



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
October 1, 2025

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

4:30 PM WORK SESSION – AGENDA REVIEW, CITY COUNCIL WORK ROOM, 56 NORTH
STATE STREET, OREM, UT

1 General Plan Work Session: Economic Development

5:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. CONSENT AGENDA ITEMS
 - 3.1 Approval of Minutes for 08/20/2025 Planning Commission Meeting**
 - 3.2 Plat Amendment - Bellevue Ridge - Located generally at 258 N Palisade Drive**
 - 3.3 Plat Amendment - D Anna B Subdivision Plat D - Located generally at 572 S 880 West**
4. ACTION ITEMS AND PUBLIC HEARINGS
 - 4.1 Preliminary Plat - Okolowitz Plat C - Located generally at 1274 N 260 West**
5. ADJOURN

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

DRAFT Planning Commission minutes for August 20th, 2025

CITY OF OREM PLANNING COMMISSION MEETING MINUTES August 20th, 2025

The following items are discussed in these minutes:

- **CONSENT AGENDA ITEMS:**

- **3.1 Approval of Minutes for August 6th, 2025** – Approved
- **3.2 Cascade Vista Plat C – Plat Amendment – 438 N 850 East** – Approved

- **PUBLIC HEARING:**

- **4.1 Public Hearing: Consideration of an amendment to the Orem City General Plan adding a proposed Chapter 9, Water Use and Preservation** – Approved
- **4.2 Raising Canes – Preliminary Subdivision – 11 W Center Street** – Approved
- **4.3 Raising Canes – Site Plan – 11 W Center Street** - Approved

WORK MEETING

Place: Orem City Council Chambers, 56 North State Street

At **4:35p.m.** Chair Komen called the Planning Commission Work meeting to order.

Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grant Allen, Senior Planner; Grace Bjarnson, Associate Planner.

Those excused: Haysam Sakar, Britton Runolfson, James Hawkes, Planning Commission members; Matt Taylor, Senior Planner; Rebecca Gourley, Associate Planner.

General Plan Update:

- 1- Grant Allen informed the council that a google drive invite had been sent out to all PC members so that they now had access to the working document for the General Plan and that they were welcome to add comments online.
- 2- Residential Land Use Classifications were discussed:
 - A) Can we define Mixed Use better?
 - B) Can we combine Rural and Low Density together?
 - C) Can we have designation for farming acres?
 - D) Do we need difference between low and medium density?
 - E) Considering creating a new zone for multi-family, and trailer parks.
 - F) Decided to adjust Residential Land Use Classifications: Agricultural Low Density for lots .5 acres or larger (R12), All other single family lots another Residential classification, another classification for Multi-Family smaller like duplexes, some condos and town homes, a high density multi-family residential classification for apartments. Would trailer parks be multi family lower density like condos? PC wants to preserve/protect trailer parks.
- 3- Commercial Land Use Classifications were discussed for a short time:
 - A) A lot of the commercial zones overlap each other in what uses are allowed. Do we need this many commercial zones?
 - B) Would we like a Hospital zone?
 - C) Should C2 zone be in both Regional and Community categories?

The Work Session adjourned at **5:27 p.m.**

REGULAR MEETING

Place: Orem City Council Chambers, 56 North State Street

At **5:33 p.m.** Chair Komen called the Planning Commission meeting to order. An invocation was offered by Rod Erickson

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Those present: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar, Planning Commission members; Gary McGinn, Development Services Director/Legal Counsel; Jared Hall, Planning Division Manager; Grant Allen, Senior Planner; Grace Bjarnson, Associate Planner.

Those excused: Britton Runolfson, James Hawkes, Planning Commission members; Matt Taylor, Senior Planner; Rebecca Gourley, Associate Planner.

Agenda Item 3, Consent Agenda: Chair Komen introduced the Consent Agenda. Rod Erickson motioned to pass the Consent Agenda. Haysam Sakar seconded. The motion passed unanimously.

Those Voting Yes: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar.

Those Voting No: None.

Approved items:

- 3.1 Approval of Minutes for 8-6-2025 – Approved
- 3.2 Cascade Vista Plat C Plat Amendment – Approved

Agenda Item 4.1 Consideration of an amendment to the Orem City General Plan adding proposed Chapter 9, Water Use and Preservation.

Jared Hall presented the item which is a state mandated portion of the General Plan. Most of this chapter is in the current General Plan. The state requires the city to consider how land use affects water use, achieve water conservation goals and provide policies to target water conservation. Rod believes that Utah is now not the driest state in the nation. His information shows that Utah is the 3rd driest state.

PUBLIC COMMENT

Chair Komen then opened the item for Public Comment. No individuals spoke about the item. Chair Komen closed the public comment session and opened it to comments from the Commission.

Commissioner Rod Erickson expressed concerns that this was an unfunded mandate from the state and may cause problems down the road for residents of the city. Other Commissioners expressed similar sentiments but felt this was not in their purview to address the state law at this time.

Motion: Rod Erickson motioned to forward a positive recommendation to City Council. Madeline Komen seconded the motion.

Those Voting Yes: Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar,

Those Voting No: Mike Carpenter

The motion passed with 4 positive votes and 1 negative.

Agenda Item 4.2 Raising Canes – Preliminary Subdivision – 11 W Center Street. Proposed vacation of lots 3&4 of Albertsons Center Subdivision and creation of Raising Canes Orem Plat A, a single-lot subdivision.

Jared Hall presented the item, a new subdivision at 11 W Center Street in Orem to prepare for the Site Plan next on the agenda.

Motion: Mike Carpenter moved to approve the preliminary subdivision. Haysam Sakar seconded the motion.

Those Voting Yes: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar,

Those Voting No: None

The motion passed with 5 positive votes and 0 negative.

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Agenda Item 4.3 Raising Canes – Site Plan – 11 W Center Street. Proposed demolition of Burger King and construction of a Raising Canes restaurant with a drive-thru window.

Grace Bjarnson presented the item, the construction of a Rasing Canes restaurant in the place of the current Burger King at 11 W Center Street in Orem. Grace reviewed the site plan specifications including access, parking, drive thru, landscape, state street requirements, and elevations.

Brayden Allsop answered questions from the Commission.

Motion: Rod Erickson moved to approve the site plan. Mike Carpenter seconded the motion.

Those Voting Yes: Mike Carpenter, Gerald Crismon, Rod Erickson, Madeline Komen, Haysam Sakar,

Those Voting No: None

The motion passed with 5 positive votes and 0 negative.

Adjournment: Chair Komen asked for a motion to adjourn. Rod Erikson motioned to adjourn, Haysam Sakar seconded. The motion passed unanimously.

The Regular Session adjourned at **5:57 p.m.**

Reviewed and Approved: Draft

EXHIBIT A

Article 22-21 Special Exception for Multifamily Dwellings.

22-21-1. Purpose.

The purpose of this Article is to allow the development of [Multifamily Dwellings](#) on vacant lots adjacent to existing Multifamily Dwellings, subject to the standards and provisions contained herein.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

22-21-2. Criteria for Special Exception.

The Board of Adjustment may grant a special exception for a [Multifamily Dwelling](#) for a parcel in the R6, R6.5, or R7.5 [zones](#) only, under the following circumstances:

A. The lot meets all of the following criteria:

1. At least fifty percent (50%) of the front and side property lines of the lot are located directly across the [street](#) from or adjacent to a multifamily dwelling, a [PRD](#) in single ownership, or a commercial development;
2. The front of the lot is oriented in the same direction as at least one adjacent lot containing an existing multifamily dwelling or PRD in single ownership;
3. The lot is at least eight thousand (8,000) square feet and not more than ~~twenty thousand (20,000)~~ forty eight thousand (48,000) square feet;
4. The [lot width](#) is equal to or greater than the minimum lot width required for the zone in which the lot is located;
5. The lot has not been previously developed;
6. The lot is a legal lot of record, does not contain any [structures](#), and is not within a recorded subdivision plat; and
7. The lot was in existence on November 1, 1999, and has not been subdivided subsequent to that date.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006)

- B. The lot is surrounded on all property lines (including across the street) by multifamily dwellings, a developed nonresidential [use](#) (this does not include any agricultural use), or a commercial development and complies with Section 22-21-2(A)(3) and (7).; or;

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006; Ord. No. O-07-0031, Amended 06/12/2007)

- C. The lot is located on a city block where all at least seventy-five percent (75%) of other lots are occupied by multifamily dwellings and complies with Section 22-21-2(A)(1), (3) and (7). For purposes of this section, a city block is defined as an area that is completely surrounded by public streets or the equivalent, if roads do not allow the block to be circumnavigated.

No multifamily dwelling(s) shall be constructed under this exception until all other primary structures on the lot have been removed; however, if necessary infrastructure can be put in place without removing primary structures, the removal may be postponed until occupancy of new structure is available. This could be done with phasing.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-06-0022, Amended 10/24/2006 (which deleted D, E, F, & G as well))

22-21-3. Development Requirements and Architectural Standards.

Any [Multifamily Dwelling](#) constructed pursuant to a special exception authorized by this Article shall comply with the following standards:

A. **Density.** The maximum number of [dwelling units](#) shall be as follows:

1. Two (2) on lots of 8,000 square feet up to but not including 10,000 square feet.
2. Three (3) on lots of 10,000 square feet up to but not including 12,000 square feet.
3. Four (4) on lots of 12,000 square feet up to and including 20,000 square feet.
4. Lots over 20,000 square feet allow one unit per 2,950 square feet.
5. Density Bonus: If 2x6 exterior walls and energy efficient windows are used then a five percent (5%) density bonus will be allowed.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

B. **Height.** The maximum height for any Multifamily Dwelling shall be thirty-five feet (35').

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

C. **Setbacks.** The setbacks shall be the same as required by the [zone](#) in which the Multifamily dwelling is located.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

D. **Utilities.** The public sewer system and the public water supply shall serve all [dwellings](#). All utilities shall be underground. Each Multifamily Dwelling is required to have a minimum of one meter for natural gas and electricity for each connected utility. Compliance with the provisions of [CHAPTER 21](#) of the Orem City Code for water meter connections is required. No water or sewer lines shall be located under covered parking areas.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

E. **Parking.** A minimum of two and one-half (2½) off-street parking spaces per dwelling unit shall be provided for each Multifamily Dwelling. Parking spaces may not be constructed in the front or rear setback. However, if a driveway leads to a two-car garage, one (1) guest parking stall per driveway may be located in the [front yard](#) setback on the driveway. Parking may be located in the side-yard in accordance with the standards of Section [22-15-3\(E\)\(4\)](#) of this Chapter. A driveway may be constructed in the front setback but may not be constructed in the rear

