

ORDINANCE NO. A-2025-0005

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-5-3 (A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTIES LOCATED GENERALLY AT 134 EAST 1200 SOUTH AND 110 EAST 1200 SOUTH FROM THE SINGLE FAMILY RESIDENTIAL (R8) ZONE TO THE COMMERCIAL (C2) ZONE (APPROXIMATELY 1.05 ACRES).

WHEREAS on November 11, 2024, Chris Bick filed an application with the City of Orem to amend Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from the Single Family Residential (R8) zone to the Commercial (C2) zone (approximately 1.05 acres); and

WHEREAS public hearings considering the subject application were held by the Planning Commission on January 15, 2025 and February 19, 2025 where the Planning Commission did not make a recommendation to the City Council as the Planning Commission's vote was split, 3 in favor and 3 against, recommending approval of the request; and

WHEREAS a public meeting considering the subject application was held by the City Council on March 11, 2025; and

WHEREAS notices were mailed to 472 property owners within a 1,000-foot radius of the property; and

WHEREAS upon consideration of the matter the City Council determined that a development agreement could be reached whereby potential impacts resulting from rezoning and development would be mitigated most effectively and subsequently voted to continue the review until such an agreement could be written; and

WHEREAS a public meeting was reconvened and the request and development agreement considered by the City Council on May 13, 2025; and

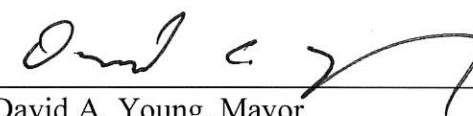
WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

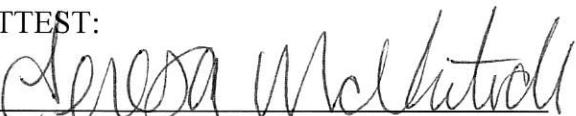
1. The City Council finds this request to be in the best interest and general welfare of the City.

2. The City Council hereby amends Article 22-5-3 (A) and the zoning map of the City of Orem by rezoning the properties located generally at 134 East 1200 South and 110 East 1200 South from the Single Family Residential (R8) zone to the Commercial (C2) zone (approximately 1.05 this) as shown in Exhibit "A" which is attached hereto and incorporated herein by this reference.
3. If any part of this ordinance shall be declared invalid, such a decision shall not affect the validity of the remainder of this ordinance.
4. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
5. All other ordinances and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this 13th day of May 2025.


 David A. Young, Mayor

ATTEST:


 Teresa McKittrick, City Recorder

COUNCIL MEMBER

AYE NAY ABSTAIN

Mayor David A. Young

Jeff Lambson

Jenn Gale

Tom Macdonald

LaNae Millett

Chris Killpack

David Spencer



EXHIBIT A

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Zone: R8 (Current)
Acres: .79 Combined

NEIGHBORHOOD
Lakeridge

Legend
□ Project Area