

RESOLUTION NO. PC-2023-0051

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 ENACTING ARTICLE 22-11-65 AND APPENDIX ZZ OF THE OREM CITY CODE AND BY REZONING THE PROPERTY LOCATED GENERALLY AT 1350 EAST 740 NORTH FROM THE R12 ZONE TO THE PD-52 ZONE.

WHEREAS on July 25, 2023, Gardner & Assoc. Inc. 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 enacting Article 22-11-65 (PD-52) and Appendix ZZ of the Orem City code and rezoning the property located generally at 1350 East 740 North from the R12 zone to the PD-52 zone (approximately 6 acres); and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on November 15, 2023; and

WHEREAS 179 notices were mailed to the property owners within 1,000 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 hereby recommends the City Council amend Article 22-5-3(A) and the zoning map of the City of Orem by enacting Article 22-11-65 (PD-52) and Appendix ZZ of

the Orem City code and rezone the property located generally at 1350 East 740 North from the R12 zone to the PD-52 zone (approximately 6 acres), 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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 6<sup>th</sup> day of December 2023.



CITY OF OREM, by  
Madeline Komen, Chair

ATTEST:

  
Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING 'AYE'

COMMISSION MEMBERS VOTING 'NAY'

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN
<del>Mark</del> Mike Carpenter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerald Crismon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Hawkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helena Kleinlein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Murray Low	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haysam Sakar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Section 22-11-65. PD-52 Zone (Behavioral Health Hospital) – 1350 East 750 North**

- A. **Purpose.** The purpose of the PD-52 zone is to allow an existing behavioral hospital to remain and allow an additional 24-bed expansion to be constructed at approximately 1350 East 750 North, Orem, Utah as shown in Appendix "ZZ".
- B. **Concept Plan.** Property in the PD-52 zone shall be developed in conformance with the concept plan included as Appendix "ZZ" of the Orem City Code which is incorporated herein by reference and made a part hereof. No request for development within the PD-52 zone shall be approved, which significantly differs from the Concept Plan. The Concept Plan may be amended in the same manner as an amendment to the zoning ordinance.
- C. **Permitted Uses.** Hospital Services (SLU 6511) and Secondary Schools (SLU 6812) are permitted uses in the PD-52 zone. All other uses are prohibited. The total number of beds related to the hospital use shall be limited to a maximum of 104 beds and the total number of beds for all uses in the zone shall be limited to a maximum of 154 beds.
- D. **Final Plat.** Any final plat must conform to all development standards and requirements of Chapter 17.
- E. **Site Plan.** All development standards and site plan requirements of Section 22-14-20 shall apply to any development in the PD-52 zone. All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval of the site plan or recording of the final plat, whichever is later.
- F. **Development Standards and Requirements.** The following development standards and requirements shall apply to all development in the PD-52 zone:
  - 1. **Height.** The height of any structure or portion thereof shall not exceed the height of said structure (or portion thereof) shown in Appendix ZZ. The maximum height of any new addition shall not exceed 15 feet from top of floor slab to top of parapet coping. The mechanical unit (air conditioning unit) shall be placed on the roof of the new 24-bed addition at the most northern point as functionally practical and shall not exceed 10 feet in additional height from the top of the roof deck.
  - 2. **Setbacks.** All buildings shall be set back a distance from all streets, exterior property lines and other buildings as shown in Appendix ZZ. In accordance with Appendix ZZ, the setbacks of the 24-bed addition shall be at least 80 feet from the south property line and the new parking lot area to the west of the current structure shall be at least 110 feet from the south property line.
  - 3. **Architectural Style.** Development in the PD-52 zone shall incorporate an aesthetically pleasing architectural and design theme that conforms to the style and quality shown in Appendix ZZ. The facade of the new 24-bed addition shall be of similar masonry materials as the existing building.
  - 4. **Windows.** There shall be no windows facing to the south at the facade closest to the south

