



CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
April 23, 2024

*This meeting may be held electronically
to allow a Councilmember to participate.*

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

- 1 CELEBRATION - Arbor Day and Tree Planting (30 min)**
Location - City Center Park (West of the baseball fields near the large maintenance shed)
- 2 PRESENTATION - Budget: CIP (60 min)**
Presenter: Brandon Nelson, CPA, Finance Director and Taggart Bowen, Acting City Engineer
- 3 PRESENTATION - Construction Standard Drawings and Specifications Update (15 min)**
Presenter: Taggart Bowen, Acting City Engineer
- 4 ADJOURN TO A CLOSED SESSION IN ROOM 107**
To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property.

1. AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

The City Council will review the items on the agenda.

2. CITY COUNCIL REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

This is an opportunity for members of the City Council to raise issues of information or concern.

2.1 No report today

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

3. CALL TO ORDER
4. INVOCATION/INSPIRATIONAL THOUGHT: Nelson Abbott
5. PLEDGE OF ALLEGIANCE: Kirstin Abbott
6. MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL
 - 6.1 PRESENTATION - City Birthday/Day of Service Event**
Presenter: Karina Eckern, City Events Coordinator, Jennica Jones, Innovations and Strategic Division Manager, Laura Bascom, Public Works Manager
 - 6.2 PROCLAMATION - Arbor Day**

6.3 REPORT - Natural Resources Commission

Presenter: Matt Taylor, Senior Planner

6.4 CELEBRATION - International Firefighter Day (May 4, 2024)

Presenter: Marc Sanderson, Fire Chief

6.5 AWARD - 100 Companies Championing Women by Governor's Office of Economic Opportunity

Presenter: Keri Rugg, Management Services Director, Janee Shaw and Sara Edgar, Governor's Office of Economic Opportunity

6.6 SWEARING IN - Fire Department

7. PERSONAL APPEARANCES – 15 MINUTES

Time has been set aside for the public to express their ideas, concerns, and comments on items not scheduled as public hearings on the Agenda. Those wishing to speak are encouraged to show respect for those who serve the city. Comments should focus on issues concerning the city. Those wishing to speak should have signed in before the beginning of the meeting. (Please limit your comments to 3 minutes or less.)

8. CONSENT ITEMS

8.1 APPROVAL OF MEETING MINUTES

April 9, 2024

8.2 APPOINTMENT - Heritage Advisory Commission

Rod Crockett

9. SCHEDULED ITEMS

9.1 PUBLIC HEARING - ORDINANCE - City Manager Contract

Presenter: Keri Rugg, Management Services Director

9.2 PUBLIC HEARING – ORDINANCE -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; 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 zone to the PD28 zone; and amending Appendix L by adding the concept plans and building elevations for the Citadel Storage development as a permitted use in the PD-41 zone.

Presenter: Jason Bench, Assistant Development Service Director

9.3 DISCUSSION AND RESOLUTION - Regarding Status of Legislative Counsel

Presenter: Steve Earl, City Attorney

9.4 ORDINANCE - Amending Sections 2-15-4 and 2-15-6 of the Orem City Code.

Presenter: Steve Earl, City Attorney

10. COMMUNICATION ITEMS

11. CITY MANAGER INFORMATION ITEMS

This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

12. ADJOURN

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

**If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 801-229-7000)**

This agenda is also available on the City's webpage at orem.org



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Station



**CITY OF OREM
CITY COUNCIL
MEETING
APRIL 23, 2024**

REQUEST:	APPROVAL OF MEETING MINUTES
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
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APRIL 23, 2024**

REQUEST:	APPOINTMENT - Heritage Advisory Commission
APPLICANT:	
NOTICES:	
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REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
APRIL 23, 2024**

REQUEST:	PUBLIC HEARING - ORDINANCE - City Manager Contract
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

ORDINANCE NO. _____

AN ORDINANCE OF THE OREM CITY COUNCIL APPROVING AND
ADOPTING A CONTRACT BETWEEN THE CITY AND CITY MANAGER
BRENN BYBEE AND APPROVING THE COMPENSATION FOR THE
CITY MANAGER'S SERVICES

WHEREAS Brenn Bybee has been serving as the Orem City Manager since June 13, 2023, and served as the Interim City Manager from December 25, 2022, to June 13, 2023; and

WHEREAS Brenn Bybee also served as the Orem Assistant City Manager from February 13, 2014 to December 25, 2022; and

WHEREAS the City Council desires to continue to employ Brenn Bybee as the City Manager of Orem; and

WHEREAS it is customary for cities to enter into a formal written agreement with the manager to set out the terms and conditions of employment; and

WHEREAS the City Council desires to secure and retain the services of Brenn Bybee as the Orem City Manager and to provide inducement for him to remain in such employment; and

WHEREAS the City Council also desires to set forth the compensation that Brenn Bybee shall receive for his services as City Manager; and

WHEREAS the City Council held a public hearing on April 23, 2024 to consider the proposed employment agreement between the City and Brenn Bybee including the provisions of the agreement related to compensation; and

WHEREAS the City Council finds that it is in the best interest of the City to enter into an employment agreement with Brenn Bybee to serve as City Manager of the City of Orem.

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

1. The City Council hereby approves the proposed employment agreement between the City and Brenn Bybee, including the provisions relating to compensation, as shown in Exhibit "A" which is attached hereto and by reference is made a part hereof.
2. The City Council hereby authorizes the Mayor to execute the employment agreement on behalf of the City.
3. If any portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

4. This ordinance shall become effective immediately after a summary of this ordinance has been published or posted as required by law.

PASSED and APPROVED this 23rd day of April, 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	☐	☐	☐

Exhibit “A”

Employment Agreement

THIS AGREEMENT is made by and between the City of Orem, a municipal corporation of the State of Utah, (“the City”) and Brenn Bybee (“City Manager”) this ____th of April, 2024.

WITNESSETH

WHEREAS, Brenn Bybee has been serving as the Orem City Manager since June 13, 2023, and served as the Interim City Manager from December 25, 2022 to June 13, 2023; and

WHEREAS Brenn Bybee also served as the Orem Assistant City Manager from February 13, 2014 to December 25, 2022; and

WHEREAS, the City desires to continue to employ the services of Brenn Bybee as the City Manager of Orem; and

WHEREAS it is customary for cities to enter into a formal written agreement with the city manager setting out the terms and conditions of employment; and

WHEREAS, it is the desire of the Orem City Council to provide certain benefits and establish conditions of employment for the City Manager; and

WHEREAS, it is the desire of the City Council to:

1. Secure and retain services of Brenn Bybee as the Orem City Manager and provide inducement for him to remain in such employment.
2. To make possible full work productivity by assuring the City Manager’s morale and peace of mind with respect to future security; and,
3. To provide a just means for terminating the City Manager’s services at such time as he might be unable, fully, to discharge his duties or when the City may otherwise desire to terminate his employment; and

WHEREAS, the City Manager desires to enter into an employment agreement to serve as the City Manager of the City;

NOW THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. DUTIES. The City hereby agrees to employ Brenn Bybee as City Manager of the City of Orem. Brenn Bybee shall perform the functions and duties of the office of City Manager and such other legally permissible and proper duties and functions as the City Council may, from time to time, assign. The City Manager shall serve as manager of the City and shall be responsible for overseeing the day-to-day operations of all City Departments. The City Manager shall advise the City Council on matters of policy, procedure and business affecting the City.

SECTION 2. TERM.

- A. The City Manager shall serve at the pleasure of the City Council and nothing herein shall be taken to imply or suggest a term of office or guaranteed tenure. This agreement continues for an indefinite term, until termination by notice as provided herein.
- B. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of the City Manager to resign at any time from his position with the City. City Manager agrees to give thirty-days (30) advance notice of such intended resignation to the City Council. In the event of such resignation, no severance pay, as set forth in Section 4, below, shall be due and owing from the City except that the City Manager shall be entitled to severance pay as described in Section 4 if the City Manager's resignation is made within sixty (60) days of the occurrence of one or more of the following:
 - (1) The reduction of the salary or other financial benefits of the City Manager in a greater percentage than applicable across-the-board reductions for all City employees;
 - (2) The refusal of the City, following a thirty (30) day written notice, to comply with any provision of this Agreement; or
 - (3) The City Manager receives a suggestion, whether formal or informal, by a majority of the members of the City Council that the City Manager resign.
- C. The City Manager agrees to remain in the exclusive employ of the City, while employed by the City. The term "employed" however, shall not be construed to prohibit City Manager from undertaking teaching, writing, speaking, consulting or other business involvement, as long as it is on the City Manager's time off, even if outside compensation is provided. Such services are expressly allowed provided that in no case shall any activity be allowed to interfere with the City Manager's duties and obligations to the City and shall not present a conflict of interest with the City.
- D. This agreement shall become effective immediately upon formal approval of the City Council and execution by the Mayor and shall remain in force until such time as modified by mutual consent of the City Council and City Manager or unless terminated as hereinafter provided.

SECTION 3. PERFORMANCE EVALUATION. The City Council shall review and evaluate the performance of the City Manager annually. Said review and evaluation shall be conducted in accordance with criteria developed jointly by the City Council and the City Manager. The City Council shall provide the City Manager with an adequate opportunity to read, review, and discuss the evaluation with the City Council.

SECTION 4. TERMINATION AND SEVERANCE PAY. The City Council may at its pleasure, and by majority vote, remove the City Manager from office. Except in the case of removal for proven malfeasance in office, the City Council shall cause the City Manager, upon his removal, to be paid any unpaid balances of his salary and benefits accrued up to the date of

his removal together with his salary and benefits for a period of six (6) months starting from the date of termination.

SECTION 6. SALARY. The City agrees to pay the City Manager for his services an initial annual base salary of \$200,000 paid in installments at the same pay period schedule as other City employees. For subsequent years, within sixty (60) days of the anniversary date of this contract, the City Council will conduct an annual evaluation of the City Manager's performance. Based on a positive annual performance evaluation review of the City Manager, the City Council may award up to 5% in pay for performance incentive pay which will be determined by the City Council. The City Council may increase the salary at an incremental rate per fiscal year and may award performance incentive pay in excess of 5% if the City Council deems it appropriate. In addition to the pay for performance incentive pay described herein, the City Manager shall also receive the same cost of living or market based increase that is given to City employees generally beginning with the 2025-2026 fiscal year and each year thereafter.

At any time while the City Manager is employed by the City, the parties may change the terms of the base salary or any other provision of the Agreement and the City may, when deemed appropriate by the City Council, compensate the City Manager above the terms of this Agreement for extraordinary and/or special services rendered.

SECTION 7. FRINGE BENEFITS. Except as otherwise provided in this Agreement, all provisions of the City's Personnel Policies and Procedures Manual and other lawful rules and regulations relating to the vacation, sick leave, retirement, pension system contribution, holidays, health and life insurance, executive leave, and other fringe benefits and working conditions as they now exist or hereafter may be amended or adopted, shall also apply to the City Manager as they would to employees of the City. The following additional benefits shall also be provided to the City Manager:

- A. Use of City Vehicles. The parties acknowledge that the City currently provides a car allowance to Executive Staff members in the amount of Five Hundred Dollars per month. In lieu of receiving this monthly vehicle allowance, the City shall provide a vehicle for use by the City Manager and the City shall pay for all maintenance and fuel expenses for the use of such vehicle within the State of Utah.
- B. Retirement Contribution.
 - (1) The City shall provide an additional retirement contribution to the City Manager's retirement accounts (457 and/or 401k) in an amount equal to a percentage of the City Manager's annual salary which percentage shall be calculated as the average of the minimum Public Safety Tier 1 Other Division B Utah Retirement System (URS) rate (currently 37.97%) and the Firefighters' Tier 1 Division B URS gross rate (currently 34.11%), minus the Public Employees Tier 1 Noncontributory Local Government URS rate (currently 17.97%). Based on this formula, the contribution to the City Manager's retirement accounts for the 2024 fiscal year would be 18.07% of the City Manager's salary. The actual percentage to be paid each fiscal year shall be adjusted each fiscal year to conform with the percentages for each of the categories described above as established by URS.

(2) In addition to the above, the City shall also make the regular Public Employees Tier 1 Noncontributory Local Government URS contribution on behalf of the City Manager, as currently required by State law. This amount shall be applied to the Utah Retirement System. The City Manager will be given first opportunity to opt out of the Utah Retirement System in the event that it becomes an option; in the event the City Manager elects to opt out of the Utah Retirement System, the City Manager shall be entitled to receive the same contribution that would have been made by the City to the Utah Retirement System on the City Manager's behalf and to have such amount deposited into any other qualified retirement fund as directed by the City Manager.

- C. Relocation Reimbursement – The City recognizes that it would be beneficial for the City Manager to live in Orem. As an inducement for the City Manager to relocate to Orem, the City agrees to provide a one-time relocation payment of \$10,000 to the City Manager upon the City Manager's entering into a purchase contract for a house within the boundaries of the City for use as the City Manager's primary residence. The City Manager shall repay the relocation payment to the City if the City Manager does not maintain his primary residence within the City boundaries for at least three years or for the duration of his employment as City Manager, whichever is less.

SECTION 8. PROFESSIONAL STATUS. It is recognized that the City Manager is an educated and trained professional and as such, consistent with the nature of the requirements of the position of City Manager, his working hours will vary. It is understood that the City Manager must devote a great deal of time outside of normal office hours attending to the business of the City. The City Manager shall generally keep normal office hours to facilitate the business of the City, but shall, on a day to day basis, be allowed to schedule his time as he deems appropriate to accommodate the varying demands of such job required activities and evening meetings, council meetings, legislative lobbying activities, and necessary weekend and holiday work.

SECTION 9. EQUIPMENT, DUES AND SUBSCRIPTIONS. The City agrees to provide equipment for the use of the City Manager to perform his duties. Such equipment includes but is not limited to a laptop computer and any other equipment necessary to carry out essential job functions. Upon City Manager's resignation or termination, such property shall be retained by the City, except that the City Manager shall have the same opportunity to purchase his laptop and other equipment on the same terms and conditions as are given to other employees.. The City agrees to budget and pay for the professional dues and subscriptions of the City Manager as he may deem appropriate for his continuation and full participation in associations and organizations necessary and desirable for his continued professional participation, growth and advancement, for the good of the City.

SECTION 10. PROFESSIONAL DEVELOPMENT AND GENERAL EXPENSES. The City hereby agrees, as it deems appropriate, to budget and pay for the cost of travel, lodging and subsistence expenses of the City Manager for professional and official travel. The City Manager and partner shall be allowed at a minimum, to attend the annual national ICMA Conference, and

yearly to attend the annual State of Utah City Manager conferences, and the Utah League of Cities and Towns Conferences.

SECTION 11. INDEMNIFICATION. The City shall defend, save harmless, and indemnify the City Manager against any tort, professional liability claim, or other legal action or claim arising out of an alleged act or omission occurring in the performance of duties as City Manager. The City Manager will indemnify the City from any and all such claims that arise from any willful misconduct and/or grossly negligent action. The City shall provide necessary insurance to cover the City Manager, including errors and omissions coverage, as are required to give full effect to this indemnification covenant.

SECTION 12. BONDING. The City shall pay the cost of a fidelity bond or other bonds required of the City Manager as those requirements may be established by applicable law or as may deemed advisable by the City Manager or the City to obtain to protect the parties hereto.

SECTION 13. OTHER TERMS AND CONDITIONS OF EMPLOYMENT. The City Council, in consultation with the City Manager, may fix any such other terms and conditions of employment as it may, from time to time, determine, provided such terms and conditions are not in conflict with the City's Ordinances governing the City Manager's duties or state or other applicable law.

