

RESOLUTION NO. PC-2023-0038

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
RECOMMENDING THE CITY COUNCIL AMEND ARTICLE 22-2-1
DEFINITIONS AND APPENDIX A OF THE OREM CITY CODE BY
ENACTING STANDARD LAND USE CODE 7313 – *AGRITAINMENT*
AS A PERMITTED USE IN THE OS5/ROS ZONE.

WHEREAS on August 30, 2023, Wilkerson Farms filed an application with the City of Orem requesting the Planning Commission recommend to the City Council to amend Article 22-2-1 Definitions and Appendix A of the Orem City Code by enacting Standard Land Use Code 7313 – Agritainment as a permitted use in the OS5/ROS zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on October 4, 2023; and

WHEREAS 72 notices were mailed to the property owners within 500 feet of the property; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; 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 will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission recommends to the City Council to amend Article 22-2-1 Definitions and Appendix A of the Orem City Code by enacting Standard Land Use Code 7313 – Agritainment as a permitted use in the OS5/ROS zone, as shown in Exhibit “A”, which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.

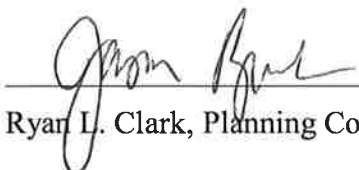
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 4th day of October 2023.



CITY OF OREM, by
Madeline Komen, Chair

ATTEST:



for Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING 'AYE'

COMMISSION MEMBERS VOTING 'NAY'

Mark Carpenter
Gerald Crismon
James Hawkes
Helena Kleinlein
Madeline Komen
Murray Low
Haysam Sakar

Exhibit "A"

Appendix A																			
SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5/ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP	PF
7313	<u>Agritainment</u>	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N

CODE OF ORDINANCES

CHAPTER 22. ZONING

Article 22-2. Definitions

22-2-1. Definitions.

For the purpose of this Chapter, certain words and terms are defined as follows:

Accessory Apartment shall mean a subordinate dwelling, which has its own eating, sleeping, and sanitation facilities, within a single-family dwelling.

Accessory building/structure shall mean a detached subordinate building or structure, the appropriate use of which is subordinate and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use. An accessory building/structure does not include a guest house or separate apartment unit if located in a residential zone.

Accessory use shall mean a use conducted on the same lot as the principal use or structure with which it is associated; and is a use which is clearly incidental to and customarily found in connection with such principal use; and is either in the same ownership as such principal use or is maintained and operated on the same lot substantially for the benefit or convenience of the owners, occupants, employees, customers or visitors of the principal use. An accessory use does not include multiple family uses when in a residential zone.

Adult Day Care shall mean nonmedical services providing for the continuous care and supervision of functionally impaired adults for more than (4) but less than twenty-four (24) continuous hours, for compensation.

Agriculture shall mean the tilling of soil, the raising of crops, horticulture and gardening, but does not include the keeping or raising of domestic animals, fowl, or household pets, nor any agricultural industry or business, such as fruit packing plants, fur farms, animal hospitals or similar uses. Agriculture does not include any use in Agritainment.

Agritainment shall mean farm-related tourism or farm-related entertainment activities that are permitted or authorized in return for a fee on agricultural land for recreational or educational purposes. Examples of agritainment enterprises include, but are not limited to, pick-your-own fruits and vegetables, farm markets, festivals/fairs, interactive animal displays, hay and amusement rides and corn-maze enterprises.

Animal Hospital shall mean structure or building used to provide medical attention for animals and may include temporary boarding of animals for care and treatment.

Note: Only a portion of Article 22-2 Definitions is shown here.