CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
October 07, 2020

This meeting may be held electronically
to allow a Commission member to participate.

NOTICE OF ALL-ELECTRONIC MEETING AND OF OPPORTUNITY FOR PUBLIC PARTICIPATION

Pursuant to Planning Commission Chairman Mickey Cochran's Proclamation dated October 7, 2020, the Orem City Planning Commission meeting on October 7, 2020 will be an all-electronic meeting. There will be no anchor location for the meeting. The City cannot ensure the recommended minimum of six feet of social distancing for meeting participants at the usual anchor location in the Orem City Council Chambers. Therefore, holding the meeting at the City Council Chambers would present a substantial risk to the health and safety of those who may be present at the meeting and may contribute to the spread of COVID-19. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically.

To view the meeting: Please go to orem.org/meetings.

To make a comment: Please submit your comment through: orem.org/comments OR PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be entered into the record and forwarded to each Planning Commission member for review. Comments will also be read aloud during the live meeting when required by law or when time permits. Once an item has been voted on, that item will be closed to additional comments.

Thank you for your cooperation during these challenging times.

3:30 PM PRE-MEETING – CANCELED

4:30 PM REGULAR SESSION – ELECTRONIC

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1. PUBLIC HEARING – Vacating Strawberry Fields, Plat A and approving Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone.

Staff recommends the Planning Commission vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone.

Presenter:Cheryl Vargas

3.1_SR.C_Strawberry_Fields_Plat_A_Amended_2020.10.07.docx
Map.pdf
Vicinity Map.pdf
Strawberry_Fields_Current_Plat.pdf
Proposed Plat - Strawberry Fields Plat A Amd.pdf
Strawberry1.pdf
Strawberry3.pdf
Strawberry2.pdf

3.2. PUBLIC HEARING – Vacating Heritage Homes, Plat H and approving Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.

Staff recommends the Planning Commission vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.

Presenter:Cheryl Vargas

3.2_SR.C_Heritage_Homes_Plat_K_2020.10.07.docx
Vicinity Map.pdf
Map.pdf
Heritage Homes Plat H(Existing Plat).pdf
Plat K(Proposed Plat).pdf
Street View.pdf

4. MINUTES REVIEW AND APPROVAL

4.1. MINUTES REVIEW AND APPROVAL

Review and approve minutes from September 16, 2020

2020-09-16.pcmin - DRAFT.docx

5. ADJOURN

Next meeting scheduled for Wednesday, October 21, 2020

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions, please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

Item #: 3.1	**Planning Commission** October 7, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Tracy Rawle	**PUBLIC HEARING** – Vacating Strawberry Fields, Plat A and approving Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pan

SITE INFORMATION:

- General Plan Designation: **Professinal Services**
- Current Zone: **PRD**
- Acreage: 3.01
- Neighborhood: **Canyon View**

ACTION:
The Planning Commission is the final approving authority regarding the plat amendment request.

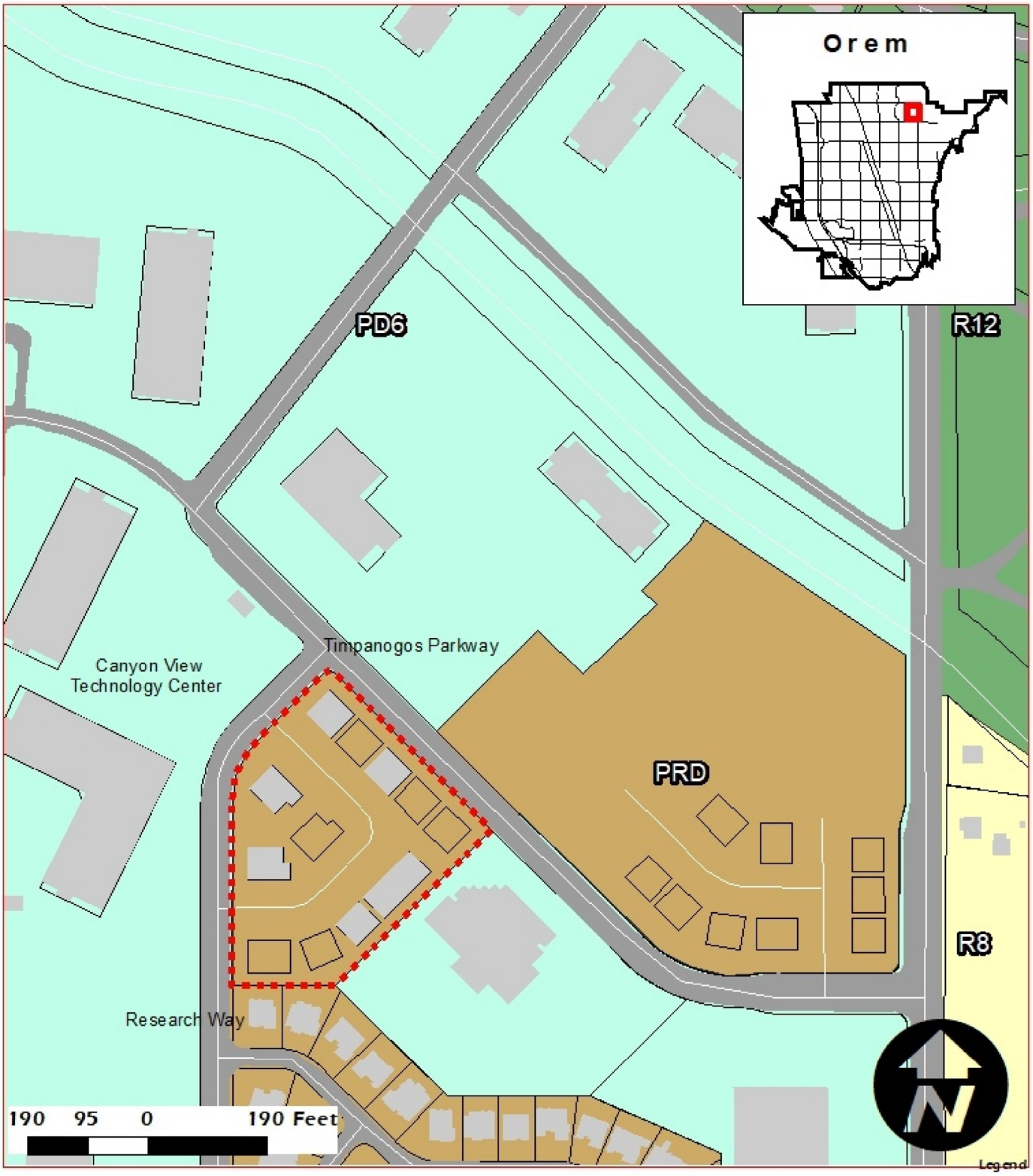
REQUEST: The applicant requests the Planning Commission vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone.

BACKGROUND:
The applicant desires to amend the existing plat in order to add Limited Common areas to the building pads. This will allow residents to fence their yards if they want to. There is also a minor address correction on Lot 1, it will be changed from 1303 North to 1309 North Strawberry Lane. No other changes are proposed.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Strawberry Fields, Plat A and approve Strawberry Fields, Plat A Amended generally located at 1309 North Strawberry Lane in the PRD zone.



