



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
March 16, 2022

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

4:15 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 **PRELIMINARY PLAT – Approving the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 N 400 E.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from March 2, 2022.**
5. ADJOURN
 - 5.1 **Next meeting is scheduled for Wednesday, April 20, 2022**

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions,
please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)**

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

Item #: 3.1	Planning Commission March 16, 2022	
Prepared By: Rachel Stevens		
Applicant: Phil Holland	PRELIMINARY PLAT – Approving the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 N 400 E.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pa
- Noticed all property owners within 500 feet.

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **R8**
- Acreage: **6.73**
- Neighborhood: **Windsor**

ACTION:

The Planning Commission is the final approving authority regarding this request.

REQUEST:

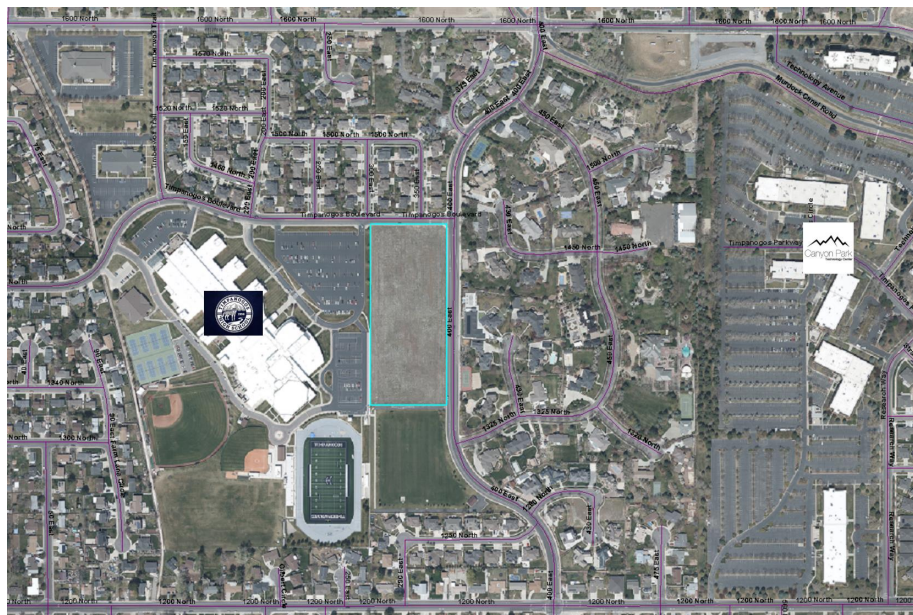
The applicant requests the Planning Commission approve the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 N 400 E.

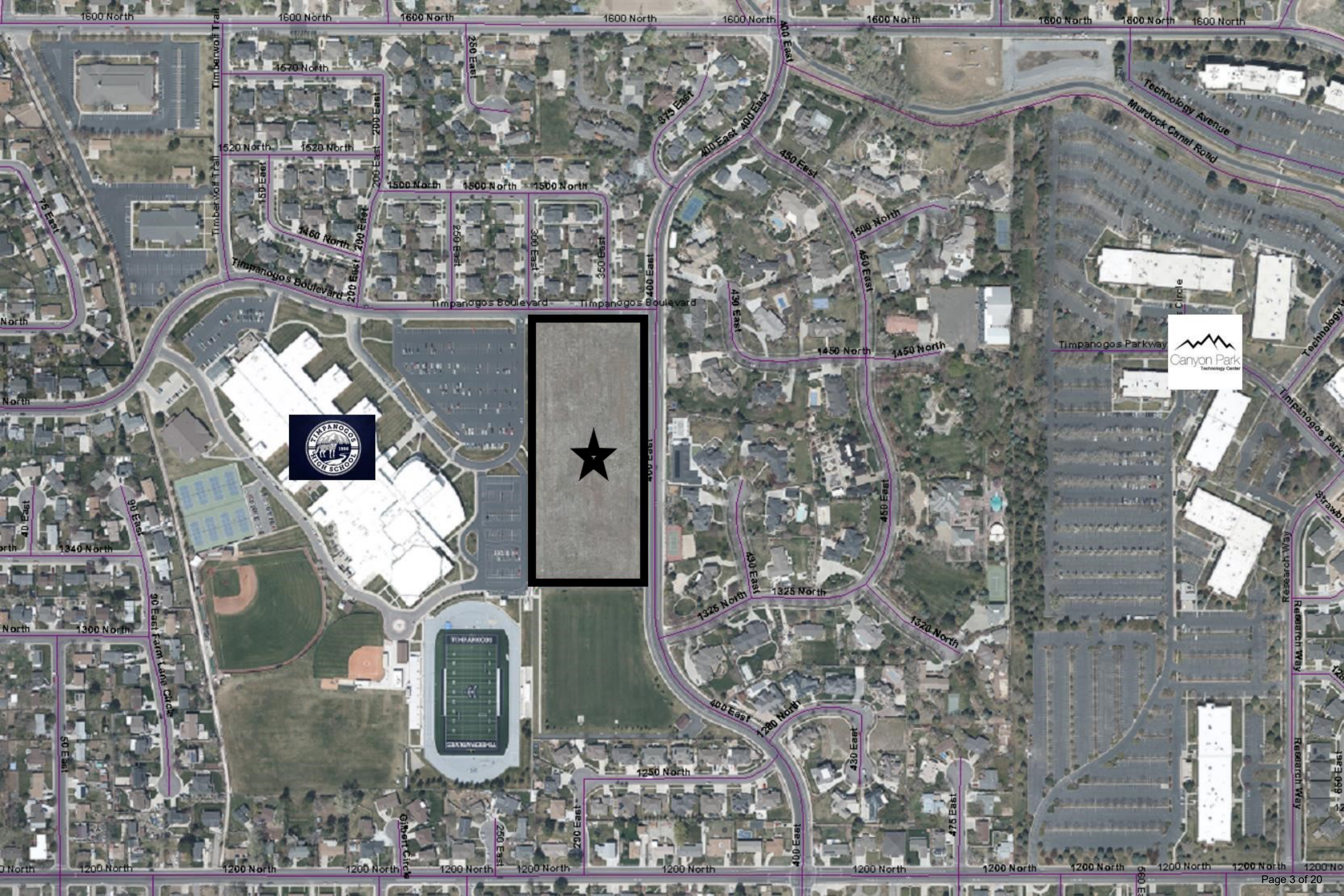
BACKGROUND:

The applicant is proposing a 22-single family home subdivision on a currently vacant 6.73 acre parcel. The subdivision will be located directly east of Timpanogos High School. As part of the proposed preliminary plat, two new roads and two new cul-de-sacs will be created. These new public roads will create a connection between Timpanogos Boulevard and 400 E. The lots for the proposed subdivision will range in size from 8,879 square feet to 14,695 square feet.

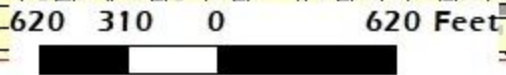
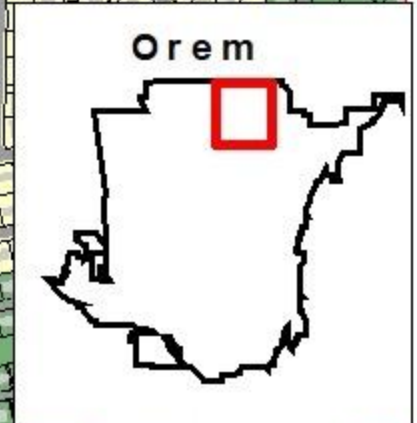
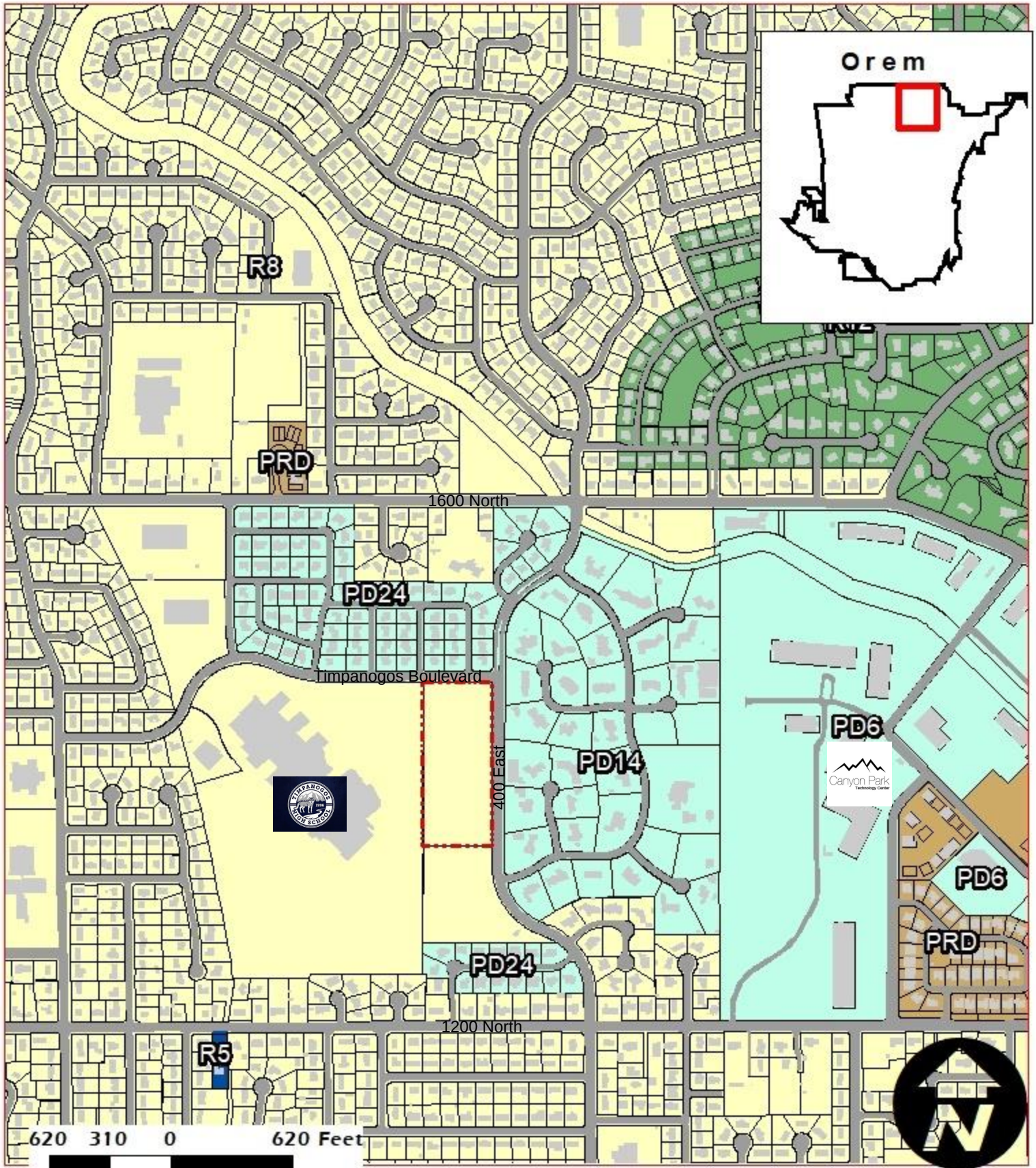
RECOMMENDATION:

Staff recommends the Planning Commission approve the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 N 400 E.





Mountain Grove



Legend

◆ Preliminary Plat
R8
6.73 Acres

NEIGHBORHOOD
Windsor

- 1430 N 400 East
- Buildings
- Parcels

REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SECTION 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. FOUND 3" BRASS CAP MONUMENT MARKED "1990"



VICINITY MAP
SCALE: NONE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
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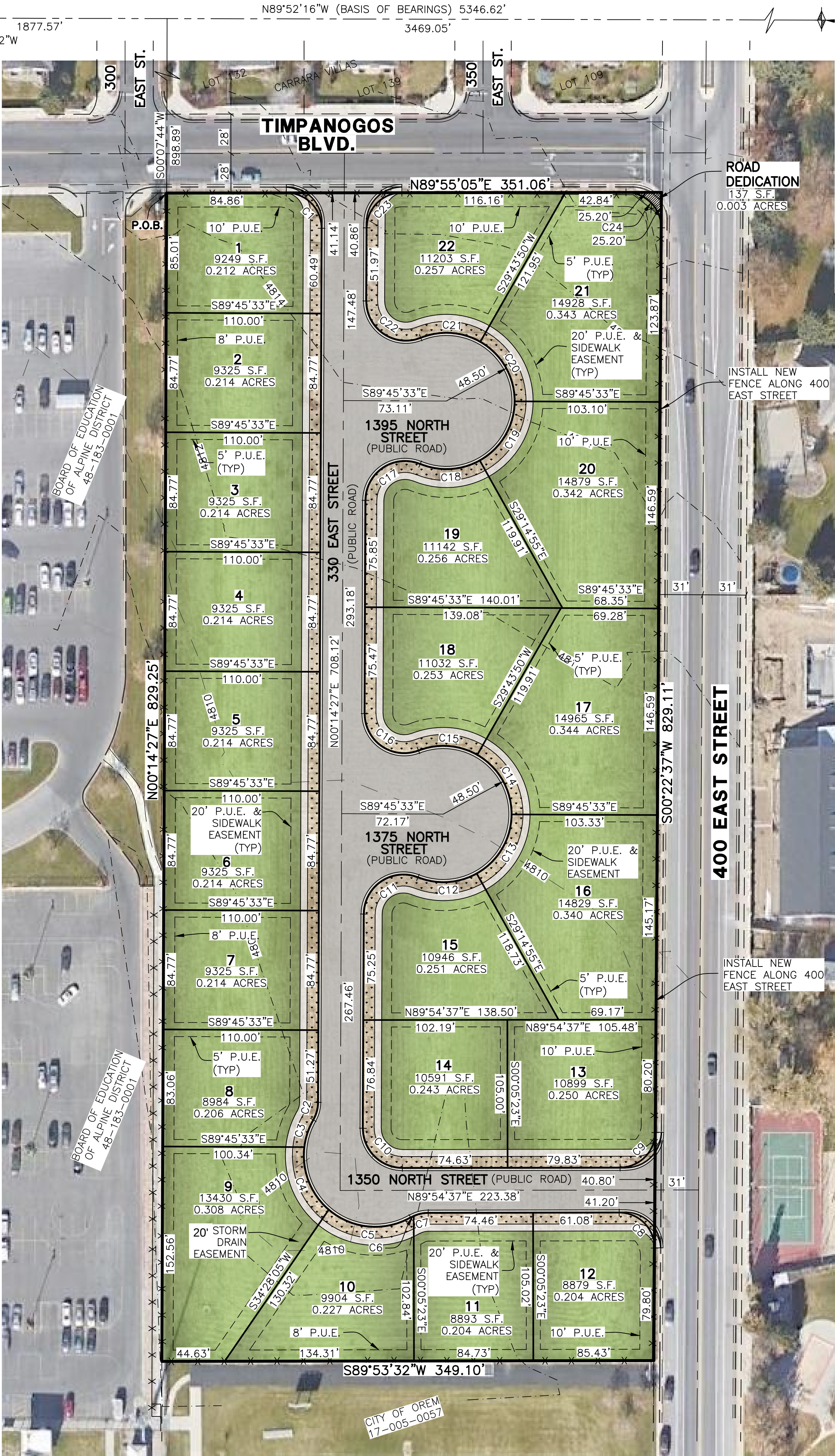
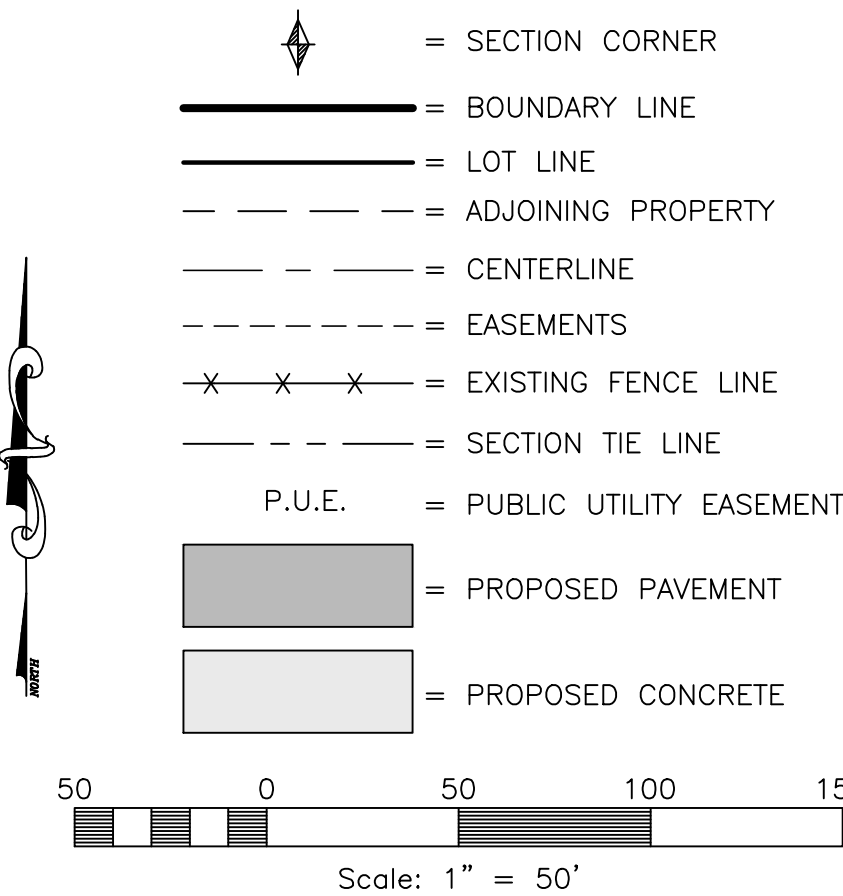
BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TIMPANOGOS BOULEVARD (1430 NORTH STREET), SAID POINT BEING N89°52'16"W 3469.05 FEET AND S00°07'44"W 898.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 2 (SAID EAST QUARTER CORNER BEING S89°52'16"E 5346.62 FEET FROM THE REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SAID SECTION 2); THENCE N89°55'05"E ALONG SAID SOUTHERLY LINE, 351.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 400 EAST STREET; THENCE S00°22'37"W ALONG SAID WESTERLY LINE, 829.11 FEET TO AN EXISTING FENCELINE; THENCE S89°53'32"W ALONG SAID FENCELINE, 349.10 FEET TO THE EAST LINE OF OREM HIGH SCHOOL AND SEMINARY AND TO AN EXISTING FENCELINE; THENCE N00°14'27"E ALONG SAID EAST LINE AND FENCELINE, 829.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TIMPANOGOS BOULEVARD (1430 NORTH STREET) AND TO THE POINT OF BEGINNING.