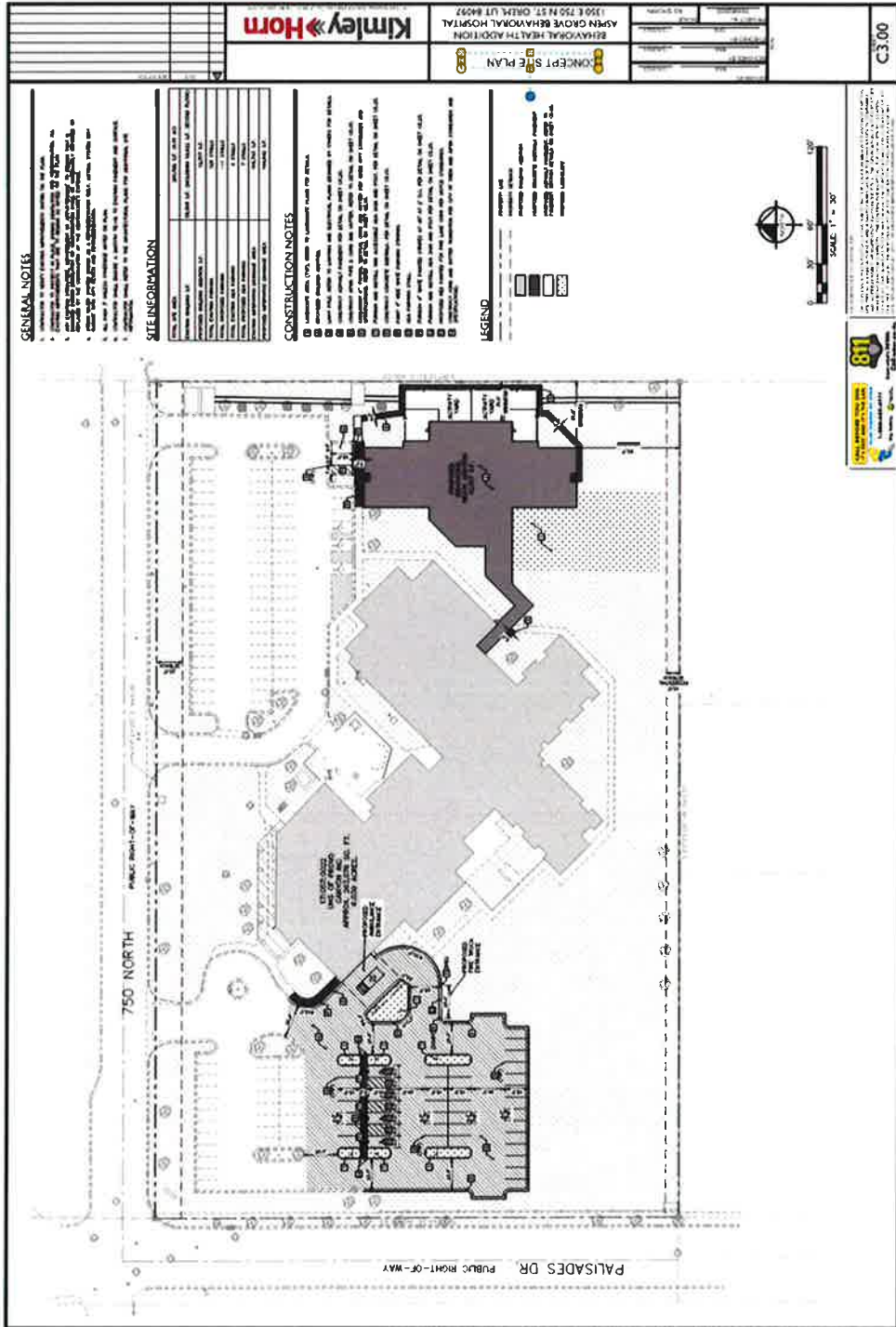
**CHAPTER 22. ZONING**

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property line in the new 24-bed addition except as it pertains to the emergency fire exit door which faces south.

5. **Utilities.** All structures shall be served by the public sewer system and public water supply. All utilities shall be placed underground. No water or sewer lines shall be placed under covered parking areas.
6. **Landscaping.** Landscaping shall be provided as generally shown in the concept plan and in accordance with Section 22-14-13. All land not covered by buildings, driveways, sidewalks or parking areas shall be permanently landscaped with trees, shrubs, lawn, or living ground cover.
7. **Lighting Plan.** Any development in the PD-52 zone shall include a lighting plan. There shall be no direct glare onto adjacent properties. All parking lots shall be well lit and in accordance with Appendix "ZZ". The lighting plan shall be designed to:
  - a. discourage crime;
  - b. enhance the safety of the pedestrians and guests of the PD-52 development; and
  - c. enhance the appearance and design of the project.
8. **Parking.** A minimum of 139 parking stalls shall be provided in the PD-52 zone as shown in Appendix ZZ. The new addition parking requirement is based on the specific parking requirement of one (1) parking space for every two (2) beds. All parking spaces, parking areas and driveways shall be paved with asphalt, concrete and/or concrete pavers and shall be designed to allow for proper drainage.
9. **Minimum Lot Size.** The minimum lot size in the PD-52 zone shall be six (6.00) acres.
10. **Storage Areas and Solid Waste Receptacles.** All outside storage areas and solid waste receptacles which are not located within a building shall be enclosed on three sides with the same materials as used on the exterior of the main structures within the development and shall have sight-obscuring gates.
11. **Masonry Wall.** A seven foot (7') high masonry wall is required along all property lines that adjoin a residential zone. However, the height of the masonry wall shall be reduced to three feet in clear vision areas.
12. **Storm Water Facilities Plan.** Development in the PD-52 zone shall conform to all current City storm water ordinances, standards, and specifications. Roof drainage shall discharge through landscaped areas where practical.
13. **Signs** All signage in the PD-52 zone shall comply with Chapter 14 of the Orem City Code.
14. **Site Maintenance.** The site shall be maintained free from trash, weeds, garbage, paper and other fuse.

# APPENDIX ZZ



### GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH ELECTRICAL CODE.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND SHOWN ON THE PLAN.
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### SITE INFORMATION

NO.	DESCRIPTION	DATE
1	ASPHEN GROVE BEHAVIORAL HEALTH ADDITION	10/15/2024
2	CONCEPT SITE PLAN	10/15/2024
3	CONCEPT SITE PLAN	10/15/2024
4	CONCEPT SITE PLAN	10/15/2024
5	CONCEPT SITE PLAN	10/15/2024
6	CONCEPT SITE PLAN	10/15/2024
7	CONCEPT SITE PLAN	10/15/2024
8	CONCEPT SITE PLAN	10/15/2024
9	CONCEPT SITE PLAN	10/15/2024
10	CONCEPT SITE PLAN	10/15/2024

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### LEGEND

EXISTING PAVEMENT  
 EXISTING ASPHALT DRIVE  
 EXISTING CONCRETE DRIVE  
 EXISTING SIDEWALK  
 EXISTING DRIVE  
 EXISTING DRIVE  
 EXISTING DRIVE  
 EXISTING DRIVE  
 EXISTING DRIVE



**C3.00**

**CONCEPT SITE PLAN**

ASPHEN GROVE BEHAVIORAL HEALTH ADDITION  
1350 E 750 N ST, OREM, UT 84057

**Kimley-Horn**

1350 E 750 N ST, OREM, UT 84057

811  
CALL BEFORE YOU DIG  
UTAH DEPARTMENT OF HERITAGE AND ARTS

