



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
May 15, 2024

*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 Coming up:

WHAT: Tour of the Orem Center Business Park (Former Blendtec building)

WHEN: Wednesday, June 19, 2024

TIME: 3:15pm to 4:00pm

WHERE: 1206 S 1680 W - Orem - Meet at the east end of the building's main entrance

DETAILS: Jim Sheldon, the Senior Managing Director at Newmark Real Estate Advisors, will be giving a tour of the two story 267,759 SF Orem Center Business Park

2 A discussion about PDs and PRDs.

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 PLAT AMENDMENT – Vacating Lots 15 and 16 of Mountain Grove, Plat A and approving Mountain Grove, Plat C located generally at 372 East 1375 North in the R8 zone.

3.2 PLAT AMENDMENT – Amending and extending Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approving La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone.

3.3 PLAT AMENDMENT – Vacating Lot 12 of Sun Burst, Plat B and approving Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone.

3.4 PLAT AMENDMENT - Vacating lots 13 and 14 of Apple Ridge, Plat “C” and approving Apple Ridge, Plat “F” located generally at 419 North Palisade Drive in the R12 zone.

4. MINUTES REVIEW AND APPROVAL

4.1 Minutes Review and approval from May 1, 2024

5. ADJOURN

5.1 The next meeting is scheduled for Wednesday, June 5, 2024

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

 Administrative	Planning Commission May 15, 2024	Item 3.1
	PLAT AMENDMENT – Vacating Lots 15 and 16 of Mountain Grove, Plat A and approving Mountain Grove, Plat C located generally at 372 East 1375 North in the R8 zone.	Prepared By: Cheryl Vargas Applicant: Dave Rasmussen

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 40 property owners with 500 feet

SITE INFORMATION:

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

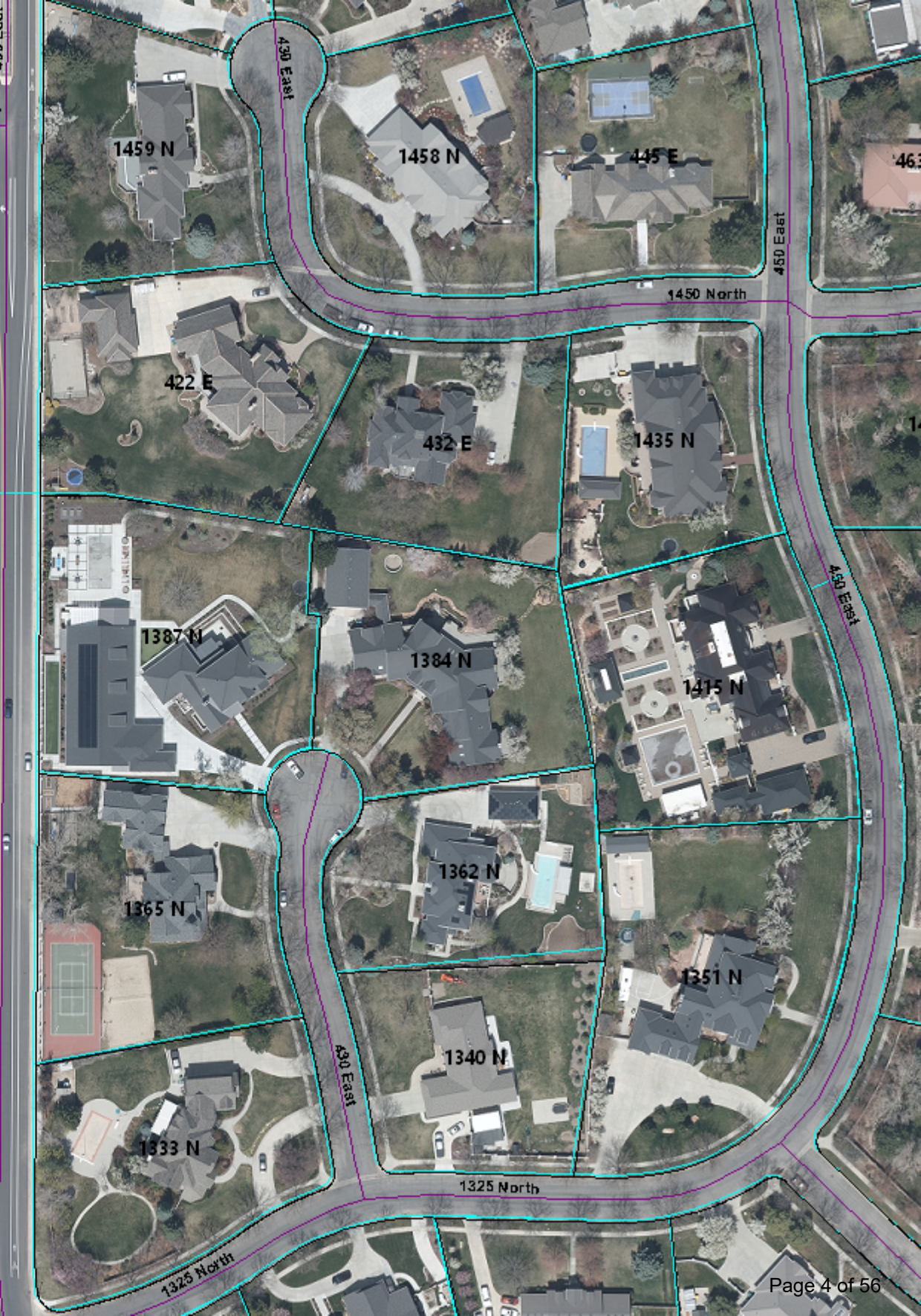
ACTION:

The Planning Commission is the final approving body for this item.

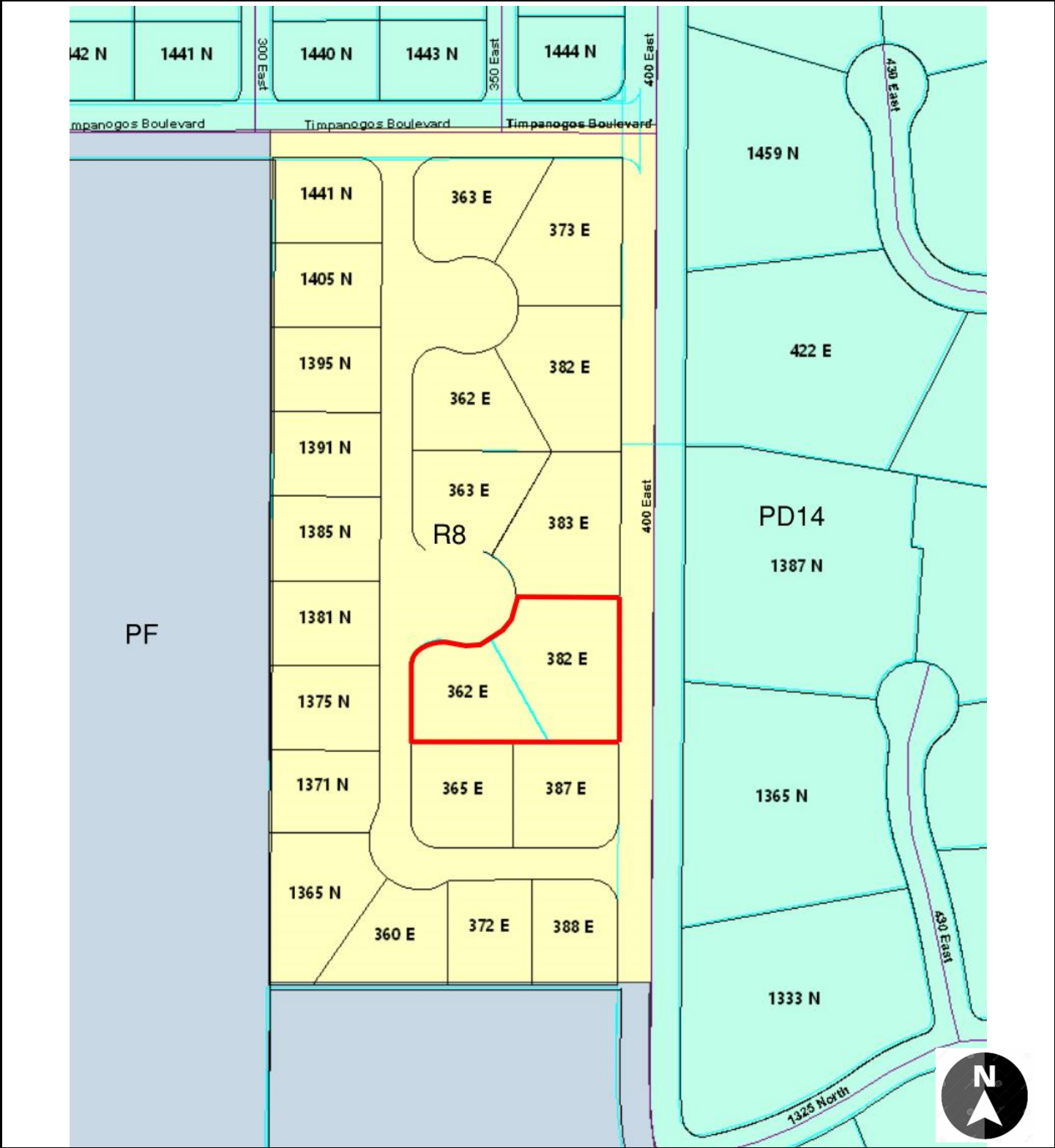
REQUEST: The applicant requests the Planning Commission vacate Lots 15 and 16 of Mountain Grove, Plat A and approve Mountain Grove, Plat C located generally at 372 East 1375 North in the R8 zone.

BACKGROUND: The applicant is requesting to combine two lots that he owns into one lot. He is proposing to build a garage on one lot and a house on the other. In the R8 zone, it is not allowed to have an accessory structure on a lot that does not have a dwelling unit. By combining the two lots into one lot, the garage would be allowed because then there is a dwelling unit also.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 15 and 16 of Mountain Grove, Plat A and approve Mountain Grove, Plat C located generally at 372 East 1375 North in the R8 zone.



Mountain Grove Plat C



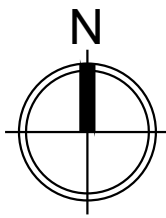
Legend

Plat Amendment
Zone: R8
Acres: .59

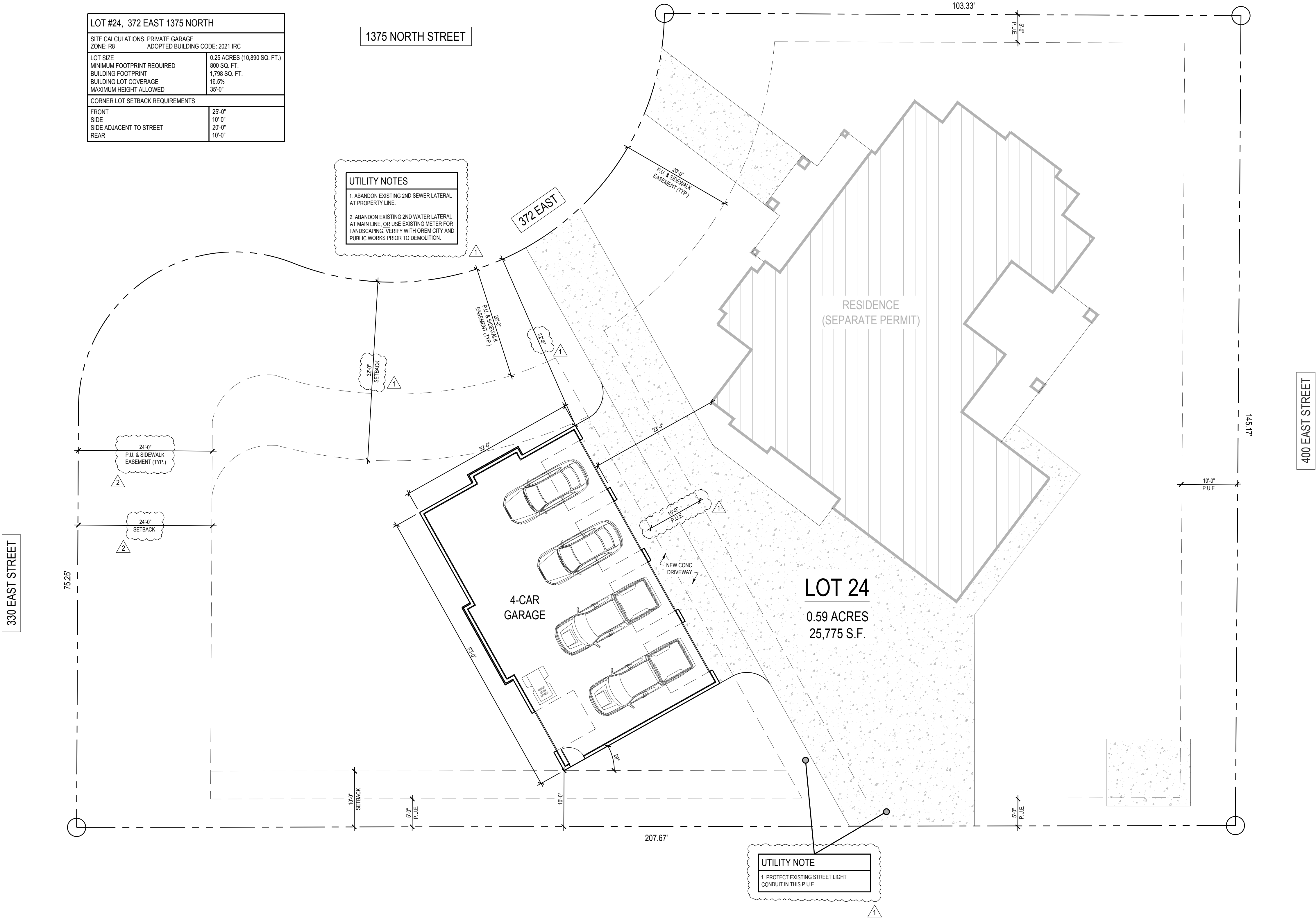
NEIGHBORHOOD
Windsor

 372 E 1375 North
 Parcels

Site Plan

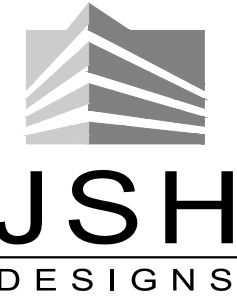


A1 ARCHITECTURAL SITE PLAN
AS101 SCALE: 1" = 10'-0"



MARK	ISSUE DESCRIPTION	ISS DATE	#	REV. DESCRIPTION	REV. DATE
1	1. ABANDON EXISTING 2ND SEWER LATERAL AT PROPERTY LINE.	03/28/2024	1	CITY PLAT REVIEW	03/28/2024
2	2. ABANDON EXISTING 2ND WATER LATERAL AT MAIN LINE OR USE EXISTING METER FOR LANDSCAPING. VERIFY WITH OREM CITY AND PUBLIC WORKS PRIOR TO DEMOLITION.	04/18/2024	2	CITY PLAT REVIEW	04/18/2024
3			3		
4			4		
5			5		
6			6		

RASMUSSEN DETACHED GARAGE
1375 NORTH 372 EAST OREM, UTAH 84097



P: 801-722-9021
3029 N. MEADOW VIEW DRIVE
LEHI, UT 84043

PROJECT NUMBER

PERMIT SET
(04.12.24)

ARCHITECTURAL
SITE PLAN

DRAWING NUMBER

AS101

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
OCTOBER, 2022

The map shows a proposed development area labeled 'PROJECT SITE' in the center. To the north, there is an 'EXISTING ROAD' and a 'NEW ROAD'. To the south, there is an 'EXISTING ROAD' and a 'NEW ROAD'. The map also shows the 'EXISTING ROAD' and 'NEW ROAD' and 'EXISTING ROAD'.

