



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
September 4, 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 led by Matt Taylor/Emma Tenney on Food Trucks: Hours of Operation and Signage**

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 3 and 4 of The Concord, Plat A and approving The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone.**
 - 3.2 PRELIMINARY PLAT- Approving the preliminary plat of Clayton, Plat A located generally at 414 East 1200 North in the R8 zone**
 - 3.3 PLAT AMENDMENT - Vacating Lot 1 of Orlean Terrace Plat B and approving Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone.**
 - 3.4 PLAT AMENDMENT - Approving the Plat amendment of II Centro Plaza Condominiums, located generally at 867 North 900 West in the PD22 zone.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 Approve the minutes from the August 21, 2024 meeting**
5. ADJOURN
 - 5.1 The next meeting is scheduled for Wednesday, September 18, 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 September 4, 2024	Item 3.1
	PLAT AMENDMENT – Vacating Lots 3 and 4 of The Concord, Plat A and approving The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone.	Prepared By: Cheryl Vargas Applicant: Tres Miller

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 126 property owners with 500 feet

SITE INFORMATION:

- General Plan Designation:

Medium Density Residential

- Current Zone: **R6.5**
- Acreage: **.48**
- Neighborhood: **Geneva Heights**

ACTION:

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

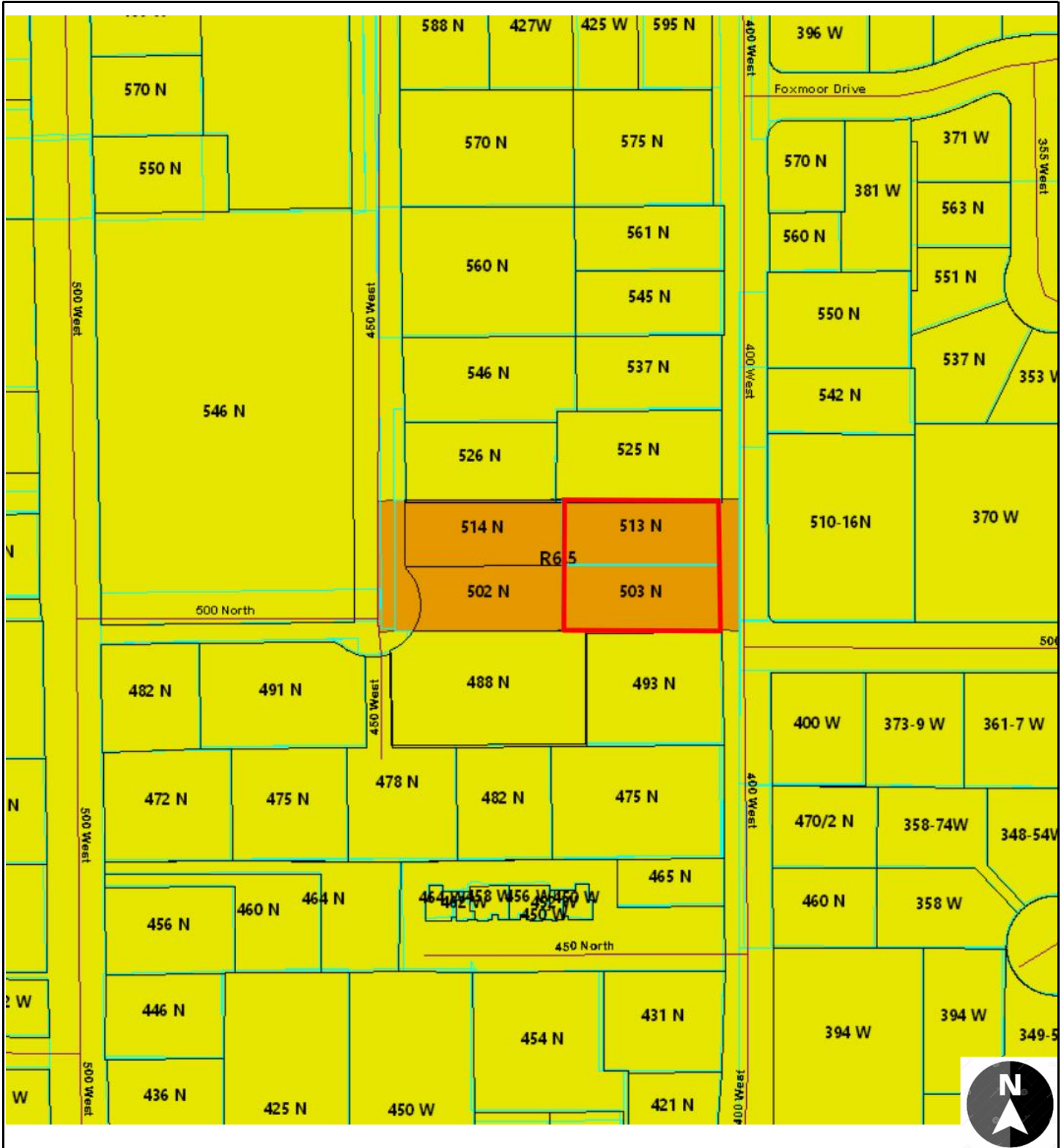
REQUEST: The applicant requests the Planning Commission vacate Lots 3 and 4 of The Concord, Plat A and approve The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone.

BACKGROUND: The applicant is requesting to combine two lots that he owns into one lot. When the property had been rezoned to create four lots, two of them fronted 400 West. There is an existing house that was to be torn down and removed because it straddles the property line between the two new lots.

The applicant decided he no longer wanted to tear the existing house down, so he now needs to combine the two lots into one lot as structures are not allowed to straddle property lines. With this plat amendment, the house can remain and will no longer straddle the property line.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 3 and 4 of The Concord, Plat A and approve The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone.

The Concord Plat B



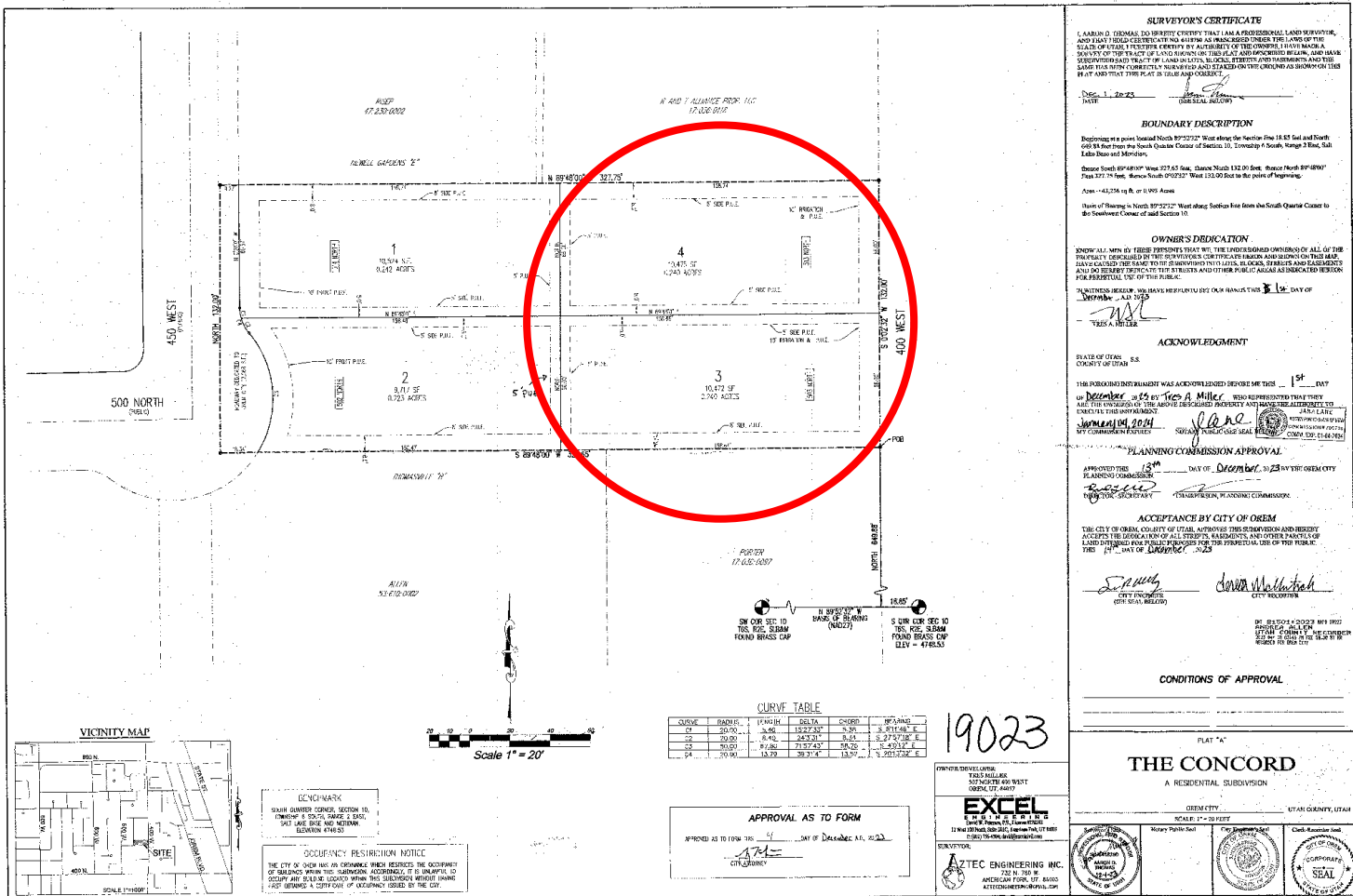
Legend

Plat Amendment
Zone: R6.5
Acres: .48

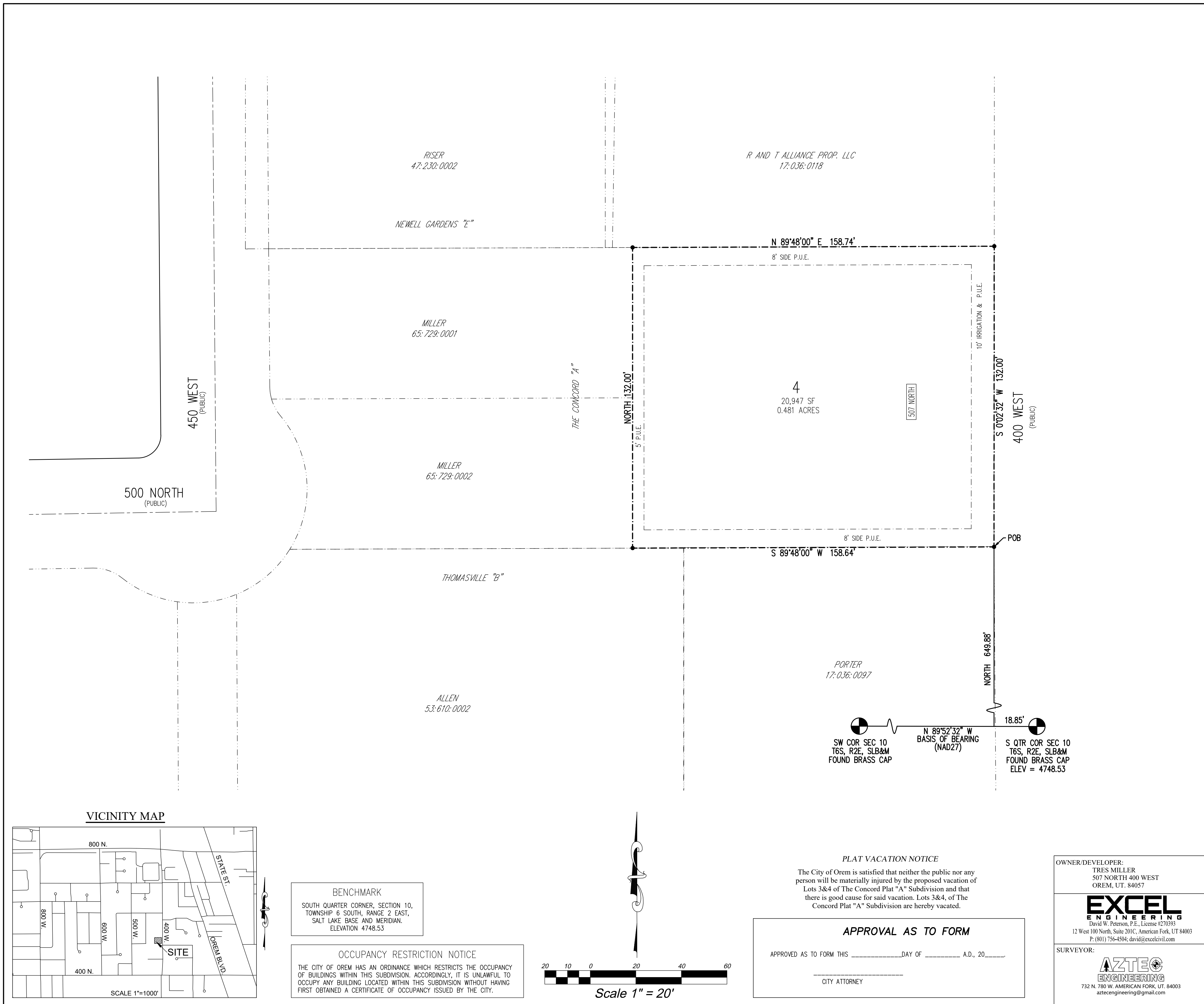
NEIGHBORHOOD
Geneva Heights

 507 N 400 West
 Parcels

Current Plat



Proposed Plat



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located North 89°52'32" West along the Section line 18.85 feet and North 649.88 feet from the South Quarter Corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 89°48'00" West 158.64 feet; thence North 132.00 feet; thence North 89°48'00" East 158.74 feet; thence South 0°02'32" West 132.00 feet to the point of beginning.

Area = 20,947 sq.ft. or 0.481 Acres

Basis of Bearing is North 89°52'32" West along Section line from the South Quarter Corner to the Southwest Corner of said Section 10.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__.

TRES A. MILLER

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 20____, BY _____ WHO REPRESENTED THAT THEY
ARE THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO
EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION.

ACCEPTANCE BY CITY OF OREM

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

CITY ENGINEER
(SEE SEAL BELOW)

CITY RECORDER

CONDITIONS OF APPROVAL

PLAT "B"

THE CONCORD

A RESIDENTIAL SUBDIVISION

INCLUDING A VACATION OF LOTS 3 & 4, THE CONCORD PLAT "A"

OREM CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

Surveyor's Sea

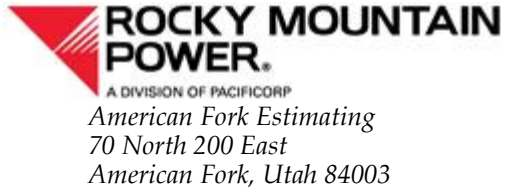
Notary Public Seal

City Engineer's Seal

Clerk-Recorder Seal

Street View





July 12, 2024

Tres Miller
23108 Seven Meadows Parkway
Suite 100
Katy, Texas 77494

To Whom it May Concern,

This letter is to inform any interested parties of Rocky Mountain Power consent to approve and sign *PLAT "B" The Concord a Residential Subdivision Including a Vacation of lots 3 & 4, The Concord PLAT "A"* to be recorded with Utah County and located at approximately 503 N 400 W, Orem, UT 84058.

The new PLAT map will need to be brought in person to Rocky Mountain Power's local field office located at 70 N 200 E, American Fork, UT 84003 to be signed by a representative of Rocky Mountain Power.

Sincerely,

Jack Pehkonen

Jack Pehkonen
(385)566-7258
Jack.Pehkonen@pacificorp.com
Rocky Mountain Power Estimator

Space above for County Recorder's use
PARCEL I.D.# 65:729:0003, 65:729:0004

DISCLAIMER OF UTILITY EASEMENT

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

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 3 and 4, The Concord Subdivision, located in the Southeast quarter of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on July 15, 2024.

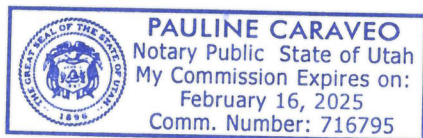
QUESTAR GAS COMPANY
Dba Enbridge Gas Utah

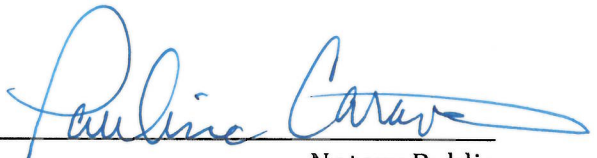
By: _____


Authorized Representative

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

On July 15, 2024, personally appeared before me Alex Howard, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Enbridge Gas Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.




Notary Public



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

July 15, 2024

Tres Miller
Branch Manager
Encompass Lending Group #1001
23108 Seven Meadows Pkwy, Suite 100
Katy, TX 77494

To whom it may concern,

Comcast of Utah II grants permission to vacate the existing utility easements, which exists along the following:

South property line of 503 North 400 West, Orem, UT 84058,
North property line of 513 North 400 West, Orem, UT 84058,

as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

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

Sincerely,

Annette Harm

Annette Harm
Authorized Representative

7/30/24



Tres Miller

P862631
No Reservations/No Objection

SUBJECT: Vacation request for a public utility easement between Lots 3 & 4, The Concord Plat A, as recorded as entry # 81501-2023, Map filing # 19023, Map book 65, Map page 729, in Utah County, Utah.