SECTION 14. NOTICES. Notices pursuant to this Agreement shall be given by deposit in the U.S. Mail, postage prepaid, and certified, return receipt requested, addressed as follows:

The City:

The City of Orem
56 N State
Orem, Utah 84057

And

The City Manager:

Brenn Bybee
259 S. Twin River Loop
Alpine, UT 84004

SECTION 15. ENTIRE AGREEMENT. The terms as herein set out constitute the entire agreement between the parties and any changes hereto shall be reduced to writing and agreed upon by both parties. This Agreement shall become effective immediately upon signing by both parties and terms hereof shall be effective as of April 28, 2024.

If any provision or portion of this Agreement is or becomes invalid or unenforceable, then the remainder of the Agreement or portion thereof shall be deemed severable and shall not be affected and remain in full force and effect.

IN WITNESS WHEREOF, the City of Orem, has caused this Agreement to be signed and executed in its behalf by its Mayor, and duly attested by its City Recorder, and the City Manager has signed and executed this Agreement, both in duplicate as of the day and year first above written.

DATED this _____ day of April, 2024.

CITY OF OREM, a municipal corporation

David A. Young, Mayor

Attest:

Teresa McKittrick, City Recorder

Brenn Bybee, City Manager



**CITY OF OREM
CITY COUNCIL
MEETING
APRIL 23, 2024**

REQUEST:	PUBLIC HEARING – ORDINANCE -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; 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 zone to the PD28 zone; and amending Appendix L by adding the concept plans and building elevations for the Citadel Storage development as a permitted use in the PD-41 zone.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:

CITY OF OREM
CITY COUNCIL MEETING
APRIL 23, 2024



REQUEST:	6:00 P.M. SCHEDULED ITEM PUBLIC HEARING – 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; 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 zone to the PD28 zone; and, amending Appendix L by adding the concept plans and building elevations for the Citadel Storage development.
APPLICANT:	Norm Avery
FISCAL IMPACT:	None

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on the State noticing website
- Faxed to newspapers
- Posted at utah.gov/pa
- Noticed 488 property owners within 1,000 feet of the property

SITE INFORMATION:

General Plan Designation:
Regional Commercial
 Current Zone: **HS**
 Acreage: **2.12**
 Neighborhood: **Aspen**

**PLANNING
COMMISSION
RECOMMENDATION**

7-0 vote – Positive
Recommendation

PREPARED BY:
 Cheryl Vargas
 Associate Planner

REQUEST: The applicant requests 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. 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. Also, to amend Appendix L by adding the concept plans and building elevations for the Citadel Storage development.

BACKGROUND: The applicant is requesting approval to build a multi-level climate-controlled storage facility with office space on the top level. The property is currently in the HS zone and the applicant requests a rezone to the PD28 zone. The development standards of the HS zone shall apply to the PD28 zone except as expressly modified as follows. The applicant proposes to add climate-controlled storage units as a permitted use in the PD28 zone.

The maximum building height in the HS is sixty (60) feet. In the PD28 zone, the maximum height is seventy-five (75) feet. The height of the building being proposed is seventy-two (72) feet high.

The HS zone setbacks are as follows: From street: Twenty (20) feet; from non-residential property: Zero (0) feet; from adjacent residential property: ten (10) feet. In the PD28 zone, the setbacks must comply with the concept plan that will become a part of Appendix L

The HS zone, the following exterior materials are acceptable: brick, fluted block, colored textured block, glass, synthetic stucco, and wood. Aluminum composite material panel system, sheet metal and corrugated metal may collectively be used as a finish material for up to, but no more than 20% of the area of any given elevation. In the PD28 zone the following materials are acceptable: decorative glass, faux reclaimed lumber veneer, CMU block, FW metal panel with alternating colors, IMP metal panels, corrugated metal panels and painted stucco.

If approved, the proposed concepts plans will become a part of Appendix L of the Orem City Code. Any future development will need to comply with Appendix L.

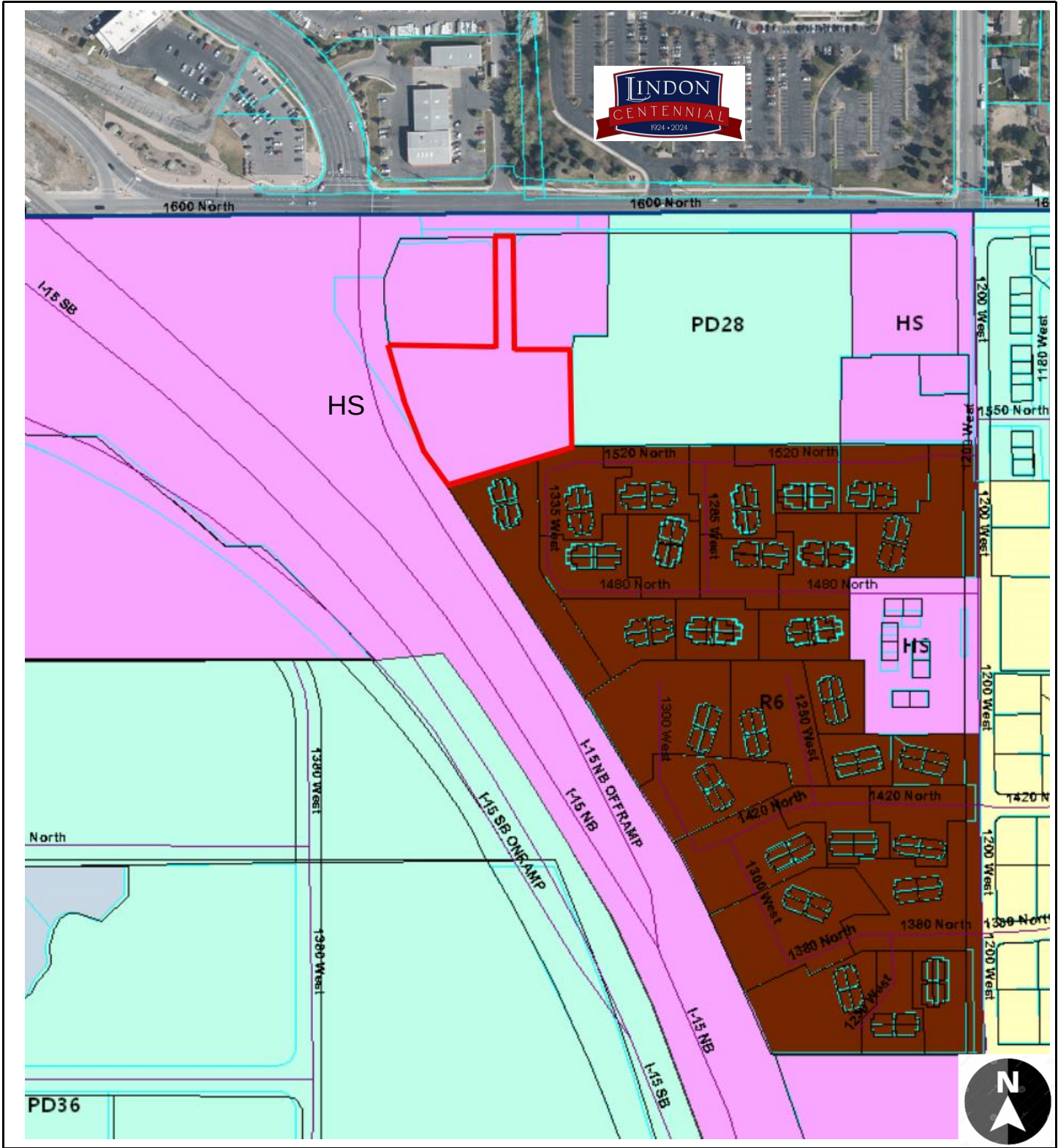
The applicant is proposing two (2) concept plans because of the existing public utility easements (PUE) and a retaining wall that they need to build. City Code does not allow retaining walls to be built on top of a PUE. If they can get the existing PUEs vacated, they will move the retaining wall out to the property line and will then be able to build a larger structure. If the PUEs cannot be vacated, they will need to move the retaining walls into the property and clear the PUEs, which will then make the building area smaller.

Development Services reviewed the Citadel Storage application regarding traffic and transportation. Changes were made based on staff comments regarding delineating loading areas, parking areas, and drive aisles. Transportation staff recommends approval.

RECOMMENDATION: The Planning Commission recommends the City Council, by ordinance, 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; 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.



Citadel Storage



Legend

Rezone
Zone: HS to PD28
Acres: 2.12

NEIGHBORHOOD
Aspen

 1385 W 1600 North
 Parcels



1600 North

1600 North

HS

PD28

HS

1520 North

1520 North

1335 West

1285 West

1480 North

1480 North

R6

HS

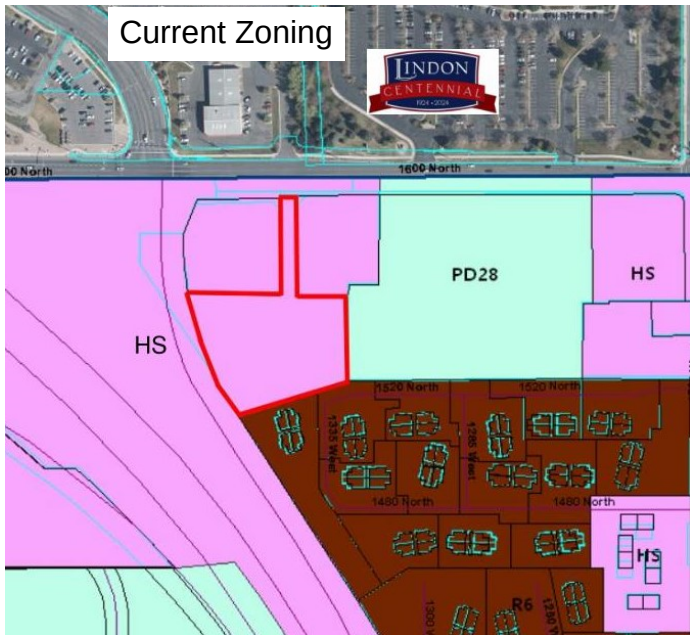
1300

1250

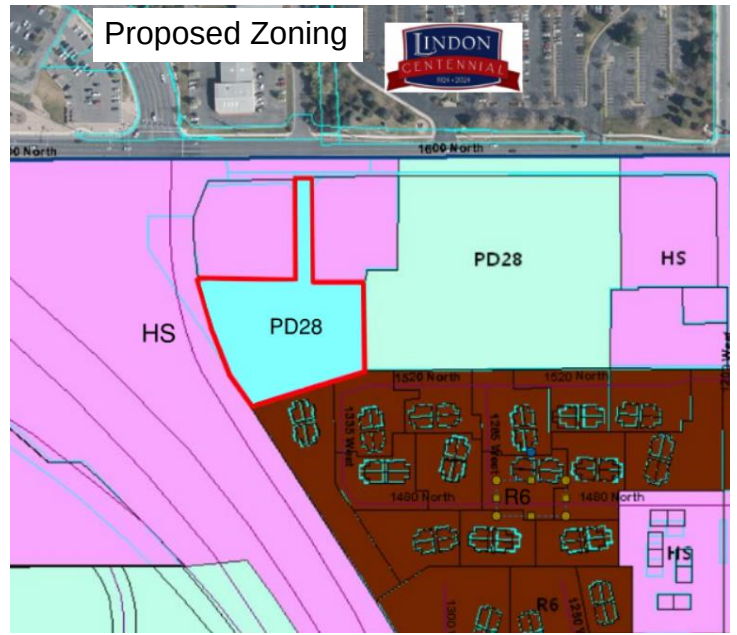
R6

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Current Zoning



Proposed Zoning





1600 North

1600 North

HS

PD28

PD28

HS

1520 North

1520 North

1335 West

1285 West

1480 North

1480 North

R6

HS

1300 V

1250 V

R6

Proposed Text

Zoning Code: PD28 (Proposed Zone)

Zoning Code PD28 Orem City (Code 22-11-41)

Existing:

- ~~A. Purpose. The purpose of the PD-28 zone is to provide a planned development of high-rise office.~~

Proposed:

- A. Purpose. The purpose of the PD-28 zone is to provide a planned development of high-rise office with the optional use of interior SLU 6371 Climate Controlled Storage Units as a permitted use.

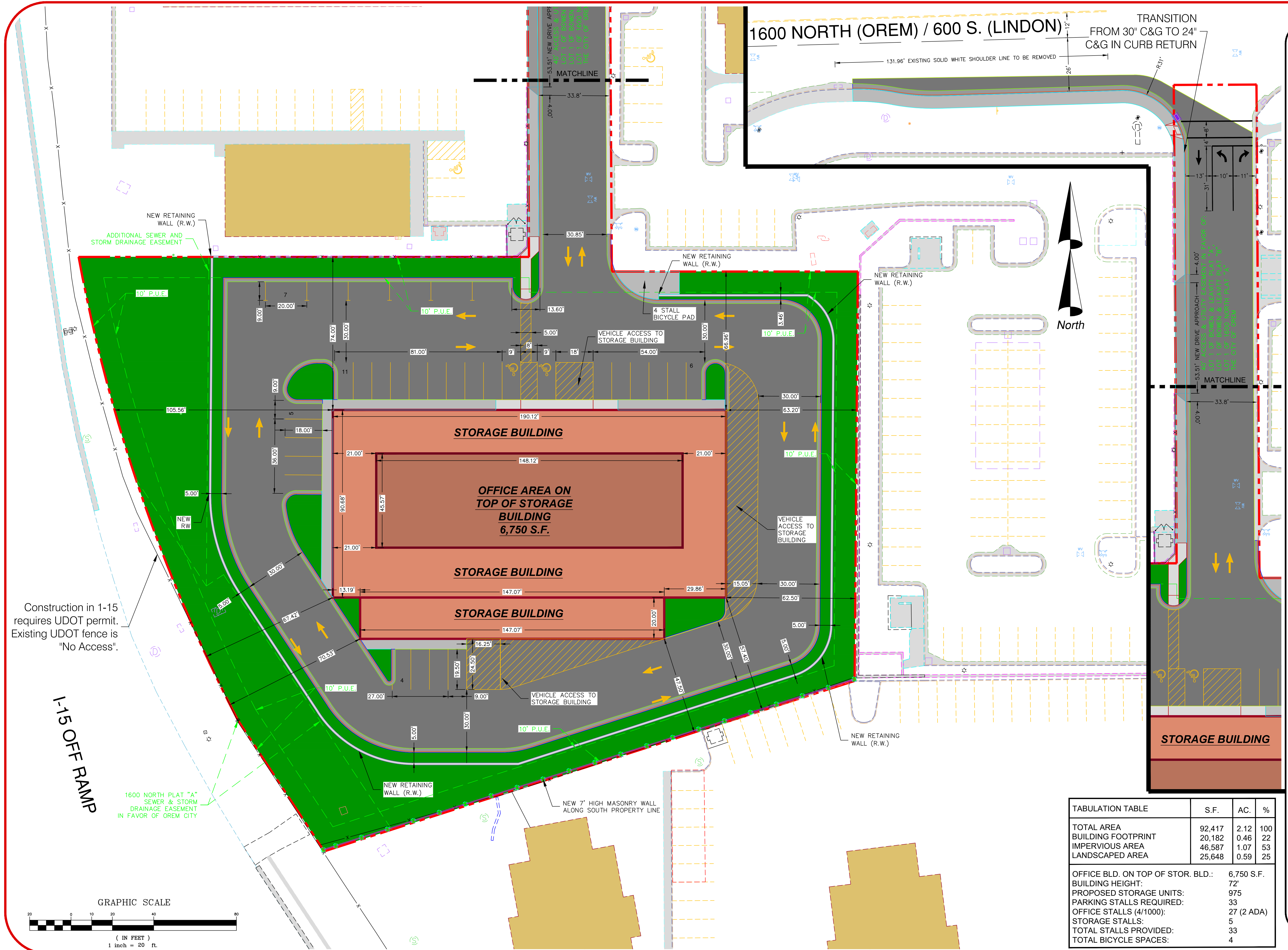
B. Development Standards. The development standards of the HS Zone as set forth in the Orem City Code shall apply to the PD-28 zone, except as expressly modified as follows: 1. Height. The maximum height for all structures shall be seventy-five (75) feet. The height limitation shall not apply to architectural features not used for human occupancy such as belfries, cupolas, domes, chimneys, ventilators, skylights, cornices, antennas, or properly screened mechanical appurtenances, provided that such architectural features do not exceed an additional height of thirty (30) feet.