VICINITY MAP
SCALE: NONE

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREGON HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WHEN THIS SUDDMON. ADDRESSING, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS JURISDICTION WITHOUT FIRST OBTAINING A CERTIFICATION OF OCCUPANCE ISSUED BY OREGON CITY.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH,
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS
FOLLOWS:

[illegible]

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BEARING ON EAST QUARTER CORNER AND THE REFERENCE MOVEMENT TO THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SNAKE RIVER & MERIDIAN, SHOWS HEREON AS: N80°52'58"

NARRATIVE

THE FURNISHING OF THIS PLAT IS TO MAKE THE DESCRIBED PROPERTY INTO LOTS AND STRIPS AS SHOWN. THE WEST LINE WAS PLACED ALONG THE DEED LINE AS SHOWN IN THIS SURVEY. ALSO AS IN ACCORD OF SURVEY 403-255, THE ADJUTANT LINE WAS PLACED ALONG THE SIDE LINE OF 14.23 NORTH AS CONSTRUCTED. THE EAST LINE WAS PLACED ALONG THE WEST RIGHT OF WAY LINE OF 400-1241 AS CONSTRUCTED. THE SOUTH LINE WAS PLACED ALONG THE DISTINGUISHING FENCE LINE, BEING 5/8" REBAR AND PLASTIC CAP SURGEON "BRAIN" & ASSOCIATES". ALL CORNER LOT CORNERS WERE SET WITH A LEAD FLAG IN THE TOP CHICK IN PLANT AT THE EXTENSION OF THE SIDE LOT LINES.

NOTES

1. LOTS 1 & 22 ARE RESTRICTED TO FRONT OFF TAMPACOGUE
BOULEVARD (1430 NORTH STREET) AND LOTS 17 & 18 ARE RESTRICTED
TO FRONT OFF 400 EAST STREET.
2. A GRADING PLAN WILL BE REQUIRED FOR EACH LOT BEFORE A
BUILDING PERMIT WILL BE ISSUED.

DEVELOPER

PHIL HOLLAND
1082 WEST DUTCH LAKE
KAYSVILLE, VT. 04037

[illegible]

CURVE TABLE

LEGEND

- SECTION CORNER
- 5/8" X 24" PLUMB AND 3/4" PLASTIC CAP TO BE SET
- 1/2" GALV. NAIL TO BE SET
- FOUND REFERENCE MONUMENT
- CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- ENCUMBRANCE
- EASEMENT TO THE LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- ROAD DEDICATION
- PUBLIC UTILITY EASEMENT

Scale: 1" = 50'

CONDITIONS OF APPROVAL

APPROVED AS TO FORM

Ramon M. Lopez 11/3/22
CHY APPROVAL DATE

Reeve
& Associates, Inc.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 20, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS MAP IN ACCORDANCE WITH SECTION 2-2-1 AND HAVE THEREBY SET THE MEASUREMENTS AND CALCULATIONS OF THIS SURVEY TO BE THE PROPERTY OF THE STATE OF UTAH. THE PLAT OF MOUNTAIN PRIDE SUBDIVISION IN CROWN CITY, UTAH COUNTY, UTAH, AS SHOWN CORRECTLY TO THE DESCRIBED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDING A 1/4 SECTION SURVEY, DONE UPON THE CORRECTED RECORDING IN THE UTAH COUNTY RECORDS ACCORDING TO THE RECORDS OF THE SURVEY MAPS ON FILE WITH THE UTAH COUNTY CLERK'S OFFICE. THE FIELD MEASUREMENTS OF ALL MEASUREMENTS, DISTANCES AND DIMENSIONS OF THE PLAT OF MOUNTAIN PRIDE SUBDIVISION IN CROWN CITY, UTAH COUNTY, UTAH, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.



OWNER'S DEDICATION

WINDING: MEN BY THE NAME OF [NAME] UNDESIGNED ONE(1/2) OF THE ABOVE
 DESCRIBED TRACT OF LAND, HAVING DIVIDED THE SAME TO BE SUBDIVIDED INTO STREETS AND
 ALLEYS, AND TO BE SUBDIVIDED INTO LOTS, AND TO BE SUBDIVIDED INTO LOTS, AND TO BE
 SUBDIVIDED INTO LOTS, AND TO BE SUBDIVIDED INTO LOTS, AND TO BE SUBDIVIDED INTO LOTS,
 FOR THE PURPOSE OF THE PUBLIC SALE OF PARCELS OF LAND, SHOWN ON THE MAP AS
 SET FORTH FOR PUBLIC USE TO BE HEREIN BY THE CITY OF ST. LOUIS, GRANT EASEMENT TO BE
 OBTAINED AND MAINTAINED BY THE CITY OF ST. LOUIS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
 THE 24th DAY OF October, 2022

48 Mountain Grove, LLC Phillip Holland

NAME DATE POS

ACKNOWLEDGMENT

[illegible]

PLANNING COMMISSION APPROVAL

APPROVED T-G 16th DAY OF March 2022 BY THE CLERK OF
PLANNING COMMISSION PC: 2022-0012
[Signature] [Signature]
DEVELOPMENT SERVICES DIRECTOR CHAIRMAN PLANNING COMMISSION

ACCEPTANCE BY THE CITY OF OREM

DIP CITY OF WHEAT, COUNTY OF WYOM, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS
THE DESIGNATION OF ALL EASEMENTS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR
PUBLIC PURPOSES FOR THE FUTURE USE OF THE PUBLIC. SIGNED THIS
13th DAY OF February 2022

APPROVED: S. Miller Kristen Snider
CITY MANAGER (SEE SEAL BELOW) DIVISION 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
GREEN CITY, UTAH COUNTY, UTAH



PROJECT INFORMATION		UTAH COUNTY RECORDER'S OFFICE
Surveyor: J. HATCH	Name: NEUSTAN DRIVE	DE 3 258145120022 00000000 00 0000 UTAH COUNTY REC 3254 00 15 00 00 00 3254-100-000 000 0000
Drafter: E. ROGGE	Number: 7805-03	
Rev: 02-1-2022	Revision: 3-8-22 E.R.	
	Scale: 1"=50'	

MOUNTAIN GROVE SUBDIVISION PLAT "C"

INCLUDING A VACATION OF LOTS 15 AND 16 OF PLAT "A" OF THE 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
MARCH, 2024



VICINITY MAP
SCALE: NONE

BOUNDARY DESCRIPTION

ALL OF LOT 15 AND 16 OF PLAT "A" OF THE MOUNTAIN GROVE SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 OF MOUNTAIN GROVE SUBDIVISION PLAT "B", SAID POINT BEING NORTH 89°52'16" WEST 3223.24 FEET AND S00°07'44"W 1339.33 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 2 (SAID EAST QUARTER CORNER BEING SOUTH 89°52'16" EAST 5346.62 FEET FROM THE REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SAID SECTION 2); THENCE SOUTH 89°45'33" EAST 103.33 FEET ALONG THE SOUTHERLY LINE OF LOT 23 OF MOUNTAIN GROVE SUBDIVISION PLAT "B" TO THE WESTERLY RIGHT-OF-WAY LINE OF 400 EAST STREET; THENCE SOUTH 00°22'37" WEST 145.17 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF LOT 13 OF MOUNTAIN GROVE SUBDIVISION PLAT "A"; THENCE SOUTH 89°54'37" WEST 207.67 FEET TO THE NORTHWEST CORNER LOT 14 OF MOUNTAIN GROVE SUBDIVISION PLAT "A" AND TO THE EASTERLY RIGHT-OF-WAY LINE OF 330 EAST STREET; THENCE NORTH 00°14'27" EAST 75.25 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT-OF-WAY OF 1375 NORTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 54.54 FEET, A DELTA ANGLE OF 111°36'39", A CHORD BEARING OF NORTH 56°02'47" EAST, AND A CHORD LENGTH OF 46.32 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 48.50 FEET, AN ARC LENGTH OF 94.48 FEET, A DELTA ANGLE OF 111°36'39", A CHORD BEARING OF NORTH 56°02'47" EAST, AND A CHORD LENGTH OF 80.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 25775 SQUARE FEET OR 0.592 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	28.00'	54.54'	46.32'	N56°02'47"E	111°36'39"	41.21'
C2	48.50'	94.48'	80.23'	N56°02'47"E	111°36'39"	71.38'

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: NORTH 89°52'16" WEST

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 15 AND 16 OF PLAT "A" OF THE MOUNTAIN GROVE SUBDIVISION. THE BOUNDARY WAS DETERMINED BY RETRACING MOUNTAIN GROVE SUBDIVISION FROM FOUND MONUMENTS AS SHOWN HEREON. THE REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

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
- = PUBLIC UTILITY EASEMENT

P.U.E. = PUBLIC UTILITY EASEMENT

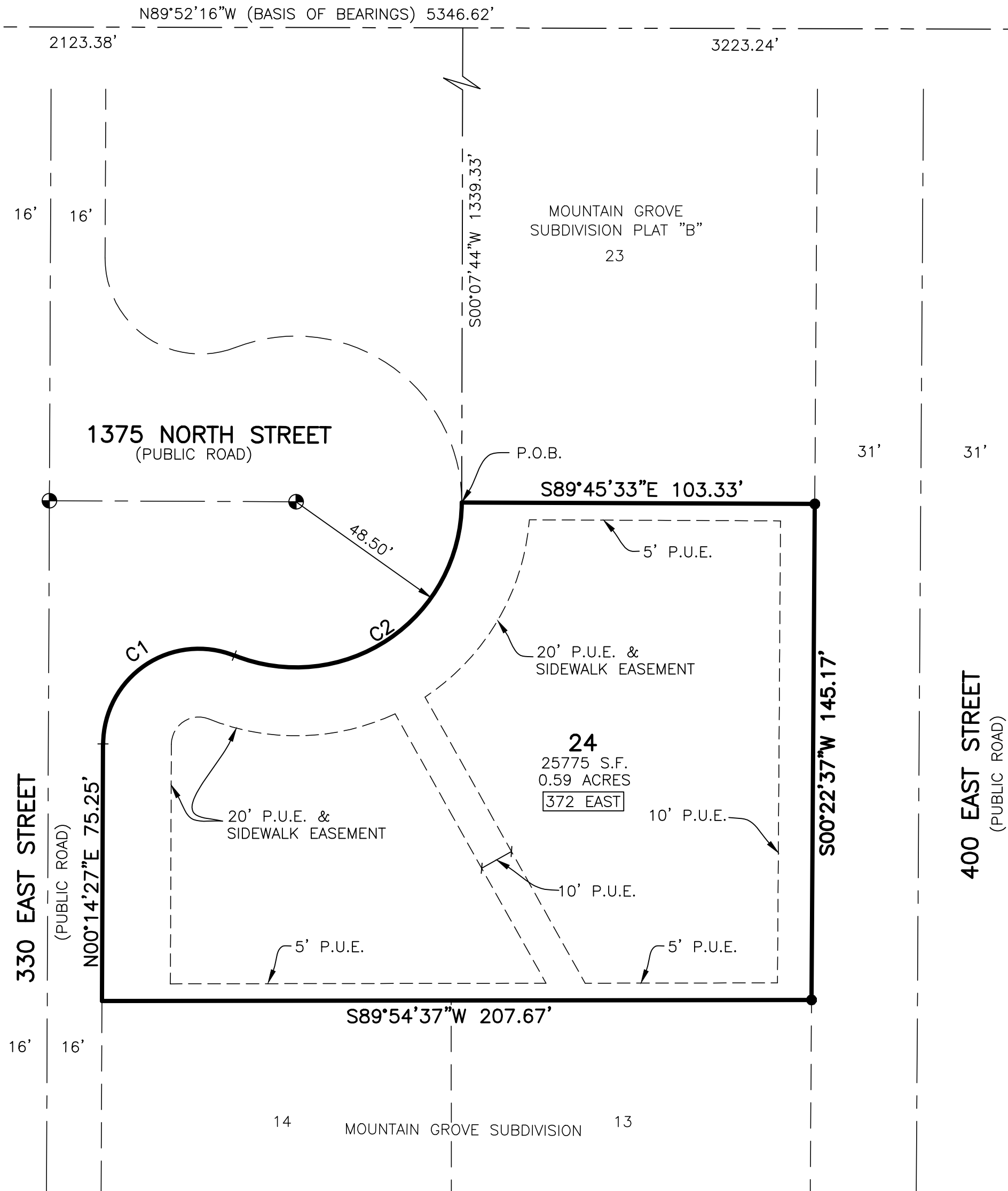
Scale: 1" = 30'

Proposed Plat

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

WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. (CALCULATED)

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



400 EAST STREET
(PUBLIC ROAD)

330 EAST STREET
(PUBLIC ROAD)

MOUNTAIN GROVE SUBDIVISION

MOUNTAIN GROVE SUBDIVISION

MOUNTAIN GROVE SUBDIVISION PLAT "B"

1375 NORTH STREET
(PUBLIC ROAD)

24
25775 S.F.
0.59 ACRES
[372' EAST]

S89°54'37"W 207.67'

20' P.U.E. & SIDEWALK EASEMENT

20' P.U.E. & SIDEWALK EASEMENT

10' P.U.E.

