

ORDINANCE NO. 0-2026-0001

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 PROPERTY LOCATED GENERALLY AT 1738 SOUTH GENEVA ROAD FROM THE OPEN SPACE (OS5) ZONE TO THE COMMUNITY COMMERCIAL (C2) ZONE (APPROXIMATELY 4.43 ACRES).

WHEREAS on September 15, 2025, Washburn Associates 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 property located generally at 1738 South Geneva Road from the Open Space (OS5) Zone to the Community Commercial (C2) zone (approximately 4.43 acres); and

WHEREAS in order to mitigate the impacts of the C2 Zone on neighboring residential properties the applicants have limited the permitted uses allowed on the property by development agreement; and

WHEREAS public hearings considering the subject application were held by the Planning Commission on January 7, 2026, and the Planning Commission recommended that the City Council approve the request; and

WHEREAS a public meeting to consider the subject application was held by the City Council on January 27, 2026; and

WHEREAS 156 notices were mailed to property owners within a 1,000-foot radius of the property; and

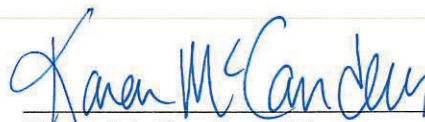
WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the City; the effect upon surrounding neighborhoods; and the special conditions applicable to the request.

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 1738 South Geneva Road from the Open Space (OS-5) Zone to the Community Commercial (C2) Zone (approximately 4.43 acres) as shown in Exhibit "A" which is attached hereto and incorporated herein by this reference, and subject to the terms of the Development Agreement as shown in Exhibit "B" which is attached hereto and incorporated by this reference.

3. If any part of this ordinance shall be declared invalid, such 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 27th day of January, 2026.


 Karen McCandless, Mayor

ATTEST:


 Teresa McKittrick, City Recorder



COUNCILMEMBER

AYE NAY ABSTAIN

Mayor Karen McCandless
 Jeff Lambson
 Jenn Gale
 Quinn Mecham
 LaNae Millett
 Chris Killpack
 Crystal Muhlestein

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EXHIBIT A



Subject property, 1738 South Geneva Road (approximately 4.43 acres)