

ORDINANCE NO. 0-2023-0018

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING 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, Devco, Inc., filed an application with the City of Orem to request amending 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; and

WHEREAS public hearings considering the subject application were held by the Planning Commission on March 15, 2023, May 17, 2023 and June 7, 2023; and

WHEREAS a public hearing considering the subject application was held by the City Council on June 27, 2023; and

WHEREAS one hundred thirty-one notices (131) were mailed to property owners within five hundred (500) feet 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; the compliance of the request with all applicable City ordinances; and the special conditions applicable to the request.

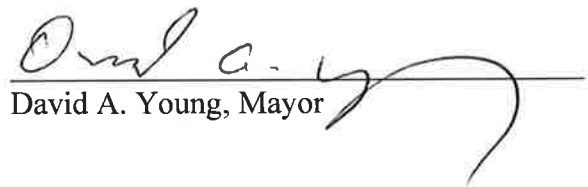
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds this request will be in the best interest of the City and will not negatively affect the health, safety, and general welfare of the city. 1
2. The City Council 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.
3. The City Council hereby amends 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 as shown in Exhibit "A" which is attached hereto and incorporated herein by reference.

4. The City Council hereby amends Standard Land Use Code 1283 *Transitional Treatment Homes* from a not permitted use to a permitted use in the C3 zone, as shown in Exhibit "B" which is attached hereto and incorporated herein by reference.
5. If any part of this ordinance shall be declared invalid, such decision shall not affect the validity of the remainder of this ordinance.
6. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.
7. 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 **June 2023**.



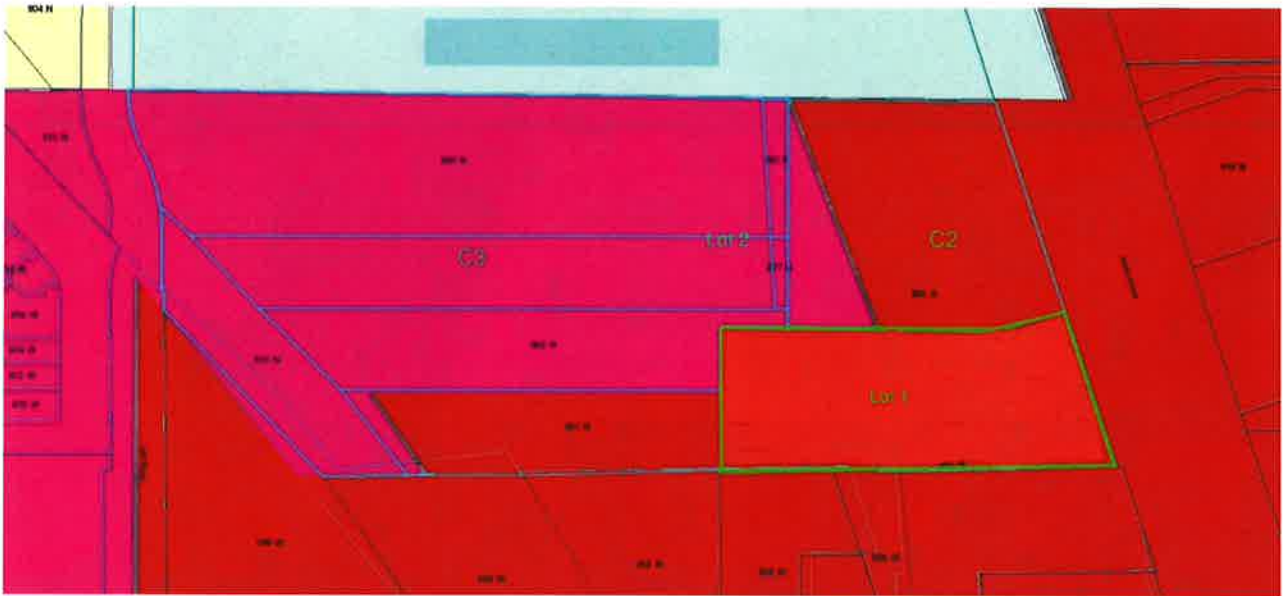

David A. Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder

COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☒	☐	☐
Jeff Lambson	☒	☐	☐
Debby Lauret	☒	☐	☐
Tom Macdonald	☒	☐	☐
LaNae Millett	☒	☐	☐
Terry Peterson	☒	☐	☐
David Spencer	☒	☐	☐

Current Zoning



Proposed Zoning