5' P.U.E.

5' P.U.E.

S89°45'33"E 103.33'

5' P.U.E.

20' P.U.E. & SIDEWALK EASEMENT

5' P.U.E.

20' P.U.E. & SIDEWALK EASEMENT

5' P.U.E.

20' P.U.E. & SIDEWALK EASEMENT

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5' P.U.E.

20' P.U.E. & SIDEWALK EASEMENT

5' P.U.E.

CONDITIONS OF APPROVAL

APPROVED AS TO FORM

CITY ATTORNEY _____ DATE _____



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

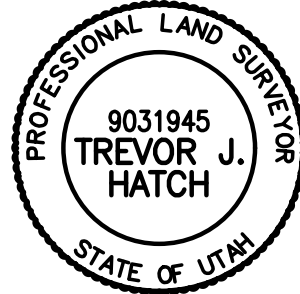
SURVEYOR'S CERTIFICATE

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 PLAT "C"** 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 AMENDED INTO ONE LOT AND NAME SAID SUBDIVISION **MOUNTAIN GROVE SUBDIVISION PLAT "C"** AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

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) _____ 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.

DIRECTOR--SECRETARY

CHAIRPERSON, PLANNING COMMISSION

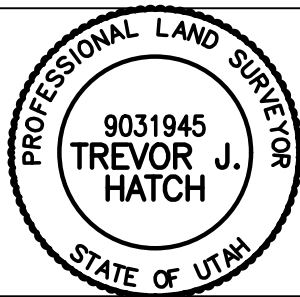
ACCEPTANCE BY THE CITY OF OREM

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) ATTEST: _____ CITY RECORDER (SEE SEAL BELOW)

MOUNTAIN GROVE SUBDIVISION PLAT "C"

INCLUDING A VACATION OF LOTS 15 AND 16 OF PLAT A OF THE MOUNTAIN GROVE SUBDIVISION BEING 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: **PLAT "C"**
Begin Date: **3-12-24** Number: **8326-01**
Revision: **4-2-24 E.R.** Scale: **1"=30'**

UTAH COUNTY RECORDER'S OFFICE

DEVELOPER

JOSH HART
362 E. 1375 N.
OREM, UTAH

Street View





City Council Chambers, 56 N State Street

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

Plat Amendment - Vacating Lots 15 and 16 of Mountain Grove, Plat A and approving Mountain Grove, Plat C located generally at 372 East 1375 North in the R8 zone. The applicant owns 2 lots and is combining them together into 1 lot.

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

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

BOARD OF EDUCATION OF ALPINE DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

Planning Commission
Wed, May 15, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

Plat Amendment - Vacating Lots 15 and 16 of Mountain Grove, Plat A and approving Mountain Grove, Plat C located generally at 372 East 1375 North in the R8 zone. The applicant owns 2 lots and is combining them together into 1 lot.

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

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

HANSEN, BRADEN C
557 S 400 E
AMERICAN FORK, UT 84003

Planning Commission
Wed, May 15, 2024
4:30 pm



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



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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

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

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

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

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

HANSEN, KATHY
330 E 1395 N
OREM, UT 84097

GUTIERREZ, JAVIER & LUCIA
360 E 1350 N
OREM, UT 84097

K & M HOLDINGS LLC
373 E 1395 N
OREM, UT 84097

MESSMER, KENNETH L & LINDA S
(ET AL)
--OR CURRENT RESIDENT--
412 E 1325 NORTH
OREM, UT 84097

TUTTLE, MARY JANE HANSON &
BYRON LYNN
422 E 1450 N
OREM, UT 84097

LEWIS, BRANDON J & NATALYN (ET
AL)
424 E 1325 N
OREM, UT 84097

PHILLIPS, GARN G & MARIAM P
425 E 1200 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

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

HANSEN, BRADEN C
557 S 400 E
AMERICAN FORK, UT 84003

BOARD OF EDUCATION OF ALPINE
DISTRICT
575 N 100 E
AMERICAN FORK, UT 84003

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

HANAIEI 2000 LLC
1333 N 430 E
OREM, UT 84097

HANSEN, JONATHAN K
1340 N 430 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

KOHLER, ASHTON & AARON
1375 N 330 E
OREM, UT 84097

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

COPA HOLDINGS LLC
1387 N 430 E
OREM, UT 84097

COPA HOLDINGS LLC
1397 N 430 E
OREM, UT 84097

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

GUTIERREZ, JAVIER & LUCIA
1429 N 200 W
OREM, UT 84057

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

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

 Administrative	Planning Commission May 15, 2024	Item 3.2
	PLAT AMENDMENT – Amending and extending Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approving La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone.	Prepared By: Cheryl Vargas Applicant: Jill Dastrup

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 116 property owners with 500 feet

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **R8**
- Acreage: **.35**
- Neighborhood: **Suncrest**

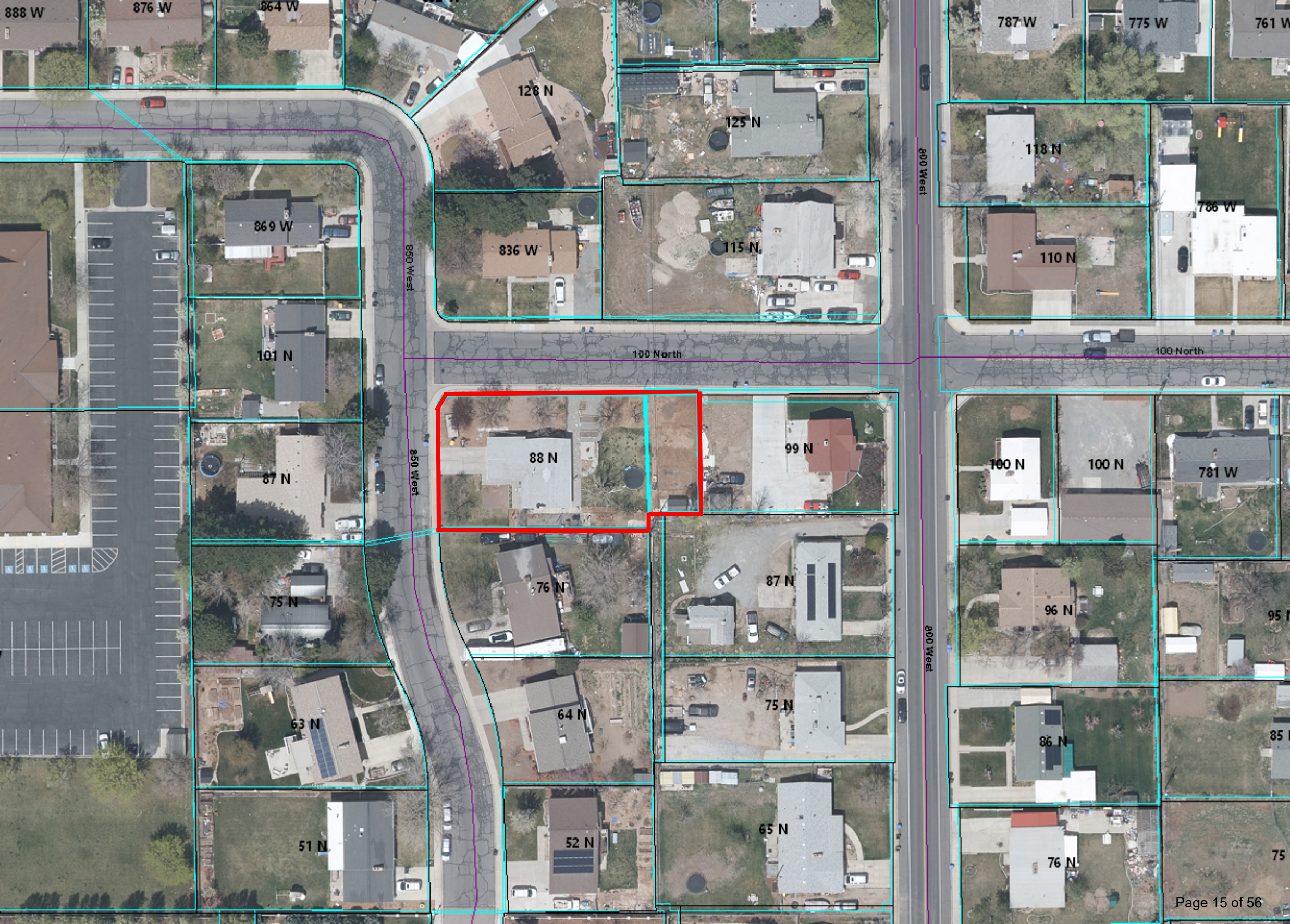
ACTION:

The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission amend and extend Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approve La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone.

BACKGROUND: The applicant is requesting to combine two lots that she owns into one lot. The smaller of the two lots is not a buildable lot but it does have the same tax ID as the larger lot. The applicant does own both parcels and would like them combined into one lot by amending the existing plat.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission amend and extend Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approve La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone.



LaValle Vue Plat F



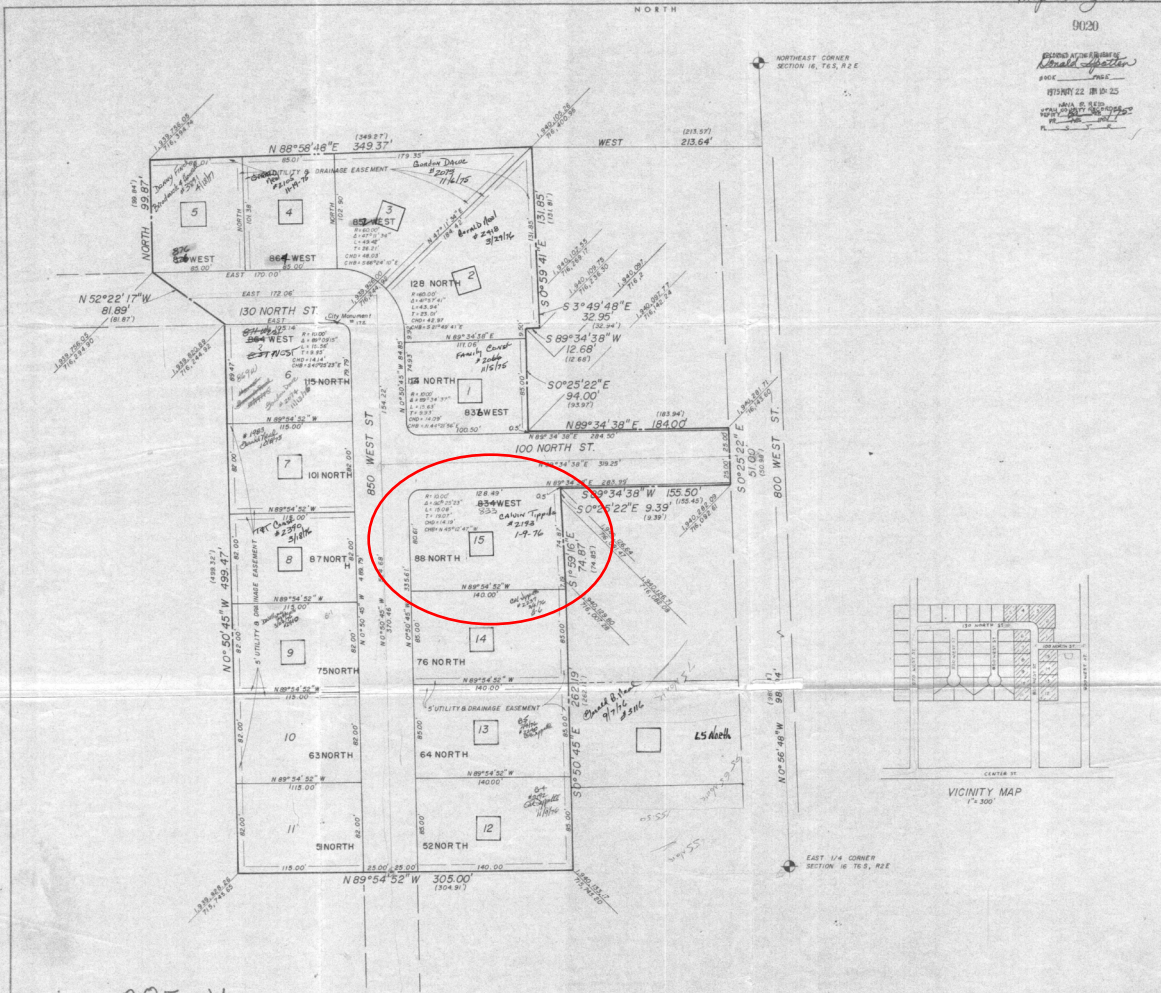
Legend

Plat Amendment
Zone: R8
Acres: .35

NEIGHBORHOOD
Suncrest

 88 N 850 West
 Parcels

NORTH



1385-V

SURVEYOR'S CERTIFICATE

I, **ROGER D. SWELEY**, DO hereby certify that I am a REGISTERED LAND SURVEYOR, AND THAT THESE CERTIFICATES, 2025, ARE PREPARED UNDER THE LAWS OF THE STATE OF UTAH. FURTHER CERTIFY BY AUTHORITY OF THE COUNCIL, I HAVE CAUSED THE TRACT OF LAND INJUNCTION ON THIS PLAT AND DESCRIBED HEREIN, HAVE SUBMITTED SAID TRACT OF LAND TO THE COUNTY CLERK, RECORDS, AND EXAMINERS AND THE SAME HAS BEEN CORRECTLY ENTERED AND STATED OF THE RECORDS IN BOOKING ON THIS PLAT, AND THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCEMENT **N0°58'49" W** ALONG THE SECTION LINE, **379.01' ALONG 21.15'** FROM THE CORNER **1/4-4** CORNER, SECTION **N. 12S. R. 1E.**

SAY LAT. MAKE A MERIDIAN, THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S0°54'51" E	131.85	
S7°49'48" E	32.85	
S89°04'10" E	12.60	
N0°24'24" E	184.00	
S7°57'42" E	9.39	ALONG ROAD WEST ST.
S69°58'54" W	155.00	
S7°57'42" E	9.39	
S71°58'51" E	74.81	
S7°57'42" E	9.39	
N0°24'24" W	508.00	
N0°24'24" E	498.47	
N42°12'01" E	81.89	
N0°00'00" E	38.67	
N0°58'49" E	349.57	

TO THE POINT OF BEGINNING

BASE OF BEARING = N 0° 36' 40" W ALONG THE SECTION LINE

4-12-75
DATE

Roger D. Sweley

(My Seal Noted)

OWNERS' DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SUBDIVISION HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBMITTED INTO COUNTY RECORDS, EXAMINED AND SO HEREBY CERTIFY THE TRACTS AND OTHER PUBLIC PLACES AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

SAY

DAY OF April, A.D. 1975.

James A. Peterson, Jr. *Donald L. Spaulding*

James A. Peterson, Jr. Donald L. Spaulding
Walter J. Cichewicz *William J. Cichewicz*

Walter J. Cichewicz William J. Cichewicz
Walter J. Cichewicz *Walter J. Cichewicz*

Walter J. Cichewicz Walter J. Cichewicz

ACKNOWLEDGMENT

STATE OF UTAH,)
COUNTY OF UTAH,) S.S.

ON this 12th day of April, A.D. 1975, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO HAVE AUTHORIZED ME TO BE TESTED AS TO THE TRUTH OF THE FOREGOING DECLARATION AND TO BE TESTED AS TO THE PERPETUAL USE OF THE PUBLIC THIS

A.D. 1975.

Roger D. Sweley

(My Seal Noted)

ACCEPTANCE BY LEGISLATIVE BODY

THE County of Utah, APPROVED AND ADOPTED AND HEREBY CAUSED THE DECLARATION OF THIS SUBDIVISION, AND OTHER PLACES OF LAND OFFERED FOR PUBLIC PURCHASE, TO BE PERPETUAL USE OF THE PUBLIC THIS

DAY OF May, A.D. 1975.

Walter J. Cichewicz *Walter J. Cichewicz*

Walter J. Cichewicz Walter J. Cichewicz
Walter J. Cichewicz *Walter J. Cichewicz*

Walter J. Cichewicz Walter J. Cichewicz

BOARD OF HEALTH

APPROVED AS TO THE FOLLOWING CONDITIONS TO BE CONNECTED TO DRAIN CITY SEWER & SEWER SYSTEM.

OFF CITY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED AND ADOPTED BY THE PLANNING COMMISSION, THIS 12th day of May, A.D. 1975.

CHAIRMAN, PLANNING COMMISSION

PLAT "A"

SUBDIVISION

UTAH COUNTY, UTAH

SCALE 1" = 40' FEET

SUPPLEMENTED BY: REOPEN PUBLIC MAP CITY-COUNTY REOPENED MAP LAND REOPENED MAP

LA VUE

PLAT

SUBDIVISION

UTAH COUNTY, UTAH

SCALE 1" = 40' FEET

SUPPLEMENTED BY: REOPEN PUBLIC MAP CITY-COUNTY REOPENED MAP LAND REOPENED MAP

LA VUE

PLAT

SUBDIVISION

UTAH COUNTY, UTAH

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LA VUE

PLAT

SUBDIVISION

UTAH COUNTY, UTAH

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LA VUE

PLAT

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LA VUE

PLAT

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UTAH COUNTY, UTAH

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LA VUE

PLAT

SUBDIVISION

UTAH COUNTY, UTAH

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LA VUE

PLAT

SUBDIVISION

UTAH COUNTY, UTAH

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LA VUE

PLAT

SUBDIVISION

UTAH COUNTY, UTAH

SCALE 1" = 40' FEET

SUPPLEMENTED BY: REOPEN PUBLIC MAP CITY-COUNTY REOPENED MAP LAND REOPENED MAP

LA VUE

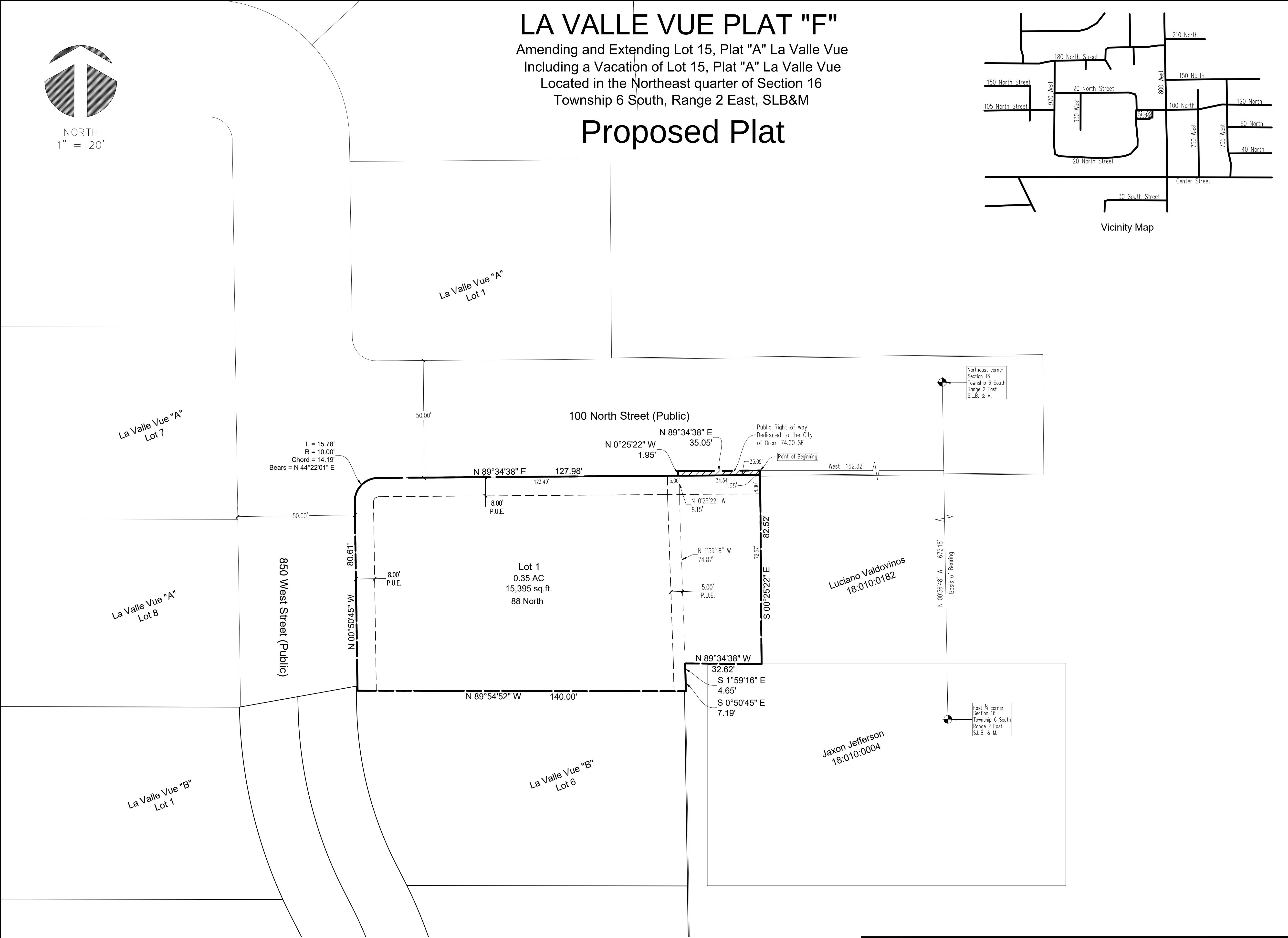
PLAT

SUBDIVISION

UTAH COUNTY, UTAH

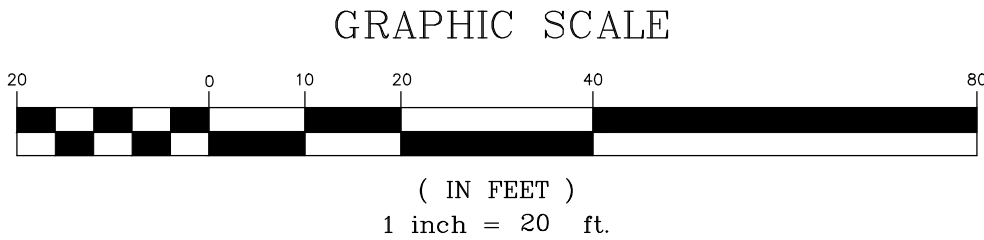
SCALE 1" = 40' FEET

SUPPLEMENTED BY:



Prepared by:

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



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.

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 15 La Valle Vue, Plat "A". Lot 15 La Valle Vue, Plat "A" is hereby vacated

Approved as to Form

City Attorney Date

SURVEYOR'S SEAL

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 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 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.

Boundary Description

Commencing at a point located North 00°56'48" West along the Section line 672.18 feet and West 162.32 feet from the East quarter corner of Section 16, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°25'22" East 82.52 feet; thence North 89°34'38" West 32.62 feet; thence South 01°59'16" East 4.65 feet; thence South 00°50'45" East 7.19 feet to the Southeast corner of Lot 15, Plat "A", La Valle Vue Subdivision; thence North 89°34'38" West along the common Lot line between Lot 6 Plat "B", La Valle Vue & said Lot 15, Plat "A", 140.00 feet to the Southwest corner of said Lot 15; thence North 00°50'45" West 80.61 feet; thence along the arc of a 10.00 foot radius curve to the right 15.78 feet (chord bears North 44°22'01" East 14.19 feet); thence North 89°34'38" East 127.98 feet; thence North 00°25'22" West 1.95 feet; thence North 89°34'38" East 35.05 feet to the point of beginning.

AREA=15,469 sq. ft. or 0.36 acre

Basis of Bearing North 00°56'48" West 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 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____.

Carl C. Dastrup _____ Jill Dastrup _____
(See Seal Below)

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Carl C. Dastrup & Jill Dastrup, who represented that they are the owners of the La Valle Vue Plat E 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

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 _____, A.D. 20____.

Approved: _____ Attest: _____
City Engineer City Recorder

Occupancy Restriction Notice

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.

Planning Commission Approval

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

Director-Secretary Chairman, Planning Commission Resolution No.

County Recorder

Plat " F "

LA VALLE VUE

Amending and Extending Lot 15, Plat "A" La Valle Vue
Including a Vacation of Lot 15, Plat "A" La Valle Vue

Subdivision
Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

Street View from 100 North



Street View from 850 West





City Council Chambers, 56 N State Street

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

PLAT AMENDMENT – Amending and extending Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approving La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone. The property owner currently owns 2 lots and is combining them together into 1 lot. No other property will be affected by this action.

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

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

CHRISTENSEN, WILLIE F (ET AL)
876 W 20 N
OREM, UT 84057

Planning Commission
Wed, May 15, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

PLAT AMENDMENT – Amending and extending Lot 15 of La Valle Vue, Plat A including a vacation of Lot 15 of La Valle Vue, Plat A and approving La Valle Vue, Plat F located generally at 88 North 850 West in the R8 zone. The property owner currently owns 2 lots and is combining them together into 1 lot. No other property will be affected by this action.

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This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

POPE, GEORGE ANN (ET AL)
--OR CURRENT RESIDENT--
878 W 20 NORTH
OREM, UT 84057

Planning Commission
Wed, May 15, 2024
4:30 pm

SONDRUP, CHRIS
PO BOX 664
PLEASANT GROVE, UT 84062

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

CHATTERTON, MATTHEW T &
CLARISSA J
26 N 800 W
OREM, UT 84057

CITY OF OREM
33 N 800 W
OREM, UT 84057

MANGUM, KIRT L & MARCIA C
41 N 750 W
OREM, UT 84057

FENLEY, JOHN & MARY DAGMAR
--OR CURRENT RESIDENT--
46 N 800 WEST
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

CORP OF THE PRES BISHOP CHURCH
OF JESUS CHRIST OF L D S
50 E NORTH TEMPLE # 22
SALT LAKE CITY, UT 84150

MCEWAN, BRIAN A & MEGAN M
51 N 850 W
OREM, UT 84057

DIXIEHAT 787 LLC
51 W CENTER ST # 218
OREM, UT 84058

SMITH, TRAVIS ALAN & TRACIE
SHEPHERD (ET AL)
52 N 850 W
OREM, UT 84057

ADAMS, MICHAEL DOYLE & KARIA
LYNN
53 N 750 W
OREM, UT 84057

MANZO, GILBERTO
55 N 800 W
OREM, UT 84057

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

BARNES, KALEB
56 N 800 W
OREM, UT 84057

SHUMWAY, KEN H & CYNTHIA B (ET
AL)
58 N 930 W
OREM, UT 84057

JEFFREYS, MICHAEL ROBERT &
KAREN MARIE
63 N 850 W
OREM, UT 84057

PARISH, HEIDI ALDER & JOHN
ROBERT (ET AL)
64 N 850 W
OREM, UT 84057

BRINKERHOFF, ROSS & MARYJO
65 N 800 W
OREM, UT 84057

EARL, ANTHONY J (ET AL)
70 N 930 W
OREM, UT 84057

DOROTHY KNOELL LLC
--OR CURRENT RESIDENT--
75 N 750 WEST
OREM, UT 84057

IVIE, BRAD P & AMBER E
75 N 800 W
OREM, UT 84057

SMITH, A TODD & AMY L (ET AL)
75 N 850 W
OREM, UT 84057

SABAN, DANIEL
76 N 800 W
OREM, UT 84057

BABBITT FAMILY TRUST 07-12-2016
THE (ET AL)
76 N 850 W
OREM, UT 84057

LARSON, KERSTIN
82 N 930 W
OREM, UT 84057

DOROTHY KNOELL LLC
85 N 750 W
OREM, UT 84057

BENNETT, GARY H & LINDA ASHTON
(ET AL)
86 N 800 W
OREM, UT 84057

JEFFERSON, JAXON (ET AL)
87 N 800 W
OREM, UT 84057

GISHI, BRYAN
87 N 850 W
OREM, UT 84057

DASTRUP, CARL C & JILL
88 N 850 W
OREM, UT 84057

JEFFERSON, JAXON (ET AL)
--OR CURRENT RESIDENT--
89 N 800 WEST
OREM, UT 84057

CARTER, PEGGY LYNN
94 N 930 W
OREM, UT 84057

FULLMER, JOSEPH LYNN
95 N 750 W
OREM, UT 84057

HOGAN, WILLIAM C (ET AL)
96 N 800 W
OREM, UT 84057

LYNAM, DAVID & LINDA L (ET AL)
99 N 750 W
OREM, UT 84057

VALDOVINOS, LUCIANO &
MARGARITA
99 N 800 W
OREM, UT 84057

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

BILBAO, RENAE K (ET AL)
100 N 800 W
OREM, UT 84057

ELDREDGE, BRADLY & KAREN
101 N 850 W
OREM, UT 84057

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

DAVIS, RONNIE K & ANDREA C
106 N 930 W
OREM, UT 84057

HEINZEN, RONALD T &
ALEXANDRIA D (ET AL)
--OR CURRENT RESIDENT--
109 N 750 WEST
OREM, UT 84057

FIELD, ROBERT A
110 N 800 W
OREM, UT 84057

FENLEY, MARY DAGMAR & JOHN
FENLEY
--OR CURRENT RESIDENT--
115 N 800 WEST
OREM, UT 84057

ROBINSON, GARRETT
118 N 800 W
OREM, UT 84057

MENDOZA, JORGE A
125 N 800 W
OREM, UT 84057

CHAVEZ-ALCALA, RAFAEL
128 N 850 W
OREM, UT 84057

RCAM PROPERTIES LLC
147 N 800 W
OREM, UT 84057

PAIGE'S PLACE SUBDIVISION LC
--OR CURRENT RESIDENT--
151 N 800 WEST
OREM, UT 84057

HENRIKSEN, SCOTT & CARIN (ET AL)
151 N 840 W
OREM, UT 84057

BEDDES, HAYLEY & SETH
152 N 840 W
OREM, UT 84057

NUNEZ, MARIA DE JESUS
152 N 890 W
OREM, UT 84057

YOUNG, JOYCE J
155 N 890 W
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

PAIGE'S PLACE SUBDIVISION LC
--OR CURRENT RESIDENT--
157 N 800 WEST
OREM, UT 84057

RCAM PROPERTIES LLC
--OR CURRENT RESIDENT--
162 N 840 WEST
OREM, UT 84057

BASCOM, TANYA ROSANNA &
WALTER DEE
163 N 800 W
OREM, UT 84057

CHEN, KEZHANG (ET AL)
--OR CURRENT RESIDENT--
166 N 890 WEST
OREM, UT 84057

SHUMWAY, KYLE MATTHEW
167 N 840 W
OREM, UT 84057

CASSETTA, MICHAEL G & VERONICA
S (ET AL)
170 N 840 W
OREM, UT 84057

AUSTIN, WILLIAM G JR & JANE B (ET
AL)
171 N 800 W
OREM, UT 84057

MARCHANT, AIMEE S & DAVID S
173 N 840 W
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

GUERRA, MARTIN & CLAUDIA
176 N 840 W
OREM, UT 84057

JONES, BRIAN DENNIS
176 N 890 W
OREM, UT 84057

ANDERSEN, BONNIE JEAN (ET AL)
181 N 800 W
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
190 N 800 WEST
OREM, UT 84057

PECK, DEAN L (ET AL)
207 N 800 W
OREM, UT 84057

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

EMFIELD, JOSHUA & CHRISTY
561 N 1350 E
PLEASANT GROVE, UT 84062

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

GILLE, JAMES B JR & SUZANNE S
749 W 150 N
OREM, UT 84057

DEE, JUSTIN W & RAYLA
760 W 150 N
OREM, UT 84057

WENTZ, STUART
761 W 150 N
OREM, UT 84057

GARR, RANDALL B & LAURA (ET AL)
774 W 150 N
OREM, UT 84057

TRONCALE, MICHAEL DON &
KATHLEEN (ET AL)
775 W 150 N
OREM, UT 84057

BARRAGAN, GUSTAVO & OLIVIA (ET
AL)
--OR CURRENT RESIDENT--
781 W 100 NORTH
OREM, UT 84057

BARRAGAN, GUSTAVO & OLIVIA (ET
AL)
781 W 120 N
OREM, UT 84057

EMFIELD, JOSHUA & CHRISTY
--OR CURRENT RESIDENT--
786 W 100 NORTH
OREM, UT 84057

SANDOVAL, DANIEL
786 W 150 N
OREM, UT 84057

DIXIEHAT 787 LLC
--OR CURRENT RESIDENT--
787 W 150 NORTH
OREM, UT 84057

CHEN, KEZHANG (ET AL)
832 W 1920 N
OREM, UT 84057

BROWN, BRIAN & TRACI
836 W 100 N ST
OREM, UT 84057

RHOADES, JOHN W & NORMA J
852 W 130 N
OREM, UT 84057

TELOS PROPERTIES LLC
--OR CURRENT RESIDENT--
860 W CENTER
OREM, UT 84057

ROMERO, VICTOR H
864 W 130 N
OREM, UT 84057

CACERES, ZULLY M & JULIO R
869 W 130 N
OREM, UT 84057

TELOS PROPERTIES LLC
870 W CENTER ST
OREM, UT 84057

CHRISTENSEN, WILLIE F (ET AL)
876 W 20 N
OREM, UT 84057

FRAZIER, JASON A & LAURIE A
876 W 130 N
OREM, UT 84057

POPE, GEORGE ANN (ET AL)
--OR CURRENT RESIDENT--
878 W 20 NORTH
OREM, UT 84057

POPE, GEORGE ANN (ET AL)
878 W 20 N # 22
OREM, UT 84057

WAITE, WILLIAM RICHARD & NAOMI
COLLEEN
888 W 20 N
OREM, UT 84057

MCLAWS, JERROLD L & TERESA (ET
AL)
888 W 130 N
OREM, UT 84057

KIRSCHBAUM, TRUDY S
890 W 20 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

RICHARD ALLEN WHITE AND LYNDA
P WHITE REVOCABLE TRUST 01-29-
2010 (ET AL)
900 W 20 N
OREM, UT 84057

RAMIREZ, KEVIN E CASTRO & ERICK
A
900 W 130 N
OREM, UT 84057

BRADSHAW, JEREMY W
902 W 20 N
OREM, UT 84057

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

MANN, STEPHANIE & CLAUDIA
--OR CURRENT RESIDENT--
910 W 20 NORTH
OREM, UT 84057

LARSON, TANNA
912 W 130 N
OREM, UT 84057

CORP OF THE PRES BISHOP CHURCH
OF JESUS CHRIST OF L D S
--OR CURRENT RESIDENT--
920 W 130 NORTH
OREM, UT 84057

MATAU, CHRISTOPHER V
921 W 130 N
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

HEINZEN, RONALD T &
ALEXANDRIA D (ET AL)
1126 SHADOW CREEK DR
STOCKTON, CA 95209

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

FENLEY, MARY DAGMAR & JOHN
FENLEY
1985 N 360 E
PROVO, UT 84604

MANN, STEPHANIE & CLAUDIA
9896 S 3266 W
SOUTH JORDAN, UT 84095

ROWLEY, J REED & LEAH H
12575 S ORCHARD VIEW
PAYSON, UT 84651

 Administrative	Planning Commission May 15, 2024	Item 3.3
	PLAT AMENDMENT – Vacating Lot 12 of Sun Burst, Plat B and approving Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone.	Prepared By: Cheryl Vargas Applicant: Tyson Kidd

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 131 property owners with 500 feet

SITE INFORMATION:

- General Plan Designation:
Low Density Residential
- Current Zone: **R8**
- Acreage: **.19**
- Neighborhood: **Orchard**

ACTION:

The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission vacate Lot 12 of Sun Burst, Plat B and approve Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone.

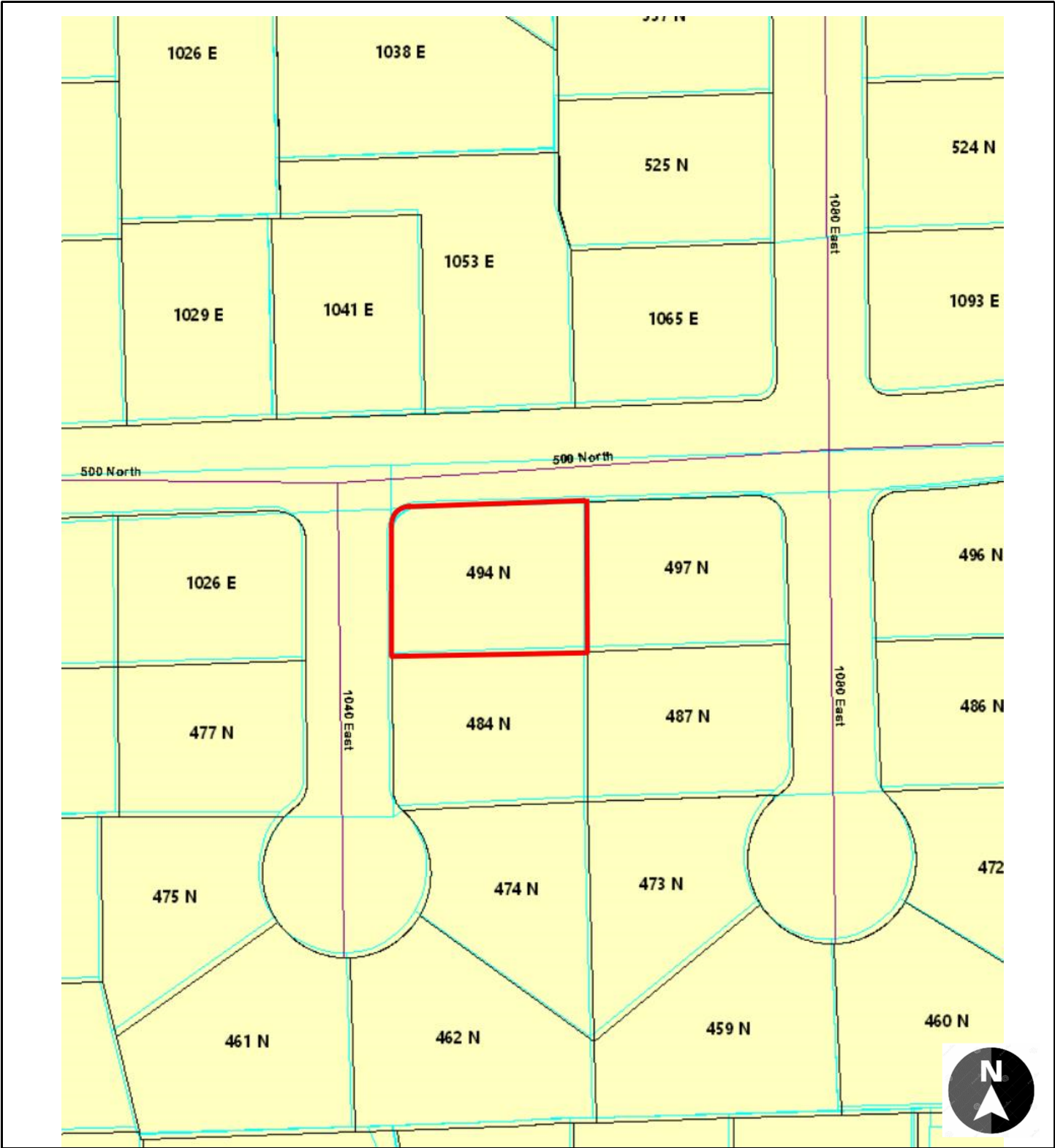
BACKGROUND: The applicant is requesting to amend the Sun Burst, Plat B plat in order to expand the size of an existing shed in his back yard. There is currently an eight (8) foot irrigation and public utility easement (PUE) that prevents him from making the shed larger than 200 square feet.

The applicant has been able to get PUE vacation letters from the five (5) utility companies; however, he has only been given permission to encroach from the irrigation company. Because the actual ditch is on the neighboring property, expanding the shed will not interfere with the irrigation ditch itself.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 12 of Sun Burst, Plat B and approve Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone.



Sun Burst Plat E



Legend

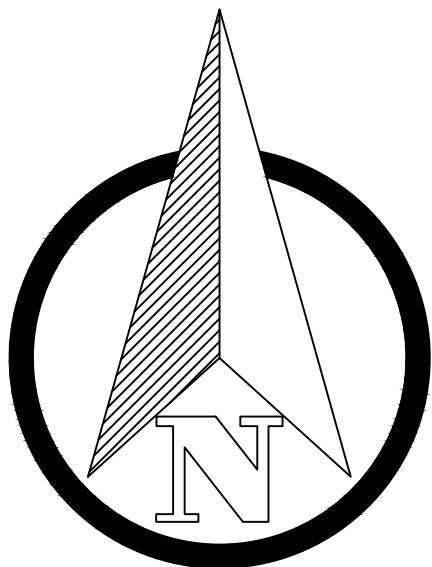
Plat Amendment
Zone: R8
Acres: .19

NEIGHBORHOOD
Orchard

 494 N 1040 East
 Parcels

PLAT "E"
SUN BURST

BEING A VACATION OF LOT 12, PLAT "B", SUN BURST SUBDIVISION
BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH.
APRIL — 2024

