

RESOLUTION NO. PC-2026 - 0028

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION
APPROVING THE PLAT AMENDMENT FOR OLD ORCHARD
PLAT L, LOCATED GENERALLY AT 457 E 1500 NORTH IN THE
PD-14 ZONE

WHEREAS on April 27th, 2026, Tyler Proskine, on behalf of the owner, filed an application with the City of Orem requesting the City approve the Plat Amendment for Old Orchard Plat L, which combines two neighboring lots of the owner's into one lot, in the vicinity of 457 E 1500 North in the PD-14 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on July 1st, 2026; and

WHEREAS a notice of the Planning Commission public hearing for this Preliminary Plat 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 Plat Amendment for Old Orchard Plat L located generally at 457 E 1500 North in the PD-14 zone as shown in Exhibit A.
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.

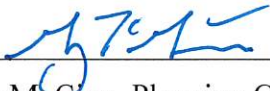
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 1st day of July 2026.



CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:



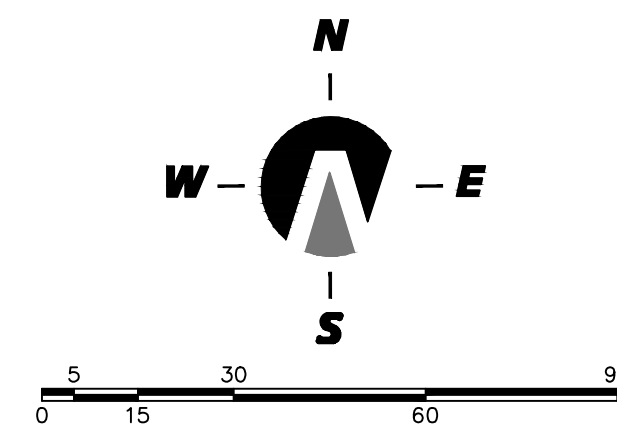
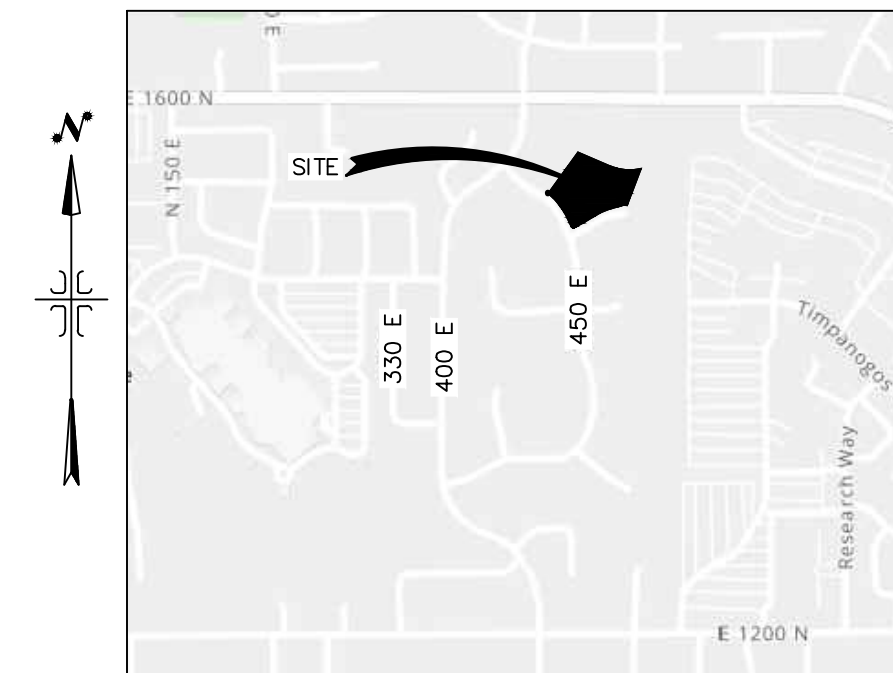
Gary McGinn, Planning Commission Secretary

PLANNING COMMISSION
MEMBER

AYE NAY ABSTAIN ABSENT

Jeff Reeves	☒	☐	☐	☐
Susan Madsen	☒	☐	☐	☐
Darren Hawkins	☐	☐	☐	☒
Karl Radmall	☒	☐	☐	☐
Madeline Komen	☒	☐	☐	☐
Britton Runolfson	☐	☐	☐	☒
Micah Ladle	☒	☐	☐	☐

NOTE: NO DRIVEWAY OR DRIVE ACCESS MAY BE LOCATED WITHIN TWENTY FIVE FEET (25') OF AN EXISTING FENCE WHICH IS GREATER THAN THREE FEET (3') IN HEIGHT.



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SURVEYOR'S CERTIFICATE

I KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172762 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE _____

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH. SAID BOUNDARY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, OLD ORCHARD ESTATES SUBDIVISION PLAT "C" AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 450 EAST STREET, SAID POINT ALSO BEGINNING AT A POINT NORTH 89°54'39" EAST ALONG THE SECTION LINE A DISTANCE OF 39.74 FEET; THENCE NORTH A DISTANCE OF 2201.40 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE N.36°02'33"E. A DISTANCE OF 266.88 FEET; THENCE S.66°50'00"E. A DISTANCE OF 180.60 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 265.00 FEET WITH AN ARC LENGTH OF 168.13 FEET HAVING A CENTRAL ANGLE OF 36°21'05" AND A CHORD BEARS S.85°00'31"E. 165.32 FEET; THENCE S.20°56'46"W. A DISTANCE OF 208.22 FEET; THENCE ALONG A NON-TANGENT CHORD LINE TO THE RIGHT WITH A RADIUS OF 100.00 FEET WITH AN ARC LENGTH OF 32.98 FEET HAVING A CENTRAL ANGLE OF 46°06'12" AND A CHORD BEARS S.87°53'40"W. 32.11 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 41.00 FEET WITH AN ARC LENGTH OF 9.83 FEET HAVING A CENTRAL ANGLE OF 13°43'49" AND A CHORD BEARS S.71°42'28"W. 9.80 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 39.71 FEET WITH AN ARC LENGTH OF 72.59 FEET HAVING A CENTRAL ANGLE OF 102°74'33" AND A CHORD BEARS S.73°20'31"W. 72.48 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET WITH AN ARC LENGTH OF 78.94 FEET HAVING A CENTRAL ANGLE OF 11°22'39" AND A CHORD BEARS S.62°25'51"W. 78.81 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 94.49 FEET WITH AN ARC LENGTH OF 106.53 FEET HAVING A CENTRAL ANGLE OF 6°27'31" AND A CHORD BEARS S.59°57'45"W. 106.47 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET WITH AN ARC LENGTH OF 24.62 FEET HAVING A CENTRAL ANGLE OF 94°02'32" AND A CHORD BEARS S.21°05'15"E. 24.62 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 750.25 FEET WITH AN ARC LENGTH OF 60.47 FEET HAVING A CENTRAL ANGLE OF 4°37'05" AND A CHORD BEARS N.25°04'30"W. 60.45 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 373.65 FEET WITH AN ARC LENGTH OF 150.93 FEET HAVING A CENTRAL ANGLE OF 23°08'37" AND A CHORD BEARS N.38°57'21"W. 149.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 107229 sq. ft. OR 2.46 acres OF LAND MORE OR LESS, AND 1 LOT

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS
DAY OF _____, A.D. 20____.

BY: _____

KIT YI DORROUGH

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20____, BY _____, WHO
REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY
AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

NOTARY PUBLIC

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20 ____.

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

APPROVED _____
DEVELOPMENT SERVICES DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 2026, BY THE CITY OF OREM
PLANNING COMMISSION.

DIRECTOR/SECRETARY PLANNING COMMISSION CHAIRPERSON

PLAT "L"
OLD ORCHARD ESTATES

BEING A VACATION OF LOTS 8 & 9 OF OLD ORCHARD ESTATES SUBD.
PLAT "C" LOCATED IN SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP
6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

SCALE: 1" = 30' FEET

UTAH COUNTY RECORDER STAMP

SOUTH 1/4 CORNER SECTION 2
T. 6S., R. 2E., SLB&M

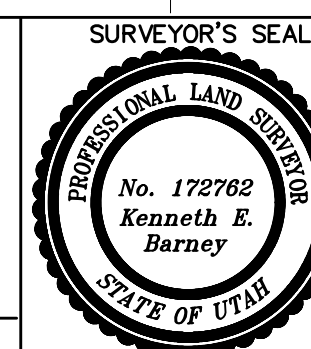
N89°54'39E
2669.15'
(BASIS OF BEARING)

SOUTHEAST CORNER SECTION 2
T. 6S., R. 2E., SLB&M



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

APPROVED AS TO FORM
City Attorney Date



	NOTARY PUBLIC SEAL
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CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP