

ORDINANCE NO. 0-2024-0011

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING ARTICLE 22-11-41 OF THE OREM CITY CODE TO INCLUDE AN OPTIONAL USE OF INTERIOR CLIMATE CONTROLLED STORAGE UNITS AS A PERMITTED USE. AND AMENDING 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. ALSO, AMENDING APPENDIX L OF THE OREM CITY CODE BY ADDING CONCEPT PLANS AND BUILDING ELEVATIONS FOR THE CITADEL STORAGE DEVELOPMENT.

WHEREAS on September 17, 2023, Norm Avery filed an application with the City of Orem to request amending Article 22-11-41 of the Orem City Code to include an optional use of interior climate controlled storage units as a permitted use. And amending 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. Also, amending Appendix L of the Orem City Code by adding concept plans and building elevations for the Citadel Storage development; and

WHEREAS public hearings considering the subject application were held by the Planning Commission on March 20, 2024; and

WHEREAS a public hearing considering the subject application was held by the City Council on April 23, 2024; and

WHEREAS four hundred eighty-eight notices (488) were mailed to property owners within one thousand (1,000) 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.

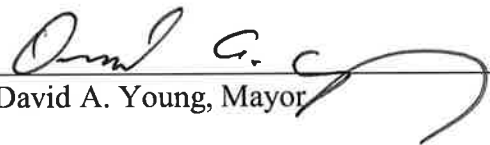
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds this request will be in the best interest and general welfare of the City.
2. The City Council, with a positive recommendation from the Planning Commission, hereby amends Article 22-11-41 of the Orem City Code to include an optional use of interior climate controlled storage units as a permitted use. And amends 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. Also,

amends Appendix L of the Orem City Code by adding 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. 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 23rd day of April 2024.


David A. Young, Mayor

ATTEST:


Teresa McKittrick, City Recorder

COUNCILMEMBER

AYE NAY ABSTAIN

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

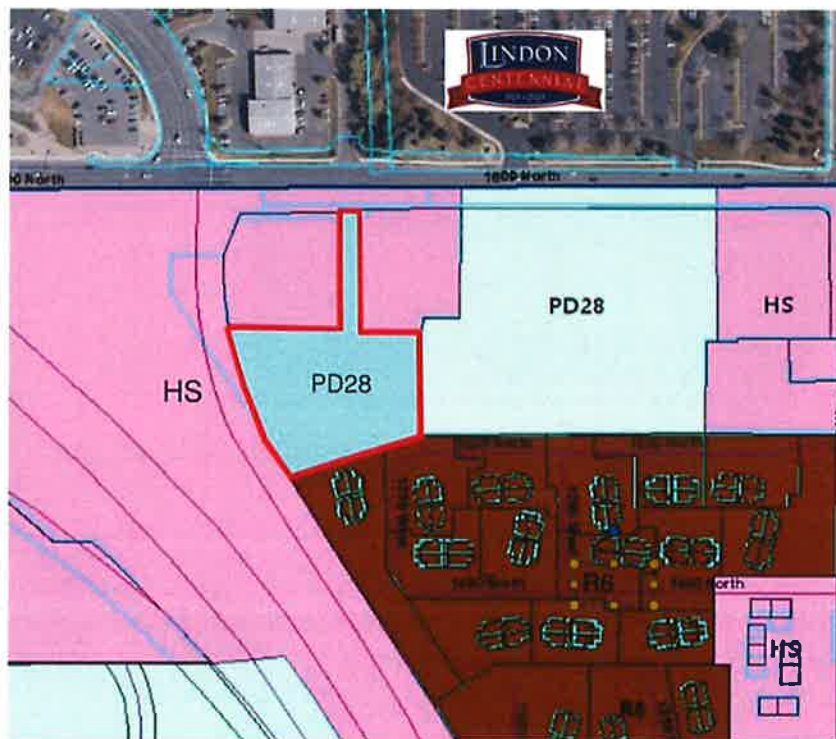
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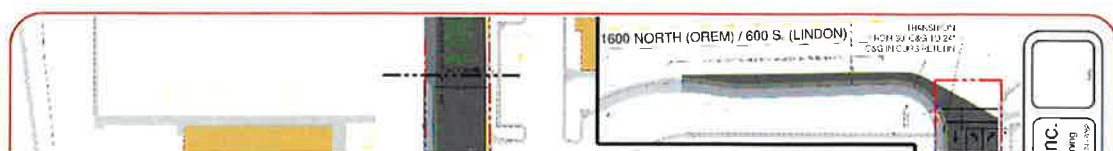
EXHIBIT A
Current Zoning



Proposed Zoning



Concept Plan 1



Concept Plan 2



Elevations





Elevations (continued)



