



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 2, 2022

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

1 Development Services tour

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 **PUBLIC HEARING – Vacating Lots 3, 4, 5 and 6 of the 15-52 Industrial Park, Plat A Subdivision and approving 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.**
 - 3.2 **PUBLIC HEARING – Vacating Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approving Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone.**
 - 3.3 **PUBLIC HEARING – Vacating Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone.**
 - 3.4 **PRELIMINARY & FINAL PLATS – Approving the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from October 19, 2022 meeting.**
5. ADJOURN

5.1 The next meeting will be on Wednesday, November 16, 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 November 2, 2022	
Prepared By: Cheryl Vargas		
Applicant: Rick Magness, AWA Engineering	PUBLIC HEARING – Vacating Lots 3, 4, 5 and 6 of the 15-52 Industrial Park, Plat A Subdivision and approving 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.	

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

SITE INFORMATION:

- General Plan Designation:

Light Industrial

- Current Zone: **M2**
- Acreage: **2.49**
- Neighborhood: **Geneva Heights**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.

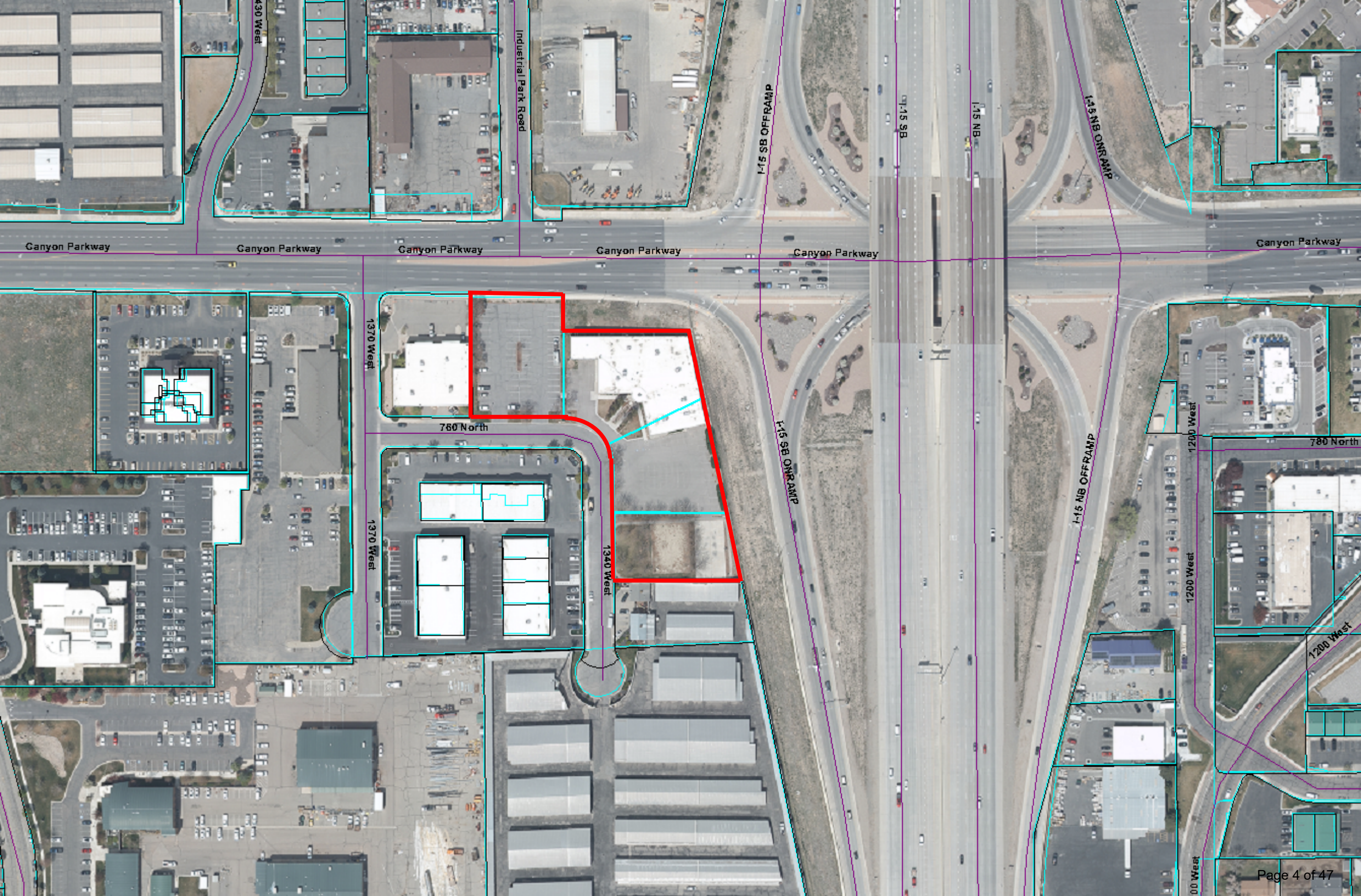
BACKGROUND:

The applicant is requesting to combine four lots (3,4,5 and 6) in the 15-52 Industrial Park, Plat A subdivision into one (1) large lot. The State purchased the property from the Boy Scouts of America in 2021 and will use this facility as the Utah County Community Corrections Center. [Section 17-5-2](#) (Final Plat)

There will be no additional buildings built as the State will utilize the existing building. They will add a generator with transformer and two dumpsters in the west parking lot. They will also add a bike storage area, mechanical units and an outdoor fenced/secured area south of the building, as well as a new storage shed in the south landscape area.

RECOMMENDATION:

Staff recommends the Planning Commission vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.



Canyon Parkway

Canyon Parkway

Canyon Parkway

Canyon Parkway

Canyon Parkway

Canyon Parkway

1330 West

Industrial Park Road

I-15 SB OFFRAMP

I-15 SB

I-15 NB

I-15 NB ONRAMP

1370 West

760 North

1370 West

1340 West

I-15 SB ONRAMP

I-15 NB OFFRAMP

1200 West

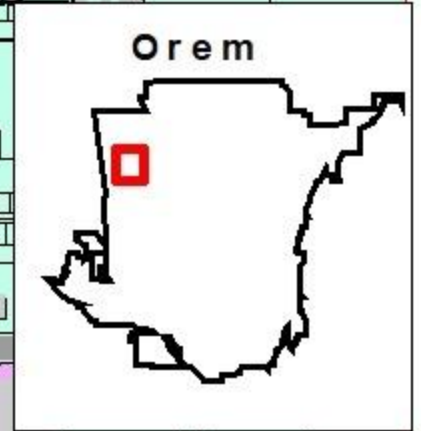
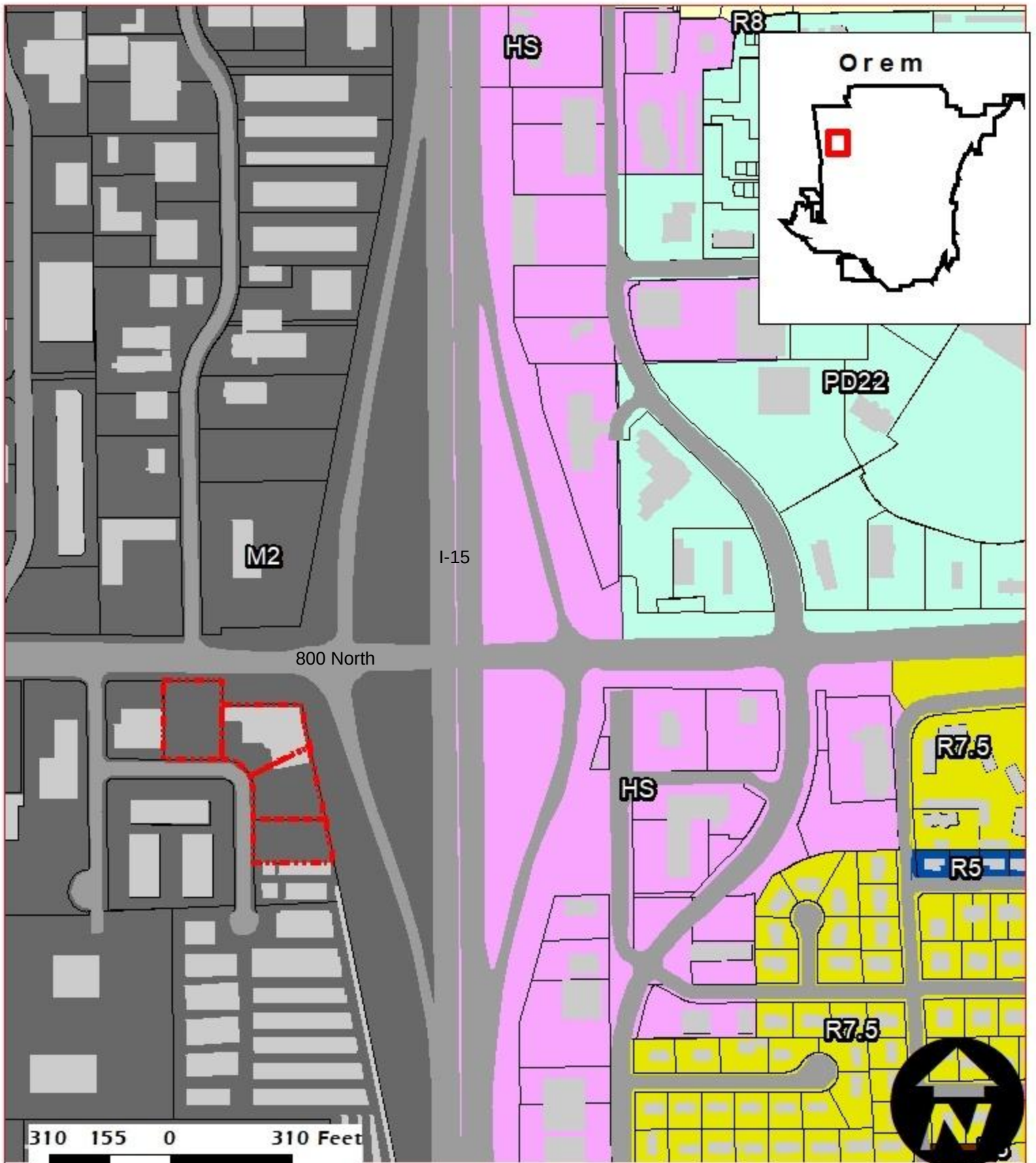
780 North

1200 West

1200 West

00 West

15-52 Industrial Park Plat C



◆ Plat Amendment
M2
2.49 Acres

NEIGHBORHOOD
Geneva Heights

Legend
 750 N 1345 West
 Buildings
 Parcels

Site Plan

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE, STAIRS, RAMPS, AND PAVEMENT MARKINGS.
2. REFER TO LANDSCAPE AND ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
5. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
6. REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED.

HATCH LEGEND

	ASPHALT PAVEMENT SEE DETAIL E ON SHEET C100		NEW BUILDING
	NON VEHICLE CONCRETE OR SIDEWALK PER DETAIL B ON C100		NEW SURFACE UTILITIES REFER TO Q300

ajc architects

703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com



ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

UDC COMMUNITY
CORRECTIONS

748 NORTH 1340 WEST
OREM, UTAH 84057

SHEET NAME:

OVERALL SITE PLAN

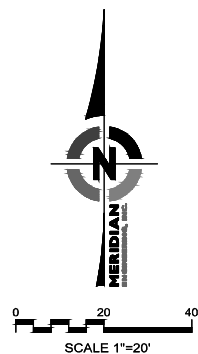
REVISIONS

MARK	DATE	DESCRIPTION
1 RFI 105	05/16/2022	RFI 105
2	10/14/2022	REVIEW COMMENTS

ISSUE DATE: 07.28.2021
ISSUE TYPE: CONFORMANCE SET
DRAWN BY: MAC
CHECKED BY: RJV
PROJECT#: 2020-47
SHEET NUMBER:

CS210 Page 6 of 47

TBC Line Table			TBC Curve Table					
L#	L	Bearing	C#	L	R	Δ	Chord Bearing	Chord L
L1	35.75	N0° 38' 01.45"E	C1	8.38	16.00	0.30°00'00"	S15° 00' 00"E	8.28
L2	2.51	S89° 21' 58.55"E	C2	7.85	2.50	180°00'00"	N0° 29' 17"E	5.00
L3	31.59	S30° 00' 00.00"E						
L4	3.00	S0° 00' 00.00"E						
L5	0.73	N89° 21' 58.55"W						
L6	22.12	N0° 38' 01.45"E						
L7	17.71	N89° 30' 43.34"W						
L8	16.67	S89° 30' 43.34"E						
L9	24.24	S30° 00' 00.00"E						
L10	12.29	S60° 00' 00.00"W						
L11	17.12	S0° 00' 18.13"W						
L12	42.98	S0° 23' 40.54"E						
L13	39.79	S0° 18' 50.12"E						
L14	30.01	S0° 18' 47.12"E						
L15	20.16	S0° 15' 40.62"E						
L16	60.69	N90° 00' 00.00"W						



10/17/2020 2:32:04 PM BIM 360://UDC Community Corrections/2020-47 UDC Community Correction V20_Architecture.rvt

