

RESOLUTION NO. PC-2024-0004

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL APPROVE THE CONDITIONAL USE PERMIT OF A FAMILY RECREATION EXERCISE BUILDING LOCATED AT 1014 NORTH 1280 EAST IN THE PD18 ZONE.

WHEREAS on November 17, 2023, Jerry Anderson, Seddie, LLC, filed an application with the City of Orem requesting the Planning Commission recommend to the City Council the approval of the conditional use permit of a family recreation exercise building located at 1014 North 1280 East in the PD18 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on January 17, 2024; 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 nine (109) 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 forwards a positive recommendation to the City Council to approve the conditional use permit of a family recreation exercise building located at 1014 North 1280 East in the PD18 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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 17th day of January 2024.



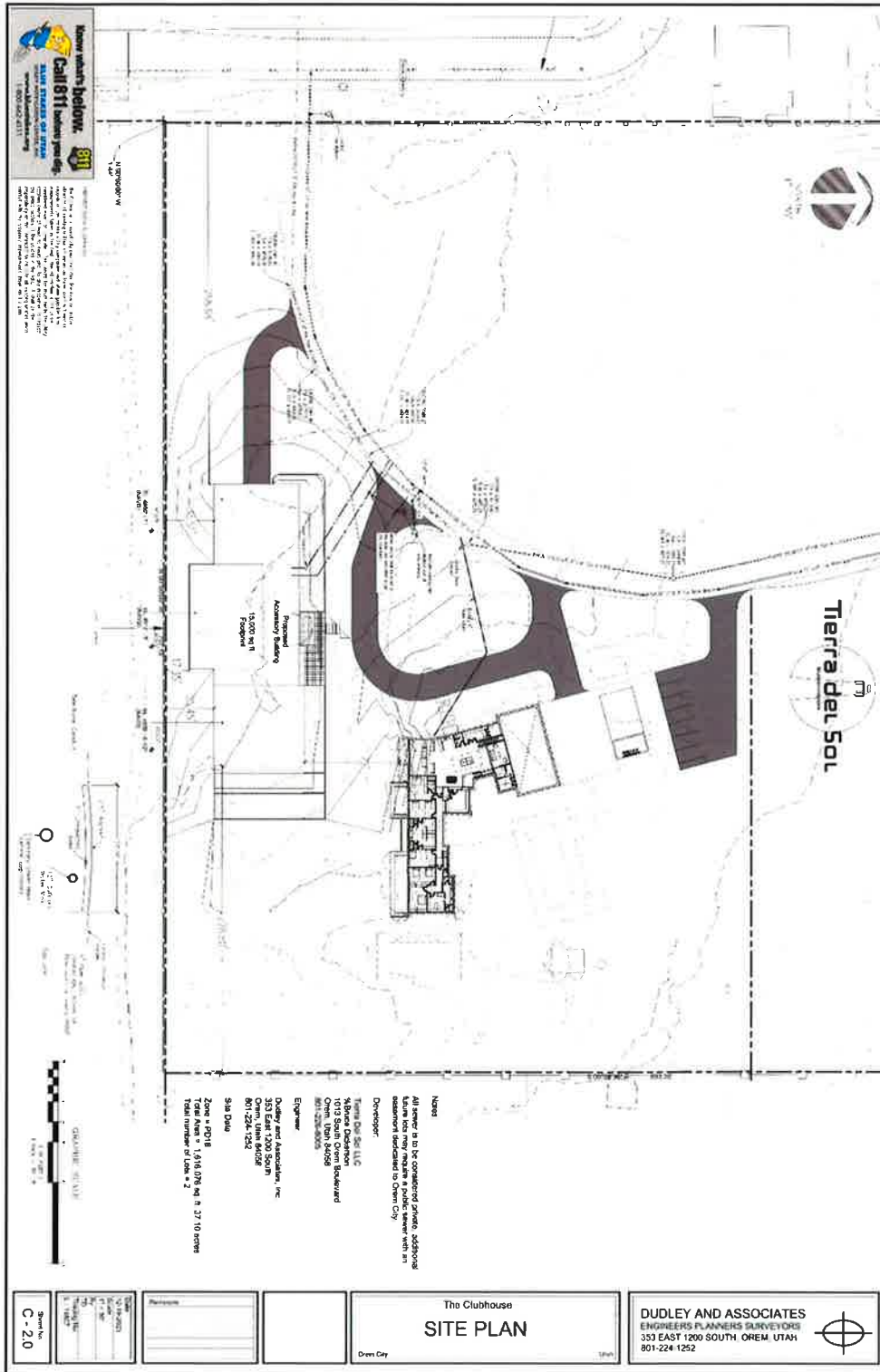
CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:


Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN
<i>Mike</i> Mark 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 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"/>

Exhibit "A" Site Plan



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Scale: 1" = 20'
 0 10 20 30 40 50 60 70 80 90 100
 Feet

Graphic Scale
 0 10 20 30 40 50 60 70 80 90 100
 Feet

Notes:
 And space is to be considered private. Additional
 information is provided in the notes section with an
 easement dedicated to Open City.

Developer:
 Tierra del Sol LLC
 1019 South Open Boulevard
 Open, Utah 84058
 801-224-4242

Engineer:
 Dudley and Associates, Inc.
 353 East 1200 South
 Open, Utah 84058
 801-224-4242

Site Data:
 Zone = RDT18
 Total Area = 1,518,078 sq ft ± 37.70 acres
 Total number of Lots = 2

Sheet No.
C-210

Project Name
 The Clubhouse

City
 Open City

The Clubhouse
SITE PLAN
 Open City

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

Elevations

