

RESOLUTION NO. PC-2024-0017

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AMEND ARTICLE 22-11-41 OF THE OREM CITY CODE TO INCLUDE AN OPTIONAL USE OF INTERIOR CLIMATE CONTROLLED STORAGE UNITS AS A PERMITTED USE IN THE PD28 ZONE. AND AMEND ARTICLE 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY REZONING THE PROPERTY LOCATED GENERALLY AT 1385 WEST 1600 NORTH FROM THE HS (HIGHWAY SERVICES) ZONE TO THE PD28 ZONE; AND AMEND APPENDIX L OF THE OREM CITY CODE BY ADDING CONCEPT PLANS AND BUILDING ELEVATIONS FOR THE CITADEL STORAGE DEVELOPMENT.

WHEREAS on September 21, 2023, Norm Avery filed an application with the City of Orem requesting the City amend Article 22-11-41 of the Orem City Code to include an optional use of interior climate-controlled storage units as a permitted use in the PD28 zone. And amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1385 West 1600 North from the HS (Highway Services) zone to the PD28 zone; and, amend Appendix L of the Orem City Code by adding concept plans and building elevations for the Citadel Storage development; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on March 20, 2024 where the item was continued; 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 four hundred eighty-seven (487) notices were mailed to residents within one thousand (1,000) 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 is in the best interest of the City.

2. The Planning Commission hereby recommends the City Council amend Article 22-11-41 of the Orem City Code to include an optional use of interior climate-controlled storage units as a permitted use in the PD28 zone. And amend Article 22-5-3(A) and the zoning map of the City of Orem by rezoning the property located generally at 1385 West 1600 North from the HS (Highway Services) zone to the PD28 zone; and, amend Appendix L by adding the concept plans and building elevations for the Citadel Storage development, 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 20<sup>th</sup> day of March 2024.

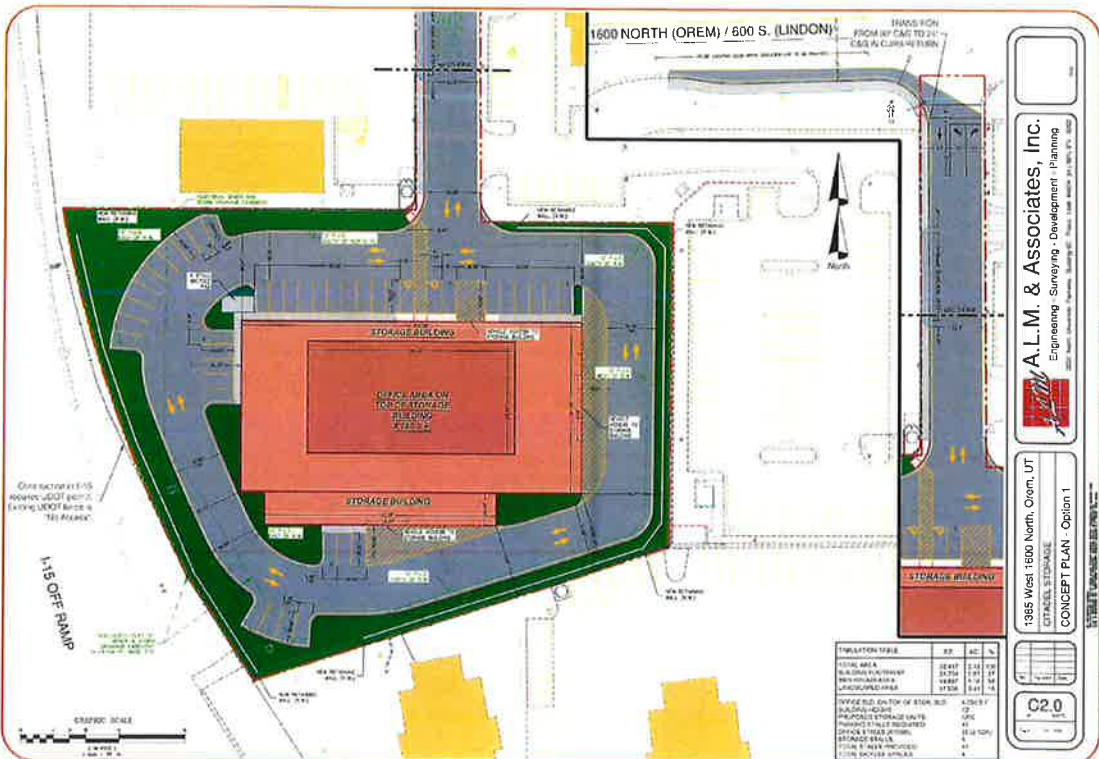
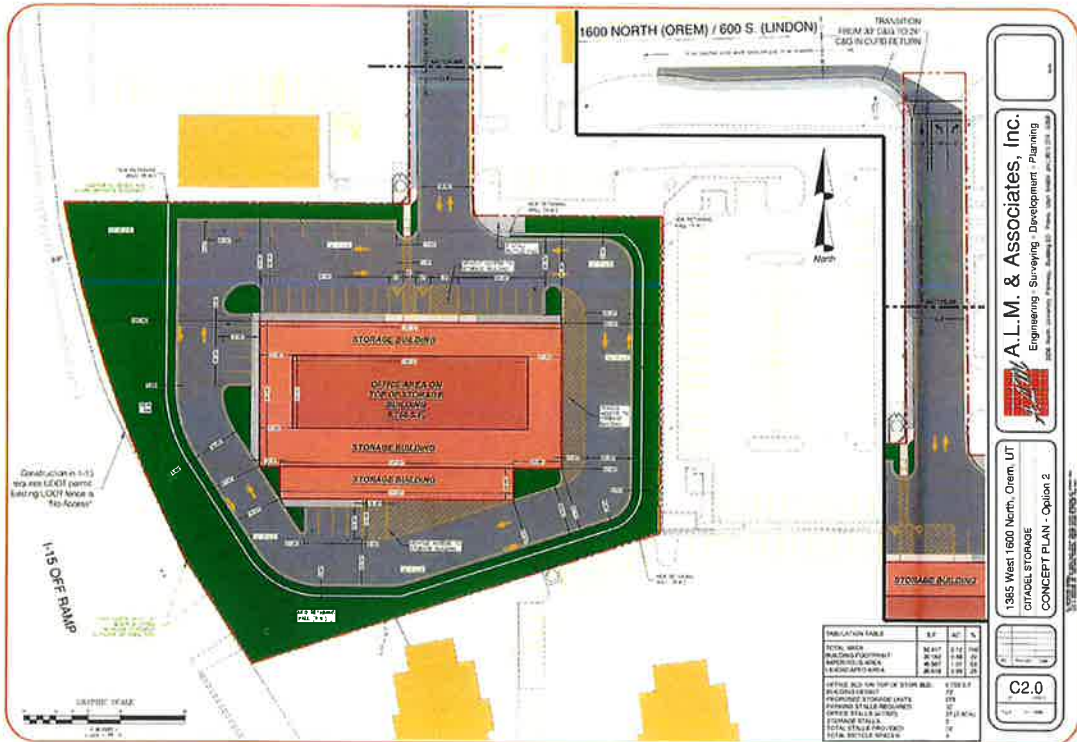
  
 CITY OF OREM, by  
 Madeline Komen, Chair

ATTEST:

  
 Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN	ABSENT
Mike Carpenter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerald Crismon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Hawkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helena Kleinlein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Murray Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haysam Sakar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Exhibit A Concept Plans





# Concept Elevations



Concept Elevations (continued)

