

RESOLUTION NO. PC-2023-0020

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 REZONING PORTIONS OF THE PROPERTY LOCATED GENERALLY AT 883 NORTH STATE STREET TO EITHER THE C2 ZONE OR C3 ZONE AND AMEND STANDARD LAND USE CODE 1283 *TRANSITIONAL TREATMENT HOMES* FROM A NOT PERMITTED USE TO A PERMITTED USE IN THE C3 ZONE.

WHEREAS on December 19, 2022, Jeremy Weber, Evergreen Devco, 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 rezoning portions of the property located generally at 883 North State Street to either the C2 zone of C3 zone and to amend SLU Code 1283 *Transitional Treatment Homes* from a not permitted use to a permitted use in the C3 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 15, 2023 where a portion (Lot 1) was rezoned and the other portion was continued; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on May 17, 2023 where the project was continued to allow the applicant additional time to update the proposed concept plan; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on June 7, 2023; and

WHEREAS the agenda of the Planning Commission hearing 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 one hundred thirty-one (131) notices were mailed to residents within five hundred (500) feet of the property; 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:

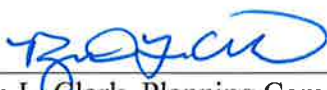
1. The Planning Commission finds this request to rezone a portion of the C3 zone and the C2 zone will not negatively affect the health, safety, and general welfare of the city.
2. The Planning Commission finds that amending Standard Land Use Code 1283 *Transitional Treatment Homes* from a not permitted use to a permitted use in the C3 zone 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 rezoning portions of the property located generally at 883 North State Street to either the C2 zone or C3 zone; and amend SLU Code 1283 *Transitional Treatment Homes* from a not permitted use to a permitted use in the C3 zone 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 7th day of June 2023.



CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:



Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING 'AYE'

Mike Carpenter
Gerald Crismon
James Hawkes
Helena Kleinlein
Madeline Komen
Murray Low
Haysam Sakar

COMMISSION MEMBERS VOTING 'NAY'

Existing Zoning



Proposed Zoning



SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5 ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
1283	Transition -al Treatment Home	N	N	N	N	N	N	N	N	N	P	P	N P	N	N	N	N	N