



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
June 5, 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

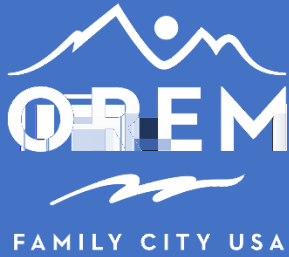
- 1 Discussion regarding Commercial and Residential zones**
- 2 Presentation on the traffic-calming toolbox by John Dorny, Traffic Engineer**

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS
 - 3.1 Preliminary Plat - Approving the preliminary plat of Carrara Villas, Plat E located generally at 1090 North 400 East in the R8 zone.**
 - 3.2 Preliminary Plat – Approving the preliminary plat of View West, Plat G located generally at 1479 South 360 West in the R8 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Review and approve the minutes from the May 15, 2024 meeting**
5. ADJOURN
 - 5.1 The next meeting is scheduled for Wednesday, June 19, 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

June 5, 2024

Item 3.1

PUBLIC HEARING – PRELIMINARY PLAT - Approval of the Preliminary Plat for Carrara Villas, Plat E located generally at 1090 North 400 East in the R8 zone.

Prepared By:
Ailin Leon

Applicant:
Brad Mackay, Ivory
Homes

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

SITE INFORMATION:

- General Plan Designation: Low Density Residential
- Current Zone: **R8**
- Acreage: **2.51**
- Neighborhood:

Canyon View

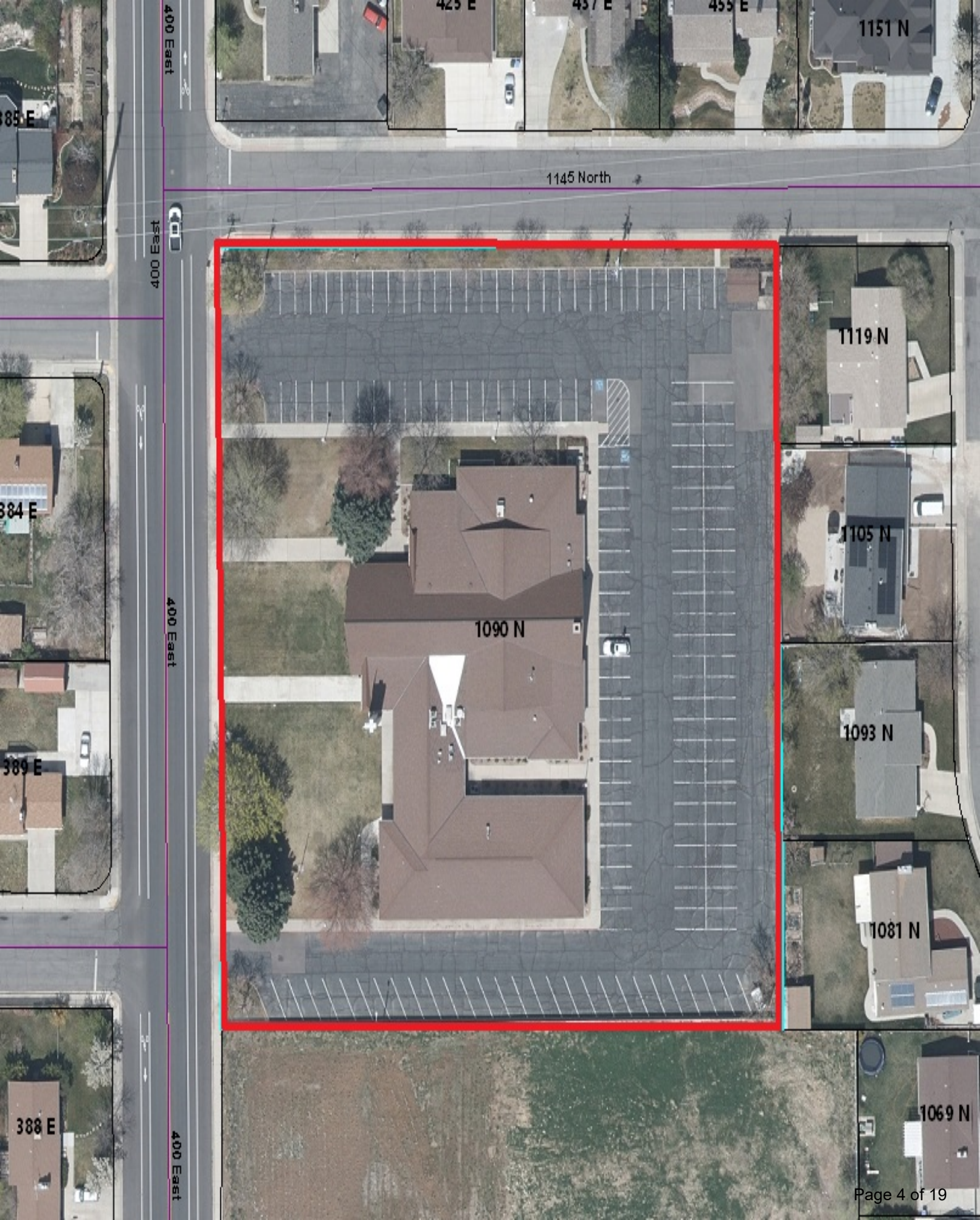
ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of Carrara Villas Located generally at 1090 North 400 East in the R8 zone.

BACKGROUND: The lot is currently a church site. The applicant is proposing to build Six single family homes. In the R8 zone the minimum lot size requirement is 8,000 square feet, lot sizes will range from 14,195 square feet to 19,531 square feet.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Preliminary Plat of Carrara Villas located generally at 1090 North 400 East in the R8 zone.



