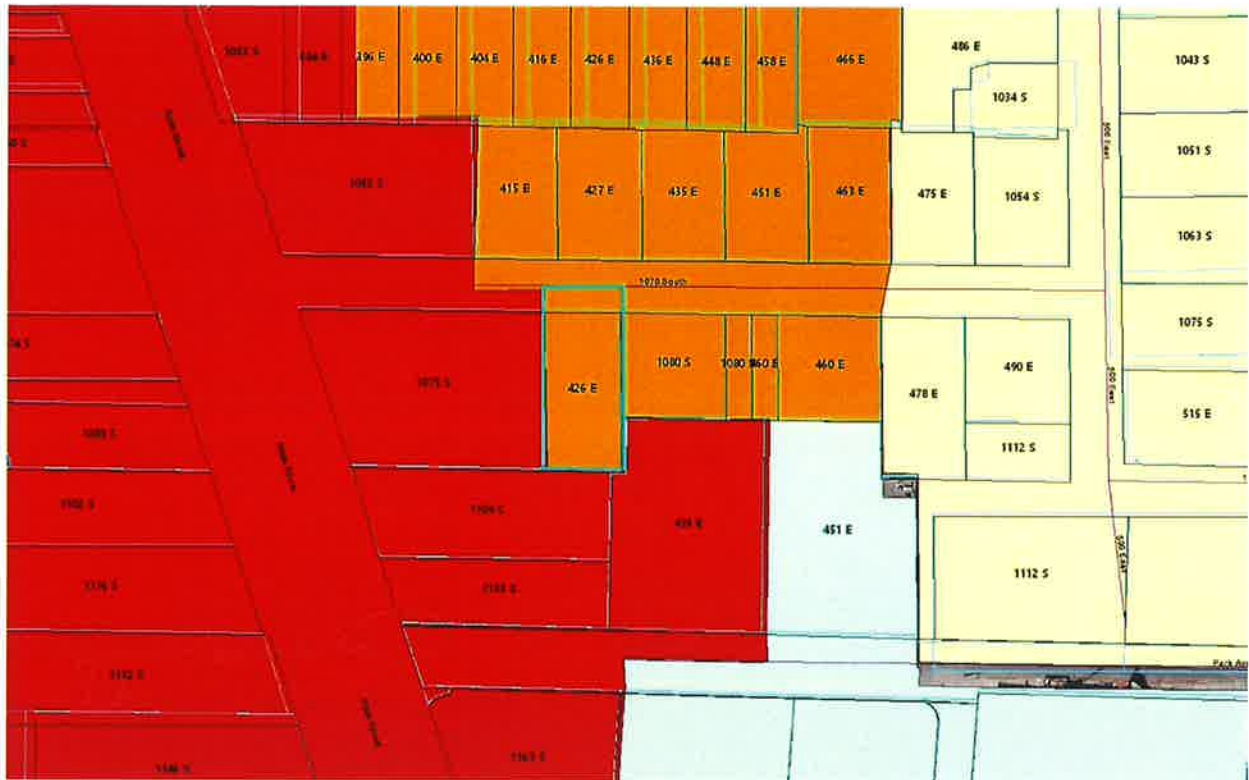

Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING 'AYE'

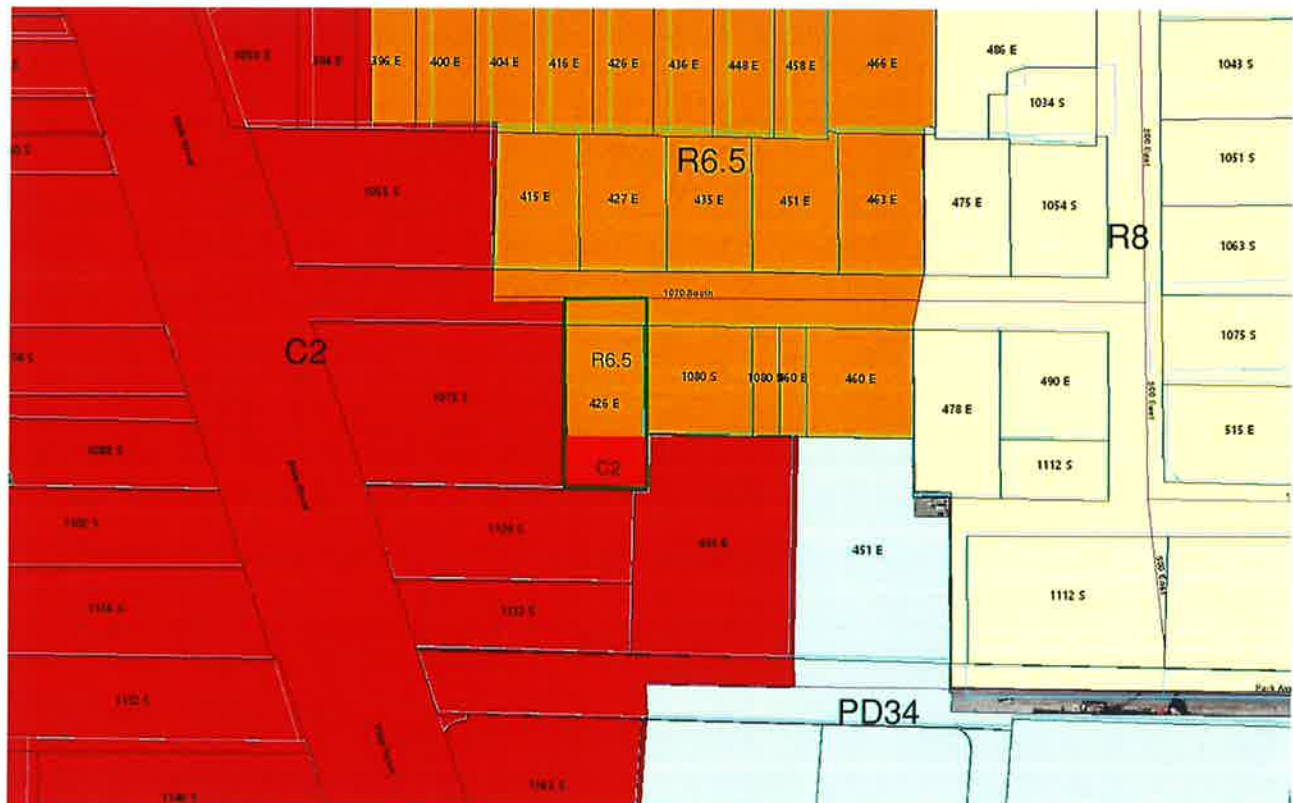
COMMISSION MEMBERS VOTING 'NAY'

Mike Carpenter
Gerald Crismon
James Hawkes
Helena Kleinlein
Madeline Komen
~~Haysam Sakar~~

Existing Zoning



Proposed Zoning



Proposed Site Plan