2. Setbacks. All buildings shall be set back as shown in Appendix L.

3. Conformance with Preliminary Development Plan. Property in the PD-28 zone shall be developed in conformance with the preliminary development plan included in Appendix L of the Orem City Code.

4. Exterior Finished Materials. Exterior finishing materials shall be decorative glass, faux reclaimed lumber veneer, CMU block, "FW" metal panel with alternating colors, IMP metal panels, corrugated metal panels and painted stucco.

C. Access. Access development in the PD-28 zone shall have ~~two~~ ^{three} accesses from 1600 North Street as shown in Appendix L.



TABULATION TABLE			
	S.F.	AC.	%
TOTAL AREA	92,417	2.12	100
BUILDING FOOTPRINT	20,182	0.46	22
IMPERVIOUS AREA	46,587	1.07	53
LANDSCAPED AREA	25,648	0.59	25
OFFICE BLD. ON TOP OF STOR. BLD.:			
BUILDING HEIGHT:	72'		
PROPOSED STORAGE UNITS:	975		
PARKING STALLS REQUIRED:	33		
OFFICE STALLS (4/1000):	27 (2 ADA)		
STORAGE STALLS:	5		
TOTAL STALLS PROVIDED:	33		
TOTAL BICYCLE SPACES:	4		

1385 West 1600 North, Orem, UT
CITADEL STORAGE
CONCEPT PLAN - Option 2

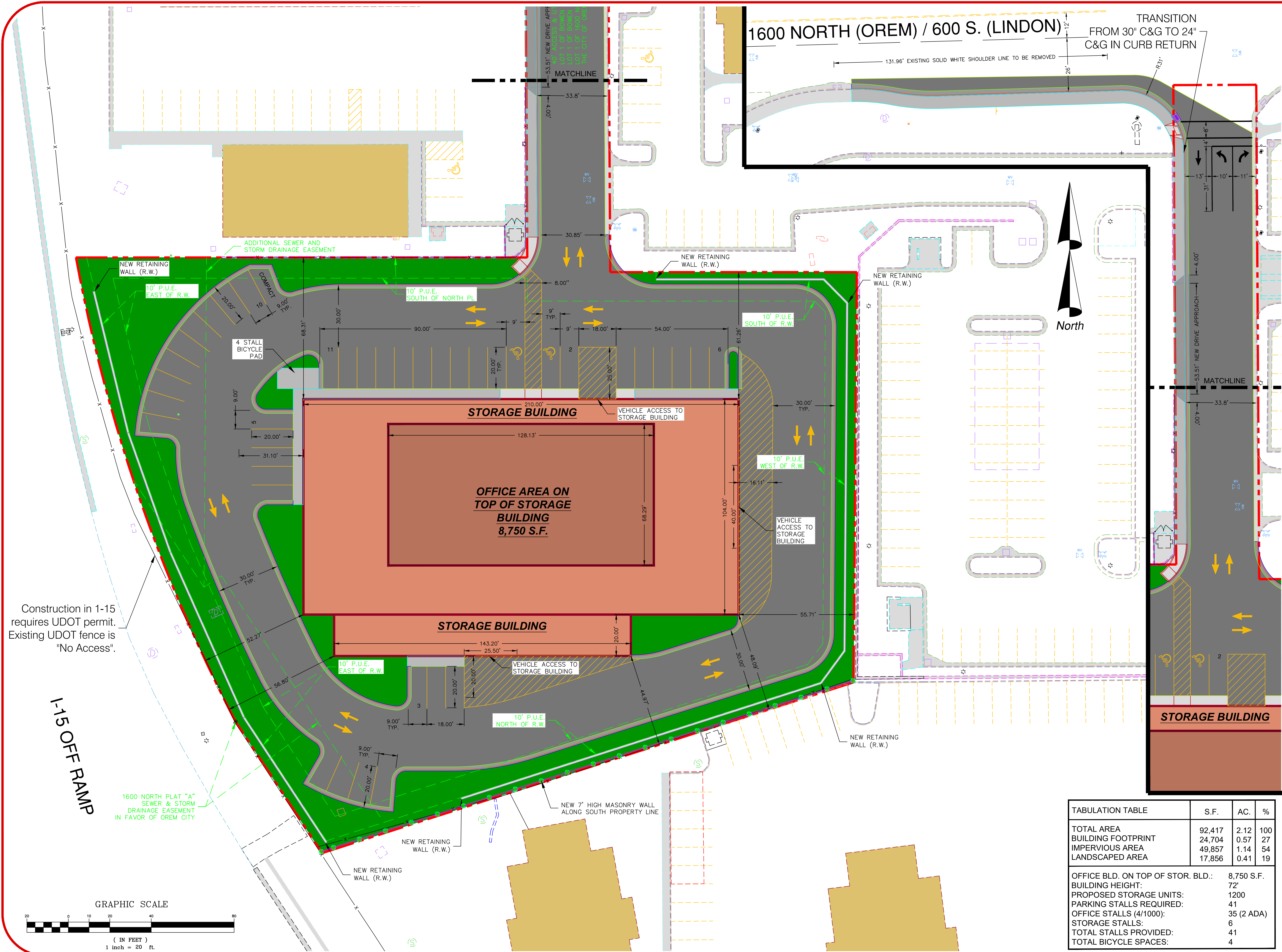
No.	Revision	Date

C2.0
OF SHEETS
Proj # 144 - 1666

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374 - 6262

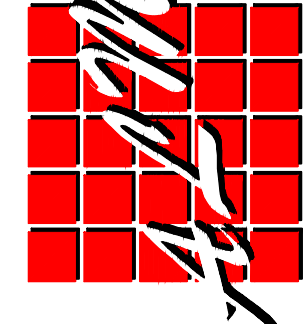
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A.L.M. & ASSOCIATES, INC.

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TABULATION TABLE			
	S.F.	AC.	%
TOTAL AREA	92,417	2.12	100
BUILDING FOOTPRINT	24,704	0.57	27
IMPERVIOUS AREA	49,857	1.14	54
LANDSCAPED AREA	17,856	0.41	19
OFFICE BLD. ON TOP OF STOR. BLD.:			
BUILDING HEIGHT:	72'		
PROPOSED STORAGE UNITS:	1200		
PARKING STALLS REQUIRED:	41		
OFFICE STALLS (4/1000):	35 (2 ADA)		
STORAGE STALLS:	6		
TOTAL STALLS PROVIDED:	41		
TOTAL BICYCLE SPACES:	4		

1385 West 1600 North, Orem, UT
CITADEL STORAGE
CONCEPT PLAN - Option 1



A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374 - 6262

No.	Revision	Date

C2.0
OF SHEETS
Proj # 144 - 1666

Elevations





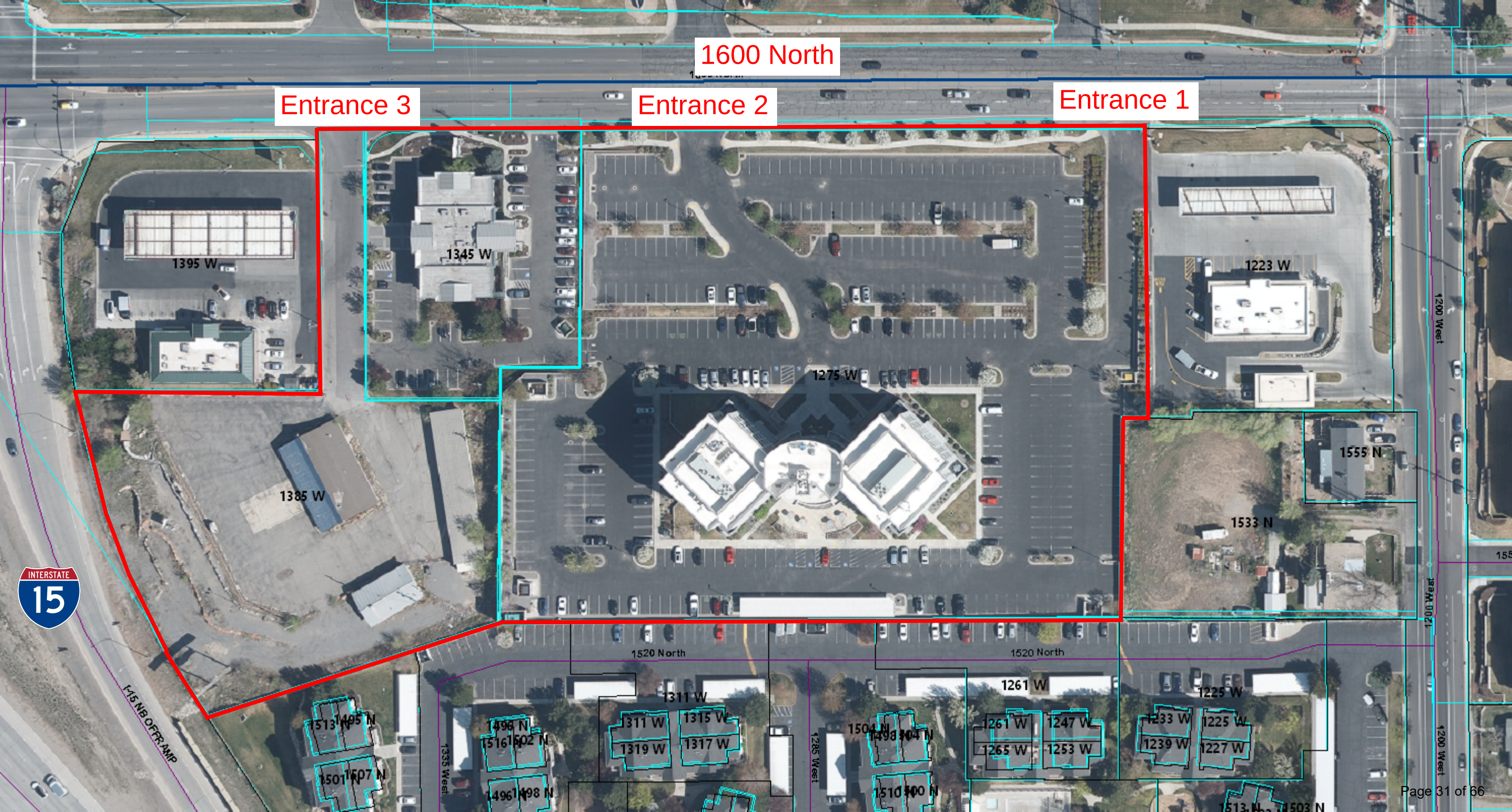
From the grade to
the highest point of
the building

72'

North Facing

East Facing





1600 North

Entrance 3

Entrance 2

Entrance 1

1395 W

1345 W

1275 W

1223 W

1385 W

1555 N

1533 N

1520 North

1520 North

1311 W

1315 W

1319 W

1317 W

1504 N

1498 N

1510 N

1261 W

1261 W

1247 W

1265 W

1253 W

1225 W

1233 W

1225 W

1239 W

1227 W

1513 N

1495 N

1501 N

1507 N

1496 N

1516 N

1502 N

1496 N

1498 N

Street View



Ms. Komen asked Ms. Vargas to introduce **Agenda Item 3.5:** ([click here for recording](#))

PUBLIC HEARING – REZONE – 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 zone to the PD28 zone. Also, amending Appendix L by adding the concept plans and building elevations for the Citadel Storage development.

Staff Presentation:

The applicant is requesting approval to build a multi-level climate-controlled storage facility with office space on the top level. The property is currently in the HS zone, and they want to rezone to the PD28 zone. The development standards of the HS zone shall apply to the PD28 zone except as expressly modified as follows. The applicant proposes to add climate-controlled storage units as a permitted use in the PD28 zone. (22-11-41)

Height: The maximum building height in the HS is sixty (60) feet. In the PD28 zone, the maximum height is seventy-five (75) feet. The height of the building being proposed is seventy-two (72) feet high.

Setbacks: In the HS zone setbacks are as follows: From street: Twenty (20) feet; from non-residential property: Zero (0) feet; from adjacent residential property: ten (10) feet. In the PD28 zone, the setbacks must comply with the concept plan that will become a part of Appendix L.

Exterior Finished Materials: In the HS zone, the following exterior materials are acceptable: brick, fluted block, colored textured block, glass, synthetic stucco, and wood. Aluminum composite material panel system, sheet metal and corrugated metal may collectively be used as a finish material for up to, but no more than 20% of the area of any given elevation. In the PD28 zone the following materials are acceptable: decorative glass, faux reclaimed lumber veneer, CMU block, FW metal panel with alternating colors, IMP metal panels, corrugated metal panels and painted stucco.

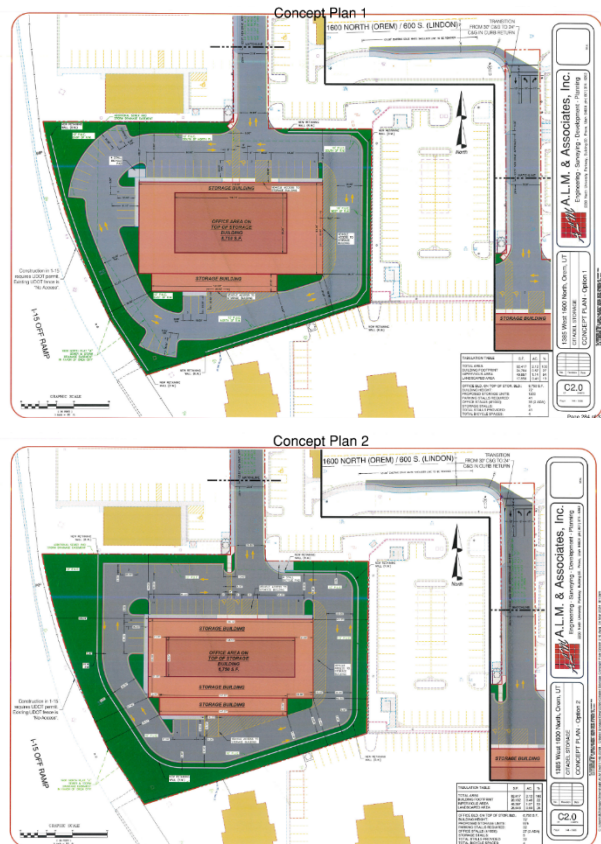
Conformance with Preliminary Development Plan: The approved concepts plans will become a part of Appendix L of the Orem City Code. Future development will need to be in compliance with Appendix L.

The applicant is proposing two (2) concept plans because of the existing public utility easements (PUE) and a retaining wall that they need to build. City Code does not allow retaining walls to be built on top of a PUE. If they can get the existing PUEs vacated, they will move the retaining wall out to the property line and will then be able to build a larger structure. If the PUEs cannot be vacated, they will need to move the retaining walls into the property and clear the PUEs, which will then make the building area smaller.

Transportation: Development services reviewed the Citadel Storage application regarding traffic and transportation. Changes were made based on staff comments regarding delineating loading areas, parking areas, and drive aisles. Transportation staff recommends approval.

Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to 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. 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 zone to the PD28 zone. Also, to amend Appendix L by adding the concept plans and building elevations for the Citadel Storage development.

Planning Commission members discussed the proposed change with staff. ([click here for recording](#))

Ms. Komen invited the applicant to come forward.

Norm Avery came forward and explained the project.

Planning Commission members discussed the proposed change with the applicant. ([click here for recording](#))

Ms. Komen called for a motion on this item.

Planning Commission Action:

Mr. Hawkes moved to forward a positive recommendation to the City Council to 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. 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 zone to the PD28 zone. Also, to amend Appendix L by adding the concept plans and building elevations for the Citadel Storage development. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen, Murray Low, and Haysam Sakar. Motion passed unanimously.

Neighborhood Meeting



August 4, 2023

Dear Resident,

Please be advised of a neighborhood meeting to be held **Tuesday, August 15th at 8 :00 pm** at the Orem Recreation Center, (Multi-Purpose Room, West Wing) located at 575 W. Center Street, Orem, Utah to address a proposed zone change on parcel #48:455:0001 (approximately 2.12 acres) that is located at approximately 1385 W 1600 N, Orem, Utah. The existing "HS" zoning code is being requested for change to "PD28" to allow a proposed 5 story climate control storage facility with corporate offices on the top levels.

Pursuant to Orem City Code Section 22-1-5(G), this meeting is being held to discuss the project with you. This is an opportunity for you to review the plans, and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

Ridgepoint Management Group, LLC on behalf of Entitlement Holdings, LLC will present their proposed design and look forward to answering any questions you may have at this meeting.





To: Neighborhood Meeting Attendees

From: Ridgepoint Mgmt Group, LLC on behalf of Entitlement Holdings, LLC

Subject: Zoning Definitions – 1600 North Orem Property Proposal

Date: Tuesday, August 15, 2023

Zoning Code: HS (Current Zone)

Zoning Code HS Orem City **(Code 22-8-6)**

The HS Zone is established to promote uses most commonly associated with the traveling public and general community shopping.

Zoning Code: PD28 (Proposed Zone)

Zoning Code PD28 Orem City (Code 22-11-41)

- A. Purpose. The purpose of the PD-28 zone is to provide a planned development of high-rise office.
- B. Development Standards. The development standards of the HS Zone as set forth in the Orem City Code shall apply to the PD-28 zone, except as expressly modified as follows:
 - 1. Height. The maximum height for all structures shall be seventy-five (75) feet. The height limitation shall not apply to architectural features not used for human occupancy such as belfries, cupolas, domes, chimneys, ventilators, skylights, cornices, antennas, or properly screened mechanical appurtenances, provided that such architectural features do not exceed an additional height of thirty (30) feet.
 - 2. Setbacks. All buildings shall be set back as shown in Appendix L.
 - 3. Conformance with Preliminary Development Plan. Property in the PD-28 zone shall be developed in conformance with the preliminary development plan included in Appendix L of the Orem City Code.
 - 4. Exterior Finished Materials. Exterior finishing materials shall be glass, stucco, stone, or brick as shown in Appendix L.
- C. Access. Access development in the PD-28 zone shall have two accesses from 1600 North Street as shown in Appendix L.

Minutes – August 15, 2023, 8:00pm

Neighborhood Meeting – Orem, Utah

Held at the Orem Rec Center located at 575 W Center Street in the Multi-Purpose Room

Those in attendance:

Heath & Shelli Johnston, Brad Jensen, Norm Avery, McKay Johnston, Camille Winn (Ridgepoint Representatives)

Gerald Crismon, Planning Commission

Jeff Lambson, City Council

212 Notices were mailed out to local residents on Friday, August 4th. None of the neighbors attended, and we have received no other contact from any of them. Of the 212 notices mailed, 5 were returned as undeliverable.

Heath Johnston opened the meeting at approximately 8:20pm (after waiting for more possible attendees) with an outline of the proposed use of the project, and provided a handout with the specific information regarding the zone change needed from the current “HS” to “PD28”. Mr. Johnston noted that he believed this use to be a compliment to the area, enhancing it aesthetically, and also providing much needed storage for the City of Orem’s residents. Mr. Johnston outlined the need for climate control facilities for our community and also clarified that the top level of the building will be used for business office space.

He then turned the time over for questions from Mr. Lambson or Mr. Crismon. Discussion took place regarding the size of the building proposed and its placement on the lot, impact on surrounding area, and the removal of existing property structures. Some discussion took place regarding the proposed construction start up plans and expected project completion.

The meeting was closed at approximately 8:40pm.

BRETON ROZAS FAMILY TRUST 01-14-2019 (ET AL)		148 S DENALI DR	LONDON	UT	84042	
UTAH DEPARTMENT OF TRANSPORTATION	--OR CURRENT RESIDENT--	576 S LONDON PARK DR	LONDON	UT	84042	
SFP B LIMITED PARTNERSHIP	--OR CURRENT RESIDENT--	589 S LONDON PARK DR	LONDON	UT	84042	
CITY OF LONDON		100 N STATE ST	LONDON	UT	84042	
ALDRICH, JON MARTIN JR & EMILY HANKS (ET AL)		468 E 2760 N	LEHI	UT	84043	
TAHY, KRISTA & BENJAMIN		510 W PARKVIEW DR	LEHI	UT	84043	
MJD SHADOWRIDGE LLC		1811 N 80 E	OREM	UT	84057	
MIKE CARPENTER		1734 NORTH 350 WEST	OREM	UT	84057	
JEFF LAMBSON		156 E 1060 N	OREM	UT	84057	
MOORE, KATHLEEN		1481 N 1285 W	OREM	UT	84057	
ENTRUST GROUP INC THE	--OR CURRENT RESIDENT--	1483 N 1285 WEST	OREM	UT	84057	
COLLEGE PINES LLC	--OR CURRENT RESIDENT--	1485 N 1285 WEST	OREM	UT	84057	
BAYSA, MICHAEL & MIN ZHANG		1487 N 1285 W	OREM	UT	84057	
GILLMAN, GABRIEL		1489 N 1285 W	OREM	UT	84057	
DESPAIN FAMILY LIVING TRUST 08-15-2019	--OR CURRENT RESIDENT--	1491 N 1285 WEST	OREM	UT	84057	
RODRIGUEZ, BRITNEY GISELLE		1493 N 1285 W	OREM	UT	84057	
TAYLOR, ETHAN & TESSA		1495 N 1285 W	OREM	UT	84057	
MARION, SHERI	--OR CURRENT RESIDENT--	1496 N 1285 WEST	OREM	UT	84057	
ANDERSON, TRACY M	--OR CURRENT RESIDENT--	1497 N 1285 WEST	OREM	UT	84057	
OREM 1498 NORTH LC	--OR CURRENT RESIDENT--	1498 N 1285 WEST	OREM	UT	84057	
BURR, AMY		1499 N 1285 W	OREM	UT	84057	
BARROWES, BRENT & CHELSEA		1500 N 1285 W	OREM	UT	84057	
FARRER, TREY JUDD & LEXI LEE (ET AL)	--OR CURRENT RESIDENT--	1501 N 1285 WEST	OREM	UT	84057	
RINGGER, EMILY H & CARL K		1502 N 1285 W	OREM	UT	84057	
TIMOKO, CHRISTOPHER		1503 N 1285 W	OREM	UT	84057	

COLLEGE PINES LLC		9778 CHANNING DR	SOUTH JORDAN	UT	84095	
B & A 1321 W LLC		665 N 450 E	OREM	UT	84097	
VAZQUEZ, MIGUEL		1165 N 475 E	OREM	UT	84097	
GERALD CRISMON		1069 S. 545 EAST	OREM	UT	84097	<i>Gerald Crismon</i>
DAVID SPENCER		899 NORTH 550 EAST	OREM	UT	84097	
HAYSAM SAKAR		1194 E. 1090 NORTH	OREM	UT	84097	
SMITH, JAMESON GARY		1255 W 1520 N UNIT 48	OREM	UT	84097	
TERRY PETERSON		1125 LYNNWOOD DRIVE	OREM	UT	84097	
THOMAS MACDONALD		489 NORTH PALISADES DR	OREM	UT	84097	
R2PI LLC		PO BOX 970053	OREM	UT	84097	
MAVERIK INC	%REAL ESTATE	185 S STATE ST STE 800	SALT LAKE CITY	UT	84111	
UTAH DEPARTMENT OF TRANSPORTATION		PO BOX 148420	SALT LAKE CITY	UT	84114	
JOHANSON, CARL & CLAUDIA		5821 S WESTBENCH DR	SALT LAKE CITY	UT	84118	
UTAH DEPARTMENT OF TRANSPORTATION		4501 S 2700 W	SALT LAKE CITY	UT	84119	
CM 1600 NORTH LLC		110 S 500 W	PROVO	UT	84601	
OREM 1498 NORTH LC		3575 N 100 E STE 175	PROVO	UT	84604	
KALLBACKA, JUSTIN J & JENNIFER W		827 W 2150 N	PROVO	UT	84604	
VOO, SABLE		276 E 4960 N	PROVO	UT	84604	
COOKS LAND & INVESTMENT LLC		4264 N CANYON RD	PROVO	UT	84604	
BAT INVESTMENTS LC (ET AL)		5255 EDGEWOOD DR STE 200	PROVO	UT	84604	
HOWELLS, DANIEL PATRICK & LINDA PETERSON (ET AL)		4301 IMPERIAL WY	PROVO	UT	84604	
MARION, SHERI		915 N STAR LN	ELK RIDGE	UT	84651	
ELAINE HUNTSMAN -- OREM LLC		318 S 800 E	SANTAQUIN	UT	84655	
TRUEVASA LLC		298 E CANYON CREST DR	SPANISH FORK	UT	84660	
MARSHALL, WAYNE R & ABBEY		513 N REES AV	SPANISH FORK	UT	84660	



City Council Chambers, 56 N State Street

***** IMPORTANT DEVELOPMENT NOTICE *****

PUBLIC HEARING – 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 zone to the PD28 zone. Also, amending Appendix L by adding the concept plans and building elevations for the Citadel Storage development.

Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

ITRI, DANIEL
1303 NEW VIRGINIA RD
DOWNINGTOWN, PA 19335

City Council
Tue, Apr 23, 2024
6:00 pm



City Council Chambers, 56 N State Street

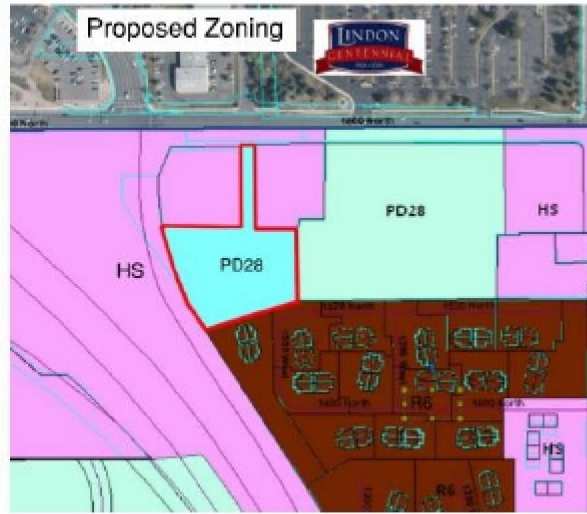
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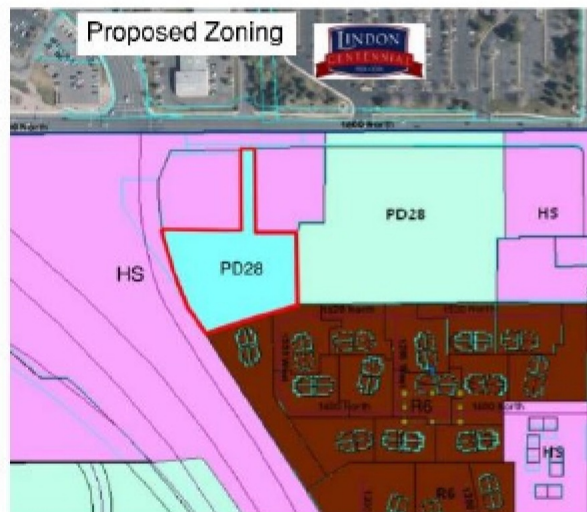
Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MCLAWS, MARK D & JENNIFER M
200 SHOREHOUSE WAY
HOLLY SPRINGS, NC 27540

City Council
Tue, Apr 23, 2024
6:00 pm



orem.org/planning under "Current Planning (Public Hearing Notices)" tab



orem.org/planning under "Current Planning (Public Hearing Notices)" tab

HILL, JAMES (ET AL)
99-730 HOLOAI ST
AIEA, HI 96701

LAB PROPERTIES LC
%BOWEN, LAYNE A
PO BOX 142
OREM, UT 84059

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

ALLRED, KENNETH W & BEVERLY S
PO BOX 1766
BOUNTIFUL, UT 84011

LEWIS, KENNETH W
PO BOX 1915
OREM, UT 84059

A & G HUFFAKER RENTALS LLC
PO BOX 272
MIDWAY, UT 84049

FAIRCLOUD PROPERTIES LLC
PO BOX 431
HIGHLAND, UT 84003

GALE, VALERIE R & JOHN DAVID
PO BOX 520447
SALT LAKE CITY, UT 84152

SFP B LIMITED PARTNERSHIP
PO BOX 5350
BEND, OR 97708

DUHALDE, JOAQUIN A CABELLO (ET
AL)
PO BOX 709057
SANDY, UT 84070

R2PI LLC
PO BOX 712
PLEASANT GROVE, UT 84062

JOHNSON, CAROL D
47-681 HUI KELU ST APT 3
KANE OHE, HI 96744

CLYDE REAL ESTATES LLC
12 W SIENA DR
PLEASANT GROVE, UT 84062

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

ZWAHLEN, JAY
17 CALLE MANDARINA
SAN CLEMENTE, CA 92673

HOWARD, SAUL & JADE
21 SOLSTICE CT
ERIE, CO 80516

EQUITY TRUST COMPANY (ET AL)
37 N 800 E
LINDON, UT 84042

WRIGHT, LYNN & CONNIE
55 E VALLEY VIEW WY
WOODLAND HILLS, UT 84653

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

FARRER, TREY JUDD & LEXI LEE (ET
AL)
72 W SYCAMORE LN
VINEYARD, UT 84059

HEELIS, THOMAS JARED & MIOAK
84 N CHALK MAPLE LN
VINEYARD, UT 84059

UTAH COUNTY
100 E CENTER
PROVO, UT 84606

LINDON CITY
100 N STATE
LINDON, UT 84042

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

CM 1600 NORTH LLC
110 S 500 W
PROVO, UT 84601

MECHAM RENTAL INVESTMENTS
LLC
121 E 190 N
VINEYARD, UT 84059

TB PETERSON HOLDINGS LLC
122 S 1170 E
LINDON, UT 84042

SUNRISE RENTALS LLC
135 W 740 N
AMERICAN FORK, UT 84003

1480 AB LLC
148 S DENALI DR
LINDON, UT 84042

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

GOURLEY, CYNTHIA
178 VIA LAMPARA
RANCHO SANTA MARGARITA, CA
92688

MAVERIK INC
%REAL ESTATE
185 S STATE ST STE 800
SALT LAKE CITY, UT 84111

MCLAWS, MARK D & JENNIFER M
200 SHOREHOUSE WAY
HOLLY SPRINGS, NC 27540

BOWEN-LEAVITT INSURANCE
AGENCY INC
216 S 200 W
CEDAR CITY, UT 84720

MACKAY, TAYLOR PAUL & AMANDA
ANGELOS
264 E 2540 N
PROVO, UT 84604

CBR VENTURES LLC
264 S 500 E
HEBER CITY, UT 84032

TONIDON ENTERPRISES LLC
274 W 400 S
LINDON, UT 84042

MURDOCK FAMILY ENTERPRIZES
LTD
275 ROYAL ANN CIR
OREM, UT 84058

THOMPSON, BRUCE W & LINDA (ET
AL)
275 N 980 E
LINDON, UT 84042

VOO, SABLE
276 E 4960 N
PROVO, UT 84604

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

RUSSELL, ALICIA & RICHARD (ET
AL)
292 W 1340 N
OREM, UT 84057

TRUEVASA LLC
298 E CANYON CREST DR
SPANISH FORK, UT 84660

ELAINE HUNTSMAN -- OREM LLC
318 S 800 E
SANTAQUIN, UT 84655

CASTLE, CRAIG
331 W 1700 S
OREM, UT 84058

IBARROLA, CARLOS MARIO & ANA
MARIA
344 N 20 W
VINEYARD, UT 84059

BLACKBURN, DEBRA
354 E 1250 N
OREM, UT 84057

JOHNSON, DEBORAH & BRYAN KIM
(ET AL)
368 W 1890 N
OREM, UT 84057

MARSHALL, EDWARD & CYNTHIA
375 N 1130 E
LINDON, UT 84042

BROWER, RICHARD G & MELISSA
NELSON
381 PANAMA AVE
LONG BEACH, CA 90814

GROVES, COREY
392 W EVERGREEN PEAR AV
SUN TAN VALLEY, AZ 85140

MESSMER, KENNETHL & LINDA S (ET
AL)
412 E 1325 M
OREM, UT 84057

LV4 RENTALS LLC
455 S 400 W
LINDON, UT 84042

ALDRICH, JON MARTIN JR & EMILY
HANKS (ET AL)
468 E 2760 N
LEHI, UT 84043

BH OSTLER REAL ESTATE LLC
468 N 900 E
OREM, UT 84097

ERCANBRACK, PHILIP WAYNE &
PAMELA S
485 E CENTER ST
LINDON, UT 84042

JIMMY REX REAL ESTATE
485 S OREM BLVD
OREM, UT 84058

D & P HOLDINGS LLC
489 N MOUNTAINVILLE CIR
ALPINE, UT 84004

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

CORBRIDGE, RICHARD & ELAINE
493 W 940 N
AMERICAN FORK, UT 84003

SS LINDON LLC (ET AL)
--OR CURRENT RESIDENT--
500 S 400 WEST
LINDON, UT 84042

TAHY, KRISTA & BENJAMIN
510 W PARKVIEW DR
LEHI, UT 84043

MARSHALL, WAYNE R & ABBEY
513 N REES AV
SPANISH FORK, UT 84660

LEE, DAVID G & SYLVIA M (ET AL)
514 E 150 S
LINDON, UT 84042

ESNET PROPERTIES LC
--OR CURRENT RESIDENT--
540 W 600 SOUTH
LINDON, UT 84042

ENTRUST GROUP INC THE
555 12TH ST STE 1250
OAKLAND, CA 94607

PORTER MARKETING LLC
556 N 680 W
AMERICAN FORK, UT 84003

DRUMMOND, DEREK J & DAWN
SHERWOOD
561 S 400 W
LINDON, UT 84042

WATABE, MASAKAZU & ROSALINE I
(ET AL)
563 E 875 N
OREM, UT 84097

UTAH DEPARTMENT OF
TRANSPORTATION
--OR CURRENT RESIDENT--
576 S LINDON PARK DR
LINDON, UT 84042

FOXBRIAR PROPERTIES LLC
578 N LOCUST AVE
LINDON, UT 84042

FREDRICKSON, LYNN L & JULIE H
579 E VILLAGER LN
MIDVALE, UT 84047

SFP B LIMITED PARTNERSHIP
--OR CURRENT RESIDENT--
589 S LINDON PARK DR
LINDON, UT 84042

MARCHBANKS, TERRY J & M LUCILE
595 S 400 W
LINDON, UT 84042

OTC BUILDING 6 HOLDINGS LLC
%SKINNER, BRENT
595 S RIVERWOODS PKWY
LOGAN, UT 84321

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

WONG, YUK WAI
696 N RIVERBIRCH CIR
AMERICAN FORK, UT 84003

TEW, VERNA VEE & CHRIS E (ET AL)
720 E 400 S
OREM, UT 84097

MCGARR, EDWARD T & WENDY S
(ET AL)
730 E 100 N
LINDON, UT 84042

KPNLN LLC
770 E MAIN ST # 147
LEHI, UT 84043

PAMELA C ELDER REVOCABLE
TRUST 03-06-2019 THE (ET AL)
798 S 840 E
ALPINE, UT 84004

KALLBACKA, JUSTIN J & JENNIFER
W
827 W 2150 N
PROVO, UT 84604

HAAG, GAYLEN S & LEONA P
861 N VALDEAN LN
LEHI, UT 84043

LOREE, ELENA NIKOLAEVNA
862 N VALLEY VIEW CIR
ELK RIDGE, UT 84651

AWM PROPERTIES LLC
891 E 290 N
OREM, UT 84097

CHRISTIENSEN, SILAS TAD &
KARRINE L
893 E UTAH HIGHLANDS DR
LEHI, UT 84043

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

MARION, SHERI
915 N STAR LN
ELK RIDGE, UT 84651

KING, GEORGE G & SHARON M
930 N 475 E
OREM, UT 84097

PANDA BEAR HOMES INC
935 N INDUSTRIAL PARK DR
OREM, UT 84057

ELLIS ENTERPRISES LLC
957 S 550 E
OREM, UT 84097

KEYSTONE DIRECT LLC
1035 N 1050 E
AMERICAN FORK, UT 84003

CALCAGNO, ALTAGRACIA A
1045 W FOX HOLLOW DR
GRANTSVILLE, UT 84029

CROOKSTON, JOHN & DIANE P
1047 E 360 N
PLEASANT GROVE, UT 84062

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

GARSHIDE, DIANA J & RYAN
1079 E 600 N
OREM, UT 84097

TMM ASSOCIATES LC
1123 N 1750 W
PROVO, UT 84604

JLH HOLDINGS LLC
%HEWLETT, LINDA
1125 N 160 E
AMERICAN FORK, UT 84003

JENN GALE
1144 E 920 N
OREM, UT 84097

VAZQUEZ, MIGUEL
1165 N 475 E
OREM, UT 84097

AUCOIN, TIMOTHY
1174 W 1580 N
OREM, UT 84057

HALLS, RICHARD R
--OR CURRENT RESIDENT--
1178 W 1580 NORTH
OREM, UT 84057

SQUIRES, FERREN & CONSTANCE
1183 KINGS CT
KAYSVILLE, UT 84037

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

HOLMES, JASON
1202 W 1420 N
OREM, UT 84057

BAILEY, HANNAH
1204 W 1420 N
OREM, UT 84057

LEMMON, KAELE & BEN
--OR CURRENT RESIDENT--
1206 W 1420 NORTH
OREM, UT 84057

BASTIAN, MIRIAM A
1208 W 1420 N
OREM, UT 84057

GARDNER, MALISALEE
--OR CURRENT RESIDENT--
1210 W 1420 NORTH
OREM, UT 84057

BROWN, LYNDSAY
1212 W 1420 N
OREM, UT 84057

FAIRCLOUD PROPERTIES LLC
--OR CURRENT RESIDENT--
1214 W 1420 NORTH
OREM, UT 84057

CBR VENTURES LLC
--OR CURRENT RESIDENT--
1216 W 1420 NORTH
OREM, UT 84057

CLOPPAS, KYLE
1218 W 1420 N
OREM, UT 84057

CAMPBELL, BRETT
1220 W 1420 N
OREM, UT 84057

PACHECO, MARIA CONCEPCION
CALDERON
--OR CURRENT RESIDENT--
1221 W 1520 NORTH
OREM, UT 84057

PACHECO, MARIA CONCEPCION
CALDERON
1221 W 1520 N # 27
OREM, UT 84057

OSTLER, MIKELLE
1222 W 1420 N
OREM, UT 84057

BRITTAIN, LAUREN & BRYAN
1223 W 1520 N
OREM, UT 84057

WAGSTAFF INVESTMENTS LLC
--OR CURRENT RESIDENT--
1223 W 1600 NORTH
OREM, UT 84057

MCCOARD, RYAN PAUL
1224 W 1420 N
OREM, UT 84057

RAMIREZ, LESLEY
--OR CURRENT RESIDENT--
1225 W 1520 NORTH
OREM, UT 84057

RAMIREZ, LESLEY
1225 W 1520 N # 35
OREM, UT 84057

PLAGGE, AMY
1226 W 1420 N # 133
OREM, UT 84057

ERCANBRACK, PHILIP WAYNE &
PAMELA S
--OR CURRENT RESIDENT--
1227 W 1420 NORTH
OREM, UT 84057

RUBIO, MARGOT A & SADRA
1227 W 1520 N
OREM, UT 84057

LV4 RENTALS LLC
--OR CURRENT RESIDENT--
1228 W 1420 NORTH UNIT#134
OREM, UT 84057

MARSHALL, EDWARD & CYNTHIA
--OR CURRENT RESIDENT--
1229 W 1420 NORTH
OREM, UT 84057

GARSDIE, DIANA J & RYAN
--OR CURRENT RESIDENT--
1229 W 1520 NORTH
OREM, UT 84057

EVANS, JORDAN & CHRISTOPHER
(ET AL)
1230 W 1420 N # 135
OREM, UT 84057

FOXBRIAR PROPERTIES LLC
--OR CURRENT RESIDENT--
1231 W 1420 NORTH
OREM, UT 84057

DUAN, KATHY FANGJIE (ET AL)
1231 W 1520 N
OREM, UT 84057

ZEAL, MANUEL (ET AL)
--OR CURRENT RESIDENT--
1232 W 1420 NORTH UNIT#136
OREM, UT 84057

AWM PROPERTIES LLC
--OR CURRENT RESIDENT--
1233 W 1420 NORTH
OREM, UT 84057

CORBRIDGE, RICHARD & ELAINE
--OR CURRENT RESIDENT--
1233 W 1520 NORTH
OREM, UT 84057

KOEGEL, ANN SUSAN
1234 W 1420 N
OREM, UT 84057

MCFARLANE, TASHA KAYE
1235 W 1420 N
OREM, UT 84057

A & G HUFFAKER RENTALS LLC
--OR CURRENT RESIDENT--
1235 W 1520 NORTH
OREM, UT 84057

MCDANIEL, DAVID J
1236 W 1420 N # 138
OREM, UT 84057

REICHERT, PAUL B
--OR CURRENT RESIDENT--
1237 W 1420 NORTH
OREM, UT 84057

HAINES, CHRISTOPHER (ET AL)
--OR CURRENT RESIDENT--
1237 W 1480 NORTH
OREM, UT 84057

D & P HOLDINGS LLC
--OR CURRENT RESIDENT--
1237 W 1520 NORTH
OREM, UT 84057

HAINES, CHRISTOPHER (ET AL)
1237 W 1480 N UNIT 157
OREM, UT 84057

HAWLEY, RYAN
--OR CURRENT RESIDENT--
1238 W 1480 NORTH
OREM, UT 84057

LARSEN, ANDREW & EMILY
--OR CURRENT RESIDENT--
1238 W 1420 NORTH UNIT#139
OREM, UT 84057

BRASHIER, BRENDA
1239 W 1420 N
OREM, UT 84057

STUMPE, REGINALD JR
--OR CURRENT RESIDENT--
1239 W 1480 NORTH
OREM, UT 84057

POULSEN, MATHEW L
1239 W 1520 N
OREM, UT 84057

LOREE, ELENA NIKOLAEVNA
--OR CURRENT RESIDENT--
1240 W 1480 NORTH
OREM, UT 84057

TEW, VERNA VEE & CHRIS E (ET AL)
--OR CURRENT RESIDENT--
1240 W 1420 NORTH UNIT#140
OREM, UT 84057

KING, GEORGE G & SHARON M
--OR CURRENT RESIDENT--
1241 W 1420 NORTH
OREM, UT 84057

REICHERT, PAUL B
--OR CURRENT RESIDENT--
1241 W 1480 NORTH
OREM, UT 84057

COLVIN, DALE O & JANET W (ET AL)
--OR CURRENT RESIDENT--
1241 W 1520 NORTH
OREM, UT 84057

ZELAYA, MARILU
1242 W 1480 N
OREM, UT 84057

BARKER, ZACHARY CHANCE
--OR CURRENT RESIDENT--
1242 W 1420 NORTH UNIT#141
OREM, UT 84057

ADAMS, BRANDI C (ET AL)
1243 W 1420 N
OREM, UT 84057

TB PETERSON HOLDINGS LLC
--OR CURRENT RESIDENT--
1243 W 1480 NORTH
OREM, UT 84057

WATABE, MASAKAZU & ROSALINE I
(ET AL)
--OR CURRENT RESIDENT--
1243 W 1520 NORTH
OREM, UT 84057

KPNLN LLC
--OR CURRENT RESIDENT--
1244 W 1480 NORTH
OREM, UT 84057

YOSHINO, JAMES S
1244 W 1420 N # 142
OREM, UT 84057

PATTEN, RANDALL & ANISSA
1245 W 1420 N
OREM, UT 84057

HEATH, MITCHELL V & GWEN LAREE
1245 W 1480 N
OREM, UT 84057

CALCAGNO, ALTAGRACIA A
--OR CURRENT RESIDENT--
1245 W 1520 NORTH
OREM, UT 84057

SOUTH COAST PROPERTY HOLDING
COMPANY II LLC
--OR CURRENT RESIDENT--
1246 W 1480 NORTH
OREM, UT 84057

BAETTIG, RAUL HUMBERTO VALDES
1246 W 1420 N # 143
OREM, UT 84057

JOHNSON, THOMAS A
1247 W 1420 N
OREM, UT 84057

R2PI LLC
--OR CURRENT RESIDENT--
1247 W 1480 NORTH
OREM, UT 84057

CRAVEN, JACLYN E
1247 W 1520 N
OREM, UT 84057

HARDY, AARON VAN ZANDT &
DEBORAH LAWRENCE (ET AL)
--OR CURRENT RESIDENT--
1248 W 1480 NORTH
OREM, UT 84057

KING, GEORGE G & SHARON M
--OR CURRENT RESIDENT--
1248 W 1420 NORTH UNIT#144
OREM, UT 84057

GARCIA, MARIA M CUADROS
1249 W 1420 N
OREM, UT 84057

BANGERTER, JERRY L & EILEEN B
--OR CURRENT RESIDENT--
1249 W 1480 NORTH
OREM, UT 84057

R2PI LLC
--OR CURRENT RESIDENT--
1249 W 1520 NORTH
OREM, UT 84057

MUSONI, BYRON (ET AL)
--OR CURRENT RESIDENT--
1250 W 1480 NORTH
OREM, UT 84057

DIAMOND, CHRISTOPHER &
JENNIFER
1251 W 1420 N
OREM, UT 84057

WILSON, JOSHUA MICHAEL &
DANIEL (ET AL)
1251 W 1480 N
OREM, UT 84057

RUBIO, JORGE E (ET AL)
1251 W 1520 N
OREM, UT 84057

SUNRISE RENTALS LLC
--OR CURRENT RESIDENT--
1252 W 1480 NORTH
OREM, UT 84057

CHRISTIANSSEN, SILAS TAD &
KARRINE L
--OR CURRENT RESIDENT--
1253 W 1420 NORTH
OREM, UT 84057

UATA, ROBIN & VENALEN
1253 W 1480 N
OREM, UT 84057

SWIGERT, BRETT T & TAMARA J
--OR CURRENT RESIDENT--
1253 W 1520 NORTH
OREM, UT 84057

WILLIAMS, CHARLES & GRETCHEN
1254 W 1480 N
OREM, UT 84057

GILL, ANDREW
1255 W 1420 N
OREM, UT 84057

BISHOP, DANIEL L & LEON K
1255 W 1480 N
OREM, UT 84057

SMITH, JAMESON GARY
--OR CURRENT RESIDENT--
1255 W 1520 NORTH
OREM, UT 84057

SMITH, JAMESON GARY
1255 W 1520 N UNIT 48
OREM, UT 84097

GRAY, REBECCA
1256 W 1480 N
OREM, UT 84057

PINNEGAR, MARC
1257 W 1420 N
OREM, UT 84057

BROWER, RICHARD G & MELISSA
NELSON
--OR CURRENT RESIDENT--
1257 W 1480 NORTH
OREM, UT 84057

MAJORS, JESSE A
1257 W 1520 N
OREM, UT 84057

FLAKE, MORONI & CINDI
1258 W 1480 N
OREM, UT 84057

HAWKS REST INVESTMENT CO LC
--OR CURRENT RESIDENT--
1259 W 1420 NORTH
OREM, UT 84057

STEED, JOHN D (ET AL)
--OR CURRENT RESIDENT--
1259 W 1480 NORTH
OREM, UT 84057

SHIBLA, MARGARET F
1259 W 1520 N
OREM, UT 84057

STEED, JOHN D (ET AL)
1259 W 1480 N # 168
OREM, UT 84057

WILLIAMS, DONALD & PAULA
--OR CURRENT RESIDENT--
1260 W 1480 NORTH
OREM, UT 84057

WILLIAMS, DONALD & PAULA
1260 W 1480 N # BLDG 2
OREM, UT 84057

CARLSTON, ANTHONY & MARVIN
1261 W 1420 N
OREM, UT 84057

JOHNSON, KODY & HALEY
1261 W 1520 N
OREM, UT 84057

CHRISTENSEN, AERIN BURNS &
CASEY
1262 W 1480 N
OREM, UT 84057

HARMON, COLTON
1263 W 1420 N
OREM, UT 84057

JOHNSON, CAROL D
--OR CURRENT RESIDENT--
1263 W 1520 NORTH
OREM, UT 84057

LEWIS, KENNETH W
--OR CURRENT RESIDENT--
1264 W 1480 NORTH
OREM, UT 84057

GOUETT, BRITTANY & BRENT ALAN
1265 W 1420 N
OREM, UT 84057

HILL, JAMES (ET AL)
--OR CURRENT RESIDENT--
1265 W 1520 NORTH
OREM, UT 84057

GLAZIER, PENNI
1266 W 1480 N
OREM, UT 84057

GREGORY, JOSEPH (ET AL)
1267 W 1420 N
OREM, UT 84057

ROCK, NATHAN TERRY &
MACKENZIE BROOKE
1267 W 1520 N
OREM, UT 84057

LAU, ROBERT C
--OR CURRENT RESIDENT--
1268 W 1480 NORTH
OREM, UT 84057

DE LA ROSA, MARTIN EMMANUEL
1269 W 1420 N
OREM, UT 84057

RASMUSSEN, KATHY A
1270 W 1480 N
OREM, UT 84057

RAMBCO 1 LLC
--OR CURRENT RESIDENT--
1271 W 1420 NORTH
OREM, UT 84057

1480 AB LLC
--OR CURRENT RESIDENT--
1272 W 1480 NORTH
OREM, UT 84057

SMITH, ELSIE V
--OR CURRENT RESIDENT--
1273 W 1420 NORTH
OREM, UT 84057

CHRISTENSEN, CAITLIN (ET AL)
1274 S 1220 W
OREM, UT 84058

GUANUNA, BYRON A
1274 W 1480 N
OREM, UT 84057

PAMELA C ELDER REVOCABLE
TRUST 03-06-2019 THE (ET AL)
--OR CURRENT RESIDENT--
1275 W 1480 NORTH
OREM, UT 84057

SECURITYMETRICS BUILDING LLC
1275 W 1600 N
OREM, UT 84057

ELLIOTT, STEVEN MONROE &
JESSICA
1276 W 1480 N
OREM, UT 84057

MOULTON, JAMES R & JOANNE M
--OR CURRENT RESIDENT--
1277 W 1480 NORTH
OREM, UT 84057

KALLBACKA, JUSTIN J & JENNIFER
W
--OR CURRENT RESIDENT--
1278 W 1480 NORTH
OREM, UT 84057

STUBBS, CODY VERL
1279 W 1480 N
OREM, UT 84057

SCHOW, KIARA LORELEI (ET AL)
1280 W 1480 N
OREM, UT 84057

GROVES, COREY
--OR CURRENT RESIDENT--
1281 W 1480 NORTH
OREM, UT 84057

MEJIA, NICOLAS
1282 W 1480 N
OREM, UT 84057

PATTERSON, CATHERINE (ET AL)
1283 W 1480 N
OREM, UT 84057

JORGENSEN, S CLAY & HEIDI (ET AL)
--OR CURRENT RESIDENT--
1284 W 1480 NORTH
OREM, UT 84057

DE GASTON, ALEXIS N
--OR CURRENT RESIDENT--
1285 W 1480 NORTH
OREM, UT 84057

PAMELA C ELDER REVOCABLE
TRUST 03-06-2019 THE (ET AL)
--OR CURRENT RESIDENT--
1287 W 1480 NORTH
OREM, UT 84057

OSTVIG, GRANT D & MARIAN
1289 W 1480 N
OREM, UT 84057

MUSONI, BYRON (ET AL)
1290 ALPINE WY
PROVO, UT 84606

HC PACIFIC PROPERTIES LLC
--OR CURRENT RESIDENT--
1291 W 1480 NORTH
OREM, UT 84057

WONG, YUK WAI
--OR CURRENT RESIDENT--
1293 W 1480 NORTH
OREM, UT 84057

GURUNG, KARNIKA R (ET AL)
--OR CURRENT RESIDENT--
1295 W 1480 NORTH
OREM, UT 84057

FRANCIS, JAY & HEIDI
--OR CURRENT RESIDENT--
1297 W 1480 NORTH
OREM, UT 84057

ECKSTEIN, HOWARD L & GEMMA T
1301 W 1480 N
OREM, UT 84057

ITRI, DANIEL
1303 NEW VIRGINIA RD
DOWNTOWN, PA 19335

WILLIAMS, DONALD & PAULA ANN
1303 W 1480 N
OREM, UT 84057

HOWELLS, DANIEL PATRICK &
LINDA PETERSON (ET AL)
--OR CURRENT RESIDENT--
1305 W 1480 NORTH
OREM, UT 84057

WILSON, CRAIG & MARY LYNNE --OR CURRENT RESIDENT-- 1307 W 1480 NORTH OREM, UT 84057	ALDRICH, JON MARTIN JR & EMILY HANKS (ET AL) --OR CURRENT RESIDENT-- 1309 W 1480 NORTH OREM, UT 84057	MJD SHADOWRIDGE II LLC --OR CURRENT RESIDENT-- 1311 W 1480 NORTH OREM, UT 84057
MERRILL, KRYSEL & DOUGLAS RALPH (ET AL) 1311 W 1520 N OREM, UT 84057	THIRTEEN 12 PROPERTIES LLC 1312 W 1480 N OREM, UT 84057	ROCKRIDER HOLDINGS LLC --OR CURRENT RESIDENT-- 1313 W 1480 NORTH OREM, UT 84057
SEARS, JULIE A (ET AL) 1313 W 1520 N OREM, UT 84057	LAKEY, JEREMY DEAN 1314 W 1480 N OREM, UT 84057	MCKAY, RYAN S 1315 W 1480 N OREM, UT 84057
JOHNSON, CAROL D --OR CURRENT RESIDENT-- 1315 W 1520 NORTH OREM, UT 84057	SHELLEY, CHETLEE A (ET AL) --OR CURRENT RESIDENT-- 1316 W 1480 NORTH OREM, UT 84057	DIAZ, ELIZABETH PEREZ (ET AL) 1317 W 1480 N OREM, UT 84057
HC PACIFIC PROPERTIES LLC --OR CURRENT RESIDENT-- 1317 W 1520 NORTH OREM, UT 84057	TRUEVASA LLC --OR CURRENT RESIDENT-- 1318 W 1480 NORTH OREM, UT 84057	FERTZ, NATHAN C --OR CURRENT RESIDENT-- 1319 W 1480 NORTH OREM, UT 84057
VAZQUEZ, MIGUEL --OR CURRENT RESIDENT-- 1319 W 1520 NORTH OREM, UT 84057	FERTZ, NATHAN C 1319 W 1480 N # 142 OREM, UT 84057	MECHAM RENTAL INVESTMENTS LLC --OR CURRENT RESIDENT-- 1320 W 1480 NORTH OREM, UT 84057
HARDY, AARON VAN ZANDT & DEBORAH LAWRENCE 1321 W 1480 N OREM, UT 84057	JORGENSEN, S CLAY & HEIDI (ET AL) --OR CURRENT RESIDENT-- 1321 W 1520 NORTH OREM, UT 84057	CLYDE REAL ESTATES LLC --OR CURRENT RESIDENT-- 1322 W 1480 NORTH OREM, UT 84057
PALMER, MELISSA EVE 1323 W 1480 N OREM, UT 84057	PAMELA C ELDER REVOCABLE TRUST 03-06-2019 THE (ET AL) --OR CURRENT RESIDENT-- 1323 W 1520 NORTH OREM, UT 84057	TAHY, KRISTA & BENJAMIN --OR CURRENT RESIDENT-- 1324 W 1480 NORTH OREM, UT 84057
MJD SHADOWRIDGE LLC --OR CURRENT RESIDENT-- 1325 W 1520 NORTH OREM, UT 84057	HAWLEY, RYAN 1326 STONE MEADOW DR WEST JORDAN, UT 84088	LAKEY, JEREMY DEAN --OR CURRENT RESIDENT-- 1326 W 1480 NORTH OREM, UT 84057
FREDRICKSON, LYNN L & JULIE H --OR CURRENT RESIDENT-- 1327 W 1520 NORTH OREM, UT 84057	ELAINE HUNTSMAN -- OREM LLC --OR CURRENT RESIDENT-- 1328 W 1480 NORTH OREM, UT 84057	VOO, SABLE --OR CURRENT RESIDENT-- 1329 W 1520 NORTH OREM, UT 84057

D & P HOLDINGS LLC
--OR CURRENT RESIDENT--
1330 W 1480 NORTH
OREM, UT 84057

BALDWIN, KEVIN THOMAS
1331 W 1520 N
OREM, UT 84057

ALLRED, KENNETH W & BEVERLY S
--OR CURRENT RESIDENT--
1332 W 1480 NORTH
OREM, UT 84057

MEMMOTT, SILVIA S
1333 W 1520 N
OREM, UT 84057

JORGENSEN, S CLAY & HEIDI (ET AL)
--OR CURRENT RESIDENT--
1334 W 1480 NORTH
OREM, UT 84057

FEATHERSTONE INVESTMENTS LLC
(ET AL)
1342 N 1270 E
AMERICAN FORK, UT 84003

LAB PROPERTIES LC
--OR CURRENT RESIDENT--
1345 W 1600 NORTH
OREM, UT 84057

FRANCIS, JAY & HEIDI
1384 N 1000 W
MAPLETON, UT 84664

MAVERIK INC
--OR CURRENT RESIDENT--
1395 W 1600 NORTH
OREM, UT 84057

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

TUTTLE, GINA MARIE
1422 N 1300 W
OREM, UT 84057

LIDDIARD, GREG D
1424 N 1300 W
OREM, UT 84057

ZWAHLEN, JAY
--OR CURRENT RESIDENT--
1426 N 1300 WEST
OREM, UT 84057

RALPHS, BRYAN J
1428 N 1300 W
OREM, UT 84057

FALCON HOLDINGS LLC
--OR CURRENT RESIDENT--
1429 N 1200 WEST
OREM, UT 84057

GONZALES, JAVIER & PAOLO
STEFANO
1430 N 1300 W
OREM, UT 84057

CLOVER SPRINGS HOLDINGS LLC
%CHENEY, HEIDI H
1431 N 1200 W
OREM, UT 84057

RUSSELL, ALICIA & RICHARD (ET
AL)
--OR CURRENT RESIDENT--
1432 N 1300 WEST
OREM, UT 84057

GBI HOLDINGS LLC
--OR CURRENT RESIDENT--
1433 N 1200 WEST
OREM, UT 84057

ITRI, DANIEL
--OR CURRENT RESIDENT--
1434 N 1300 WEST
OREM, UT 84057

SEA BREEZE PROPERTIES LLC
1435 N 1200 W
OREM, UT 84057

THOMAS, CHAD H & TIFANY
--OR CURRENT RESIDENT--
1436 N 1300 WEST
OREM, UT 84057

THOMAS, CHAD H & TIFANY
1436 N 1300 W # 86
OREM, UT 84057

OKAWA, TIMOTHY
1438 N 1300 W
OREM, UT 84057

SWIGERT, BRETT T & TAMARA J
1440 TARI DR
COLORADO SPRINGS, CO 80921

ESPLIN, DALLEN & JENNA
--OR CURRENT RESIDENT--
1440 N 1300 WEST
OREM, UT 84057

ESPLIN, DALLEN & JENNA
1440 N 1300 W # 70
OREM, UT 84057

CROOKSTON, JOHN & DIANE P
--OR CURRENT RESIDENT--
1441 N 1200 WEST
OREM, UT 84057

GURNEY, TYLER CHRISTIAN
--OR CURRENT RESIDENT--
1442 N 1300 WEST
OREM, UT 84057

TONIDON ENTERPRISES LLC
--OR CURRENT RESIDENT--
1443 N 1200 WEST
OREM, UT 84057

AKANA, BRANDEE
1444 N 1300 W
OREM, UT 84057

EBA HOLDINGS LLC
1445 N 1200 W
OREM, UT 84057

ELLIS ENTERPRISES LLC
--OR CURRENT RESIDENT--
1445 N 1250 WEST
OREM, UT 84057

ROGERSON, AARON DANIEL & ANA
KARINA
1446 N 1300 W
OREM, UT 84057

TONIDON ENTERPRISES LLC
--OR CURRENT RESIDENT--
1447 N 1200 WEST
OREM, UT 84057

CASTLE, CRAIG
--OR CURRENT RESIDENT--
1447 N 1250 WEST
OREM, UT 84057

TB PETERSON HOLDINGS LLC
--OR CURRENT RESIDENT--
1448 N 1250 WEST
OREM, UT 84057

WILBERG, JENNY L & BART D
1448 N 1300 W
OREM, UT 84057

GREENE, COLBY R & ROBERT A
--OR CURRENT RESIDENT--
1449 N 1250 WEST
OREM, UT 84057

GREENE, COLBY R & ROBERT A
1449 N 1250 W UNIT 87
OREM, UT 84057

BULLOCK, DAKOTA A
1450 N 1250 W
OREM, UT 84057

1415 N 1300 LLC A SERIES OF JD
SQUARED LLC
--OR CURRENT RESIDENT--
1450 N 1300 WEST
OREM, UT 84057

SAXTON, JEFFREY H
--OR CURRENT RESIDENT--
1451 N 1250 WEST
OREM, UT 84057

BLACKBURN, DEBRA
--OR CURRENT RESIDENT--
1452 N 1250 WEST
OREM, UT 84057

SQUARE MOUNTAIN PROPERTIES
LLC
--OR CURRENT RESIDENT--
1452 N 1300 WEST
OREM, UT 84057

MONEY, MARINA A
--OR CURRENT RESIDENT--
1453 N 1200 WEST
OREM, UT 84057

WRIGHT, LYNN & CONNIE
--OR CURRENT RESIDENT--
1453 N 1250 WEST
OREM, UT 84057

T & A FOX PROPERTIES #2 LLC
1454 N 1250 W
OREM, UT 84057

BAILEY, DANIEL
1454 N 1300 W
OREM, UT 84057

BARRETT, JUSTIN (ET AL)
--OR CURRENT RESIDENT--
1455 N 1200 WEST
OREM, UT 84057

DOREME, SMITH
1455 N 1250 W
OREM, UT 84057

SMITH, DEBORAH BARNARD (ET AL)
--OR CURRENT RESIDENT--
1456 N 1250 WEST
OREM, UT 84057

BIESINGER, KENNETH WAYNE &
AMANDA LEE (ET AL)
--OR CURRENT RESIDENT--
1456 N 1300 WEST
OREM, UT 84057

FUSION HOLDINGS LLC
1457 N 1200 W
OREM, UT 84057

TIDWELL AND SON LIMITED LLC
--OR CURRENT RESIDENT--
1457 N 1250 WEST
OREM, UT 84057

DUHALDE, JOAQUIN A CABELLO (ET
AL)
--OR CURRENT RESIDENT--
1458 N 1250 WEST
OREM, UT 84057

DALTON, JUSTIN & NATALIE
--OR CURRENT RESIDENT--
1458 N 1300 WEST
OREM, UT 84057

NIELSEN AND COMPANY INC
1459 N 1200 W
OREM, UT 84057

HAAG, GAYLEN S & LEONA P
--OR CURRENT RESIDENT--
1459 N 1250 WEST
OREM, UT 84057

THOMAS, BRIAN
--OR CURRENT RESIDENT--
1460 N 1250 WEST
OREM, UT 84057

MCGARR, EDWARD T & WENDY S
(ET AL)
--OR CURRENT RESIDENT--
1460 N 1300 WEST
OREM, UT 84057

PORTER MARKETING LLC
--OR CURRENT RESIDENT--
1461 N 1250 WEST
OREM, UT 84057

ROSELL, HANNAH MARIE
1462 N 1250 W
OREM, UT 84057

SMITH, SCOTT
1462 N 1300 W
OREM, UT 84057

TEMPLE, JOHN MORGAN III (ET AL)
1463 N 1250 W
OREM, UT 84057

FAIRBANKS, SKYLER M
1464 N 1200 W
OREM, UT 84057

WILSON, ANGELA M
1464 N 1250 W
OREM, UT 84057

PERRETT, TAYLOR SHAE & PATRICK
J
--OR CURRENT RESIDENT--
1464 N 1300 WEST
OREM, UT 84057

PERRETT, TAYLOR SHAE & PATRICK
J
1464 N 1300 W # 82
OREM, UT 84057

JIMMY REX REAL ESTATE
--OR CURRENT RESIDENT--
1465 N 1200 WEST
OREM, UT 84057

BELT, KYLIE A & KYLIE A
1465 N 1250 W
OREM, UT 84057

PEREYRA, SERGIO (ET AL)
--OR CURRENT RESIDENT--
1466 N 1250 WEST
OREM, UT 84057

GALE, VALERIE R & JOHN DAVID
--OR CURRENT RESIDENT--
1466 N 1300 WEST
OREM, UT 84057

PEREYRA, SERGIO (ET AL)
1466 N 1250 W # 118
OREM, UT 84057

FEATHERSTONE INVESTMENTS LLC
--OR CURRENT RESIDENT--
1467 N 1200 WEST
OREM, UT 84057

GURNEY, TYLER
--OR CURRENT RESIDENT--
1467 N 1250 WEST
OREM, UT 84057

CUILLARD, CHASE & ALEXIS
1468 N 1250 W
OREM, UT 84057

SANTANA MARQUES, SIMMONE
COELHO & ANTONIO BERNARDO
1468 N 1300 W
OREM, UT 84057

TOTAL HEALING HOLDING LLC
--OR CURRENT RESIDENT--
1469 N 1200 WEST
OREM, UT 84057

CHRISTENSEN, CAITLIN (ET AL)
--OR CURRENT RESIDENT--
1470 N 1250 WEST
OREM, UT 84057

FEATHERSTONE INVESTMENTS LLC
(ET AL)
--OR CURRENT RESIDENT--
1471 N 1200 WEST
OREM, UT 84057

MOORE, KATHLEEN
1481 N 1285 W
OREM, UT 84057

ENTRUST GROUP INC THE
--OR CURRENT RESIDENT--
1483 N 1285 WEST
OREM, UT 84057

COOK, FLOYD ARTHUR JR &
SHARON ELIZABETH BELL SMITH
1484 N 1200 W
OREM, UT 84057

COLLEGE PINES LLC
--OR CURRENT RESIDENT--
1485 N 1285 WEST
OREM, UT 84057

BAYSA, MICHAEL & MIN ZHANG
1487 N 1285 W
OREM, UT 84057

GILLMAN, GABRIEL
1489 N 1285 W
OREM, UT 84057

HIGGS, KEVIN
1491 N 1200 W
OREM, UT 84057

DESPAIN FAMILY LIVING TRUST 08-
15-2007 AS AMENDED THE (ET AL)
--OR CURRENT RESIDENT--
1491 N 1285 WEST
OREM, UT 84057

NIELSEN, PATRICK & PARIS
1493 N 1200 W
OREM, UT 84057

RODRIGUEZ, BRITNEY GISELLE
1493 N 1285 W
OREM, UT 84057

LEMUS, OSCAR (ET AL)
1494 N 1200 W
OREM, UT 84057

HEELIS, THOMAS JARED & MIOAK
--OR CURRENT RESIDENT--
1495 N 1200 WEST
OREM, UT 84057

TAYLOR, ETHAN & TESSA
1495 N 1285 W
OREM, UT 84057

RICHARDS, RAQUEL R
1495 N 1335 W
OREM, UT 84057

MARION, SHERI
--OR CURRENT RESIDENT--
1496 N 1285 WEST
OREM, UT 84057

CARLISLE, ANNIK M B
1496 N 1335 W
OREM, UT 84057

GARDNER, MARLYNN J
--OR CURRENT RESIDENT--
1497 N 1200 WEST
OREM, UT 84057

ANDERSON, TRACY M
--OR CURRENT RESIDENT--
1497 N 1285 WEST
OREM, UT 84057

WITHERSPOON, AMANDA T
1497 N 1335 W
OREM, UT 84057

OREM 1498 NORTH LC
--OR CURRENT RESIDENT--
1498 N 1285 WEST
OREM, UT 84057

HOWARD, SAUL & JADE
--OR CURRENT RESIDENT--
1498 N 1335 WEST
OREM, UT 84057

WESTOBY, BRANDON
1499 N 1200 W
OREM, UT 84057

BURR, AMY
1499 N 1285 W
OREM, UT 84057

DANTE, GIOVANNI M (ET AL)
1499 N 1335 W
OREM, UT 84057

BARROWES, BRENT & CHELSEA
1500 N 1285 W
OREM, UT 84057

JOHANSON, CARL & CLAUDIA
--OR CURRENT RESIDENT--
1500 N 1335 WEST
OREM, UT 84057

BOREN FAMILY LIVING TRUST 04-26-
1992 (ET AL)
--OR CURRENT RESIDENT--
1501 N 1200 WEST
OREM, UT 84057

FARRER, TREY JUDD & LEXI LEE (ET
AL)
--OR CURRENT RESIDENT--
1501 N 1285 WEST
OREM, UT 84057

FRAMPTON, DEVIN & PAUL
1501 N 1335 W
OREM, UT 84057

RINGGER, EMILY H & CARL K
1502 N 1285 W
OREM, UT 84057

JLH HOLDINGS LLC
--OR CURRENT RESIDENT--
1502 N 1335 WEST
OREM, UT 84057

SQUIRES, FERREN & CONSTANCE
--OR CURRENT RESIDENT--
1503 N 1100 WEST
OREM, UT 84057

BRINCHESTER PLACE LC
--OR CURRENT RESIDENT--
1503 N 1200 WEST
OREM, UT 84057

TIMOKO, CHRISTOPHER
1503 N 1285 W
OREM, UT 84057

WRIGHT, SYDNEY ASHLYN
1503 N 1335 W
OREM, UT 84057

UTAH HOMES MANAGEMENT GROUP
LLC - 1504 N 1200 W PROTECTED
SERIES LLC
--OR CURRENT RESIDENT--
1504 N 1200 WEST
OREM, UT 84057

MARSHALL, WAYNE R & ABBEY
--OR CURRENT RESIDENT--
1504 N 1285 WEST
OREM, UT 84057

GOURLEY, CYNTHIA
--OR CURRENT RESIDENT--
1504 N 1335 WEST
OREM, UT 84057

HILTON, BRADLEY & KENDRA
1505 N 1200 W
OREM, UT 84057

MACKAY, TAYLOR PAUL & AMANDA
ANGELOS
--OR CURRENT RESIDENT--
1505 N 1335 WEST
OREM, UT 84057

LILJENQUIST, TAYLOR R
1506 N 1285 W
OREM, UT 84057

ORELLANA, BLANCA L CHACON
1506 N 1335 W
OREM, UT 84057

SUNSET VIEW PROPERTIES LLC
--OR CURRENT RESIDENT--
1507 N 1200 WEST
OREM, UT 84057

JOHNSON, DEBORAH & BRYAN KIM
(ET AL)
--OR CURRENT RESIDENT--
1507 N 1335 WEST
OREM, UT 84057

SUNSET VIEW PROPERTIES LLC
1507 N 1200 W UNIT 9
OREM, UT 84057

TB PETERSON HOLDINGS LLC
--OR CURRENT RESIDENT--
1508 N 1285 WEST
OREM, UT 84057

YOUNG, ELOISE
1508 N 1335 W
OREM, UT 84057

WILSON, CRAIG & MARY LYNNE
1508 N ALTA MESA DR UNIT 104
MESA, AZ 85205

SWIGERT, BRETT T & TAMARA J
--OR CURRENT RESIDENT--
1509 N 1200 WEST
OREM, UT 84057

CONTRERAS, MARIA G ROJAS
1509 N 1335 W
OREM, UT 84057

WRIGHT, CRAIG STEVEN
1510 N 1285 W
OREM, UT 84057

TERRANOVA, KALEB (ET AL)
1510 N 1335 W
OREM, UT 84057

MURDOCK FAMILY ENTERPRIZES
LTD
--OR CURRENT RESIDENT--
1511 N 1200 WEST
OREM, UT 84057

MCLAWS, MARK D & JENNIFER M
--OR CURRENT RESIDENT--
1511 N 1335 WEST
OREM, UT 84057

DETTENMAIER, EMILY
1512 N 1285 W
OREM, UT 84057

DAVIS, KIERA J
1512 N 1335 W
OREM, UT 84057

ROBINSON, ROBERT TROY &
LINDSAY ORTON
--OR CURRENT RESIDENT--
1513 N 1200 WEST
OREM, UT 84057

ROBERTS, CHRIS S
--OR CURRENT RESIDENT--
1513 N 1335 WEST
OREM, UT 84057

ROBERTS, CHRIS S
1513 N 1335 W UNIT 130
OREM, UT 84057

WILLIAMS, DONALD HENRY &
PAULA ANN
1514 N 1285 W
OREM, UT 84057

DAYLEY, ROBERT & HAYLIE
1514 N 1335 W
OREM, UT 84057

GRITTON, ERIKA L
1515 N 1335 W
OREM, UT 84057

KELLER, SETH
1516 N 1285 W
OREM, UT 84057

LEE, DAVID G & SYLVIA M (ET AL)
--OR CURRENT RESIDENT--
1516 N 1335 WEST
OREM, UT 84057

BARLOW, RYAN
1517 N 1335 W
OREM, UT 84057

MATSU, BRENT TANE
1518 N 1285 W
OREM, UT 84057

LEE, DAVID G & SYLVIA M (ET AL)
--OR CURRENT RESIDENT--
1518 N 1335 WEST
OREM, UT 84057

BH OSTLER REAL ESTATE LLC
--OR CURRENT RESIDENT--
1527 N 1180 WEST
OREM, UT 84057

EQUITY TRUST COMPANY (ET AL)
--OR CURRENT RESIDENT--
1533 N 1180 WEST
OREM, UT 84057

MCNEIL, GARY & VIVIAN (ET AL)
1533 N 1200 W
OREM, UT 84057

KNAGGS, HELEN E
1537 N 1180 W
OREM, UT 84057

SQUARE MOUNTAIN PROPERTIES
LLC
1542 S 1960 E
SPANISH FORK, UT 84660

MESSMER, KENNETHL & LINDA S (ET
AL)
--OR CURRENT RESIDENT--
1553 N 1180 WEST
OREM, UT 84057

NEWMAN, KONNI
1555 N 1180 W
OREM, UT 84057

REYES, FREDERICO & JOSE
1555 N 1200 W
OREM, UT 84057

SAXTON, JEFFREY H
1557 N 950 W
OREM, UT 84057

IBARROLA, CARLOS MARIO & ANA
MARIA
--OR CURRENT RESIDENT--
1557 N 1180 WEST
OREM, UT 84057

JONES, JAMES BRIAN
1559 N 1180 W
OREM, UT 84057

CHAMBERLAIN, ZACHARY THOMAS
& JENNY (ET AL)
1571 N 1180 W
OREM, UT 84057

MERTLICH, WILLIAM & NGAM KO
--OR CURRENT RESIDENT--
1573 N 1180 WEST
OREM, UT 84057

CLARK, JONATHAN (ET AL)
1575 N 1180 W
OREM, UT 84057

THOMPSON, BRUCE W & LINDA (ET
AL)
--OR CURRENT RESIDENT--
1577 N 1180 WEST
OREM, UT 84057

BOREN FAMILY LIVING TRUST 04-26-
1992 (ET AL)
1635 E 3450 N
NORTH LOGAN, UT 84341

GARDNER, MARLYNN J
1724 N 980 W
OREM, UT 84057

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

SS LINDON LLC (ET AL)
%CROCKET, KEN
1785 E 1450 S STE 120
CLEARFIELD, UT 84015

MJD SHADOWRIDGE LLC
1811 N 80 E
OREM, UT 84057

BANGERTER, JERRY L & EILEEN B
1866 E STEPHENS DR
TEMPE, AZ 85283

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

UTAH HOMES MANAGEMENT GROUP
LLC - 1504 N 1200 W PROTECTED
SERIES LLC
1945 N 150 E
OREM, UT 84057

BARKER, ZACHARY CHANCE
1984 N 320 W
OREM, UT 84057

ANDERSON, TRACY M
2174 E VILLAGE VISTA DR
DRAPER, UT 84020

STONEBROOK LC
2230 N UNIVERSITY PKY # 7B
PROVO, UT 84604

COLVIN, DALE O & JANET W (ET AL)
2285 PEBBLESTONE LA
LEHI, UT 84043

SMITH, ELSIE V
2303 W MACKAY LN
TAYLORSVILLE, UT 84129

GBI HOLDINGS LLC
2408 N 1050 W
PLEASANT GROVE, UT 84062

ZEA, MANUEL (ET AL)
2436 STROHMEYER CT
SAN JOSE, CA 95116

ROBINSON, ROBERT TROY &
LINDSAY ORTON
2483 W STONEHAVEN LOOP
LEHI, UT 84043

JORGENSEN, S CLAY & HEIDI (ET AL)
2725 WESTVIEW BLVD
SPARKS, NV 89434

JORGENSEN, S CLAY & HEIDI (ET AL)
2725 W VIEW BLVD
SPARKS, NV 89434

TIDWELL AND SON LIMITED LLC
2795 S 3970 W
HURRICANE, UT 84737

STUMPE, REGINALD JR
2941 TODD TRL
ROUND ROCK, TX 78665

BIESINGER, KENNETH WAYNE &
AMANDA LEE (ET AL)
2987 S 800 W
MAPLETON, UT 84664

SHELLEY, CHETLEE A (ET AL)
3005 N 550 W
PLEASANT GROVE, UT 84062

WAGSTAFF INVESTMENTS LLC
3115 W 2100 S
SALT LAKE CITY, UT 84119

BRINCHESTER PLACE LC
3214 N UNIVERSITY AVE STE 615
PROVO, UT 84604

SOUTH COAST PROPERTY HOLDING
COMPANY II LLC
3402 E STONEHILL LN
SALT LAKE CITY, UT 84121

OREM 1498 NORTH LC
3575 N 100 E STE 175
PROVO, UT 84604

LAU, ROBERT C
3632 PINE OAK CIR APT 101
FORT MYERS, FL 33916

DESPAIN FAMILY LIVING TRUST 08-
15-2007 AS AMENDED THE (ET AL)
%DESPAIN, RICHARD C
3678 N PRICE WAY
MERIDIAN, ID 83646

BARRETT, JUSTIN (ET AL)
3898 W MORGAN BLVD
CEDAR HILLS, UT 84062

RAMBCO 1 LLC
%BUCKNER, MARILYN
4196 W MESQUITE WAY
CEDAR HILLS, UT 84062

DALTON, JUSTIN & NATALIE
4240 W YORKSHIRE CIR
SOUTH JORDAN, UT 84095

COOKS LAND & INVESTMENT LLC
4264 N CANYON RD
PROVO, UT 84604

HOWELLS, DANIEL PATRICK &
LINDA PETERSON (ET AL)
4301 IMPERIAL WY
PROVO, UT 84604

UTAH DEPARTMENT FO
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84114

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

FALCON HOLDINGS LLC
4559 CADDIE LN
HIGHLAND, UT 84003

MERTLICH, WILLIAM & NGAM KO
4797 N SHADY LN
LEHI, UT 84043

ESNET PROPERTIES LC
5255 EDGEWOOD DR STE 200
PROVO, UT 84604

REICHERT, PAUL B
5356 W WOODLAND DR
HIGHLAND, UT 84003

1415 N 1300 LLC A SERIES OF JD
SQUARED LLC
5716 SHADOW BEND DR
LAS VEGAS, NV 89135

JOHANSON, CARL & CLAUDIA
5821 S WESTBENCH DR
SALT LAKE CITY, UT 84118

SMITH, DEBORAH BARNARD (ET AL)
6048 BRIDGES LN
MURRAY, UT 84121

HARDY, AARON VAN ZANDT &
DEBORAH LAWRENCE (ET AL)
6345 167TH AV SE
BELLEVUE, WA 98006

HC PACIFIC PROPERTIES LLC
%PARRA, CARIE
6464 W SUNRISE DR
HIGHLAND, UT 84003

THOMAS, BRIAN
6700 S 46TH E
IDAHO FALLS, ID 83406

GURNEY, TYLER
7884 S COOLIDGE ST
MIDVALE, UT 84047

COLLEGE PINES LLC
9778 CHANNING DR
SOUTH JORDAN, UT 84095

HAWKS REST INVESTMENT CO LC
9925 REUNION GLEN WY
SOUTH JORDAN, UT 84095

HALLS, RICHARD R
10033 N SAGE RD W
CEDAR HILLS, UT 84062

LARSEN, ANDREW & EMILY
10131 N 5800 W
HIGHLAND, UT 84003

ROCKRIDER HOLDINGS LLC
11919 N WESTFIELD COVE DR
HIGHLAND, UT 84003

MOULTON, JAMES R & JOANNE M
12244 TIMBERLINE DR
HIGHLAND, UT 84003

MONEY, MARINA A
12299 RIVER VISTA DR
RIVERTON, UT 84065

GURUNG, KARNIKA R (ET AL)
18707 TUPPER CREEK CT
TOMBALL, TX 77377

DE GASTON, ALEXIS N
18720 GOLD DUST PASS
PFLUGERVILLE, TX 78660

DRAFT
ORDINANCE NO. _____

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; 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; AND, 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, 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; 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

DRAFT

PD28 zone; and, 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

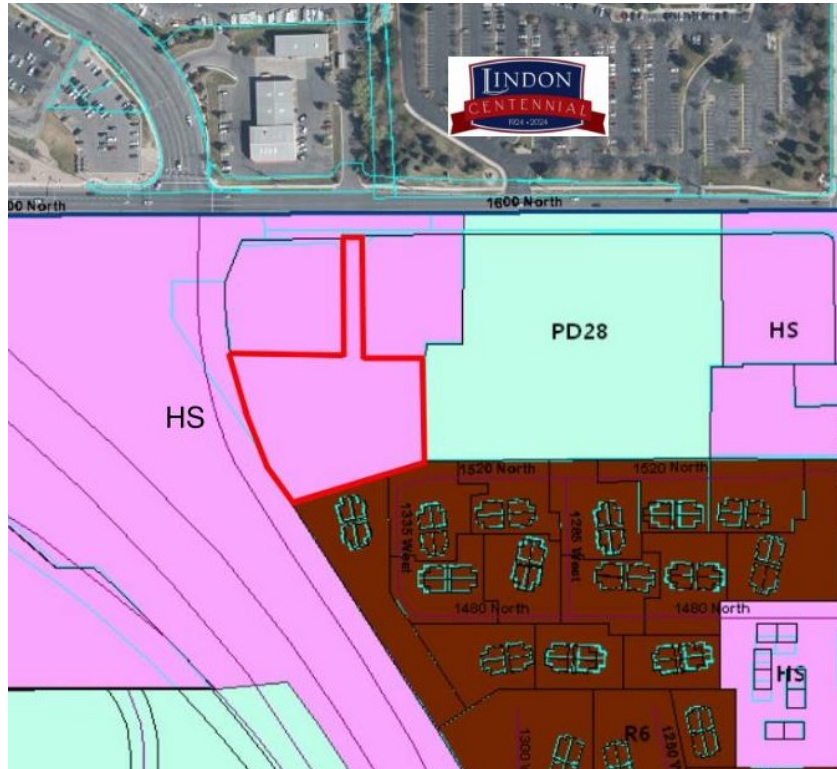
ATTEST:

Teresa McKittrick, City Recorder

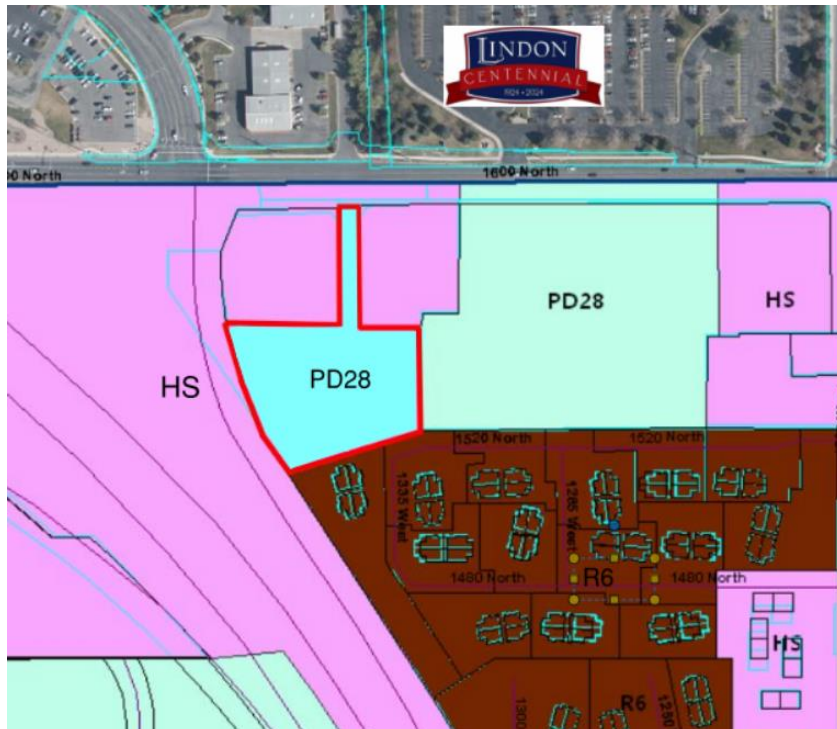
COUNCILMEMBER	AYE	NAY	ABSTAIN
Mayor David A. Young	☐	☐	☐
Jenn Gale	☐	☐	☐
Chris Killpack	☐	☐	☐
Jeff Lambson	☐	☐	☐
Tom Macdonald	☐	☐	☐
LaNae Millett	☐	☐	☐
David Spencer	☐	☐	☐

DRAFT

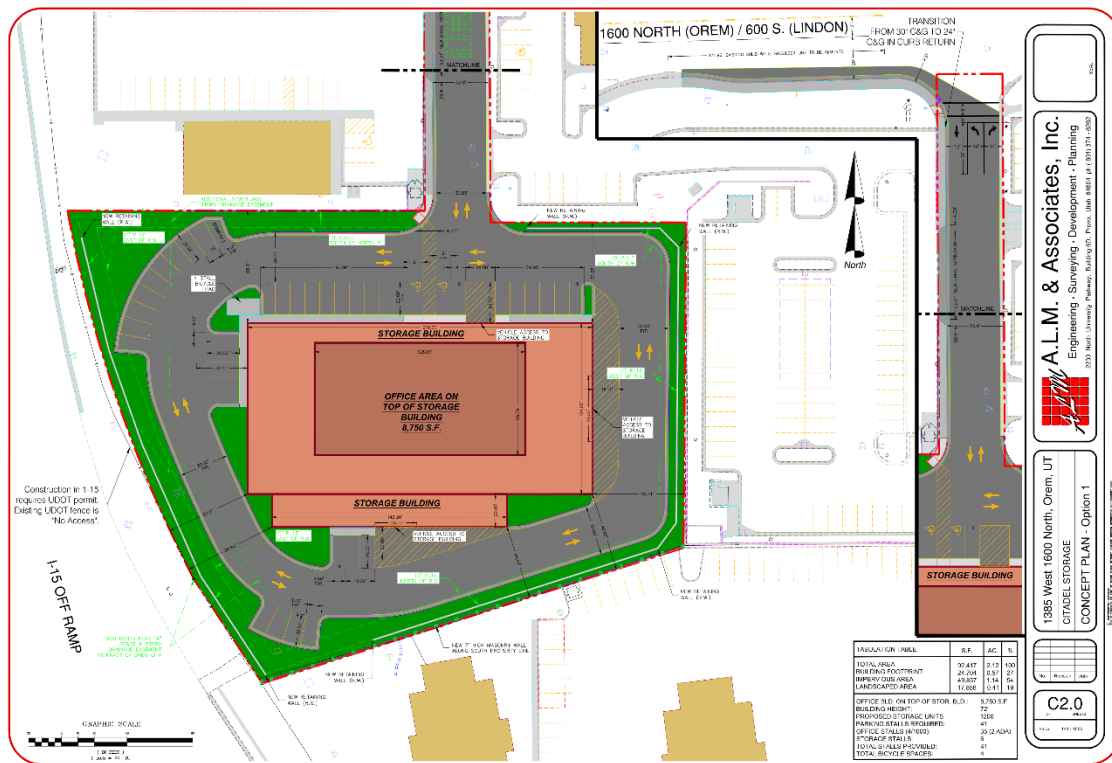
EXHIBIT A Current Zoning



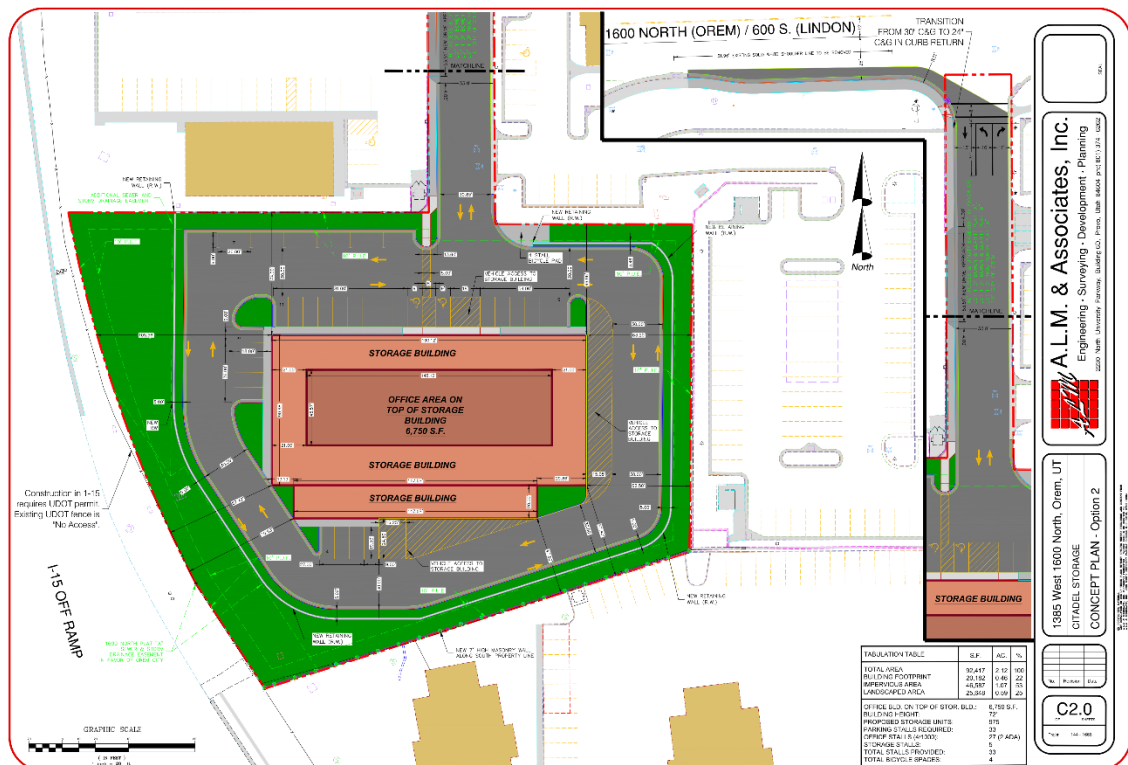
Proposed Zoning



Concept Plan 1



Concept Plan 2



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Elevations



DRAFT

Elevations (continued)





**CITY OF OREM
CITY COUNCIL
MEETING
APRIL 23, 2024**

REQUEST:	DISCUSSION AND RESOLUTION - Regarding Status of Legislative Counsel
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION:



**CITY OF OREM
CITY COUNCIL
MEETING
APRIL 23, 2024**

REQUEST:	ORDINANCE - Amending Sections 2-15-4 and 2-15-6 of the Orem City Code.
APPLICANT:	
NOTICES:	
SITE INFORMATION:	
PREPARED BY:	

REQUEST:

BACKGROUND:

RECOMMENDATION: