

RESOLUTION NO. PC-2024-0030

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL DENY THE REQUEST TO AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 1573 NORTH 275 WEST FROM THE R8 ZONE TO THE PRD ZONE (APPROXIMATELY 1.91 ACRES) AND AMENDING APPENDIX KK OF THE OREM CITY CODE.

WHEREAS on May 13, 2024, Julie Smith filed an application with the City of Orem requesting the Planning Commission amend article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on July 3, 2024; and

WHEREAS one hundred thirty-two (149) notices were mailed to residents within five hundred (500) feet of the property; and

WHEREAS the agenda of the Planning Commission meeting 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 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 not in the best interest of the City.
2. The Planning Commission hereby recommends the City Council deny the request to amend article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property

located generally at 1573 North 275 West from the R8 zone to the PRD zone (approximately 1.91 acres) and amending Appendix KK of the Orem City code; and

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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 3rd day of July 2024.



CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:



Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION
MEMBER

AYE NAY ABSTAIN ABSENT

Mike Carpenter	☒	☐	☐	☐
Gerald Crismon	☒	☐	☐	☐
James Hawkes	☒	☐	☐	☐
Rod Erickson	☒	☐	☐	☐
Madeline Komen	☒	☐	☐	☐
Haysam Sakar	☒	☐	☐	☐

Exhibit A
Proposed Plat





Chambery

DCC
DYNAMIC CITY CAPITAL



Belmont East and West
Orem, UT
May 10, 2024

Bairns

DCC
DYNAMIC CITY CAPITAL



Belmont East and West
Orem, UT
May 10, 2024

ARCHITECTURAL MATERIAL BOARD Exterior Package A

DCC
DYNAMIC CITY CAPITAL



PRIMARY WALL
Smooth Coat DEF5
BM 9G Dove Wing

TRIM/DOOR
Fiber Cement/Wood Composite
BM 9B5 Indian River

TRIM/DOOR ALT
Fiber Cement/Wood Composite
NCS S 2010 G40Y

SOFFIT/FASCIA/GUTTER
Extruded Powder Coated Aluminum
Mastic Montana Suede 1k

PRIMARY ROOF
30-year Architectural Shingle
Timberline Cedar

SECONDARY ROOF
Standing Seam Metal
Montana Suede

GARAGE DOOR(S)
Powder Coated Raised Panel Steel
Martin RAL 7006 Beige Grey

* Materials subject to change based on availability
**Standard color palettes shown. Homeowner selected finishes may vary

Belmont East and West
Orem, UT
May 10, 2024

ARCHITECTURAL MATERIAL BOARD Exterior Package B

DCC
DYNAMIC CITY CAPITAL



PRIMARY WALL
Smooth Coat DEF5
BM CW-S Hardwood Putty

TRIM/DOOR
Fiber Cement/Wood Composite
BM CW-B5 Randolph Gray

TRIM/DOOR ALT
Fiber Cement/Wood Composite
NCS S 2010 B30G

SOFFIT/FASCIA/GUTTER ASSEMBLIES
Extruded Powder Coated Aluminum
Mastic Dark Bronze J6

PRIMARY ROOF
30-year Architectural Shingle
GAF Timberline Barkwood

SECONDARY ROOF
Standing Seam Metal
Dark Bronze

GARAGE DOOR(S)
Powder Coated Flush Panel Steel
Martin Dark Bronze

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Orem, UT
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