

RESOLUTION NO. PC-2024-0013

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION VACATING LOT 2 OF MARTIN'S COVE SUBDIVISION AND APPROVING MARTIN'S COVE AMENDED SUBDIVISION LOCATED GENERALLY AT 690 NORTH 750 EAST IN THE R8 ZONE.

WHEREAS on February 2, 2024, Lauren Hales filed an application with the City of Orem requesting the Planning Commission vacate lot 2 of Martin's Cove Subdivision and approve Martin's Cove Amended Subdivision located generally at 690 North 750 East in the R8 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on March 20, 2024; and

WHEREAS 98 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 2 of Martin's Cove Subdivision and approves Martin's Cove Amended Subdivision located generally at 690 North 750 East 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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 20th day of March 2024.



CITY OF OREM, by
Madeline Komen, Chair

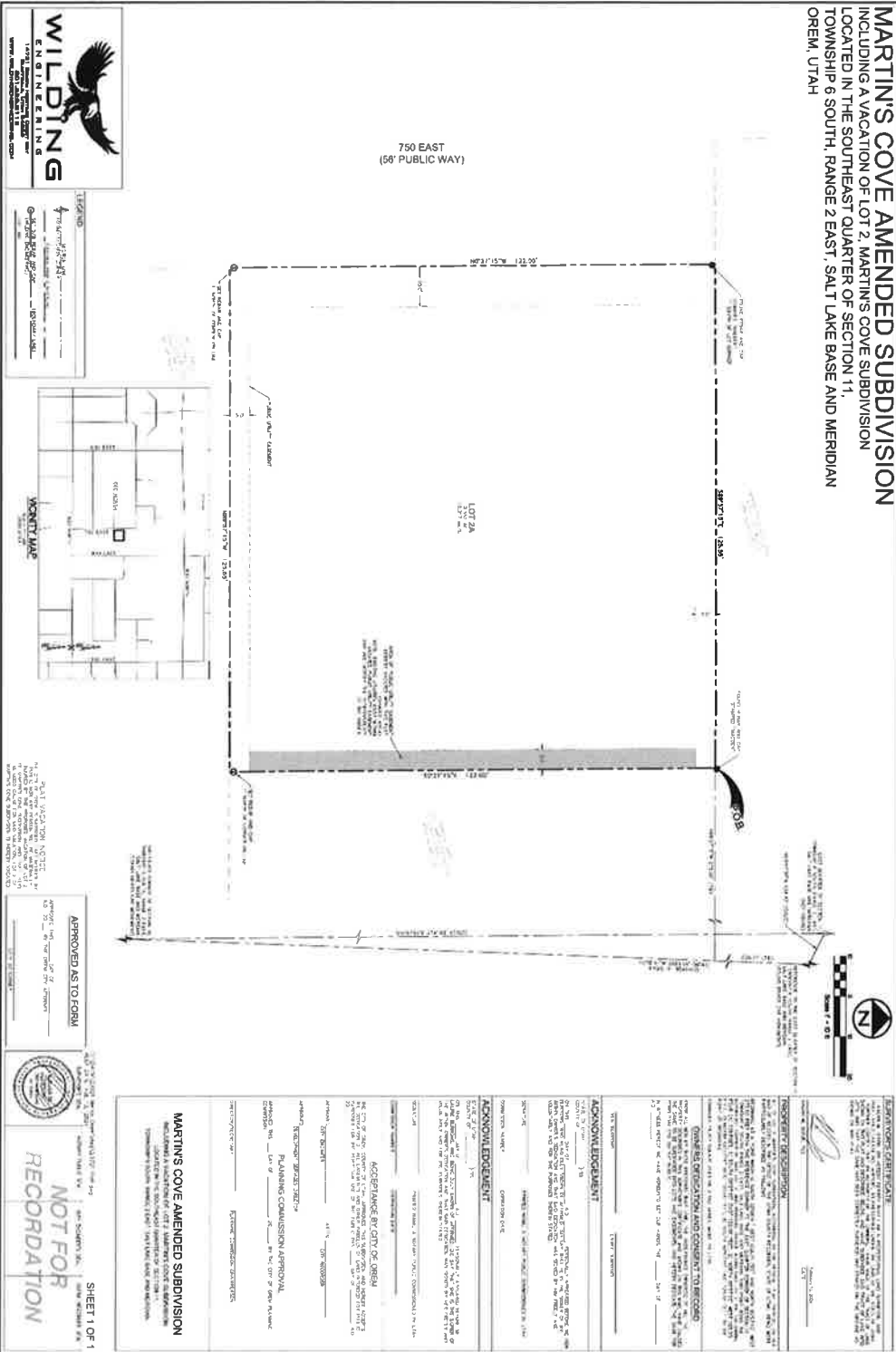
ATTEST:


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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Exhibit "A"

MARTIN'S COVE AMENDED SUBDIVISION
 INCLUDING A VACATION OF LOT 2, MARTIN'S COVE SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
 OREM, UTAH



LEGEND
 - 4' - 1/2" = 1' - 0" HORIZONTAL SCALE
 - 1/8" = 1' - 0" VERTICAL SCALE
 - 1/8" = 1' - 0" DISTANCE SCALE
 - 1/8" = 1' - 0" DISTANCE SCALE



NOTICE TO THE CONTRACTOR
 THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER OF RECORD AND THE CITY OF OREM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

APPROVED AS TO FORM
 DATE: _____ BY: _____
 TITLE: _____



NOT FOR RECORDATION
 SHEET 1 OF 1

GENERAL CONDITIONS
 THESE CONDITIONS SHALL GOVERN THE EXECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

PERMITS REQUIRED
 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF OREM AND THE STATE OF UTAH PRIOR TO CONSTRUCTION. THIS INCLUDES PERMITS FOR GRADING, UTILITY WORK, AND CONSTRUCTION.

GENERAL NOTES AND CONDITIONS
 ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE VACATED LOT TO THE CENTERLINE OF THE ADJACENT LOT. ALL DISTANCES SHALL BE TO THE CENTERLINE OF THE LOT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

ACKNOWLEDGEMENT
 I HAVE READ AND UNDERSTAND THE ABOVE CONDITIONS AND I AGREE TO BE BOUND BY THEM. I HAVE READ AND UNDERSTAND THE ABOVE CONDITIONS AND I AGREE TO BE BOUND BY THEM.

ACKNOWLEDGEMENT
 I HAVE READ AND UNDERSTAND THE ABOVE CONDITIONS AND I AGREE TO BE BOUND BY THEM. I HAVE READ AND UNDERSTAND THE ABOVE CONDITIONS AND I AGREE TO BE BOUND BY THEM.

ACCEPTANCE BY CITY OF OREM
 I HAVE REVIEWED THIS PLAN AND I ACCEPT IT AS SHOWN. I HAVE REVIEWED THIS PLAN AND I ACCEPT IT AS SHOWN.

PLANNING COMMISSION APPROVAL
 I HAVE REVIEWED THIS PLAN AND I APPROVE IT. I HAVE REVIEWED THIS PLAN AND I APPROVE IT.

MARTIN'S COVE AMENDED SUBDIVISION
 INCLUDING A VACATION OF LOT 2, MARTIN'S COVE SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
 OREM, UTAH