

RESOLUTION NO. PC-2025- 0055

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION  
**APPROVING** THE COVE ESTATES PLAT J PLAT AMENDMENT  
LOCATED GENERALLY AT 1030 NORTH 1510 EAST

WHEREAS on July 7<sup>th</sup>, 2025, Anthony Archibald filed an application with the City of Orem requesting the City approve the Cove Estates Plat J Plat amendment, which will combine the lots located at 1030 North 1510 East and 1006 North 1520 East; and make the Public Utility Easement (PUE) located along the shared backyard property line solely in favor of Comcast; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on December 17th, 2025; and

WHEREAS a notice of the Planning Commission public hearing for this Plat Amendment application was posted in all required locations and within the timeline mandated by the State of Utah and by Orem City Code; 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 will not negatively affect the health, safety, and general welfare of the City.
2. The Planning Commission hereby approves the Coves Estates Plat J Plat Amendment with the following conditions:
  - a. The applicant shall provide bonding for the demolition of the existing home on the property at 1006 North 1520 East, and for the installation of a site-obscuring six-foot fence in the appropriate areas as required by section 17-7-10(E).

- b. The applicant shall install low-maintenance landscaping in the area along the frontage of 1006 North 1520 East and shall maintain it in good condition to meet the requirements of sections 22-14-13(B) and (D).
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 December 2025.



CITY OF OREM, by  
Madeline Komen, Chairman

ATTEST:



Gary McGinn, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rod Erickson	<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"/>
Britton Runolfson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Haysam Sakar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# Exhibit "A"