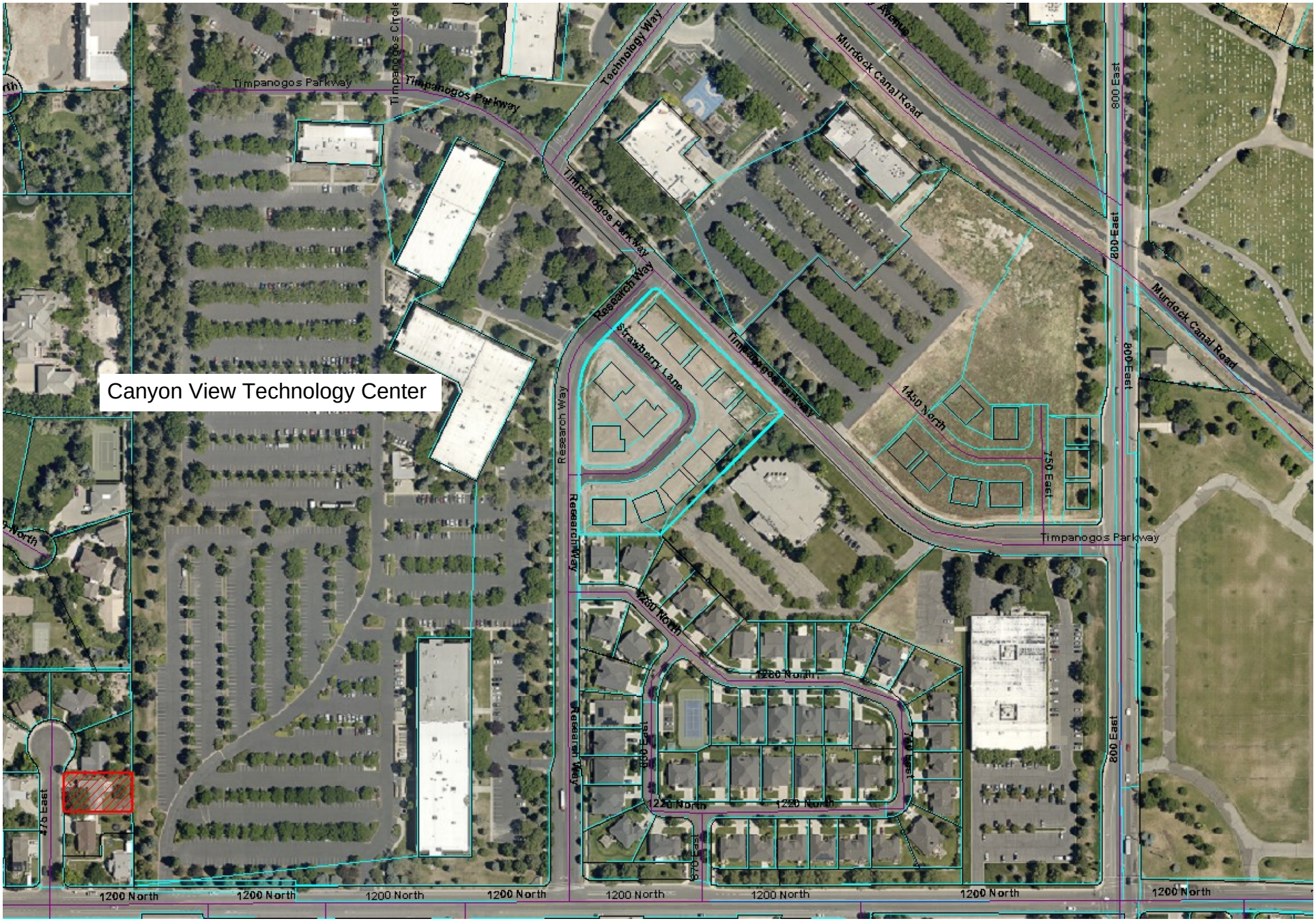
Strawberry Fields, Plat A Amended



Plat Amendment
PRD
3.01 Acres

NEIGHBORHOOD
Canyon View

Strawberry Fields, Plat A Amended
Buildings
Parcels


Canyon View Technology Center
Timpanogos Parkway
Timpanogos Circle
Technology Way
Murdock Canal Road
800 East
Research Way
Strawberry Lane
1450 North
750 East
1280 North
1220 North
870 East
475 East
1200 North

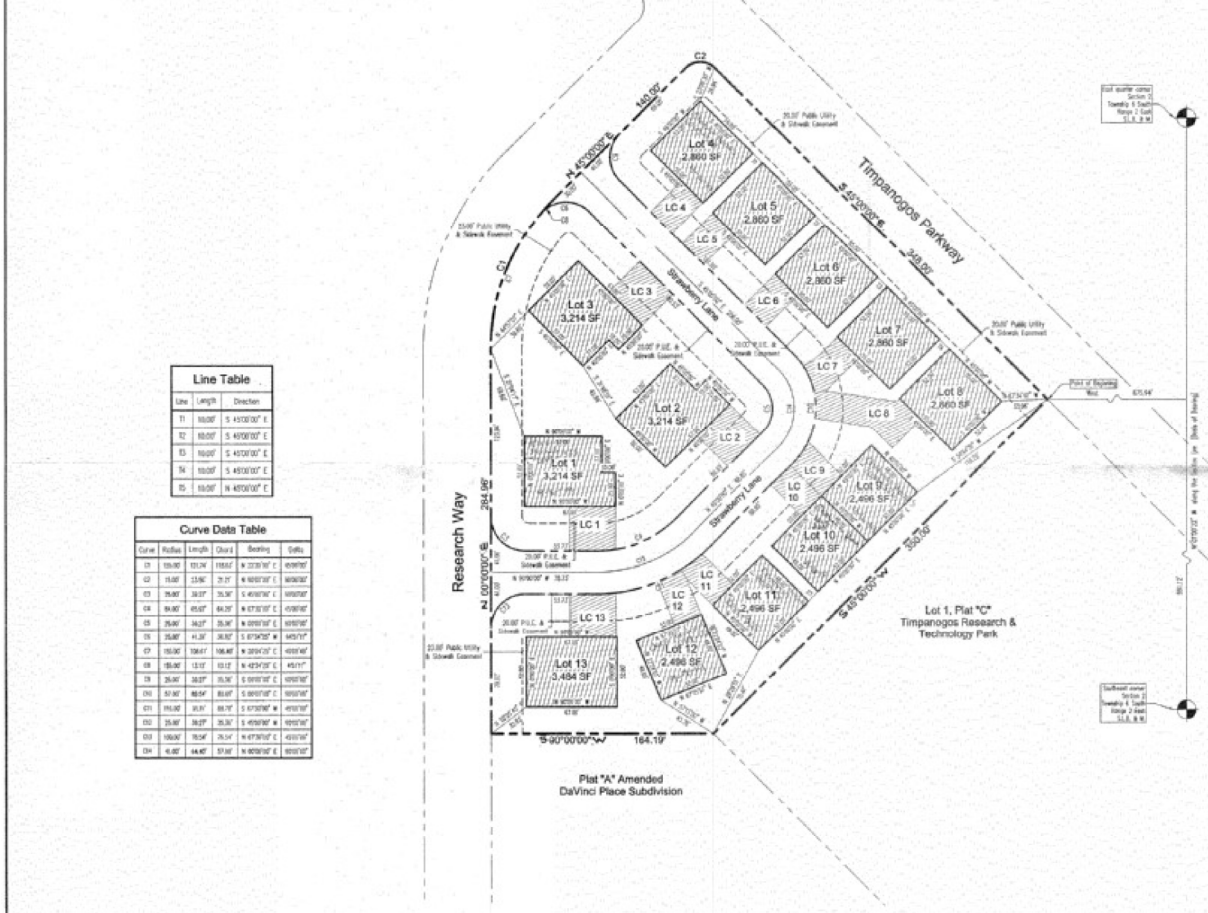
Plat "A", Strawberry Fields

A Residential Subdivision

Located in the Southeast quarter of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian

Including a Vacation of Lot 2, Plat C, Timpanogos Research & Technology Park

NORTH
1" = 40'





