

RESOLUTION NO. PC-2024-0022

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
VACATING LOT 4 OF SYDNEY COVE PLAT "A" AND APPROVE
SYDNEY COVE PLAT "B" LOCATED GENERALLY AT 454 EAST
1600 SOUTH IN THE R6.5 ZONE.

WHEREAS on March 18, 2024, Grant Michael Bodine filed an application with the City of Orem requesting the Planning Commission vacate lot 4 of Sydney Cove Plat "A" and approve Sydney Cove Plat "B" located generally at 454 East 1600 South in the R6.5 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on May 1, 2024; and

WHEREAS 133 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 4 of Sydney Cove Plat "A" and approves Sydney Cove Plat "B" located generally at 454 East 1600 South in the R6.5 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 All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.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 1st day of May 2024.



CITY OF OREM, by
Madeline Komen, Chair

ATTEST:



Ryan L. Clark, Planning Commission Secretary

PLANNING COMMISSION MEMBER	AYE	NAY	ABSTAIN	ABSENT
Mike Carpenter	☒	☐	☐	☐
Gerald Crismon	☒	☐	☐	☐
James Hawkes	☒	☐	☐	☐
Helena Kleinlein	☒	☐	☐	☐
Madeline Komen	☒	☐	☐	☐
Murray Low	☐	☐	☐	☒
Haysam Sakar	☒	☐	☐	☐

PLAT "B"

SYDNEY COVE SUBDIVISION

MAYORALTY OF SYDNEY, CALIFORNIA
COUNTY OF SAN JUAN, CALIFORNIA
CITY OF SAN JUAN, CALIFORNIA

CONDITIONS OF APPROVAL

1. The applicant shall maintain the existing vegetation on the subject property.

2. The applicant shall maintain the existing easements on the subject property.

3. The applicant shall maintain the existing streets on the subject property.

4. The applicant shall maintain the existing utilities on the subject property.

5. The applicant shall maintain the existing structures on the subject property.

6. The applicant shall maintain the existing fences on the subject property.

7. The applicant shall maintain the existing signs on the subject property.

8. The applicant shall maintain the existing landscaping on the subject property.

9. The applicant shall maintain the existing parking areas on the subject property.

10. The applicant shall maintain the existing access points on the subject property.

PLATIFICATION NOTICE

THE CITY OF SAN JUAN, CALIFORNIA, HAS REVIEWED THE PLAT OF THE SYDNEY COVE SUBDIVISION, PLAT "B", AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 439, OF THE CALIFORNIA CIVIL CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 439, OF THE CALIFORNIA CIVIL CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 439, OF THE CALIFORNIA CIVIL CODE.

APPROVED AS TO FORM

PLAT "B"

SYDNEY COVE SUBDIVISION

THE CITY OF SAN JUAN, CALIFORNIA, HAS REVIEWED THE PLAT OF THE SYDNEY COVE SUBDIVISION, PLAT "B", AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 439, OF THE CALIFORNIA CIVIL CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 439, OF THE CALIFORNIA CIVIL CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 439, OF THE CALIFORNIA CIVIL CODE.

APPROVED AS TO FORM

OWNERS DECLARATION

I, the undersigned, being the owner of the subject property, hereby declare that the information provided in this declaration is true and correct to the best of my knowledge and belief.

ACTUAL ACQUISITION

I, the undersigned, being the owner of the subject property, hereby declare that the information provided in this declaration is true and correct to the best of my knowledge and belief.

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I, the undersigned, being the owner of the subject property, hereby declare that the information provided in this declaration is true and correct to the best of my knowledge and belief.