1151 N

1145 North

1119 N

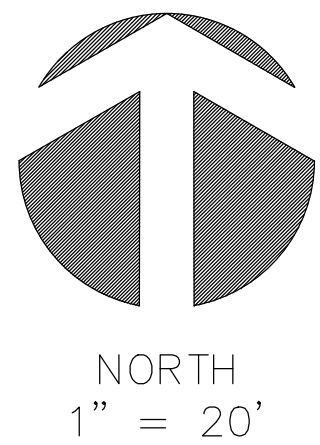
1105 N

1090 N

1093 N

1081 N

106



1140 N.

1090 N.

400 East Street

430 East Street

1145 North Street

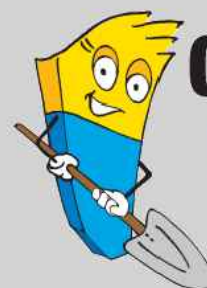
ALL INTERNAL BUILDINGS,
STRUCTURES, TREES,
LANDSCAPING, & IRRIGATION
SERVICES, ARE TO BE REMOVED.

CAUTION!!! Notice to contractors

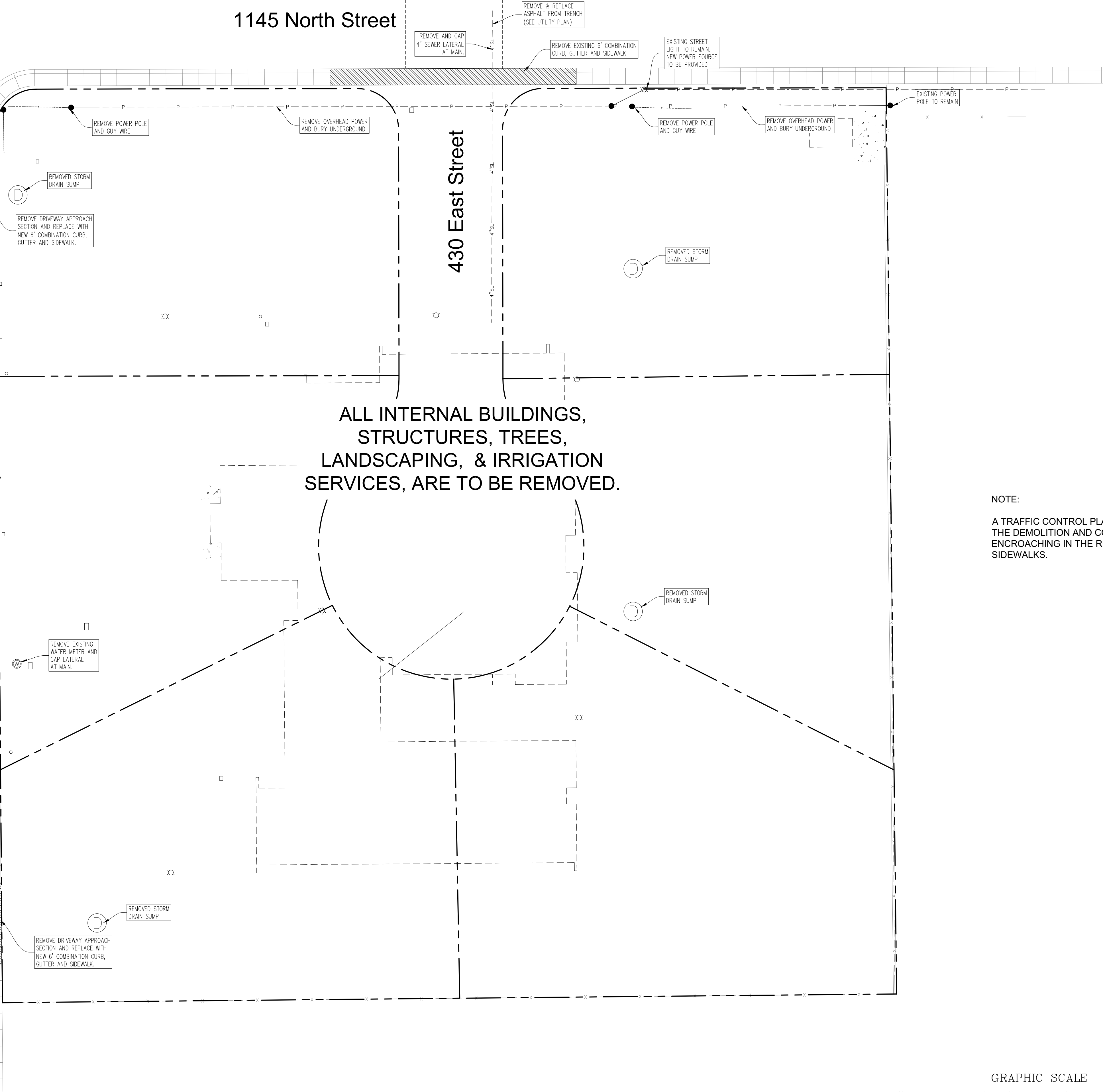
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor 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.
Call 811 before you dig.

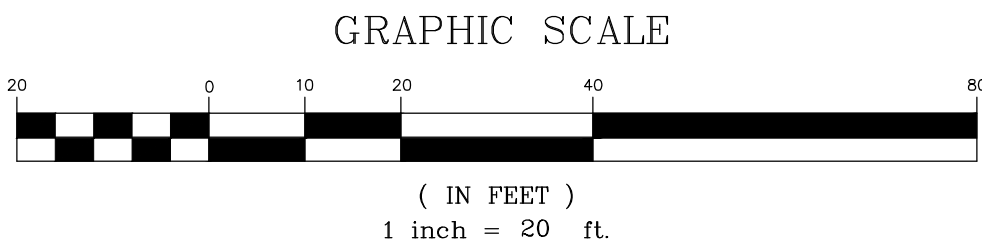
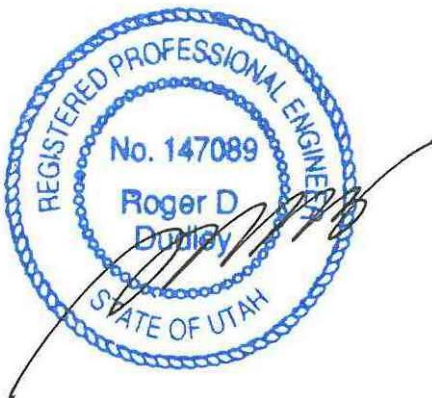


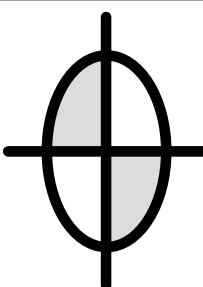
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



NOTE:

A TRAFFIC CONTROL PLAN IS TO BE SUBMITTED DURING THE DEMOLITION AND CONSTRUCTION WHEN ENCROACHING IN THE ROADWAYS OR CLOSING SIDEWALKS.