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setback unless it is also located in the side-yard setback. All parking spaces shall measure at least nine feet (9') by eighteen feet (18'). Parking spaces shall be paved with asphalt and/or concrete and shall be designed to provide for adequate drainage.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)

- F. **Off-site Improvements.** The City shall require off-site curb, gutter and sidewalk along street rights-of-way bordering the lot when the proposed Multifamily Dwelling impairs off-site safety or surface water drainage and there is a nexus between the required improvements and the governmental purpose provided the amount of the improvements are roughly proportional to the amount of the off-site impact caused by the Multifamily Dwelling.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- G. **Storage Areas and Solid Waste Receptacles (Dumpsters).** All outside storage areas, except RV storage areas, and all solid waste receptacles which are not located within the Multifamily Dwelling, shall be enclosed on at least three sides with the same materials as used on the exterior of the main building. Detached storage units may not exceed 100 square feet per dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- H. **Exterior Finishing Materials.** The front elevation of the Multifamily Dwelling shall have at least 60 percent (60%) of its exterior finishing materials of either brick, stone, cultured stone, stucco, wood, cement fiber board or a combination of these materials. The rear and side elevations shall have at least 40 percent (40%) of their exterior finishing materials of either brick, stone, cultured stone, stucco, cement fiber board or wood. Architectural trims do not count in the percentages required above.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- I. **Roof Pitch.** All Multifamily Dwellings shall have a minimum roof pitch of five rise to twelve run.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- J. **Front Facades.** The front of each Multifamily Dwelling facing the street shall have offsetting facades averaging of at least two feet (2') twenty inches (20"). Units shall be located side-by-side and shall not be stacked.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- K. **Entrances.** All entrances in the front elevation of any Multifamily Dwelling constructed pursuant to a special exception granted under this Article shall be located on the same level.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

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- L. **Orientation of Multifamily Dwelling(s).** The Board of Adjustment may specify the orientation of the front of the proposed Multifamily Dwelling to ensure that the Multifamily Dwelling fits in and is compatible with the surrounding neighborhood and to reduce any negative impacts on adjacent [single-family dwelling](#) units.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- M. **Landscaping.** At least thirty (30) percent of the lot containing a multifamily dwelling(s) shall be landscaped. All areas within the lot not covered by [buildings](#), driveways, sidewalks, [structures](#), and parking areas, shall be permanently landscaped with trees, shrubs, lawn or ground cover and maintained in accordance with good landscaping practices. All landscaping shall have a permanent underground sprinkling system. At least one (1) deciduous tree a minimum of one and one-half (1 and 1/2) inch caliper measured six (6) inches above the rootball, one (1) evergreen tree at least six (6) feet in height measured above the rootball, and eight (8) shrubs at least two and one-half (2 and 1/2) gallons in size are required for every dwelling unit.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-01-0021, Amended, 06/12/2001; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004)

- N. **Drive Entrances.** No more than two drive entrances shall be allowed per lot. However, if the number of driveways desired is three (3) or four (4), each unit may have its own driveway if a transportation study by a qualified engineer and approved by the Orem City transportation engineer, proves there is little or no negative effect on increasing the number of driveways up to four (4) maximum. The maximum width of a combined-unit driveway is thirty-six (36) feet and the maximum width of a single-unit driveway is twenty (20) feet.

(Ord. No. O-00-0003, Enacted, 01/25/2000; Ord. No. O-02-0044, Amended, 11/12/2002; Ord. No. O-04-0044, Amended, 9/28/2004; Ord. No. O-07-0045, Amended 10/09/2007)



PLANNING COMMISSION

October 1st, 2025

Item 3.2

Bellevue Ridge
260 North and 258 North Palisade Drive

Plat Amendment to adjust the shared boundary line

Prepared By:
Rebecca Gourley

Applicant:
Ron Smith

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan

Designation:

Low Density Residential

Zoning: R8, Single Family Housing

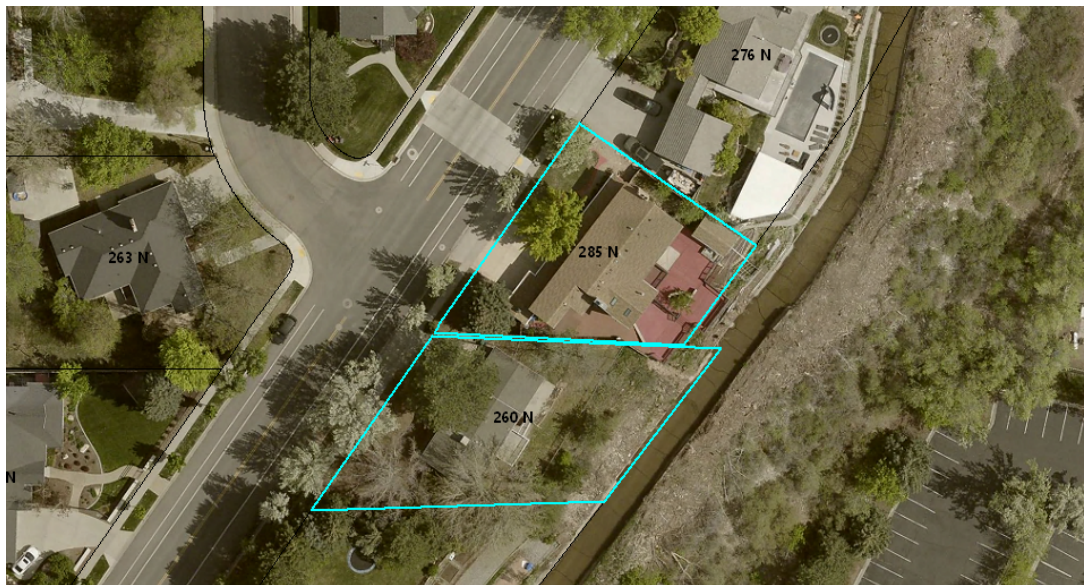
Total Acreage: .43

Action:

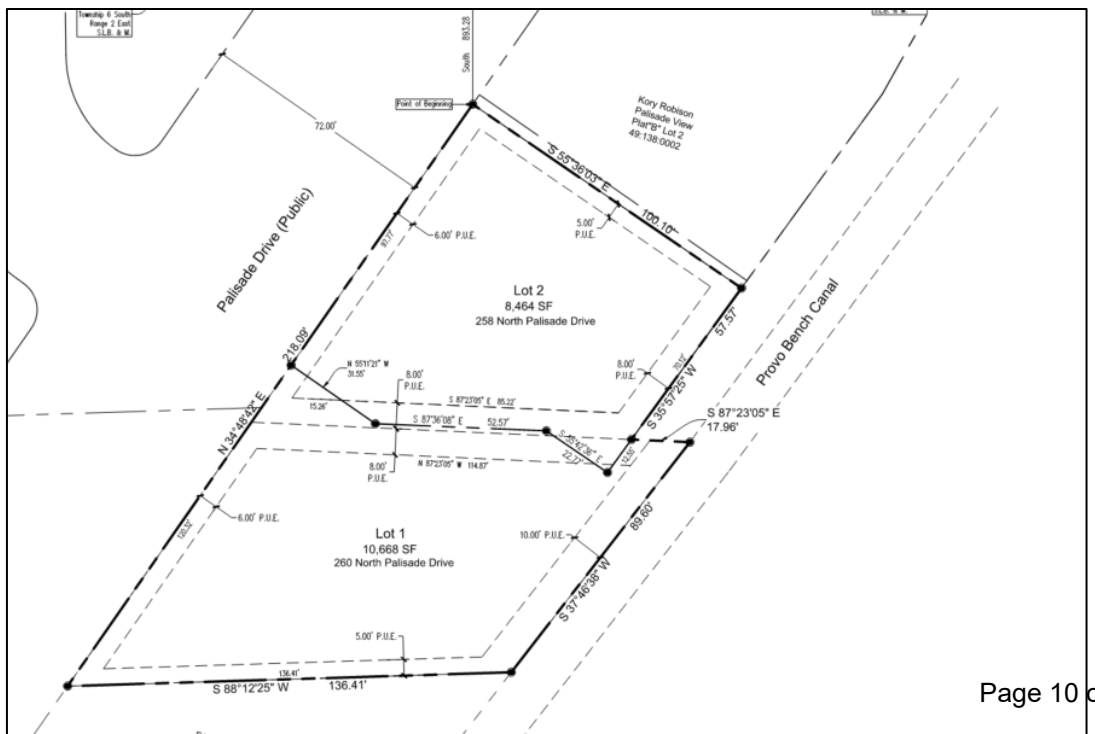
The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant requests to adjust the property line between 260 North and 258 North Palisade Drive so that the deck located at 285 North can be fully within the property boundary, and not straddling property lines.

BACKGROUND: On November 2, 2024, a building permit to alter an existing non-permitted deck located at 258 North Palisade was rejected due to the structure straddling property lines. After thorough review by Planning and Building Safety, the plans were approved on the condition that the deck either be partially removed to stay within the property line, or that the property line be altered to accommodate the deck. On August 28, 2025, the applicant applied for a plat amendment to adjust the property line to accommodate the deck, as shown below. The request is scheduled to be reviewed by the Development Review Committee on September 29th, 2025.



Existing Lot line



REVIEW:

Zoning: The subject properties are located in the R8, Single Family Residential Zone. The adjacent properties to the north, west, and south are also zoned R8. The western property lines abut the Provo Bench Canal and the Provo/Orem City boundary. Both property sizes will remain similar to their existing size after the plat amendment, with 260 North increasing in size from 10,349.85 ft² to 10,668 ft² and 258 North decreasing in size from 8,772.98 ft² to 8,464 s ft². Both properties will continue to meet the 8,000 ft² lot size requirement and 80 ft lot width requirement after the amendment.

No additional aspects, such as landscaping, usage, access or ROW, will be impacted as a result of this amendment.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) is scheduled to review the plat amendment application on Monday, September 29, 2025.

ACTIONS: The Planning Commission is the designated Land Use Authority for plat amendments. The Commission may approve or deny the request for a plat amendment or may choose to continue their consideration of the request and ask for additional information or analysis.

Bellevue Ridge – 260 North and 258 North Palisade Drive

Current Street View



Bellevue Ridge – 260 North and 258 North Palisade Drive



Vicinity Map

Zone: R8

Acres: .43



Bellevue Ridge – 260 North and 258 North Palisade Drive



Legend

 R8

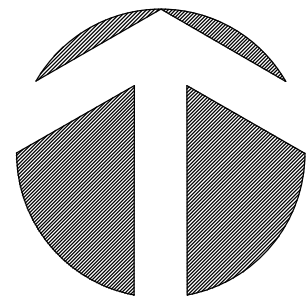
Amendment Area

Current Zone: R8

Acres: .43

Neighborhood

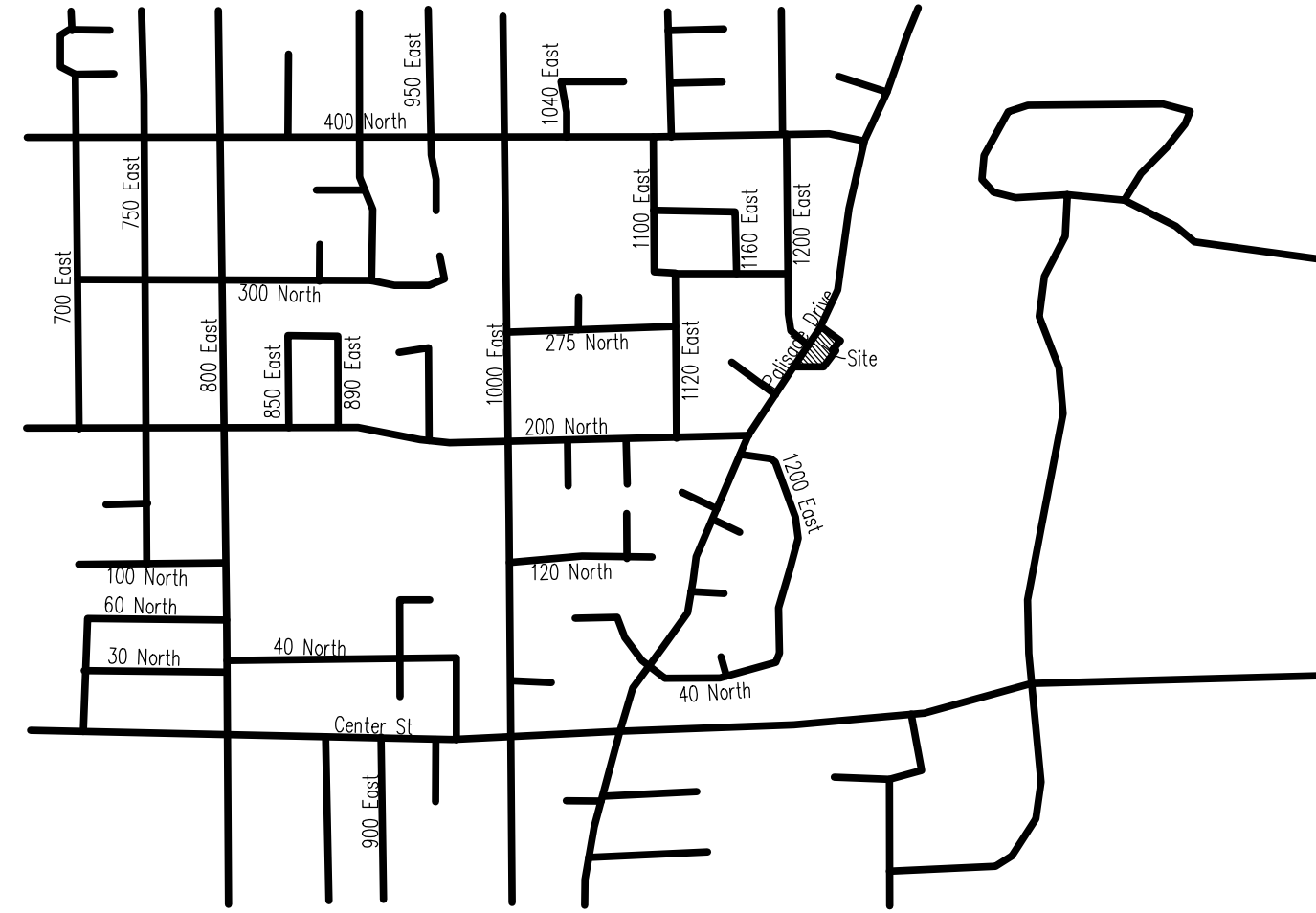
Cascade



NORTH
1" = 20'

Bellevue Ridge

Plat "A"
Including a vacation of Lot 9, Raspberry Ridge Plat "A", &
Including a vacation of Lot 3, Palisade View Plat "B"
Located in the Northeast quarter of Section 13, Township 6 South
Range 2 East SLB&M



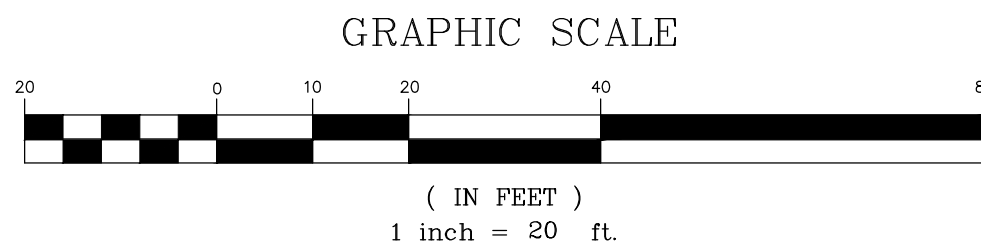
Vicinity Map



Note:

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

Lots are subject to Notice of Interest declared by Provo Bench Canal & Irrigation Company as recorded in the Office of the Utah County Recorder as Entry No. 19914:1980



Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Justin Smith, who represented that he is the Owner of the
Lot 1 Bellevue Ridge Plat "A" and has the authority to execute this instrument.

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

My Commission Expires _____ Print name of Notary

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147802 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at the Northwest corner of Lot 3, Plat "B", Palisade View Subdivision, Orem, Utah, said point being located North 88°12'22" East along the Section line 166.68 feet and South 893.28 feet from the North quarter corner of Section 13, Township 6 South, Range 2 East Salt Lake Base and Meridian; thence South 55°36'03" East 100.10 feet to the Northeast corner of said Lot 3; thence South 35°57'25" West 57.57 feet; thence South 87°23'05" East 17.96 feet; thence South 37°46'38" West 89.60 feet to the Southeast corner of Lot 9, Plat "A", Raspberry Ridge Subdivision; thence South 88°12'25" West 136.41 feet to the Southwest corner of said Lot 9; thence North 34°48'42" East along Palisade Drive 218.09 feet to the point of beginning.

AREA=19,132 sq. ft. or 0.439 acre, and contains 2 Lots

Basis of Bearing = North 88°12'22" East along the Section line from the North ¼ Corner to the Northeast Corner Section 13 Township 6 South, Range 2 East SLB&M

Surveyor Roger D. Dudley Date

Owner's Dedication

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

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

Justin M. Smith Abduis Samad

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by
Abduis Samad, who represented that he is the Owner of the
Lot 2 Bellevue Ridge Plat "A" and has the authority to execute this instrument.

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

My Commission Expires _____ Print name of Notary

Acceptance by the City of Orem

The City of Orem, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for public purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20____.

Approved: _____ Attest: _____
City Engineer City Recorder

Approved: _____
Community Development Director

Planning Commission Approval

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

Director-Secretary Chairperson, Planning Commission Resolution No.

Occupancy Restriction Notice

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

County Recorder

Plat "A"

Bellevue Ridge

Including a vacation of Lot 9, Raspberry Ridge Plat "A", &
Including a vacation of Lot 3, Palisade View Plat "B"
Located in the Northeast quarter of Section 13, Township 6 South
Range 2 East SLB&M

Subdivision

OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 20 Feet

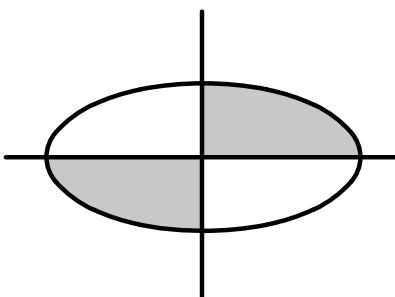
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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Approved as to Form

City Attorney Date

Prepared by:

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





PLANNING COMMISSION

October 1st, 2025

D Anna B Plat D
572 S 880 West

Plat Amendment to adjust a lot .

Item 3.3

Prepared By:
Grace Bjarnson

Applicant:
Kathy Paulsen

Notices:

Posted in 2 public places.

Posted on City Webpage and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:

Low Density Residential

Zoning: **R8, Single Family Housing**

Total Acreage: **.47**

Action:

The Planning Commission is the Land Use Authority and the approving body for this item.

REQUEST: The applicant requests to adjust the property line between Lot 4 and lot 5 of the D Anna B Subdivision.

BACKGROUND: On August 22nd Kathy Paulsen submitted an application to adjust the property lines so that they are accurately reflected in the City and County records. Both lots have the same owner. Currently, City and County maps show only one lot instead of two, but the original subdivision map included below shows both Lots 4 and 5. The lot line between the lots will be adjusted slightly from the original subdivision map.

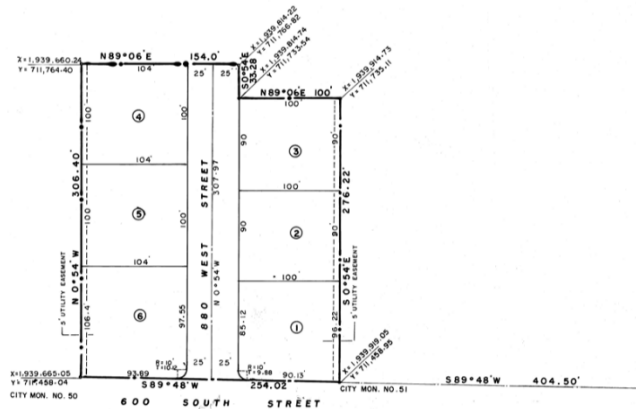


Figure 1: Existing lot lines, Lots 4 and 5

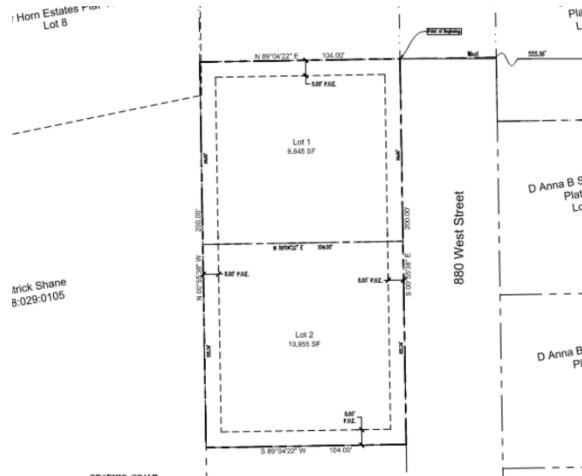


Figure 2: Proposed adjusted lot line

REVIEW:

Zoning: The subject properties and the surrounding area are located in the R8, Single Family Residential Zone. Both lots will meet the 8,000 ft² minimum and the required lot width of 80'. Required minimum setbacks for structures are not impacted by the proposed amendment.

- Lot 1 (Lot 4 on the original subdivision plat) will retain 9,845 ft², and the original lot width of 100' will be reduced to 94.66'.
- Lot 2 (Lot 5 on the original subdivision plat) will be enlarged to 10,955 ft² and the original lot width of 100' will be lengthened to 105.34'.

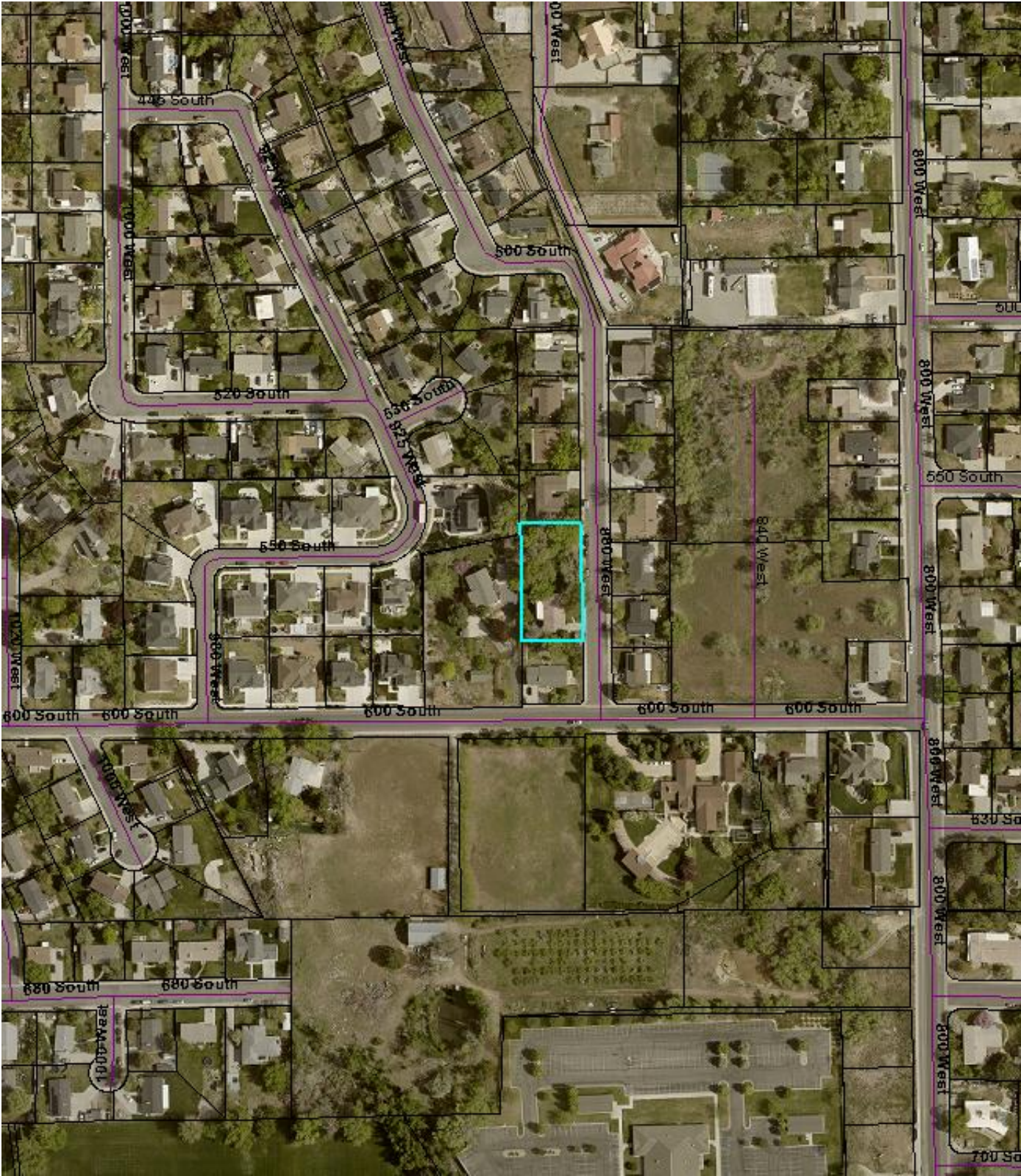
Easements: An 8' wide public utility easement (PUE) will be along the front, back, and one side of each lot. No easement vacations are needed for this Plat Amendment.

Other: No additional aspects, such as landscaping, usage, access or ROW, will be impacted as a result of this amendment.

DEVELOPMENT REVIEW COMMITTEE: The Plat Amendment has passed the technical reviewing body. The Development Review Committee (DRC) reviewed the application at their public meeting on Monday, September 15th, 2025, and unanimously voted to recommend approval of the project.

ACTIONS: The Planning Commission is the designated Land Use Authority for plat amendments. The Commission may approve or deny the request for a plat amendment or may choose to continue their consideration of the request and ask for additional information or analysis.

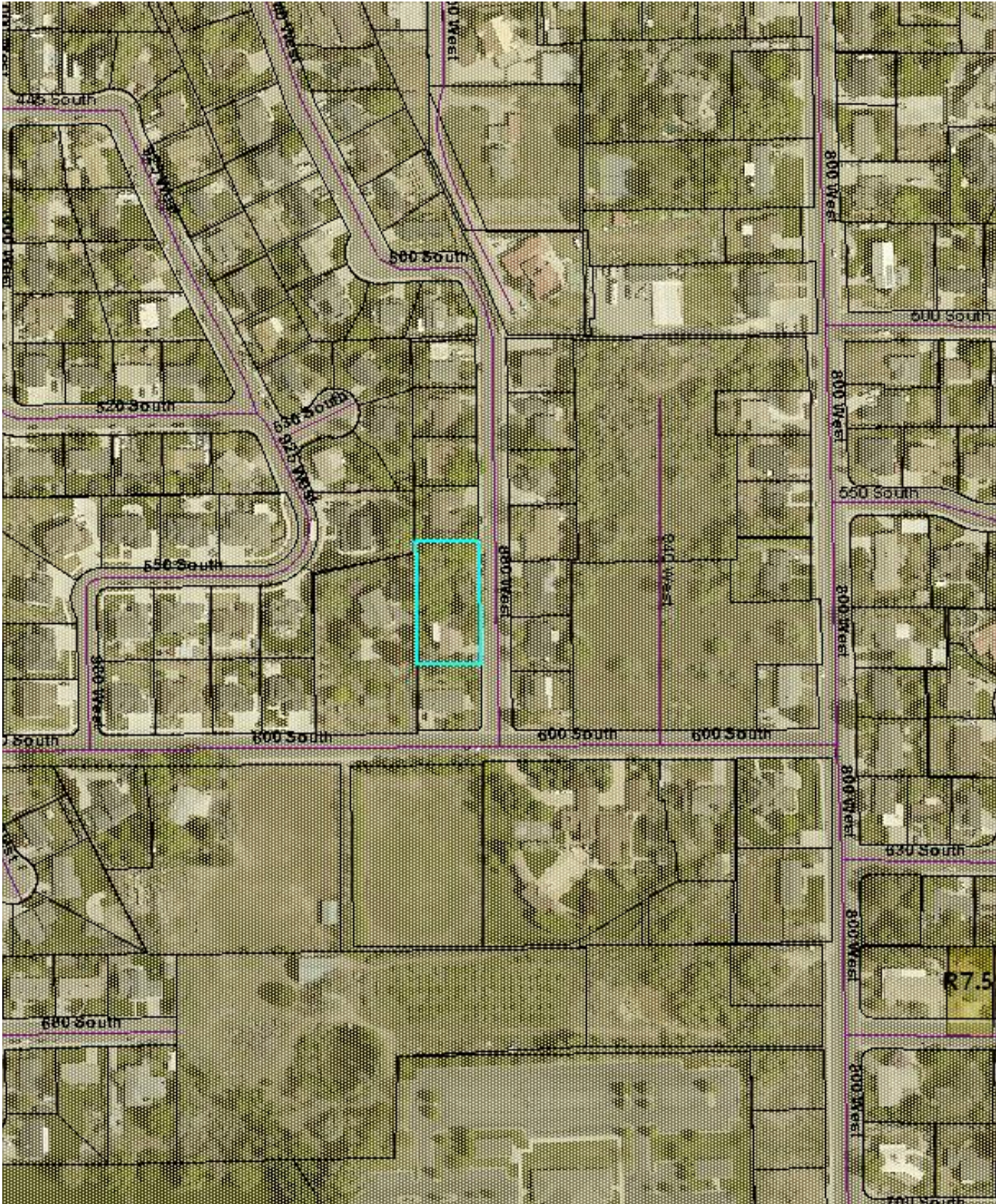
D Anna B Subdivision Plat D – 572 S 880 West



Vicinity Map
Zone: R8
Acres: .47 total



D Anna B Subdivision Plat D – 572 S 880 West



Zoning Map
Zone: R8
Acres: .47 total



D Anna B Subdivision Plat D – 572 S 880 West

Current Street View



NORTH

Map Filing # 942

15353

RECORDED AT THE REQUEST OF

Security Title & Abstract Co.

BOOK PAGE

1971 NOV 11 PM 3:53

NINA B. REID

UTAH COUNTY RECORDER

PR. RES. IND. 882

PL. S. T. R.

N.E. Cor. Sec. 21
T6S, R2E, S.L.B.M.

X=1,940,323.08
Y=712,765.58

SECTION LINE S 0°53'59"E

X=1,940,323.55
Y=711,460.34

X=1,940,364.64
Y=710,117.27

E 1/4 Cor. Sec. 21
T6S, R2E, S.L.B.M.

SURVEYOR'S CERTIFICATE

I, L. V. BECKMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 1109 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING S 0°53'59"E ALONG THE SECTION LINE 1303.40 FT. AND S 89°48'W 404.50 FT. FROM THE NORTHEAST CORNER OF SECTION 21 T6S, R2E SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 89°48'W	254.02 FT.	
N 0°54'W	306.40 FT.	
N 89°06'E	154.00 FT.	
S 0°54'E	33.28 FT.	
N 89°06'E	100.00 FT.	
S 0°54'E	276.22 FT.	TO BEGINNING

BASIS OF BEARING = STATE BEARINGS

Mar. 3-1971
DATE

L. V. Beckman
SURVEYOR
(See Seal Below)

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 7th DAY OF April, A.D. 1971.

Paul George Harrison
Barry Beagle
NOTARY PUBLIC
(See Seal Below)

ACKNOWLEDGEMENT

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

ON THE 7th DAY OF April, A.D. 1971, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES March 3, 1972
NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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 5th DAY OF MARCH, A.D. 1971.

Whiston M. Brown
Robert Brown
Russell Brown
APPROVED ENGINEER
(See Seal Below)

James M. Johnson
Attest
Clerk-Recorder
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 3rd DAY OF MARCH, A.D. 1971, BY THE OREM CITY PLANNING COMMISSION

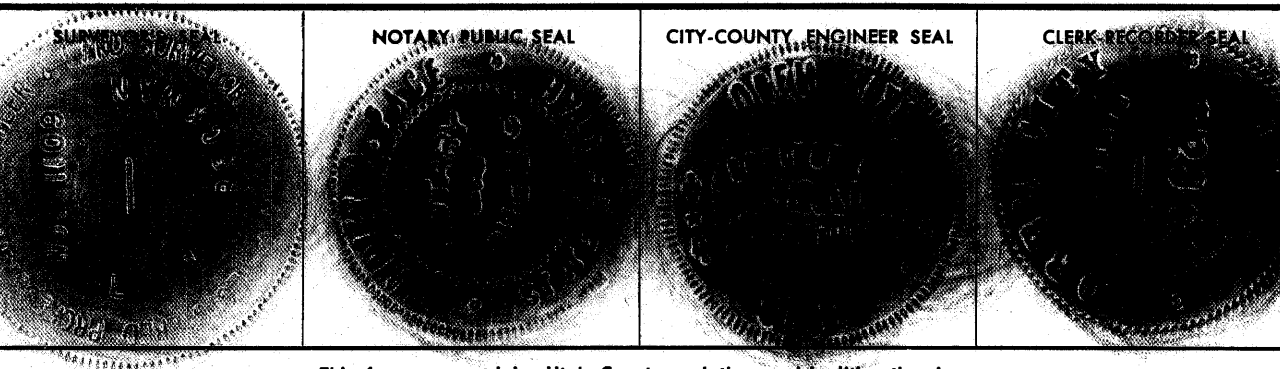
DIRECTOR-SECRETARY
CHAIRMAN, PLANNING COMMISSION

PLAT "A"

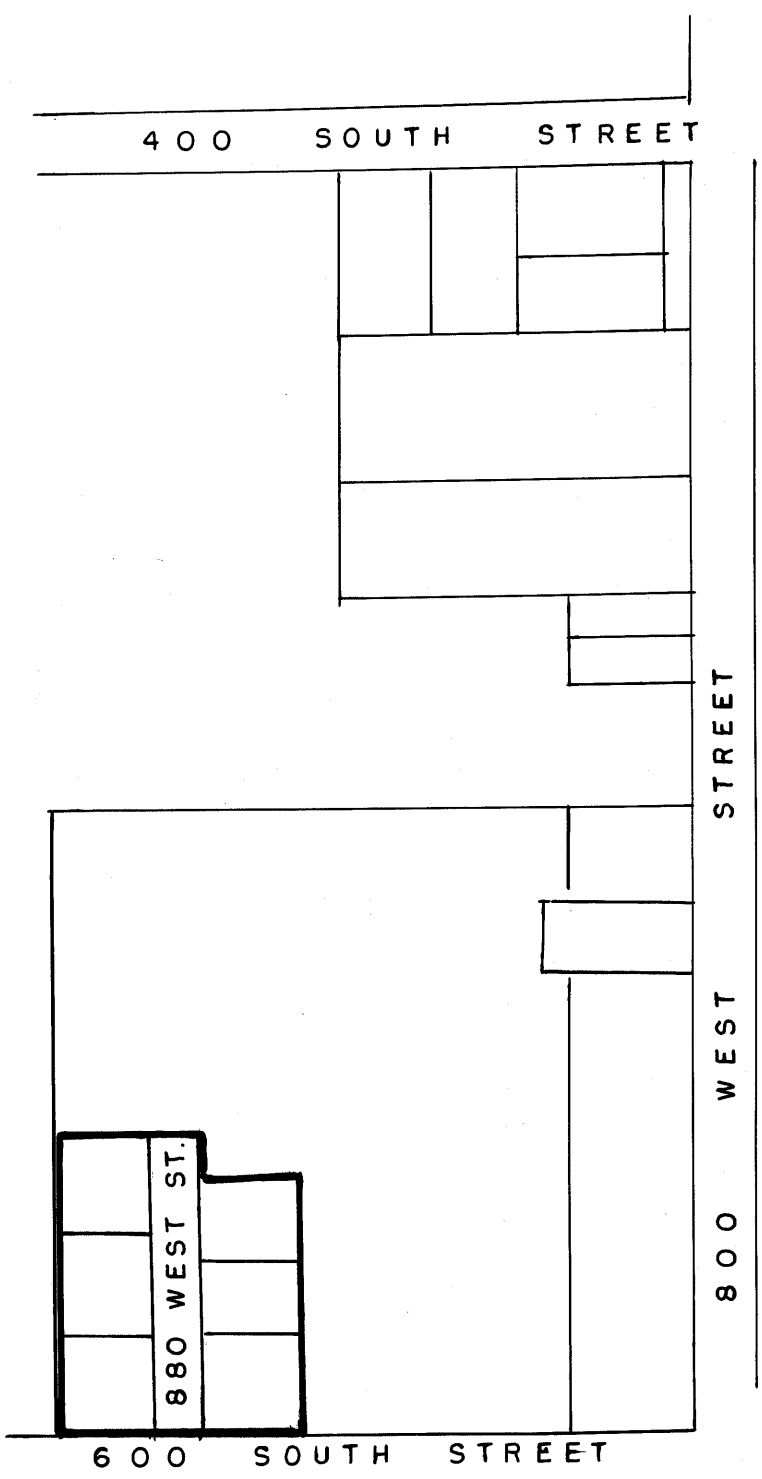
D. ANNA B.

OREM, UTAH
SUBDIVISION
UTAH COUNTY, UTAH

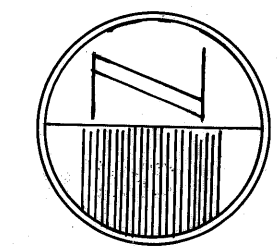
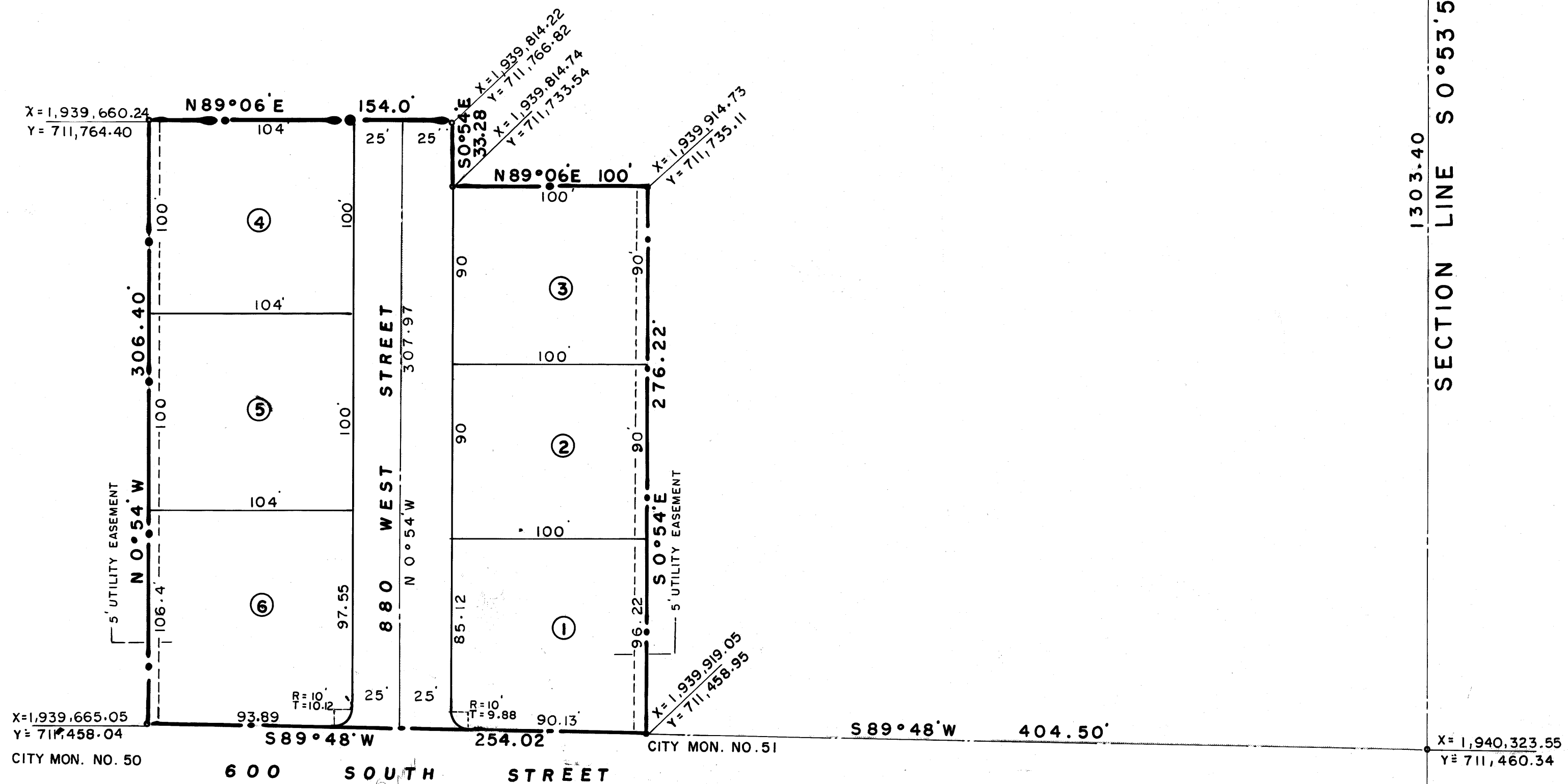
SCALE: 1" = 50 FEET



This form approved by Utah County and the municipalities therein.



VICINITY PLAT
SCALE 1" = 200'



942
M



PLANNING COMMISSION

October 1st, 2025

OKOLOWITZ, PLAT C SUBDIVISION
1274 North 260 West

Preliminary Approval, single-family lot 4-lot
subdivision (including deep lots) in the R8 Zone.

Item 4.1

Prepared By:

Jared Hall

Applicant:

Carlo Okolowitz

Notices:

Posted in 2 public places.

Posted on City Webpage
and City hotline.

Posted at Utah.gov/pmn.

Site Information:

General Plan Designation:

Low Density Residential

Zoning: **R8**

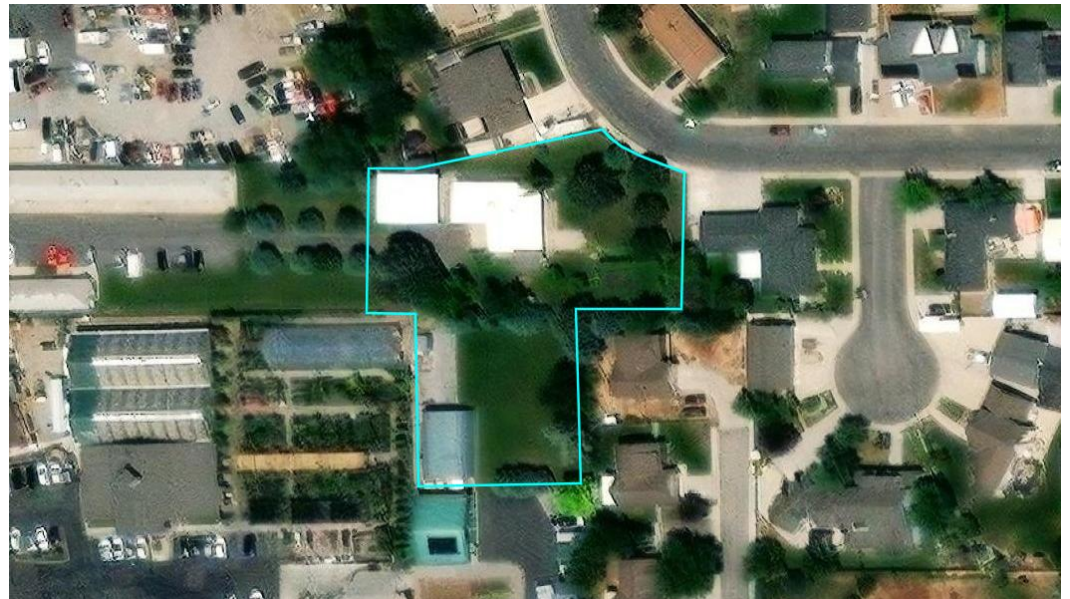
Total Acreage: **Approx 1.2
acres**

Action:

The Planning Commission
is the Land Use Authority
for this item.

REQUEST: The applicant requests preliminary subdivision approval to subdivide the subject property into four lots using deep lot regulations from Article 17-8-1. The new lots will be located to the south and west of Daniel Drive at 1274 North.

BACKGROUND: The subject property is comprised of two parcels located in the R8 Zone. A home and two other structures are currently located on the property, but all will be removed as a part of the subdivision development if approved.



REVIEW:

Zoning: The subject property is zoned R8, Single Family Residential. The proposed preliminary subdivision includes deep lots (sometimes referred to as “flag lots”) which are permissible under Article 17-8-1 if approved by the Planning Commission. The proposed lots will meet the requirements of the R8 Zone and of Article 17-8-1 for deep lot subdivision.

Public Improvements: The subject property has been accessed from State Street through a multi-family development, but the residential subdivision

proposed will be accessed from Daniel Drive. Proposed Lot 4 will have direct frontage on Daniel Drive, while proposed Lots 1-3 are accessed from the “flagpole” portion of Lot 3. An appropriate hammerhead turnaround is provided for emergency and public services as well.

Lots: The preliminary subdivision has been reviewed for compliance with the R8 Zone development standards as well as for all requirements specific to deep lot subdivision. Potential building envelopes have been included on the Preliminary Subdivision Plan as well.

Lots created under Article 17-8-1 must be a minimum of 125% of the required lot size of the zone (R8), or 10,000 ft². Lots 1-3 will comply with the deep lot and R8 requirements.

Lot 1 – 10,025 ft²

Lot 2 – 10,258 ft²

Lot 3 – 15,883 ft²

Lot 4 – 8,799 ft²

Access: All lots will have direct or indirect access from Daniel Drive. Lot 4 has direct access. Lot 3 includes the 26’ wide reduced frontage allowed by Article 17-8-1. Lots 1 and 2 are accessed from the 26’ wide stem of Lot 3 by way of easement over that portion of the lot.

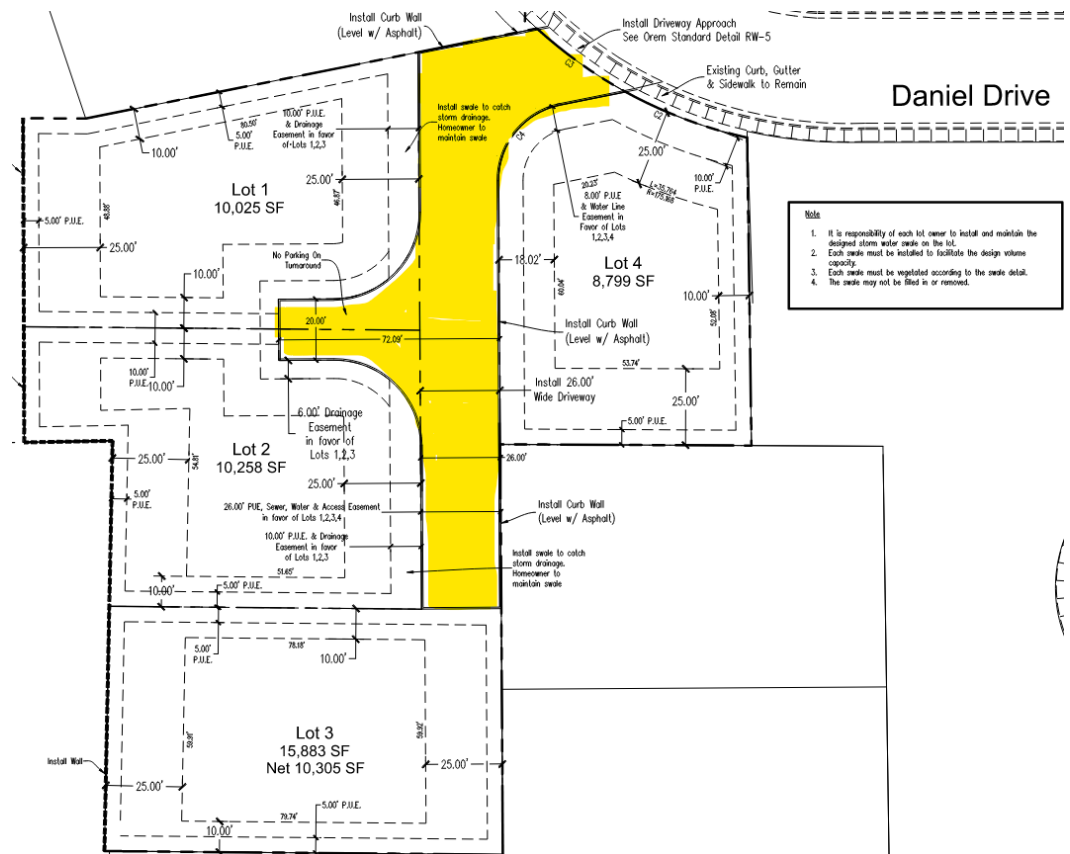


Figure 1 Okolowitz Preliminary, 4-Lot subdivision – 26’ access highlighted

Parking: No parking is allowed in the 26' access easement (the stem portion of Lot 3) or within the turnaround that is provided between Lots 1 and 2. Each lot will have space for private driveways, garages, or other parking areas to provide the required off-street parking.

Other: There are no elevations or home plans for the proposed lots: the subdivision will be recorded and the lots made available for purchase by individuals to build on. The only allowable uses are single family detached homes.

DEVELOPMENT REVIEW COMMITTEE: The Preliminary Subdivision has passed the technical reviewing body. The Development Review Committee (DRC) reviewed the application at their public meeting on Monday, September 15th, 2025, and unanimously voted to recommend approval of the project.

ACTIONS: The Planning Commission is the designated Land Use Authority for preliminary subdivisions. The Commission may approve or deny the request for preliminary subdivision or may choose to continue their consideration of the request and ask for additional information or analysis.

Okolowitz Subdivision Plat C – 1274 N 260 West



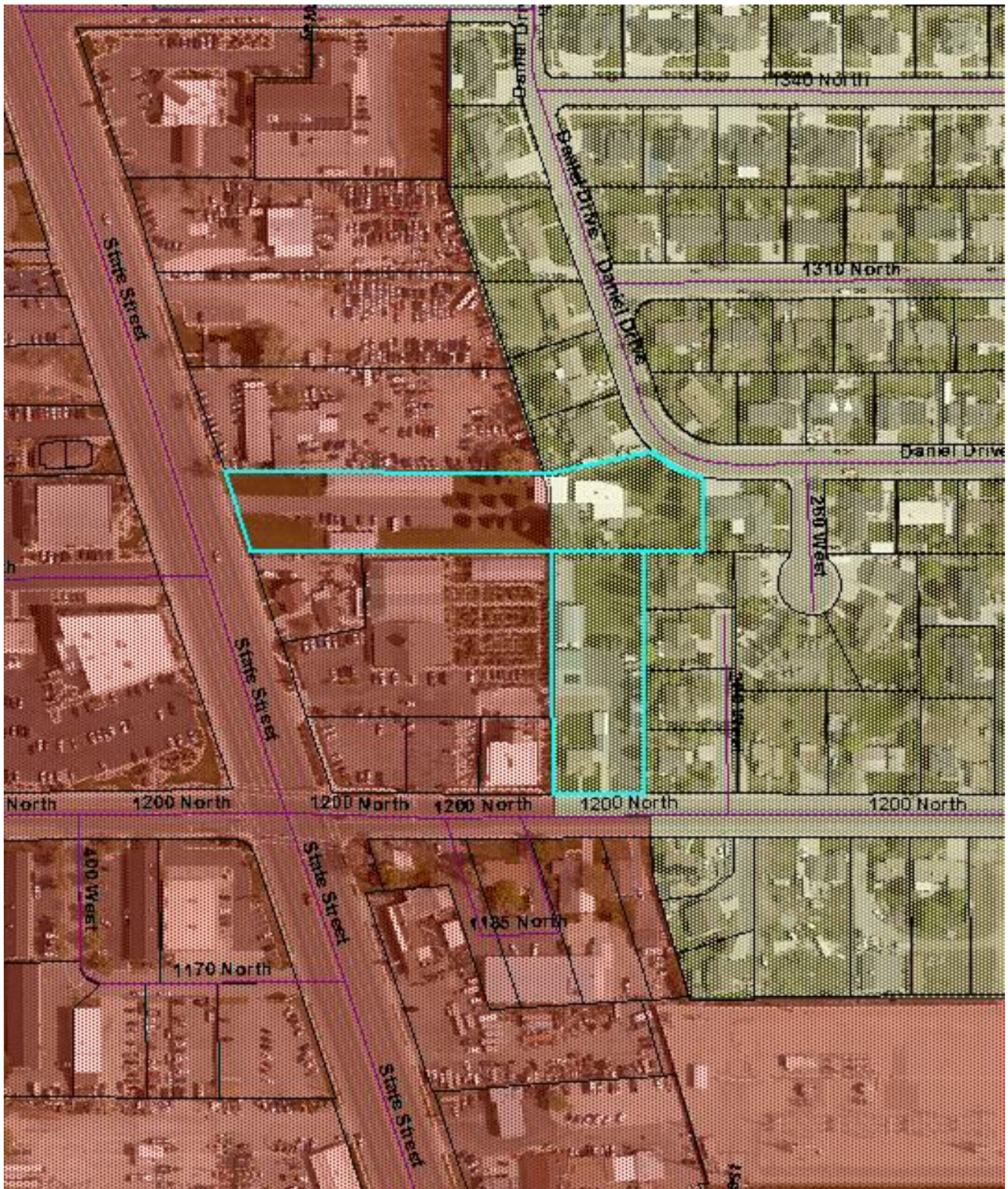
Vicinity Map

Zone: R8 and C2

Lots: 4 Lots, 3 of which are flag lots/deep lots



Okolowitz Subdivision Plat C – 1274 N 260 West



Zoning Map

Zone: R8 and C2

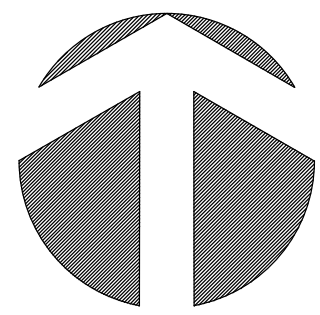
Lots: 4 Lots, 3 of which are flag lots/deep lots



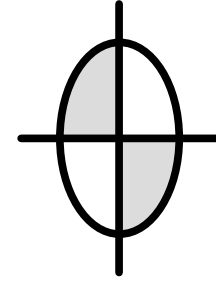
Okolowitz Subdivision Plat C – 1274 N 260 West

Current Street View





NORTH
1" = 20'



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

Okolowitz Subdivision Plat "C"
Demolition Plan

Utah

Orem

Revisions

Date
3-20-2025
Scale
1"=20'
By
BHT
Tracing No.
L -

Sheet No.
C - 2

Existing Fence

ng Building

Existing garage
to be removed

Existing House
to be removed

Existing Irrigation
Manhole
to be removed

Existing Irrigation
Pipe to be removed

Existing Irrigation
Box
to be removed

Asphalt Drive
to be removed

Existing Concrete
to be removed

Existing Concrete Curb
to be removed

Existing Concrete
to be removed

Existing Spigot
to be removed

Existing Shed
to be removed

Existing Headgate
to be removed

Existing Irrigation Box
to be removed

Existing Irrigation
Pipe to be removed

Existing Shed
to be removed

Existing Fence
to be removed

Existing Slag Driveway
to be removed

Existing Building
to be removed

Daniel Acres
Plat "A"

Daniel Drive

Daniel Drive

Okolowitz
Subdivision

260 West Street

Johnson's Acre
Plat "A"

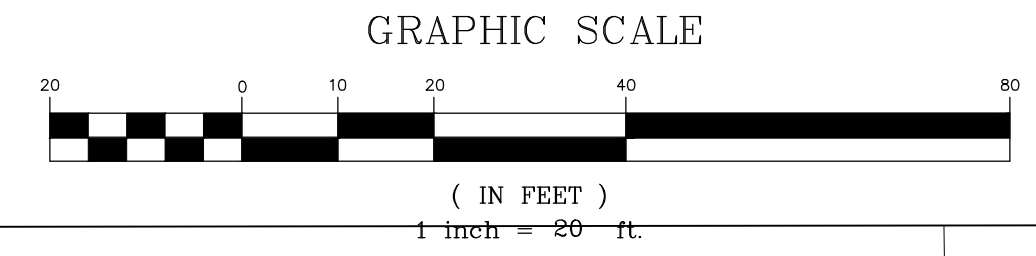
A & G Johnson
Family LC

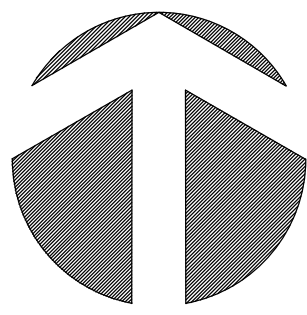
Sun River Properties LLC

CAUTION!!! Notice to contractors

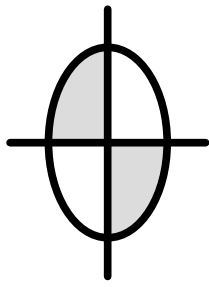
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor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





1" = 20'



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

Utah

Okolowitz Subdivision Plat "C"

Preliminary Plat

Orem

Revisions

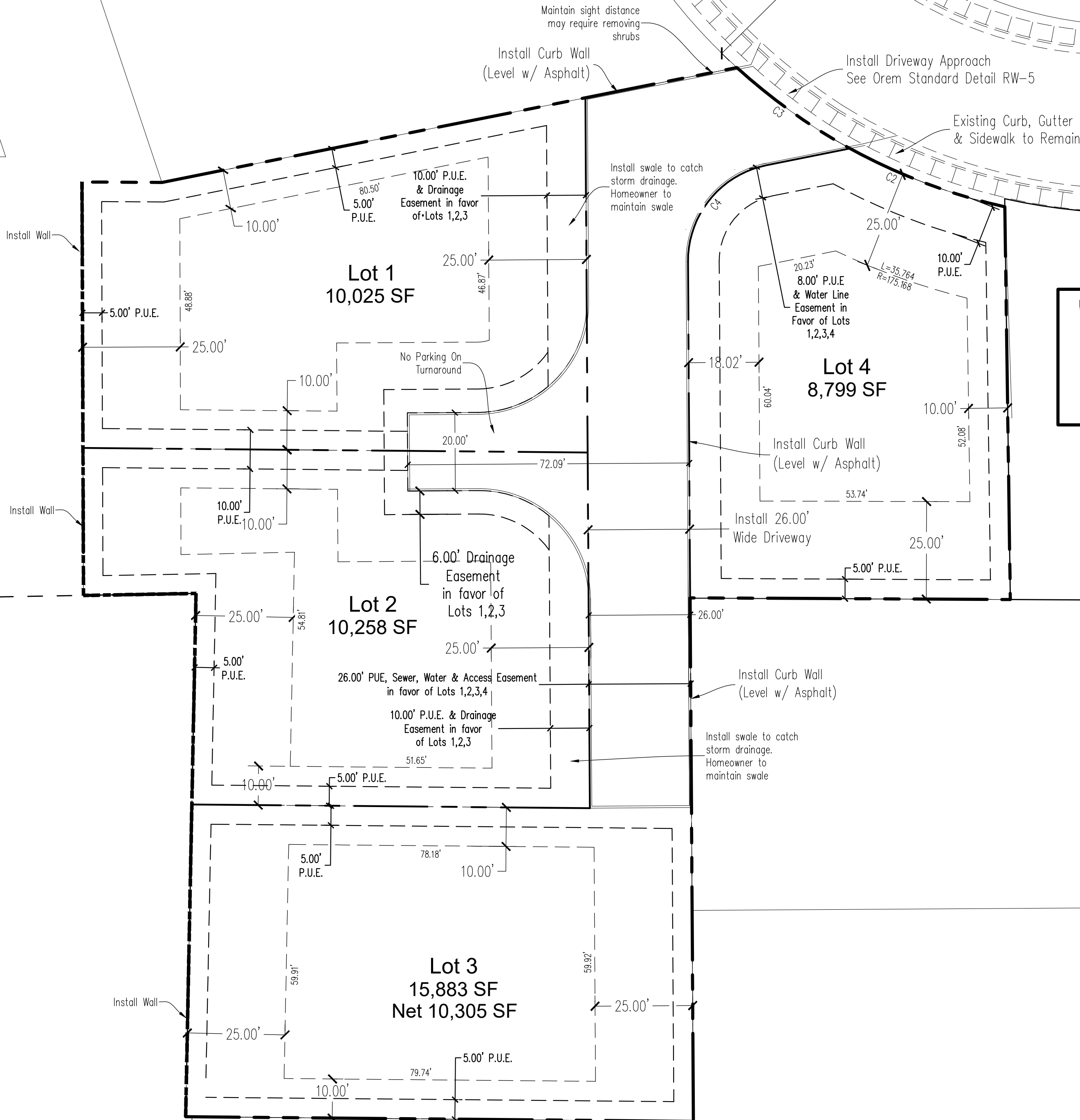
Date
3-20-2025
Scale
1"=20'
By
BHT
Tracing No.
L -

Sheet No.
C - 3

Know what's below. **811**
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CAUTION!!! Notice to contractors

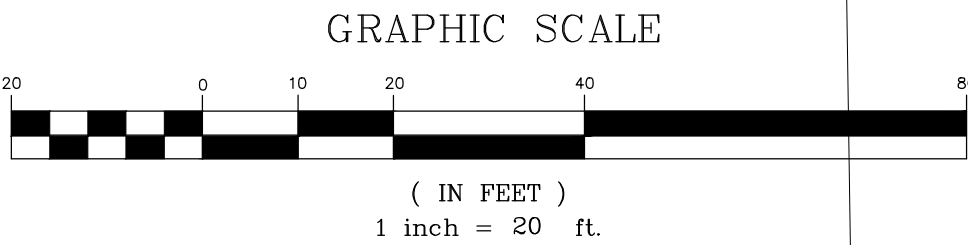
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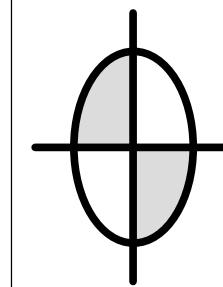
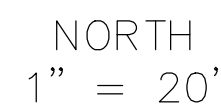


Note

1. It is responsibility of each lot owner to install and maintain the designed storm water swale on the lot.
2. Each swale must be installed to facilitate the design volume capacity.
3. Each swale must be vegetated according to the swale detail.
4. The swale may not be filled in or removed.

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	150.00'	78.19'	77.30'	S 62°33'01" E	29°51'54"
C2	150.00'	42.48'	42.33'	N 69°22'15" W	161°3'28"
C3	150.00'	35.71'	35.63'	N 54°26'18" W	1°3'38'27"
C4	25.00'	34.50'	31.83'	S 39°10'05" W	79°03'54"





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

Italy

Okolowitz Subdivision Plat "C"

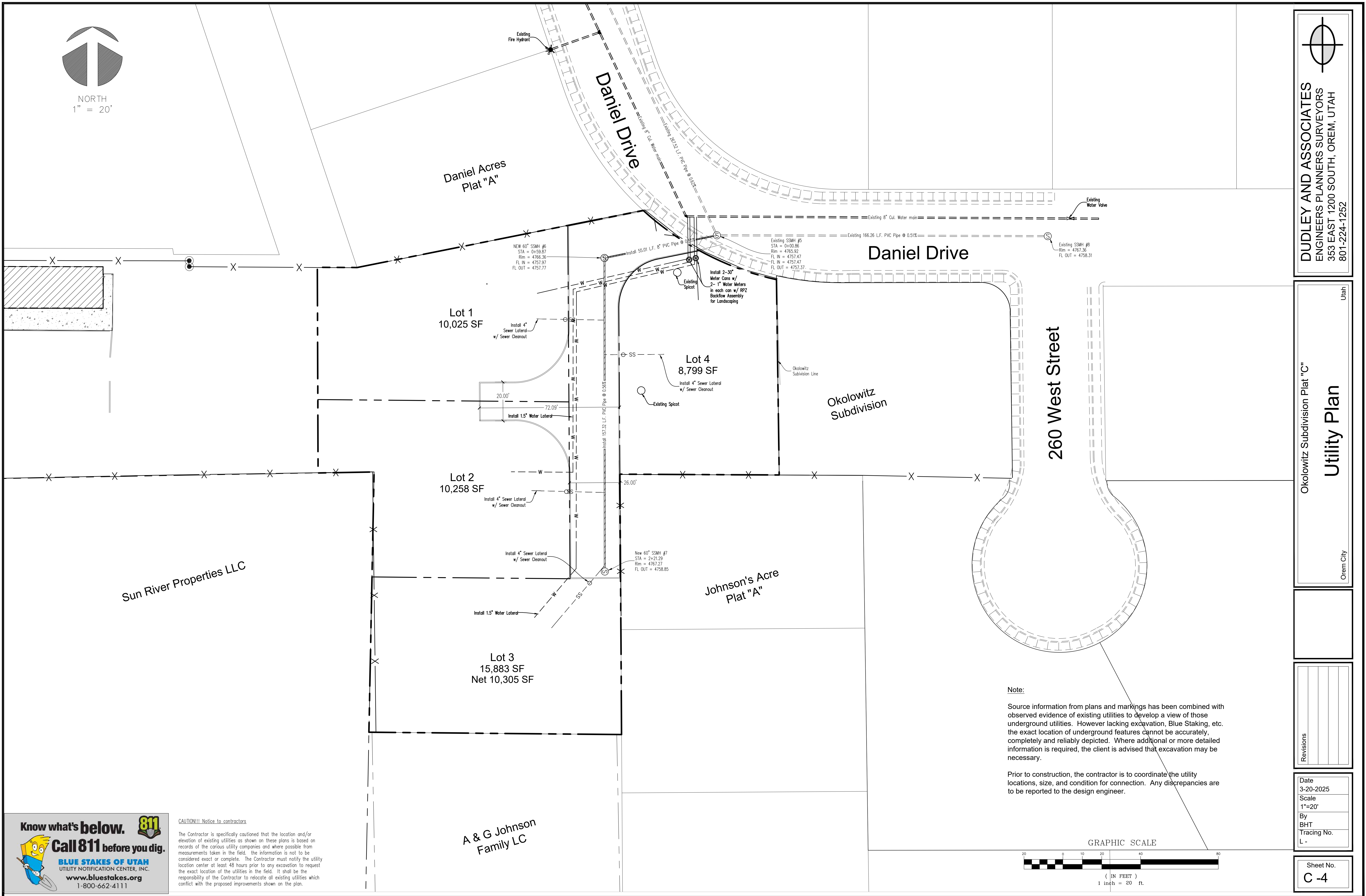
Utility Plan

Crem City

1000

Date	3-20-2025
Scale	1"=20'
By	BHT
Tracing No	

Sheet No.
C -4



Know what's below.



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

CAUTION!!! Notice to contractors

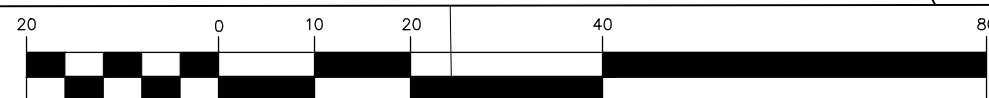
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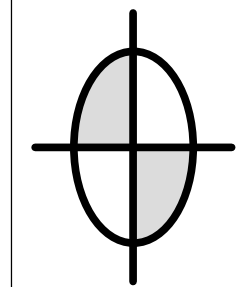
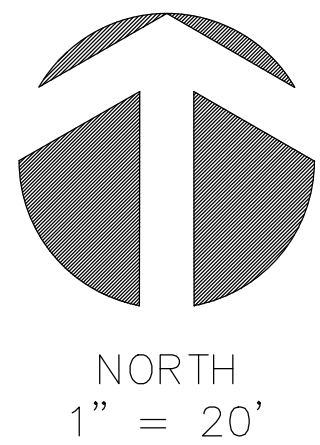
Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted.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

Prior to construction, the contractor is to coordinate the utility locations, size, and condition for connection. Any discrepancies are to be reported to the design engineer.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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

Okolowitz Subdivision Plat "C"
Grading Plan

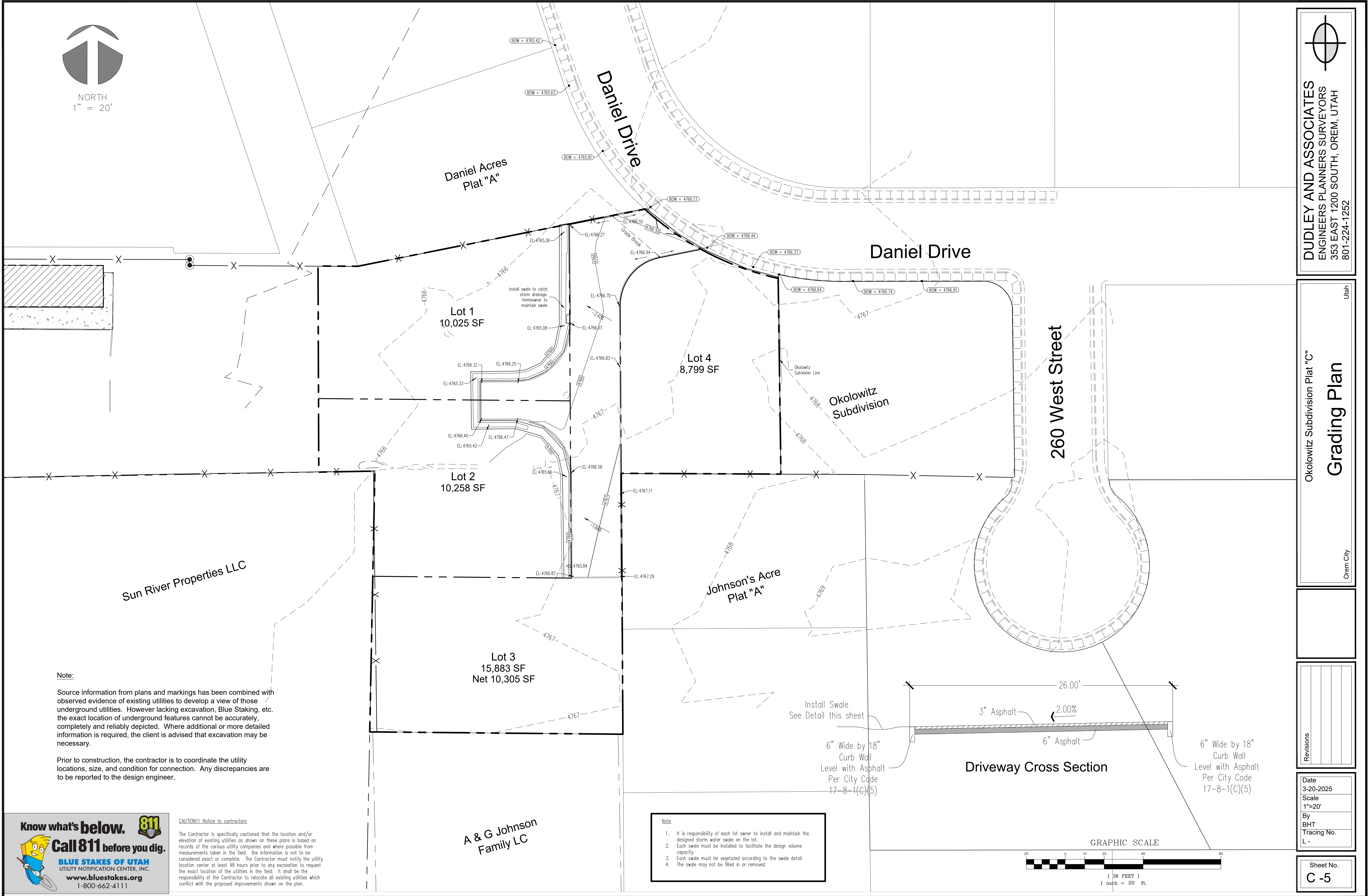
Utah

Orem City

Revisions

Date
3-20-2025
Scale
1"=20'
By
BHT
Tracing No.
L -

Sheet No.
C -5



Note:

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UTILITY NOTIFICATION CENTER, INC.
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- Note**
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