BIM 360://UDC Community Corrections/2020-47 UDC Community Correction V20_Architecture.rvt

10/7/2020 2:32:04 PM



15-52 Industrial Park Plat C

Proposed Plat

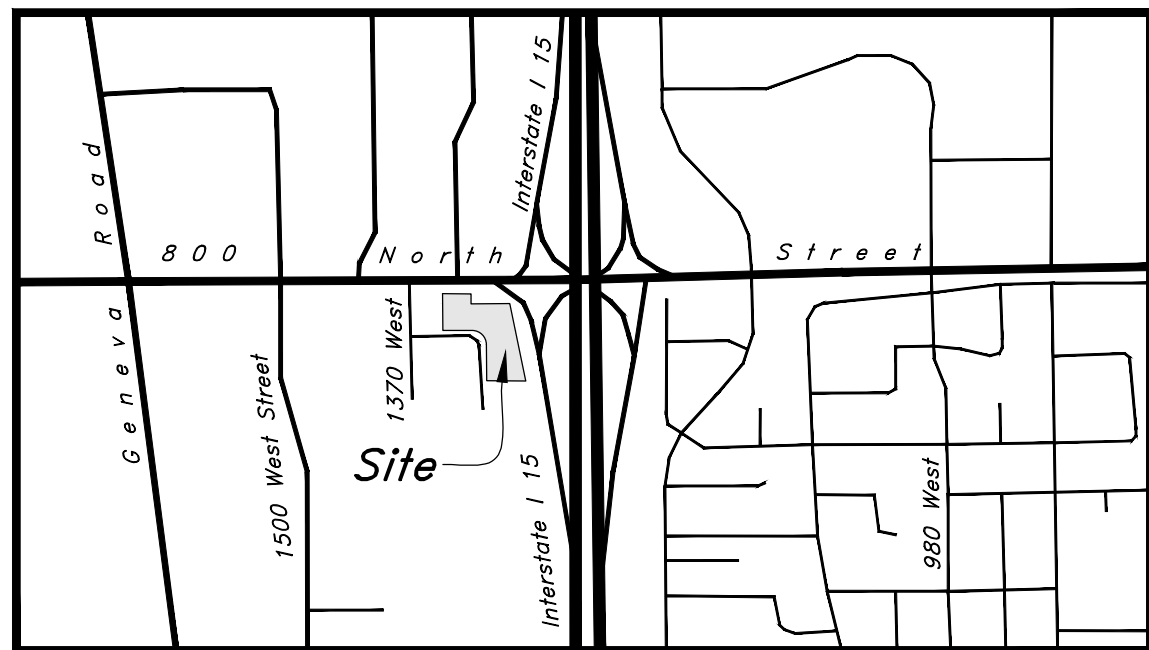
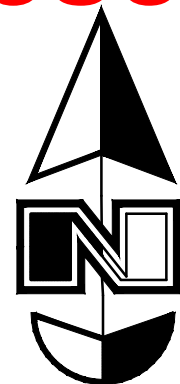
Legend

- Property Line
- Easement Line
- Adjoiner Line
- Control Line
- Section Corner
- Right-of-Way Monument
- Set Property Corners

Amending all of Lots 3, 4, 5 and 6 of 15-52 Industrial Park Plat A
Subdivision, lying within the Southwest Quarter of Section 9, T6S, R2E
SLB&M, U.S. Survey, in Orem City, Utah County, Utah
2022

DEPARTMENT REVIEW
SEWER /DATE 10/17/22
WATER /DATE 10/13/2022
STORM DRAIN /DATE 10/12/2022
TRAFFIC /DATE 10/17/22
STREET LIGHTS /DATE 10/13/2022
FIRE MARSHAL /DATE 10/13/2022
STREETS /DATE 10/17/22

Scale: 1" = 40'



Vicinity Map

Not to Scale

West Quarter Corner Section 9,
T6S, R2E, SLB&M, U.S. Survey
(Found brass cap Monument)

East Quarter Corner Section 9,
T6S, R2E, SLB&M, U.S. Survey
(Found brass cap Monument)

800 North Street

5,297.27' (measured)

(Public Street)

1370 West Street

(Public Street)

Lot 1
15-52 Industrial
Park, Plat B

760 North Street

(Public Street)

Evelyn Orem Creative Park

1340 West Street

(Public Street)

Lot 1
107,505 sq. ft.
or 2.468 acre
750 North 1345 West

8.0' P.U.E.
per 15-52
Industrial Park
Plat A Entry
No. 50866

10.0' Sidewalk & P.U.E.
per this plat

10' P.U.E.
per 15-52
Industrial Park
Plat A Entry
No. 50866

8.0' P.U.E.
per 15-52
Industrial Park
Plat A Entry
No. 50866

8.0' P.U.E.
per this plat

AA Alpine Superior Storage LLC
15-52 Industrial Park Plat A
Lot 7

Interstate Highway I-15
Southbound on-ramp
(Public Interstate)

Narrative

This Subdivision was requested by DFCM BSA Orem to consolidate record Lots into a single Lot.

This Survey retraces and honors the underlying 1978 Subdivision by Dudley & Associates as rotated 15 Seconds Clockwise onto the NAD 1983 Utah Central Zone State Plane Datum.

A line between monuments found for West Quarter Corner and the East Quarter Corner of Section 9 was assigned the Utah County bearing of South 89°47'07" West as the Basis of Bearings to place the Survey on State Plane Datum.

The UDOT Exception Parcel is larger than the Lot 3 frontage which would include a portion of Lot 1 of Plat B to the West.

No existing Subdivision Lot corners were recovered. Corners will be set as indicated hereon.

Bearings and distances have been shown for some easements created by previous documents.

Easements

- No Access to Interstate per Entry No. 2680:1959 in Book 803 at Page 637 of Official Records.
- No Access to 800 North Street per Entry No. 5185:1966, in Book 1046, at Page 506 of Official Records.
- 6.0' wide Gas Easement per Entry No. 31269:1981 in Book 1945 at Page 627 of Official Records.
- 5.0' Slope Easement per Entry No. 95263:2009 of Official Records.
- 10.0' Public Utility Easement per Entry No. 29432:2011 of Official Records.

Coordinates

(State Plane Grid in US Survey Feet)

A. N = 720698.08	E = 1934960.46
B. N = 720663.04	E = 1936599.54
C. N = 720609.99	E = 1936599.99
D. N = 720611.89	E = 1936802.29
E. N = 720206.63	E = 1936886.20
F. N = 720208.00	E = 1936681.49
G. N = 720396.52	E = 1936679.18
H. N = 720470.58	E = 1936604.71
I. N = 720471.60	E = 1936451.98
J. N = 720664.34	E = 1936449.62
K. N = 720663.67	E = 1936507.14

Approval as to Form

City Attorney



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Accepted 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 this ____ day of _____, 20____, by Resolution No. _____.

Approved by Development
Services Director

Approved by City Engineer

Attest by City Recorder

Planning Commission Approval

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 this day of _____, 20____, by Resolution No. _____.

Director-Secretary

Chairman, Planning Commission

Conditions of Approval

Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act of the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of 15-52 Industrial Park Plat A, in Utah County, Utah described in the plat in accordance with Section 17-23-17 and have verified all measurements; and have placed monuments as represented on this plat, and have consolidated said tract of land into a Lot and easements hereafter to be known as

15-52 Industrial Park Plat C

and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

Boundary Description

Amending and Consolidating all of Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat 'A' Subdivision, recorded as Entry No. 50866 and as Map No. 2508 in the Official Records of Utah County, lying within the Southwest Quarter of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Orem City, Utah County, Utah, described metes and bounds as follows:

Beginning at a Right-of-Way Monument found marking the point of intersection of the South line of land dedicated to UDOT by that certain Warranty Deed recorded as Entry No. 95264:2009 and the East line of said Lot 3, being the South Line of 800 North Street as dedicated, located 1639.24 feet North 89°47'09" East along the Quarter Section Line; and 41.31 feet South 0°28'22" East from a Brass Cap monument found marking the West Quarter Corner of said Section 9; and running thence South 0°28'22" East 53.07 feet along the East Line of said Lot 3 to an angle point in the South Line of said 800 North Street; thence North 89°27'56" East 202.37 feet along the South Line of 800 North Street to the intersection thereof with the Westerly Line of Interstate Highway I-15; thence South 11°41'35" East 413.98 feet along said Westerly Line of the Highway to the Northeast corner of Lot 7 of said Plat A; thence North 89°36'41" West 204.77 feet along the North Line of said Lot 7 to the Northwest Corner thereof at a point on the Easterly Line of 1340 West Street as it exists at 25.00 foot half-width; thence North 0°41'57" West 188.59 feet along said Easterly Line to a point of curvature; thence Northwesterly along the arc of a 75.00 foot radius curve to the left a distance of 116.39 feet (Central Angle equals 88°54'44" and Long Chord bears North 45°09'19" West 105.05 feet) to a point of tangency on the Northerly Line of 760 North Street as it exists at 25.00 foot half-width; thence North 89°36'41" West 152.77 feet along said Northerly Line to the Southeast Corner of Lot 1 of 15-52 Industrial Park Plat B recorded as Entry No. 35751:2008 and as Map No. 12688 in the Official Records of Utah County; thence North 0°41'57" West 192.81 feet along the Easterly Line of said Lot 1 to said dedication line, being the South Line of 800 North Street; thence along said dedication line and said South line of 800 North the following two courses: South 89°19'27" East 57.55 feet to a Right-of-Way Monument; and South 89°36'20" East 92.43 feet to a Right-of-Way Monument and the point of beginning.

Contains 107,505 sq. ft.
or 2.468 acres
1 Lot

Date

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication

Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyors Certificate hereon and shown on this Map, and subject to any conditions and restrictions stated hereon, have caused the same to be subdivided into one Lot.

In witness hereof we have hereunto set our hands this _____, day of _____, A.D. 20____.

State of Utah Division of Facilities Construction and Management

By: Lee Fairbourn

Its: Real Estate Manager

Acknowledgement

State of _____ } ss
County of _____

On the ____ day of _____, 2022, personally appeared before me Lee Fairbourn, who, being duly sworn, did say that he is the Real Estate Manager of the State of Utah, Division of Facilities Construction and Management and that the said instrument was signed on behalf of said institution and the aforesaid officer acknowledged to me that said institution executed the same.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in _____

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

15-52 Industrial Park Plat C

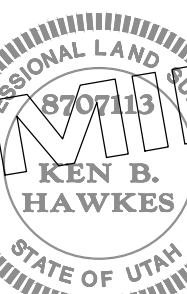
Amending all of Lots 3, 4, 5 and 6 of 15-52 Industrial Park Plat A
Subdivision, lying within the Southwest Quarter of Section 9, T6S,
R2E, SLB&M, U.S. Survey, in Orem City, Utah County, Utah

Surveyor's Seal

Notary Public Seal

City-County Engineer Seal

Clerk-Recorder Seal



Landscape Plan

PLANT SCHEDULEA

SEE SHEET L501 FOR PLANT SCHEDULE

PLANTING NOTESB

1.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.

2.

CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.

4.

ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.

5.

THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.

6.

FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.

7.

CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLANS FOR FINISH GRADE AND DRAINAGE.

REFERENCE SCHEDULE NOTESC

SYMBOL	DESCRIPTION	QTY
1	3" DEEP 1 1/2" TO 3" ROCK MULCH, TYPICAL, SEE SHEET L501 DETAIL F	12,444 sf
2	PROTECT EXISTING TREE, TYP.	
3	EXISTING 1 1/2" WATER METER TO BE DEDICATED FOR IRRIGATION	
4	6" HIGH X 3/8" THICK STEEL LANDSCAPE EDGING, TYP., SEE SHEET L501 DETAIL G	231 lf
5	PROTECT EXISTING FLAG POLE	
6	PROPERTY LINE	
7	12" WIDE CONCRETE MOW STRIP INSTALLED BETWEEN FENCE AND RETAINING WALL	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

SCALE & NORTH ARROWD

NORTH

0

10

20

40

SCALE: 1" = 20'-0"

ajc architects

705 East 1700 South
Salt Lake City, UT 84105
ajcarchitects.com

Arc S sitio

Design, Inc

Landscape Architecture &
Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801 . 487 . 4923
fax 801 . 466 . 3046
www.arcsitiodesign.com

ARCHITECT / CONSULTANT

LICENSED LANDSCAPE ARCHITECT

Richard L.
Gilbert
No. 5734299
James L. Gilbert
01/05/2022
STATE OF UTAH

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

UDC COMMUNITY
CORRECTIONS

748 NORTH 1340 WEST
OREM, UTAH 84057

SHEET NAME:

LANDSCAPE PLAN

REVISIONS

MARK	DATE	DESCRIPTION
1	21-06-10	CODE REVIEW
3	21-11-16	ADDENDUM-02
6	22-02-14	PR-04
7	22-02-17	PR-05
23	22-05-16	RFI-105
29	22-06-01	RFI-110

ISSUE DATE:

07/28/2021

ISSUE TYPE:

Conformed Set

DRAWN BY:

SG

CHECKED BY:

RG

PROJECT#:

2020-47

DFCM#:

20161120

SHEET NUMBER:

L101

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Street View from 760 North



Street View from 1340 West



Item #: 3.2	Planning Commission November 2, 2022	
Prepared By: Cheryl Vargas		
Applicant: Jerel Hill	PUBLIC HEARING – Vacating Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approving Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone.	