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

Carrara Villas Plat "E"

Demolition Plan

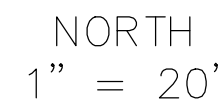
Utah

Orem

Revisions

Date
5-23-2024
Scale
1" = 20'
By
TD
Tracing No.
L - 14863

Sheet No.
C - 2.0



1140 N

400 East Street

1090 N

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.



1145 North Street

430 East Street

475 East Street

SETBACK REQUIREMENTS

LOTS 2-5

With the buffered sidewalks the setback measurements for all lots except lots 1 and 6 are as follow:

Front setback measured from back of curb 32 feet to the garage 29 feet to any other part of the house

Back setback 25 feet from property line

Side setback combined total of 20 feet minimum of 8 feet allowed on one side.

LOTS 1 AND 6

If facing new street front set back measured from back of curb 32 feet to the garage 29 feet to any other part of the house

Back setback is 10 feet from property line

Side setback for side abutting the street:
20 feet from back of sidewalk

Side setback for side next to a joining lot:
10 feet from property line

If facing 1145 North, front setback is 25 feet from back of sidewalk

Rear set back is 10 feet from property line

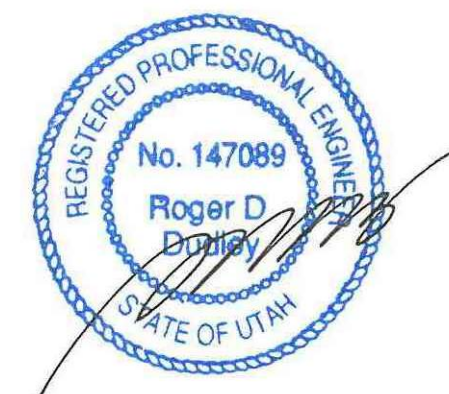
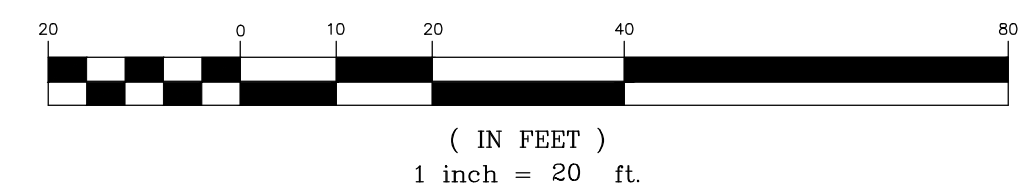
Side setback with a joining property is 10 feet

Side setback abutting the street is 24 feet

KEYED NOTES

- 1 Existing 6" Combination curb, gutter and sidewalk to remain.
- 2 Sawcut and match existing sidewalk.
- 3 Const. 24" curb and gutter with 5' concrete sidewalk.
- 4 Const. ADA ramp
- 5 Const. Asphalt paving (see paving section).
- 6 Sawcut existing asphalt for a smooth transition.

GRAPHIC SCALE



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

Preliminary Plat

Carrara Villas Plat "E"

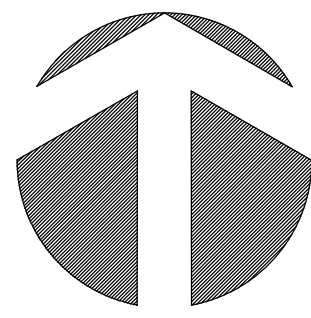
Utah

Orem

CHICAGO, ILL.

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23-2024
cale
' = 20'
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D
acing No.
- 14863

Sheet No.
C - 3.0



1" = 30'

Carrara Villas Plat "E"

Located in the Northeast quarter of Section 11,
Township 6 South, Range 2 East
Salt Lake Base and Meridian

North quarter corner
Section 11,
Township 6 South
Range 2 East
S.L.B. & M.
(NAD83)

Northeast corner
Section 11,
Township 6 South
Range 2 East
S.L.B. & M.
(NAD83)

JAMES & BARBARA
CAMPBELL
46:105:0007

PATRICIA VIEHWEG
46:105:0008

LYDIA VANCE
46:590:0001

1090 NORTH STREET
(Public)

DAVID & LISA
JOHNSON
46:135:0008

Prepared by:

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

1150 N
SP III LLC
17:051:0031

DEBRA LAWRENCE
36:282:0001

BRIGHAM LARKIN
52:806:0004

MITCHELL &
HUNTER FOWLER
51:099:0001

SERGIO CASTANO
53:323:0005

425 E

437 E

455 E

1145 NORTH STREET (Public)

1140 NORTH STREET
(Public)

400 EAST STREET (PUBLIC)

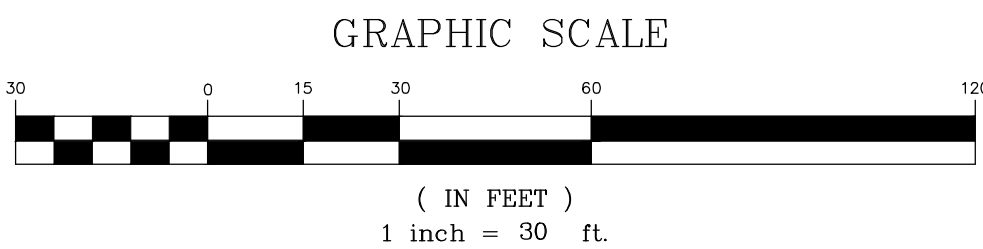
475 EAST STREET (PUBLIC)

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.66'	21.28'	S 44°43'29" W	90°22'22"
C2	15.00'	23.56'	21.21'	N 45°05'21" W	90°00'00"
C4	28.26'	27.03'	26.01'	N 25°35'56" E	54°47'51"
C5	48.50'	65.72'	60.80'	S 12°28'11" W	77°38'05"
C6	48.50'	54.79'	51.92'	S 58°42'39" E	64°43'35"
C7	48.50'	52.61'	50.06'	N 57°51'10" E	62°08'47"
C8	48.50'	66.23'	61.21'	N 12°20'34" W	78°14'42"
C9	28.26'	27.03'	26.01'	S 25°46'38" E	54°47'50"
C11	15.00'	23.56'	21.21'	S 44°54'39" W	90°00'00"

TIMP MEMORIAL
GARDENS INC.
17:051:0033

Area to be Dedicated to
Orem City. (12,134 sq.ft.)