Vicinity Map

Line Table		
Line	Length	Direction
T1	10.00'	S 45°00'00" E
T2	10.00'	S 45°00'00" E
T3	10.00'	S 45°00'00" E
T4	10.00'	S 45°00'00" E
T5	10.00'	N 45°00'00" E

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	155.00	121.24	118.12	N 22°30'00" E	45°00'00"
C2	15.00	23.56	21.21	N 90°00'00" E	90°00'00"
C3	25.00	39.27	35.36	S 45°00'00" E	90°00'00"
C4	84.00	65.97	64.29	N 67°30'00" E	45°00'00"
C5	25.00	39.27	35.36	N 00°00'00" E	90°00'00"
C6	25.00	41.39	36.82	S 87°34'08" W	94°51'17"
C7	155.00	106.47	104.40	N 25°04'25" E	39°21'46"
C8	155.00	15.12	15.12	N 45°34'25" E	5°35'17"
C9	25.00	39.27	35.36	S 00°00'00" E	90°00'00"
C10	57.00	89.54	80.61	S 00°00'00" E	90°00'00"
C11	155.00	91.31	89.72	S 67°30'00" W	33°45'35"
C12	25.00	39.27	35.36	S 45°00'00" W	90°00'00"
C13	106.00	78.54	76.74	N 67°30'00" E	42°27'04"
C14	41.00	64.40	57.98	N 90°00'00" E	90°00'00"

ADDRESS BLOCK	
Lot #	ADDRESS
1	1303 North Strawberry Lane
2	1329 North Strawberry Lane
3	1343 North Strawberry Lane
4	1346 North Strawberry Lane
5	1342 North Strawberry Lane
6	1338 North Strawberry Lane
7	1334 North Strawberry Lane
8	1330 North Strawberry Lane
9	1326 North Strawberry Lane
10	1320 North Strawberry Lane
11	1314 North Strawberry Lane
12	1310 North Strawberry Lane
13	1306 North Strawberry Lane

Private Area

Limited Common Area

Common Area

Surveyor's Certificate

I, Roger D. Dudley, 147806 as Prticy., do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. made a survey/caused under the laws of the State of Utah. I further certify by authority of the owners, I have of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 89°00'22" West along the Section line 991.12 and West 675.94 from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 45°00'00" West 350.00 feet; thence West 284.98 feet; thence North 284.98 feet; thence along the arc of a 155.00 foot radius curve to the right 121.74 feet (chord bears North 22°30'00" East 118.63 feet); thence North 45°00'00" East 140.00 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet (chord bears East 21.21 Feet); thence South 45°00'00" East 348.00 feet to the point of beginning.

AREA=3.917 acres

Basis of Bearing is North 0°00'22" West along the Section line from the Southeast corner of Section 2, to the East quarter corner of Section 2.

Basis of Bearing N 0°00'22" W along the Section line

8-9-2018
Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of the property described in the Surveyor's Certificate hereon and shown on this drawing, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this 15 day of August A.D. 2018

Strawberry Fields Development LLC

By Tracy Rowe - Manager

Acknowledgement

E# 427247:2018 Pg 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Sep 11 10:30 am FEE 0.00 BY TC
RECORDED FOR CITY OF OREM

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

The foregoing instrument was acknowledged before me this 15 day of August 2018 by Tracy Rowe, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

By Commission Number 687419

Notary Public Commissioned in Utah

By Commission Expires 3-1-20

Roger Durran Dudley
Print name of Notary

Acceptance by the 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. Signed this 21st day of August A.D. 2018.

Approved: City Engineer

Approved: City Recorder

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City

Planning Commission Approval

Approved this 21st day of August 2018 by the Orem City Planning Commission.

Director-Secretary — Chairman, Planning Commission — 8-20-2018 Resolution No.

Plat " A "

Strawberry Fields

Including a Vacation of Lot 2, Plat C, Timpanogos Research & Technology Park

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 40 Feet

PREPARED BY

DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

16238

PARTICIPATING

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the vacation of Lot 2, Plat "C", Timpanogos Research & Technology Park. Lot 2, Plat "C", Timpanogos Research & Technology Park is hereby vacated.

Approved as to Form

City Attorney — Date

DIRECTOR'S SEAL — 8/9/18

NOTARY PUBLIC SEAL

CITY COUNCIL APPROVAL SEAL

CORPORATE SEAL

SEC 2 T6S R2E SLM
Lot 2, Plat "C" Timpanogos Research & Technology Park

NORTH
1" = 40'

Plat "A", Amended
Strawberry Fields
A Residential Subdivision

Located in the Southeast quarter of Section 2, Township 6 South,
Range 2 East, Salt Lake Base and Meridian
Including a Vacation of Lot 2, Plat C, Timpanogos Research &
Technology Park

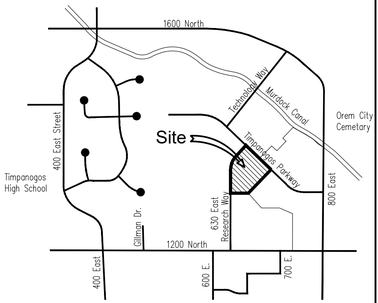


Plat "A" Amended
DaVinci Place Subdivision

Lot 1, Plat "C"
Timpanogos Research &
Technology Park

Line Table		
Line	Length	Direction
T1	10.00'	S 45°00'00" E
T2	10.00'	S 45°00'00" E
T3	10.00'	S 45°00'00" E
T4	10.00'	S 45°00'00" E
T5	10.00'	N 45°00'00" E

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	155.00'	121.74'	118.63'	N 22°30'00" E	45°00'00"
C2	15.00'	23.56'	21.21'	N 90°00'00" E	90°00'00"
C3	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"
C4	84.00'	65.97'	64.29'	N 67°30'00" E	45°00'00"
C5	25.00'	39.27'	35.36'	N 00°00'00" E	90°00'00"
C6	25.00'	41.39'	36.82'	S 87°34'25" W	94°51'11"
C7	155.00'	108.61'	106.40'	N 20°04'25" E	40°08'49"
C8	155.00'	13.13'	13.12'	N 42°34'25" E	4°51'11"
C9	25.00'	39.27'	35.36'	S 00°00'00" E	90°00'00"
C10	57.00'	89.54'	80.61'	S 00°00'00" E	90°00'00"
C11	116.00'	91.11'	88.78'	S 67°30'00" W	45°00'00"
C12	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C13	100.00'	78.54'	76.54'	N 67°30'00" E	45°00'00"
C14	41.00'	64.40'	57.98'	N 00°00'00" E	90°00'00"



Vicinity Map

ADDRESS BLOCK	
Lot #	ADDRESS
1	1309 North Strawberry Lane
2	1329 North Strawberry Lane
3	1343 North Strawberry Lane
4	1346 North Strawberry Lane
5	1342 North Strawberry Lane
6	1338 North Strawberry Lane
7	1334 North Strawberry Lane
8	1330 North Strawberry Lane
9	1326 North Strawberry Lane
10	1320 North Strawberry Lane
11	1314 North Strawberry Lane
12	1310 North Strawberry Lane
13	1306 North Strawberry Lane

Private Area

Limited Common Area

Common Area

All areas not covered by building is to be a Public Utility Easement

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED BY

DUDLEY AND ASSOCIATES INC.

Surveyor's Certificate

I, Roger D. Dudley , do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147809 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 01°00'22" West along the Section line 991.12 and West 675.94 from the Southeast corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 45°00'00" West 350.00 feet; thence West 164.19 feet; thence North 284.96 feet; thence along the arc of a 155.00 foot radius curve to the right 121.74 feet (chord bears North 22°30'00" East 118.63 feet); thence North 45°00'00" East 140.00 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet (chord bears East 21.21 feet); thence South 45°00'00" East 348.00 feet to the point of beginning.

AREA=3.017 acres

Basis of Bearing is North 01°00'22" West along the Section line from the Southeast corner of Section 2, to the East quarter corner of Section 2.

Basis of Bearing _____

Date

Surveyor
(See Seal Below)

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, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Strawberry Fields LLC

By: Jan Rowle – Manager

Elizabeth Baker Fielding Living Trust

By: Elizabeth Baker Fielding – Manager (Lot 11)

Acknowledgement

STATE OF UTAH
COUNTY OF UTAH } S.S.

The foregoing instrument was acknowledged before me this_____day of_____, 20____, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the 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. Signed this _____ day of _____, A.D. 20____.

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Planning Commission Approval

Approved this _____ day of _____ , 20____, by the Orem City Planning Commission.

_____ Director–Secretary

_____ Chairman, Planning Commission

_____ Resolution No.

Approved as to Form

_____
City Attorney Date

Plat " A " Amended

Strawberry Fields

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 40 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	CLERK–RECORDER SEAL




Strawberry Fields
CALL FOR DETAILS


FOR SALE
Ellery Robison
801-404-4606
UNDER CONTRACT
Strawberry Fields

Item #: 3.2	**Planning Commission** October 7, 2020	OREM
Prepared By: Cheryl Vargas		
Applicant: Keven Stratton	**PUBLIC HEARING** – Vacating Heritage Homes, Plat H and approving Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pan

SITE INFORMATION:

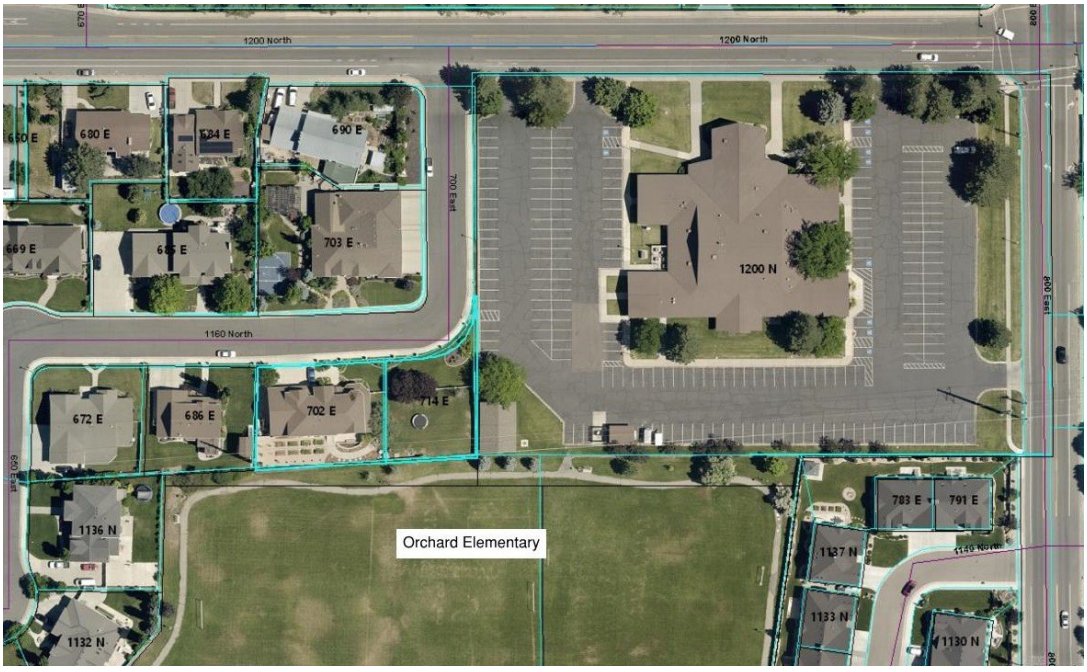
- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: .42
- Neighborhood: **Canyon View**

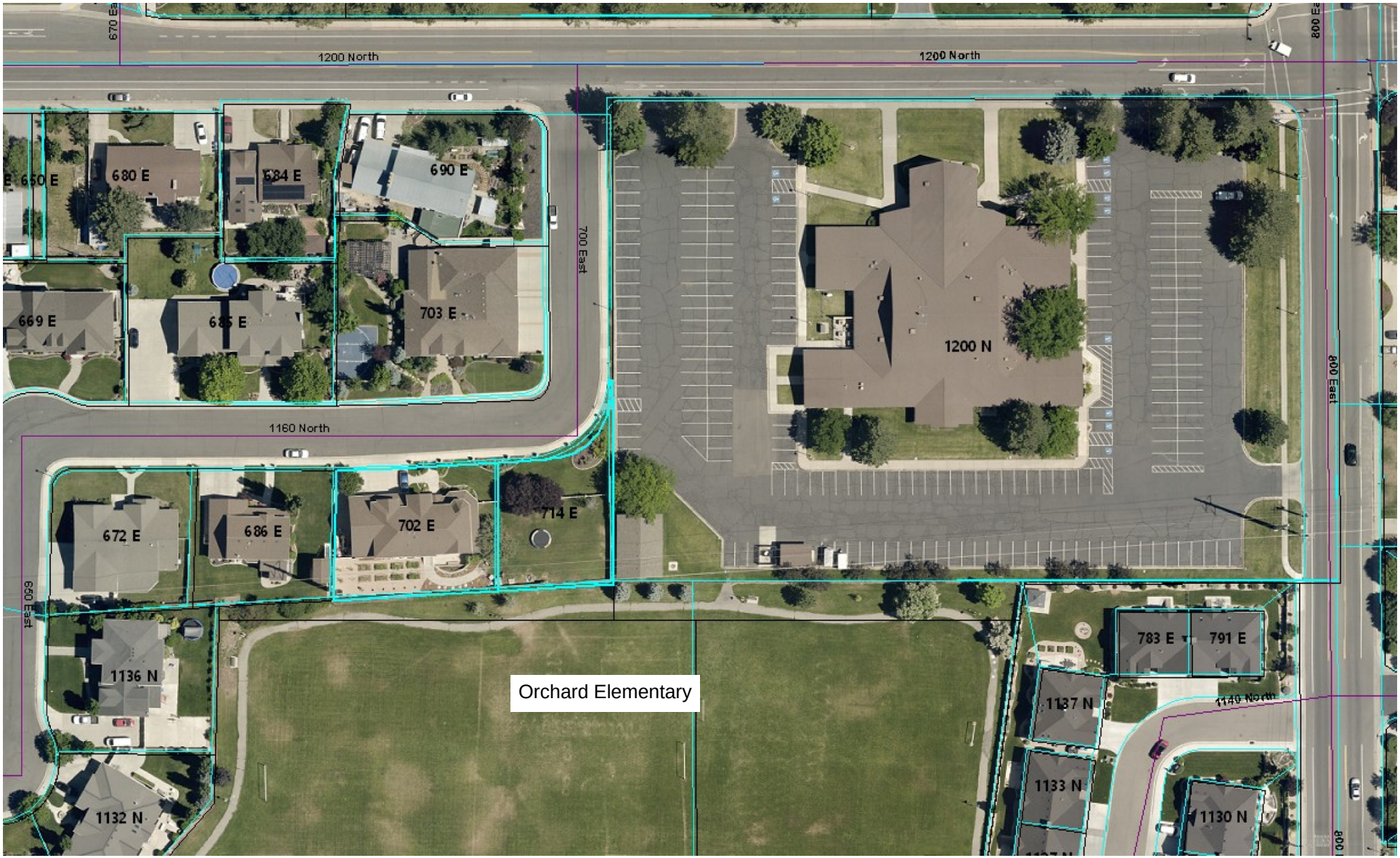
ACTION:
The Planning Commission is the final approving authority regarding the plat amendment request.

REQUEST: The applicant requests the Planning Commission vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.

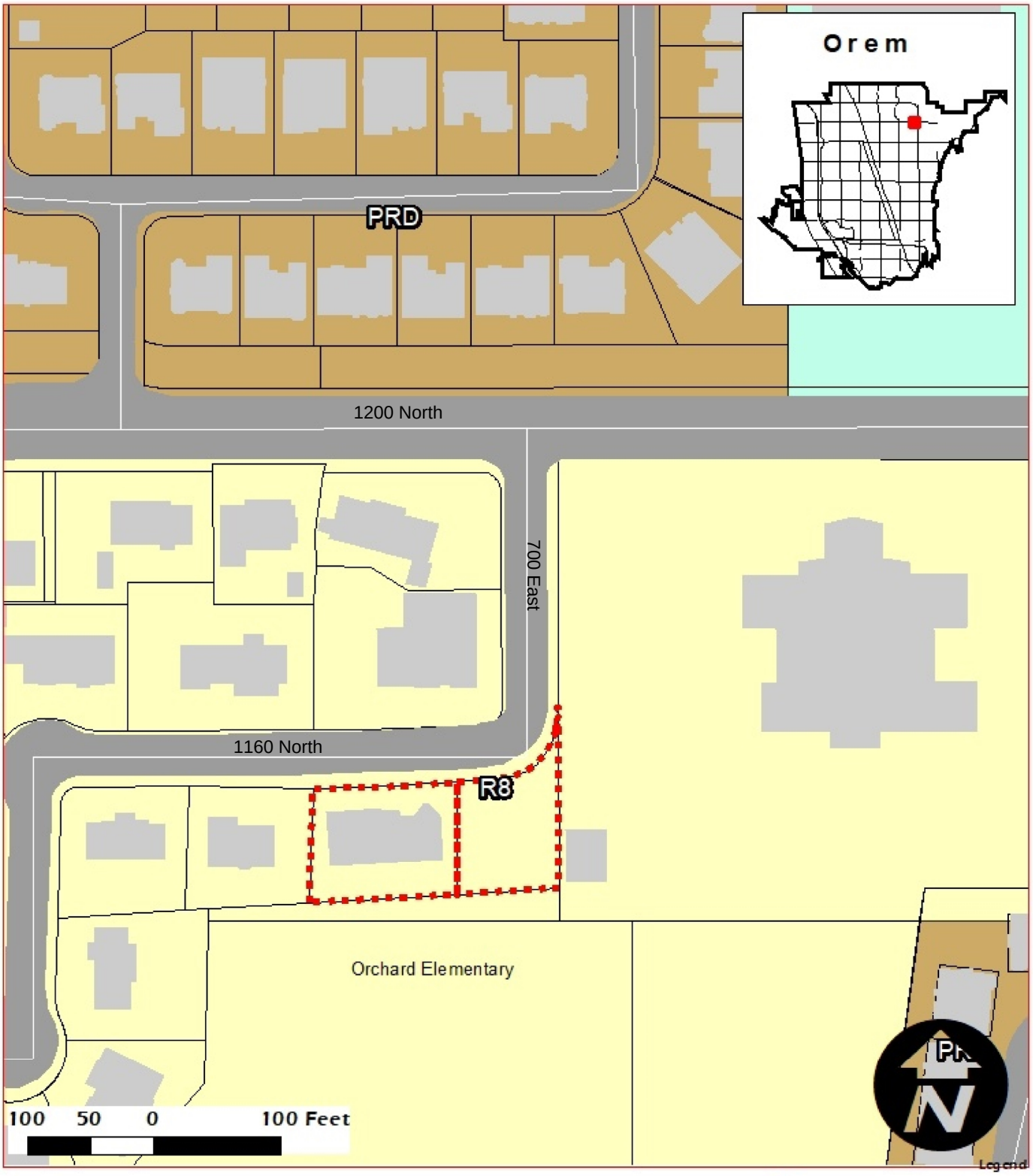
BACKGROUND:
The existing plat is a two-lot subdivision containing Lots 1 and 2, currently owned by the applicant. Lot 1 is .23 acres and Lot 2 is .17 acres. The new subdivision will consist of one lot that is .42 acres. The applicant is proposing to merge these two lots into one lot. There are no existing easements between the two lots, so no easement vacation is required. No other changes are proposed.

RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Heritage Homes, Plat H and approve Heritage Homes, Plat K generally located at 702 E 1160 North in the R8 zone.




1200 North
1200 North
680 E
684 E
690 E
700 East
669 E
685 E
703 E
1200 N
800 East
1160 North
672 E
686 E
702 E
714 E
650 East
1136 N
Orchard Elementary
783 E
791 E
1137 N
1140 North
1133 N
1132 N
1130 N

Heritage Homes, Plat H



Plat Amendment
R8
.42 Acres

NEIGHBORHOOD
Canyon View

Heritage Homes Plat K
Buildings
Parcels

Existing Plat

NORTH 1/4 CORNER
SECTION 11, TOWNSHIP
6 SOUTH, RANGE 2
EAST, S.L.B. & M.

N 89°54'39" E
1964.16' [1963.57']
SECTION LINE

NORTHEAST CORNER
SECTION 11, TOWNSHIP
6 SOUTH, RANGE 2
EAST, S.L.B. & M.

NORTH
1" = 20'

SOUTH
284.74' [284.66']

720 EAST STREET

1160 NORTH STREET

HERITAGE HOMES SUBD.
PLAT "F"

N 89°50'15" E
5.52' [5.52']

N 86°38'35" E
72.56'
95.68' [95.65']
23.12'

10' P.U.E.

C1
C2

702 E

714 E

LOT 1
8,000 SQ.FT.

LOT 2
10,430 SQ.FT.

5' P.U.E.

8' P.U.E.

N 01°30'40" E
91.64' [91.61']

N 00°23'07" W
90.12'

S 00°23'07" E
148.04' [147.99']

EXISTING IRRIGATION
BOX TO BE REMOVED

81.03'

S 86°38'35" W
117.17'
198.21' [198.15']

4F
5F
3F
10F
9F

ALPINE SCHOOL DISTRICT

1200 NORTH STREET
600 EAST
1130 NORTH
SITE
800 EAST STREET

VICINITY MAP

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	646.00' [645.81']	36.02' [36.01']	18.01' [18.01']	36.01' [36.00']	N 88°14'25" E	03°11'40"
C2	61.00' [60.98']	92.65' [92.63']	57.92' [57.90']	84.00' [83.98']	N 43°07'44" E	87°01'42"

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOTS 7 & 8, PLAT " F ", HERITAGE HOMES SUBDIVISION. LOTS 7 & 8, PLAT " F ", HERITAGE HOMES SUBDIVISION, IS HEREBY VACATED.

APPROVED _____ June 17, 1998
DATE

STATE PLANE COORDINATES

PT.	NORTHING	EASTING
A	723,412.70	1,948,251.07
B	723,131.10	1,950,214.64
C	723,131.12	1,950,220.15
D	723,132.22	1,950,256.14
E	723,137.82	1,950,351.62
F	723,199.11	1,950,405.03
G	723,051.12	1,950,410.03
H	723,039.52	1,950,212.22

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING NORTH 89°54'39" EAST ALONG THE SECTION LINE 1964.16 FEET AND SOUTH 284.74 FEET FROM THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

BEARING	DISTANCE	REMARKS
N 89°50'15" E	5.52'	
ARC LENGTH	36.02'	CHORD BEARS N 88°14'25" E 36.01' R = 646.00'
N 86°38'35" E	95.68'	
ARC LENGTH	92.65'	CHORD BEARS N 43°07'44" E 84.03' R = 61.00'
S 00°23'07" E	148.04'	
S 86°38'35" W	198.21'	
N 01°30'40" E	91.64'	TO THE POINT OF BEGINNING
		AREA = 18,429 SQ.FT. OR 0.42 ACRES

BASIS OF BEARING = NORTH 89°54'39" EAST ALONG THE SECTION LINE

AUGUST 22, 1996
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15 DAY OF September A.D. 1998

Heritage Memorial of Utah
Stratton Family Trust, L.C.
Richard J. Stratton

Heritage Memorials of Utah
Stratton Family Trust, L.C.
Laura A. Stratton

ACKNOWLEDGEMENT

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

ON THE 15 DAY OF Sept A.D. 1998 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY THE 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 22nd DAY OF September A.D. 1998 BY THE CITY OF OREM PUBLIC WORKS DIRECTOR.

APPROVED _____ CITY ENGINEER (See Seal Below)

APPROVED _____ PUBLIC WORKS DIRECTOR

ATTEST Donna R Beaver CITY RECORDER

PLANNING COMMISSION APPROVAL PC-98-007

APPROVED THIS 17 DAY OF JUNE A.D. 1998 BY THE OREM CITY PLANNING COMMISSION.

PLANNING DIRECTOR

CHAIRMAN, PLANNING COMMISSION

OCCUPANCY RESTRICTION NOTICE

THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCE ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

PLAT "H"

HERITAGE HOMES

INCLUDING A VACATION OF LOTS 7 & 8
OF PLAT "F", HERITAGE HOMES SUBDIVISION

SUBDIVISION

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

REGISTERED LAND SURVEYOR No. 147089 Roger D. Dudley STATE OF UTAH

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

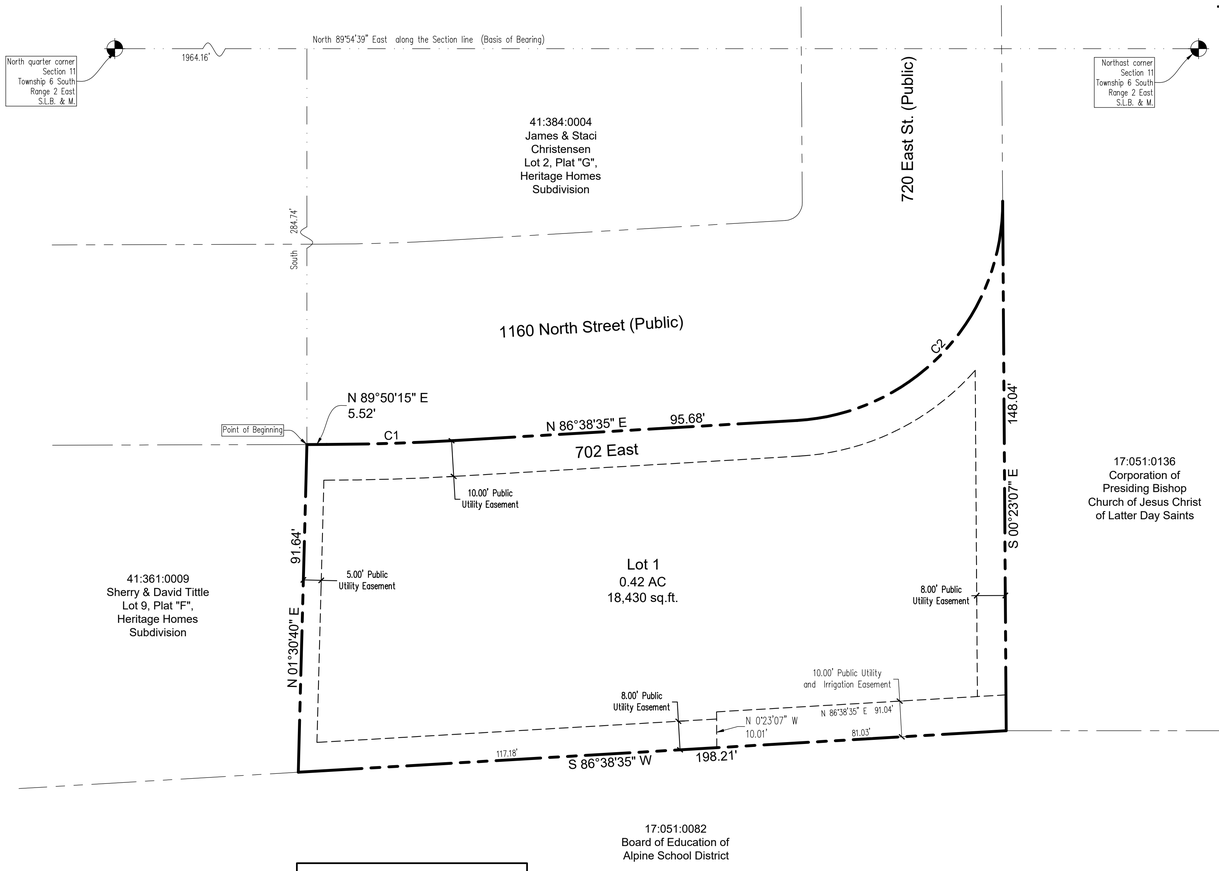
CORPORATE SEAL STATE OF UTAH

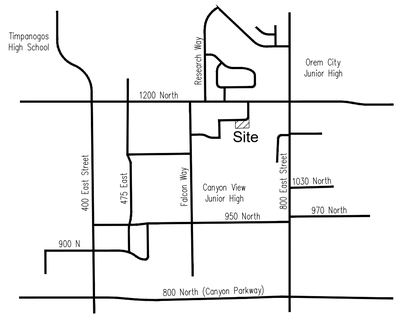
NE ¼ Sec 11, T6S, R2E, SLB&M

7745-90

Proposed Plat

NORTH
1" = 20'





Vicinity Map

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	646.00'	36.01'	36.01'	N 88°14'25" E	3°11'39"
C2	61.00'	92.65'	84.00'	N 43°07'44" E	87°01'37"

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

Boundary Description

Commencing at the Northwest corner of Lot 2, Plat "H", Heritage Homes Subdivision as shown on record in the office of the Utah County Recorder, Utah County, Utah, said point being located North 89°54'39" East along the Section line 1964.16 feet and South 284.74 feet from the North quarter corner of Section 11, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence along Plat "H", Heritage Homes Subdivision as follows: North 89°50'15" East 5.52 feet, along the arc of a 646.00 foot radius curve to the left 36.02 feet (chord bears North 88°14'25" East 36.01 feet), North 86°38'35" East 95.68 feet, along the arc of a 61.00 foot radius curve to the left 92.65 feet (chord bears North 43°07'44" East 57.92 feet), South 00°23'07" East 148.04 feet; thence South 86°38'35" West 198.21 feet, North 01°30'40" East 91.64 feet to the point of beginning.

Area = 18,430 sq.ft. or 0.42 Acre

Basis of Bearing is North 89°54'39" East along the Section line from the North quarter corner to the Northeast corner of said Section 11.

Date

Surveyor
(See Seal Below)

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, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

K & L Stratton Family Farms, LC

Kevin J. Stratton – Member

Laurie A. Stratton – Member

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____, 20___, by _____, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the 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. Signed this _____ day of _____, A.D. 20___.

Approved: _____ City Engineer

Approved: _____ City Recorder

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

Planning Commission Approval

Approved this _____ day of _____ , 20___, by the Orem City Planning Commission.

Director–Secretary | Chairman, Planning Commission | Resolution No.

Plat " K "

Heritage Homes

Including a Vacation of Lots 1 & 2, Plat "H", Heritage Homes Subdivision

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

Plat Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lots 1 & 2, Plat "H", Heritage Homes Subdivision. Lots 1 & 2, Plat "H", Heritage Homes Subdivision is hereby vacated.

Approved as to Form

City Attorney Date

SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY–COUNTY ENGINEER SEAL | CLERK–RECORDER SEAL

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.


Street View

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
September 16, 2020

The following items are discussed in these minutes:

- **SITE PLAN -** Site plan approval of Osmond Retail Orem located at 1296 West University Parkway - Approved
- **PUBLIC HEARING -** Vacating Lot 9 of Victory Heights, Plat A and final plat approval of Victory Heights, Plat H located at 1110 North 75 East - Approved
- **PUBLIC HEARING** – Vacating Lots 2 and 3 of Johnson's Grove, Plat A and approval of Johnson's Grove, Plat B generally located at 512 South Carterville Road - Approved
- **PUBLIC HEARING** - vacating Lots 10 and 18, Elysian Fields Plat A and final plat approval of Elysian Fields Plat E located at 882 North 1000 East - Approved
- **PUBLIC HEARING** - vacating Lot 3 and Lot 6, Emil's Orchard Plat A and approval of the final plat of Emil's Orchard Plat B located generally at 1632 South 200 East - Approved
- **PUBLIC HEARING** – Annexing 1.86 acres of property located generally at 1526 South 1250 West and amend the Orem General Plan map by designating the property LDR/SW (Low Density Residential/ Southwest), and amending Section 22-5-3(A) of the Orem City Code and the zoning map by zoning the property OS5 – Positive recommendation to City Council

STUDY SESSION

Place: Canceled

REGULAR MEETING

NOTICE OF ALL-ELECTRONIC MEETING AND OF OPPORTUNITY FOR PUBLIC PARTICIPATION
Pursuant to Planning Commission Chairman Mickey Cochran's Proclamation dated September 16, 2020, the Orem City Planning Commission meeting on September 16, 2020 will be an all-electronic meeting. There will be no anchor location for the meeting. The City cannot ensure the recommended minimum of six feet of social distancing for meeting participants at the usual anchor location in the Orem City Council Chambers. Therefore, holding the meeting at the City Council Chambers would present a substantial risk to the health and safety of those who may be present at the meeting and may contribute to the spread of COVID-19. There will be no public access to the Orem City Council chambers. Those desiring to view or participate in the meeting must do so electronically.

To view the meeting: Please go to orem.org/meetings.

To make a comment: Please submit your comment through: orem.org/comments OR PlanningCommissionPublicComments@orem.org

Comments will be accepted before and during the meeting. All comments received will be entered into the record and forwarded to each Planning Commission member for review. Comments will also be read aloud during the live meeting when required by law or when time permits. Once an item has been voted on, that item will be closed to additional comments.

Thank you for your cooperation during these challenging times.

Place: Orem City Council Chambers

At **4:30 p.m.** Chair Cochran called the Planning Commission meeting to order and asked Mr. Cook, Planning Commission member, to offer the invocation.

Those present: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Jake Harding, Associate Planners; Grant Allen and Matt Taylor, Long Range

Planners; Sam Kelly, City Engineer; Brady Hale, Traffic Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison via Zoom

Those excused: Haysam Sakar, Ross Spencer and Mike Staker, Planning Commission members

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Jared Osmond for the Planning Commission to approve the site plan of Osmond Retail Orem located at 1296 West University Parkway in the PD21 zone.



Staff Presentation: The applicant is proposing to build a small 1300 square foot building for Roxberry Juice with a drive-thru. They will remove the current CNG awning.

Architecture: The proposed one-story structure will be 1,300 square feet.

Parking: They have met all the required parking requirements. Six spaces were required, and they have provided two existing plus four new places for a total of six parking spaces including a handicap space.

Dumpster: The dumpster is to the north of the project and enclosed as required by code.

Landscaping: The overall landscape plan complies with applicable City and PD21 codes. The existing landscaping along University Parkway will remain.

Transportation/Engineering: No Concerns.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the site plan of Osmond Retail Orem located at 1296 West University Parkway in the PD21 zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding.

Chair Cochran invited the applicant to speak via telephone. Mr. Osmond introduced himself. He said Roxberry Juice has signed the contract. Mr. Cochran asked if there is not a need for a natural gas station there. Mr. Osmond said he understands that they have sold the business and have moved the equipment off site, but he does not know what happened or why they sold it. Ms. Jensen asked which side of the building the drive-thru is on. Mr. Cochran said it will be on the University Parkway side.

Chair Cochran asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to approve the site plan of Osmond Retail Orem located at 1296 West University Parkway in the PD21 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by Max Behling for the Planning Commission to vacate Lot 9 of Victory Heights, Plat A and approve the final plat of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone.



Staff Presentation: The applicant owns the property at 1110 North and he noticed that the properties to the south of him had property lines that went all the way to the canal that runs behind their properties. He also wanted to add that small strip of land to his property and have his property line run to the canal.

He was able to purchase that strip of land and acquire letters from the five utility companies and the North Union Canal company to vacate an existing Public Utility Easement. With the new plat, Victory Heights, Plat H, there will be a new three foot Public Utility Easement that will run the length of the property next to the canal.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 9 of Victory Heights, Plat A and approve the final plat of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding. Mr. Cochran asked with the prescriptive easement that the canal company maintains along the back, is it not sixteen feet on either side from the center of the canal. Mr. Bench said the canal company signed off on this so the existing width is sufficient.

Chair Cochran invited the applicant to speak via telephone. Max Behling introduced himself. Mr. Cochran asked how far out he was planning on expanding the building. Mr. Behling said he will be ten to eleven feet from the canal.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cook moved to vacate Lot 9 of Victory Heights, Plat A and approve the final plat of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by Scott Dent for the Planning Commission to vacate Lots 2 and 3 of Johnson's Grove, Plat A and approve Johnson's Grove Plat B generally located at 512 South Carterville Road in the R12 zone.



Staff Presentation: The applicant owns the property at 512 South Carterville Road. A previous owner built a large shed (the shed was permitted) on the property line between 512 South and 496 South Carterville. Sometime later, the owner at 496 South purchased the property with the shed and that was recorded at the County; however, it did not go through the City as a plat amendment.

The house at 512 South has now been demolished in preparation of building a new home. That permit cannot move forward until the property lines have been properly platted and recorded at the County. Johnson's Grove, Plat B will move the property lines to the proper location and the shed and the property it sits on will officially be a part of 496 S Carterville Road.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 2 and 3 of Johnson's Grove, Plat A and approve Johnson's Grove Plat B generally located at 512 South Carterville Road in the R12 zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding.

Chair Cochran invited the applicant to speak via telephone. Scott Dent introduced himself. His clients bought the property about six months ago with the intent to build a new home there and had no idea about this property line discrepancy. This will correct a past mistake.

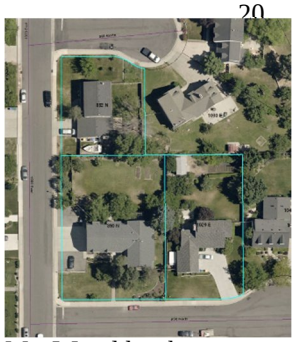
Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cochran moved to vacate Lots 2 and 3 of Johnson's Grove, Plat A and approve Johnson's Grove Plat B generally located at 512 South Carterville Road in the R12 zone. Mr. Roberts seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.4**:

Agenda Item 3.4 is a request by Cameron Davis for the Planning Commission to vacate Lots 10 and 18, Elysian F final plat approval of Elysian Fields Plat E located at 882 N R8 zone.



Staff Presentation: The applicant lives in the proposed Lot 1 (882 North 1000 East), Jackie Wood lives on the proposed Lot 2 (862 North 1000 East), and the Wollaston family lives on the proposed Lot 3 (1029 East 850 North).

The applicant is interested in constructing a garage on his property in which to store his boat. After talking with the planning department, he came to the conclusion that in order to get a structure the size he needed, he would need to purchase additional land from his neighbor, Jackie Wood. This would allow him enough space to build the addition and be able to meet the required setbacks. Ms. Wood has been cooperative and has agreed to sell the portion of land that the applicant needs. As part of the review of this plat, it was discovered that the Wollaston family had an illegal nuisance strip they purchased from Ms. Wood. The City required them to fix the issue, and they decided it would be best to be a part of this plat amendment.

There is an existing easement on Lot 1 that the applicant determined needed to be vacated to build the garage. All other letters of vacation were obtained a few months ago. However, it was discovered that CenturyLink had an existing line in that easement. After working with them for a few months, they have moved the line to the proposed easement and have provided a letter of vacation.

All the proposed lots meet the minimum lot size and width requirements.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lots 10 and 18, Elysian Fields Plat A and final plat approval of Elysian Fields Plat E located at 882 North 1000 East in the R8 zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding.

Chair Cochran invited the applicant to speak via telephone. Cameron Davis introduced himself. He said he purchased twenty-five feet of land from his neighbor not the ten feet mentioned in the presentation.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jensen moved to vacate Lots 10 and 18, Elysian Fields Plat A and final plat approval of Elysian Fields Plat E located at 882 North 1000 East in the R8 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.5**:

Agenda Item 3.5 is a request by Steve Baumgartner for the Planning Commission to vacate Lot 3 and Lot 6 Emil's Orchard, Plat A and approve the final plat of Emil's Orchard, Plat B located generally at 1632 South 200 East in the R6.5 zone.



Staff Presentation: The applicant owns both of these lots. He would like to have the garage on the proposed Lot 2 added to the proposed Lot 1. He still wants to maintain the ability to access the garage through an easement via 200 East.

There is an existing deep lot access to the proposed Lot 1 that runs to 1600 South from the north-west corner of the lot. The proposed new access easement through Lot 2 is 14ft. wide. It is not considered a deep lot access and would not be required to meet the 20ft. minimum width for those kinds of accesses.

The applicant has no desire to vacate existing easements and is not proposing to amend them. The 5ft. wide easement that is shown to run through the middle of the proposed Lot 1 reflects the easement that ran along the current edge of that lot.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 3 and Lot 6 Emil's Orchard, Plat A and approve the final plat of Emil's Orchard, Plat B located generally at 1632 South 200 East in the R6.5 zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding.

Chair Cochran invited the applicant to speak via telephone. The applicant was not present.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

When there were no comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Roberts moved to vacate Lot 3 and Lot 6 Emil's Orchard, Plat A and approve the final plat of Emil's Orchard, Plat B located generally at 1632 South 200 East in the R6.5 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Chair Cochran asked Mr. Harding to introduce **Agenda Item 3.6**:

Agenda Item 3.6 is a request by John Welch for the Planning Commission to annex 1.86 acres of property located generally at 1526 South 1250 West and amend the Orem General Plan map by designating the property LDR/SW (Low Density Residential/Southwest), and amend Section 22-5-3(A) of the Orem City Code and the zoning map by zoning the property OS5.

Staff Presentation: The applicant applied for the annexation a few months ago. The City Council accepted the application on June 8, 2020. After an application for annexation has been accepted, the State allows a 30 day period for the City and the County to determine that the annexation meets applicable requirements. After that period, a 30

day protest period for neighbors to voice their opinions and concerns. This 30 day period ended on September 2, 2020.

During the 30 day protest period. One comment was received by Orem City. The comment was made by the neighbor immediately to the west of this property. They came in person to the Development Services desk to express their concern about the irrigation ditch running through the proposed annexation property to their property. They were concerned as to whether their access to the ditch might be removed or limited by this annexation happening. The Department explained to them that if the annexation were to happen, their water rights would not be infringed upon and would be reviewed at the time of development

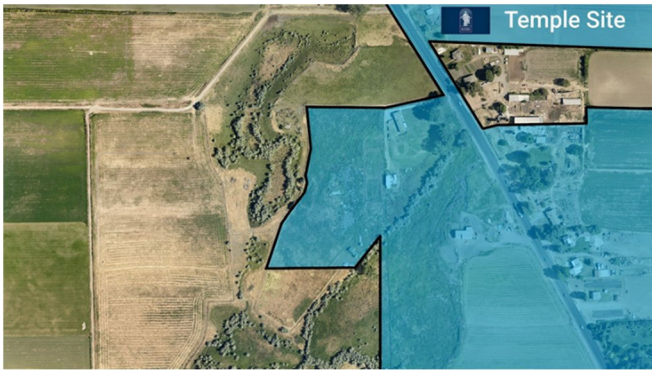
The proposed annexation property would be designated in the General Plan as LDR/SW (Low Density Residential/Southwest) and would be zoned as OS5.

The City has not received any plans to develop the property at this time.

Existing City Boundaries



Proposed City Boundaries



Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 9 of Victory Heights, Plat A and approve the final plat of Victory Heights, Plat H located at 1110 North 75 East in the R8 zone.

Chair Cochran asked if the Planning Commission had any questions for Mr. Harding.

Chair Cochran invited the applicant to speak via telephone. Mark Steffenson introduced himself. Mr. Cook asked what is the current general plan designation. Mr. Bench said it is currently Utah County. Mr. Cook asked what does the zone mean, is OS5 not a holding zone. Mr. Bench said it is a holding zone. Staff is anticipating that the owner will come back through the rezoning process to change it to a PRD or R8 zone. This just gets it into the City, holds it knowing they will come back for a rezone. Mr. Cook said the intent then is that it will be low density residential. Mr. Bench said yes, as a PRD it would be seven units or less per acre assuming the PRD gets approved.

Chair Cochran then opened the public hearing and invited those who wanted to make a comment on this item to send in their comments via email or chat.

A comment was made by the neighbor immediately to the west of this property. They came in person to the Development Services desk to express their concern about the irrigation ditch running through the proposed annexation property to their property. They were concerned as to whether their access to the ditch might be removed or limited by this annexation happening. The Department explained to them that if the annexation were to happen, their water rights would not be infringed upon and would be reviewed at the time of development.

When there were no more comments/chats, Chair Cochran closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cochran moved to forward a positive recommendation to the City Council for the annexation of 1.86 acres of property located generally at 1526 South 1250 West and amend the Orem

General Plan map by designating the property LDR/SW (Low Density Residential/Southwest), and amend Section 22-5-3(A) of the Orem City Code and the zoning map by zoning the property OS5. Ms. Jensen seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion to approve the minutes of September 2, 2020. Mr. Cook moved to approve the meeting minutes for September 2, 2020. Mr. Roberts seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Mr. Cook mentioned that during the last few weeks, they have been having a farmer's market in the city center park.

Adjourn: Chair Cochran called for a motion to adjourn. Mr. Cook moved to adjourn. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Camille Jensen and Barry Roberts. The motion passed unanimously.

Adjourn: 5:38 p.m.

Jason Bench
Planning Commission Secretary

Approved: