

ORDINANCE NO. O-2025-0002

AN ORDINANCE BY THE OREM CITY COUNCIL TO ENACT SECTION 22-11-68 PD55 (DUNN REZONE) ZONE AND APPENDIX WW OF THE OREM CITY CODE AND AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE ON APPROXIMATELY 9.43 ACRES FROM THE OS5 ZONE TO THE PD55 ZONE LOCATED GENERALLY, AT 1230 WEST 2000 SOUTH ZONE (APPROXIMATELY 9.43 ACRES).

WHEREAS on February 3, 2022, Skip Dunn filed an application with the City of Orem to request approval to Enact Section 22-11-68 PD55 (Dunn Rezone) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres); and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 7, 2024, and the Planning Commission had a negative recommendation to the City Council, the Planning Commission recommends the City Council rezone the property to a C3 zone.; and

WHEREAS a public meeting considering the subject application was held by the City Council on August 27, 2024; and

WHEREAS notices were mailed to 293 property owners within a 1000 square 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 Planning Commission had a negative recommendation to Enact Section 22-11-68 PD55 (Dunn Rezone) Zone and Appendix WW of the Orem City Code and amend Article 22-5-3(A) and the zoning map of the City of Orem by changing the zone on approximately 9.43 acres from the OS5 zone to the PD55 zone located generally at 1230 West 2000 South zone (approximately 9.43 acres), as shown in Exhibit "A", the Planning Commission recommends the City Council rezone the property to a C3 zone.

which If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.

2. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

PASSED, APPROVED and ORDERED PUBLISHED this 27th day of **August 2024**.



David A. Young, Mayor

ATTEST:



Teresa McKittrick, City Recorder



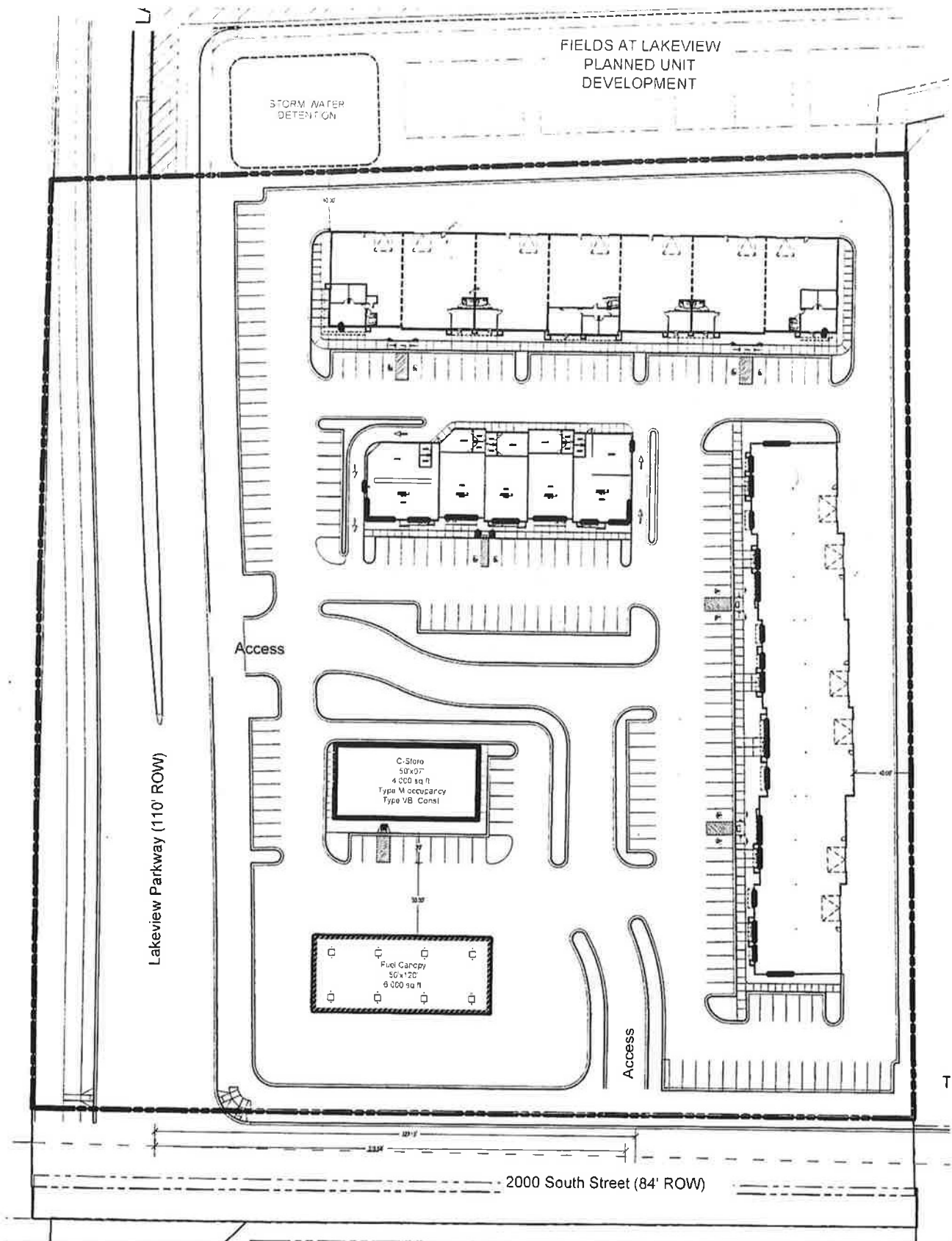
COUNCILMEMBER

AYE NAY ABSTAIN

Mayor David A. Young
Jeff Lambson
Jenn Gale
Tom Macdonald
LaNae Millett
Chris Killpack
David Spencer

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EXHIBIT A - Concept Plan



RESTAURANT RETAIL BUILDING