CONTAINING 290,272 SQUARE FEET OR 6.664 ACRES MORE OR LESS.

LEGEND



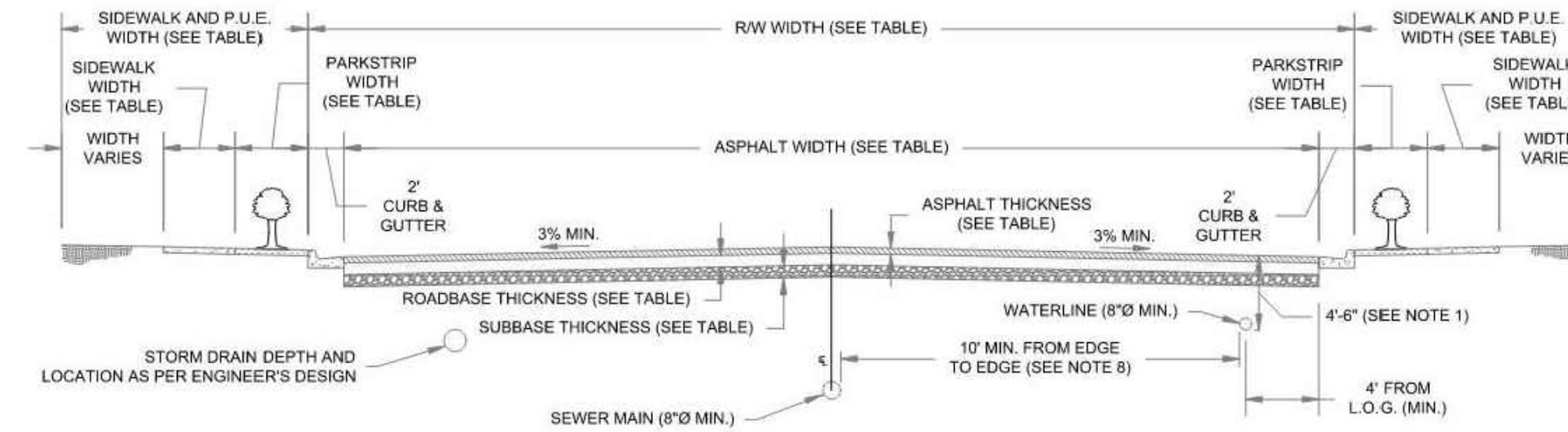
EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" BRASS CAP MONUMENT MARKED "UTAH COUNTY SURVEY 1979"

ZONING DATA

ZONE R8

- MIN. LOT SIZE: 8000 S.F.
- MIN. LOT WIDTH: 80 FT.
- FRONT YARD SETBACK: 25 F.T.
- SIDE YARD SETBACK W/ ATTACH GARAGE: MIN. 8 FT. WITH 20 FT. TOTAL BOTH SIDES
- SIDE YARD SETBACK W/O ATTACH GARAGE MIN. 10 FT. WITH 24 FT. TOTAL BOTH SIDES
- REAR SETBACK: 25 FT.

STREET TYPE	ASPHALT WIDTH MIN. (FT)	ASPHALT DEPTH MIN. (IN)	BASE DEPTH MIN. (IN)	SUBBASE DEPTH MIN. (IN)	NO. OF LANES	BIKE LANE/SHLDR	R/W WIDTH (FT)	SIDEWALK WIDTH (FT)	PARKSTRIP WIDTH (FT)	SW & P.U.E. WIDTH (FT)
SUB LOCAL	28	4	8	N/A	2	N/A	32	5	8	20
LOCAL	34	4	8	N/A	2	6	38	5	8	20
COLLECTOR (2) LANES	50	5	8	6	2	6/7	54	5	8	20
COLLECTOR (3) LANES	50	5	8	6	3	7	54	5	8	20
MINOR ARTERIAL	64	6	6	9	3	7	58	10	10	30
MAJOR ARTERIAL	84	6	6	9	5	4	68	6	10	25
PRINCIPAL ARTERIAL	102+	6	6	9	7	8	107+	9/10	10	25/30



NOTES:

- 1) STANDARD TRENCH DEPTH FOR CULINARY WATER LINES IS 4'-6", MIN 3'-0" OF COVER FOR ALL CULINARY PIPING OR SERVICE LINES. NO PIPING SHALL HAVE MORE THAN 5'-6" OF COVER UNLESS APPROVED BY THE CITY ENGINEER.
- 2) INSTALL 12" DOWELS AT 24" O.C. TO THE CURB AND GUTTER TO SIDEWALK.
- 3) POWER, GAS, CABLE, AND PHONE MUST BE LOCATED IN THE 10' P.U.E.
- 4) MIN. ASPHALT AND ROADBASE THICKNESS MAY BE INCREASED DUE TO SOIL CONDITIONS AND TRAFFIC IMPACT LOADINGS (BASED ON GEO-TECHNICAL REPORTS).
- 5) PRINCIPAL ARTERIAL CROSS-SECTION INCLUDES A 14' WIDE MEDIAN CENTERED IN ROADWAY.
- 6) PARK STRIP REQUIREMENTS ON EACH SIDE OF ROADWAY ARE REQUIRED. THIS REQUIREMENT MAY BE WAIVED ONLY BY APPROVAL FROM THE PLANNING COMMISSION.
- 7) SIDEWALK WIDTHS MAY BE INCREASED ON COLLECTOR AND ARTERIAL STREETS AS DIRECTED BY THE CITY ENGINEER.
- 8) FOR SUB LOCAL STREETS ADJUST SEPARATION DISTANCE BETWEEN SEWER AND WATERLINE AS NEEDED AND WITH APPROVAL OF THE CITY ENGINEER.
- 9) PRINCIPAL ARTERIALS IN UDOT ROW REQUIRE 2.5' CURB AND GUTTER.
- 10) SIDEWALK THICKNESS IS 5" WITH MIN 4" ROADBASE.