To Whom It May Concern:

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

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

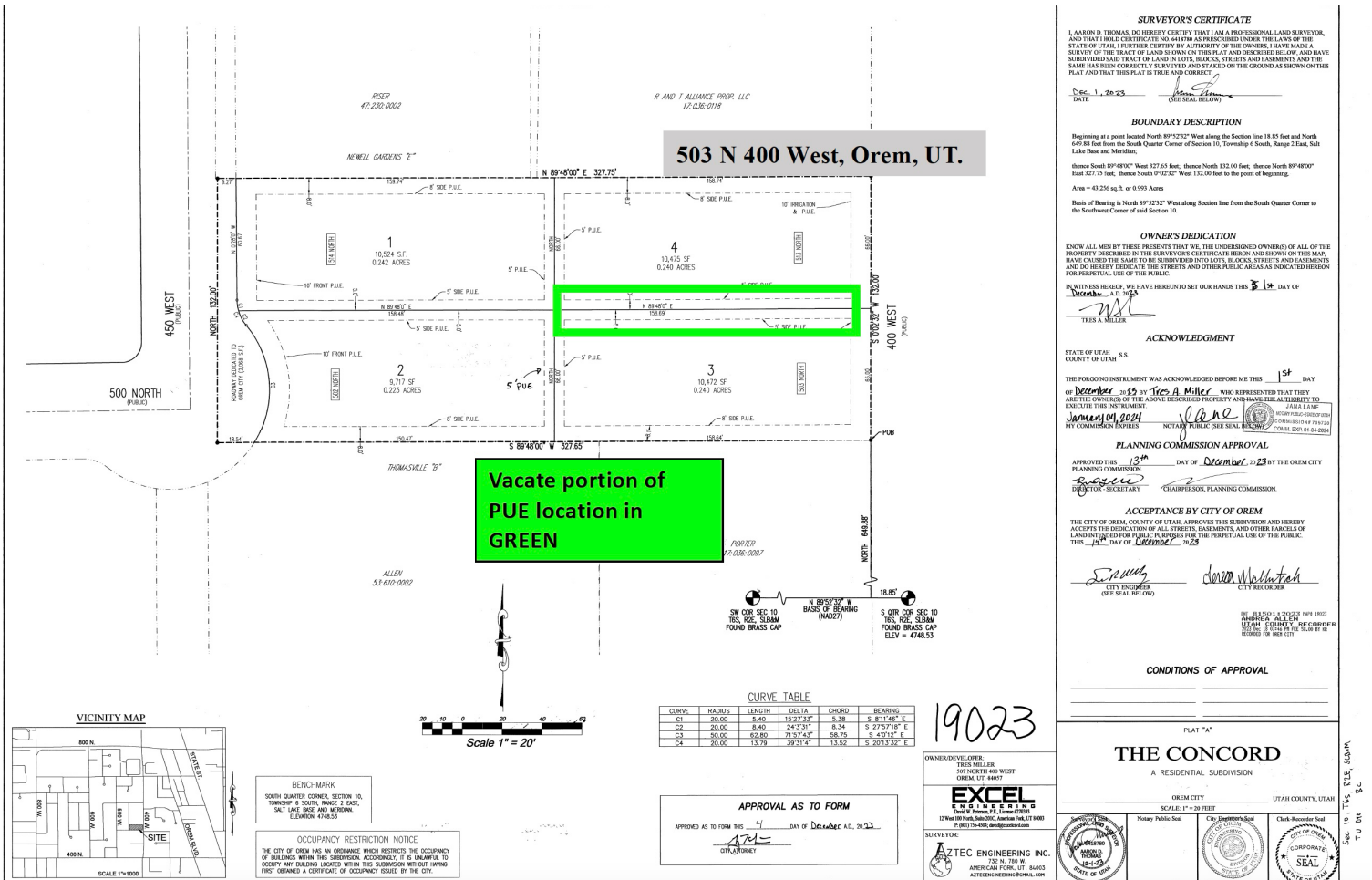
This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A





Date: 7/11/2024

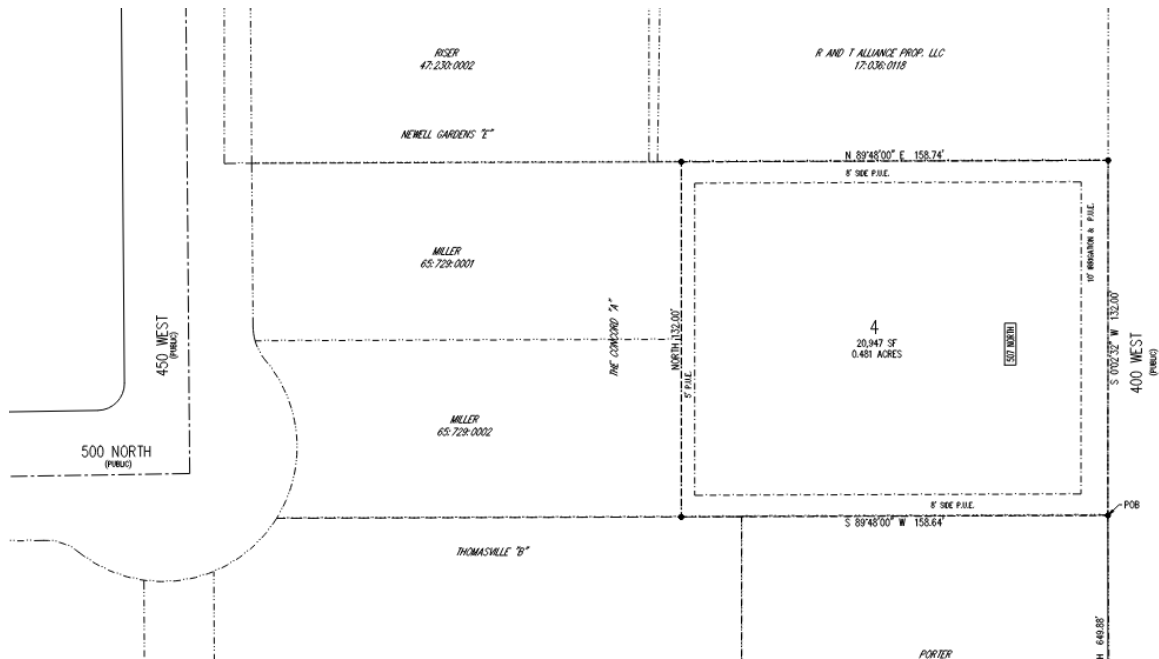
RE: Easement Release

To Whom It May Concern:

As requested, Utopia has no conflict with no PUE for the following addresses, conduit is installed in the right of way along 450 West.

Parcel: 65:729:0001

Parcel: 65:729:0002



Thanks,

Sylvan Stewart
Senior Construction Manager
Office: (801) 613-3871
sstewart@utopiafiber.com



City Council Chambers, 56 N State Street

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

THE CONCORD, PLAT B: Plat Amendment - Vacating Lots 3 & 4 of The Concord, Plat A and approving The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone. The applicant is combining two lots into one lot. This plat amendment will only affect the property line between the two current 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.

DEARING, JAN M & KEVIN J
9808 N 6000 W
HIGHLAND, UT 84003

Planning Commission
Wed, Sep 4, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

THE CONCORD, PLAT B: Plat Amendment - Vacating Lots 3 & 4 of The Concord, Plat A and approving The Concord, Plat B located generally at 507 North 400 West in the R6.5 zone. The applicant is combining two lots into one lot. This plat amendment will only affect the property line between the two current lots.

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STAPP FAMILY LLC
824 SUNBURST LN
ALPINE, UT 84004

Planning Commission
Wed, Sep 4, 2024
4:30 pm



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

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

FAIRBANKS, SCOTT & JACQUELINE
43 LANTANA
LAKE FOREST, CA 92630

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

440 WEST OREM LLC
51 W CENTER ST
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
54 S 2120 W
PROVO, UT 84601

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

LRH II ENTERPRISES LLC
64 W 530 S
OREM, UT 84058

HALL, ROBERT J & KATHERINE
85 N 1200 E
OREM, UT 84097

VAN DER BEEK, RALPH H (ET AL)
115 E 1280 N
PLEASANT GROVE, UT 84062

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

TRUE NORTH LLC
240 E CENTER ST
PROVO, UT 84606

DIAMAR PROPERTIES LLC
%MOON, LAMAR F
257 FAWN VALLEY CT
SIMI VALLEY, CA 93065

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

CHANTHAVONG, PHOUKHAO J &
MARYANN K
321 W 550 N
OREM, UT 84057

LRH II ENTERPRISES LLC
--OR CURRENT RESIDENT--
322 W 500 NORTH
OREM, UT 84057

POULSEN, TROY M & AUNALEE
--OR CURRENT RESIDENT--
324 W 450 NORTH
OREM, UT 84057

BRITOS, JUAN J (ET AL)
327 W 550 N
OREM, UT 84057

POULSEN, TROY & ANNALEE
--OR CURRENT RESIDENT--
333 W 500 NORTH
OREM, UT 84057

WOOLF, JOHN & JOHANNA M
333 W 550 N
OREM, UT 84057

MOORE, STERLING A & REBECCA A
336 W 550 N
OREM, UT 84057

POULSEN, TROY M & ANNALEE
--OR CURRENT RESIDENT--
338 W 450 NORTH
OREM, UT 84057

ORCHARD, TODD G & KIRSTI J
--OR CURRENT RESIDENT--
340 W 500 NORTH
OREM, UT 84057

GARRIDO, LUIS & LUISA
343 W 550 N
OREM, UT 84057

MARTINEZ, LILIA
346 W 550 N
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
348 W 450 NORTH
OREM, UT 84057

FAIRBANKS, SCOTT & JACQUELINE
--OR CURRENT RESIDENT--
349 W 450 NORTH
OREM, UT 84057

HARRISON, GEORGE W & PATRICIA S
(ET AL)
350 S 900 E
OREM, UT 84097

WHYTE, ROBERT
--OR CURRENT RESIDENT--
351 W 500 NORTH
OREM, UT 84057

BRANDES, MATT V
353 W 550 N
OREM, UT 84057

LOOPER, WILLIAM R II
--OR CURRENT RESIDENT--
358 W 450 NORTH
OREM, UT 84057

DIAMAR PROPERTIES LLC
--OR CURRENT RESIDENT--
361 W 500 NORTH
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
368 W 450 NORTH
OREM, UT 84057

BRADES' PLACE
--OR CURRENT RESIDENT--
370 W 500 NORTH
OREM, UT 84057

TAOTUA, FUIFUI (ET AL)
--OR CURRENT RESIDENT--
371 W 580 NORTH
OREM, UT 84057

TAOTUA, FUIFUI (ET AL)
371 W FOXMOOR DR
OREM, UT 84057

WILLMORE, RONALD W &
KARMELLE C
372 FOXMOOR DR
OREM, UT 84057

WILLMORE, RONALD W &
KARMELLE C
--OR CURRENT RESIDENT--
372 W 580 NORTH
OREM, UT 84057

CORNELIUS, RONALD D & DONALD
G
--OR CURRENT RESIDENT--
373 W 500 NORTH
OREM, UT 84057

SNOW, GREGORY & MARILYN
381 FOXMOOR DR
OREM, UT 84057

DOTSON, PETER K JR & LAURA A
384 FOXMOOR DR
OREM, UT 84057

DOTSON, PETER K JR & LAURA A
--OR CURRENT RESIDENT--
384 W 580 NORTH
OREM, UT 84057

MESA VISTA INC
394 W 400 N
OREM, UT 84057

DRAUDT, GUENTHER FRIEDRICH &
KAREN I
396 FOXMOOR DR
OREM, UT 84057

DRAUDT, GUENTHER FRIEDRICH &
KAREN I
--OR CURRENT RESIDENT--
396 W 580 NORTH
OREM, UT 84057

BRADES' PLACE
417 S PALISADE DR
OREM, UT 84097

HALL, ROBERT J & KATHERINE
--OR CURRENT RESIDENT--
424 W 400 NORTH
OREM, UT 84057

HARDY, BRIAN LE RAY & HIROKO N
425 N 400 W
OREM, UT 84057

CORNELIUS, RONALD D & DONALD
G
425 S 400 W
LINDON, UT 84042

BECKSTEAD, TREVOR RYAN &
ANGELA ROCHELLE
425 W 600 N
OREM, UT 84057

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

CURTIS, JACOB D (ET AL)
427 W 600 N
OREM, UT 84057

HALL, ROBERT JEFFREY &
KATHERINE
--OR CURRENT RESIDENT--
431 N 400 WEST
OREM, UT 84057

MESA VISTA INC
--OR CURRENT RESIDENT--
434 W 400 NORTH
OREM, UT 84057

440 WEST OREM LLC
--OR CURRENT RESIDENT--
440 W 400 NORTH
OREM, UT 84057

SHORTER, SHERRILL RICKIE &
CHRISTY LYNN (ET AL)
446 N 500 W
OREM, UT 84057

K & J DEARING PROPERTIES LLC
--OR CURRENT RESIDENT--
450 W 400 NORTH
OREM, UT 84057

WESTON LC
--OR CURRENT RESIDENT--
450 W 450 NORTH
OREM, UT 84057

ROBERTS, THOMAS
--OR CURRENT RESIDENT--
452 W 450 NORTH
OREM, UT 84057

EICHLER, JACOB
--OR CURRENT RESIDENT--
456 N 500 WEST
OREM, UT 84057

HARDING, DOUGLAS CLARK &
LINDA GORDON (ET AL)
456 W 450 N
OREM, UT 84057

TAYLOR, CINDY LYNNE & GREGORY
GORDON
458 W 450 N
OREM, UT 84057

RODRIGUEZ, ANTONIO & MARTINA
460 N 400 W
OREM, UT 84057

ALAS, ANA & MICHAEL ANTHONY
(ET AL)
460 N 500 W
OREM, UT 84057

BURGNER, RHETT & DOONE G (ET
AL)
462 W 450 N
OREM, UT 84057

FLORES, RICARDO VELASCO (ET AL)
--OR CURRENT RESIDENT--
464 N 500 WEST
OREM, UT 84057

KNAPP, CLARK A
--OR CURRENT RESIDENT--
464 W 450 NORTH
OREM, UT 84057

SORENSEN, DIX & DEBORAH J
--OR CURRENT RESIDENT--
465 N 400 WEST
OREM, UT 84057

SORENSEN, PAUL HARVEY
466 W 400 N
OREM, UT 84057

FJELDSTED, BENJAMIN CLARK
--OR CURRENT RESIDENT--
470 N 400 WEST
OREM, UT 84057

JENSEN, DONALD D
--OR CURRENT RESIDENT--
470 N 500 WEST
OREM, UT 84057

JENSEN, DONALD D
472 N 500 W
OREM, UT 84057

LAWRENCE, MICHAEL J & TRACI L
475 N 400 W
OREM, UT 84057

WILCOX, BENJAMIN R & MEGAN T
--OR CURRENT RESIDENT--
478 N 450 WEST
OREM, UT 84057

YORGASON, MARIANNE & JORDAN
482 N 450 W
OREM, UT 84057

JENSEN, DONALD D
--OR CURRENT RESIDENT--
482 N 500 WEST
OREM, UT 84057

TRUE NORTH LLC
--OR CURRENT RESIDENT--
486 N 400 WEST
OREM, UT 84057

ALLEN, NAN A
488 N 450 W
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

THOMAS, JEANNINE A (ET AL)
491 N 450 W
OREM, UT 84057

PORTER, MONTE W
493 N 400 W
OREM, UT 84057

OVERMAN RENTALS LLC
--OR CURRENT RESIDENT--
510 N 400 WEST
OREM, UT 84057

R & T ALLIANCE PROPERTIES LLC
--OR CURRENT RESIDENT--
525 N 400 WEST
OREM, UT 84057

RISER, TAI W
526 N 450 W
OREM, UT 84057

BURGON, DANIEL & KATHERYN A
537 N 355 W
OREM, UT 84057

VAN DER BEEK, RALPH H (ET AL)
--OR CURRENT RESIDENT--
537 N 400 WEST
OREM, UT 84057

HARRIS, JAMES ALLEN & JENNIFER
LYNN
542 N 400 W
OREM, UT 84057

ORTIZ, JOSE DE JESUS (ET AL)
545 N 400 W
OREM, UT 84057

BLACK AND ENGLISH WALNUT LLC
--OR CURRENT RESIDENT--
546 N 450 WEST
OREM, UT 84057

SMITH, DARIN D & PAMELA M
550 N 400 W
OREM, UT 84057

BLACK, WHITNEY
550 N 500 W
OREM, UT 84057

AHLSTROM, BRANDON T
551 N 355 W
OREM, UT 84057

RAPOTEZ, ALYSSA I
560 N 400 W
OREM, UT 84057

EATON, JOSEPH C & TAMMARA D
560 N 450 W
OREM, UT 84057

SMITH, DALLIN L
561 N 400 W
OREM, UT 84057

CHANNELL, LARIN V & SHERRIE L
563 N 355 W
OREM, UT 84057

STAPP FAMILY LLC
--OR CURRENT RESIDENT--
570 N 400 WEST
OREM, UT 84057

NEWELL, PAULA
570 N 450 W
OREM, UT 84057

SUMMERS, GABREYL SALE AH YOU
& SAVANNAH
575 N 400 W
OREM, UT 84057

JARDINE, ABIGAIL (ET AL)
576 N 355 W
OREM, UT 84057

SHIPPEN, ROBERT PAUL & BEVERLY
EILEEN
588 N 450 W
OREM, UT 84057

BOLTON, MARC A & JULIE
596 N 400 W
OREM, UT 84057

POULSEN, TROY M & AUNALEE
617 E 920 N
OREM, UT 84097

WHYTE, ROBERT
627 S 630 W
OREM, UT 84058

R & T ALLIANCE PROPERTIES LLC
645 W 1325 N
OREM, UT 84057

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

STAPP FAMILY LLC
824 SUNBURST LN
ALPINE, UT 84004

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

FLORES, RICARDO VELASCO (ET AL)
1012 W 1560 N
OREM, UT 84057

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

KNAPP, CLARK A
1078 W 800 N
LEHI, UT 84043

JENN GALE
1144 E 920 N
OREM, UT 84097

SORENSEN, DIX & DEBORAH J
1160 W 2600 N
PLEASANT GROVE, UT 84062

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

MILLER, TRES A
1380 N 90 E
OREM, UT 84057

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

OVERMAN, JON & JANE
1675 N 1820 W
PROVO, UT 84604

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

WESTON LC
1797 N 120 E
OREM, UT 84057

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

ROBERTS, THOMAS
2010 CORONADO VW
ALPINE, CA 91901

ORCHARD, TODD G & KIRSTI J
4915 E 6TH ST
LONG BEACH, CA 90814

LOOPER, WILLIAM R II
8522 DONALD CIR
HUNTINGTON BEACH, CA 92647

DEARING, JAN M & KEVIN J
9808 N 6000 W
HIGHLAND, UT 84003

BLACK AND ENGLISH WALNUT LLC
11011 S 1055 W
SOUTH JORDAN, UT 84095



FAMILY CITY USA

Administrative

Planning Commission

September 4, 2024

Item 3.2

PRELIMINARY PLAT - Approval of the Preliminary plat of Clayton, Plat A located generally at 414 East 1200 North in the R8 zone.