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **1.34**
- Neighborhood: **Orchard**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone.

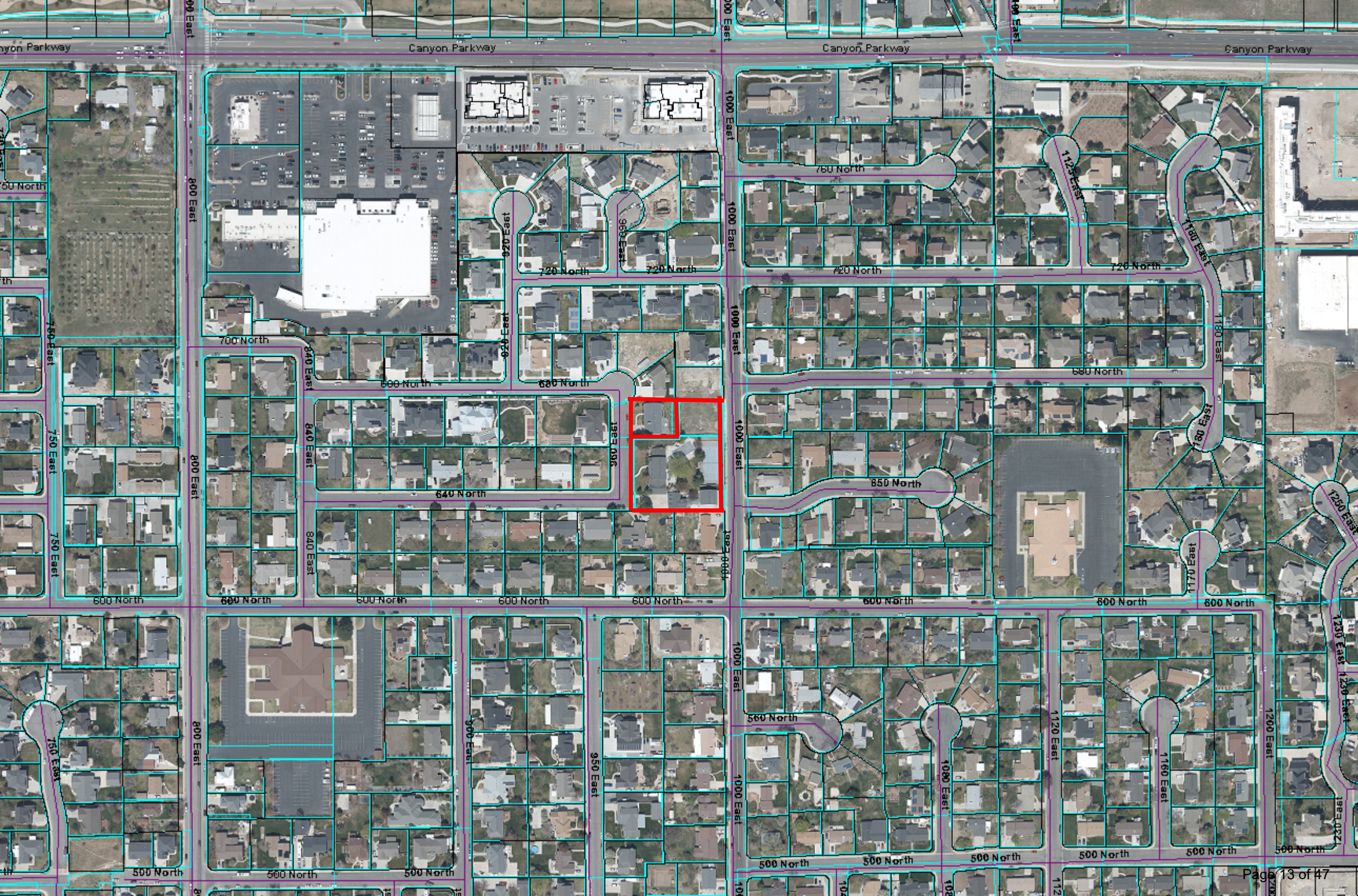
BACKGROUND:

The applicant is seeking to amend property lines between three lots in the Cascade Estates and Cascade View subdivisions.

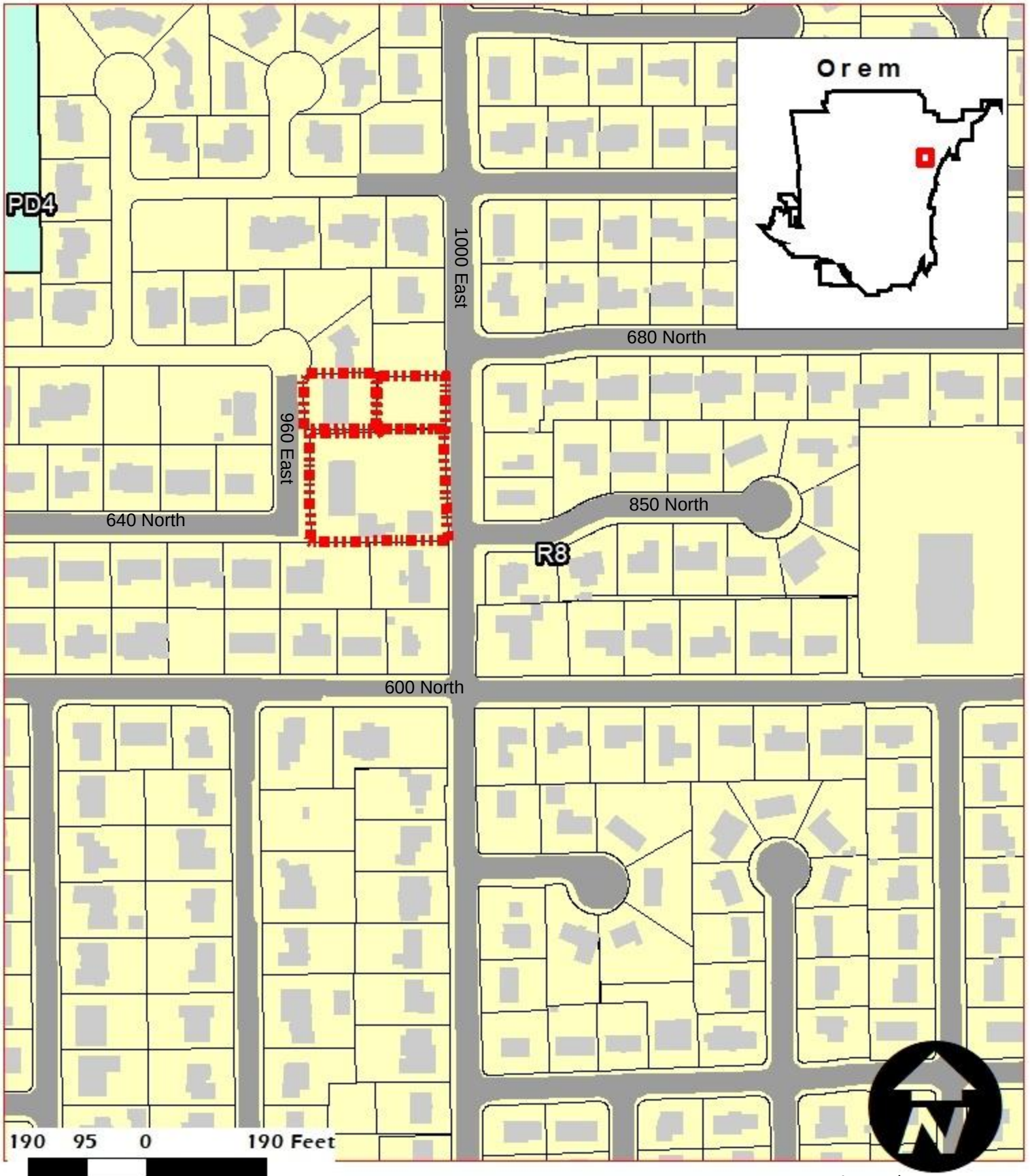
All of the lots will meet the minimum lot size requirement of the R8 zone (8,000 square feet). Lot 1 will be 9,913 square feet, Lot 2 will be 10,566 square feet and Lot 3 will be 40,770 square feet. The proposed plat meets all the requirements of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

RECOMMENDATION:

Staff recommends the Planning Commission vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.



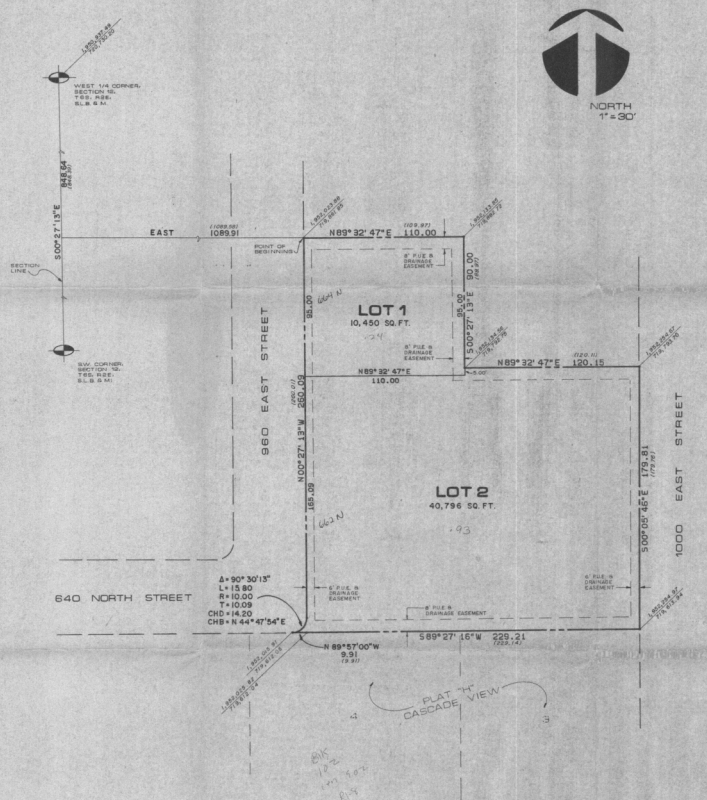
Cascade Estates Plat D



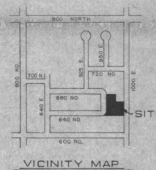
◆ Plat Amendment
R8
1.34 Acres

NEIGHBORHOOD
Orchard

Legend
■ 664 N 960 East
■ Buildings
□ Parcels

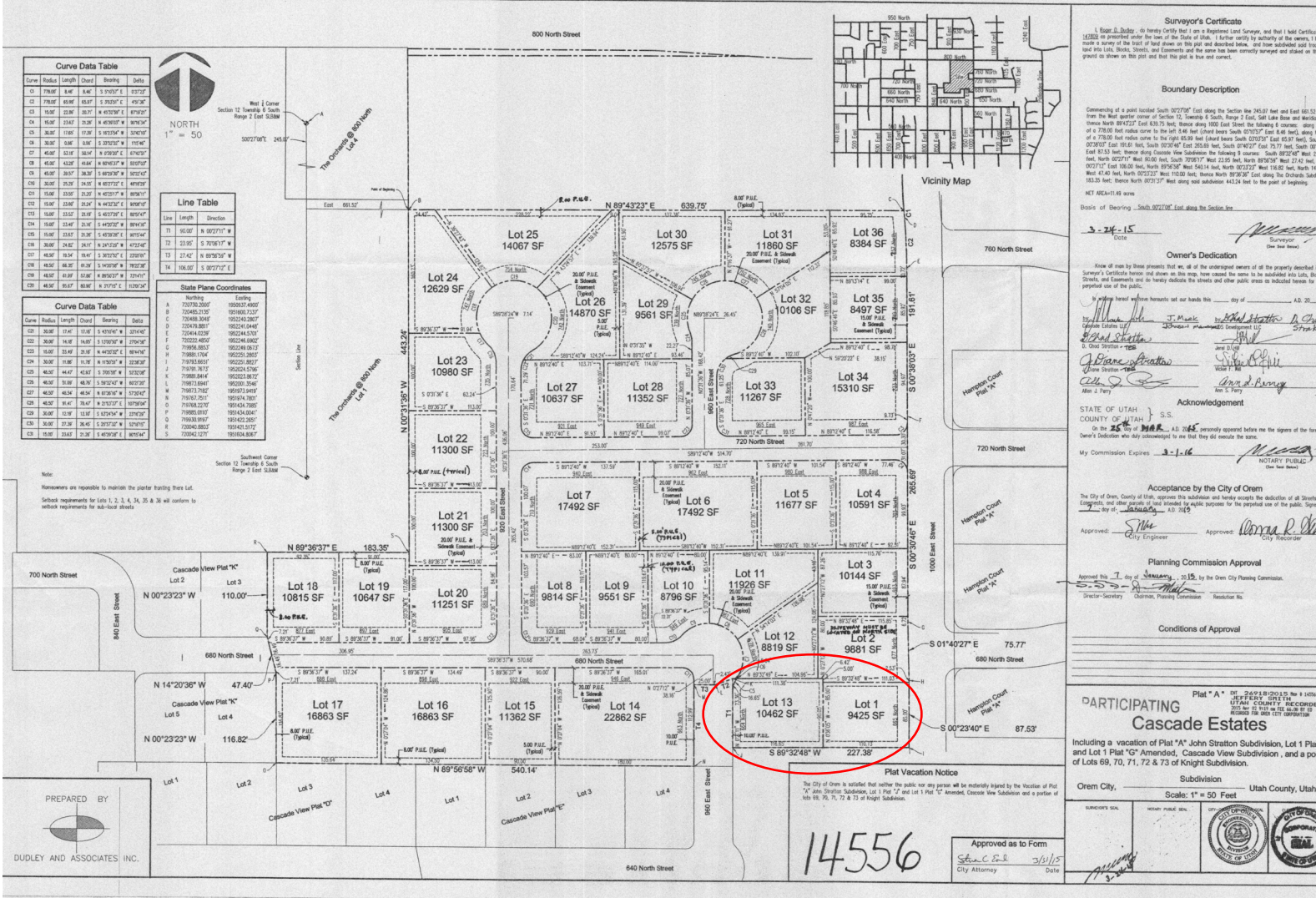


3145-32



PREPARED BY
DUDLEY & ASSOCIATES
OREN, UTAH

[illegible]



North Arrow: NORTH 1" = 40'

Section Line: S 0°27'08" E 1118.82'

West 1/4 corner Section 12 Township 6 South Range 2 East S.L.B. & M.

Southwest corner Section 12 Township 6 South Range 2 East S.L.B. & M.

Survey Data:

- L = 17.65', R = 30.00', Chord = 17.39', Bears = S 16°23'54" W
- L = 12.00', R = 10.00', Chord = 11.29', Bears = N 33°53'49" E
- L = 44°29'14" W 34.60', 8.00' P.U.E. & Drainage Easement
- L = 17.65', R = 30.00', Chord = 17.39', Bears = S 16°23'54" W
- L = 12.00', R = 10.00', Chord = 11.29', Bears = N 33°53'49" E
- L = 44°29'14" W 34.60', 8.00' P.U.E. & Drainage Easement

Lot Details:

- Lot 1:** 9913 SF, 664 North. 10.00' P.U.E., 10.00' Setback, 25.00' Setback, 10.00' P.U.E. & Drainage Easement.
- Lot 2:** 10566 SF, 665 North. 10.00' P.U.E., 10.00' Setback, 25.00' Setback, 10.00' P.U.E. & Drainage Easement.
- Lot 3:** 40770 SF, 640 North. 10.00' P.U.E. & Drainage Easement, 10.00' Setback, 25.00' Setback, 10.00' P.U.E. & Drainage Easement.
- Lot 4:** 40770 SF, 640 North. 10.00' P.U.E. & Drainage Easement, 10.00' Setback, 25.00' Setback, 10.00' P.U.E. & Drainage Easement.

Streets: 680 North Street, 640 North Street, 960 East Street, 1000 East Street, Cascade View 'H'.

Vicinity Map: Shows the location of the property within the surrounding area.

Note: No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 58-17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Commencing at a point located South 002°07'08" East along the Section line 1118.82 feet and East 1073.58 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Basin and Meridian; thence along 960 East Section the following 3 courses: along the arc of a 10.00 foot radius curve to the left 12.00 feet (chord bears North 335°54'58" East 11.29 feet), North 002°21'11" West 244.14 feet, along the arc of a 30.00 foot radius curve to the right 17.65 feet (chord bears North 162°35'44" East 17.39 feet), then North 89°32'48" East 111.38 feet, then South 03°06'05" East 5.00 feet, North 89°32'48" East 111.03 feet; thence South 002°34'40" East along 1000 East Section 85.00 feet; then North 89°32'47" East 2.78 feet; thence South 00°05'46" East 157.90 feet; thence North 89°27'16" West 219.29 feet; thence North 89° 57'00" West 16.12 feet to the point of beginning.

AREA=61,230 sq. ft. or 1.41 acres

North 00°27'08" West along the Section line

Basis of Bearing

Date _____

Surveyor
(See Seal Below)

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20_____

Jerel D. Hill

Vickie F. Hill

Steven Savage

Brittney Winder

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that they are the _____ Owners of the _____ and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah) _____

My Commission Expires _____ Print name of Notary _____

Print name of Notary

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 _____, A.D. 20____.

Approved: _____ Approved: _____
City Engineer City Recorder

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Approved this _____ day of _____, 20____, by the Orem City Planning Commission.

Director-Secretary	Chairman, Planning Commission	Resolution No.
1. Director-Secretary		
2. Chairman, Planning Commission		
3. Director-Secretary		
4. Chairman, Planning Commission		
5. Director-Secretary		
6. Chairman, Planning Commission		
7. Director-Secretary		
8. Chairman, Planning Commission		
9. Director-Secretary		
10. Chairman, Planning Commission		
11. Director-Secretary		
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90. Chairman, Planning Commission		
91. Director-Secretary		
92. Chairman, Planning Commission		
93. Director-Secretary		
94. Chairman, Planning Commission		
95. Director-Secretary		
96. Chairman, Planning Commission		
97. Director-Secretary		
98. Chairman, Planning Commission		
99. Director-Secretary		
100. Chairman, Planning Commission		

Plat " D "

Including a vacation of Lot 1 & Lot 13, Plat "A" Cascade Estates
& Lot 2, Plat "G" Amended, Cascade View Subdivision

Orem City, _____ Subdivision _____ Utah County, Utah

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1 & Lot 13 Cascade Estates Plat "A" and Lot 2 Cascade View Plat "G Amended". Lot 1 & Lot 13 Cascade Estates Plat "A" and Lot 2 Cascade View Plat "G Amended" are hereby vacated.

Approved as to Form

City Attorney

Date _____

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

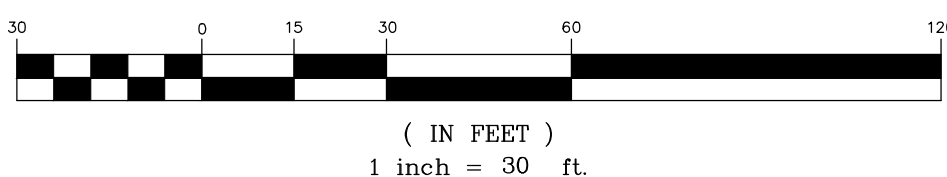
CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE



Street View from 960 East



Street View from 1000 East



Item #: 3.3	Planning Commission November 2, 2022	
Prepared By: Cheryl Vargas		
Applicant: Kent Peterson	PUBLIC HEARING – Vacating Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone.	

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.48**
- Neighborhood: **Canyon View**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone.

BACKGROUND:

The applicant is seeking to amend the lot line between his two previously platted lots and vacate the easement under the existing garage.

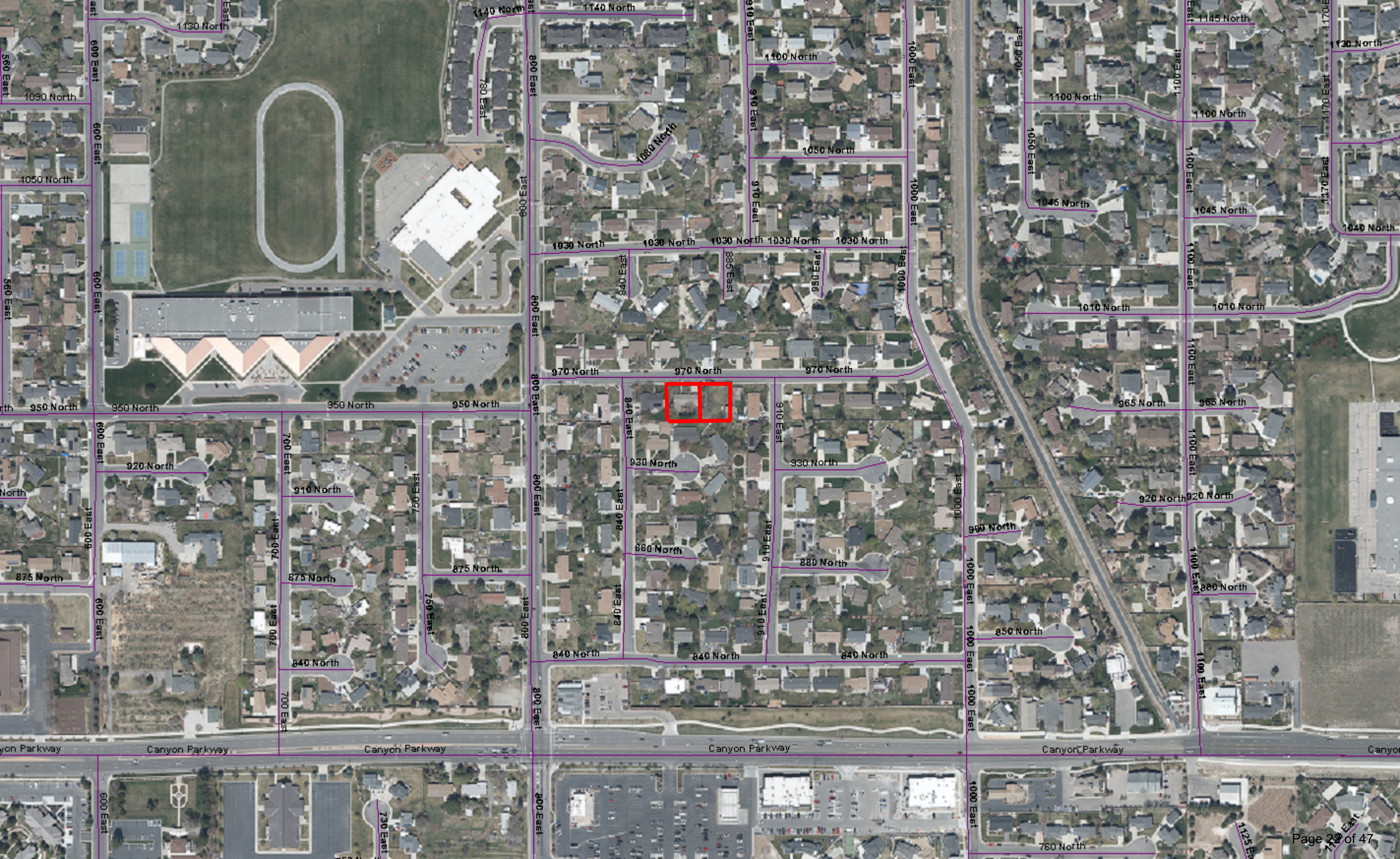
Both lots will meet the minimum lot size and frontage requirements of the R8 zone (8,000 square feet with 80 feet of frontage). Lot 1 will be 12,046 square feet with 109.5 feet of frontage and Lot 2 will be 9,076 square feet with 82.5 feet of frontage.

The existing garage on Lot 2 will remain. When a new home is built on the lot, the home will have to be built six (6) feet from the garage. Accessory structures may take up to a maximum of eight percent of the total lot size. On Lot 2 that maximum is 726 square feet. The exiting garage is 700.2 square feet and meets that eight percent or less requirement.

