

RESOLUTION NO. PC-2023-0043

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION APPROVING THE PRELIMINARY PLAT OF MECHAM, PLAT B LOCATED GENERALLY AT 425 NORTH 600 WEST IN THE R7.5 ZONE.

WHEREAS on February 16, 2021, Anthon Mecham filed an application with the City of Orem requesting the Planning Commission approve the preliminary plat of Mecham, Plat B located generally at 425 North 600 West in the R7.5 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on November 15, 2023; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS one hundred twenty-five (125) notices were mailed to residents within five hundred (500) feet of the property; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request is in the best interest of the City.
2. The Planning Commission hereby approves the preliminary plat of Mecham, Plat B located generally at 425 North 600 West in the R7.5 zone, as shown in Exhibit "A", which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 15th day of November 2023.


CITY OF OREM, by
Madeline Komen, Chair

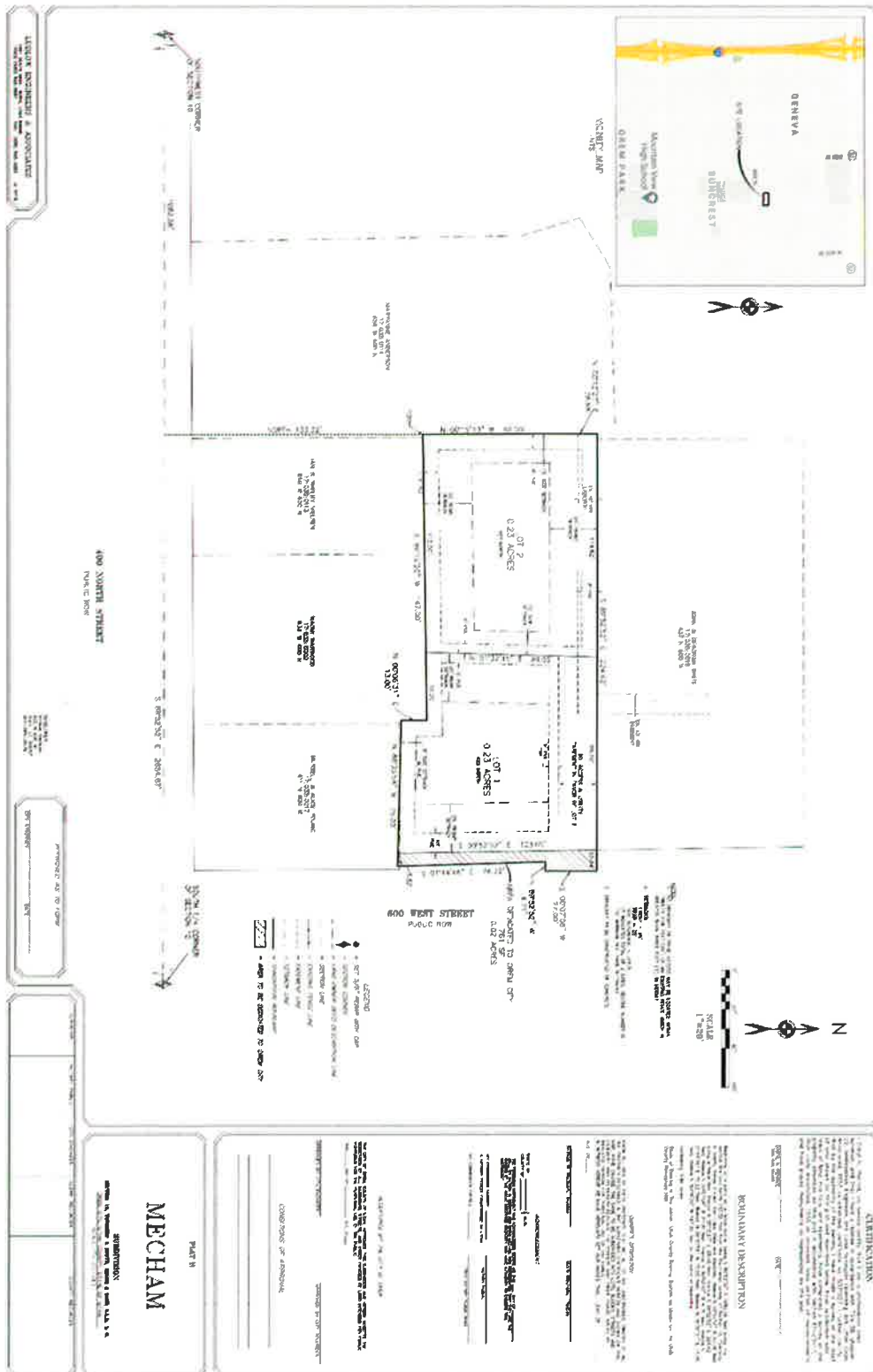
ATTEST:

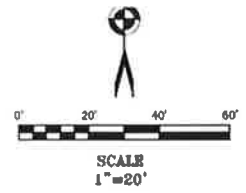

Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING

COMMISSION MEMBERS	AYE	NAY	ABSTAIN
Mike Carpenter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gerald Crismon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Hawkes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Helena Kleinlein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Madeline Komen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Murray Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haysam Sakar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