Prepared By:
Ailin Leon

Applicant:
John Clayton

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: **.20**
- Neighborhood:

Canyon View

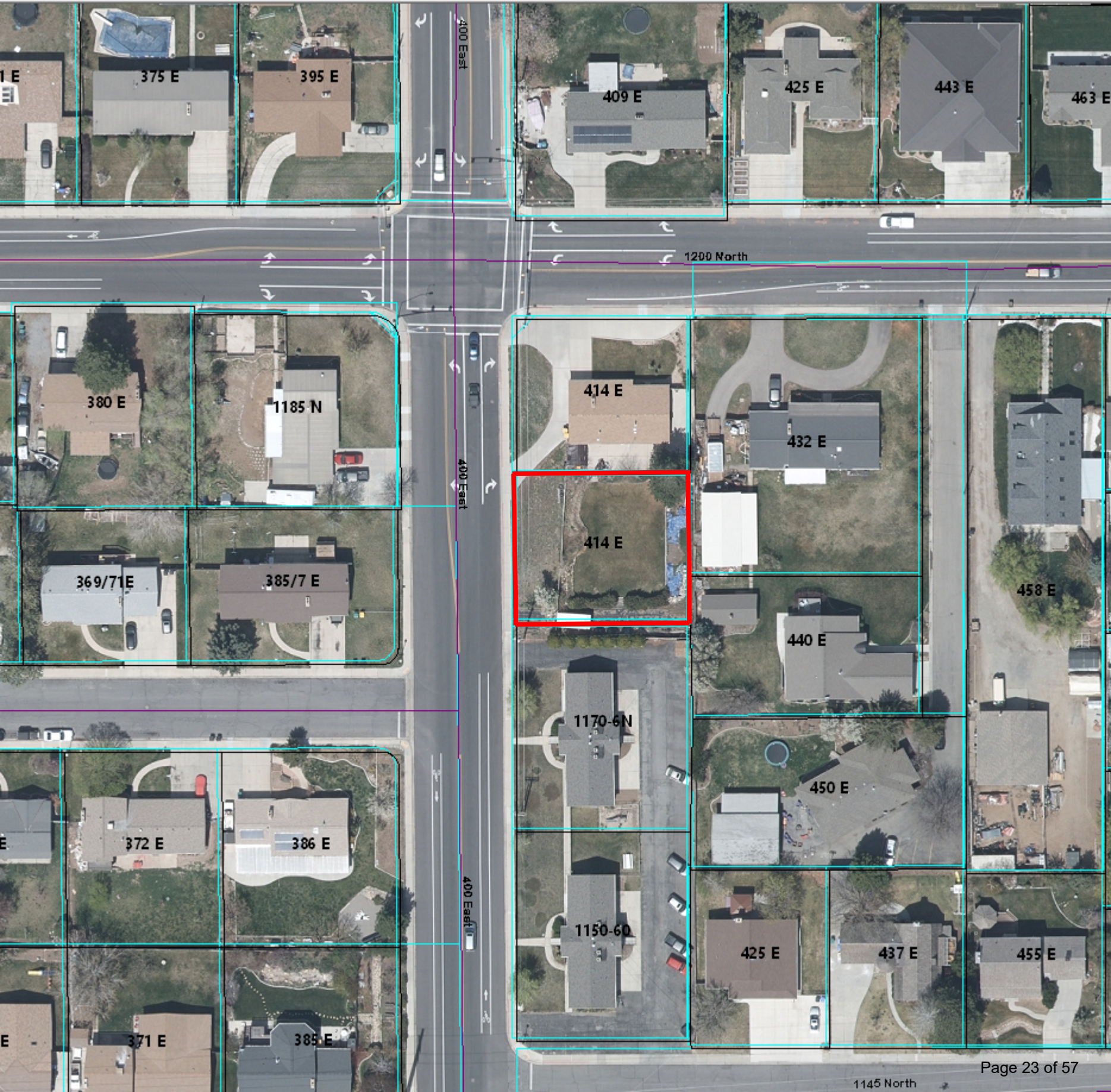
ACTION:

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

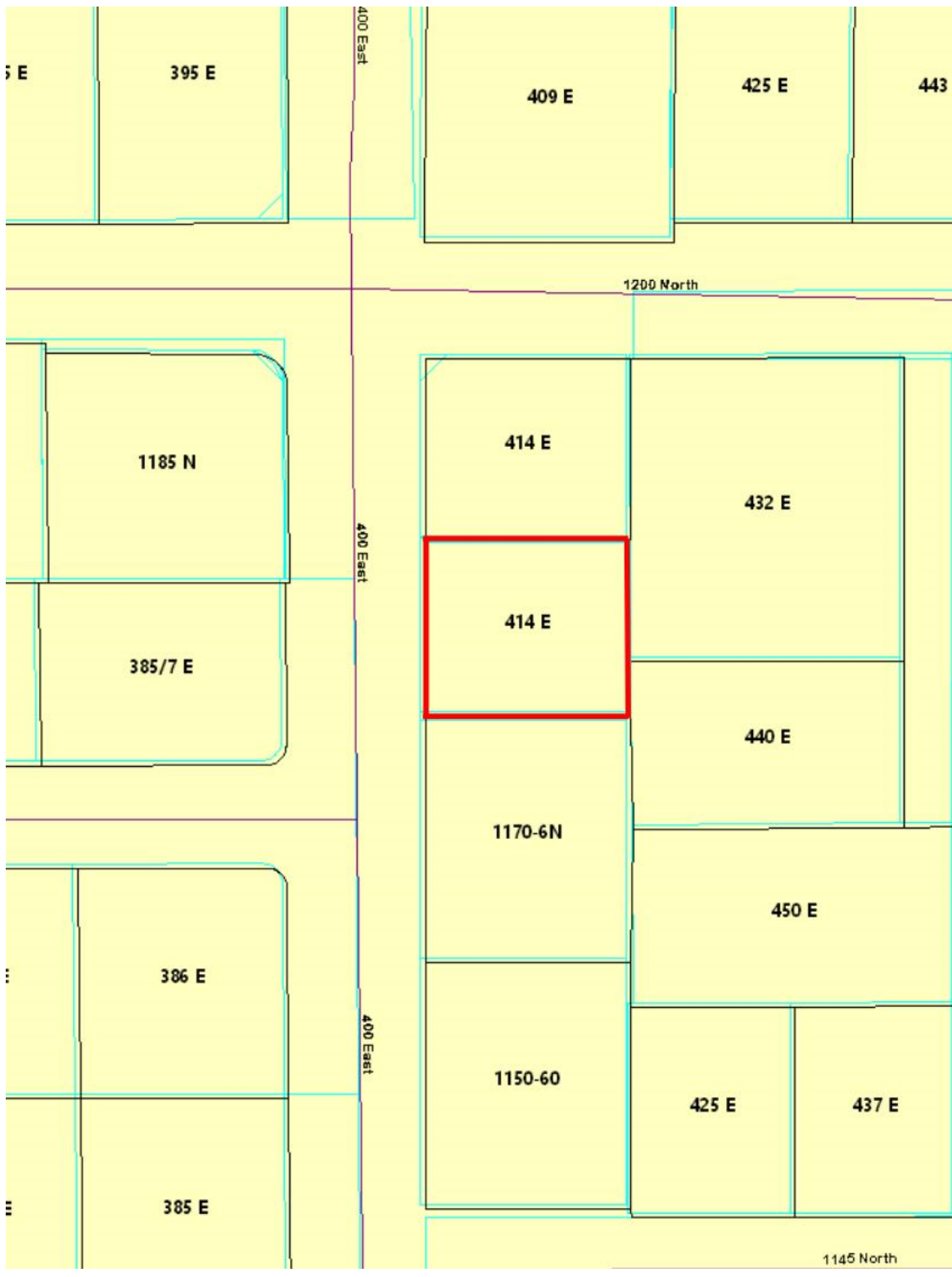
REQUEST: The applicant requests the Planning Commission approve the Preliminary Plat of Clayton, Plat A located generally at 414 East 1200 North in the R8 zone.

BACKGROUND: The applicant is proposing to build a single-family home on this parcel. Both parcels are lots of record, have the same address and one does not have water or sewer connections. Both lots meet the R8 zone requirements, one lot will be 9,194 Sqft and the other will be 8,903 sqft.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat for Clayton, Plat A located generally at 414 E 1200 North in the R8 zone.



Clayton Plat A

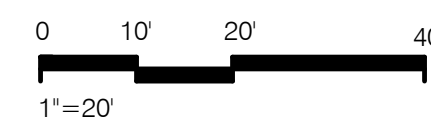


Legend

Preliminary Plat
Zone: R8
Acres: .20

NEIGHBORHOOD
Canyon View

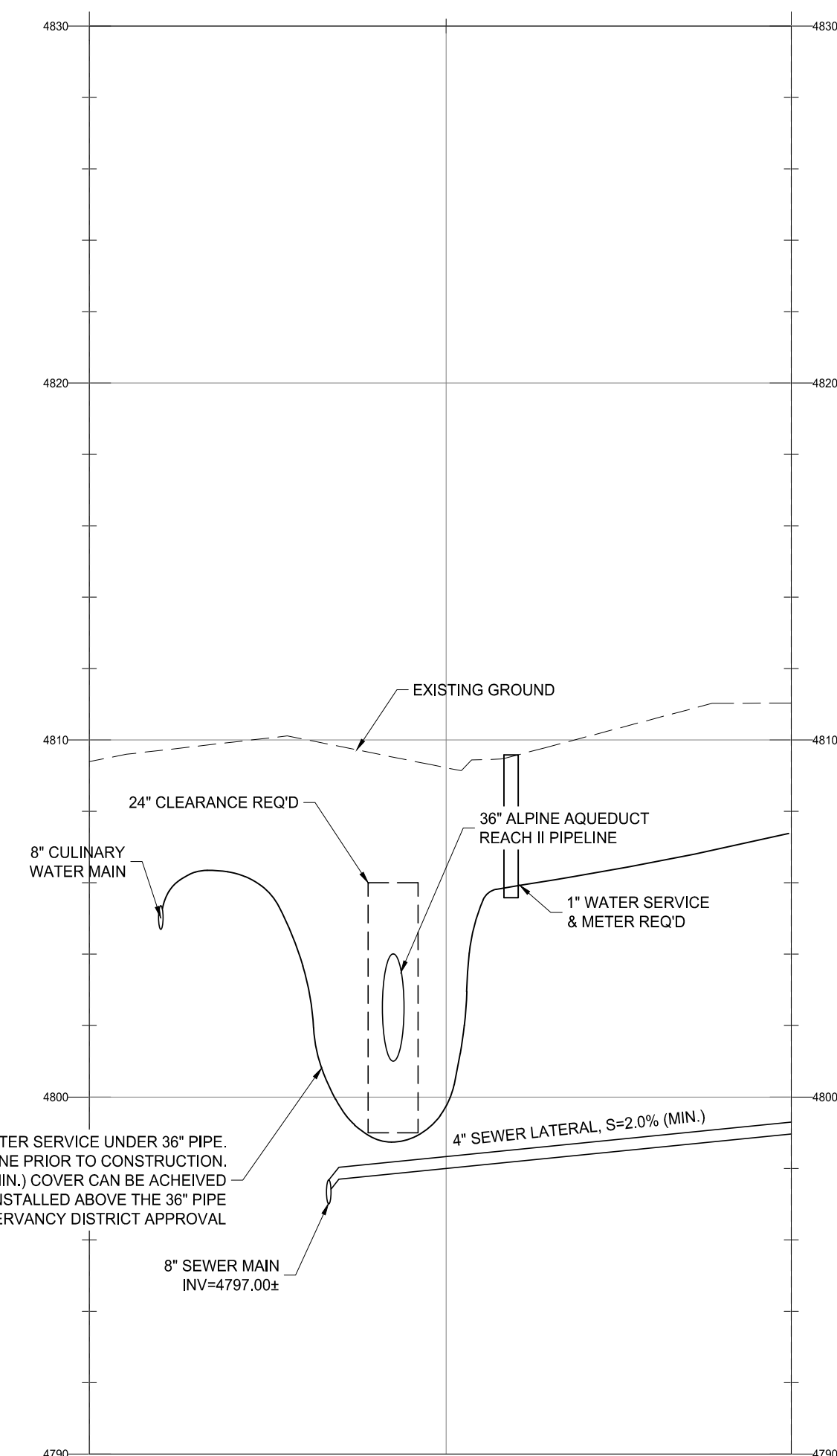
650 W 800 North
 Parcels



1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH OREM CITY STANDARDS AND SPECIFICATIONS.
2. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY-FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
3. SUBMITTAL REQUIRED FOR ANY ASPHALT, CONCRETE, ROAD BASE, PIPE, AND STRUCTURES WITHIN CITY RIGHT-OF-WAY.
4. VERIFY SIZE AND ELEVATION OF ALL UTILITIES SHOWN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. ALL STORM WATER TO REMAIN ON LOT 1.
6. MAINTAIN COMPLIANCE WITH ALL FEDERAL, STATE, AND OREM CITY STORMWATER REGULATIONS AT ALL TIMES.
7. BUILDING FOOTPRINT TO MEET ALL OREM CITY SETBACK REQUIREMENTS. 25' FRONT AND REAR, 20' SIDE COMBINED (8' MIN.).
8. ADJUST SITE GRADING AS NECESSARY TO ACCOMMODATE FINISHED BUILDING PLANS. ADJUST BUILDING FINISH FLOOR ELEVATION TO MAINTAIN 2% MINIMUM SLOPE ON 4" SEWER LATERAL AND POSITIVE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 10 FEET (10').
9. AN ENCROACHMENT PERMIT FROM CENTRAL UTAH WATER CONSERVANCY DISTRICT IS REQUIRED PRIOR TO CONSTRUCTION CROSSING 36" WATER LINE. VERIFY PIPE DEPTHS AND REQUIRED CLEARANCE BETWEEN SEWER AND EXISTING WATER LINE. ENGINEERING DRAWINGS FOR THE ALPINE AQUEDUCT REACH II (9/10/1985) SHOW APPROXIMATELY 4-FT BETWEEN THE FLOW LINE OF THE EXISTING SEWER AND FLOW LINE OF THE EXISTING 36" WATER PIPELINE.

THE OWNER HAS ALREADY MADE APPLICATION FOR THE ENCROACHMENT PERMIT. CENTRAL UTAH WATER CONSERVANCY DISTRICT HAS STATED THE APPROVAL PROCESS CAN TAKE UP TO SIX MONTHS. UTILITIES WILL BE CONSTRUCTED ONCE THE APPLICATION HAS BEEN APPROVED. ALL OTHER CONSTRUCTION WILL BE DONE AS SOON AS POSSIBLE.

10. ALL FENCES, STRUCTURES, OR VEGETATION MUST BE LESS THAN 3-FT TALL WITHIN 25 FEET OF THE BACK OF SIDEWALK.
11. ALL LANDSCAPE IRRIGATION SYSTEMS ARE REQUIRED TO BE PROTECTED WITH A CITY APPROVED BACKFLOW ASSEMBLY.



SECTION A - A

[illegible]

PLAT "A"
CLAYTON SUBDIVISION

BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH
AUGUST - 2024

"BASIS OF BEARINGS"

SECTION LINE BEARING N89°54'39"E (RECORD/MEAS. - NAD27)
2669.25' (MEASURED) 2669.19' (RECORD) MON. TO MON.

UTAH COUNTY MONUMENT
NORTH ONE-QUARTER CORNER OF
SECTION 11, T.6S., R.2E., SLB&M.
(FOUND BRASS CAP)

N89°54'39"E
29.80'
(SECTION LINE)

N89°54'39"E
2639.45'
(SECTION LINE)

1200 NORTH STREET
(66' WIDE PUBLIC RIGHT-OF-WAY)

UTAH COUNTY MONUMENT
NORTHEAST CORNER OF
SECTION 11, T.6S., R.2E., SLB&M.
(FOUND BRASS CAP)

BEVERLY J. CLAYTON
ENTRY NO. 184854: 2020
PARCEL NO. 17-051-0103

LOT 1
PLAT "A"
STORY BOOK SUBDIVISION
PARCEL NO. 52-806-0001

LOT 1
0.211 ACRES
(9,194 SQ. FT.)
(SUBJECT)

JOHN GARY CLAYTON
ENTRY NO. 69483: 2022
PARCEL NO. 17-051-0026

FOUND BAR - NO CAP
(ACCEPTED)

SP III, LLC
ENTRY NO. 132913: 2021
PARCEL NO. 17-051-0030

DEVELOPER/OWNER

JOHN GARY CLAYTON
414 EAST 1200 NORTH
OREM CITY, UTAH 84097
(BRENT SEVY - BUILDER)
TEL: 385-204-1871

DATE: AUGUST 14, 2024

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.

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
- P.U.E. PUBLIC UTILITY EASEMENT

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.

8-14-24
DATE

JAMES PATRICK FRONK, PLS
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 400 EAST STREET, OREM CITY, UTAH, SAID POINT BEING
29.80 FEET N89°54'39"E ALONG THE SECTION LINE AND 122.01 FEET S0°50'30"E FROM A FOUND BRASS
CAP MONUMENT MARKING THE NORTH ONE-QUARTER CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE
2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE
N89°54'39"E 103.44 FEET TO A POINT ON THE WEST LINE OF PLAT "A", STORY BOOK SUBDIVISION; A
RECORDED SUBDIVISION; THENCE S0°20'48"E 89.21 FEET ALONG SAID WEST LINE OF PLAT "A", STORY BOOK
SUBDIVISION; THENCE S89°54'39"W 102.67 FEET TO A POINT ON SAID EAST LINE OF 400 EAST STREET;
THENCE N0°50'30"W 89.21 FEET ALONG SAID EAST LINE OF 400 EAST STREET TO THE POINT OF BEGINNING.

CONTAINING 1 LOT TOTAL.

CONTAINING 0.211 ACRES OF LAND (9,194 SQ. FT.).

BASIS OF BEARINGS: N89°54'39"E ALONG THE SECTION LINE FROM THE NORTH ONE-QUARTER CORNER OF
SAID SECTION 11 (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____.

JOHN GARY CLAYTON

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
20____, BY JOHN GARY CLAYTON 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)

APPROVED _____

DEVELOPMENT SERVICES DIRECTOR

CONDITIONS OF APPROVAL

PLAT "A"
CLAYTON SUBDIVISION

BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH
AUGUST - 2024

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

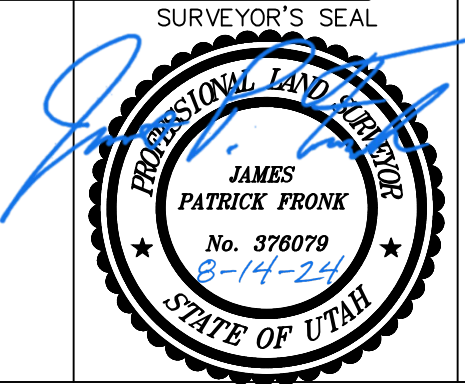


P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

APPROVAL AS TO FORM

OREM CITY ATTORNEY

DATE



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER





FAMILY CITY USA

Administrative

Planning Commission

September 4, 2024

Item 3.3

PLAT AMENDMENT – VACATING LOT 1 OF ORLEAN TERRACE PLAT B AND APPROVING ORLEAN TERRACE, PLAT H LOCATED GENERALLY AT 1937 SOUTH COLUMBIA LANE IN THE R6.5 ZONE.

Prepared By:
Ailin Leon

Applicant:
David Curtis

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
- 109 Property owners were notified within 500 feet of the property

SITE INFORMATION:

- General Plan Designation:

Medium Density Residential

- Current Zone: **R6.5**
- Acreage: **.48**
- Neighborhood:

Cherry Hill

ACTION:

The Planning Commission is

REQUEST: The applicant requests the Planning Commission approve the Vacate Lot 1 of Orlean Terrace Plat B and approving Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone.

BACKGROUND: The applicant is proposing to subdivide an existing lot into two parcels. Currently there is one home on the property. Both lots meet the zoning requirements of the R6.5 zone. One lot will be 12,221 sqft and the other will be 12,104 sqft, the R6.5 zone requires a lot be at least 6,500 sqft.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Vacate Lot 1 of Orlean Terrace Plat B and approving Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone



Columbia Lane

Ordinals Drive

1902 S

1902 S

1947 S 1947 S 1947 S 1947 S

1937 S

1947 S

1947 S

1947 S

1947 S

1947 S

1947 S

1947 S

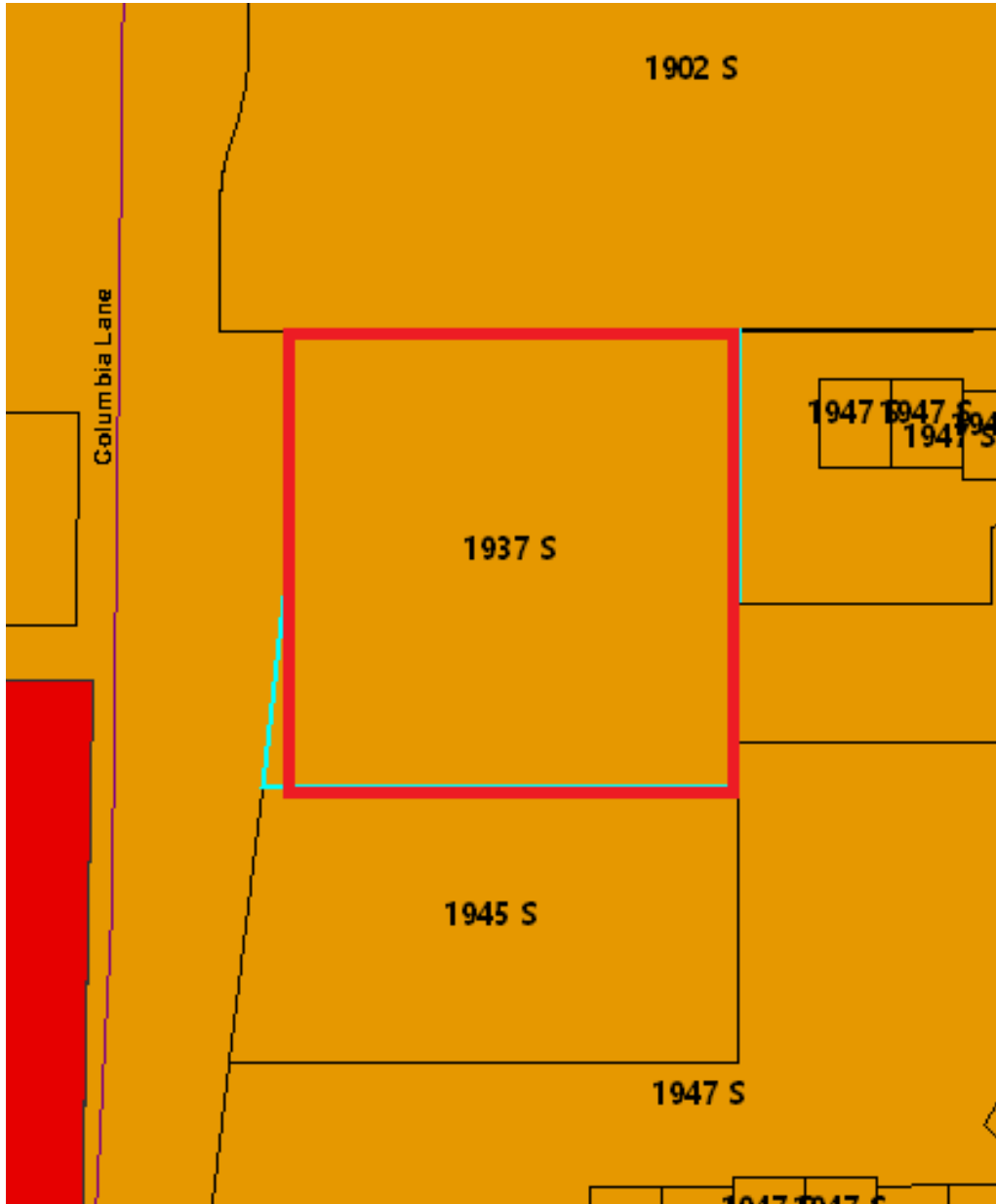
1945 S

1947 S

Page 29 of 57

1947 S

Orlean Terrace Plat "H"

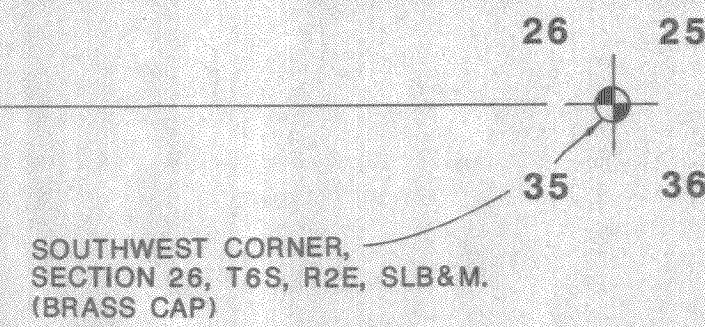
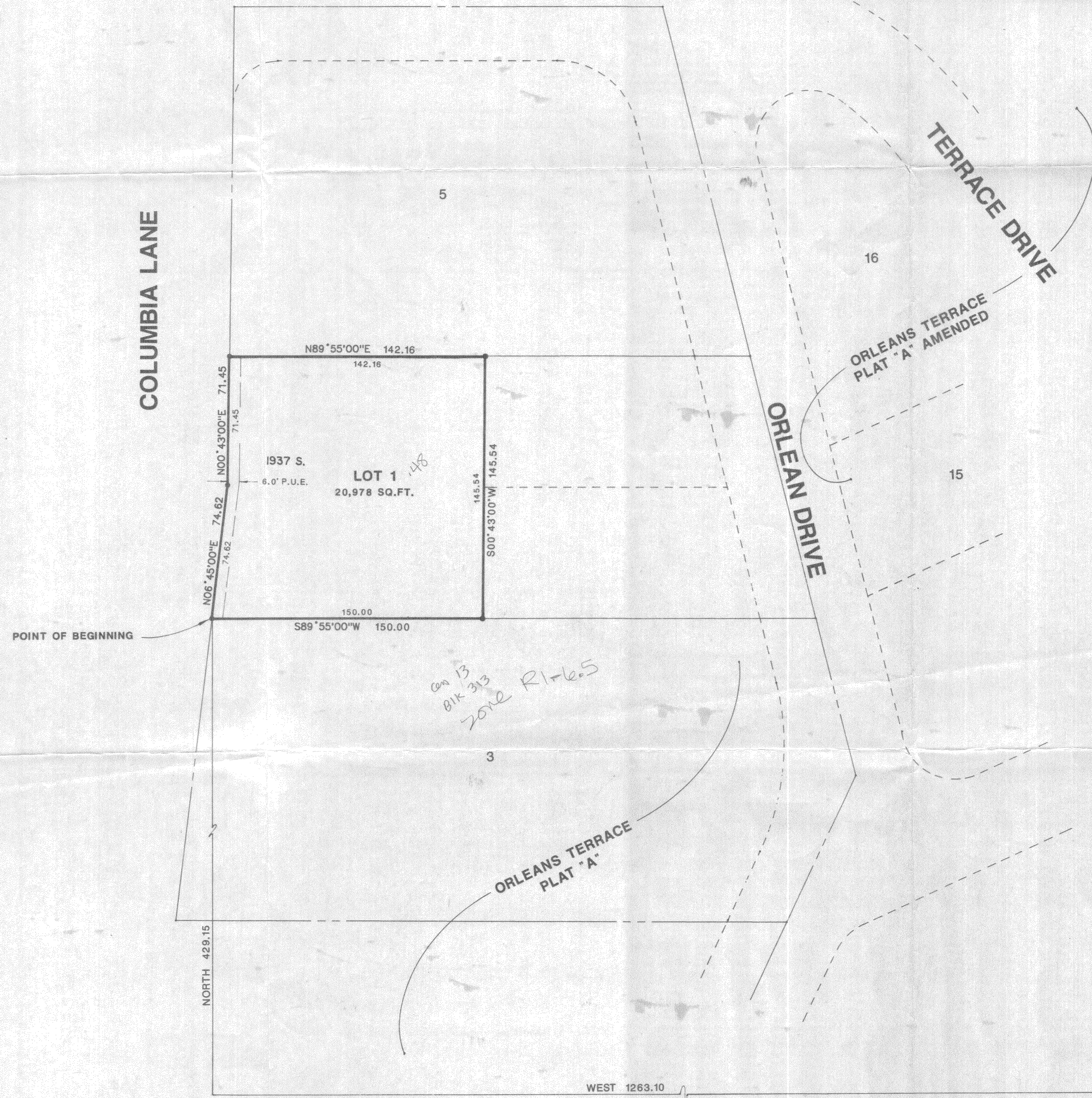
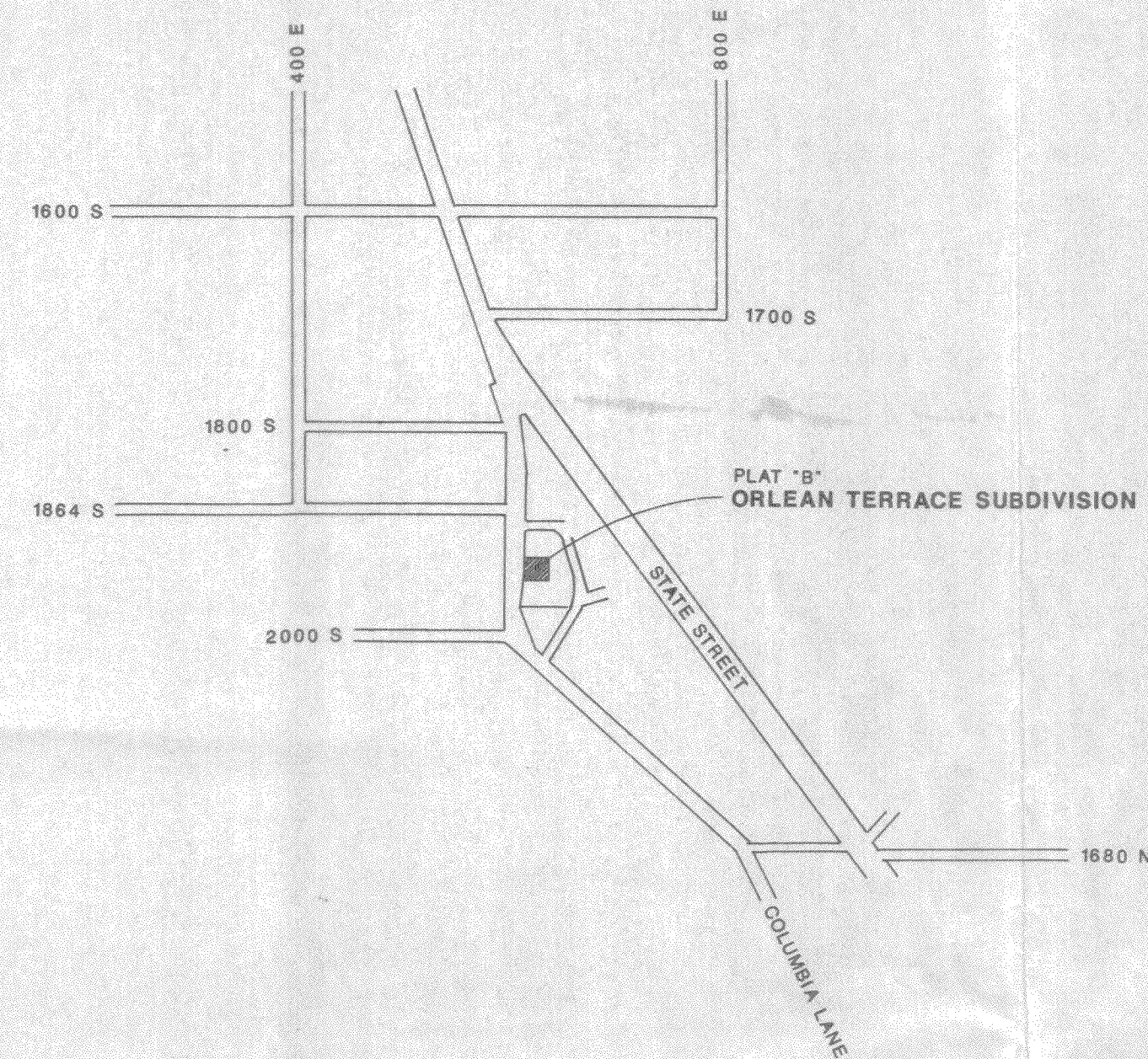
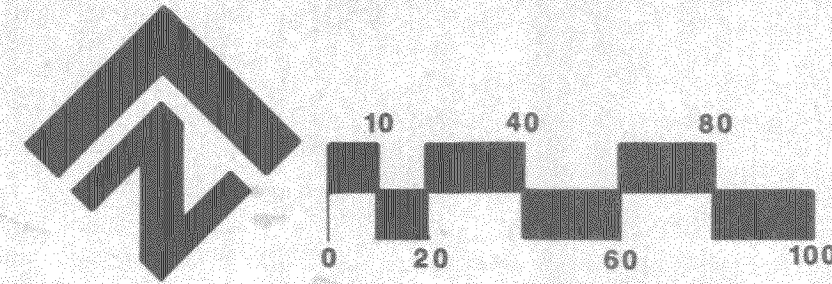


Legend

Preliminary Plat
Zone: R6.5
Acres: .48

NEIGHBORHOOD
Cherryhill

 1937 S Columbia Ln
 Parcels



SURVEYOR'S CERTIFICATE

I, PARLEY M. NEELEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 1722 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I DECLARE THAT ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HAVE BY AUTHORITY OF THE OWNERS, MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, PLAT 'A', ORLEAN TERRACE SUBDIVISION, WHICH POINT IS NORTH 429.15 FEET AND WEST 1263.10 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, T6S, R2E, SLB&M; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N06°45'00"E	74.62	
N00°43'00"E	71.45	
N89°55'00"E	142.16	
S00°43'00"W	145.54	
S89°55'00"W	150.00	TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES

BASIS OF BEARING: ORLEAN TERRACE SUBDIVISION, PLAT 'A', ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, PROVO, UTAH.

DATE: 8-22-88

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF 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 HEREUNTO SET OUR HANDS THIS 23rd DAY OF August, A.D. 1988.

BEVERLY JOHNSON

ACKNOWLEDGEMENT

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

ON THE 23rd DAY OF August, A.D. 1988, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DECLARATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: 9-14-91

Cynthia Pacquet
NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 6th DAY OF September, A.D. 1988.

BY RESOLUTION NO. 1696-88, MAYOR Blaine Willes

APPROVED: Theodore J. Thayer, ENGINEER (See Seal Below) ATTEST: Phyllis Swadlow, CLERK-RECORDER (See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 17th DAY OF August, A.D. 1988, BY THE PLANNING COMMISSION.

Edmund R. Smith, DIRECTOR-SECRETARY; James D. Jones, CHAIRMAN, PLANNING COMMISSION

PLAT "B"

ENT 31010 MAP 5-3630
WMA & REC'D UTAH CO RECORDER BY JS
1988 OCT 12 4:01 PM FEE \$0.50
RECORDED FOR Orem City

ORLEAN TERRACE

BEING A REVISION OF LOT 4, PLAT 'A', ORLEAN TERRACE SUBDIVISION

SUBDIVISION

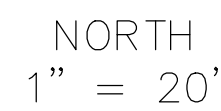
OREM, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

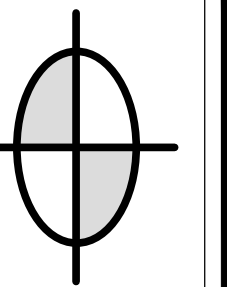
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
-----------------	--------------------	---------------------------	---------------------

NON PARTICIPATING

3680-42



Orem City

[illegible]

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

KEYED NOTES

- ① Existing 24" curb and gutter to remain.
- ② Existing 5' Sidewalk to remain
- ③ Existing Wall
- ④ Existing Fence
- ⑤ Existing Water Valve
- ⑥ Existing Fire Hydrant
- ⑦ Existing SSMH Rim 4724.57 Inv 4718.17
- ⑧ Existing Power Pole
- ⑨ Existing 2x1 Phone Box
- ⑩ Existing Shed to be removed
- ⑪ Existing Porch
- ⑫ Existing Driveway
- ⑬ Install 1" Water Service & Water Meter
- ⑭ Install 4" Sewer Lateral
- ⑮ Existing Water Meter
- ⑯ Existing Sewer Lateral
- ⑰ Existing Sewer Main
- ⑱ Existing SSMH Rim 4719.67 Inv N&S 4711.92 Inv East 4712.72
- ⑲ Existing SSMH Rim 4729.47 Inv 4720.27
- ⑳ Existing SSMH Rim 4730.85 Inv 4721.55
- ㉑ Existing Guy Wire
- ㉒ Existing 8" DI Water Main
- ㉓ Proposed Asphalt Patching (See Orem City Detail M-3)
- ㉔ Remove and replace existing concrete sidewalk & gutter
- ㉕ Install Sewer Cleanout

Developer:

L&C Investment Holdings LLC
David Curtis
1270 S Sandhill Road
Orem Utah 84058
801 921-3737
mntwest@gmail.com

Engineer:

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

Site Data:

Zone = R 6.5
Total Area = 24,241 SF
Total number of Lots = 2

Utility Plan

Orem

ELIOT, J. A. 2001.

ate
8-2024
scale
"=20'
y
HT
acing No.
- 14887

Sheet No.
C - 1

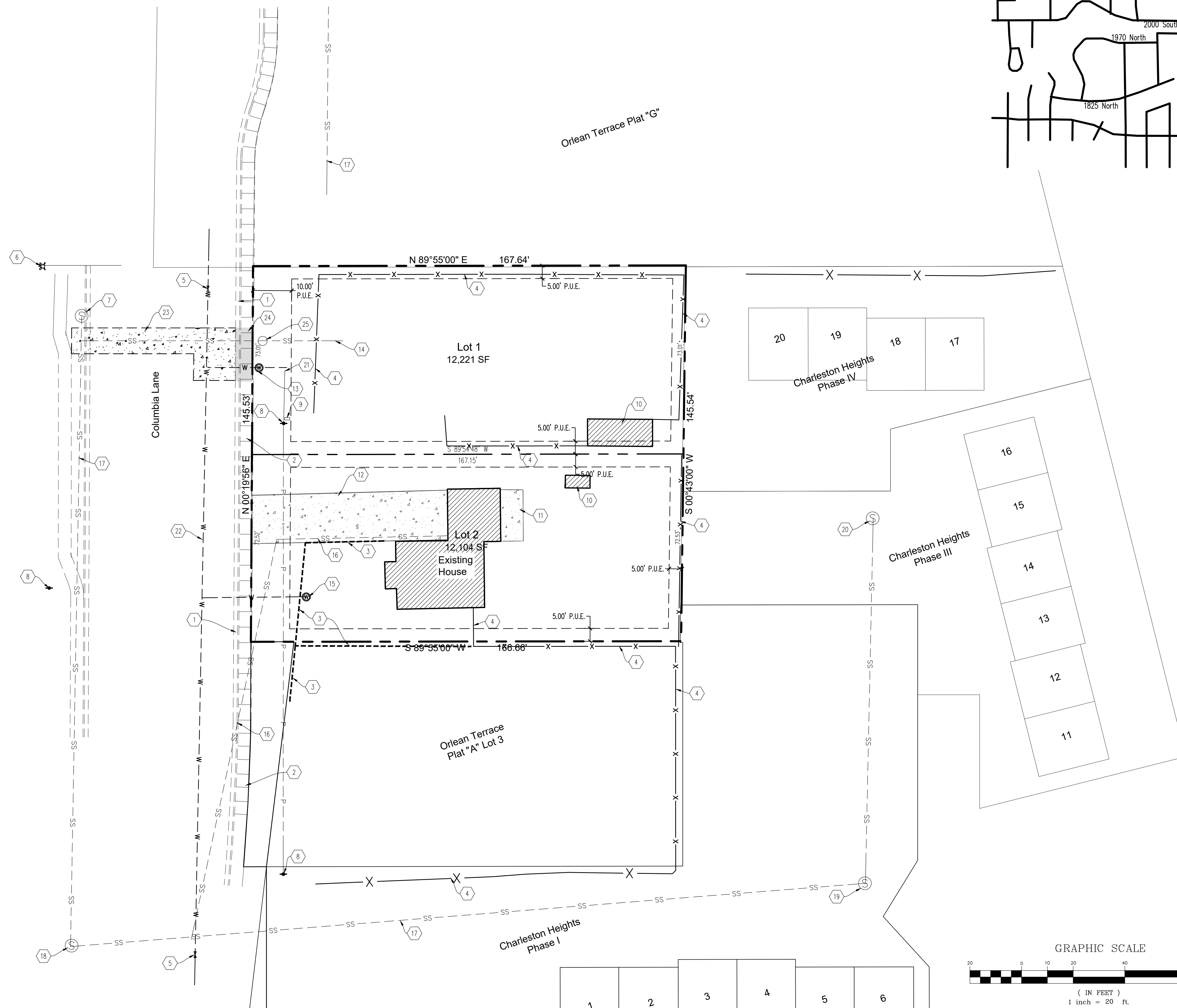
CAUTION!!! Notice to contractors

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.

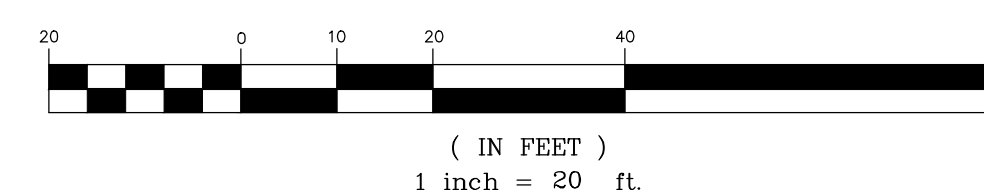
Know what's below.

Call 811 before you dig.

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



GRAPHIC SCALE





GISH, GARY JOHN
PO BOX 970391
OREM, UT 84097

COMMUNITY TV OF UTAH INC
%COMCAST
1 COMCAST CTR FL 32
PHILADELPHIA, PA 19103

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

BURKE, GERTRUDE G
41 W 530 S
OREM, UT 84058

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

OREM RP SNF LLC (ET AL)
%NATTRESS, DAVID W
140 N UNION AVE STE 230
FARMINGTON, UT 84025

HALLADAY, REED E & CHRISTINE E
(ET AL)
145 W 200 N STE 100
PROVO, UT 84601

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

WILBUR, DAVID B & MICHELE
176 E 660 S
VINEYARD, UT 84059

HERRING, DUANE MICHAEL &
BECKIE (ET AL)
223 N 2520 W
PROVO, UT 84601

TRUE NORTH LLC
240 E CENTER ST
PROVO, UT 84606

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

BCLEAVITT HOLDINGS LLC
331 S 950 W
OREM, UT 84058

PROVO CITY CORPORATION
351 W CENTER
PROVO, UT 84606

1949 SOUTH PROPERTIES LLC
356 W 1450 S
OREM, UT 84058

WOOLSTENHULME, DAVID &
SHERMA (ET AL)
400 CONESTOGA BLVD
LANCASTER, PA 17602

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

LESSA ENTERPRISES LLC
456 E APPLE GROVE LN
PLEASANT GROVE, UT 84062

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

STANLEY, STEVEN (ET AL)
542 E 1910 S
OREM, UT 84058

SHERIFF, LARRY M & SALLY A
549 E 1910 S
OREM, UT 84058

RODRIGUEZ, JUANA JAUREGUI (ET
AL)
--OR CURRENT RESIDENT--
554 E 1864 SOUTH
OREM, UT 84058

HERRING, DUANE MICHAEL &
BECKIE (ET AL)
--OR CURRENT RESIDENT--
557 E 2000 SOUTH
OREM, UT 84058

KEMPTON, JONATHAN H & SHERYL
--OR CURRENT RESIDENT--
564 E 1864 SOUTH
OREM, UT 84058

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

SMITH, DAMIAN CLYDE
827 SUNBURST LN
ALPINE, UT 84004

SKARDA, CHRISTOPHER
827 N 900 E
PLEASANT GROVE, UT 84062

CHARLESTON HEIGHTS PUD PHASE 1
HOMEOWNERS ASSOCIATION
883 S OREM BLVD
OREM, UT 84059

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

CHAN, YEE KONG PETER (ET AL)
1055 W 90 S
SPANISH FORK, UT 84660

GERALD CRISMON
1069 S. 545 EAST
OREM, UT 84097

LA NON 5-22-06 LLC
1086 S 890 E
OREM, UT 84097

DONALDSON, MATTHEW L
1089 E BRETONWOODS LN
OREM, UT 84097

CORDNER, COLLEEN F (ET AL)
1112 S 500 E
OREM, UT 84097

JENN GALE
1144 E 920 N
OREM, UT 84097

HAYSAM SAKAR
1194 E. 1090 NORTH
OREM, UT 84097

PROVO CITY CORPORATION
--OR CURRENT RESIDENT--
1224 W COLUMBIA LN
PROVO, UT 84604

BLEAK, NATHAN S & STEPHANIE H
(ET AL)
1286 W 1980 N
PROVO, UT 84604

RIGG, C DUANE & LISA
1298 W 1980 N
PROVO, UT 84604

GAVARRET, EDUARDO (ET AL)
1301 INDIAN TRAIL CIR
BOUNTIFUL, UT 84010

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

KEMPTON, JONATHAN H & SHERYL
1431 N 1500 W
PROVO, UT 84604

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

COMMUNITY TV OF UTAH INC
--OR CURRENT RESIDENT--
1834 S COLUMBIA LN
OREM, UT 84097

PAYSON ACRE 9 LLC
1850 S COLUMBIA LN
OREM, UT 84097

SIENA VILLAS LLC
--OR CURRENT RESIDENT--
1851 S COLUMBIA LN
OREM, UT 84097

BRIGGS, SYMON
1857 S 543 E
OREM, UT 84058

CWT INVESTMENTS 1 LLC
1863 S 543 E
OREM, UT 84058

HALLIDAY, REED E & CHRISTINE E
(ET AL)
--OR CURRENT RESIDENT--
1863 S TERRACE DR
OREM, UT 84097

CORDNER, COLLEEN F (ET AL)
--OR CURRENT RESIDENT--
1872 S COLUMBIA LA
OREM, UT 84097

SMITH, DAMIAN CLYDE
--OR CURRENT RESIDENT--
1882 S COLUMBIA LN
OREM, UT 84097

BUCHANAN HOUSE LLC
--OR CURRENT RESIDENT--
1883 S 543 EAST
OREM, UT 84058

BOYER, JACOB
1887 RIBBONWOOD DR
OREM, UT 84058

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

RODRIGUEZ, CARLOS & CECILIA
1889 TERRACE DR
OREM, UT 84097

BUCHANAN HOUSE LLC
1901 S 543 E
OREM, UT 84058

ROCA, VICTOR M (ET AL)
1902 TERRACE DR
OREM, UT 84097

JAAR, BERTHA L
1902 S COLUMBIA LA
OREM, UT 84097

NORRIS, CHRISTIE J & GRAHAM H JR 1904 S COLUMBIA LA OREM, UT 84097	HAVENS, JAMES --OR CURRENT RESIDENT-- 1906 S COLUMBIA LN OREM, UT 84097	CURTIS, VIRGINIA V 1908 S COLUMBIA LA OREM, UT 84097
GARCIA, MARA L 1909 TERRACE DR OREM, UT 84097	TORTOLERO, FRANCISCO JOSE RANGEL 1910 S COLUMBIA LA OREM, UT 84097	DIAMOND, STEVEN CRAIG & LORETTA P (ET AL) 1910 S TERRACE DR OREM, UT 84097
MILLER, LAURA & SCOTT --OR CURRENT RESIDENT-- 1912 S COLUMBIA LN OREM, UT 84058	CAMPOS, MICHELLE (ET AL) 1914 S COLUMBIA LN OREM, UT 84097	BCLEAVITT HOLDINGS LLC --OR CURRENT RESIDENT-- 1925 S 520 EAST OREM, UT 84058
MILES, HENRY L & J CAROL (ET AL) 1925 S TERRACE DR OREM, UT 84097	KOHKONEN, KENT E & RONA T 1926 TERRACE DR OREM, UT 84097	LA NON 5-22-06 LLC --OR CURRENT RESIDENT-- 1926 S COLUMBIA LN OREM, UT 84097
BURKE, GERTRUDE G --OR CURRENT RESIDENT-- 1930 S COLUMBIA LN OREM, UT 84097	FREY, SHANE 1937 TERRACE DR OREM, UT 84097	1937 SOUTH PROPERTIES LLC --OR CURRENT RESIDENT-- 1937 S 520 EAST OREM, UT 84058
BOTT, THOMAS K (ET AL) 1937 S COLUMBIA LN OREM, UT 84097	PATTERSON, JAMES E & EMILY R 1940 TERRACE DR OREM, UT 84097	WEST, JAN COOPER (ET AL) 1941 S TERRACE DR OREM, UT 84097
CLARK, MICHAEL B & BRIAN S (ET AL) 1947 S COLUMBIA LN APT 1 OREM, UT 84097	SAMSA LLC --OR CURRENT RESIDENT-- 1947 S COLUMBIA LN UNIT# 2 OREM, UT 84097	ROGERS, SAMUEL BRADEN & SAMUEL GEORGE (ET AL) 1947 S COLUMBIA LN # 3 OREM, UT 84097
BYRNES, RACHEL & DEVIN 1947 S COLUMBIA LN APT 4 OREM, UT 84097	WOOLSTENHULME, DAVID & SHERMA (ET AL) --OR CURRENT RESIDENT-- 1947 S COLUMBIA LN UNIT# 5 OREM, UT 84097	SKARDA, CHRISTOPHER --OR CURRENT RESIDENT-- 1947 S COLUMBIA LA UNIT# 6 OREM, UT 84097
CHAN, YEE KONG PETER (ET AL) --OR CURRENT RESIDENT-- 1947 S COLUMBIA LA UNIT# 7 OREM, UT 84097	WILBUR, DAVID B & MICHELE --OR CURRENT RESIDENT-- 1947 S COLUMBIA LN UNIT# 8 OREM, UT 84097	MERRELL, ANISTON 1947 S COLUMBIA LN APT 9 OREM, UT 84097
DAVIDSON, STEPHEN (ET AL) 1947 S COLUMBIA LN APT 10 OREM, UT 84097	MONTES, EZRA DIAZ 1947 S COLUMBIA LN # 11 OREM, UT 84097	GOODFELLOW, NATHAN (ET AL) 1947 S COLUMBIA LN APT 12 OREM, UT 84097

HILTON, JOSEPH
1947 S COLUMBIA LN APT 13
OREM, UT 84097

PACKER, JACOB
1947 S COLUMBIA LN # 14
OREM, UT 84097

JOHNSON, STEVEN & MARIA
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 15
OREM, UT 84097

CURTIS, MICHAEL
1947 S COLUMBIA LN APT 16
OREM, UT 84097

GAVARRET, EDUARDO (ET AL)
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 17
OREM, UT 84097

SHAWCROFT, STEVEN
1947 S COLUMBIA LA APT 18
OREM, UT 84097

LESSA ENTERPRISES LLC
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 19
OREM, UT 84097

COMPTON, MELODY ELIZABETH
--OR CURRENT RESIDENT--
1947 S COLUMBIA LA UNIT# 20
OREM, UT 84097

1949 SOUTH PROPERTIES LLC
--OR CURRENT RESIDENT--
1949 S 520 EAST
OREM, UT 84058

GISH, GARY JOHN
--OR CURRENT RESIDENT--
1951 TERRACE LN
OREM, UT 84097

ASUAO, KELCEY
--OR CURRENT RESIDENT--
1957 S TERRACE DR
OREM, UT 84097

TRUE NORTH LLC
--OR CURRENT RESIDENT--
1961 S 520 EAST
OREM, UT 84058

NIELSON, MARGO R (ET AL)
1963 S TERRACE DR
OREM, UT 84097

OREM RP SNF LLC (ET AL)
--OR CURRENT RESIDENT--
1990 S COLUMBIA LN
OREM, UT 84097

SAMSA LLC
2420 71ST AVE
GREELEY, CO 80634

JOHNSON, STEVEN & MARIA
5225 N CANYON RD
PROVO, UT 84604

HAVENS, JAMES
11034 ELDORA PL
SUNLAND, CA 91040

RODRIGUEZ, JUANA JAUREGUI (ET AL)
25425 PRESIDENT AVE
HARBOR CITY, CA 90710

MILLER, LAURA & SCOTT
42560 MUSCAT CIR
MURRIETA, CA 92562



City Council Chambers, 56 N State Street

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

ORLEAN TERRACE PLAT H - PLAT AMENDMENT - Vacating Lot 1 of Orlean Terrace Plat B and approving Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone.

The applicant is proposing to adjust a lot line to divide an existing parcel into two parcels.

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

Plat Amendments: 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.

WOOLSTENHULME, DAVID & SHERMA (ET AL)
400 CONESTOGA BLVD
LANCASTER, PA 17602

Planning Commission
Wed, Sep 4, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

ORLEAN TERRACE PLAT H - PLAT AMENDMENT - Vacating Lot 1 of Orlean Terrace Plat B and approving Orlean Terrace, Plat H located generally at 1937 South Columbia Lane in the R6.5 zone.

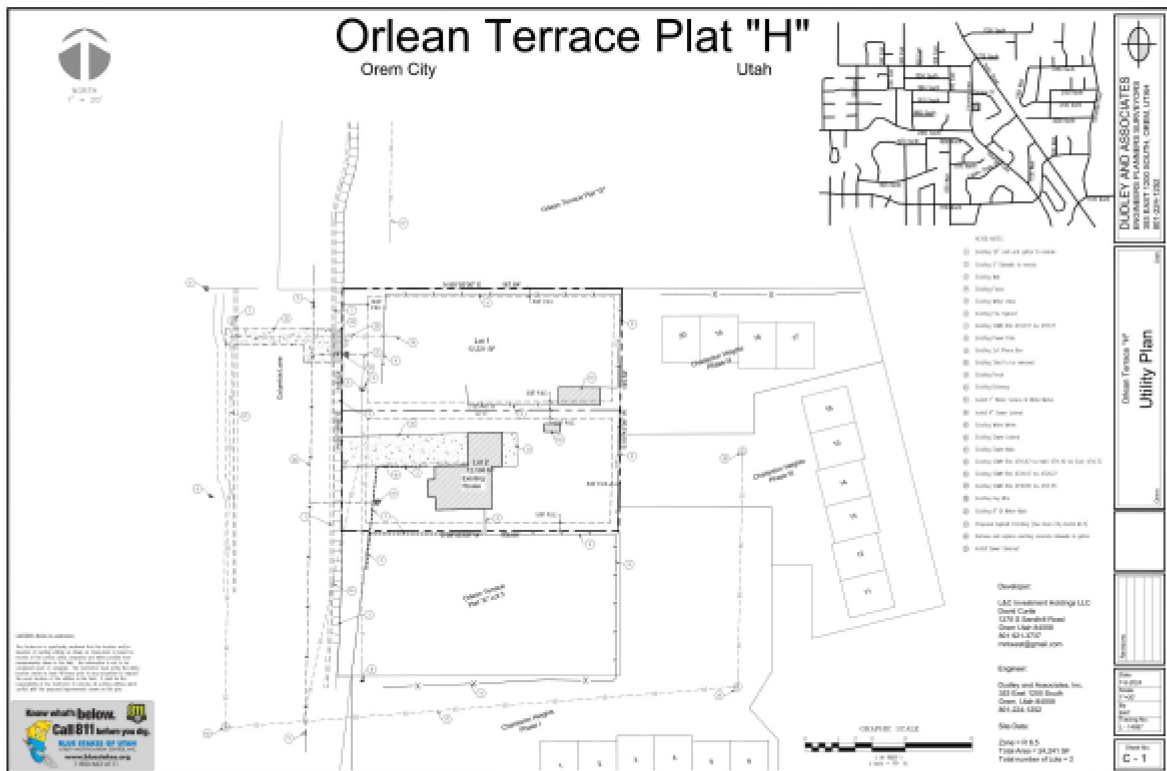
The applicant is proposing to adjust a lot line to divide an existing parcel into two parcels.

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

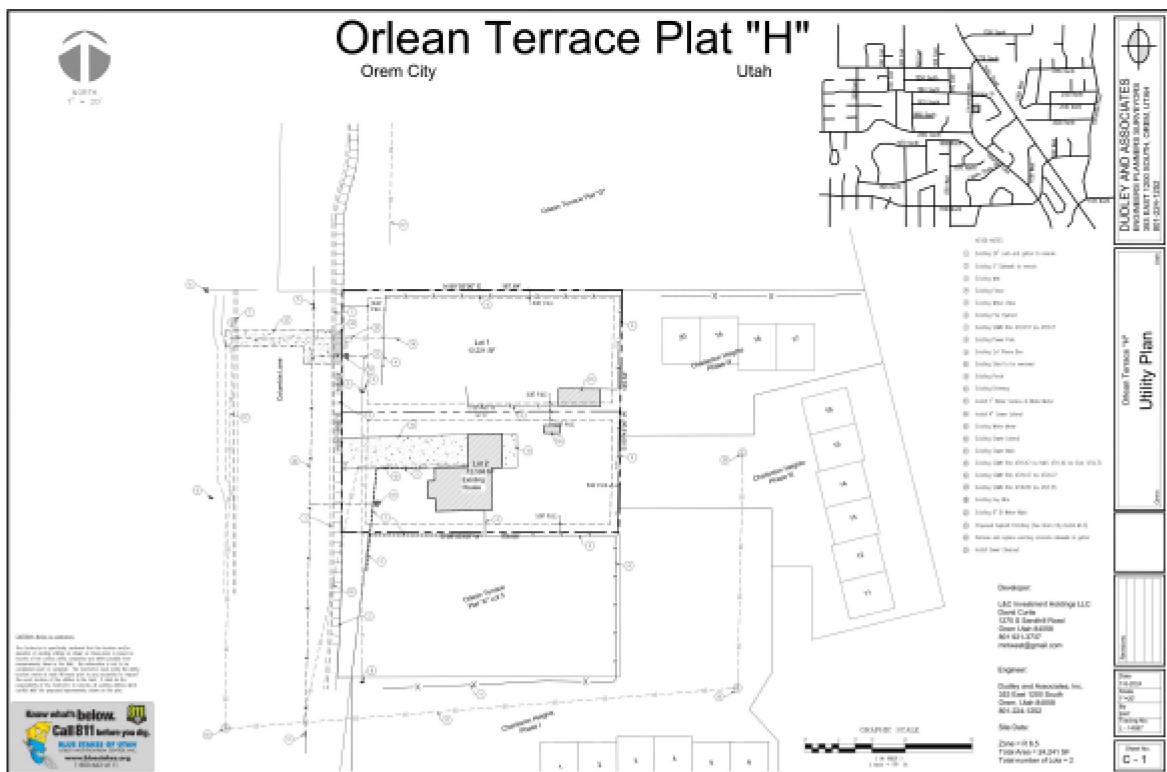
Plat Amendments: This is not a public hearing so no public comment will be received at the meeting. If you have questions or comments please contact staff prior to the meeting.

COMMUNITY TV OF UTAH INC
%COMCAST
1 COMCAST CTR FL 32
PHILADELPHIA, PA 19103

Planning Commission
Wed, Sep 4, 2024
4:30 pm



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



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



FAMILY CITY USA

Administrative

Planning Commission

September 4, 2024

Item 3.4

Prepared By:
Ailin Leon

Applicant:
Paul Washburn

**PLAT AMENDMENT APPROVING THE PLAT AMENDMENT
OF II CENTRO PLAZA CONDOMINIUMS, LOCATED
GENERALLY AT 867 NORTH 900 WEST IN THE PD22
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
- 157 property owners were notified within 500 feet of the property

SITE INFORMATION:

- General Plan Designation:

Regional Commercial

- Current Zone: **PD22**
- Acreage: **.06**
- Neighborhood:

Timpview

ACTION:

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

REQUEST: The applicant requests the Planning Commission approve the Plat Amendment of II Centro Plaza Condominiums located generally at 867 North 900 West in the PD22.

BACKGROUND: The applicant is proposing to adjust an office space lot line. Generally, these changes are made due to a change of the office space ownership.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment of II Centro Plaza Condominiums located generally at 900 West in the PD22 zone.





900 West

Corland Ridge

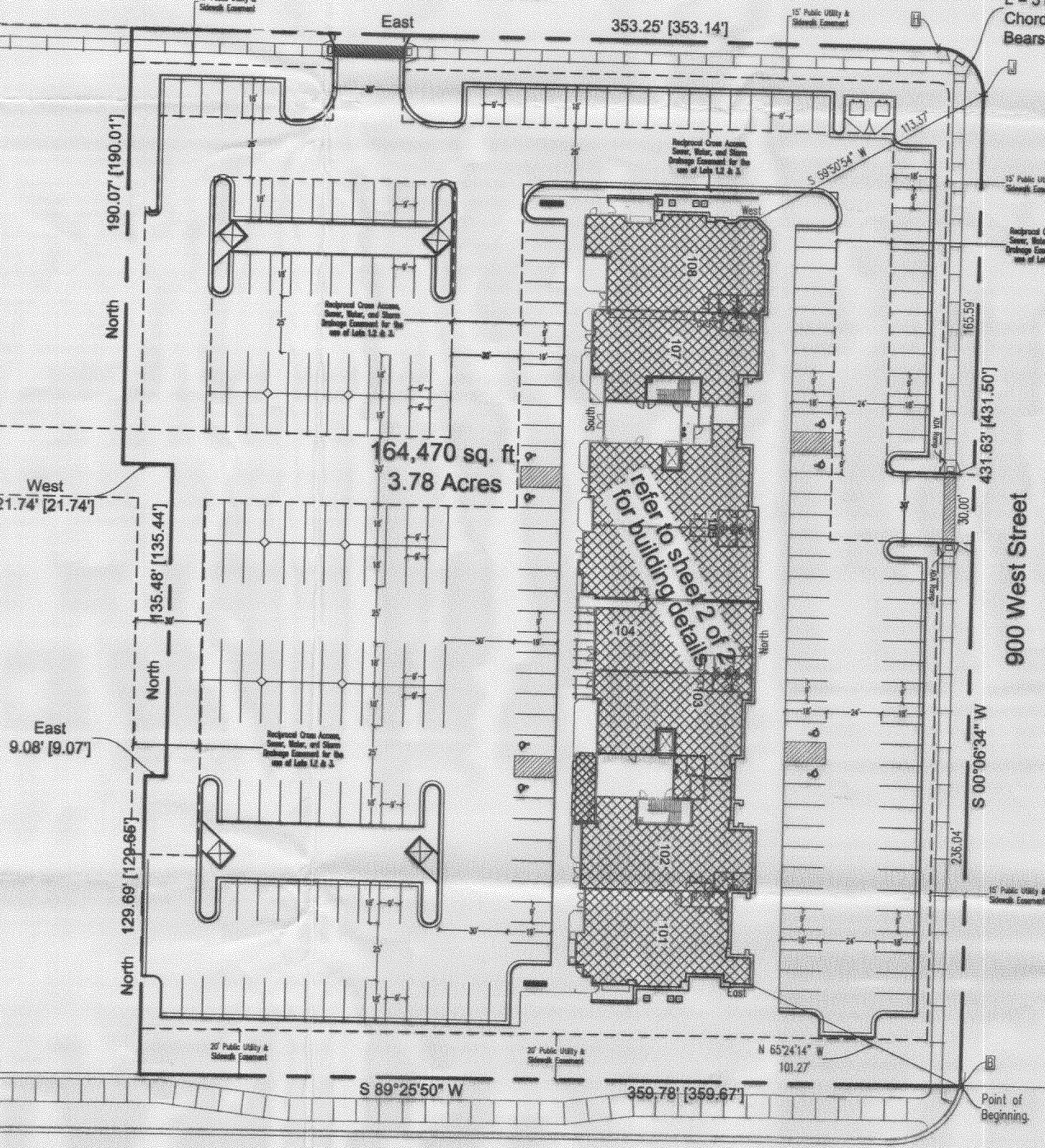
800 West

800 West



980 West Street

880 North Street



R = 20.00'
L = 31.45'
Chord = 28.31'
Bears = N 44°56'43" W

900 West Street

Orchard Park Apartments

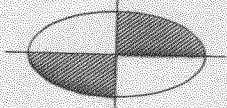
- New Private Area (refer to sheet 2 of 2 for further details)
- Existing Private Area (refer to sheet 2 of 2 for further details)
- Limited Common Area (refer to sheet 2 of 2 for further details)
- Common Area

State Plane Coordinates		
No.	Northing	Easting
A	720,718.3200	1,940,256.2700
B	720,864.9079	1,939,548.0752
C	720,859.4192	1,938,999.6658
D	721,050.9631	1,939,000.0453
E	721,110.8586	1,938,991.0460
F	721,296.3464	1,939,011.0400
G	721,316.3404	1,939,527.4175
H	721,316.3404	1,939,547.4115
J	721,296.3082	1,939,573.4809
K	721,296.4889	1,939,573.4809

PARTICIPATING

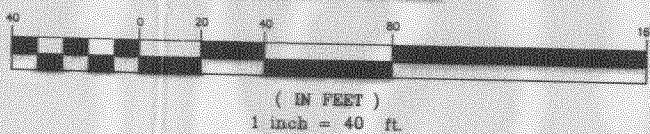
13829 sheet 1 of 2

PREPARED BY



DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE



Note:

This Record of Survey Map reflects the conversion of approximately 8,330 square feet of Convertible space in Phase 1 into Units 203,204,304 and 305.

Planning Commission Approval

Approved this 14 day of February, A.D. 2013, by the Orem City Planning Commission.

Conditions of Approval

Approved as to Form

City Attorney Date

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below-described land, I performed a Survey of said land, that the boundary description below correctly describes the land surface upon which will be constructed IL Centro Piazza Condominiums. A Convertible Space Condominium. That the record of survey map for said Condominium Project, consisting of two (2) page(s), is accurate and complies with the provisions of Section 57-9-1(1) of the Utah Condominium Ownership Act, and that the reference markers shown on said map are located as shown and are sufficient to readily retrace or reestablish this survey.

Date 2/17/13

Registered Land Surveyor (see seal below)

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 145.054 feet and West 708.21 feet from the East quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°25'50" West along the Northernly boundary line of 800 North Street 359.78 feet; thence North 129.69 feet; thence East 9.08 feet; thence North 135.48 feet; thence West 21.74 feet; thence North 190.07 feet; thence East along the Southernly boundary line of 880 North Street 353.25 feet; thence along the arc of a 20.00 foot radius curve to the right 31.45 feet (chord bears South 44°56'43" East 28.31 feet); thence South 00°06'54" West along the Westernly boundary line of 900 West Street 431.63 feet to the point of beginning.

Area: 164,422 SF 3.77 Acres

Basis of Bearing is North 00°39'38" West along the Section line from the East quarter corner of the Northeast corner of said Section 9.

Owner's Certificate and Dedication

The Undersigned owner ("owner", without regard to number of gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and this record of Survey Map ("Map") and Declaration of Condominium ("Declaration") to be prepared for recording of the Map and Declaration and hereby certifies that the Map and Declaration are true and correct and that the owner hereby dedicates any public streets reflected on the map for the use by the General Public and Dedicates all other driveways or private streets reflected on the Map to be private and intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the Declaration.

Utility Dedication

The undersigned owner of the Parcel of land which is shown upon the Plot of IL Centro Piazza Condominiums, A Convertible Space Condominium, consent to the preparation and recording of this Plot and does hereby offer and convey to all Public Utility Agencies and their successors and assigns a permanent easement and right of way as shown by the areas marked "Utility Easement", "Private Streets", and "Common Area" on the within Plot for the construction and maintenance of public utilities and appurtenances, together with right of access thereto. It is also hereby understood that all Units have a cross easement through each other for the placement of necessary utilities to serve adjacent units.

Reservation of Common Areas

The undersigned owner, in recording this Record of Survey Map, has designated certain areas of land as Private Driveways, Streets and other common areas intended for use by owners of the Condominium Units within the project, their guests and invitees, and are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of the Declaration of Condominium applicable to the project.

Date: 2/17/13

Owner:

PAUL V. WACHHEIMAN, M.A.
PAUL WACHHEIMAN

Robert Henrie
ROBERT HENRIE, M.A. ROBERT A. HENRIE

Acknowledgment

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

ENT 216122013 Map 13829
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Mar 06 12:15:33 PM FEE \$2.00 BY SS
RECORDED FOR UREN CITY CORPORATION

The foregoing instrument was acknowledged before me this 17 day of FEB, 2013, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Expires 3/1/2016

Notary Public

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.

Acceptance by the City of Orem

Approved this 14 day of February, 2013, 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 14 day of February, A.D. 2013.

Approved: [Signature]
City Engineer

Approved: [Signature]
City Recorder

Sheet 1 of 2 sheets

Sixth Supplemental Record of Survey Map

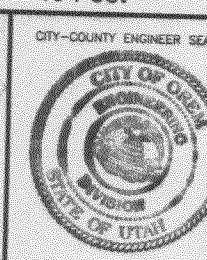
IL Centro Piazza Condominiums

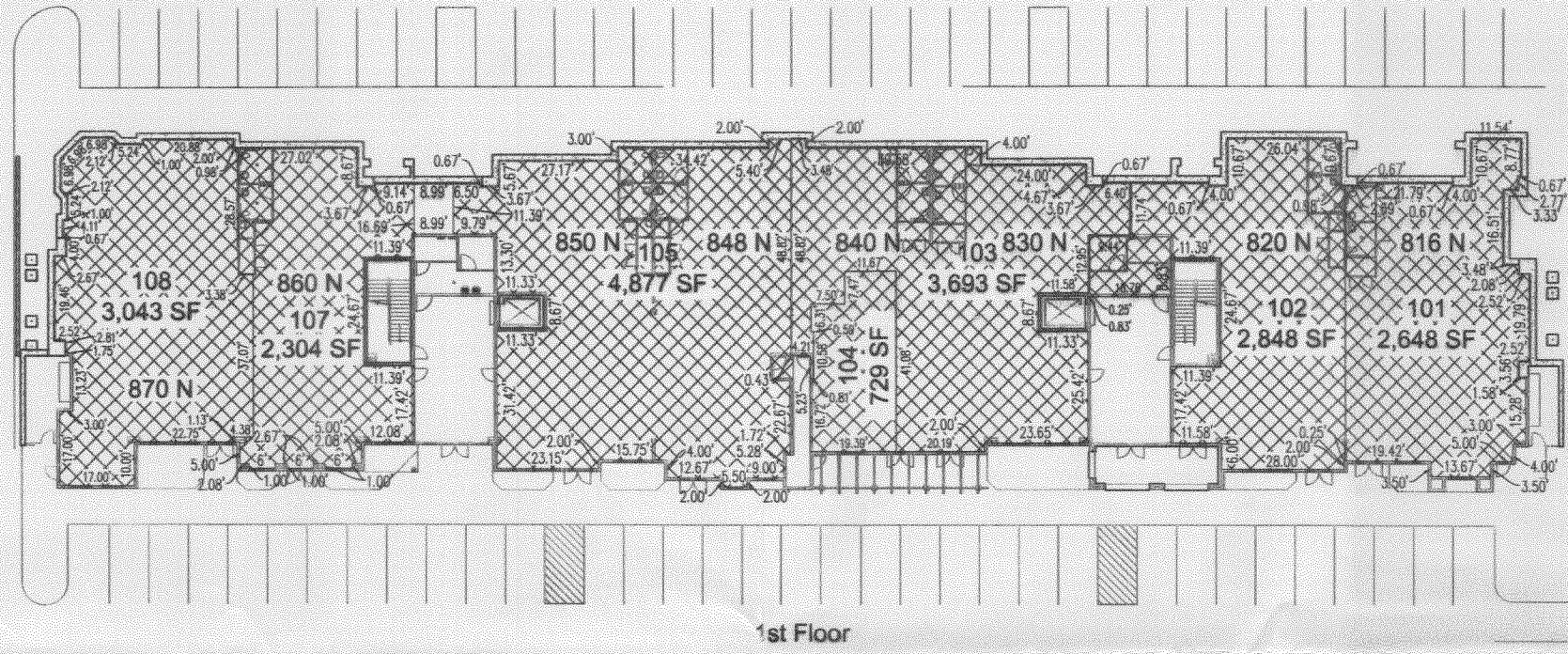
A Convertible Space Condominium

Orem City, _____ Scale: 1" = 40 Feet _____ Utah County, Utah

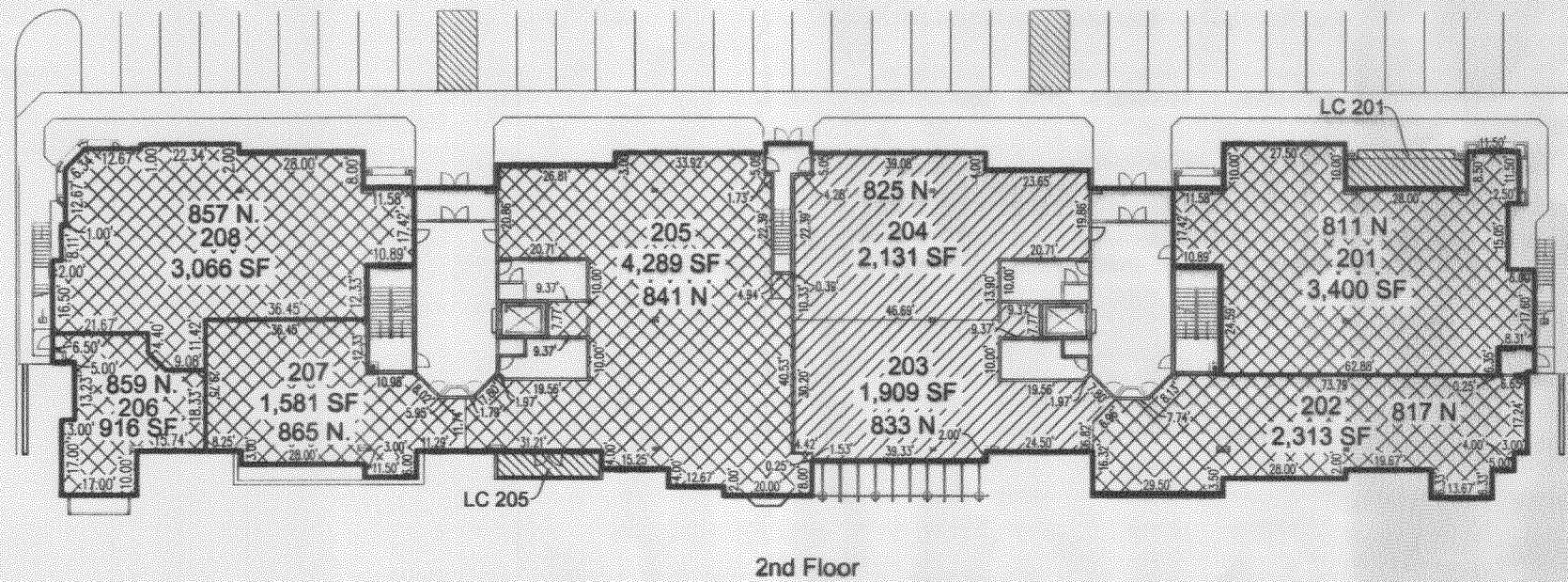


NOTARY PUBLIC SEAL

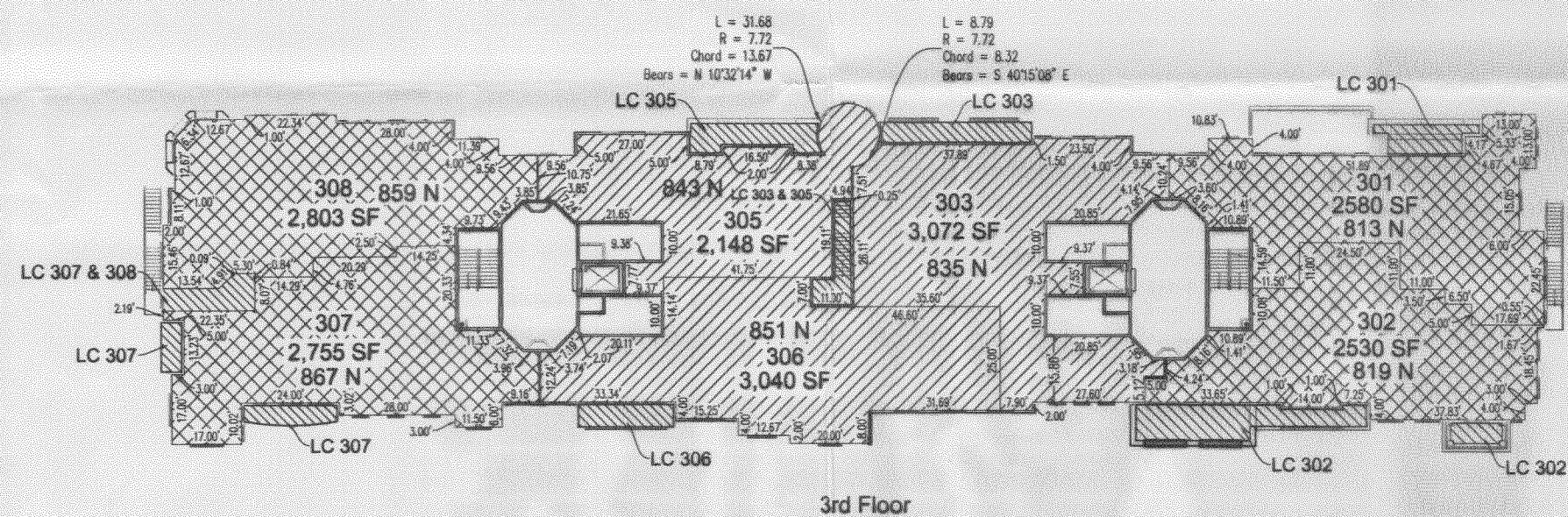




1st Floor

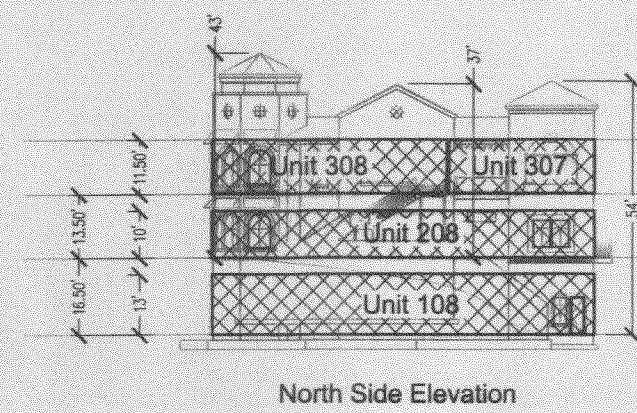


2nd Floor

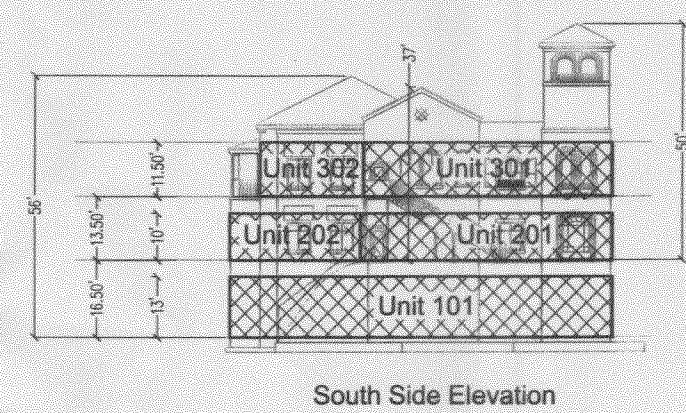


3rd Floor

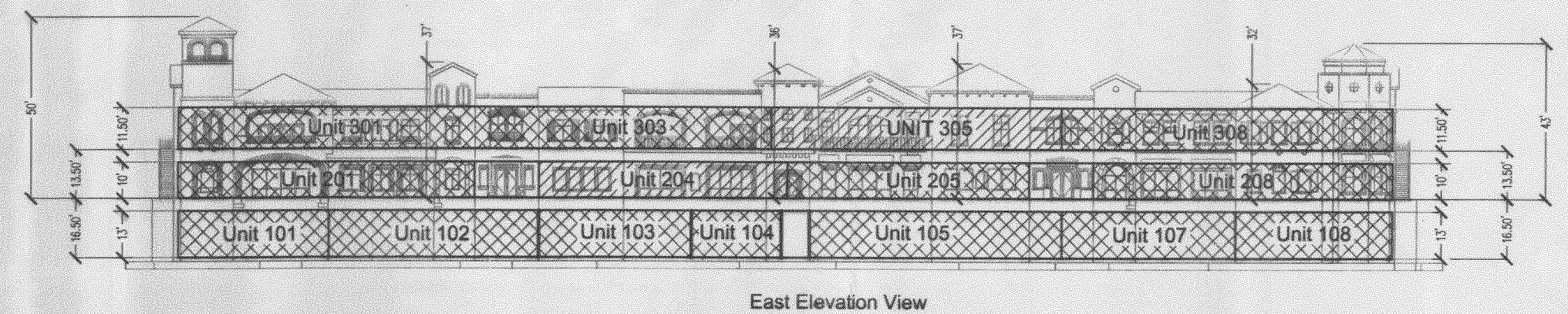
- New Private Area
- Existing Private Area
- Limited Common Area
- Common Area



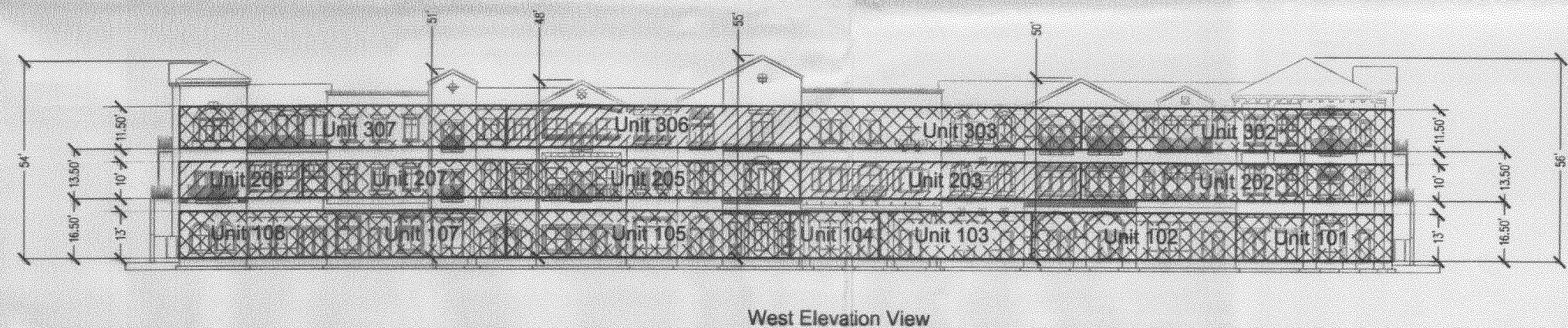
North Side Elevation



South Side Elevation



East Elevation View



West Elevation View

Sixth Supplemental Record of Survey Map
Il Centro Piazza Condominiums
A Convertible Space Condominium

PREPARED BY

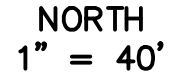
DUDLEY AND ASSOCIATES INC.

ENTRY No. _____
STATE OF UTAH _____ COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ MAP _____
Fee _____ COUNTY RECORDER _____

ENT 21612/2013 Rev # 13829
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Nov 16 12:53 pm FEE \$2.00 BY 88
RECORDED FOR GREEN CITY CORPORATION

Sheet 2 of 2

13829 sheet 2 of 2



NORTH
1" = 40'



I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify, that at the request of the owner of the below-described land, I performed a Survey of said land: that the boundary description below correctly describes the land surface upon which will be constructed 1 Centro Piazza Condominiums, A Convertible Space Condominium, that the record of survey map for said Condominium Project, consisting of two (2) page(s), is accurate and complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act; and that the reference markers shown on said map are located as shown and are sufficient to readily retrace or reestablish this survey.

Commencing at a point located North 00°39'38" West along the Section line 146.54 feet and West 708.21 feet from the East quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°25'50" West along the Northerly boundary line of 800 North Street 359.78 feet; thence North 129.69 feet; thence East 3.08 feet; thence North 135.48 feet; thence West 21.74 feet; thence North 190.07 feet; thence East along the Southerly boundary line of 880 North Street 353.25 feet; thence along the arc of a 20.00 foot radius curve to the right 31.45 feet (chord bears South 44°56'43" East 28.31 feet) thence, South 00°06'34" West along the Westerly boundary line of 900 West Street 431.63 feet to the point of beginning.

Area: 164,422 SF 3.77 Acres

Basis of Bearing is North 00°39'38" West along the Section line from the East quarter corner at the Northeast corner of said Section 9.

The Undersigned owner ("Owner", without regard to number of gender) of the above-described Land hereby certifies that: owner has caused a survey to be made of said land and this record of Survey Map ("Map") and Declaration of Condominium ("Declaration") to be prepared for the El Centro Piazza Condominiums, A Convertible Space Condominium Project (the "Project"); owner hereby consents to the concurrent recordation of the Map and Declaration and hereby submits the described land to the provisions of the Utah Condominium Ownership Act; owner hereby dedicates any public streets reflected on the map for the use by the General Public and Declares all other driveways or private streets reflected on the Map to be private and intended for use only by owners of Condominium Units within the project, their guests and invitees, as reflected in the provisions of the declaration.

The undersigned owner of the Parcel of land which is shown upon the Plat of El Centro Piazza Condominiums, A Convertible Space Condominium, consent to the preparation and recordation of this Plat and does hereby offer and convey to all Public Utility Agencies and their successors and assigns a permanent easement and right of way as shown by the areas marked "Utility Easement", "Private Streets", and "Common Area" on the within Plat for the construction and maintenance of public utilities and appurtenances, together with right of access thereto. It is also hereby understood that all Units have a cross easement through each other for the placement of necessary utilities to serve adjacent units.

The undersigned owner, in recording this Record of Survey Map, has designated certain areas of land as Private Driveways, Streets and other common areas intended for use by owners of the Condominium Units within the project, their guests and invitees, and are hereby reserved for their common use and enjoyment as more fully set forth and provided in the provisions of the Declaration of Condominium applicable to the project.

Dated: _____ 20____.

Owner: _____

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

On this _____ day of _____, in the year 20____, before me, _____
a Notary Public, personally appeared _____, proved on the basis of
satisfactory evidence to be the person(s), whose name(s)(is/are) subscribed to this instrument, and acknowledged
that (he/she/they) executed the same.

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

My Commission Expires _____
_____ Print name of Notary

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.

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 Approved: _____ City Recorder

Sheet 1 of 2 sheets

IL Centro Piazza Condominiums

Orem City, _____ Utah County, Utah
Scale: 1" = 40 Feet

Scale: 1" = 40 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

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

Director – Secretary

Chairman, Planning Commission

Conditions of Approval

Approved as to Form

City Attorney

Date _____

Note:

This Record of Survey Map reflects the amendment of Units 307 and 308.

800 North Street

GRAPHIC SCALE

(IN FEET)
1 inch = 40

PREPARED BY

DUDLEY AND ASSOCIATES INC.



US★TITLE
INSURANCE AGENCY

Cambridge
Financial Group

PESCI
FINANCIAL GROUP

841 N 857 N
843 N 859 N
849 N 865 N
851 N 867 N
900 WEST

stewart
TITLE





City Council Chambers, 56 N State Street

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

II CENTRO PLAZA CONDOMINIUMS - PLAT AMENDMENT - Approving the preliminary plat of II Centro Plaza Condominiums located generally at 867 N 900 W in the PD22 zone. The applicant is proposing to adjust a lot line in an office space.

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

Plat Amendments: 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.

SCHROEDER, JEFFREY PAUL & LARALEE (ET AL)
20826 MT HWY 35
BIGFORK, MT 59911

Planning Commission
Wed, Sep 4, 2024
4:30 pm



City Council Chambers, 56 N State Street

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

II CENTRO PLAZA CONDOMINIUMS - PLAT AMENDMENT - Approving the preliminary plat of II Centro Plaza Condominiums located generally at 867 N 900 W in the PD22 zone. The applicant is proposing to adjust a lot line in an office space.

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Plat Amendments: 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.

WINCO FOODS LLC
%TAX DEPARTMENT
PO BOX 5756
BOISE, ID 83705

Planning Commission
Wed, Sep 4, 2024
4:30 pm

COMMON AREA
--OR CURRENT RESIDENT--
COMMON AREA
OREM, UT 84057

GREENFIELD INVESTMENTS LC
PO BOX 1239
OREM, UT 84059

BOWEN LEAVITT REAL ESTATE INC
PO BOX 160
PLEASANT GROVE, UT 84062

SYCAMORE FAMILY LLC
PO BOX 1836
SALT LAKE CITY, UT 84110

WINCO FOODS LLC
%TAX DEPARTMENT
PO BOX 5756
BOISE, ID 83705

OREM CITY
--OR CURRENT RESIDENT--
PUBLIC ROAD
OREM, UT 84057

CHRIS KILLPACK
15 N 920 E
OREM, UT 84097

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

JAMES HAWKES
55 WEST 500 SOUTH
OREM, UT 84058

CRAWFORD, GARY L & KATHRYN A
79 N PALISADES DR
OREM, UT 84097

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

COX, DAVID R & MICHELLE (ET AL)
123 S 980 E
PLEASANT GROVE, UT 84062

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

WASHBURN, PAUL VERD (ET AL)
172 S 165 W
OREM, UT 84058

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

GUTIERREZ HOLDINGS LLC
177 E 500 N
VINEYARD, UT 84059

SANFORD, BRIAN
197 COURTNEY ANN DR
HENDERSON, NV 89074

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

SUITE PROPERTIES LC
368 S 850 W
OREM, UT 84058

BRITTON RUNOLFSON
426 EAST 1730 NORTH
OREM, UT 84097

946 W TUSCAN LLC
449 S 2100 W
OREM, UT 84058

ANDERSON, MELODY
464 W 1780 N
OREM, UT 84057

GILJOY HOLDINGS LLC
473 N 900 E
LINDON, UT 84042

RIRIE PROPERTIES LLC
483 W 1060 N
AMERICAN FORK, UT 84003

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

YKK BEEHIVE LC
%TOMA, NAOMI
521 E 4020 N
PROVO, UT 84604

ROGERS, PAUL S & SUSAN N
524 VINTAGE DR
PROVO, UT 84604

MADELINE KOMEN
653 W. 1360 NORTH
OREM, UT 84057

ARGENT PARTNERS LLC - SERIES 1 -
TUSCAN 966
658 N BELLA VISTA DR
OREM, UT 84097

MCKELL PROPERTIES LLC
698 CHERAPPLE CIR
OREM, UT 84097

ROD ERICKSON
706 EAST 150 NORTH
OREM, UT 84097

CURREY, CASEY L (ET AL)
724 N 40 E
LINDON, UT 84042

BOWEN LEAVITT REAL ESTATE INC
--OR CURRENT RESIDENT--
780 N 900 WEST
OREM, UT 84057

CRUMP PROPERTY LLC
811 N 900 W
OREM, UT 84057

WHEELIE VENTURES LLP
%SUPERIOR LENDING ASSOCIATES
813 N 900 W
OREM, UT 84057

NELSON ENTERPRISES LLC
--OR CURRENT RESIDENT--
816 N 980 WEST
OREM, UT 84057

SYNAPSE VENTURES LLC
--OR CURRENT RESIDENT--
817 N 900 WEST
OREM, UT 84057

KCM HOLDINGS LLC
--OR CURRENT RESIDENT--
819 N 900 WEST
OREM, UT 84057

EXCEL PROPERTIES OREM LLC
820 N 980 W
OREM, UT 84057

YKK BEEHIVE LC
--OR CURRENT RESIDENT--
828 N 900 WEST
OREM, UT 84057

HENRIE, ROBERT A
--OR CURRENT RESIDENT--
830 N 980 WEST
OREM, UT 84057

NIEDENS BROADWATER LLC
--OR CURRENT RESIDENT--
833 N 900 WEST
OREM, UT 84057

BARNES, SHELLY & SYDNEY
836 N EXPLORER PEAK DR
HEBER CITY, UT 84032

HENRIE, ROBERT A
--OR CURRENT RESIDENT--
840 N 980 WEST
OREM, UT 84057

PESCI, NICOLAS
841 N 900 W
OREM, UT 84057

RIRIE PROPERTIES LLC
--OR CURRENT RESIDENT--
843 N 900 WEST
OREM, UT 84057

CENTER RIDGE PROPERTY
MANAGEMENT LLC
--OR CURRENT RESIDENT--
848 N 980 WEST
OREM, UT 84057

PESCI PROPERTY VENTURES LLC
849 N 900 W
OREM, UT 84057

TNT C1 LLC
851 N 900 W
OREM, UT 84057

WASHBURN, PAUL VERD (ET AL)
--OR CURRENT RESIDENT--
857 N 900 WEST
OREM, UT 84057

KBDE LLC
%BOWEN, KYLE
860 N 980 W
OREM, UT 84057

HAZEL HOLDINGS LLC
%WALKER, ERIC
865 N 900 W
OREM, UT 84057

SIENA ESTATES LC
--OR CURRENT RESIDENT--
865 N 980 WEST
OREM, UT 84057

KBDE LLC
--OR CURRENT RESIDENT--
870 N 980 WEST
OREM, UT 84057

LINDSAY, STANLEY W & N MARIE
878 W 920 N
OREM, UT 84057

BISHOP, YOSHIKO OSADA (ET AL)
881 N 900 W
OREM, UT 84057

GRUBBS, CARTER & AUBREY
883 N 900 W
OREM, UT 84057

MCKINLAY, ARTHUR P & KATHY JO
(ET AL)
884 W 920 N
OREM, UT 84057

BATEMAN, J M
887 N 900 W
OREM, UT 84057

GEORGE AND JANIS CURTIS FAMILY
TRUST 02-13-2019 (ET AL)
890 W 920 N
OREM, UT 84057

ALLRED, STEVEN JAMES
891 N 900 W
OREM, UT 84057

PARKER, JASON & SHAWNA
893 N 900 W
OREM, UT 84057

GODFREY, NADENE
894 N 980 W
OREM, UT 84057

SANFORD, BRIAN
--OR CURRENT RESIDENT--
895 N 920 WEST
OREM, UT 84057

WINCO FOODS LLC
--OR CURRENT RESIDENT--
895 N 980 WEST
OREM, UT 84057

2CM INVESTMENTS LLC - TUSCAN
VILLAGE 45 SERIES 06-28-2021
--OR CURRENT RESIDENT--
896 N 940 WEST
OREM, UT 84057

1991 FRIENDSHIP LLC
--OR CURRENT RESIDENT--
897 N 900 WEST
OREM, UT 84057

EGBERT, KRISTEN BRIE
898 N 980 W
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

HOYT, LARRY & SUZANN
--OR CURRENT RESIDENT--
899 N 920 WEST
OREM, UT 84057

WALL, CHASE & JUDSON B (ET AL)
902 N 940 W
OREM, UT 84057

TRI-VIEW PROPERTIES LC
--OR CURRENT RESIDENT--
904 N 900 WEST
OREM, UT 84057

STOCK, MASON B (ET AL)
904 N 960 W
OREM, UT 84057

ORME, KATIE
905 N 920 W
OREM, UT 84057

MURILLO, JARED M
906 N 980 W
OREM, UT 84057

STRATTON, CONNIE
--OR CURRENT RESIDENT--
907 N 900 WEST
OREM, UT 84057

HOPKINS, JAMES A
908 N 940 W
OREM, UT 84057

WATTS, EMMELINE
909 N 940 W
OREM, UT 84057

ROGERS, PAUL S & SUSAN N
--OR CURRENT RESIDENT--
910 N 960 WEST
OREM, UT 84057

TRI-VIEW PROPERTIES LC
911 N 800 W
OREM, UT 84057

MESSICK, OWEN & ATHENA (ET AL)
--OR CURRENT RESIDENT--
912 N 980 WEST
OREM, UT 84057

OREM 913 NORTH LC
--OR CURRENT RESIDENT--
913 N 920 WEST
OREM, UT 84057

WHEELER, MICHAEL
914 N 940 W
OREM, UT 84057

STOWELL, SHEILA K
915 N 940 W
OREM, UT 84057

DEUCHER, BRYAN ROBERT & LESLIE
(ET AL)
--OR CURRENT RESIDENT--
916 N 960 WEST
OREM, UT 84057

HERRERA, JUAN & YESENIA
917 W 800 N
OREM, UT 84057

HOYT, RYAN L & CARINA S
918 N 960 W
OREM, UT 84057

MCKELL PROPERTIES LLC
--OR CURRENT RESIDENT--
920 N 960 WEST
OREM, UT 84057

SIMPSON, MARK AARON
921 N 940 W
OREM, UT 84057

SCHROEDER, JEFFREY PAUL &
LARALEE (ET AL)
--OR CURRENT RESIDENT--
923 N 920 WEST
OREM, UT 84057

BREADY, STEVEN
924 N 980 W
OREM, UT 84057

AIM II TRUST 07-17-2019 THE (ET AL)
925 N 900 W
OREM, UT 84057

CRAWFORD, GARY L & KATHRYN A
--OR CURRENT RESIDENT--
926 N 940 WEST
OREM, UT 84057

HART, ROLAND J
--OR CURRENT RESIDENT--
926 W 880 NORTH
OREM, UT 84057

MONROE, MELISA
927 N 940 W
OREM, UT 84057

SYCAMORE FAMILY LLC
--OR CURRENT RESIDENT--
928 N 960 WEST
OREM, UT 84057

YADON, CAROL
928 W 880 N
OREM, UT 84057

WHITE, BEVERLY
929 N 900 W
OREM, UT 84057

GILJOY HOLDINGS LLC
--OR CURRENT RESIDENT--
929 W 800 NORTH
OREM, UT 84057

GALLAND, GARY S & KOLLIN
930 N 980 W
OREM, UT 84057

SANT, MATTHEW R
930 W 880 N
OREM, UT 84057

ARNOLD, GARY
932 N 940 W
OREM, UT 84057

CAMERON, MICHAEL C
932 W 880 N
OREM, UT 84057

DEUCHER, BRYAN ROBERT & LESLIE
(ET AL)
--OR CURRENT RESIDENT--
933 N 900 WEST
OREM, UT 84057

SUITE PROPERTIES LC
--OR CURRENT RESIDENT--
934 N 960 WEST
OREM, UT 84057

SYCAMORE FAMILY LLC
--OR CURRENT RESIDENT--
934 N 980 WEST
OREM, UT 84057

ANDERSON, MELODY
--OR CURRENT RESIDENT--
934 W 880 NORTH
OREM, UT 84057

COX, DAVID R & MICHELLE (ET AL)
--OR CURRENT RESIDENT--
937 N 940 WEST
OREM, UT 84057

CARSON, CHANDLER
--OR CURRENT RESIDENT--
938 N 940 WEST
OREM, UT 84057

CARSON, CHANDLER
938 N 940 W # 39
OREM, UT 84057

WOOD, KARI M
939 N 900 W
OREM, UT 84057

SILVEIRA, FLORENCIA (ET AL)
941 N 940 W
OREM, UT 84057

GONZALEZ, ANGELICA L
942 N 940 W
OREM, UT 84057

VERNON, PARLEY
943 N 900 W
OREM, UT 84057

BRENNER, ROBERT S
944 W 880 N
OREM, UT 84057

VANEE' BURGESS ASHBY LLC
945 N 920 W
OREM, UT 84057

PHILLIPS, ANDREA
945 N 940 W
OREM, UT 84057

BARRY, LAURA T & RALPH J (ET AL)
--OR CURRENT RESIDENT--
946 N 940 WEST
OREM, UT 84057

946 W TUSCAN LLC
--OR CURRENT RESIDENT--
946 W 880 NORTH
OREM, UT 84057

STOLZE, MICHAEL R & KATHY V (ET AL)
947 N 900 W
OREM, UT 84057

SCHNEIDER, GLEN L
948 W 880 N
OREM, UT 84057

GREENFIELD INVESTMENTS LC
--OR CURRENT RESIDENT--
950 W 800 NORTH
OREM, UT 84057

HOLDER, ELLIOT
950 W 880 N
OREM, UT 84057

BARKER, STEVEN A & SHIRLEEN
953 W 800 N
OREM, UT 84057

EGBERT, EMILY
958 W 880 N
OREM, UT 84057

CURREY, CASEY L (ET AL)
--OR CURRENT RESIDENT--
962 W 880 NORTH
OREM, UT 84057

WASATCH FRUIT GROWERS
COOPERATIVE LLC
966 W 800 N
OREM, UT 84057

ARGENT PARTNERS LLC - SERIES 1 -
TUSCAN 966
--OR CURRENT RESIDENT--
966 W 880 NORTH
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
970 N 900 WEST
OREM, UT 84057

BARNES, SHELLY & SYDNEY
--OR CURRENT RESIDENT--
970 W 880 NORTH
OREM, UT 84057

BANK OF UTAH
--OR CURRENT RESIDENT--
1000 W 800 NORTH
OREM, UT 84057

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

HENRIE, ROBERT A
1206 S 1100 E
OREM, UT 84097

MESSICK, OWEN & ATHENA (ET AL)
1289 E 670 N
PROVO, UT 84606

SYNAPSE VENTURES LLC
1359 E 330 N
PLEASANT GROVE, UT 84062

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

KCM HOLDINGS LLC
%MAUGHAN, KENNETH
1406 NARRA PL
PLEASANT GROVE, UT 84062

DEUCHER, BRYAN ROBERT & LESLIE
(ET AL)
1432 E 1060 N
OREM, UT 84097

MIKE CARPENTER
1734 NORTH 350 WEST
OREM, UT 84057

SIENA ESTATES LC
1771 BLUEBIRD RD
OREM, UT 84097

HART, ROLAND J
1840 S OREGON AVE
PROVO, UT 84606

GARY MCGINN
1888 NORTH 1350 WEST
PROVO, UT 84604

CENTER RIDGE PROPERTY
MANAGEMENT LLC
1912 W 930 N
PLEASANT GROVE, UT 84062

BANK OF UTAH
2605 WASHINGTON BLVD
OGDEN, UT 84401

2CM INVESTMENTS LLC - TUSCAN
VILLAGE 45 SERIES 06-28-2021
2632 N EAGLE NEST LN
LEHI, UT 84043

STRATTON, CONNIE
2830 MARRCREST W
PROVO, UT 84604

OREM 913 NORTH LC
3575 N 100 E STE 175
PROVO, UT 84604

OREM CHILD CARE HOLDINGS LLC
4289 S EL CAMINO
TAYLORSVILLE, UT 84129

UTAH STATE ROAD COMMISSION
%DIVISION OF PROPERTY
MANAGEMENT
4501 S 2700 W
SALT LAKE CITY, UT 84119

NELSON ENTERPRISES LLC
%NELSON, VINCENT
4945 E GRANITE CLIFFS RD
SANDY, UT 84092

NIEDENS BROADWATER LLC
%RIOS, RYAN
5329 W 10280 N
HIGHLAND, UT 84003

1991 FRIENDSHIP LLC
6222 W 10480 N
HIGHLAND, UT 84003

BARRY, LAURA T & RALPH J (ET AL)
15414 EASTVALE RD
POWAY, CA 92064

SCHROEDER, JEFFREY PAUL &
LARALEE (ET AL)
20826 MT HWY 35
BIGFORK, MT 59911

HOYT, LARRY & SUZANN
41205 GALLOP LN
MURRIETA, CA 92562

**DRAFT CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
08.21.24**

The following items are discussed in these minutes:

- **PLAT AMENDMENT - Approving the Plat Amendment of Cascade Estates Plat D located generally at 664 North 960 East in the R8 zone. - Approved**
- **PLAT AMENDMENT – Amending all of HCA Timpanogos Subdivision, Parcel A and approving HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone. - Approved**
- **PRELIMINARY PLAT - Approving the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone. - Approved**

STUDY SESSION

Place: City Council Conference Room

At 3:54 p.m.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Haysam Sakar, Britton Runolfson and Rod Erickson Planning Commission members; Ryan L. Clark, Assistant City Manager/Development Services Director; Gary McGinn, Assistant Development Services Director; Cheryl Vargas, Planner; Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, Acting City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison

Those excused:

1. Presentation by John Dorny, Traffic Engineer, regarding traffic study criteria

REGULAR MEETING

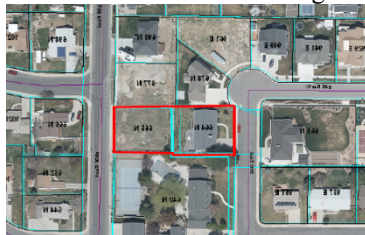
Place: Orem City Council Chambers

At 4:33 p.m. Chair Komen called the Planning Commission meeting to order and asked Mr. Runolfson, Planning Commission member, to offer the invocation.

Those present: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Haysam Sakar, Britton Runolfson and Rod Erickson Planning Commission members; Gary McGinn, Assistant Development Services Director; Cheryl Vargas, Planner; Ailin Leon, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Taggart Bowen, Acting City Engineer; John Dorny Transportation Engineer; David Spencer, City Council Liaison

Those excused: Ryan L. Clark, Assistant City Manager/Development Services Director;

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



Agenda Item 3.1 is a request by Jerel Hill to vacate lots 1 and 13 of Cascade Estates Plat A and approve Cascades Estates Plat D located generally at 664 North 960 East in the R8 zone.

Staff Presentation: The applicant is requesting to amend the lot line. The two property owners agree to this property line change to maximize the use of their properties. ([Click here for recording](#))

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

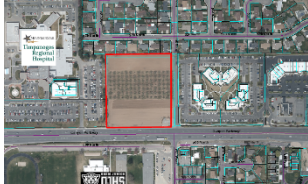
DRAFT Planning Commission minutes for August 21, 2024

Recommendation: Staff recommends the Planning Commission approve the vacation of Lots 1 and 13 of Cascade Estates Plat A and approve Cascades Estates Plat D in the R8 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Vargas. No questions were asked

Planning Commission Action item 3.1: Mr. Runolfson moved to approve the vacation of Lots 1 and 13 of Cascade Estates, Plat A and approve Cascade Estates, Plat D located generally at 664 North 960 East in the R8 zone. Mr Hawkes seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.

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



Agenda Item 3.2 is a request by Kyle Robbins to amend all of HCA Timpanogos Subdivision, Parcel A and approve HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone.

Staff Presentation: The Planning Commission approved the site plan and final plat for this project on December 6, 2023. However, as construction was begun on improving the intersection and adding a traffic signal at the corner of 600 West and 800 North, it was determined that more property for the right of way would be required. UDOT required the dedication of this additional property to place the signal pole on. This plat amendment will provide the extra space needed for the traffic signal and once approved, UDOT will schedule work to continue to complete the project of adding a traffic signal to this intersection. (Click here for recording)

Recommendation: Staff recommends the Planning Commission amend all of HCA Timpanogos Subdivision, Parcel A and approve HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Vargas. There was a question asked regarding a street light. (Click here for recording)

Planning Commission Action item 3.2: Mr. Erickson moved to approve the amendment of all of HCA Timpanogos Subdivision Parcel A and approve HCA Timpanogos Subdivision, 1st Amendment located generally at 650 West 800 North in the C3 zone. Mr. Runolfson seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.



Komen asked Ms. Vargas to introduce **Agenda Item 3.3.**

Agenda Item 3.3 is a request by Tamarak Design Build to approve the preliminary plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zones.

Staff Presentation: The applicant is Proposing to subdivide one large lot into 24 buildable lots with room for development in the future. Some lots are in the R12 zone with the minimum lot size requirement of 12,000 Sqft and some are in the R8 zone with the minimum lot size of 8,000 Sqft. All the lots comply with the Orem City code requirements. (Click here for recording)

Recommendation: Staff recommends the Planning Commission approve the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone.

Chair Komen asked if the Planning Commission had any questions for Ms. Vargas, there were some questions regarding connecting streets (Click here for recording)

Planning Commission Action item 3.3: Mr. Carpenter moved to Approve the Preliminary Plat of Acadia Heights Plat A and B located generally at 1430 South 400 West in the R12 and R8 zone. Those voting aye: Mike Carpenter,

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

DRAFT Planning Commission minutes for August 21, 2024

1 Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The
2 motion passed unanimously.
3

4 **Minutes:** The Planning Commission reviewed the minutes from the previous meeting. Chair Komen then called for
5 a motion to approve the minutes of August 7, 2024. Britton Runolfson moved to approve the meeting minutes for
6 August 7, 2024. Mr. Sakar seconded the motion. Those voting aye: Mike Carpenter, Gerald Crismon, James
7 Hawkes, Madeline Komen, Rod Erickson, Britton Runolfson and Haysam Sakar. The motion passed unanimously.
8

9 **Adjourn:** Chair Komen called for a motion to adjourn. Mr. Carpenter moved to adjourn. Mr. Sakar seconded the
10 motion. Those voting aye: Mike Carpenter, Gerald Crismon, James Hawkes, Madeline Komen, Rod Erickson,
11 Britton Runolfson and Haysam Sakar. The motion passed unanimously.
12

13 **Adjourn:** 4:53 p.m.
14
15
16

17 Ryan L. Clark
18 Planning Commission Secretary
19

20 Approved:
21