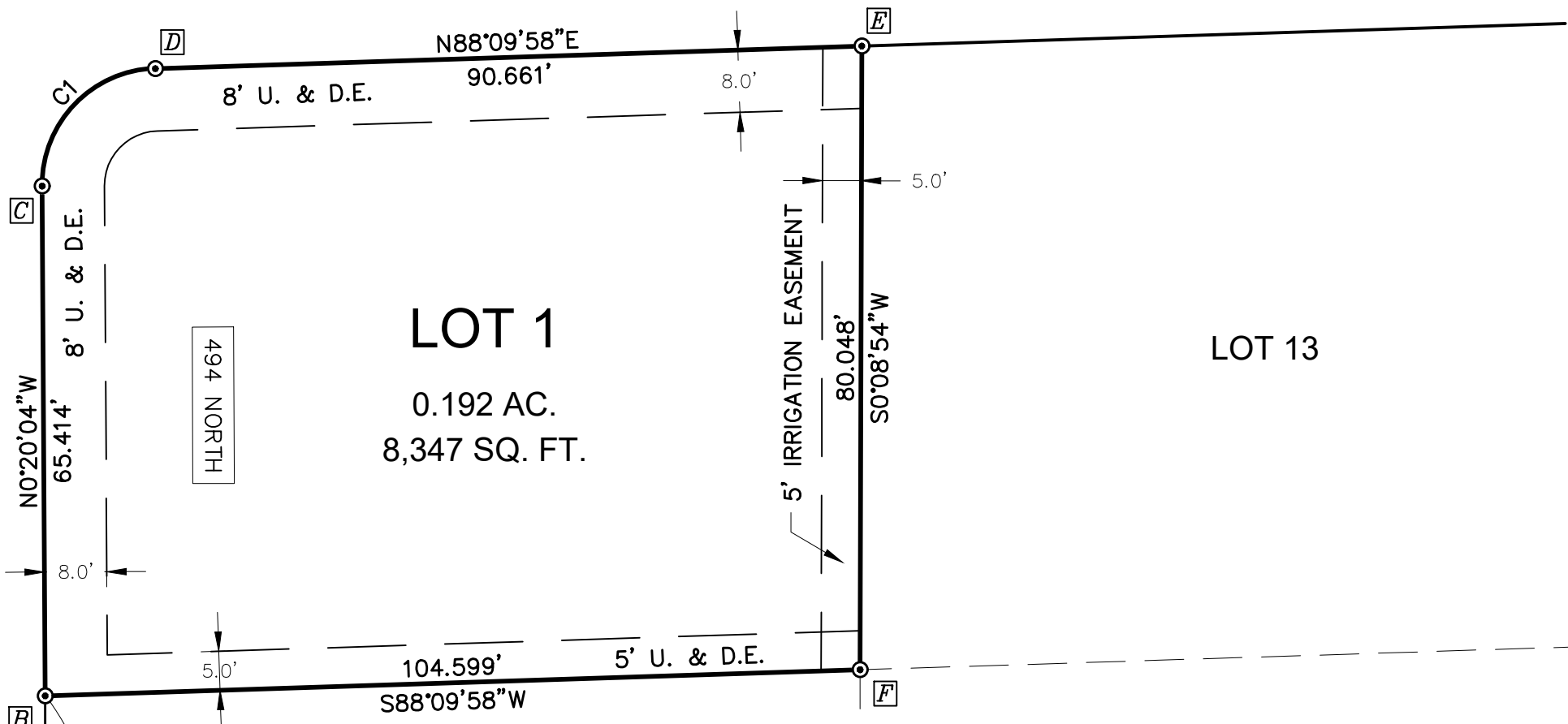


GRAPHIC SCALE
0 20 40 Feet
1 INCH = 20 FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.169'	15,000'	20.934'	N43°54'58"E	88°30'02"

500 NORTH STREET
(PUBLIC)

1040 EAST STREET
(PUBLIC)



STATE PLANE COORDINATES — NAD27		
DESC.	NORTHING	EASTING
A	718031.940	1953596.270
B	718641.714	1952557.495
C	718707.109	1952557.114
D	718722.184	1952571.629
E	718725.084	1952662.217
F	718645.061	1952662.009

DEVELOPER/OWNER

TYSON S. KIDD
494 NORTH 1040 EAST
OREM CITY, UTAH 84097
TEL: 801-472-0472

DATE: APRIL 25, 2024

LEGEND:

- SECTION CORNER/STREET MONUMENT — FOUND BRASS CAP
- PROPERTY CORNER — SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- CALCULATED POINT — NOT SET/NOT FOUND
- RECORD DATA
- PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- INTERIOR LOT LINE
- EASEMENT LINE
- DEED LINE/PLATTED LOT LINE
- UTILITY AND DRAINAGE EASEMENT AND IRRIGATION PIPE EASEMENT (SEE NOTE ON PLAT "B" SUN BURST SUBDIVISION PLAT OF RECORD)
- U. & D.E.

DRIVEWAY NOTE:
NO DRIVEWAY OR DRIVE ACCESS SHALL BE CONSTRUCTED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.

UTAH COUNTY MONUMENT
SOUTH ONE-QUARTER CORNER OF
SECTION 12, T.6S., R.2E., SLB&M.
(FOUND BRASS CAP)

UTAH COUNTY MONUMENT
SOUTHWEST CORNER OF
SECTION 12, T.6S., R.2E., SLB&M.
(FOUND BRASS CAP)

(SECTION LINE)
1598.990'
S89°04'26"W

(SECTION LINE)
1039.223'
S89°04'26"W

SECTION LINE BEARING S89°04'26"W (AS SHOWN AND STATED PER PLAT "B" SUN BURST SUBDIVISION — NAD27)
2638.213' (MEASURED) 2638.370' (RECORD) MON. TO MON.

"BASIS OF BEARINGS"

SURVEYOR'S CERTIFICATE

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 376079, 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 COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

4-25-24
DATE

JAMES PATRICK FRONK, PLS
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

ALL OF LOT 12, PLAT "B", SUN BURST SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE SOUTHWEST CORNER OF LOT 12, PLAT "B", SUN BURST SUBDIVISION, A RECORDED SUBDIVISION, SAID POINT BEING 1039.223 FEET S89°04'26"W ALONG THE SECTION LINE (BEARING AS SHOWN AND STATED ON SAID PLAT "B", SUN BURST SUBDIVISION) AND 626.755 FEET NORTH FROM A FOUND BRASS CAP MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE N0°20'04"W 65.414 FEET TO A POINT OF CURVATURE; THENCE 23.169 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15,000 FEET, SUBTENDE BY A CHORD BEARING N43°54'58"E 20.934 FEET; THENCE N88°09'58"E 90.661 FEET; THENCE S0°08'54"W 80.048 FEET; THENCE S88°09'58"W 104.599 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.192 ACRES OF LAND (8,347 SQ. FT.).

BASIS OF BEARINGS: S89°04'26"W ALONG THE SECTION LINE FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 12, AS SHOWN AND STATED PER PLAT "B", SUN BURST SUBDIVISION — 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 DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

TYSON S. KIDD

ACKNOWLEDGMENT

STATE OF UTAH
s.s.
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY TYSON S. KIDD WHO REPRESENTED THAT HE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

NOTARY'S COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SIGNATURE)

NOTARY PUBLIC (PRINTED)

ACCEPTANCE BY THE CITY OF OREM

THE CITY ENGINEER OF OREM CITY 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____.

APPROVED _____ ATTEST _____

CITY ENGINEER
(SEE SEAL BELOW)

CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION CHAIRMAN

DIRECTOR-SECRETARY

CONDITIONS OF APPROVAL

PLAT "E"

SUN BURST

BEING A VACATION OF LOT 12, PLAT "B", SUN BURST SUBDIVISION
BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH.
APRIL — 2024

SUBDIVISION _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET



PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

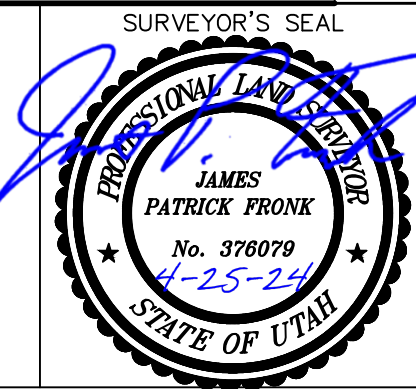
PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE PROPOSED VACATION OF LOT 12, PLAT "B", SUN BURST SUBDIVISION, AND THAT THERE IS GOOD CAUSE FOR SAID VACATION.
LOT 12, PLAT "B", SUN BURST SUBDIVISION, IS HEREBY VACATED.

APPROVAL AS TO FORM

OREM CITY ATTORNEY

DATE



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER

Street View from 500 North



Street View from 1040 East





City Council Chambers, 56 N State Street

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

Plat Amendment - Vacating Lot 12 of Sun Burst, Plat B and approving Sun Burst, Plat E located generally at 494 North 1040 East in the R8 zone. The applicant is applying to build an addition to an existing shed and is vacating the public utility easement on the east property line. No other property will be affected by this change.

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

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

TAYLOR, RICHARD (ET AL)
1488 E BLUE TICK ST
MERIDIAN, ID 83642

Planning Commission
Wed, May 15, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

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This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

DREIMAL LLC
1264 N 1270 E
AMERICAN FORK, UT 84003

Planning Commission
Wed, May 15, 2024
4:30 pm



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



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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

WESTCO PROPERTIES LC
70 KINGS PEAK
LINDON, UT 84042

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

PANDA BEAR HOMES INC
135 E 800 N
OREM, UT 84057

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

SLOAT, RANDOLPH H
185 S 180 W
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

SMITH, RONALD M & COLLEEN J
394 N 1200 E
OREM, UT 84097

D & K WESTERN LLC
395 N PALISADE DR
OREM, UT 84097

REID, JULIE M (ET AL)
412 N 1040 E
OREM, UT 84097

NIELSON, CORY O & COLETTE D
421 N 1040 E
OREM, UT 84097

FERGUSON, MELVIN JAMES &
PATRICIA
424 N 1000 E
OREM, UT 84097

CARTER, REESE J & BODI G
425 N 1120 E
OREM, UT 84097

SELCK, J RONALD
427 N 1000 E
OREM, UT 84097

RODRIGUEZ, FABIOLA (ET AL)
432 N 1000 E
OREM, UT 84097

GEILMAN, KEITH L & JENELL G (ET
AL)
433 N 1120 E
OREM, UT 84097

MCNEILCLAN LLC
438 N 950 E
OREM, UT 84097

MCNEILCLAN LLC
--OR CURRENT RESIDENT--
439 N 1000 EAST
OREM, UT 84097

ROSS, BENJAMIN H & PATSY A (ET
AL)
439 N 1040 E
OREM, UT 84097

MILLER, MORGAN LEE
446 N 1000 E
OREM, UT 84097

CLEMENTS, JULIE & JOE (ET AL)
--OR CURRENT RESIDENT--
447 N 1120 EAST
OREM, UT 84097

HILL, DEAN W & KATHIE (ET AL)
451 N 1000 E
OREM, UT 84097

CHRISTENSEN, JOSEPH & LILY
456 N 1000 E
OREM, UT 84097

BALSER, C JAKE & OLENA
459 N 1080 E
OREM, UT 84097

HERMAN, BRYANT EUGENE &
ANGELA RUTH (ET AL)
459 N 1120 E
OREM, UT 84097

BALSER, KATHERINE ANNA
460 N 1080 E
OREM, UT 84097

CHRISTENSEN, CHRISTEN CRAIG &
JACQUELINE (ET AL)
461 N 1040 E
OREM, UT 84097

MATLOCK, CLINTON THOMAS &
MARY ANN
462 N 950 E
OREM, UT 84097

BALSER, TOD LUND
462 N 1040 E
OREM, UT 84097

JONES, BRENT G & SHEREE S
463 N 1000 E
OREM, UT 84097

BREWER, JOHN LANE & DONETTA
SUE (ET AL)
468 N 1000 E
OREM, UT 84097

AVERY, DANIEL F & STACI L
471 N 1120 E
OREM, UT 84097

PETERSON, MICHAEL L & ELAINE
472 N 1080 E
OREM, UT 84097

JENSEN, RONALD SCOTT & HEATHER
ANN
473 N 1080 E
OREM, UT 84097

DAYTON, TAYLOR L & MOLLY M
--OR CURRENT RESIDENT--
474 N 1040 EAST
OREM, UT 84097

ADAMS, ROBERT L & MARILYN
WILEY (ET AL)
475 N 1040 E
OREM, UT 84097

BRIAN D AND KAREN H JEFFS
REVOCABLE TRUST 11-29-2018 (ET
AL)
--OR CURRENT RESIDENT--
476 N 950 EAST
OREM, UT 84097

MICKELSEN, RICHARD & TARA
--OR CURRENT RESIDENT--
477 N 1040 EAST
OREM, UT 84097

LAMOREAUX, DAVID KENT & GAIL
MINEER (ET AL)
478 N 1000 E
OREM, UT 84097

DARLING, BRENDA
483 N 1120 E
OREM, UT 84097

TREGASKIS, BRUCE R & NANCY A
484 N 1040 E
OREM, UT 84097

GRAY, RUSSELL W & JUDY M
486 N 1080 E
OREM, UT 84097

EGBERT, STEPHANIE ALLEN
487 N 1080 E
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBOER, JOHANNA A
491 N 1000 E
OREM, UT 84097

SESSIONS, ROY D & ELAINE
--OR CURRENT RESIDENT--
492 N 1120 EAST
OREM, UT 84097

SIMONSEN, REID O & LESLIE R
%SIMONSEN, JOHN
494 N 950 E
OREM, UT 84097

KIDD, TYSON S
494 N 1040 E
OREM, UT 84097

SOWARDS, MARK S & LILA B
496 N 1080 E
OREM, UT 84097

CARTER, MORGAN JAMES
--OR CURRENT RESIDENT--
497 N 1080 EAST
OREM, UT 84097

MORELL, WILLIAM CHRISTIAN &
NTANYA M
501 N 1000 E
OREM, UT 84097

CRAVEN, FRANK & ELIZABETH H
510 N 950 E
OREM, UT 84097

SCHIRMER, KATHRYN
511 N 1000 E
OREM, UT 84097

QUIRANTE, FREDERICK M & NICOLE
M
522 N 1120 E
OREM, UT 84097

PORTER, CARL LEE & ROSEMARY
(ET AL)
523 N 1000 E
OREM, UT 84097

MOORE, GENE R & CHERYL G
--OR CURRENT RESIDENT--
523 N 1120 EAST
OREM, UT 84097

HAIR, DALE W & MARY M (ET AL)
524 N 950 E
OREM, UT 84097

DAMARJIAN, JENNIFER L
524 N 1000 E
OREM, UT 84097

MORGAN, JEFFREY R & DIANNE R
524 N 1080 E
OREM, UT 84097

ANDERSON, JANICE L (ET AL)
525 N 1080 E
OREM, UT 84097

SCHRUTE FARMS LLC
--OR CURRENT RESIDENT--
534 N 1120 EAST
OREM, UT 84097

MOORE, GENE R & CHERYL G
535 N 1120 E
OREM, UT 84097

DREIMAL LLC
--OR CURRENT RESIDENT--
536 N 1000 EAST
OREM, UT 84097

BETANCOURT, LEONEL JR (ET AL)
536 N 1080 E
OREM, UT 84097

GONZALES, JULIO & GUADALUPE
537 N 1080 E
OREM, UT 84097

ARNOLDSSEN, ALLEN & WENDY (ET AL)
543 N 1000 E
OREM, UT 84097

HENRY, KING LEWIS & GWENDOLYN
FAYE
--OR CURRENT RESIDENT--
547 N 1120 EAST
OREM, UT 84097

CUEVA, RAFAEL & GABY M
548 N 1080 E
OREM, UT 84097

BENSON, JEFFREY W & TRACY L
549 N 1080 E
OREM, UT 84097

EWART, MITCHELL AARON &
DONNA M
555 N 1000 E
OREM, UT 84097

SESSIONS, ROY D & ELAINE
558 N 1120 E
OREM, UT 84097

BHAGAT, DEVENDRA & CONNIE A
559 N 1120 E
OREM, UT 84097

FURR, BRIAN K & KIMBER B
560 N 1080 E
OREM, UT 84097

SHELLEY, ELONA K
561 N 1080 E
OREM, UT 84097

PORTER, RICHARD CLYDE &
MARIANNE B (ET AL)
566 N 1080 E
OREM, UT 84097

HALES, CHRISTOPHER CRAIG &
KRISTY GREEN (ET AL)
567 N 1000 E
OREM, UT 84097

JEWELL, LAWRENCE E & SANDRA L
(ET AL)
572 N 1000 E
OREM, UT 84097

WALLACE, DON SIDNEY & JOAN H
584 N 950 E
OREM, UT 84097

OREM 500 LLC
605 E FOOTHILL DR
PROVO, UT 84604

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

HENRY, KING LEWIS & GWENDOLYN
FAYE
748 S 600 W
OREM, UT 84058

CARDON, MARIA MERCEDES
775 E 300 N
OREM, UT 84097

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

DAYTON, TAYLOR L & MOLLY M
932 E 1200 N
OREM, UT 84097

SLOAT, RANDOLPH H
--OR CURRENT RESIDENT--
1012 E 500 NORTH
OREM, UT 84097

HOMER, KATHE C
1015 E 500 N
OREM, UT 84097

DENZER, JOSEPH & TYNELLE
1025 E 400 N
OREM, UT 84097

PEREZ, ARTHUR & MARIA
1026 E 500 N
OREM, UT 84097

MUHLESTEIN, CHERYL (ET AL)
1026 E 560 N
OREM, UT 84097

OLSON, MIKE L
1027 E 560 N
OREM, UT 84097

EDWARDS, LINDA MARIE
1029 E 500 N
OREM, UT 84097

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
1035 E 440 NORTH
OREM, UT 84097

MICHE, STEPHEN T & MARIA D
1038 E 560 N
OREM, UT 84097

SPURRIER, BURTON K & ROSE A
1039 E 560 N
OREM, UT 84097

MOORE, BENJAMIN S & AIMEE L
--OR CURRENT RESIDENT--
1041 E 500 NORTH
OREM, UT 84097

SALAZAR ESTATES LLC
1042 E 560 N
OREM, UT 84097

WESTCO PROPERTIES LC
--OR CURRENT RESIDENT--
1047 E 440 NORTH
OREM, UT 84097

MELENTIEV, ALEX & ELENA
1050 E 440 N
OREM, UT 84097

MOORE, BENJAMIN S & AIMEE L
1053 E 500 N
OREM, UT 84097

LOUDER, DERRICK
1055 E 440 N
OREM, UT 84097

VERBANATZ, DAVID W & BETH ANN
1056 E 440 N
OREM, UT 84097

EMBLEY, MATTHEW D & LINDSEY K
1057 E 400 N
OREM, UT 84097

CARTER, MORGAN JAMES
1064 E 500 N
OREM, UT 84097

JOHNSON, MARK & CASSIE
1065 E 440 N
OREM, UT 84097

PRICE, STEPHAN SCOTT
1065 E 500 N
OREM, UT 84097

OLIVEIRA, DANIEL J & RACHEL G
1066 E 440 N
OREM, UT 84097

TAYLOR, RICHARD (ET AL)
--OR CURRENT RESIDENT--
1068 E 400 NORTH
OREM, UT 84097

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

WOODWARD, JOYCE W
1075 E 400 N
OREM, UT 84097

THOMAS, DEREK & WENDY
1075 E 440 N
OREM, UT 84097

KILGER, CORY M & JESSICA W
1078 E 440 N
OREM, UT 84097

SMITH, RONALD M & COLLEEN J
--OR CURRENT RESIDENT--
1093 E 500 NORTH
OREM, UT 84097

TRERISE, MARK & JENNIFER
1107 E 500 N
OREM, UT 84097

OREM 500 LLC
--OR CURRENT RESIDENT--
1108 E 500 NORTH
OREM, UT 84097

CARDON, MARIA MERCEDES
--OR CURRENT RESIDENT--
1127 E 435 NORTH
OREM, UT 84097

HILL, JOHN & SUZETTE
1127 E 500 N
OREM, UT 84097

URQUHART, THOMAS J
1129 E 470 N
OREM, UT 84097

ESHELMAN, TAYLOR A & FAITH B
1130 E 470 N
OREM, UT 84097

SCHRUTE FARMS LLC
1132 E COBALT LN
SANDY, UT 84094

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

DREIMAL LLC
1264 N 1270 E
AMERICAN FORK, UT 84003

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

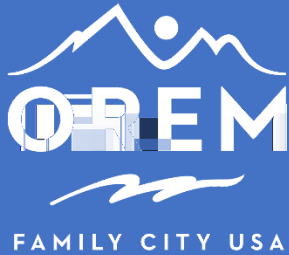
TAYLOR, RICHARD (ET AL)
1488 E BLUE TICK ST
MERIDIAN, ID 83642

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

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

CLEMENTS, JULIE & JOE (ET AL)
10295 E 34840 N
FAIRVIEW, UT 84629

MICKELSEN, RICHARD & TARA
13466 ALPINE COVE DR
ALPINE, UT 84004



FAMILY CITY USA

Administrative

Planning Commission

May 15, 2024

Item 3.4

Prepared By:
Ailin Leon

Applicant:
Gordon Bennett

PLAT AMENDMENT- Vacating lots 13 and 14 of Apple Ridge, Plat "C" and approving Apple Ridge, Plat "F" located generally at 419 North Palisade Drive in the R12 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/pmn
- Noticed 108 property owners with 500 ft.

SITE INFORMATION:

- General Plan Designation:

Low Density Residential

- Current Zone: **R12**
- Acreage: **0.58**
- Neighborhood:

Orchard

ACTION:

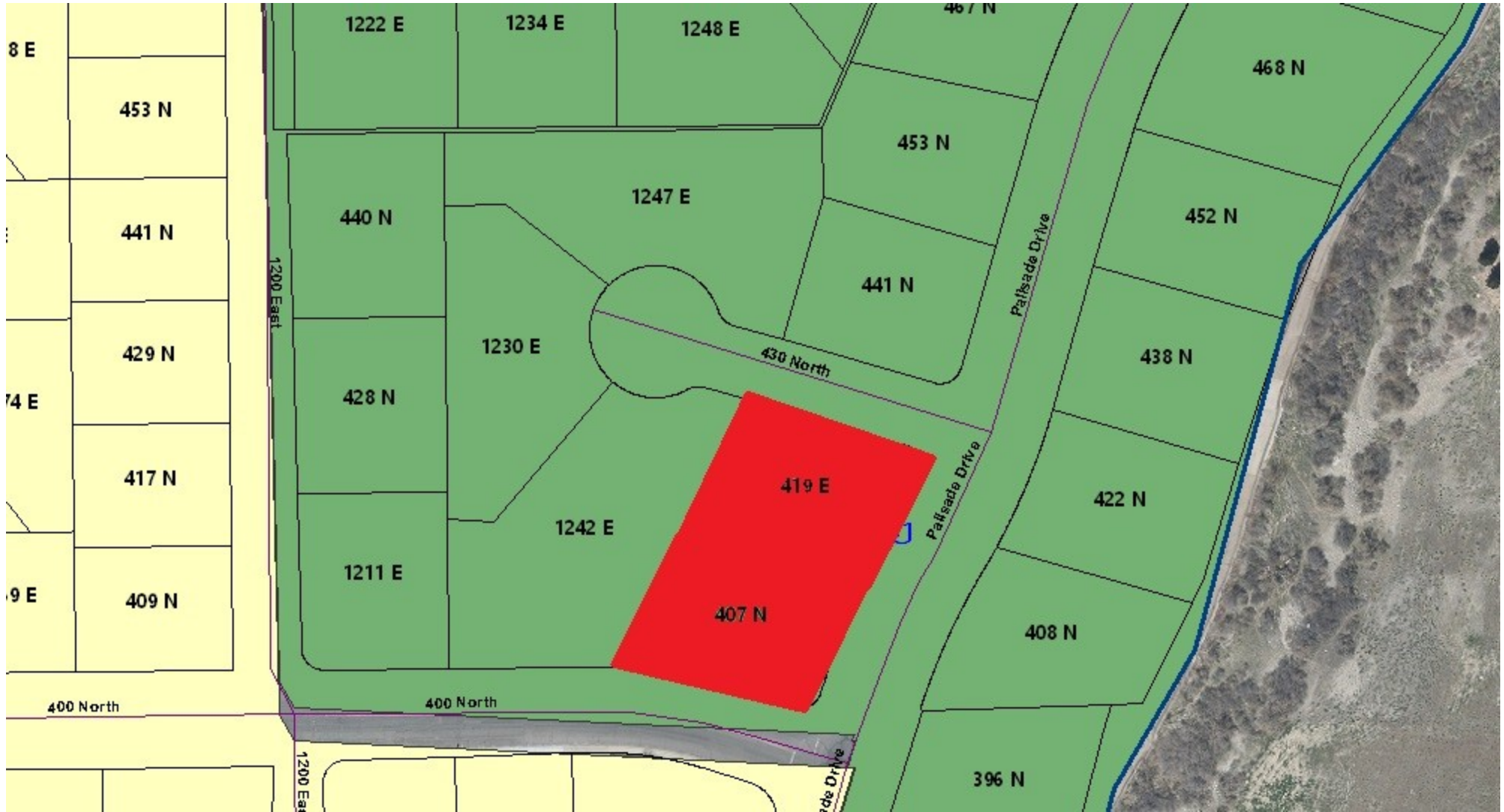
The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the vacation of lots 13 and 14 of Apple Ridge Plat "C" and approval of Apple Ridge Plat "F" located generally at 419 North Palisade Drive in the R12 zone.

BACKGROUND: The applicant is proposing to combine two lots into one and have already submitted a building permit application to build an addition on the rear side of the property. They currently do not meet the setback requirements to have this addition built. By combining these two lots the applicant will be able to build the addition and will only receive one tax notice instead of two.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Vacation of lots 13 and 14 of Apple Ridge, Plat "C" and approve Apple Ridge, Plat "F" located generally at 419 North Palisade Drive in the R12 zone.





62.823'
N57°57'54"W.
57.844'
37.75'

CHD=N.45°59'51"W.
14.095'
T=7.98'

CHD=

15.00'
99°57'49"
26.170'
5.24°02'22"E.
22.976'
17.865'

① R=393.163'
Δ=5°01'28"
L=34.478'
CHD=S.28°27'17"W.
34.466'
T=17.250'

② R=510.827'
Δ=13°26'30"
L=119.841'
CHD=S.24°14'44"W.
119.566'
T=60.197'

15.00'
90°00'00"
13.562'
N.62°31'29"E.
21.213'
15.00'

③ R=289.754'
Δ=14°05'12"
L=71.239'
CHD=S.79°31'08"E.
71.060'
T=35.800'

④ R=510.827'
Δ=5°35'48"
L=49.898'
CHD=S.28°10'05"W.
49.878'
T=24.969'

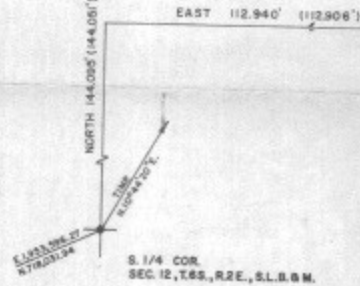
10.827'
50°42'
19.943'
1.21°26'51"W.
59.889'
15.026'

⑤ R=289.754'
Δ=3°57'17"
L=20.000'
CHD=N.88°32'24"W.
19.996'
T=10.004'

⑥ R=289.754'
Δ=1°37'49"
L=6.245'
CHD=N.87°22'31"W.
6.244'
T=4.123'

99.754'
19°28'
755'
89°21'24"W.
755'
8.78'

⑦ R=231.754'
Δ=3°57'17"
L=15.996'
CHD=N.88°32'17"W.
15.993'
T=8.001'



PLAT VACATION NOTICE

PREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON
"ALY INJURED BY THE VACATION OF LOTS) 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 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623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 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2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051,









City Council Chambers, 56 N State Street

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

Plat Amendment - Vacating Lots 13 and 14 of Apple Ridge, Plat C and approving Apple Ridge, Plat F located generally at 419 North Palisade Drive in the R12 zone. The applicant is planning to add an addition to the rear of the existing house and needs to combine the two lots into one lot to meet the setback requirements of the R12 zone. The applicant owns both lots.

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

This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

Planning Commission
Wed, May 15, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

Plat Amendment - Vacating Lots 13 and 14 of Apple Ridge, Plat C and approving Apple Ridge, Plat F located generally at 419 North Palisade Drive in the R12 zone. The applicant is planning to add an addition to the rear of the existing house and needs to combine the two lots into one lot to meet the setback requirements of the R12 zone. The applicant owns both lots.

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This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

RANDS, BARTON DAVID
PO BOX 120131
TYLER, TX 75712

Planning Commission
Wed, May 15, 2024
4:30 pm

APPLE RIDGE PLAT "F"
Including a vacation of Lot 13, 14 Plat "C" Apple Ridge
Located in the Southeast quarter of Section 12
Township 6 South, Range 2 East, S.68M

Surveyor's Certificate

Boundary Description

Owner's Declaration

Assent/Agreement

Acceptance by the City of Orem

Occupancy Restriction Notice

Planning Commission Approval

County Recorder

APPLE RIDGE PLAT "F"
Including a vacation of Lot 13, 14 Plat "C" Apple Ridge

Subdivision
Orem City, Utah

Scale: 1" = 20' (approx.)

Prepared by:
Duffy and Associates, Inc.
203 East 1000 South
Orem, Utah 84058
Office 435.224.1382
Fax 801.224.1386

GRAPHIC SCALE
1" = 20'

Notes:
1. The boundary of this subdivision is based on the best available information.
2. The boundary of this subdivision is based on the best available information.
3. The boundary of this subdivision is based on the best available information.

APPROVED ON PLATFORM
City Recorder



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

APPLE RIDGE PLAT "F"
Including a vacation of Lot 13, 14 Plat "C" Apple Ridge
Located in the Southeast quarter of Section 12
Township 6 South, Range 2 East, S.68M

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APPLE RIDGE PLAT "F"
Including a vacation of Lot 13, 14 Plat "C" Apple Ridge

Subdivision
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Scale: 1" = 20' (approx.)

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APPROVED ON PLATFORM
City Recorder



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

RANDS, BARTON DAVID
PO BOX 120131
TYLER, TX 75712

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CENTRAL BANK & TRUST COMPANY
75 N UNIVERSITY
PROVO, UT 84601

HELENA KLEINLEIN
103 WEST 2170 SOUTH
OREM, UT 84058

QOMOLANGMA I LC
148 W 400 N
SALEM, UT 84653

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

PETERSEN, TAYVA H & MARTIN F
198 N MEADOWBROOK DR
ALPINE, UT 84004

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

MPT OF PROVO LLC
--OR CURRENT RESIDENT--
306 W RIVER BEND LN
PROVO, UT 84604

THOMAS, REX L & MARY R
318 N PALISADES DR
OREM, UT 84097

AXELGARD, FREDERICK & ROBYN
333 N PALISADES DR
OREM, UT 84097

QUALTRICS PROVO HQ LLC
333 W RIVER PAR DR
PROVO, UT 84604

QUALTRICS PROVO HQ LLC
--OR CURRENT RESIDENT--
333 W RIVER PARK DR
PROVO, UT 84604

TOM SEDERBERG REVOCABLE
FAMILY TRUST 01-30-2019 (ET AL)
--OR CURRENT RESIDENT--
334 N PALISADE DR
OREM, UT 84097

TOM SEDERBERG REVOCABLE
FAMILY TRUST 01-30-2019 (ET AL)
334 N PALISADES DR
OREM, UT 84097

DAHL, JANECE & JEREMIAH
336 N 1200 E
OREM, UT 84097

TAYLOR, RICHARD F & DIANE T
342 N 1160 E
OREM, UT 84097

CHRISTENSEN, JEANNE & VAL H
348 N 1160 E
OREM, UT 84097

GARBUTT, SCOTT H & VICKI J (ET AL)
349 N PALISADES DR
OREM, UT 84097

BROOKS, JOHN R T & KATIE JANE
350 N PALISADES DR
OREM, UT 84097

QOMOLANGMA I LC
--OR CURRENT RESIDENT--
352 N 1200 EAST
OREM, UT 84097

LAW OF THE JUNGLE LLC
--OR CURRENT RESIDENT--
355 N 1200 EAST
OREM, UT 84097

CORRIGAN, MICHAEL D & GAYLE H
365 N PALISADES DR
OREM, UT 84097

MC DOUGAL, DAVID A (ET AL)
366 N PALISADE DR
OREM, UT 84097

HOYAL, JAMES C & CHRISTA R
367 N 1200 E
OREM, UT 84097

QUEBE, STEPHEN & DARCEE
380 N 1200 E
OREM, UT 84097

BIRD, WILLIAM B (ET AL)
381 N PALISADES DR
OREM, UT 84097

WARD, PAUL J & ASHLEE D (ET AL)
385 N 1200 E
OREM, UT 84097

LONERGAN, NATHAN TAMBLYN &
DANIEL FREEBURG
388 N 1200 E
OREM, UT 84097

RIVERWOODS WEST HOLDINGS LLC
--OR CURRENT RESIDENT--
388 W RIVER BEND LN
PROVO, UT 84604

SMITH, RONALD M & COLLEEN J
394 N 1200 E
OREM, UT 84097

WARD, PAUL J & ASHLEE D (ET AL)
--OR CURRENT RESIDENT--
395 N 1200 EAST
OREM, UT 84097

PHILLIPS, DAVID P & KAYLEEN B (ET
AL)
--OR CURRENT RESIDENT--
395 N PALISADE DR
OREM, UT 84097

BENNETT, GORDON L & MICHELLE R
--OR CURRENT RESIDENT--
407 N PALISADE DR
OREM, UT 84097

EDMONDS, RITA M
--OR CURRENT RESIDENT--
408 N PALISADE DR
OREM, UT 84097

EDMONDS, RITA M
408 N PALISADES DR
OREM, UT 84097

MARK LAU FAMILY REVOCABLE
TRUST 07-11-2019 (ET AL)
--OR CURRENT RESIDENT--
409 N 1200 EAST
OREM, UT 84097

MARK LAU FAMILY REVOCABLE
TRUST 07-11-2019 (ET AL)
--OR CURRENT RESIDENT--
417 N 1200 EAST
OREM, UT 84097

BENNETT, GORDON L & MICHELLE R
--OR CURRENT RESIDENT--
419 E PALISADE DR
OREM, UT 84097

BENNETT, GORDON L & MICHELLE R
419 N PALISADE DR
OREM, UT 84097

KELLER, NATHAN
420 S 1000 E
OREM, UT 84057

PATTERSON, EDWARD LEROY &
FRANCES GOEBEL (ET AL)
422 N PALISADE DR
OREM, UT 84097

RANDS, BARTON DAVID
--OR CURRENT RESIDENT--
428 N 1200 EAST
OREM, UT 84097

MC MILLAN, CHASE W & EMILY
HAGLUND
429 N 1200 E
OREM, UT 84097

MARTIN, VIDA W (ET AL)
--OR CURRENT RESIDENT--
438 N PALISADE DR
OREM, UT 84097

MARTIN, VIDA W (ET AL)
438 N PALISADES DR
OREM, UT 84097

SMART, JAMES L & IRENE B
440 N 1200 E
OREM, UT 84097

SEAWERKS LLC
--OR CURRENT RESIDENT--
441 N 1200 EAST
OREM, UT 84097

POWELL, SARA RENAE ELDREDGE &
KYLE ELDREDGE (ET AL)
--OR CURRENT RESIDENT--
441 N PALISADE DR
OREM, UT 84097

POWELL, SARA RENAE ELDREDGE &
KYLE ELDREDGE (ET AL)
441 N PALISADES DR
OREM, UT 84097

RUSHFORTH, SAMUEL R & NANCY E
--OR CURRENT RESIDENT--
452 N PALISADE DR
OREM, UT 84097

RUSHFORTH, SAMUEL R & NANCY E
452 N PALISADES DR
OREM, UT 84097

FLYGARE, DEAN H & CHERYL F (ET
AL)
453 N 1200 E
OREM, UT 84097

WILSON, RICHARD E & DEBORA L
(ET AL)
453 N PALISADE DR
OREM, UT 84097

PALLER, ORVILL S & CHELSEA W
465 N 1200 E
OREM, UT 84097

WARD, ERIC & GABY
467 N PALISADE DR
OREM, UT 84097

ANDERSON, HEATHER G
468 N PALISADES DR
OREM, UT 84097

DECKER, DANIEL
477 N 1200 E
OREM, UT 84097

LUNDQUIST, MARCIA & ASHLEY (ET AL)
--OR CURRENT RESIDENT--
477 N PALISADE DR
OREM, UT 84097

LUNDQUIST, MARCIA & ASHLEY (ET AL)
477 N PALISADES DR
OREM, UT 84097

TOSCANEL LLC
--OR CURRENT RESIDENT--
480 N PALISADE DR
OREM, UT 84097

TOSCANEL LLC
480 N PALISADES DR
OREM, UT 84097

MACDONALD, THOMAS W
--OR CURRENT RESIDENT--
489 N PALISADE DR
OREM, UT 84097

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

ANDERSON, MARK L & NANCY M
--OR CURRENT RESIDENT--
492 N PALISADE DR
OREM, UT 84097

ANDERSON, MARK L & NANCY M
492 N PALISADES DR
OREM, UT 84097

STRATTON VERN & JOANN FAMILY LTD PTSHP (ET AL)
645 E 800 N
OREM, UT 84097

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

SEAWERKS LLC
730 W 165 S
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

MURRAY LOW
904 S. 725 WEST
OREM, UT 84058

MPT OF PROVO LLC
1000 URBAN CENTER DR STE 501
BIRMINGHAM, AL 35242

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

MOUNTAIN RIVER HOLDINGS LLC
1140 N 1350 W
PROVO, UT 84604

JENN GALE
1144 E 920 N
OREM, UT 84097

TREU, KAYCI KIRKHAM & CASEY BLAIR
1157 E 400 N
OREM, UT 84097

WILKINS, DIANE C
1158 E 435 N
OREM, UT 84097

PETERSEN, TAYVA H & MARTIN F
--OR CURRENT RESIDENT--
1160 E 400 NORTH
OREM, UT 84097

HOYAL, SUZETTE JONES & JAMES IRVIN
1161 E 350 N
OREM, UT 84097

HARPER, BRADY & JESSICA (ET AL)
1168 E 470 N
OREM, UT 84097

PORTER, PERRY L
1169 E 400 N
OREM, UT 84097

KARREN, RONALD D (ET AL)
--OR CURRENT RESIDENT--
1169 E 435 NORTH
OREM, UT 84097

HOYAL, JAMES C & CHRISTA R
--OR CURRENT RESIDENT--
1172 E 400 NORTH
OREM, UT 84097

LUND, RALPH S & KATHLEEN G
--OR CURRENT RESIDENT--
1174 E 435 NORTH
OREM, UT 84097

LUND, RALPH S & KATHLEEN G
1174 W 435 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

ZUSHI, JOSHUA & ALAIR
1211 E 400 N
OREM, UT 84097

EBERT, BRIAN JARED & KATHERINE
1222 E 480 N
OREM, UT 84097

KESSLER, JEFFREY GEORGE &
MEGAN CHRISTINE
1225 E 480 N
OREM, UT 84097

ROBINS, KIPP MORENO & TAMARA
ANDERSON (ET AL)
1230 E 430 N
OREM, UT 84097

SMITH, JAYNE L
1234 E 400 N
OREM, UT 84097

COLLINS, HELEN M (ET AL)
1234 E 480 N
OREM, UT 84097

WENN, DEREK JAY & KAREN KUNZ
1237 E 480 N
OREM, UT 84097

SHIELDS, TERRY D & ALMA D
1242 E 430 N
OREM, UT 84097

CAMPBELL, DARREN E & LISA J
1245 E 480 N
OREM, UT 84097

FELT, RODNEY & KERRIE R
1247 E 430 N
OREM, UT 84097

BEAN, RICHARD JOSEPH
1248 E 480 N
OREM, UT 84097

BOTT, BRYCE & MICHELLE
1254 E 480 N
OREM, UT 84097

ARMSTRONG, KRISTIN & BRYCE
1258 E 480 N
OREM, UT 84097

KARREN, RONALD D (ET AL)
1265 N 300 W TRLR 30
LEHI, UT 84043

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

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

LAW OF THE JUNGLE LLC
1875 W 1380 N
PROVO, UT 84604

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

RIVERWOODS WEST HOLDINGS LLC
%GALLAND, J MADISON
4956 N 300 W STE 200
PROVO, UT 84604

SCENICVIEW ASSETS LLC
5455 N RIVER RUN DR
PROVO, UT 84604

**DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
May 1, 2024**

The following items are discussed in these minutes:

- **Preliminary Plat** – Approving the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone. - Approved
- **Plat Amendment** – Vacating lot 4 of Sydney Cove Plat “A” and approving Sydney Cove Plat “B” located generally at 454 East 1600 South in the R6.5 zone. - Approved

STUDY SESSION

Place: City Council Conference Room

At 3:34 p.m. Chair Komen called the Study Session to order.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; and David Spencer, City Council Liaison

Those excused: Murray Low, Planning Commission member; Taggart Bowen, City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel

1. Cheryl Vargas presented on noticing practices and requirements.
2. Discussion led by Matt Taylor on a specific part of the lighting ordinance.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:32 p.m. Chair Komen called the Planning Commission meeting to order and asked Ms. Kleinlein, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar, Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Jason W. Bench, Assistant Development Services Director; Cheryl Vargas and Ailin Leon, Associate Planners; Grant Allen and Matt Taylor, Senior Planners; and David Spencer, City Council Liaison

Those excused: Murray Low, Planning Commission member; Taggart Bowen, City Engineer; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.1.**



Agenda Item 3.1 is a request by James Anderson for the Planning Commission to approve the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone.

Staff Presentation: The applicant is proposing to remove the drive access from their property directly onto State Street. Instead, it is proposed to add a new drive access from their parking lot to the existing access for Scera Park. This change is proposed due to safety concerns about the existing access between the parking lot and Scera Park being very close together. Reducing accesses

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

DRAFT Planning Commission minutes for May 1, 2024

directly onto State Street will help reduce the likelihood of accidents at this location. The current access will be closed off, the sidewalk will be constructed, and landscaping installed in place of the opening.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone.

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

Chair Komen invited the applicant to come forward. James Anderson introduced himself. He stated that he has been the owner of the building for ten years and has seen a large number of risky left turns on to southbound State Street, and this request is coming due to safety concerns. There was a discussion about traffic in correlation with events taking place at the Scera Park. Click link for more information ([Click here for recording](#))

Planning Commission Action: Mr. Hawkes moved to approve the preliminary plat of Pace Academy located generally at 625 South State Street in the C2 zone. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen and Haysam Sakar. The motion passed unanimously.

Chair Komen asked Ms. Vargas to introduce **Agenda Item 3.2**.



DRAFT Planning Commission minutes for May 1, 2024

1 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Sakar moved to adjourn. Mr. Carpenter seconded the
2 motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Helena Kleinlein, Madeline Komen
3 and Haysam Sakar. The motion passed unanimously.
4

5 **Adjourn:** 4:52 p.m.
6
7
8

9 _____
10 Ryan L. Clark
11 Planning Commission Secretary
12

Approved: