

RESOLUTION NO. PC-2023-0047

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION VACATING 369 NORTH MAIN TOWNHOMES, PLAT A AND APPROVING 369 NORTH MAIN TOWNHOMES, PLAT A AMENDED LOCATED GENERALLY AT 369 NORTH MAIN STREET IN THE R7.5 ZONE.

WHEREAS on October 23, 2023, Bridgett Womack, 369 North Main HOA, filed an application with the City of Orem requesting the Planning Commission vacate 369 North Main Townhomes, Plat A and approve 369 North Main Townhomes, Plat A Amended located generally at 369 North Main Street in the R7.5 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on December 6, 2023; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was heard was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; 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 vacates 369 North Main Townhomes, Plat A and approves 369 North Main Townhomes, Plat A Amended located generally at 369 North Main Street in the R7.5 zone, as shown in Exhibit "A" 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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 6th day of December 2023.



CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:



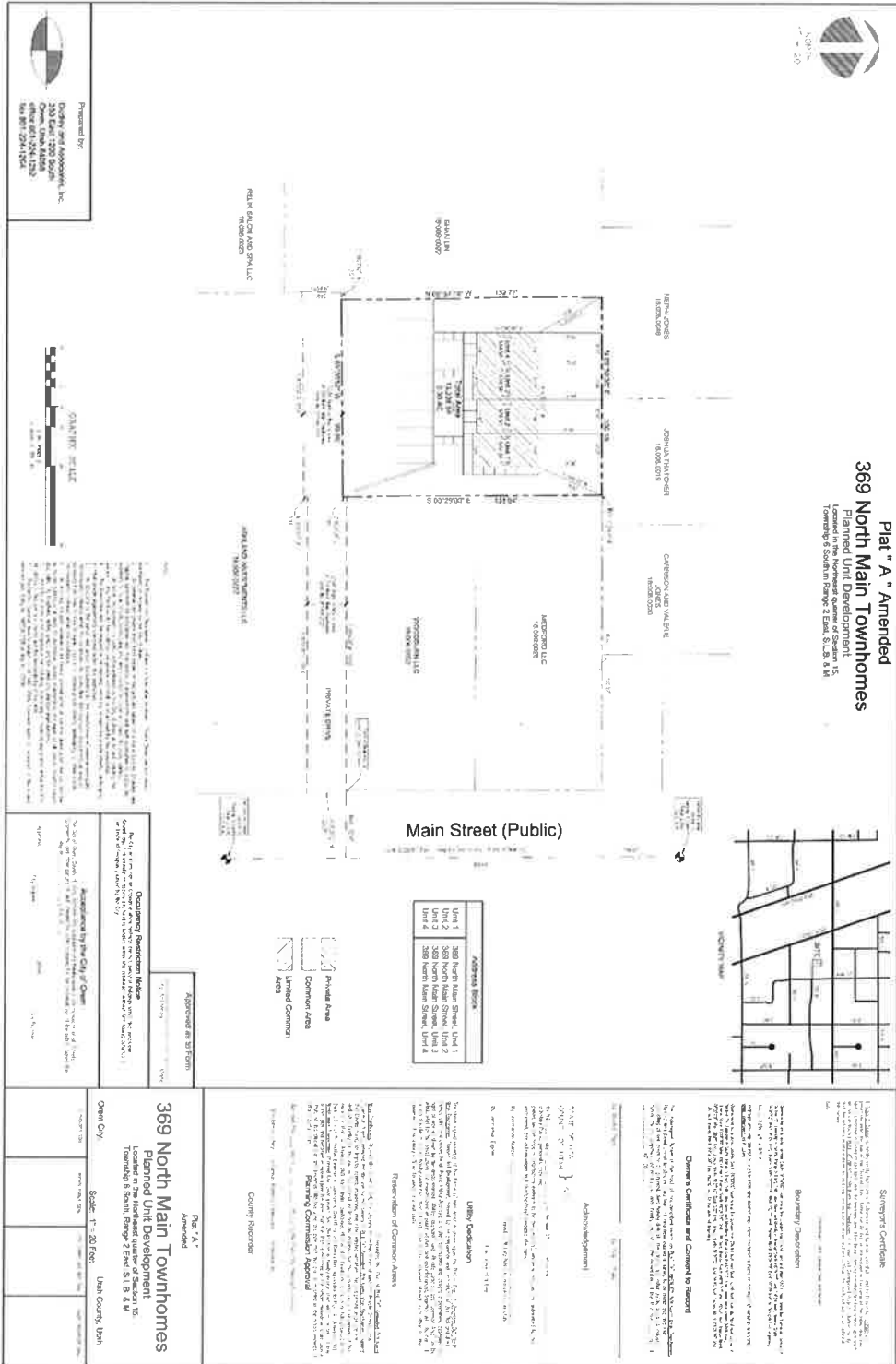
Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION
MEMBER

AYE NAY ABSTAIN

Mark ^{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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haysam Sakar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exhibit "A"



Prepared by:
 Douglas and Associates, Inc.
 One, Utah Avenue
 200 East 200 South
 Salt Lake City, Utah 84101
 Tel: 801.224.1241

Plat Description:
 This plat shows the subdivision of a portion of the Northeast Quarter of Section 15, Township 8 South, Range 2 East, S15, R 2 E, into four units and common areas. The units are 369 North Main Street, Unit 1, 369 North Main Street, Unit 2, 369 North Main Street, Unit 3, and 369 North Main Street, Unit 4. The common areas include the parking area, utility area, and other areas shown on the plan. The plat is subject to the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code Annotated.

Approved by the City of Ogden:
 Date: _____

Approved by the County:
 Date: _____

Plat 15.1
 Amended
369 North Main Townhomes
 Planned Unit Development
 Township 8 South, Range 2 East, S15, R 2 E

Scale: 1" = 20' (Horizontal), 1" = 10' (Vertical)

Open City: _____ Unit County: Utah

Unit #	Address Range
Unit 1	369 North Main Street, Unit 1
Unit 2	369 North Main Street, Unit 2
Unit 3	369 North Main Street, Unit 3
Unit 4	369 North Main Street, Unit 4

Utility Declaration:
 The undersigned hereby certifies that the utility lines shown on this plat are as shown and are not to be disturbed by the proposed development. The utility lines are shown in accordance with the utility records of the County of Weber, Utah.

Reservation of Common Areas:
 The undersigned hereby certifies that the common areas shown on this plat are reserved for the use of the owners of the units shown on this plat. The common areas are shown in accordance with the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code Annotated.

Owner's Certificate and Consent to Record:
 I, the undersigned, being the owner of the property shown on this plat, hereby certify that the information contained herein is true and correct. I consent to the recording of this plat and the creation of the units and common areas shown on this plat. I understand that the units and common areas shown on this plat are subject to the provisions of the Utah Condominium Act, Title 66, Chapter 2, Utah Code Annotated.

Signature: _____
 Date: _____

Surveyor's Certificate:
 I, the undersigned, being a duly licensed surveyor in the State of Utah, hereby certify that I have surveyed the property shown on this plat and that the information contained herein is true and correct. I have located the corners of the property and have found them to be in accordance with the records of the County of Weber, Utah. I have also located the utility lines and have found them to be in accordance with the utility records of the County of Weber, Utah.

Signature: _____
 Date: _____