CONSTRUCTION STANDARDS AND SPECIFICATIONS

CITY OF OREM

TYPICAL STREET CROSS-SECTION W/ PARKSTRIPS

REV. 8/2016
M-11

NOTES

1. PROPERTY IS IN ZONE X PER FEMA FLOOD PANEL 49049C0330F, EFFECTIVE ON 6-19-2020.
2. NO FAULT LINES WITHIN 1000 FT. OF PROPERTY.
3. CONTOURS ARE SHOWN IN ONE FOOT INTERVALS.
4. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT IF TO DO SO WOULD RESULT IN THE FENCE BEING WITHIN THE CLEAR VISION AREA ASSOCIATED WITH THE DRIVEWAY OR DRIVE ACCESS AS DESCRIBED IN SECTION 22-14-19
5. THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, WATER MAINS, ACCESS ROADS, ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE CITY OF OREM FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE INTERNATIONAL FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
6. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WHICH INCLUDES A BACKFLOW ASSEMBLY TO THE BUILDING, BACKFLOW ASSEMBLIES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-1-14 OF THE OREM CITY CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF OREM BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. WATER METERS AND FIRE HYDRANTS SHALL BE LOCATED AT THE BACK OF SIDEWALK OR CURB IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS AND FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN TEN FEET (10') OF ANY EXISTING OR PROPOSED STRUCTURE.
7. IF REQUIRED BY CHAPTER 20 OF THE OREM CITY CODE OR BY THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OREM STANDARDS AND SPECIFICATIONS.
8. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE.
9. ALL UTILITIES, INCLUDING WATER AND SEWER LATERALS, WATER MAINS, STORM WATER DRAINS, STORM WATER SUMPS, SEWER MANHOLES, WATER VALVES, WATER LATERALS, WATER MAINS, WATER METERS, FIRE HYDRANTS, ETC. SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO 21-1-6 OF THE OREM CITY CODE.
10. ALL ROOF DRAINAGE SHALL BE ROUTED THROUGH ON-SITE STORM WATER MANAGEMENT FACILITIES.
11. AT THE TIME OF CONSTRUCTION, THE CITY OF OREM MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUB- STANDARD IMPROVEMENTS SUCH AS CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, DRIVEWAYS, DECORATIVE CONCRETE, WHEELCHAIR RAMPS, ETC., OR ANY UNUSED DRIVE APPROACHES.
12. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF OREM CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS THE IMPROVEMENT IS WITHIN THE UDOT RIGHT-OF-WAY, IN WHICH CASE THE CONSTRUCTION SHALL CONFORM TO UDOT CONSTRUCTION STANDARDS AND SPECIFICATIONS.

Mountain Grove Subdivison

Orem City, Utah County, Utah

Developer:

Phil Holland
(801) 668-1565

Revised: 3-8-22

Project Info.

Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 11-11-21
Name: MOUNTAIN GROVE SUBDIVISION
Number: 7605-03

Sheet 1
1 Sheets

Reeve & Associates, Inc. 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405 TEL: (801) 621-3100 FAX: (801) 621-1666 WWW.REVEE-ASSOC.COM LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	CITY REDLINES
2-15-22	

Mountain Grove Subdivision
PART OF THE SW 1/4 OF SECTION 2, T.6S., R.2E., S.1B. & M., U.S. SURVEY
OREM CITY, UTAH COUNTY, UTAH

Preliminary Plan

MOUNTAIN GROVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
OREM CITY, UTAH COUNTY, UTAH
FEBRUARY, 2022

REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SECTION 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. FOUND 3" BRASS CAP MONUMENT MARKED "1990"



VICINITY MAP
SCALE: NONE

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDING, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATION OF OCCUPANCE ISSUED BY OREM CITY.

BOUNDARY DESCRIPTION

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CONTAINING 290,272 SQUARE FEET OR 6.664 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE EAST QUARTER CORNER AND THE REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, SHOWN HEREON AS: N89°52'16"W

NARRATIVE

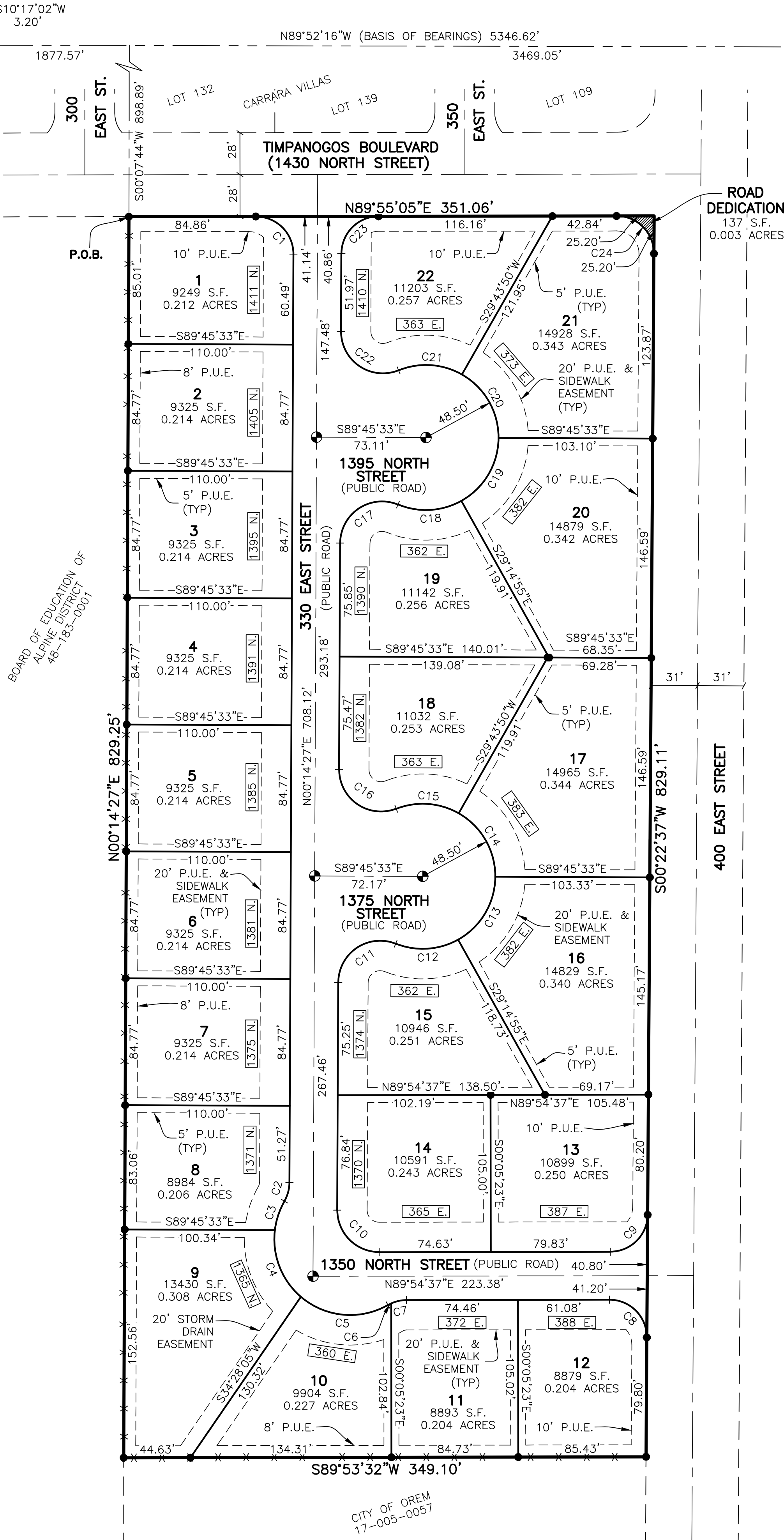
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE WEST LINE WAS PLACED ALONG THE DEED LINE AS SURVEYED IN THAT SURVEY FILED AS RECORD OF SURVEY # 03-255. THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF 1430 NORTH AS CONSTRUCTED. THE EAST LINE WAS PLACED ALONG THE WEST RIGHT OF WAY LINE OF 400 EAST AS CONSTRUCTED. THE SOUTH LINE WAS PLACED ALONG THE EXISTING ANCIENT FENCE LINE USING BOUNDARY BY ACQUIESCENCE. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

NOTES

- LOTS 1 & 22 ARE RESTRICTED TO FRONT OFF TIMPANOGOS BOULEVARD (1430 NORTH STREET) AND LOTS 12 & 13 ARE RESTRICTED TO FRONT OFF 400 EAST STREET.
- A GRADING PLAN WILL BE REQUIRED FOR EACH LOT BEFORE A BUILDING PERMIT WILL BE ISSUED.

DEVELOPER

PHIL HOLLAND
1082 WEST DUTCH LANE
KAYSVILLE, UT. 84037



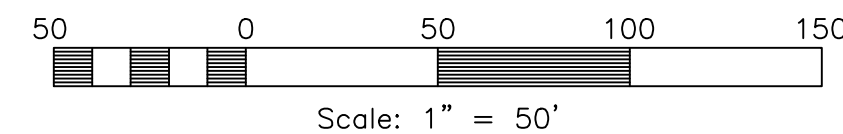
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LEGEND

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = FOUND REFERENCE MONUMENT
- = CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = ROAD DEDICATION
- = PUBLIC UTILITY EASEMENT



CONDITIONS OF APPROVAL

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **MOUNTAIN GROVE SUBDIVISION IN OREM CITY, UTAH COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **UTAH COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **OREM CITY, UTAH COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND LOTS AND NAME SAID SUBDIVISION **MOUNTAIN GROVE SUBDIVISION** AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE TO DO HEREBY DEDICATE A 10' STORM DRAIN EASEMENT TO BE OWNED AND MAINTAINED BY OREM CITY.

IN WITNESS WHEREOF I/WE HEREUNTO SET OUR HAND

THIS _____ DAY OF _____, 20____.

NAME/TITLE

FOR:

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE OREM CITY PLANNING COMMISSION.

DEVELOPMENT SERVICES DIRECTOR

CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. SIGNED THIS _____ DAY OF _____, 20____.

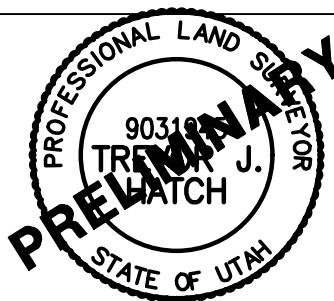
APPROVED _____
CITY ENGINEER (SEE SEAL BELOW)

APPROVED _____
CITY RECORDER (SEE SEAL BELOW)

PLAT 'A'

MOUNTAIN GROVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, SECTION 2
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
OREM CITY, UTAH COUNTY, UTAH



PROJECT INFORMATION

Surveyor: **T. HATCH** Name: **MOUNTAIN GROVE**
Drafter: **E. ROCHE** Subdivision
Begin Date: **02-1-2022** Number: **7605-03**
Revision: **3-8-22 E.R.**
Scale: **1"=50'**

UTAH COUNTY RECORDER'S OFFICE

Street View





City Council Chambers, 56 N State Street

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

PRELIMINARY PLAT - Approving the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 N 400 E.

A 22-single family subdivision is being proposed on a currently vacant 6.73 acre parcel. The lots are all a minimum of 8,000 square feet. The subdivision will be located directly east of Timpanogos High School. The proposed subdivision includes a new public road connecting 400 E and Timpanogos Boulevard.

OB-OK LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

Planning Commission
Wed, Mar 16, 2022
4:30 pm



City Council Chambers, 56 N State Street

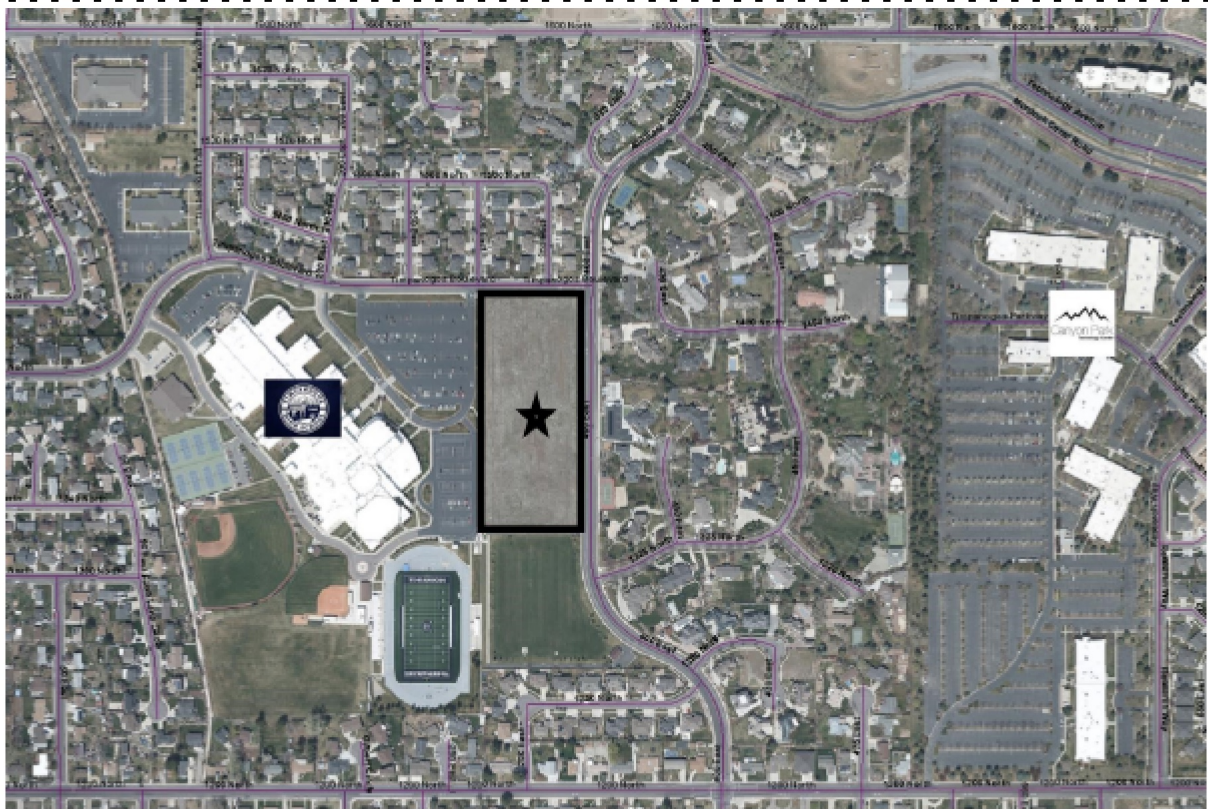
***** IMPORTANT DEVELOPMENT NOTICE *****

PRELIMINARY PLAT - Approving the overall preliminary plat for Mountain Grove, including Mountain Grove Plat A, located generally at 1430 N 400 E.

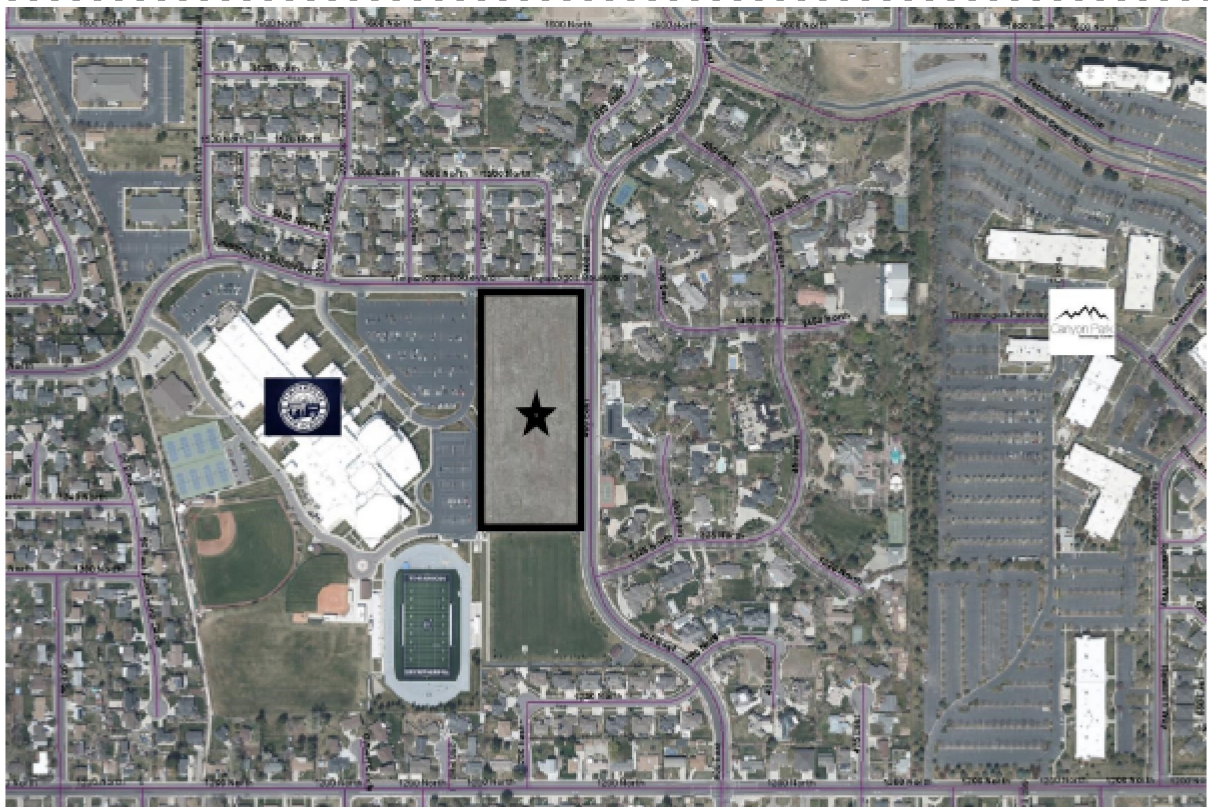
A 22-single family subdivision is being proposed on a currently vacant 6.73 acre parcel. The lots are all a minimum of 8,000 square feet. The subdivision will be located directly east of Timpanogos High School. The proposed subdivision includes a new public road connecting 400 E and Timpanogos Boulevard.

PAIK, GYUNG HYUN (ET AL)
12217 HILLSHIRE CT
GLEN ALLEN, VA 23059

Planning Commission
Wed, Mar 16, 2022
4:30 pm



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



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

SKOUSEN, NEIL D & JANET H
PO BOX 1771
OREM, UT 84059

BASTIAN, BRUCE W
PO BOX 755
OREM, UT 84059

OREM CITY CORPORATION
--OR CURRENT RESIDENT--
STREET 1600 N 350 E
OREM, UT 84057

CORP OF THE PRES BISHOP LDS
CHURCH
50 E NORTH TEMPLE # 22
SALT LAKE CITY, UT 84150

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

OREM CITY
56 N STREET
OREM, UT 84057

BOARD OF EDUCATION OF ALPINE
DISTRICT (ET AL)
60 E SOUTH TEMPLE # 1800
SALT LAKE CITY, UT 84111

CORP OF THE PRES BISHOP CHURCH
OF JESUS CHRIST OF L D S
--OR CURRENT RESIDENT--
100 E 1400 NORTH
OREM, UT 84057

BOARD OF EDUCATION OF ALPINE
DISTRICT
--OR CURRENT RESIDENT--
150 E 1430 NORTH
OREM, UT 84057

WIDMER, MARK A & SUZANNE
151 E 1520 N
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