RACHELLE & CRAIG
BROOKS
40:019:0028



Note:

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

Approved as to Form

City Attorney

Dat



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 89°54'36" East along the Section line (NAD83) 34.16 feet and South 501.22 feet from the found North quarter corner of Section 11, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°54'40" East along the southerly boundary of 1145 North Street 325.73 feet more or less to the westerly boundary of Plat "A", Rocky Mountain Estates Subdivision as shown on file in the office of the Utah County Recorder, Utah County, Utah; thence South 00°39'40" East along a fence line and along said Plat "A", 331.43 feet to an existing fence line; thence South 89°26'23" West along an existing long standing fence line 326.89 feet to the easterly boundary line of 400 East Street; thence North 00°27'42" West along 400 East Street 334.11 feet more or less to the point of beginning.

AREA=108,584 sq. ft. or 2.49 acres

Basis of Bearing is North 89°54'36" East along the Section line (NAD83) from the found North quarter corner to the Northeast corner of said Section 11.

Date

Owner's Dedication

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 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____.

Ivory Development LLC

by: Christopher P Gamvroulas - President

Owner's Acknowledgment (LLC)

STATE OF UTAH
COUNTY OF UTAH } S.S.

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, who personally appeared before me, who being duly sworn or affirmed, did say that he/she is the _____ of _____ a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company, and in his/her capacity as _____ of _____ Limited Liability Company.

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 plat clarifies ownership of property with the dedication shown hereon this ____ day of _____, A.D. 20____.

Approved: _____
City Engineer

Attest: _____
City Recorder

Approved: _____
Development Services Director

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 " E "

Carrara Villas

Located in the Northeast quarter of Section 11,
Township 6 South, Range 2 East
Salt Lake Base and Meridian

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 Feet

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



 Administrative	Planning Commission June 5, 2024	Item 3.2
	PRELIMINARY PLAT – Approving the preliminary plat of View West, Plat G located generally at 1479 South 360 West in the R8 zone.	Prepared By: Cheryl Vargas Applicant: Stephanie Salmon

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

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: 1.41
- Neighborhood: **Lakeview**

ACTION:

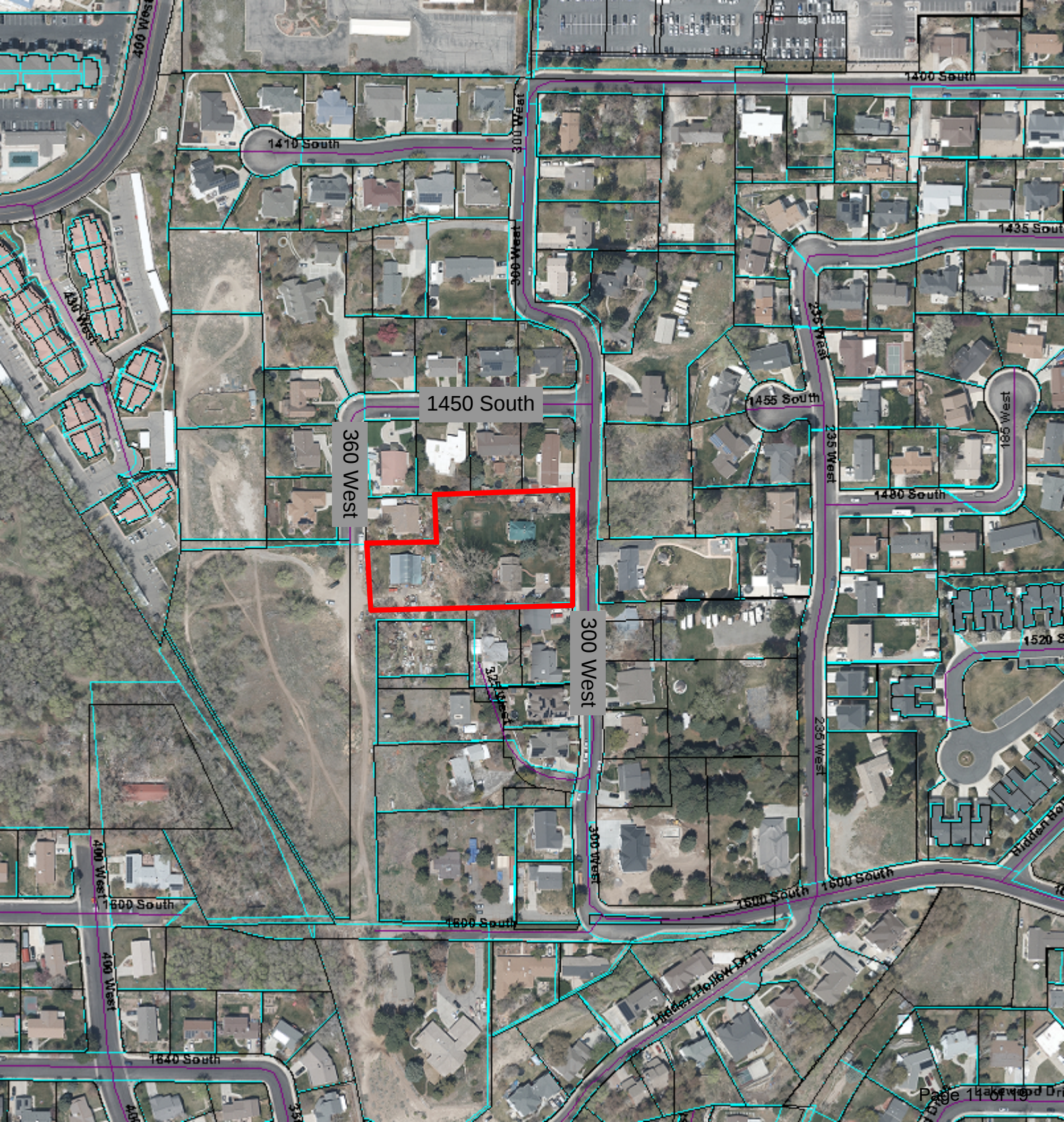
The Planning Commission is the final approving body for this item.

REQUEST: The applicant requests the Planning Commission approve the preliminary plat of View West, Plat G located generally at 1479 South 360 West in the R8 zone.

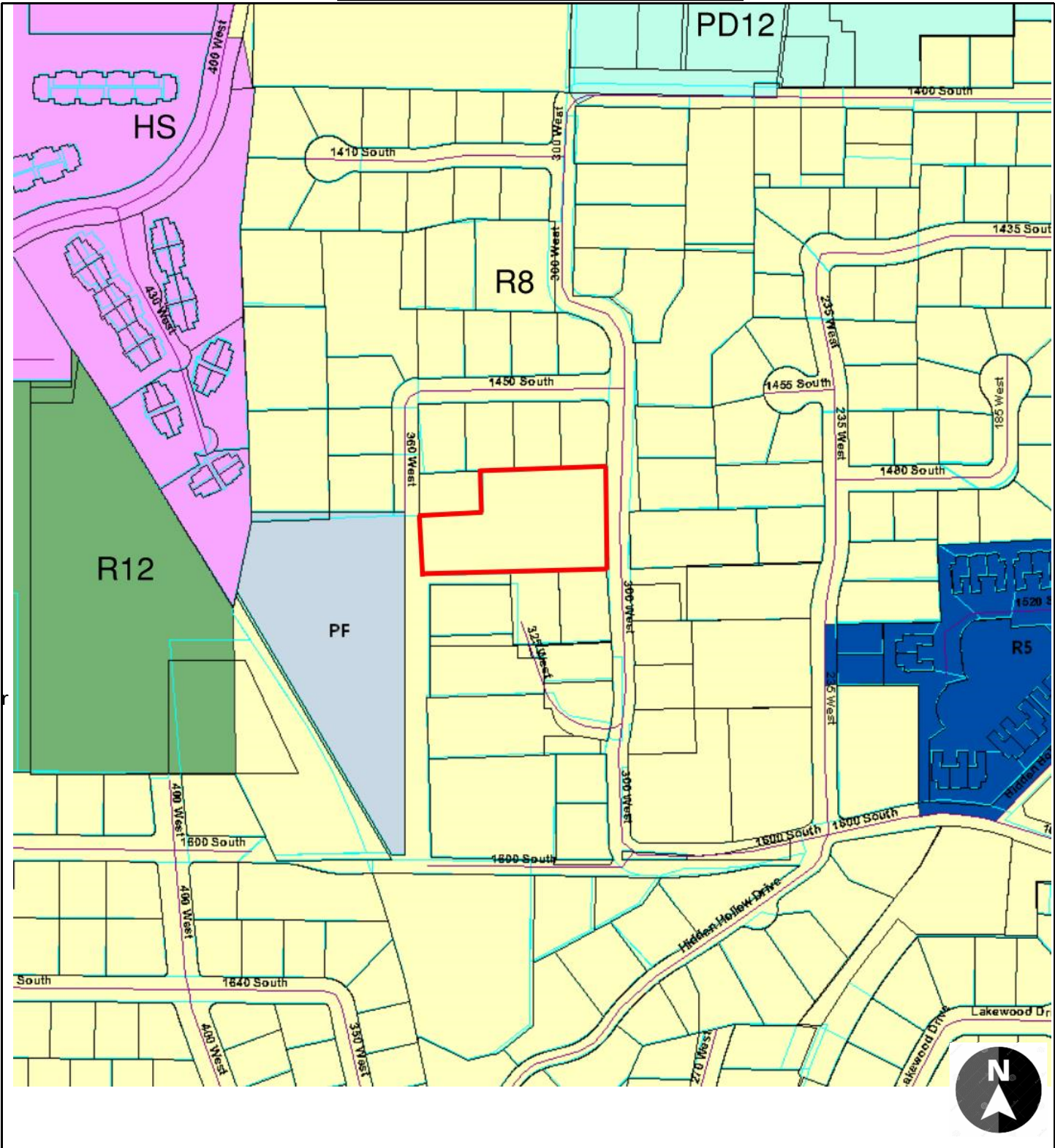
BACKGROUND: The applicant is proposing to subdivide a large lot, which is a lot of record, into two separate lots. The one large lot has two homes on it, so each home will now be on a separate lot. Each home is currently connected to the City's water and sewer systems.

Each lot meets the minimum R8 zone requirements for lot size. Lot 1 will be 19,964.00 square feet and Lot 2 will be 18,211 square feet.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of View West, Plat G located generally at 1479 South 360 West in the R8 zone.



View West Plat G



Legend

Preliminary Plat
Zone: R8
Acres: 1.41

NEIGHBORHOOD
Lakeview

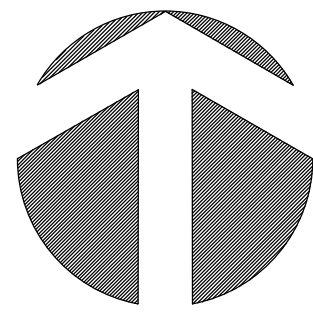
 1479 S 360 West
 Parcels

Preliminary Plat

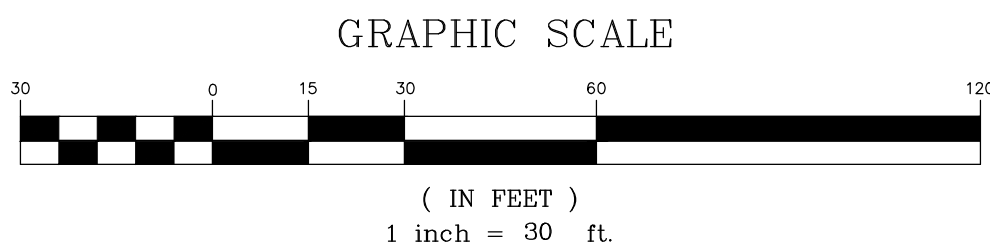
View West Plat "G"

Orem City

Utah



NORTH
1" = 30'



View West MW Plat "A"
Lot 3

View West "D"
Lot 1

View West "F"
Lot 1

Orem City Corporation
19:027:0051
Southwest Park

CAUTION!!! Notice to contractors

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Know what's below. 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Verl Brimhall
19:027:0170

Pinecrest "A"

Hy R Hill
19:027:0135

Daniel Skousen
19:027:0123

S&L Clark Properties #3 LC
19:027:0069

S&L Clark 1500 South LLC
19:027:0080

View West "E"
Amended Lot 1
54:085:0001

Existing Shop

Existing House

Existing House

Existing House

View West "B"

Lot 4

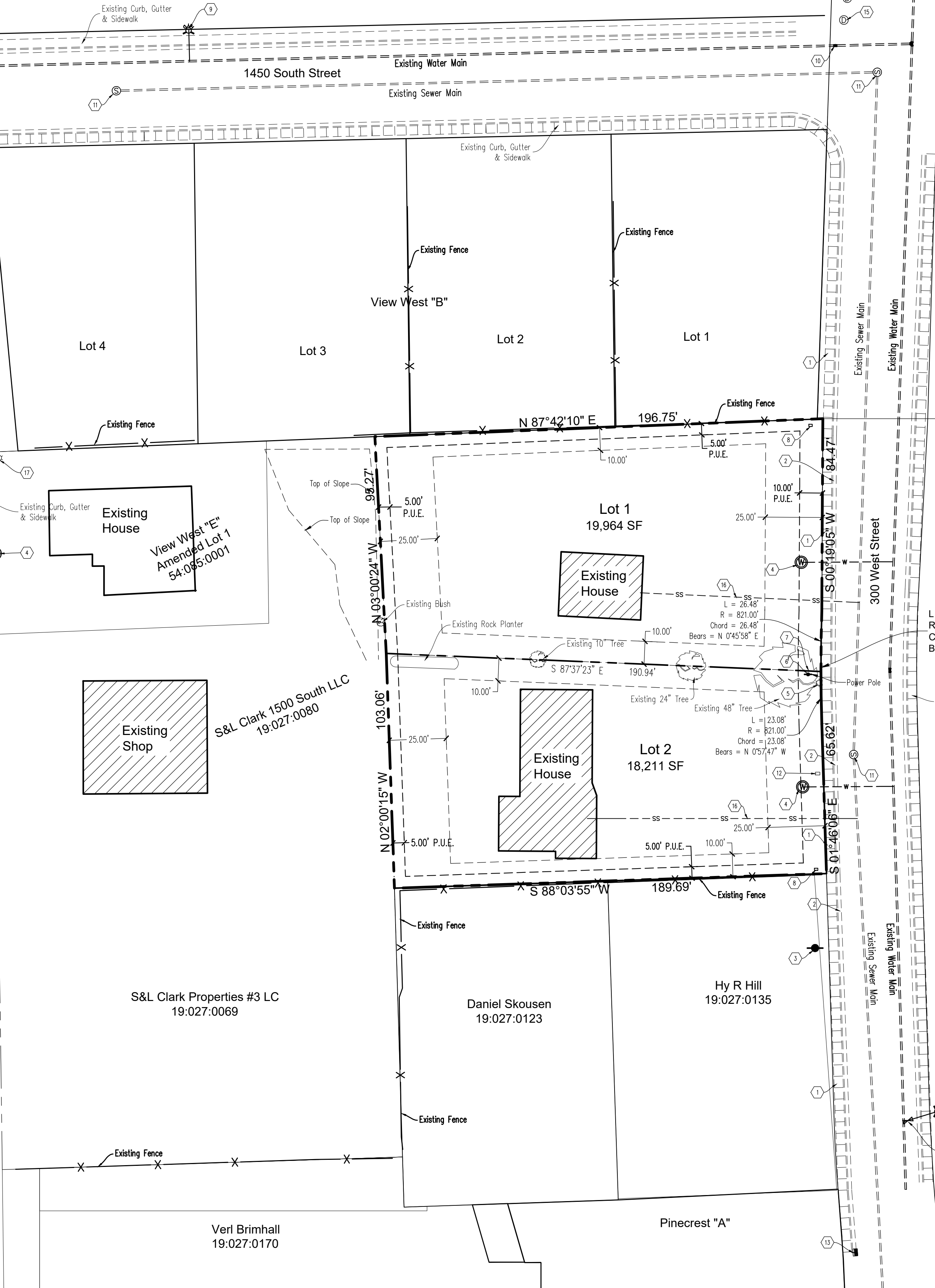
Lot 3

Lot 2

Lot 1

Lot 1
19,964 SF

Lot 2
18,211 SF



Northeast Corner
Section 27 Township 6 South
Range 2 East SLB&M

East 1/4 Corner
Section 27 Township 6 South
Range 2 East SLB&M

Developer:

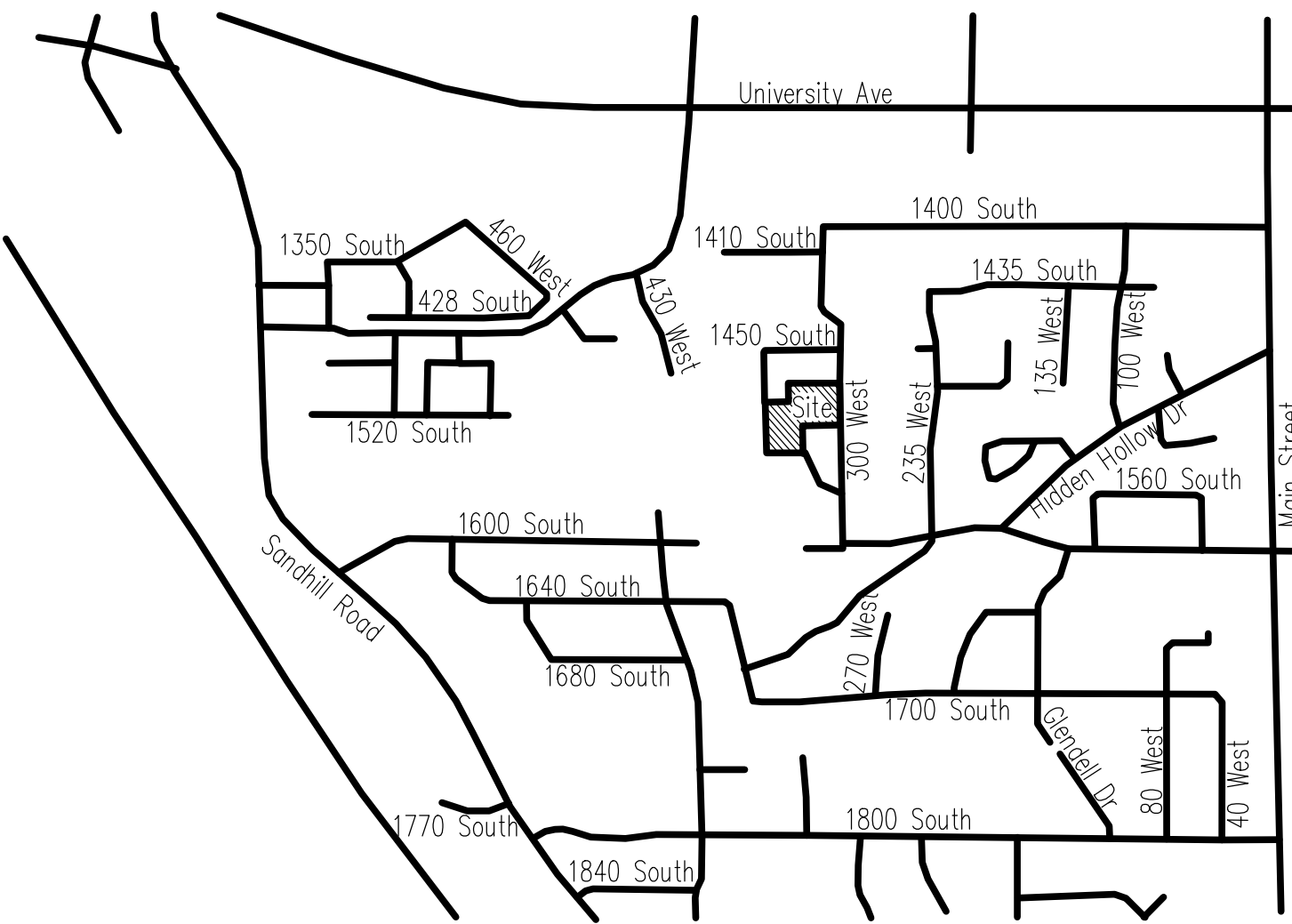
Stephanie Salmon
1479 South 360 West
Orem Utah 84058
801 369-3991

Engineer:

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

Site Data:

Zone = R-8
Total Area = 82,997 SF or 1.91 Acres
Total number of Lots = 4 Lots



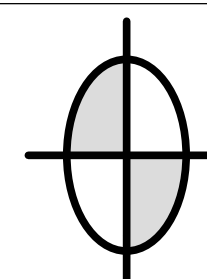
Vicinity Map

Keyed Notes:

- 1 Existing 4' Sidewalk
- 2 Existing 2' Curb & Gutter
- 3 Existing Power Pole
- 4 Existing Water Meter
- 5 Existing Light Pole
- 6 Existing Power Pole
- 7 Existing 0.50 x 0.50 Phone Box
- 8 Existing Irrigation Box
- 9 Existing Fire Hydrant
- 10 Existing Water Valve
- 11 Existing Sewer Manhole
- 12 Existing 2x1.25 Utopia Box
- 13 Existing Catch Basin
- 14 Existing Sump
- 15 Existing SDMH
- 16 Existing 4" Sewer Lateral
- 17 Existing Street Light

NOTES:

- 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 International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- 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 the City Code. Water meters shall be located at the back of sidewalk or curb 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 (10') of any existing or proposed structure.
- If required by the 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.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.



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

View West Plat "G"
Preliminary Plat

Utah

Orem

Revisions

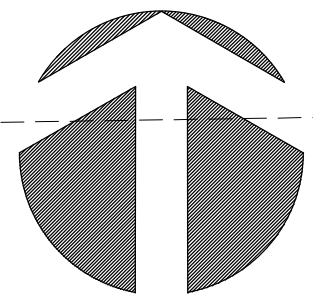
Date
4-12-2024
Scale
1"=30'
By
BHT
Tracing No.
L - 14871

Sheet No.
C - 1

Proposed Plat

View West "G" Subdivision

Located in the Northeast Quarter of Section 27, Township 6 South Range 2 East SLB&M



NORTH
1" = 30'

View West MW Plat "A" Subdivision
Lot 3

View West "D" Subdivision
Lot 1

View West "F" Subdivision
Lot 1

Orem City Corporation
19:027:0051
Southwest Park

S&L Clark 1500 South LLC
19:027:0080

S&L Clark Properties #3 LC
19:027:0069

Daniel Skousen
19:027:0123

Hy R Hill
19:027:0135

View West "B" Subdivision

Lot 4

Lot 3

Lot 2

Lot 1

View West "E"
Amended Lot 1
54:085:0001

N 87°42'10" E 196.75'

196.75'

95.27'

N 03°00'24" W 95.27'

95.27'

5.00' P.U.E.

103.06'

N 02°00'15" W 103.06'

103.06'

5.00' P.U.E.

189.69'

S 88°03'55" W 189.69'

5.00' P.U.E.

65.62'

S 01°46'06" E 65.62'

42.00' ROW

10.00' P.U.E.

84.47'

S 00°19'05" W 84.47'

196.75'

5.00' P.U.E.

196.75'

N 87°42'10" E 196.75'

Point of Beginning

300 West Street (Public)

West 1981.31'

788.86'

N 00°44'08" W 788.86'

East 1/4 Corner
Section 27 Township 6 South
Range 2 East SLB&M

5.00' P.U.E.

189.69'

S 88°03'55" W 189.69'

5.00' P.U.E.

65.62'

S 01°46'06" E 65.62'

42.00' ROW

10.00' P.U.E.

84.47'

S 00°19'05" W 84.47'

196.75'

5.00' P.U.E.

196.75'

N 87°42'10" E 196.75'

Point of Beginning

300 West Street (Public)

West 1981.31'

788.86'

N 00°44'08" W 788.86'

East 1/4 Corner
Section 27 Township 6 South
Range 2 East SLB&M

5.00' P.U.E.

189.69'

S 88°03'55" W 189.69'

5.00' P.U.E.

65.62'

S 01°46'06" E 65.62'

42.00' ROW

10.00' P.U.E.

84.47'

S 00°19'05" W 84.47'

196.75'

5.00' P.U.E.

196.75'

N 87°42'10" E 196.75'

Point of Beginning

300 West Street (Public)

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N 00°44'08" W 788.86'

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Range 2 East SLB&M

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Street View



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
May 15, 2023

The following items are discussed in these minutes:

- **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 – Approved
- **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 - Approved
- **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 – Approved
- **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 - 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, Helena Kleinlein and Madeline Komen, 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, Senior Planner; John Dorny, Transportation Engineer; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: James Hawkes, Murray Low and Haysam Sakar, Planning Commission members and Matt Taylor, Senior Planner and Taggart Bowen, City Engineer

Kathi Lewis, Economic Development Division Manager, introduced the tour of the Orem Center Business Park that the Planning Commission will go on, on June 19th. There was also a general discussion about PDs, PRDs and development agreements. The Commission and staff briefly reviewed agenda items and minutes from the May 1, 2024 meeting and adjourned at 4:22 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low 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, Senior Planner; Gary McGinn, Legal Counsel and David Spencer, City Council Liaison

Those excused: James Hawkes and Haysam Sakar, Planning Commission members and Matt Taylor, Senior Planner; Taggart Bowen, City Engineer and John Dorny, Transportation Engineer

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.1:** [\(Click here for recording\)](#)

Agenda Item 3.1 is a request by Dave Rasmussen for the Planning Commission to vacate Lots 15 and 16 of Mountain Grove, Plat A and approve Mountain Grove, Plat C located generally at 372 East 1375 North the R8 zone.

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

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Staff Presentation: 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 the R8 zone

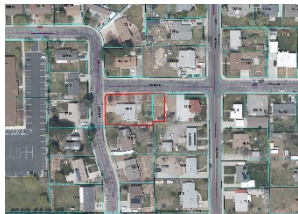
Chair Komen asked if the Planning Commission had any questions for Ms. Leon or Staff.

Chair Komen called for a motion on this item.

Planning Commission Action: Mr. Low moved to vacate Lots 15 and 16 of Mountain Grove, Plat A and approve Mountain Grove, Plat C located generally at 372 East 1375 North the R8 zone. Mr. Crismon seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.2:** ([Click here for recording](#))

Agenda Item 3.2 is a request by Jill Dastrup for the Planning Commission to 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.



Staff Presentation: 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.

Chair Komen asked if the Planning Commission had any questions for Ms. Leon. There was a discussion about remnant lots or nuisance strips and cleaning them up as the property owner requests.

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Carpenter moved to 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. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.3:** ([Click here for recording](#))

Agenda Item 3.3 is a request by Tyson Kidd for the Planning Commission to 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.

DRAFT Planning Commission minutes for May 15, 2024



Staff Presentation: 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.

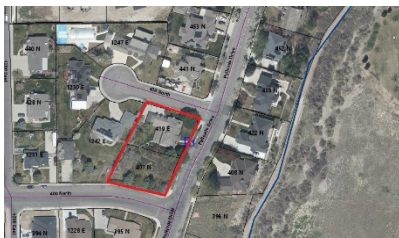
Chair Komen asked if the Planning Commission had any questions for Ms. Leon or staff.

Chair Komen called for a motion on this item.

Planning Commission Action: Ms. Kleinlein moved to 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. Mr. Low seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Chair Komen asked Ms. Leon to introduce **Agenda Item 3.4:** ([Click here for recording](#))

Agenda Item 3.4 is a request by Gordon Bennett for the Planning Commission to vacate 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.



Staff Presentation: 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 vacate 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

Chair Komen asked if the Planning Commission had any questions for Ms. Leon. Mr. Low asked how large the combined lot would be. Ms. Leon said .58 acres.

Chair Komen invited the applicant to come forward. Gordon Bennett introduced himself and talked a little about combining the two lots into one lot.

Chair Komen asked if the Planning Commission had any more questions for the applicant or staff. When none did, she called for a motion on this item.

Planning Commission Action: Mr. Carpenter moved to vacate 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. Ms. Kleinlein seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for a motion to approve the minutes of May 1, 2024. Ms. Kleinlein moved to approve the meeting minutes for May 1,

DRAFT Planning Commission minutes for May 15, 2024

2024. Mr. Carpenter seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Adjourn: Chair Komen called for a motion and moved to adjourn. Mr. Low seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, Helena Kleinlein, Madeline Komen and Murray Low. The motion passed unanimously.

Adjourn: 4:48 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved: