

RESOLUTION NO. PC-2024-0010

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION  
VACATING LOT 1 OF HILLS HIDDEN, PLAT A AND  
APPROVING HILLS HIDDEN, PLAT B LOCATED GENERALLY  
AT 170 WEST 1600 SOUTH IN THE R8 ZONE.

WHEREAS on December 8, 2023, Forrest Phillips filed an application with the City of Orem requesting the Planning Commission vacate Lot 1 of Hills Hidden, Plat A and approve Hills Hidden, Plat B located generally at 170 West 1600 South in the R8 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on March 6, 2024; and

WHEREAS 132 notices were mailed to the property owners within 500 feet of the property; 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 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 will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby vacates Lot 1 of Hills Hidden, Plat A and approves Hills Hidden, Plat B located generally at 170 West 1600 South in the R8 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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 6<sup>th</sup> day of March 2024.

  
CITY OF OREM, by  
Madeline Komen, Chair

ATTEST:

  
for Ryan L. Clark, Planning Commission Secretary

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

Exhibit "A"

### HILLS HIDDEN

#### PLAT "B"

#### A VACATION OF LOT 1 OF

#### HILLS HIDDEN PLAT "A"

Located w/in the NE 1/4 of Section 21, Township 6 South, Range 2 East  
Salt Lake Basin and Meridian  
Orem, Utah County Utah

Lot	Area	Acres
1	100' x 150'	0.125
2	100' x 150'	0.125
3	100' x 150'	0.125
4	100' x 150'	0.125
5	100' x 150'	0.125
6	100' x 150'	0.125
7	100' x 150'	0.125
8	100' x 150'	0.125
9	100' x 150'	0.125
10	100' x 150'	0.125
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12	100' x 150'	0.125
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21	100' x 150'	0.125
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97	100' x 150'	0.125
98	100' x 150'	0.125
99	100' x 150'	0.125
100	100' x 150'	0.125

**Legend**

- 1. Easement for utility lines
- 2. Easement for access
- 3. Easement for drainage
- 4. Easement for view
- 5. Easement for light and air
- 6. Easement for support
- 7. Easement for other purposes

**GRAPHIC SCALE**  
1" = 30'  
1" = 60'

**PLAT VACATION NOTICE**

THE CITY OF OREM IS HEREBY NOTICING THAT THE CITY OF OREM HAS REVIEWED THE PLAT VACATION OF LOT 1 OF HILLS HIDDEN PLAT "A" AND HAS DETERMINED THAT THE PLAT VACATION IS IN ACCORDANCE WITH THE CITY OF OREM PLAT VACATION ACT AND THE CITY OF OREM PLAT VACATION REGULATIONS.

**APPROVED BY:** \_\_\_\_\_  
City Engineer

**APPROVED BY:** \_\_\_\_\_  
Planning Commission Approval

**APPROVED BY:** \_\_\_\_\_  
City Council

**STATE OF UTAH**  
COUNTY OF UTAH } 33

Adopted and approved by the City of Orem on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Accepted by the City of Orem  
\_\_\_\_\_  
City Engineer

Accepted by the Planning Commission  
\_\_\_\_\_  
Planning Commission Approval

Accepted by the City Council  
\_\_\_\_\_  
City Council

**HILLS HIDDEN PLAT "B"**  
**A VACATION OF LOT 1 OF**  
**HILLS HIDDEN PLAT "A"**

Orem, Utah County, Utah

Scale: 1" = 30 Feet