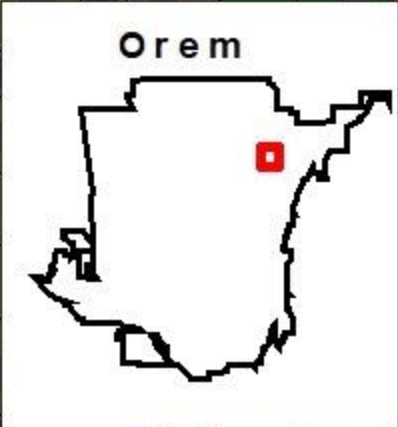
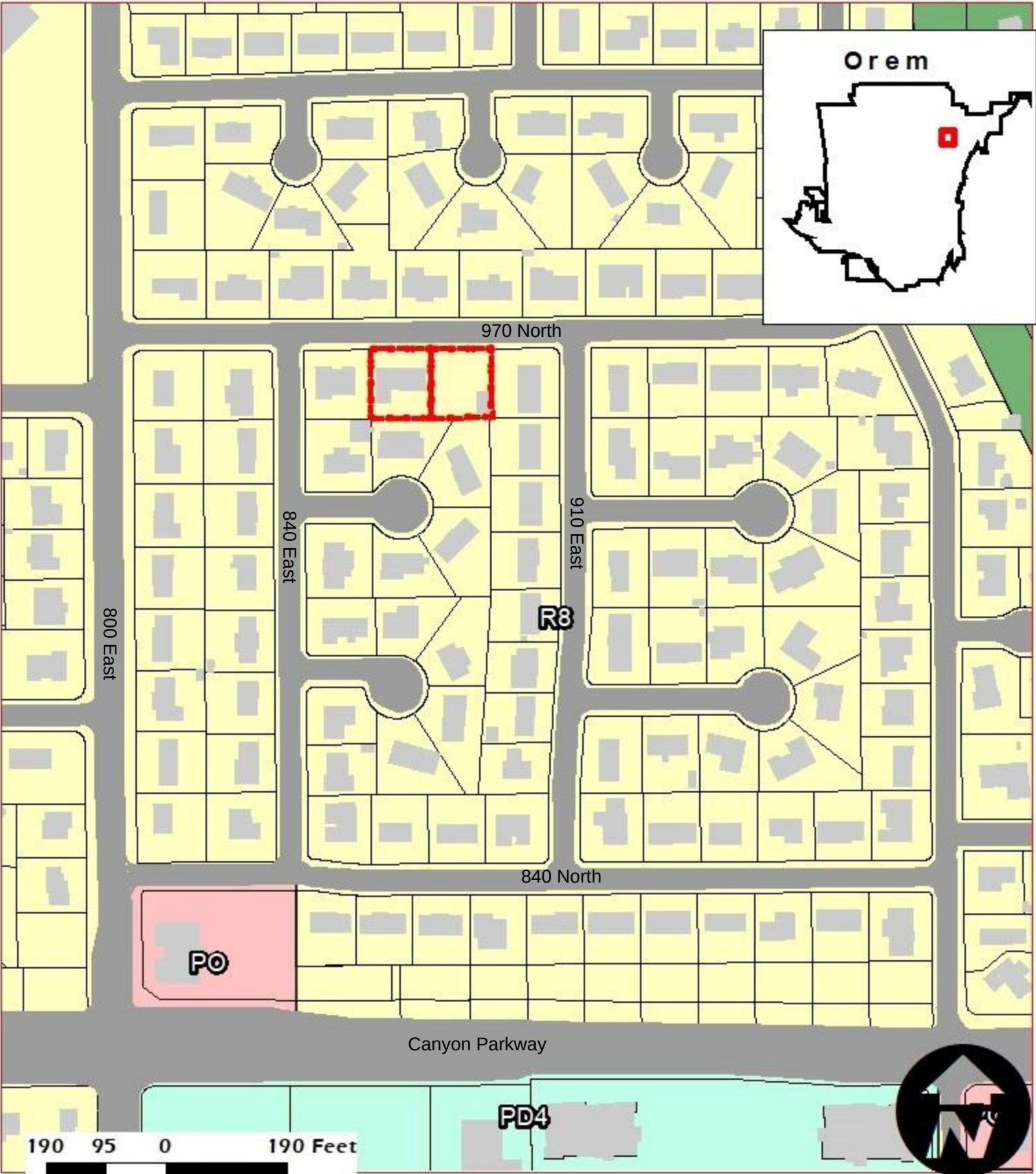
The proposed plat meets all the requirement of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

RECOMMENDATION:

Staff recommends the Planning Commission vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.



Bela Vista Estates Plat F

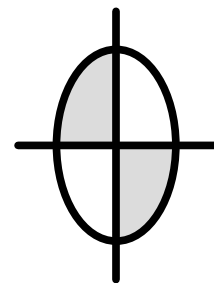
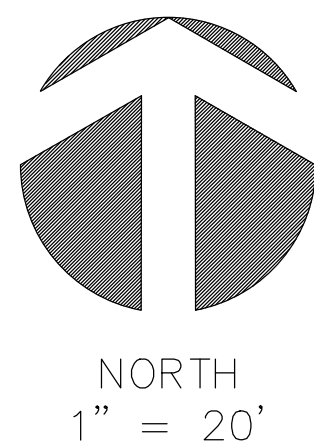


◆ Plat Amendment
R8
.48 Acres

NEIGHBORHOOD
Canyon View

- Legend
- 868 E 970 North
 - Buildings
 - Parcels

Preliminary Plat



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

Bela Vista "F"
Utility Plan

Orem City

Revisions

Date
10-14-2022
Scale
1"=20'

By
BHT
Tracing No.
L-5899

Sheet No.
C - 1.0

CAUTION!!! Notice to contractors

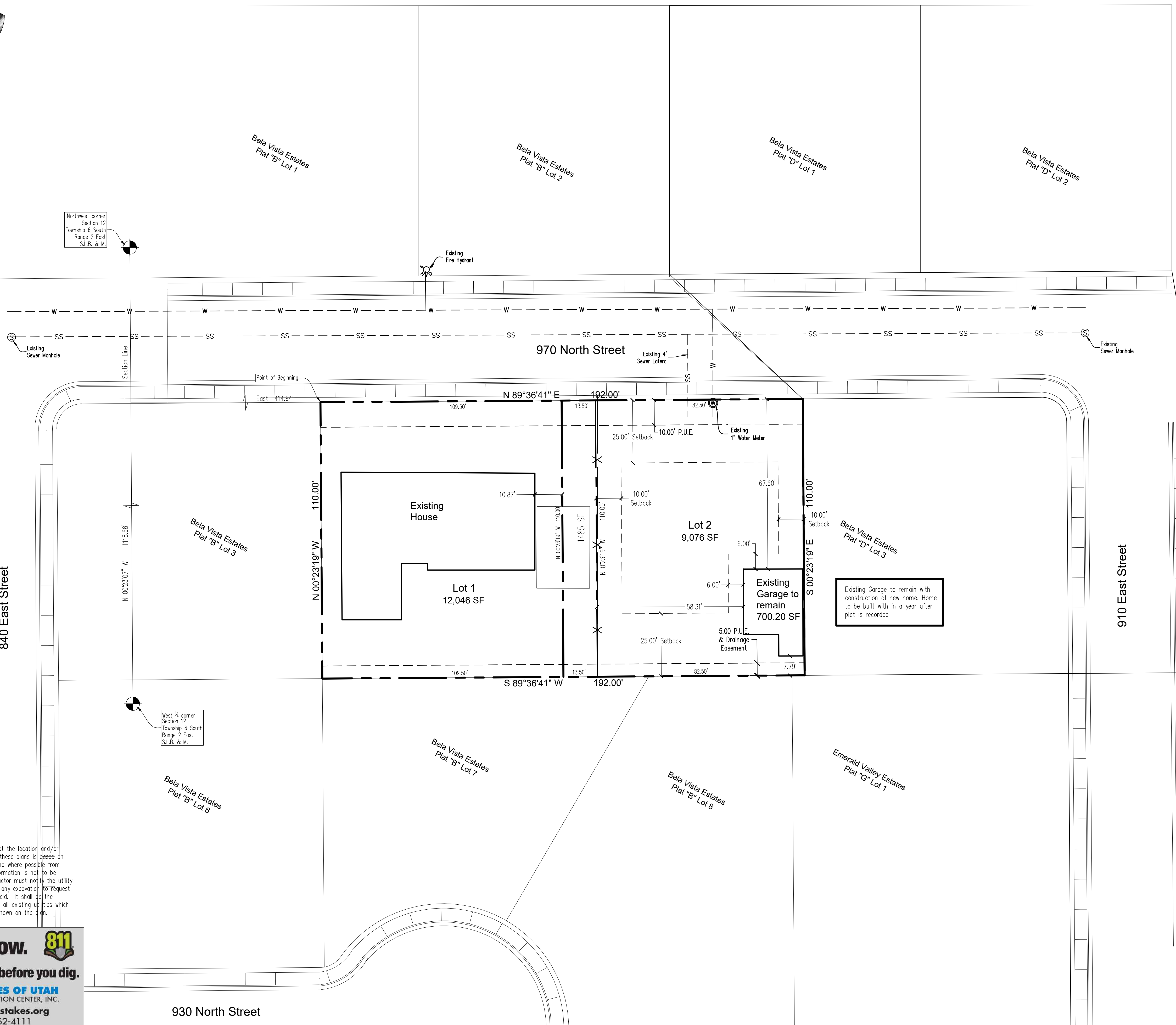
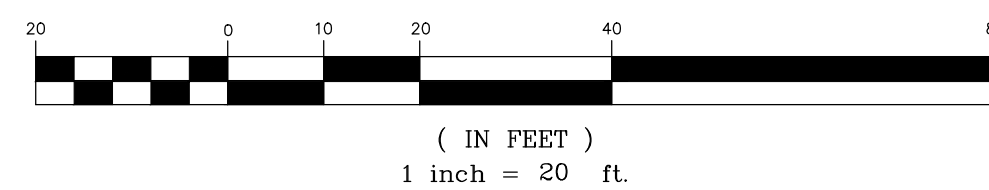
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation. To request the exact location of the utilities in the field, it shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. **811** before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

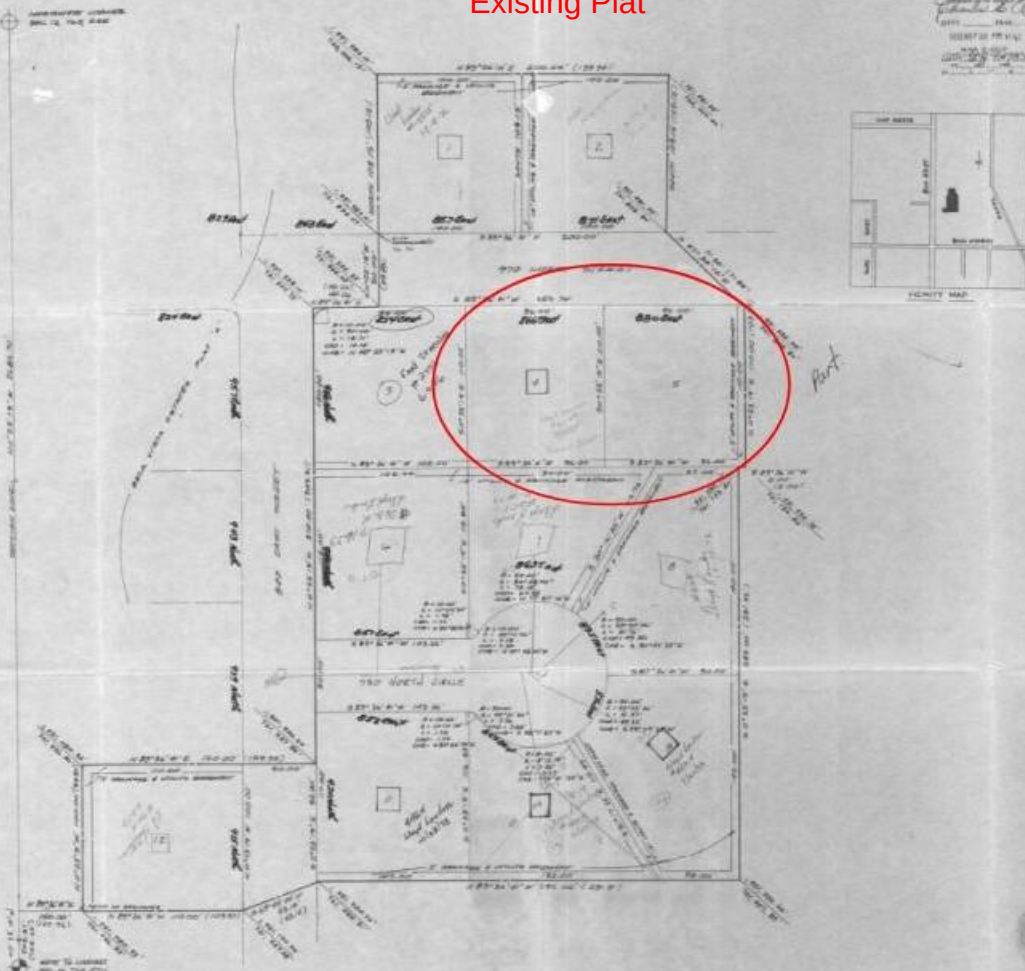
Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

GRAPHIC SCALE



[Handwritten:] Map E Long # 1075
1897
[Signature]
JAN 1 1898
RECEIVED AT THE
LIBRARY OF THE
U.S. GEOLOGICAL SURVEY
WASHINGTON D.C.



Page 25 of 47

Street View



Deed Conveyance Letter

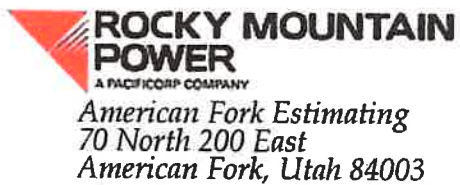
KENT PETERSON
PROPERTY DESCRIPTION
OREM, UTAH
SEPTEMBER 19, 2022

Burl Kent Peterson

PARCEL TO BE DEEDED FROM PAUL PETERSON TO KENT PETERSON

Commencing at the Northwest corner of Lot 5, Plat "B", Bela Vista Estates Subdivision, Orem, Utah, said point being located North 00°23'07" West along the Section line 1118.68 feet and East 414.94 feet and North 89°36'41" East 96.00 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°36'41" East 13.50 feet; thence South 00°23'19" East 110.00 feet; thence South 89°36'41" West 13.50 feet; thence North 00°23'19" West 110.00 to the point of beginning.

AREA=1485 sq. ft.



December 22, 2021

Kent Peterson

Bela Vista Estate Plat "B"

By this letter Rocky Mountain Power approves the vacation of the existing PUE of the east property line of Lot 5 of Plat "B", Bela Vista Estate Subdivision. In Orem, Utah

Rocky Mountain Power maintains its rights to locate and maintain its facilities within or upon all other existing utility easements located upon these properties other than those specifically mentioned above.

Any and all structures built must maintain NESC clearances from Rocky Mountain Power facilities.

Sincerely,

Robin Anderson
Estimator

Space above for County Recorder's use
PARCEL I.D.# 35:010:0005

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 5, Bella Vista Estates Plat B Subdivision, located in the Northwest quarter of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on May 23, 2022.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By:

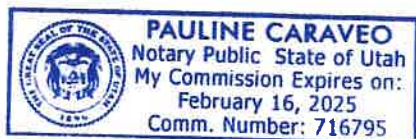
Todd C. Cassity
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On May 23, 2022, personally appeared before me Todd C. Cassity, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

Pauline Carao

Notary Public





Date: 9/1/2022

RE: Easement Release

To Whom It May Concern:

As requested, Utopia Fiber hereby identifying consents to a vacation of a public utility easement described as the East property line of 866 E 970 N, Orem, UT.

Respectfully,

Keith Perkins

Construction Manager

Office 801.613.3863

kperkins@utopianet.org

9/7/2022

Lloyd Brown
866 E 970 N, Orem
Utah 84097
(801) 709-0450
somewhere.or.other@gmail.com



No Reservations/No Objection

SUBJECT: Request to Vacate/Abandon five foot (5') public utility easement along the eastern boundary of the property located at 866 E 970 N, Orem, Utah 84097, County, Utah

APN: 35:010:0005

To Whom It May Concern:

CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or would like to discuss this action further, please contact Lowell Parlow at Lowell.Parlow@Lumen.com.

Sincerely yours,

A.J. Schlict
Network Infrastructure Services
CenturyLink
[PROJECT#]



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

August 27, 2022

Lloyd Brown
866 E 970 N
Orem, UT 84097

To whom it may concern,

Comcast of Utah II grants permission to vacate the existing utility easements, which exists along the property lines of 866 E 970 N, Orem, UT 84097. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Samantha Murray

Samantha Murray
Authorized Representative

Item #: 3.4	Planning Commission November 2, 2022	
Prepared By: Cheryl Vargas		
Applicant: Warren Hill	PRELIMINARY & FINAL PLATS – Approving the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.	

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

SITE INFORMATION:

- General Plan Designation:
Low Density Residential
- Current Zone: **R8**
- Acreage: **.59**
- Neighborhood:
Northridge

ACTION:

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

REQUEST:

The applicant requests the Planning Commission approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.

BACKGROUND:

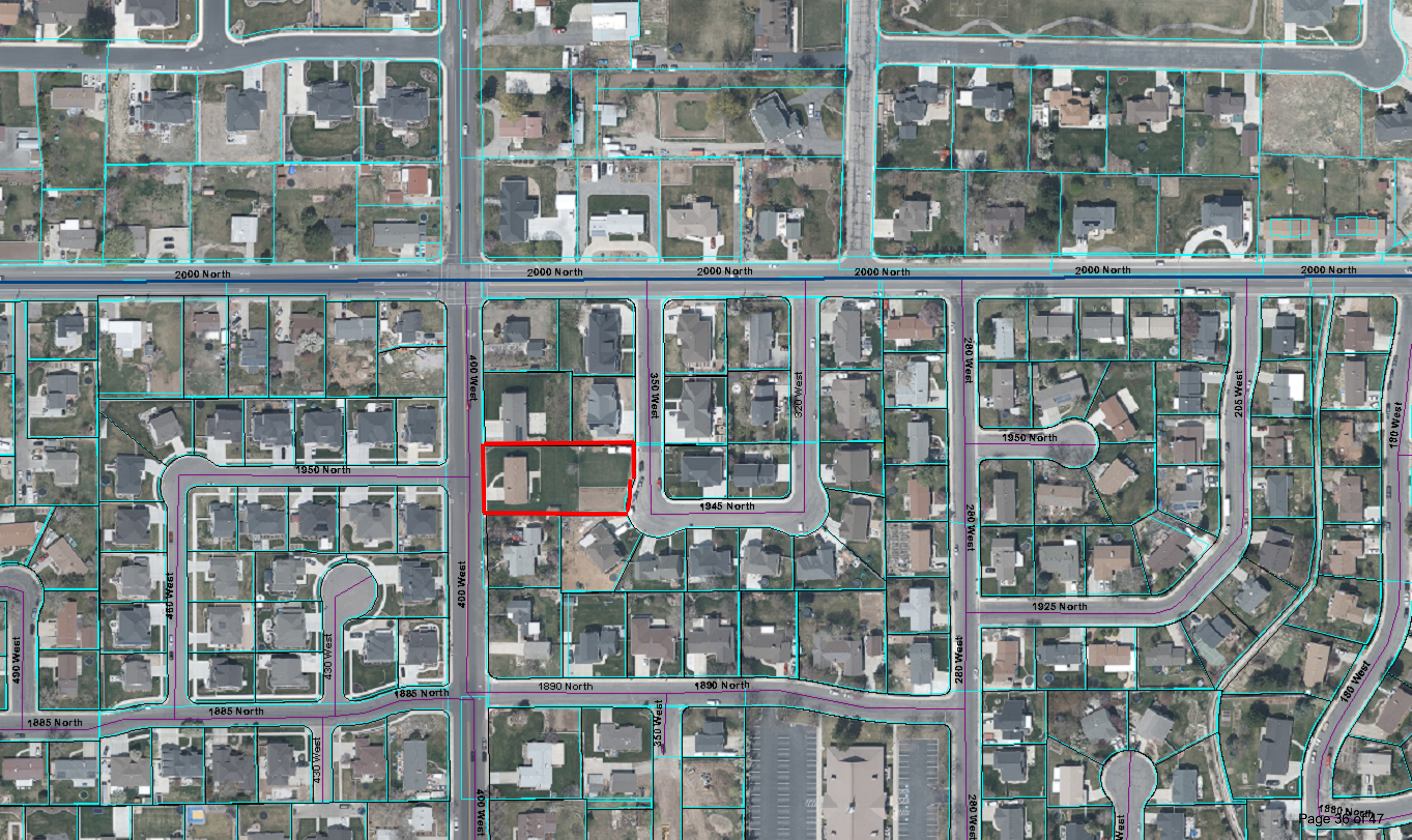
The applicant is seeking to subdivide one lot, which is a Lot of Record, into two lots in the R8 zone.

Both of the lots will meet the minimum lot size square footage and frontage requirements of the R8 zone (8,000 square feet and 80 feet of frontage). Lot 1 will be 13,162 square feet with 110.68 feet of frontage. Lot 2 will be 12,618 square feet with 115.12 feet of frontage.

All improvements are existing including sewer, water, curb, gutter and sidewalk. The preliminary plat was approved in 2011 and the subdivision was completed except for this lot. They are now requesting to complete the subdivision with these last two lots. The proposed plat meets all the requirement of the R8 zone and Final Plat application. Section 17-5-2 (Final Plat)

RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.



2000 North

2000 North

2000 North

2000 North

2000 North

2000 North

1950 North

1945 North

1950 North

1925 North

1885 North

1885 North

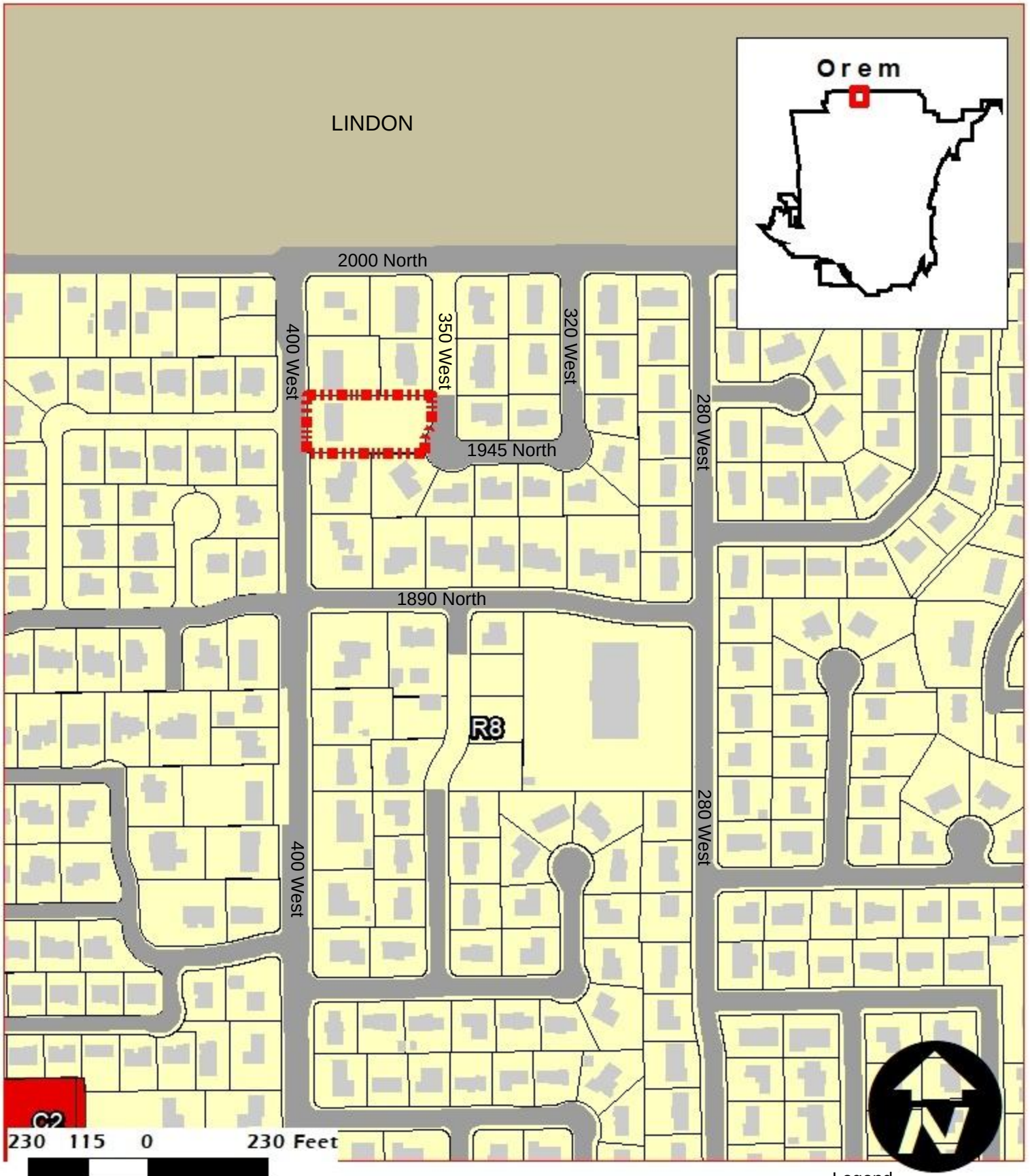
1885 North

1890 North

1890 North

1880 North

Ostergaard Estates Plat D



230 115 0 230 Feet

◆ Final Plat
R8
.59 Acres

NEIGHBORHOOD
Northridge

Legend

- 1956 N 400 West
- Buildings
- Parcels



1" = 40'

OSTERGAARD ESTATES

OREM,

UTAH

NORTH QUARTER CORNER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASIN AND MERIDIAN

NORTH-EAST CORNER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASIN AND MERIDIAN

2000 NORTH STREET

N 89°44'49" E

350 WEST STREET

320 WEST STREET

14A

13A

12A

11A

9B

10B

2C

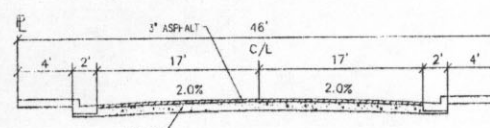
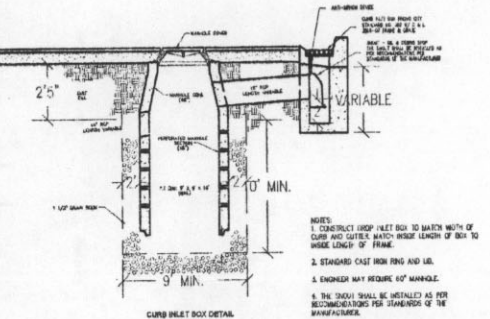
275 WEST STREET

1890 NORTH STREET

MARGE B. LOTT
ALEXANDER LOTT
(FUTURE DEVELOPMENT)

DENNIS HILL
(FUTURE DEVELOPMENT)

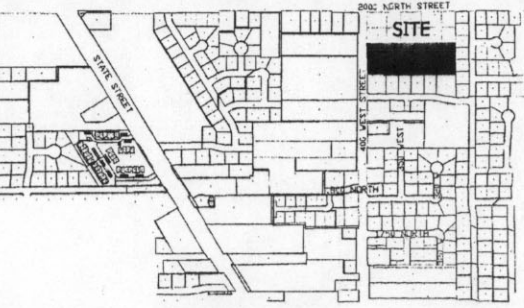
SMITH ESTATES



46' STREET CROSS SECTION

CURVE	RADIUS	CHORD	CHORD BEARING	DELTA
C1	50.00' (49.98')	41.61' (41.60')	22.29° (22.29°)	48.42° (48.41°)
C2	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C3	15.00' (15.00')	23.43' (23.41')	15.00° (15.00°)	90.00° (90.00°)
C4	15.00' (15.00')	23.43' (23.41')	15.00° (15.00°)	90.00° (90.00°)
C5	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C6	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C7	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C8	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C9	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C10	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C11	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C12	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)
C13	50.00' (49.98')	87.43' (87.41')	14.27° (14.27°)	87.29° (87.28°)

LINE	LENGTH	BEARING
T1	7.36' (7.36')	N 89°44'49" E



VICINITY MAP

PROPERTY DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 89°44'49" EAST ALONG THE SECTION LINE 33.15 FEET AND SOUTH 371.82 FEET FROM THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN; THENCE EAST 227.14 FEET; THENCE ALONG THE ARC OF A 50.00 RADIUS CURVE TO THE RIGHT 41.61 FEET (CHORD BEARS NORTH 07°20'30" EAST 40.42 FEET); THENCE ALONG THE ARC OF 50.00 RADIUS CURVE TO THE LEFT 27.43 FEET (CHORD BEARS NORTH 15°27'52" EAST 27.09 FEET); THENCE NORTH 00°15'11" WEST 46.09 FEET; THENCE NORTH 89°36'36" EAST 393.81 FEET; THENCE SOUTH 00°42'22" EAST 233.26 FEET; THENCE SOUTH 89°31'11" WEST 514.41 FEET; THENCE NORTH 00°00'58" WEST 7.36 FEET; THENCE SOUTH 89°31'11" WEST 121.10 FEET; THENCE NORTH 00°15'11" WEST 116.25 FEET TO THE POINT OF BEGINNING. AREA = 121,269 SQ. FT. OR 2.78 ACRES.

NOTES:

1. THE FIRE PROTECTION ITEMS (FIRE HYDRANT, 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 FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE UNIFORM FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACK-FLOW DEVICE TO THE BUILDING. BACK-FLOW DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-1-14 OF THE OREM CITY CODE.
3. 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 I.A.W. CITY STANDARDS AND SPECIFICATIONS.
4. ALL S/CNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE, CHAPTER 14.
5. WATER METERS SHALL BE LOCATED AT THE BACK OF WALK OR CURB AND GUTTER IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN 10 FEET OF ANY EXISTING OR PROPOSED STRUCTURES.
6. WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE OREM CITY CODE.
7. ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OF ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
8. GARBAGE DISPOSAL WILL BE BY INDIVIDUAL CURB-SIDE CONTAINERS.
9. SEWER LATERALS ARE NOT TO BE CONNECTED DIRECTLY INTO MANHOLES.
10. STREET LIGHTS WILL BE CONSTRUCTED PER OREM CITY STREET LIGHTING PLAN.

DEVELOPER:

PATTERSON CONSTRUCTION
1003 NORTH 6400 WEST
HIGHLAND, UTAH 84003
(801) 756-7303

ENGINEER:

DUDLEY & ASSOCIATES
353 EAST 1200 SOUTH
OREM, UTAH 84058
(801) 224-1252

SITE DATA:

ONE 13.2 ACRES OF 2.78 ACRES
NO. 11115 - 12 S/VOL. FAMILY



JAN 18 2011

IRRIGATION COMPANY

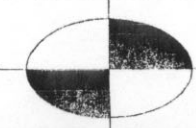
By

CITY OF OREM

SHEET 1 OF 1

REVISIONS

4-14-06	
5-25-06	



DUDLEY & ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
OREM, UTAH
801-224-1252

OSTERGAARD ESTATES

PRELIMINARY PLAN

OREM

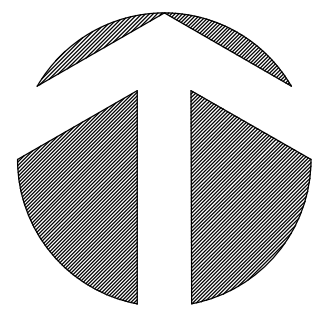
DATE: 2-17-06

SCALE: 1"=40'

DRAWN BY: J.S.W.

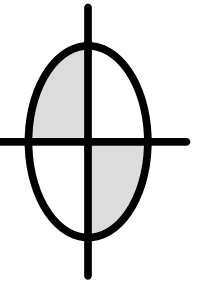
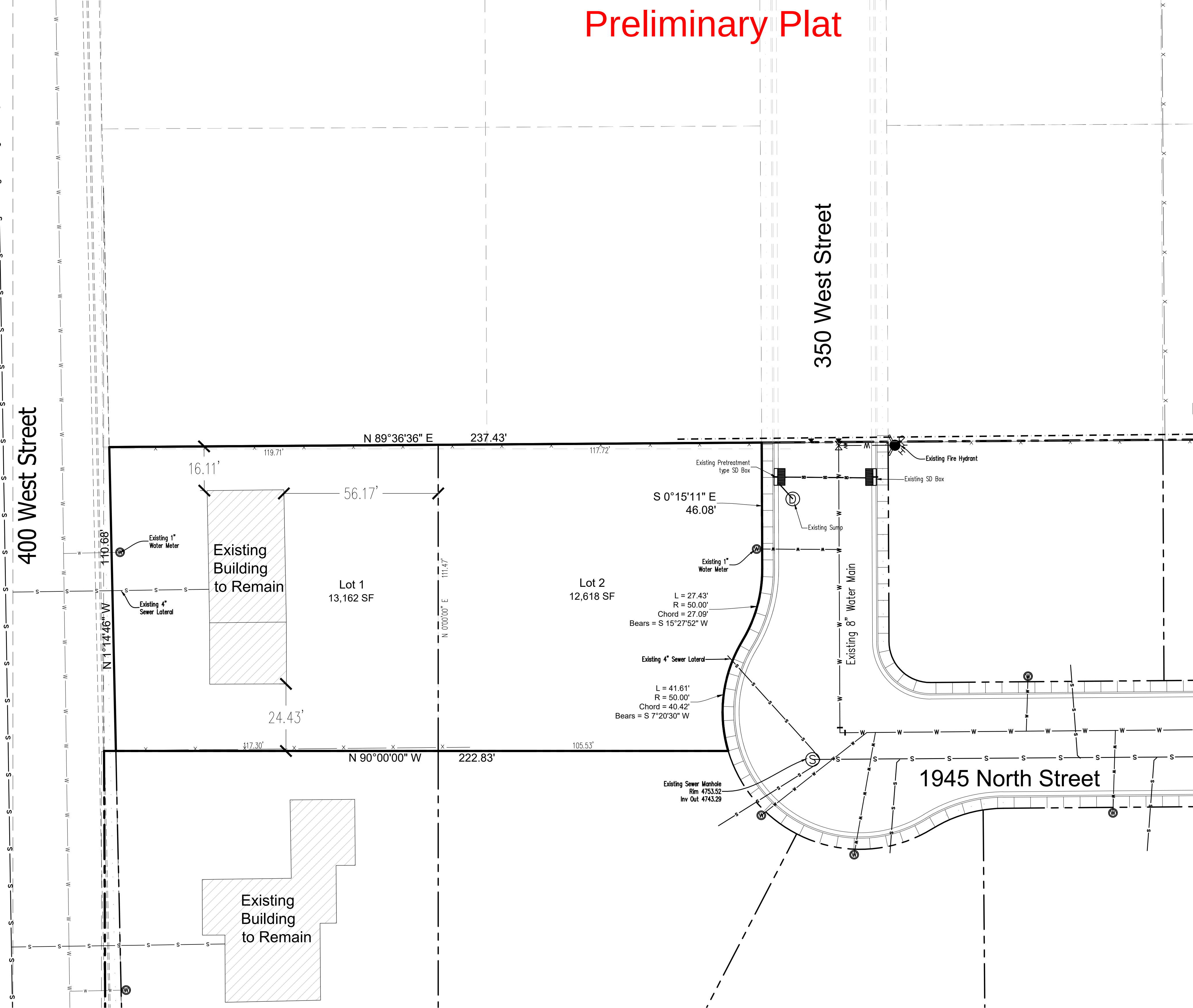
DWG NAME:

TRACING NO.:



NORTH
1" = 30'

400 West Street



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Ostergaard Estates

Utility Plan

Utah

Orem City

REVISIONS

DATE
10-18-2022
SCALE
1"=30'
BY
BHT
TRACING NO.
L-12981

SHEET No.
C - 1



NORTH
1" = 40'

NORTH QUARTER CORNER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

SECTION LINE

N 89°44'49" E

2000 NORTH STREET

NORTHEAST CORNER OF SECTION 3,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

Existing Final Plat



VICINTY MAP

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a Survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly Surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing AT A POINT LOCATED N 89°44'49" E ALONG THE SECTION LINE 33.15 FEET AND SOUTH 371.82 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, Township 6 South, Range 2 East, Salt Lake Base & Meridian: thence as follows

Bearing	Distance	Remarks
EAST	227.14'	
ARC LENGTH	41.61'	(CHD. BEARS N 07°20'30" E 40.42') R = 50.00'
ARC LENGTH	27.43'	(CHD. BEARS N 15°27'52" E 27.09') R = 50.00'
N00°15'11"W	43.80'	
N89°59'37"E	146.00'	
N00°15'11"W	3.28'	
N89°36'36"E	247.81'	ALONG PLAT "A", LOTWOOD SUBDIVISION
S00°42'22"E	233.26'	ALONG PLAT "A", SPRINGTREE SUBDIVISION
S89°31'11"W	514.41'	ALONG SMITH ESTATES
N00°00'58"W	7.36'	ALONG SMITH ESTATES
S89°31'11"W	121.10'	ALONG SMITH ESTATES
N00°15'11"W	116.25'	TO THE POINT OF BEGINNING

AREA = 120,996 SQ. FT. OR 2.78 ACRES.

Basis of Bearing NORTH 89°44'49" EAST ALONG THE SECTION LINE.

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____ A.D. 20____.

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

On the ____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____

NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of Orem

Approved this ____ day of _____, 2006, by Orem City, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this ____ day of _____ A.D. 2006.

Approved: _____
City Engineer

Approved: _____
City Recorder

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 certificate of occupancy issued by the City.

Conditions of Approval

PLAT "A"

OSTERGAARD ESTATES

SUBDIVISION

OREM CITY, _____

SCALE: 1" = 40 FEET

UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-CLERK/ENGINEER SEAL

CLERK-RECORDER SEAL

By
CITY OF OREM

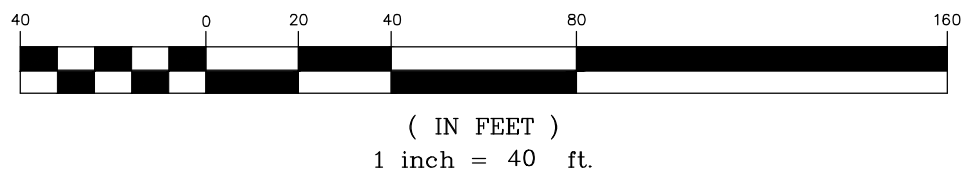
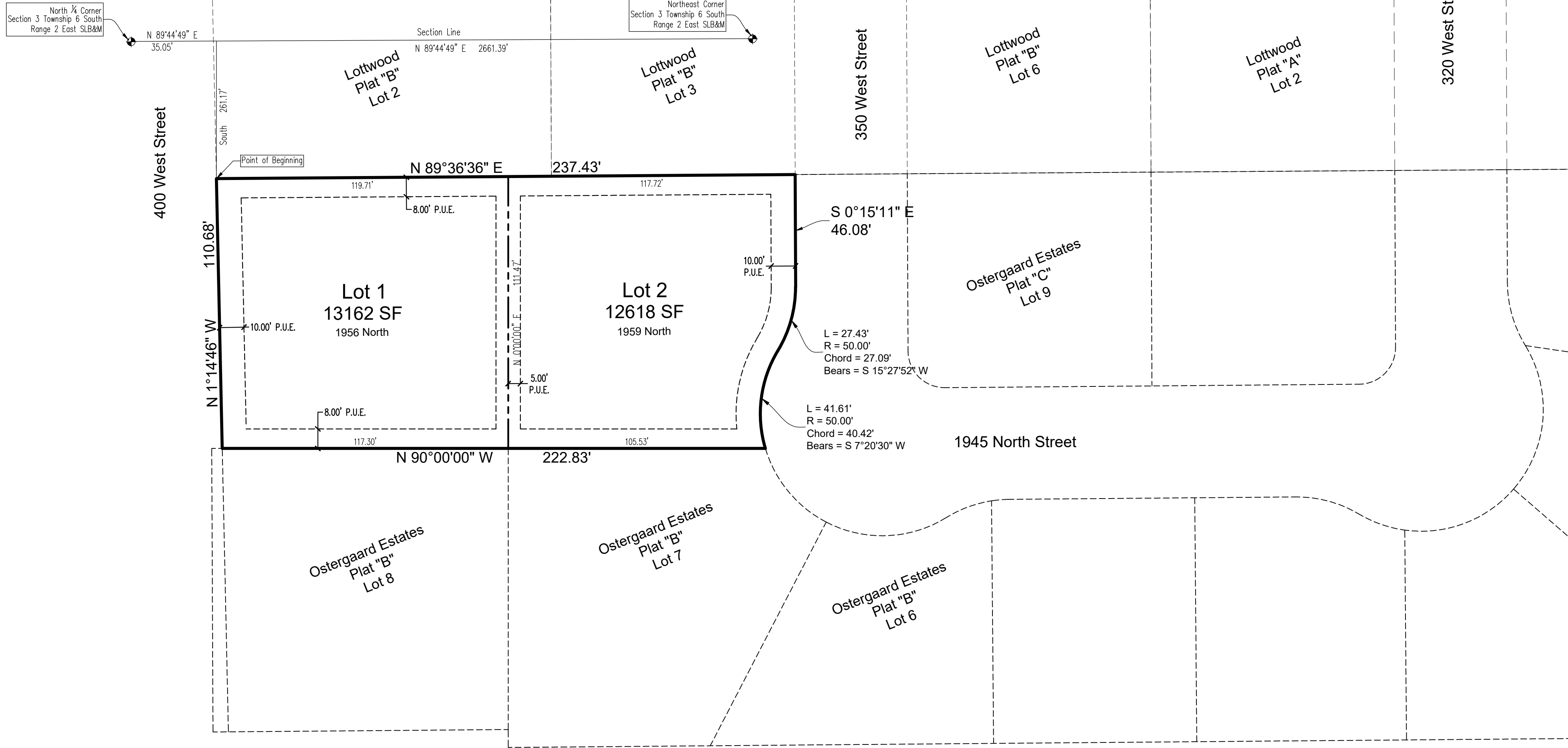
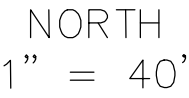
Approved as to Form

City Attorney

Date

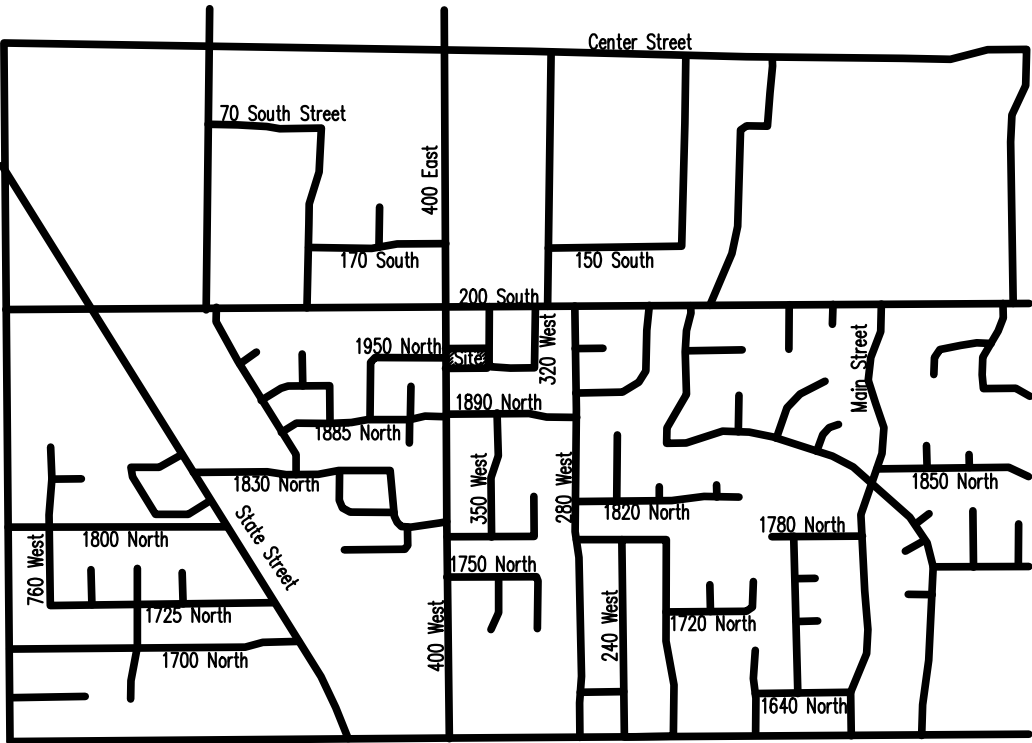
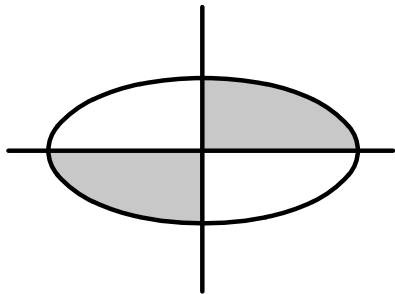
Østergaard Estates Plat "D"

Located in a portion of the Northeast
quarter of Section 3, Township 6 South,
Range 2 East, Salt Lake Base and Meridian
Orem, Utah County Utah



Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on the plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with the laws of the State of Utah, and have caused the same to be recorded in the records represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located North 89°44'49" East along the Section line 35.05 feet and South 261.17 feet from the North quarter corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°36'36" East along the South boundary of Lotwood Subdivision, Plat "B" 27.43 feet; thence along the Westerly line of 350 West the following 3 courses: South 00°15'11" East 43.08 feet, along the arc of a 50.00 foot radius curve to the right 27.43 feet (chord bears South 17°25'30" West 27.09 feet), along the arc of a 50.00 foot radius curve to the left 41.61 feet (chord bears South 50°20'42" West 40.42 feet), thence West along Lotwood Plat "B" 222.83 feet; thence North 01°14'46" West along 400 West Street 110.68 feet to the point of beginning.

AREA=25,780 sq. ft. or 0.592 acre

Basis of Bearing: North 89°44'49" East along the Section line. (NAD27)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20_____

Hill Trust U/A/D May 27, 1993
by Terry Hill, Successor in trust

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Terry Hill, who represented that he is the Successor in trust of the
Hill Trust U/A/D May 27, 1993 and has the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah _____

My Commission Expires _____

_____ Print name of Notary

Acceptance by the City of Orem

Approved this _____ day of _____, 20____, by Orem City, 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. The City recognizes that this plot clarifies ownership of property with the dedication shown hereon this _____ day of _____, A.D. 20____.

Approved: _____ City Engineer Approved: _____ City Recorder

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 certificate of occupancy issued by the City.

Conditions of Approval

County Recorder

Plat " D "

Ostergaard Estates

Subdivision

OREM CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 Feet

SURVEYORS SEAL

NOTARY PUBLIC
SEAL

CIVIL ENGINEERS
SEALCLERK-RECORDER
SEAL

Approved as to Form

City Attorney

Date _____

Street View from 350 West



Street View from 350 West



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
October 19, 2022

The following items are discussed in these minutes:

- PRELIMINARY PLAT – Approving the preliminary and final plat for The Concord Plat A, located generally at 507 North 400 West - Approved
- PUBLIC HEARING – Vacating lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 West 880 South - Approved
- PUBLIC HEARING – Vacating a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approving Selman Subdivision, Plat B located generally at 385 North 200 East - Approved
- PUBLIC HEARING – Amending Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes – Positive Recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

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

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Tina Okolowitz, Planning Commission member; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from the October 5, 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: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Tina Okolowitz, Planning Commission member

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1:** ([click here for recording](#))



Agenda Item 3.1 is a request by Tres and Jennifer Miller for the Planning Commission to approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.

Staff Presentation: On August 23, 2022, the City Council rezoned the property from R7.5 to R6.5. The applicant is now requesting the Planning Commission approve the preliminary and final plat. The proposed plat

A complete video of the meeting can be found at www.orem.org/meetings

DRAFT Planning Commission minutes for October 19, 2022

includes four lots, each with a width of approximately 66 feet. Lot 1 is 10,524 square feet, lot 2 is 9,717 square feet, lot 3 is 10,625 square feet, and lot 4 is 10,625 square feet. The existing home and shed on the property will be removed. The proposed plan includes installing the required improvements, including finishing 450 West. The proposed plat meets all the requirements of the R6.5 zone. (See [Section 22-6-8](#))

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Sakar moved to approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2:** ([click here for recording](#))

Agenda Item 3.2 is a request by Matt Evans for the Planning Commission to vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone.



Staff Presentation: The applicant is seeking to realign lot lines and combine three existing parcels into two legal lots. In 1992, Jensen Cove Subdivision Plat A was recorded. In 2004, Pearhollow Estates Plat E was recorded. An undevelopable parcel of approximately 8,922 square feet was left unrecorded. The proposed plat will rearrange the property lines and remove the undevelopable lot. Lot 1 will be 18,471 square feet and Lot 2 will be 18,150 square feet. The proposed plat meets all the requirements of the R12 zone. (See [Section 22-6-8](#))

No changes will be made to the existing structures or utilities.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approve Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone, with the condition that property has been conveyed from one owner to the other by deed before the plat is recorded.

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

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Low moved to vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approve Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone, with the condition that property has been conveyed from one owner to the other by deed before the plat is recorded. Mr. Sakar seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.3:** ([click here for recording](#))

DRAFT Planning Commission minutes for October 19, 2022

Agenda Item 3.3 is a request by Arlen and Shelly Johnson for the Planning Commission to vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone.

Staff Presentation: The applicant is seeking to move the property lines of Lot 1 and Lot 2 so that the large existing garage between the two lots will be a part of Lot 2.



The mother who was living in the house on Lot 1 recently passed away. Her son currently lives in the house on Lot 2. The mother's children would like to sell Lot 1 now that she has passed away; however, the son living in the home on Lot 2 would like to keep the large existing garage. That garage is currently a part of Lot 1. By moving the property lines to include the garage on Lot 2, the son can keep the garage and access to it from 200 East and the home on Lot 1 can be sold.

The new Lot 1 will be 9,514 square feet and the new Lot 2 will be 12,947 square feet. Both lots meet the minimum lot size requirement of 8,000 square feet in the R8 zone. (See [Section 22-6-8](#) (Residential Zones) and [Section 17-5-2](#) (Final Plat))

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone with the condition that the portion of Lot 1 with the garage will be deeded from Lloyd & Linda Johnson to Nathan & Marisa Johnson before the plat records.

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

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Hawkes moved to vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone with the condition that the portion of Lot 1 with the garage will be deeded from Lloyd & Linda Johnson to Nathan & Marisa Johnson before the plat records. Mr. Crismon seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Mr. Taylor to introduce **Agenda Item 3.4:** ([click here for recording](#))

Agenda Item 3.4 is a request by the City of Orem for the Planning Commission to amend Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.

Staff Presentation: The Orem Parks, Recreation, Trails and Open Space Master Plan (PRTO) was adopted on December 14, 2021 (online at www.orem.org/generalplan - Appendix G). Subsequently, Vineyard City Community Development proposed a concept of connecting the Lake Bottom Canal Trail to Orem's Geneva Road Multi-Use Path. In examining the request, an additional connection to the Rail Trail in Vineyard would seem advantageous to Orem citizens and would require minimal public improvements to do so.

Interlinking the trails to the Geneva Road Multi-Use path would create pedestrian and cycling paths buffered from road traffic to many destinations in both cities, including UVU, UVU North, Orem/Vineyard transit stations, MTECH, parks, schools and more. It would also increase access to additional trail networks in the area.

A complete video of the meeting can be found at www.orem.org/meetings

DRAFT Planning Commission minutes for October 19, 2022

Multi-Use Paths: Orem PRTO Master Plan defines multi-use paths as: Permanently protected community 10-foot paths and connectors that are typically paved. They include soft shoulders and are separated from adjacent roads and prohibit motorized use. The multi-use trail directly or indirectly links with trailheads and access points. (see p. 51 and 53 PRTO).

Multi-use paths can be adaptable and flexible depending on existing built-out conditions or in undeveloped areas.

Proposed Amendments: Staff proposes adding three multi-use path alignments to Map 6 of the PRTO.

- 1) Lake Bottom Canal Trail Connector
- 2) Rail Trail Connector
- 3) Lakeside Park Connector

Timing: Final design and timing of these multi-use paths will coincide with the acquisition of dedicated funding for the project(s). This may include grant money from various sources, or an appropriation of city funds (typically at the time of already planned right-of-way improvements).

Additional Information: Additional information may be found in Attachment A – Presentation to the Planning Commission on October 5, 2022.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission provide a positive recommendation to the City Council regarding the approval of amendments to Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.

Chair Sakar asked if the Planning Commission had any questions for Mr. Taylor.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Sakar moved to forward a positive recommendation to the City Council regarding the approval of amendments to Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of October 5, 2022. Mr. Low moved to approve the meeting minutes for October 5, 2022. Ms. Komen seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion and moved to adjourn. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: 4:47 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved:

A complete video of the meeting can be found at www.orem.org/meetings