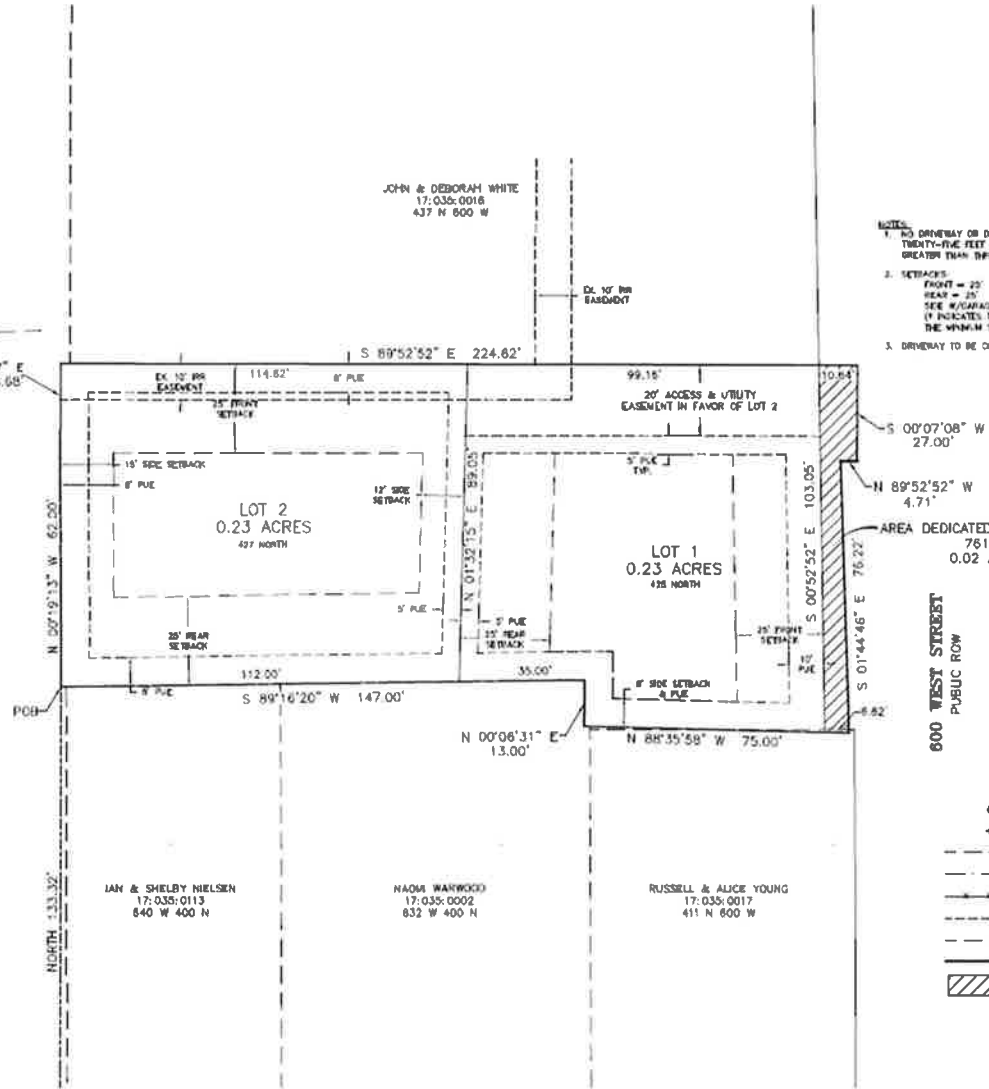
Final Plat





JOHN & DEBORAH WHITE
17:035:0018
437 N 600 W

- NOTES:
1. NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN THIRTY-FIVE FEET (35') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.
 2. SETBACKS:
FRONT = 25'
REAR = 25'
SEE W/SCALE = 20'/1"
(IF INDICATES TOTAL OF 2 SETBACKS, SECOND NUMBER IS THE WINNING SETBACK)
 3. DRIVEWAY TO BE CONSTRUCTED OF CONCRETE.



ANNE ANDERSON
7:035:0114
58 W 400 N

IAN & SHELBY NIELSEN
17:035:0113
840 W 400 N

NAOMI WARWOOD
17:035:0002
832 W 400 N

RUSSELL & ALICE YOUNG
17:035:0017
411 N 600 W

600 WEST STREET
PUBLIC ROW

- LEGEND
- ⊙ - SET 5/8" REBAR WITH CAP
 - ◆ - SECTION CORNER
 - - LAND OWNER FEED DESCRIPTION LINE
 - - - - SECTION LINE
 - - - - EXISTING FENCE LINE
 - - - - EASEMENT LINE
 - - - - SETBACK LINE
 - - - - SUBDIVISION BOUNDARY
 - ▨ - AREA TO BE DEDICATED TO OREM CITY