MC GEE, DONALD C & DEBORAH C
157 E 1520 N
OREM, UT 84057

ROBINSON, MARCUS E & BRITTANIE
--OR CURRENT RESIDENT--
158 E 1460 NORTH
OREM, UT 84057

TERRY, RICHARD E & VICKI L (ET
AL)
158 E 1570 N
OREM, UT 84057

LAPRAY, DEBORAH NIELSEN
161 E 1460 N
OREM, UT 84057

REICHERT, RONALD E & LORI A
168 E 1460 N
OREM, UT 84057

BRADY, SCOTT B & MICHELLE P (ET
AL)
168 E 1520 N
OREM, UT 84057

DICKSON, THOMAS
--OR CURRENT RESIDENT--
171 E 1460 NORTH
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

BAUGH, STEVEN C & CATHLEEN C
175 E 1200 N
OREM, UT 84057

BRIMHALL, GRANT & SONYA
177 E 1520 N
OREM, UT 84057

SONG, JAE K & MIA KANG
180 E 1520 N
OREM, UT 84057

CHOQUE, ELSA (ET AL)
181 E 1570 N
OREM, UT 84057

BONNETT, RYAN & SHANNON
182 E 1570 N
OREM, UT 84057

SMITH, BONNIE LYN & ERIC
CHARLES
184 E 1460 N
OREM, UT 84057

EARL, JUSTIN D & ANGELIQUE C
191 E 1460 N
OREM, UT 84057

POPE, GLEN (ET AL)
191 E 1520 N
OREM, UT 84057

ADAMS, SHARLYN
192 E 1520 N
OREM, UT 84057

SORENSEN, AARON C & SAVANNA L
193 E 1570 N
OREM, UT 84057

GILLE, AFTON
195 E 1200 N
OREM, UT 84057

WANG, YUAN QUAN (ET AL)
196 E 1570 N
OREM, UT 84057

MORALES, GUMECINDO (ET AL)
201 E 1200 N
OREM, UT 84057

GUNDERSON, BONNIE E & NATHAN
G
203 E 1570 N
OREM, UT 84057

WHEATLEY, SUSAN & DAWAIN M
(ET AL)
226 E 1200 N
OREM, UT 84057

OB-OK LLC
%CSG INC
230 N ST STE 1
DANVERS, MA 01923

WILLIAMS, RUSSELL W
238 E 1620 N
OREM, UT 84057

WARNICK, SEAN C & ANNETTE M
240 E 1600 N
OREM, UT 84057

FREESTONE, J PHILLIP & ELIZABETH
247 E 1500 N
OREM, UT 84057

WASATCH INVESTMENTS LLC
--OR CURRENT RESIDENT--
250 E 1487 NORTH
OREM, UT 84057

EMILIE REVOE NUTTALL TRUST 09-
08-2015 (ET AL)
253 E 1500 N
OREM, UT 84057

OLSEN, ROSEMARY PEARCE
254 E 1620 N
OREM, UT 84057

LILINO, LESLIE & LAYNE P
262 E 1600 N
OREM, UT 84057

CHRISTENSEN, QUINTIN
264 E 1200 N
OREM, UT 84057

BRACKETT, BENJAMIN & COLLEEN
265 E 1500 N
OREM, UT 84057

NATE, RANDALL L & AMY ANISSA
--OR CURRENT RESIDENT--
270 E 1500 NORTH
OREM, UT 84057

HEATH, DALE H & KRISTINE S
270 E 1620 N
OREM, UT 84057

BIDLACK, DONOVAN (ET AL)
274 E 1600 N
OREM, UT 84057

HOUSE, ALICE P & GARY G
276 E 1200 N
OREM, UT 84057

GARCIA, JASON & NATALIE A
277 E 1500 N
OREM, UT 84057

MORROW, PATRICK S & TERI L
282 E 1620 N
OREM, UT 84057

DONALDSON, GARETH K &
GEORGEANNA
--OR CURRENT RESIDENT--
287 E 1200 NORTH
OREM, UT 84057

RICHMAN, LA VAR M & SHARON H
288 E 1200 N
OREM, UT 84057

THORUP, JAMES & ANGELA
--OR CURRENT RESIDENT--
288 E 1620 NORTH
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

GREGORY WEBB FAMILY
RECOVERABLE TRUST 02-26-2021 (ET
AL)
295 E 1250 N
OREM, UT 84057

LARSEN, JO ANNA LOUISE MADRIL &
LOREN DOUGLAS (ET AL)
--OR CURRENT RESIDENT--
296 E 1600 NORTH
OREM, UT 84057

BEAN, SCOTT & HEATHER
298 E 1250 N
OREM, UT 84057

CROWN, DAVID P & ALICE ANN (ET
AL)
300 E 1200 N
OREM, UT 84057

LARSEN, JO ANNA LOUISE MADRIL &
LOREN DOUGLAS (ET AL)
304 E 1600 N
OREM, UT 84057

CHRISTENSEN, ROBERT W &
MAUVIA L
311 E 1250 N
OREM, UT 84057

CERVANTES, JUAN MIGUEL CRUZ
(ET AL)
312 E 1600 N
OREM, UT 84057

SCHUMACHER, MARY
314 E 1200 N
OREM, UT 84057

ANDERSON, MATTHEW A & WENDY
D
315 E 1200 N
OREM, UT 84057

SMITH, MARISA JEAN KELLEY
318 E 1250 N
OREM, UT 84057

CARTER, MICHAEL EUGENE &
ANNELLA W
325 E 1200 N
OREM, UT 84057

DALEY, DIANE M
326 E 1200 N
OREM, UT 84057

DEWITT, ROBERT B & MONIQUE H
327 E 1500 N
OREM, UT 84057

PAIK, GYUNG HYUN (ET AL)
--OR CURRENT RESIDENT--
329 E 1250 NORTH
OREM, UT 84057

HICKENBOTHAM, ADAM &
NATCHAYA
330 E 1250 N
OREM, UT 84057

BRANIN, DUSTIN THOMAS &
SUZANN ELLA
335 E 1200 N
OREM, UT 84057

CHRISTIENSEN, KENT & DRU (ET AL)
337 E 1250 N
OREM, UT 84057

GUENTER, ROBERT MACLAUGHLIN
& ROBERT M (ET AL)
342 E 1200 N
OREM, UT 84057

WINCH, BRUCE M & ANGELA D
342 E 1250 N
OREM, UT 84057

HILL, LARRY L & KAY J
347 E 1200 N
OREM, UT 84057

ANDERSON, TERESA B & BRADLEY
W
347 E 1500 N
OREM, UT 84057

GADD, KEVIN JEREMY & MOLLY
CHRISTIANSO
349 E 1250 N
OREM, UT 84057

THOMAS, NICHOLAS & LEAH
353 E 1500 N
OREM, UT 84057

BLACKBURN, DEBRA
354 E 1250 N
OREM, UT 84057

JWALKER LLC
--OR CURRENT RESIDENT--
358 E 1200 NORTH
OREM, UT 84057

SANNS, BARRY
359 E 1250 N
OREM, UT 84057

CHASE, TRAVIS
361 E 1200 N
OREM, UT 84057

HANKS, DENNIS R & KIM A
362 E 1250 N
OREM, UT 84057

WISCOMBE, SCOTT N & BRITTANY B
370 E 1250 N
OREM, UT 84057

MCALLISTER, ERIC L & TAMBER M
373 E 1250 N
OREM, UT 84057

KUMP, KENNETH G & CINDY L
375 E 1200 N
OREM, UT 84057

WILDE, THAYNE D
380 E 1200 N
OREM, UT 84057

PORRAS, ALFONSO A
382 E 1250 N
OREM, UT 84057

VALDIZAN-GARCIA, MARIA (ET AL)
395 E 1200 N
OREM, UT 84057

MAPP, ANDREW
405 E 1280 N
OREM, UT 84097

REES, DAVID GRANT & ELISSABETH
ANA
409 E 1200 N
OREM, UT 84097

CHAPMAN, CALEB 410 E 1280 N OREM, UT 84097	MESSMER, KENNETH L & LINDA S (ET AL) --OR CURRENT RESIDENT-- 412 E 1325 NORTH OREM, UT 84097	BROUGH, GREGORY K & ELIZA J 412 E 1550 N OREM, UT 84097
MCNEFF, EVELYN 415 E 1280 N OREM, UT 84097	DOWLING, CHRISTOPHER D & SHERYL A 415 E 1550 N OREM, UT 84097	PETERSON, WILLARD E & MARIETA B 418 E 1550 N OREM, UT 84097
TUTTLE, MARY JANE HANSON & BYRON LYNN 422 E 1450 N OREM, UT 84097	BROWN, RAYETTA L & DAVID J (ET AL) 422 E 1600 N OREM, UT 84097	SEA TURTLE LLC --OR CURRENT RESIDENT-- 424 E 1325 NORTH OREM, UT 84097
PHILLIPS, GARN G & MARIAM P 425 E 1200 N OREM, UT 84097	WHITE, JESSE & ELONA --OR CURRENT RESIDENT-- 425 E 1280 NORTH OREM, UT 84097	SOVEREIGN RESIDENCE LLC 431 E 1280 N OREM, UT 84097
SIEVERS, A KENT & DEBRA C 432 E 1450 N OREM, UT 84097	BOYLE, DAVID CHRISTOPHER 437 E 1450 N OREM, UT 84097	PFISTER, THOMAS W & MICHELLE M 444 E 1325 N OREM, UT 84097
NYMAN, LINDSAY ANN & MICHAEL S 445 E 1450 N OREM, UT 84097	WHITE, JESSE & ELONA 457 E 1000 S PLEASANT GROVE, UT 84062	START10 LLC %PAGE, BRANDT 457 E 1500 N OREM, UT 84097
HENDERSON, CINDY O & JEFFREY B (ET AL) 463 E 1450 N OREM, UT 84097	WILSON, CONNIE W 464 E 1320 N OREM, UT 84097	MANOR HOLDINGS LC --OR CURRENT RESIDENT-- 465 E 1320 NORTH OREM, UT 84097
PINCOCK, ANDREW (ET AL) 466 E 1500 N OREM, UT 84097	MALLORY, THOMAS J & PAMELA B 476 E 1320 N OREM, UT 84097	DICKSON PROPERTIES LLC --OR CURRENT RESIDENT-- 479 E 1450 NORTH OREM, UT 84097
BASTIAN, BRUCE W --OR CURRENT RESIDENT-- 480 E 1450 NORTH OREM, UT 84097	MANOR HOLDINGS LC --OR CURRENT RESIDENT-- 481 E 1320 NORTH OREM, UT 84097	JSH IRREVOCABLE TRUST 11-15-2006 (ET AL) --OR CURRENT RESIDENT-- 482 E 1500 NORTH OREM, UT 84097
THOMAS MACDONALD 489 NORTH PALISADES DR OREM, UT 84097	JWALKER LLC 566 S 1600 W PROVO, UT 84601	BOARD OF EDUCATION OF ALPINE DISTRICT 575 N 100 E AMERICAN FORK, UT 84003

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

DONALDSON, MATTHEW &
MEREDITH
1089 E BRETONWOODS LN
OREM, UT 84097

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

RHETT, ELIAS & MYKOL
1194 N 240 E
OREM, UT 84057

DICKSON PROPERTIES LLC
1206 S 1680 W
OREM, UT 84058

MCGARVEY, CHARLES
1208 N 210 E
OREM, UT 84057

LIND, DAVID K & DEBORAH D
1211 N 250 E
OREM, UT 84057

JSH IRREVOCABLE TRUST 11-15-2006
(ET AL)
1212 E 1130 N
OREM, UT 84097

HARKEM, GREYSON E (ET AL)
1212 N 250 E
OREM, UT 84057

LAFEEN, PHILLIP BOYD & ASHLEY
TENILLE (ET AL)
1216 N GILBERT CIR
OREM, UT 84057

PALOMINO, JULIO (ET AL)
1223 GILBERT CIR
OREM, UT 84057

PALOMINO, JULIO (ET AL)
--OR CURRENT RESIDENT--
1223 N 210 EAST
OREM, UT 84057

JONES, DENA R
1223 N 250 E
OREM, UT 84057

STONELY, TODD E & DAISY
1224 N 250 E
OREM, UT 84057

MEJIA, EFRAIN & IVANNIA
--OR CURRENT RESIDENT--
1226 N GILBERT CIR
OREM, UT 84057

GARRETT, MARLO
1228 GILBERT CIR
OREM, UT 84057

GARRETT, MARLO
--OR CURRENT RESIDENT--
1228 N 210 EAST
OREM, UT 84057

TOLMAN, ANTON O & PATRICIA (ET
AL)
1233 N 300 E
OREM, UT 84057

GREEN BAKER LAND TRUST 06-27-
2017 (ET AL)
1233 N 430 E
OREM, UT 84097

HEROIC COURAGE LLC
1234 N 430 E
OREM, UT 84097

ROBBINS, BENJAMIN V & HOLLY A
1235 N 250 E
OREM, UT 84057

SNOWDEN, SCOTT A & SANDI L
1236 N 250 E
OREM, UT 84057

BAIRD, EUGENE F & COLLEEN E
1249 N 475 E
OREM, UT 84097

ALLIED SOLUTIONS GROUP INC
--OR CURRENT RESIDENT--
1251 N 430 EAST
OREM, UT 84097

BROADLEY, STEPHEN & ELAINE
1252 N 430 E
OREM, UT 84097

GAUER, RICHARD B & KIMBERLY (ET
AL)
1261 N 475 E
OREM, UT 84097

KING, SHAWN D (ET AL)
--OR CURRENT RESIDENT--
1265 N 430 EAST
OREM, UT 84097

DONALDSON, MATTHEW &
MEREDITH
--OR CURRENT RESIDENT--
1266 N 430 EAST
OREM, UT 84097

HANAIEI 2000 LLC
1333 N 430 E
OREM, UT 84097

SEA TURTLE LLC
1337 E 750 N
OREM, UT 84097

HANSEN, JONATHAN K
1340 N 430 E
OREM, UT 84097

LEONARDSON, MELISSA S
1351 N 450 E
OREM, UT 84097

SKA INVESTMENTS LLC
%PAULSON, DAVID
1362 N 430 E
OREM, UT 84097

MAYBERRY, KEVIN L & LISA L (ET
AL)
1365 N 430 E
OREM, UT 84097

TEMKIN, CIMBRIA S & CIMBRIA S
1384 N 430 E
OREM, UT 84097

BASTIAN, BRUCE W
--OR CURRENT RESIDENT--
1384 N 450 EAST
OREM, UT 84097

BRATSMAN, MARC (ET AL)
1387 N 430 E
OREM, UT 84097

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

CHAI, MAUI & KARA
1415 N 450 E
OREM, UT 84097

KREUTZKAMP, CHARLES ALLEN &
CAROLINE
1435 N 450 E
OREM, UT 84097

MANOR HOLDINGS LC
--OR CURRENT RESIDENT--
1436 N 450 EAST
OREM, UT 84097

DANIELS, DOUG & STACY
1438 N 200 E
OREM, UT 84057

FRYE, MICHAEL BURTON & HEIDI
LYNETTE
1440 N 300 E
OREM, UT 84057

HANSEN, SCOTT M & LINDA S
1441 N 300 E
OREM, UT 84057

WARNER, DANIEL K & CAITLIN J
1442 N 250 E
OREM, UT 84057

LYMAN, DAVID SHAY
1443 N 350 E
OREM, UT 84057

SUTHERLAND, DONALD JAMES B &
KAREN M
1444 N 350 E
OREM, UT 84057

SCHROEPPPEL, MARK DAVID &
JACKIE
1445 N 200 E
OREM, UT 84057

LANGSTON, HOLLY & NATHAN
1445 N 250 E
OREM, UT 84057

FLANAGAN, J KELLY & LINDA M
1452 N 200 E
OREM, UT 84057

HEAL, THOMAS JARED & BRITTANY
MARIE
1453 N 250 E
OREM, UT 84057

JARVIS, PAUL D & KATHRYN D
1454 N 300 E
OREM, UT 84057

CORBETT, TODD R & CHERYL A
1455 N 300 E
OREM, UT 84057

BLOCKER, MICHAEL P
1456 N 350 E
OREM, UT 84057

HORTON, CHAD MICHAEL &
ANNALEE
1457 N 350 E
OREM, UT 84057

ALSTON, RODNEY & AMY
1458 N 250 E
OREM, UT 84057

PARSONS, ROBERT E JR
1459 N 150 E
OREM, UT 84057

SEOW, ANTHONY S & JUEL L
1459 N 430 E
OREM, UT 84097

KATSCHKE, KENNETH J JR &
NICHOLE G
1466 N 200 E
OREM, UT 84057

DODSON, RANDALL & TONIA L
1468 N 250 E
OREM, UT 84057

MARCH, KENNETH M & GLENDA J
1469 N 250 E
OREM, UT 84057

HOWARD, HOLLY ANNE (ET AL)
--OR CURRENT RESIDENT--
1470 N 300 EAST
OREM, UT 84057

SNYDER, JOHN R & ILIANA
1472 N 350 E
OREM, UT 84057

FU, SHUQIN
--OR CURRENT RESIDENT--
1475 N 300 EAST
OREM, UT 84057

SKOUSEN, NEIL D & JANET H
--OR CURRENT RESIDENT--
1477 N 350 EAST
OREM, UT 84057

MECHAM, ELISE & JASON
1480 N 430 E
OREM, UT 84097

O'BRIEN, DENNIS & ROCHELLE
1481 N 430 E
OREM, UT 84097

CARILLO-MORALES, GUSTAVO (ET AL)
1482 N 200 E
OREM, UT 84057

KWOK, KAM WING (ET AL)
1482 N 300 E
OREM, UT 84057

NATE, RANDALL L & AMY ANISSA
1485 N 300 E
OREM, UT 84057

PELTON, DERK & LORI
1488 N 350 E
OREM, UT 84057

PREATOR, BRENT R & STACEY M
1489 N 350 E
OREM, UT 84057

ATKINSON, KAREN ELIZABETH
1490 N 250 E
OREM, UT 84057

POWELL, DALLAS H & PATRICIA
1495 N 200 E
OREM, UT 84057

JACKMAN, BRADLEY JAY & VICKI LYNN (ET AL)
1495 N 450 E
OREM, UT 84097

DALLIN, NATHAN S & LISA ANDERSON
1497 N 150 E
OREM, UT 84057

FANG, YI (ET AL)
1502 N 150 E
OREM, UT 84057

EVANS, JASON A & JESSIE A
1508 N 375 E
OREM, UT 84057

BROWN, RODNEY J & SANDRA C
1509 N 150 E
OREM, UT 84057

PETERSEN, MARK EUGENE & KYLEE
1510 N 200 E
OREM, UT 84057

HESS, CLARK
1522 N 375 E
OREM, UT 84057

METCALF, LYMAN R & JULIANA R (ET AL)
1524 N 200 E
OREM, UT 84057

RICKS, JENEE & RYAN
1527 N 375 E
OREM, UT 84057

ALVORD, TYLER S (ET AL)
--OR CURRENT RESIDENT--
1538 N 200 EAST
OREM, UT 84057

LE, NHUNG T (ET AL)
1538 N 375 E
OREM, UT 84057

MCWHORTER, JAMES G & CAROL A
1556 N 375 E
OREM, UT 84057

CAMPBELL, JASON M & MOLLY
1557 N 375 E
OREM, UT 84057

SCOTT, BRYAN M & NICOLLE M
1562 N 200 E
OREM, UT 84057

ADAMS, DOUGLAS J & PATSY J
1565 N 250 E
OREM, UT 84057

HOLCOMBE, WESLEY & STACEY
1565 N 375 E
OREM, UT 84057

DEGROFF, ROSS DEAN & MARY KAY
1566 N 250 E
OREM, UT 84057

WARNER, SCOTT
1568 N 375 E
OREM, UT 84057

STEELE, MICHAEL & ERWIN
1571 N 250 E
OREM, UT 84057

CLUFF, ROBERT D & JILL M
1572 N 250 E
OREM, UT 84057

H & M PROPERTIES LC
1572 N 275 W
OREM, UT 84057

SCHWEN, VON
1579 N 250 E
OREM, UT 84057

BUDGE, DAPHNE S & TIERRY R
1580 N 250 E
OREM, UT 84057

OGDEN, ROBERT E & DIANE L
1587 N 250 E
OREM, UT 84057

JACKMAN, JOSHUA
1588 N 250 E
OREM, UT 84057

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

KING, SHAWN D (ET AL)
2505 ANTHEM VILLAGE DR STE E-618
HENDERSON, NV 89052

DONALDSON, GARETH K &
GEORGEANNA
3259 NOTTINGHAM AV
MERCED, CA 95340

ALLIED SOLUTIONS GROUP INC
6848 S AIRPORT RD
WEST JORDAN, UT 84084

FU, SHUQIN
7229 SUNNYSIDE PL
RANCHO CUCAMONGA, CA 91739

PAIK, GYUNG HYUN (ET AL)
12217 HILLSHIRE CT
GLEN ALLEN, VA 23059

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
March 2, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING – Vacating Lot 1 of Hyde-N-Wait, Plat A and approving Hyde-N-Wait, Plat B located generally at 148 East 1600 South in the R6.5 zone. – Approved.
- SITE PLAN - Approving the site plan of “University Place Marriott Courtyard” located generally at 750 E Park Avenue, in the PD34 zone. – Approved.

STUDY SESSION

Place: City Council Conference Room

At 4:00 p.m. Chair Sakar called the Study Session to order.

Those present: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; and Terry Peterson, City Council Liaison

Those excused: Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from February 16, 2022 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Sakar called the Planning Commission meeting to order and asked Mr. Low, Planning Commission member, to offer the invocation.

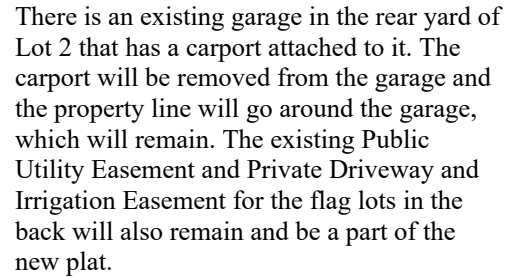
Those present: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Derek Brown for the Planning Commission to vacate Lot 1 of Hyde-N-Wait, Plat A and approve Hyde-N-Wait, Plat B located generally at 148 East 1600 South in the R6.5 zone.

Staff Presentation: The applicant desires to split his existing lot into two lots in the R6.5 zone. Lot one will be 6,692 square feet and Lot 2, with the existing house, will be 10,763 square feet which meets the minimum lot requirement in the R6.5 zone of 6,500 square feet.

[illegible]

DRAFT Planning Commission minutes for March 2, 2022

1 *Parking:* The required number of parking stalls for this project is one stall per room, for a total of 140 required stalls.
2 They are providing 67 on-site parking stalls and 73 off-site parking stalls. The off-site parking stalls are shared stall
3 with University Mall across the street from the front entrance of the hotel. They are providing a total of 140 parking
4 stalls.

5
6 *Landscaping:* The overall landscape plan complies with all applicable PD34 zoning codes.
7

8 *Transportation/Engineering:* There are no transportation or engineering concerns for this project.
9

10 **Recommendation:** The Development Review Committee determined this request complies with the Orem City
11 Code. Staff recommends the Planning Commission approve the site plan of “University Place Marriott Courtyard”
12 located generally at 750 E Park Avenue, in the PD34 zone.
13

14 Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.
15

16 Chair Sakar invited the applicant to come forward. Ms. Olson introduced herself.
17

18 Chair Sakar asked if the Planning Commission had any more questions for the applicant or staff. When none did, he
19 called for a motion on this item.
20

21 **Planning Commission Action:** Barry Roberts moved to approve the site plan of “University Place Marriott
22 Courtyard” located generally at 750 E Park Avenue, in the PD34 zone. Murray Low seconded the motion. Those
23 voting aye Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina Okolowitz, and Murray
24 Low. The motion passed unanimously.
25

26 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a
27 motion to approve the minutes of February 16, 2022. Haysam Sakar moved to approve the meeting minutes for
28 February 16, 2022. Jim Condie seconded the motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie,
29 Amber Pope, Madeline Komen, Tina Okolowitz, and Murray Low. The motion passed unanimously.
30

31 **Adjourn:** Chair Sakar called for a motion to adjourn. Haysam Sakar moved to adjourn. Murray Low seconded the
32 motion. Those voting aye: Barry Roberts, Haysam Sakar, Jim Condie, Amber Pope, Madeline Komen, Tina
33 Okolowitz, and Murray Low. The motion passed unanimously.
34

35 **Adjourn:** 4:40 p.m.
36
37
38

39 Ryan Clark
40 Planning Commission Secretary
41

42 Approved: