CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
November 2, 2022

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

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

1 Development Services tour

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER
2. INVOCATION/INSPIRATIONAL THOUGHT: BY INVITATION
3. 4:30 PM SCHEDULED ITEMS

3.1 PUBLIC HEARING – Vacating Lots 3, 4, 5 and 6 of the 15-52 Industrial Park, Plat A Subdivision and approving 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.

3.2 PUBLIC HEARING – Vacating Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approving Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone.

3.3 PUBLIC HEARING – Vacating Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone.

3.4 PRELIMINARY & FINAL PLATS – Approving the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.

4. MINUTES REVIEW AND APPROVAL

4.1 Review and approve minutes from October 19, 2022 meeting.

5. ADJOURN

5.1 The next meeting will be on Wednesday, November 16, 2022

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** November 2, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Rick Magness, AWA Engineering	PUBLIC HEARING – Vacating Lots 3, 4, 5 and 6 of the 15-52 Industrial Park, Plat A Subdivision and approving 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 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/pa

SITE INFORMATION:

- General Plan Designation: **Light Industrial**
- Current Zone: **M2**
- Acreage: **2.49**
- Neighborhood: **Geneva Heights**

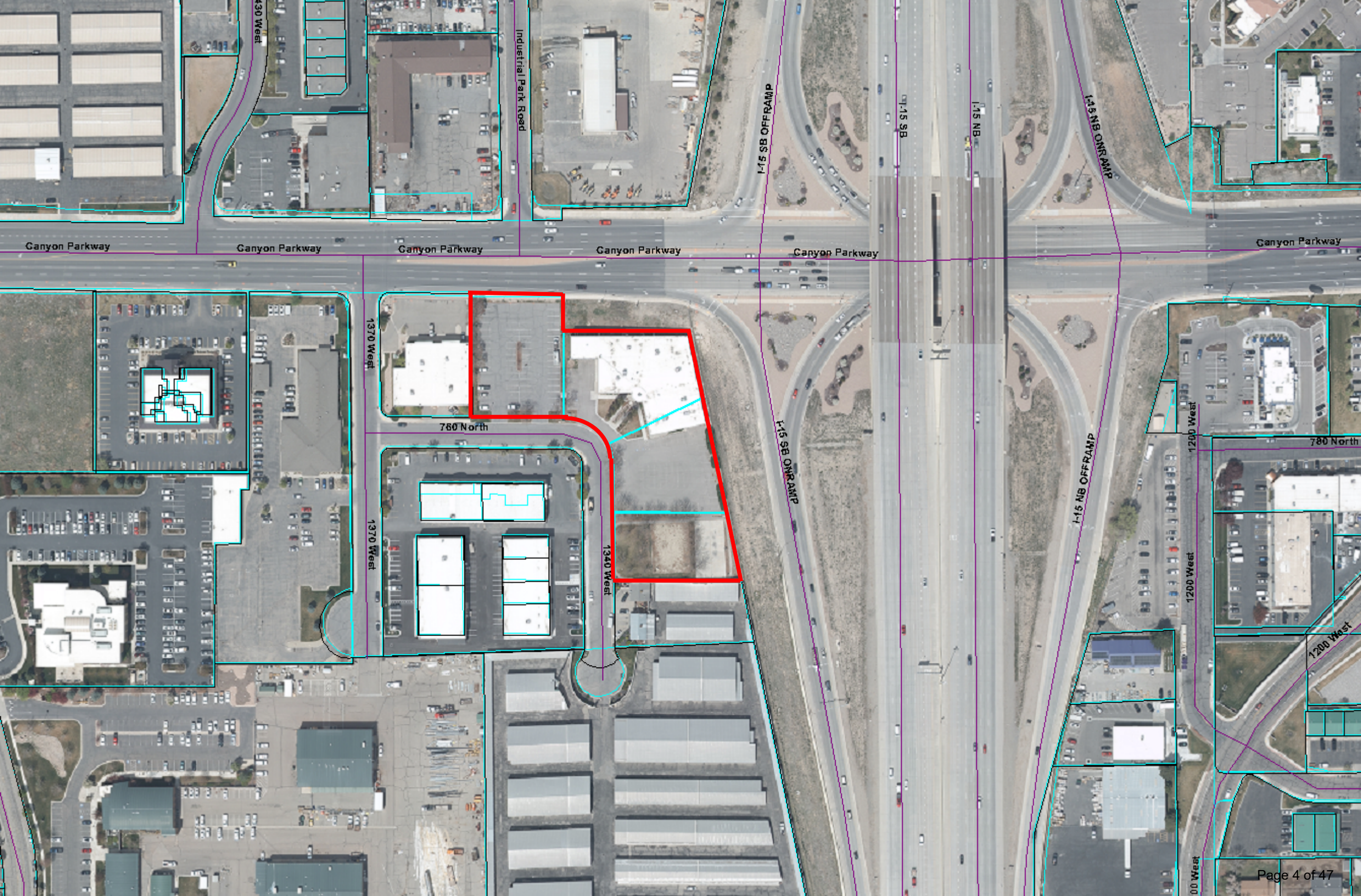
ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST:
The applicant requests the Planning Commission vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.

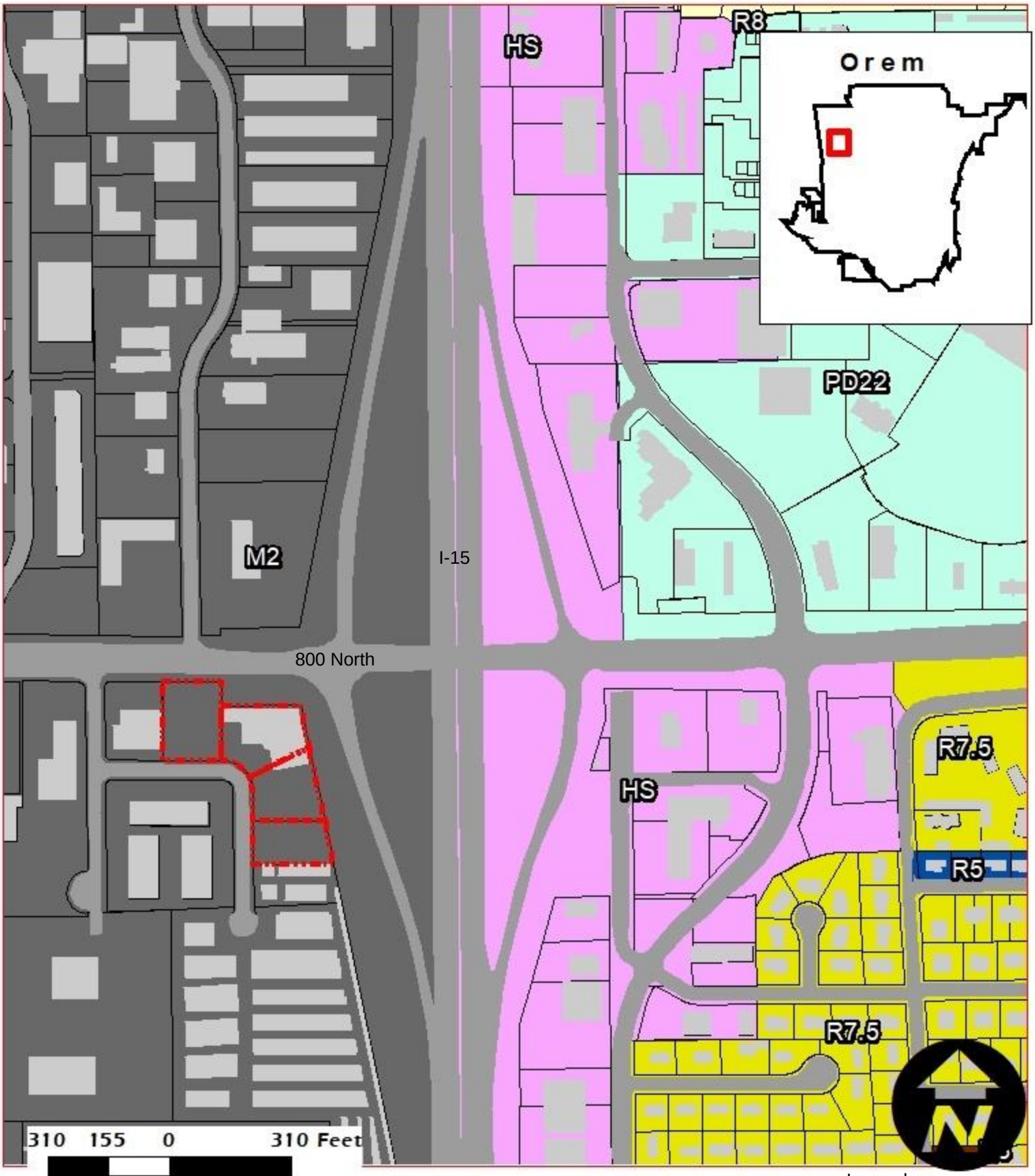
BACKGROUND:
The applicant is requesting to combine four lots (3,4,5 and 6) in the 15-52 Industrial Park, Plat A subdivision into one (1) large lot. The State purchased the property from the Boy Scouts of America in 2021 and will use this facility as the Utah County Community Corrections Center. Section 17-5-2 (Final Plat)

There will be no additional buildings built as the State will utilize the existing building. They will add a generator with transformer and two dumpsters in the west parking lot. They will also add a bike storage area, mechanical units and an outdoor fenced/secured area south of the building, as well as a new storage shed in the south landscape area.

RECOMMENDATION:
Staff recommends the Planning Commission vacate Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat A Subdivision and approve 15-52 Industrial Park, Plat C located generally at 750 North 1345 West in the M2 zone.


Canyon Parkway
Canyon Parkway
Canyon Parkway
Canyon Parkway
Canyon Parkway
Canyon Parkway
1430 West
Industrial Park Road
I-15 SB OFFRAMP
I-15 SB
I-15 NB
I-15 NB ONRAMP
1370 West
780 North
I-15 SB ONRAMP
I-15 NB OFFRAMP
1200 West
780 North
1340 West
1200 West
1200 West

15-52 Industrial Park Plat C



Legend

750 N 1345 West

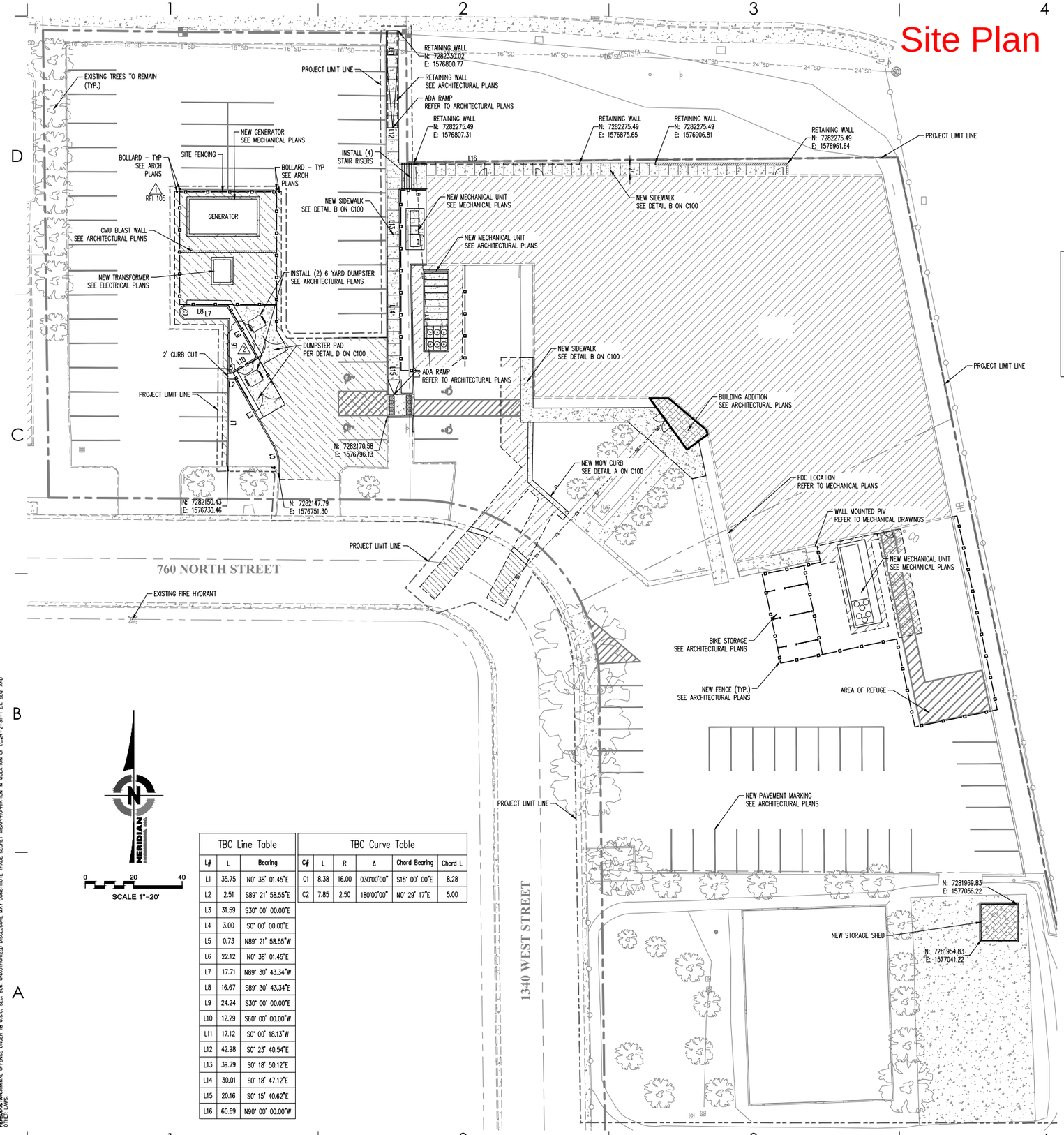
Buildings

Parcels

Plat Amendment
M2
2.49 Acres

NEIGHBORHOOD
Geneva Heights

Site Plan



TBC Line Table		
Line	L	Bearing
L1	35.75	N0° 38' 01.45"E
L2	2.51	S89° 21' 58.55"E
L3	31.59	S30° 00' 00.00"E
L4	3.00	S0° 00' 00.00"E
L5	0.73	N89° 21' 58.55"W
L6	22.12	N0° 38' 01.45"E
L7	17.71	N89° 30' 43.34"W
L8	16.67	S89° 30' 43.34"E
L9	24.24	S30° 00' 00.00"E
L10	12.29	S60° 00' 00.00"W
L11	17.12	S0° 00' 18.13"W
L12	42.98	S0° 23' 40.54"E
L13	39.79	S0° 18' 50.12"E
L14	30.01	S0° 18' 47.12"E
L15	20.16	S0° 15' 40.62"E
L16	60.69	N90° 00' 00.00"W

TBC Curve Table					
Curve	L	R	Δ	Chord Bearing	Chord L
C1	8.38	16.00	030°00'00"	S15° 00' 00"E	8.28
C2	7.85	2.50	180°00'00"	N0° 29' 17"E	5.00

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE, STAIRS, RAMPS, AND PAVEMENT MARKINGS.
2. REFER TO LANDSCAPE AND ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
5. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
6. REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED.

HATCH LEGEND

- ASPHALT PAVEMENT SEE DETAIL E ON SHEET C100
- NEW BUILDING
- NON VEHICLE CONCRETE OR SIDEWALK PER DETAIL B ON C100
- NEW SURFACE UTILITIES REFER TO CU300

ajc architects
703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 5691319

PROFESSIONAL ENGINEER
DATE: 10/14/22
No. 5251938-2202
MARK A. COOK
STATE OF UTAH

ARCHITECT / CONSULTANT

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

UDC COMMUNITY CORRECTIONS

748 NORTH 1340 WEST
OREM, UTAH 84057

SHEET NAME:
OVERALL SITE PLAN

REVISIONS

MARK	DATE	DESCRIPTION
1 RFI 105	05/16/2022	RFI 105
2	10/14/2022	REVIEW COMMENTS

ISSUE DATE:	**07.28.2021**
ISSUE TYPE:	**CONFORMANCE SET**
DRAWN BY:	**MAC**
CHECKED BY:	**RJV**
PROJECT#:	**2020-47**
SHEET NUMBER:	

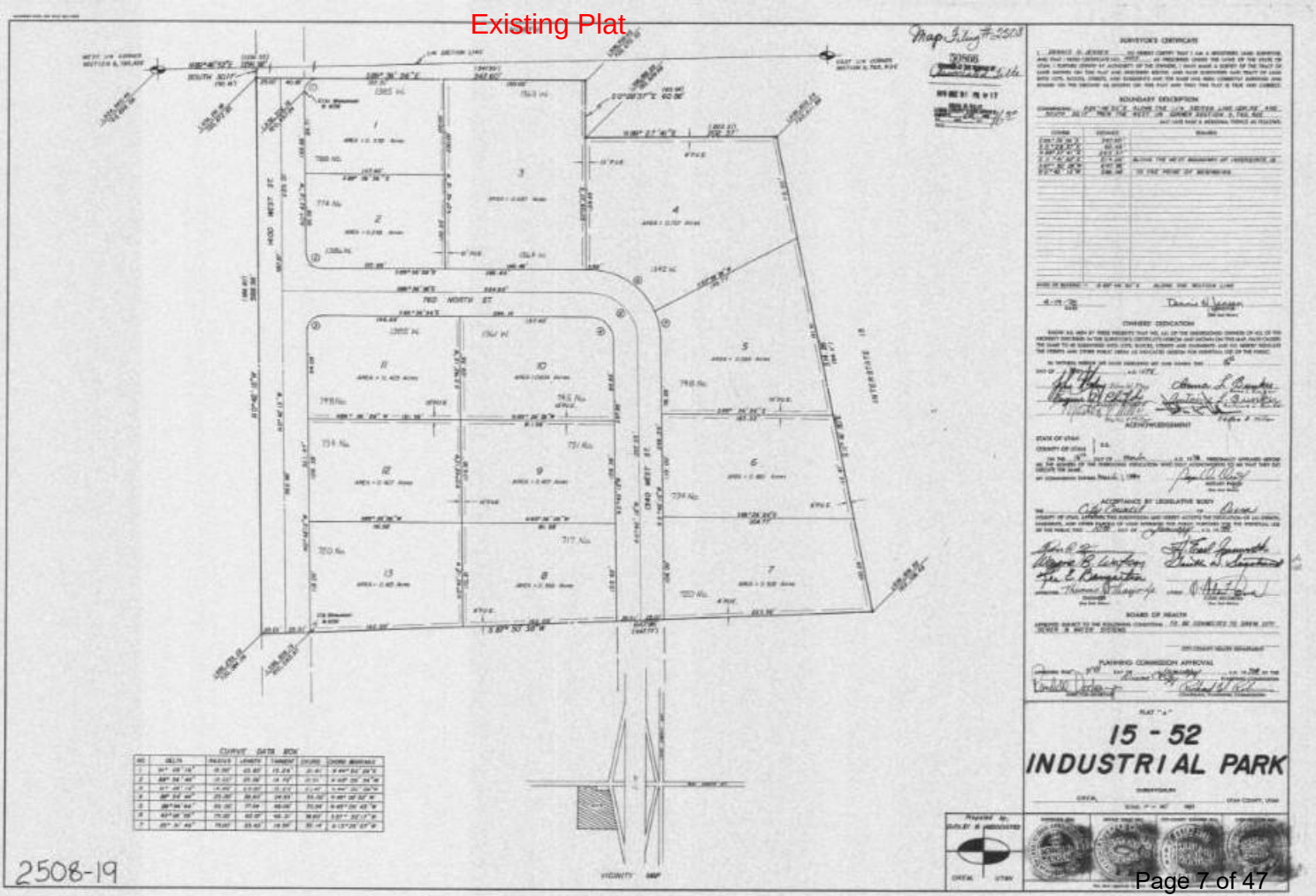
CS210

10/7/2020 2:32:04 PM BIM 360://UDC Community Corrections/2020-47 UDC Community Correction V20_Architecture.rvt

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF AJC ARCHITECTS PC, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE PRIOR WRITTEN CONSENT OF AJC ARCHITECTS PC.

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 18 U.S.C. SEC. 1836 AND OTHER LAWS.

Existing Plat



20-019sub

15-52 Industrial Park Plat C

Amending all of Lots 3, 4, 5 and 6 of 15-52 Industrial Park Plat A Subdivision, lying within the Southwest Quarter of Section 9, T6S, R2E SLB&M, U.S. Survey, in Orem City, Utah County, Utah

2022

Proposed Plat

DEPARTMENT REVIEW

SEWER /DATE 10.17.22

WATER /DATE 10/13/2022

STORM DRAIN /DATE 10/12/2022

TRAFFIC /DATE 10.17.22

STREET LIGHTS JDG /DATE 10/13/2022

FIRE MARSHAL JE /DATE 10/13/2022

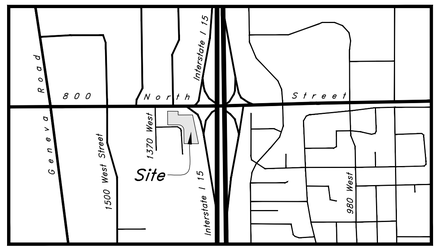
STREETS JET /DATE 10.17.22

Legend

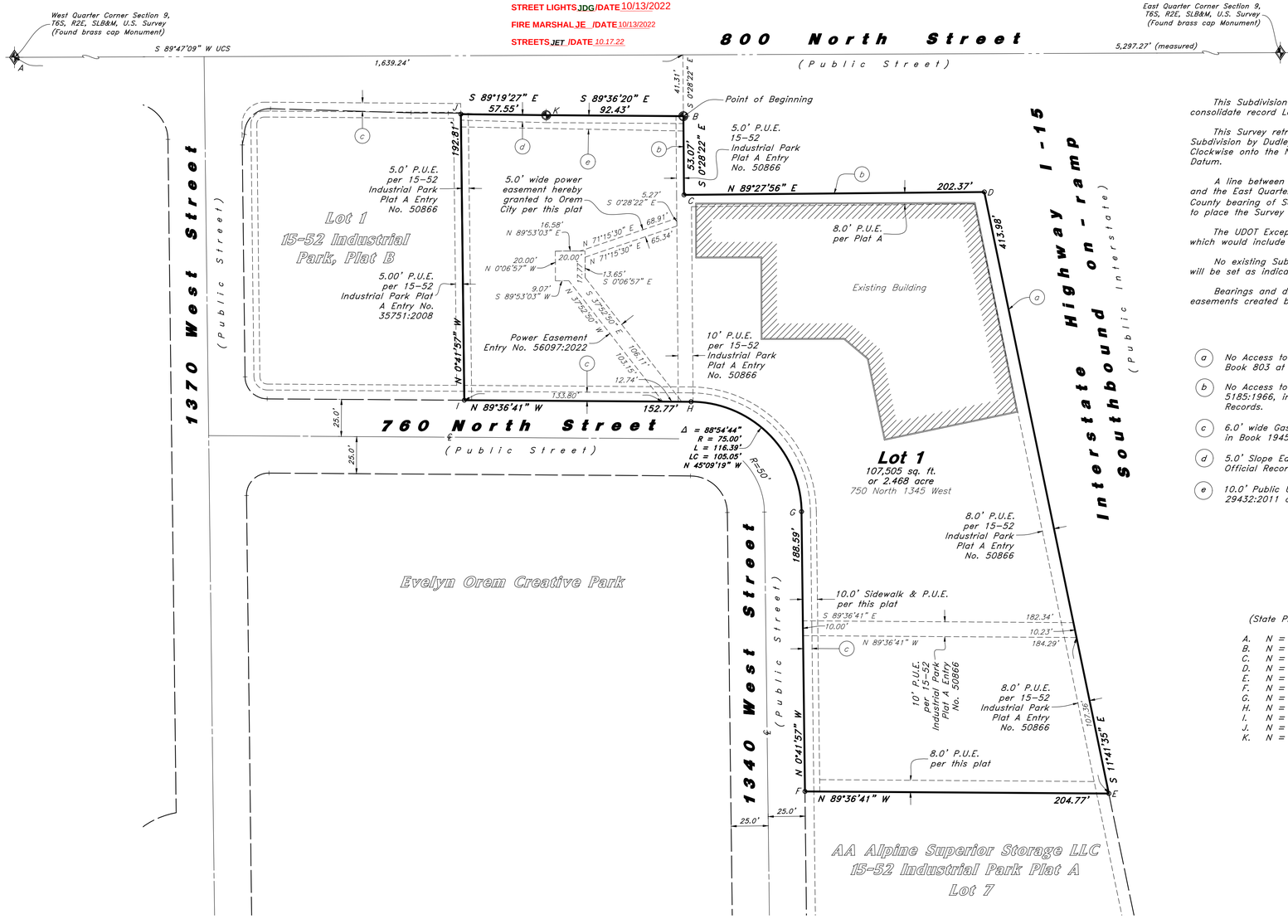
- Property Line
- Easement Line
- Adjoiner Line
- Control Line
- Section Corner
- Right-of-Way Monument
- Set Property Corners

Scale: 1" = 40'

40' 0 40' 80'



Vicinity Map
Not to Scale



Narrative

This Subdivision was requested by DFCM BSA Orem to consolidate record Lots into a single Lot.

This Survey retraces and honors the underlying 1978 Subdivision by Dudley & Associates as rotated 15 Seconds Clockwise onto the NAD 1983 Utah Central Zone State Plane Datum.

A line between monuments found for West Quarter Corner and the East Quarter Corner of Section 9 was assigned the Utah County bearing of South 89°47'07" West as the Basis of Bearings to place the Survey on State Plane Datum.

The UDOT Exception Parcel is larger than the Lot 3 frontage which would include a portion of Lot 1 of Plat B to the West.

No existing Subdivision Lot corners were recovered. Corners will be set as indicated hereon.

Bearings and distances have been shown for some easements created by previous documents.

Easements

(a) No Access to Interstate per Entry No. 2680:1959 in Book 803 at Page 637 of Official Records

(b) No Access to 800 North Street per Entry No. 5185:1966, in Book 1046, at Page 506 of Official Records.

(c) 6.0' wide Gas Easement per Entry No. 31269:1981 in Book 1945 at Page 627 of Official Records.

(d) 5.0' Slope Easement per Entry No. 95263:2009 of Official Records.

(e) 10.0' Public Utility Easement per Entry No. 29432:2011 of Official Records.

Coordinates

(State Plane Grid in US Survey Feet)

A.	N = 720698.08	E = 1934960.46
B.	N = 720663.04	E = 1936599.54
C.	N = 720609.99	E = 1936599.99
D.	N = 720611.89	E = 1936802.29
E.	N = 720206.63	E = 1936886.20
F.	N = 720208.00	E = 1936681.49
G.	N = 720396.52	E = 1936679.18
H.	N = 720470.58	E = 1936604.71
I.	N = 720471.60	E = 1936451.98
J.	N = 720664.34	E = 1936449.62
K.	N = 720663.67	E = 1936507.14

Surveyor's Certificate

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act of the Laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of 15-52 Industrial Park Plat A, in Utah County, Utah described in the plat in accordance with Section 17-23-17 and have verified all measurements; and have placed monuments as represented on this plat, and have consolidated said tract of land into a Lot and easements hereafter to be known as

15-52 Industrial Park Plat C

and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

Boundary Description

Amending and Consolidating all of Lots 3, 4, 5 and 6 of 15-52 Industrial Park, Plat 'A' Subdivision, recorded as Entry No. 50866 and as Map No. 2508 in the Official Records of Utah County, lying within the Southwest Quarter of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Orem City, Utah County, Utah, described metes and bounds as follows:

Beginning at a Right-of-Way Monument found marking the point of intersection of the South line of land dedicated to UDOT by that certain Warranty Deed recorded as Entry No. 95264:2009 and the East line of said Lot 3, being the South Line of 800 North Street as dedicated, located 1639.24 feet North 89°47'09" East along the Quarter Section Line; and 41.31 feet South 0°28'22" East from a Brass Cap monument found marking the West Quarter Corner of said Section 9; and running thence South 0°28'22" East 53.07 feet along the East Line of said Lot 3 to an angle point in the South Line of said 800 North Street; thence North 89°27'56" East 202.37 feet along the South Line of 800 North Street to the intersection thereof with the Westerly Line of Interstate Highway I-15; thence South 11°41'35" East 413.98 feet along said Westerly Line of the Highway to the Northeast corner of Lot 7 of said Plat A; thence North 89°36'41" West 204.77 feet along the North Line of said Lot 7 to the Northwesterly Corner thereof at a point on the Easterly Line of 1340 West Street as it exists at 25.00 foot half-width; thence North 0°41'57" West 188.59 feet along said Easterly Line to a point of curvature; thence Northwesterly along the arc of a 75.00 foot radius curve to the left a distance of 116.39 feet (Central Angle equals 88°54'44" and Long Chord bears North 45°09'19" West 105.05 feet) to a point of tangency on the Northerly Line of 760 North Street as it exists at 25.00 foot half-width; thence North 89°36'41" West 152.77 feet along said Northerly Line to the Southeast Corner of Lot 1 of 15-52 Industrial Park Plat B recorded as Entry No. 35751:2008 and as Map No. 12688 in the Official Records of Utah County; thence North 0°41'57" West 192.81 feet along the Easterly Line of said Lot 1 to said dedication line, being the South Line of 800 North Street; thence along said dedication line and said South line of 800 North the following two courses: South 89°19'27" East 57.55 feet to a Right-of-Way Monument; and South 89°36'20" East 92.43 feet to a Right-of-Way Monument and the point of beginning.

Contains 107,505 sq. ft.
or 2.468 acres
1 Lot

Date

Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication

Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyors Certificate hereon and shown on this Map, and subject to any conditions and restrictions stated hereon, have caused the same to be subdivided into one Lot.

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

State of Utah Division of Facilities Construction and Management

By: Lee Fairbourn
Its: Real Estate Manager

Acknowledgement

State of
County of } ss

On the _____ day of _____, 2022, personally appeared before me Lee Fairbourn who, being duly sworn, did say that he is the Real Estate Manager of the State of Utah, Division of Facilities Construction and Management and that the said instrument was signed on behalf of said institution and the aforesaid officer acknowledged to me that said institution executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in _____

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

Approval as to Form

City Attorney

Accepted 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_____ day of _____, 20____, by Resolution No.

Approved by Development Services Director _____

Approved by City Engineer _____

Attest by City Recorder _____

Planning Commission Approval

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 _____, 20___, by Resolution No. _____.

Director-Secretary

Chairman, Planning Commission

Conditions of Approval

_____

_____

_____

_____

PRELIMINARY

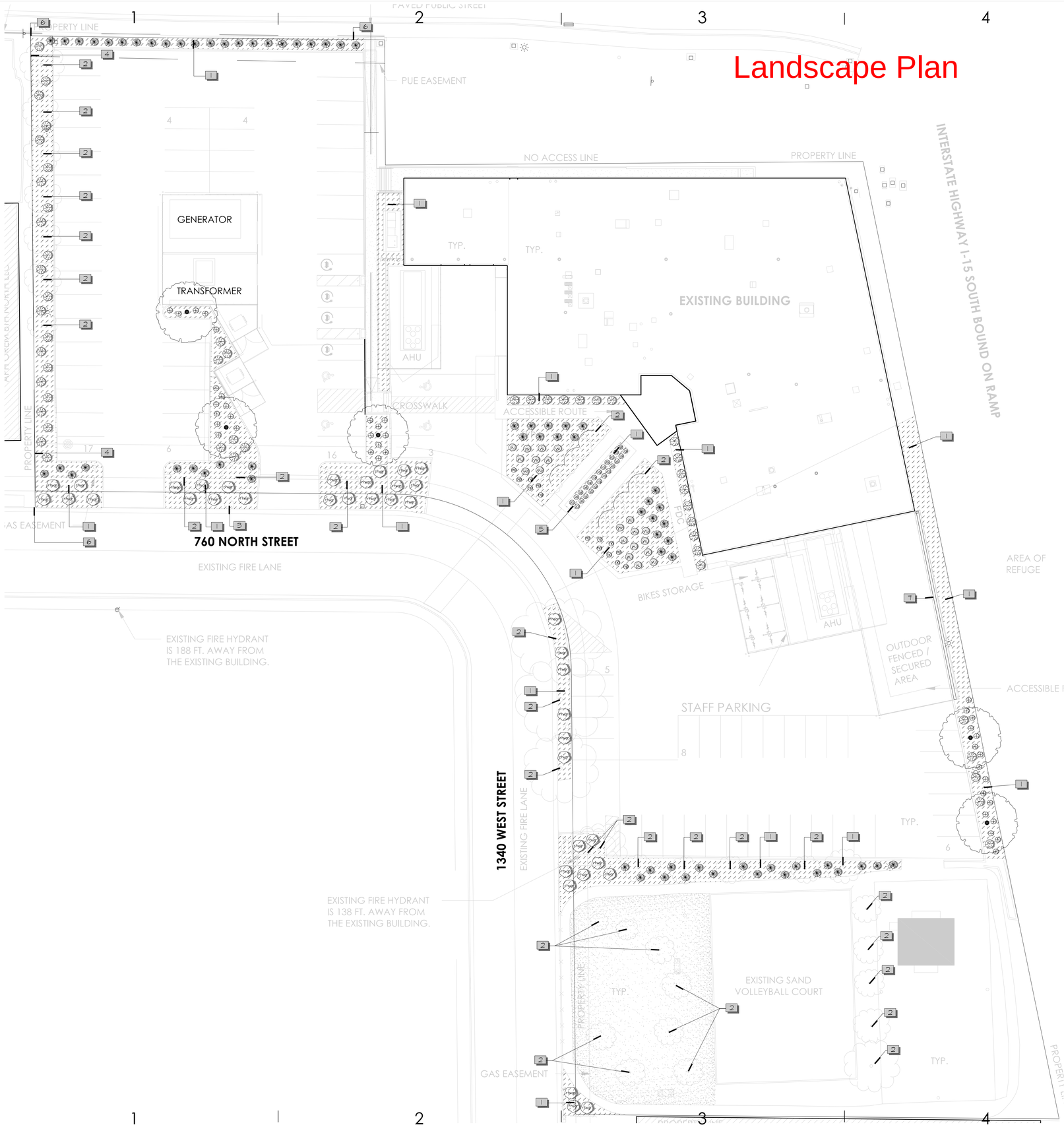
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

15-52 Industrial Park Plat C

Amending all of Lots 3, 4, 5 and 6 of 15-52 Industrial Park Plat A Subdivision, lying within the Southwest Quarter of Section 9, T6S, R2E, SLB&M, U.S. Survey, in Orem City, Utah County, Utah

Surveyor's Seal	Notary Public Seal	City-County Engineer Seal	Clerk-Recorder Seal
PROFESSIONAL LAND SURVEYOR 8707113 KEN B. HAWKES STATE OF UTAH			

Landscape Plan



PLANT SCHEDULE | A

SEE SHEET L501 FOR PLANT SCHEDULE

PLANTING NOTES | B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
7. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.

REFERENCE SCHEDULE NOTES | C

SYMBOL	DESCRIPTION	QTY
1	3" DEEP 1 1/2" TO 3" ROCK MULCH, TYPICAL, SEE SHEET L501 DETAIL F	12,444 sf
2	PROTECT EXISTING TREE, TYP.	
3	EXISTING 1 1/2" WATER METER TO BE DEDICATED FOR IRRIGATION	
4	6" HIGH X 3/8" THICK STEEL LANDSCAPE EDGING, TYP. SEE SHEET L501 DETAIL G	231 lf
5	PROTECT EXISTING FLAG POLE	
6	PROPERTY LINE	
7	12" WIDE CONCRETE MOW STRIP INSTALLED BETWEEN FENCE AND RETAINING WALL	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

SCALE & NORTH ARROW | D

NORTH SCALE: 1" = 20'-0" (0, 10, 20, 40)

ajc architects
703 east 1700 south
salt lake city, ut 84105
ajcarchitects.com

Arc Sitio Design, Inc
Landscape Architecture & Architectural Site Design
1058 East 2100 South
Salt Lake City, Utah 84106
office 801 . 487 . 4923
fax 801 . 466 . 3046
www.arcsitiodesign.com

ARCHITECT / CONSULTANT

LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
01/05/2022
STATE OF UTAH

AUTHORITY HAVING JURISDICTION

PROJECT DESCRIPTION

UDC COMMUNITY CORRECTIONS

748 NORTH 1340 WEST
OREM, UTAH 84057

SHEET NAME:
LANDSCAPE PLAN

REVISIONS

MARK	DATE	DESCRIPTION
1	21-06-10	CODE REVIEW
3	21-11-16	ADDENDUM-02
6	22-02-14	PR-04
7	22-02-17	PR-05
23	22-05-16	RFI-105
29	22-06-01	RFI-110

ISSUE DATE: **07/28/2021**
ISSUE TYPE: **Conformed Set**
DRAWN BY: **SG**
CHECKED BY: **RG**
PROJECT#: **2020-47**
DFCM#: **20161120**
SHEET NUMBER:

L101

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF AJC ARCHITECTS PC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF AJC ARCHITECTS PC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AJC ARCHITECTS PC SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF BY A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF 63-56-0-1-1 ET. SEQ. AND OTHER LAWS.

Street View from 760 North



Street View from 1340 West



Item #: 3.2	**Planning Commission** November 2, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Jerel Hill	PUBLIC HEARING – Vacating Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approving Cascade Estates, Plat D located generally at 640 North 960 East 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/pa

SITE INFORMATION:
- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **1.34**
- Neighborhood: **Orchard**

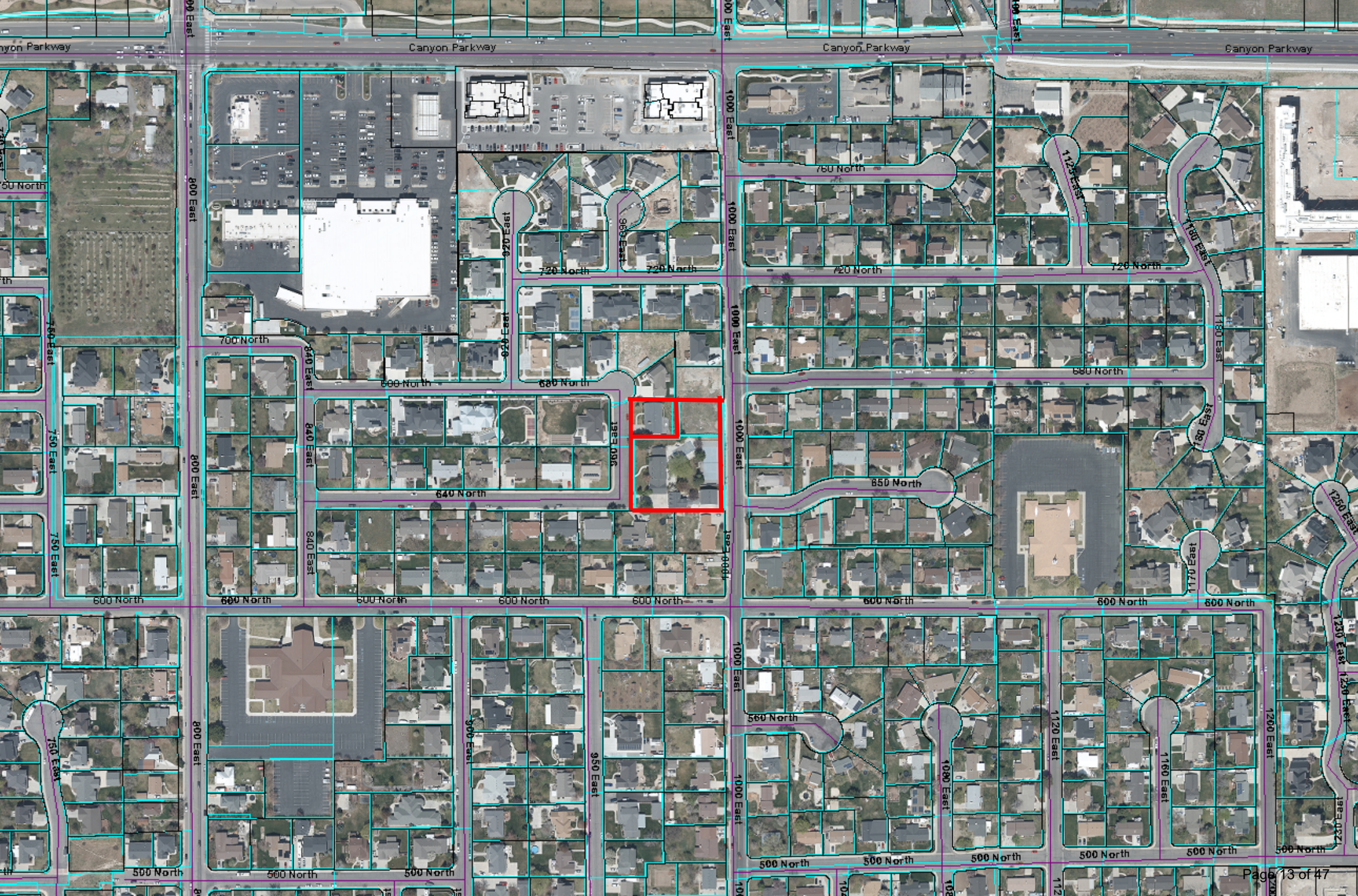
ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST:
The applicant requests the Planning Commission vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone.

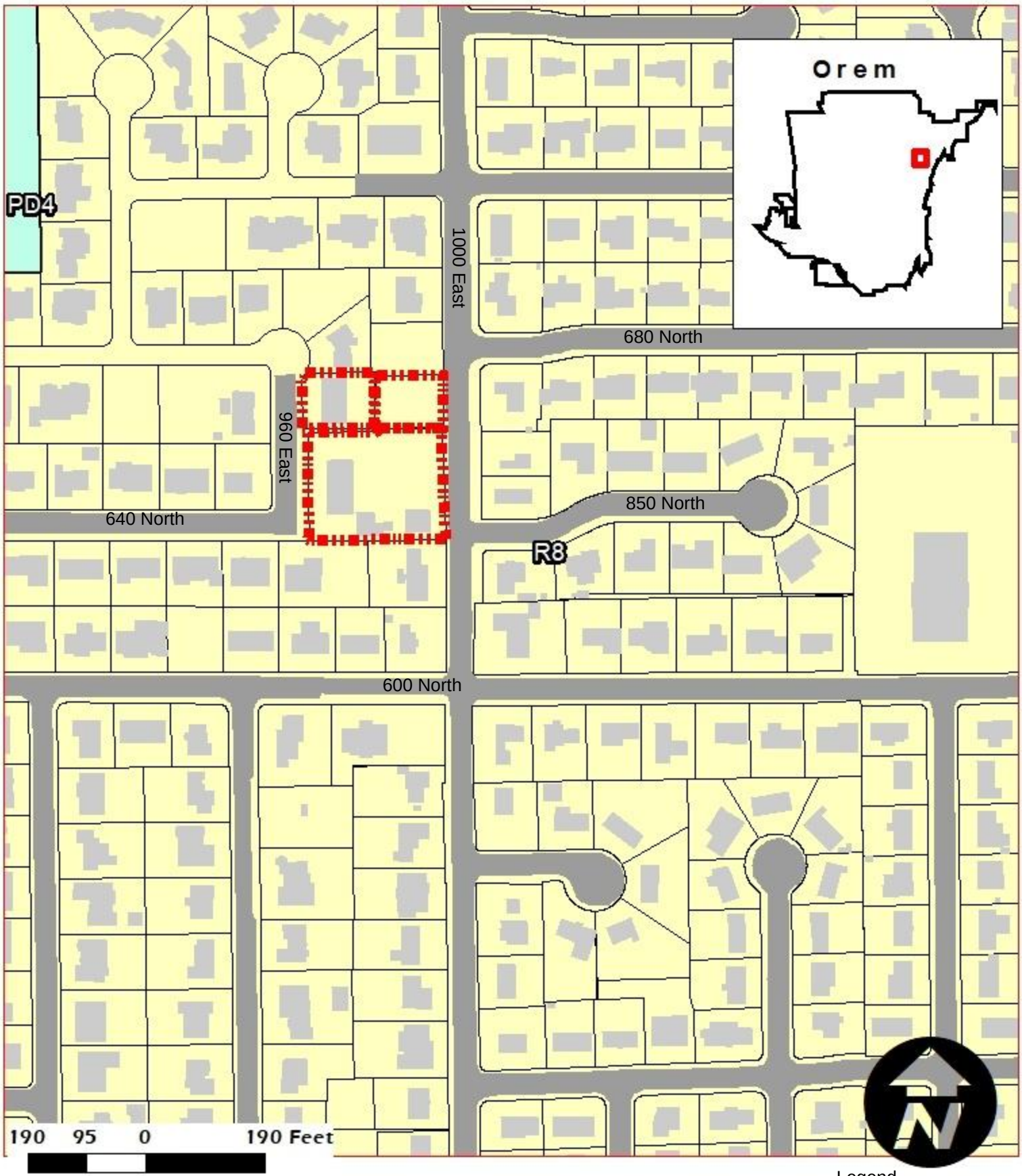
BACKGROUND:
The applicant is seeking to amend property lines between three lots in the Cascade Estates and Cascade View subdivisions.

All of the lots will meet the minimum lot size requirement of the R8 zone (8,000 square feet). Lot 1 will be 9,913 square feet, Lot 2 will be 10,566 square feet and Lot 3 will be 40,770 square feet. The proposed plat meets all the requirements of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

RECOMMENDATION:
Staff recommends the Planning Commission vacate Lots 1 and 13 of Cascade Estates, Plat A and Lot 2 of Cascade View, Plat G Amended and approve Cascade Estates, Plat D located generally at 640 North 960 East in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.


Canyon Parkway
Canyon Parkway
Canyon Parkway
800 East
1000 East
760 North
720 North
700 North
680 North
640 North
600 North
580 North
850 North
560 North
500 North
750 East
840 East
960 East
1125 East
1180 East
1250 East
1200 East
1120 East
1160 East
950 East

Cascade Estates Plat D

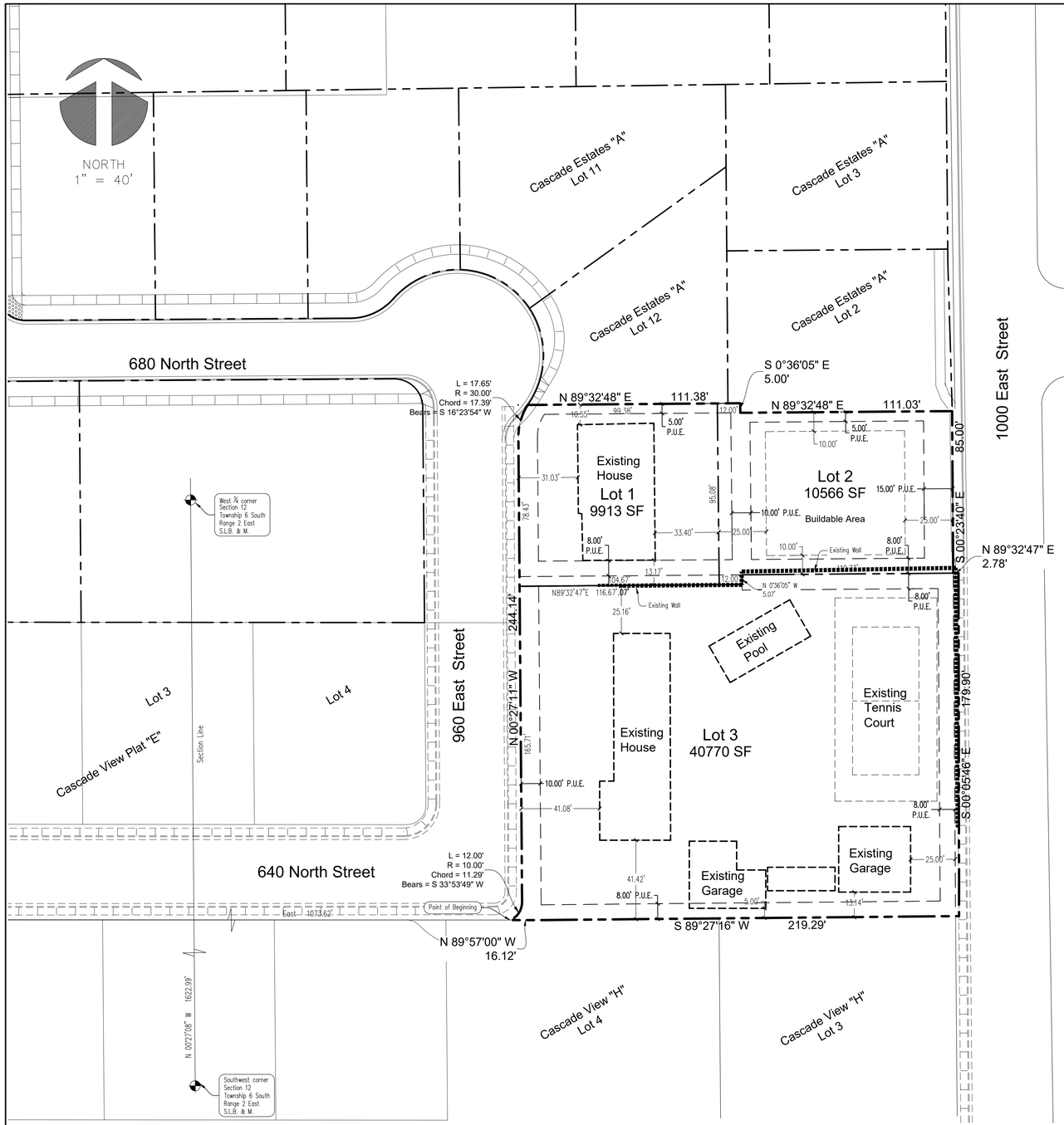


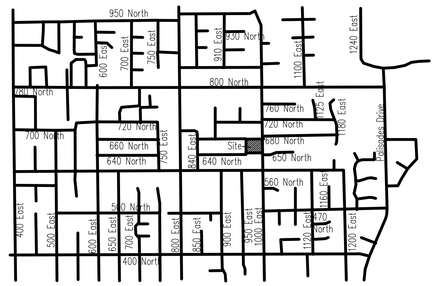
Plat Amendment
R8
1.34 Acres

NEIGHBORHOOD
Orchard

Legend
664 N 960 East
Buildings
Parcels

Preliminary Plat





Vicinity Map

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional 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.

Boundary Description

Commencing at a point located North 00°27'08" West along the Section line 1622.99 feet and East 1073.62 feet from the Southwest corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along 960 East Street the following 3 courses: along the arc of a 10.00 foot radius curve to the left 12.00 feet (chord bears North 33°53'49" East 11.29 feet), North 00°27'11" West 244.14 feet, along the arc of a 30.00 foot radius curve to the right 17.65 feet (chord bears North 16°23'54" East 17.39 feet); thence North 89°32'48" East 111.38 feet; South 00°36'05" East 5.00 feet; North 89°32'48" East 111.03 feet; thence South 00°23'40" East along 1000 East Street 264.90 feet; thence South 89°27'16" West 217.45 feet to the point of beginning.

AREA=60,833 sq. ft. or 1.40 acres

North 00°27'08" West along the Section line

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____.

Jeral D. Hill

Vickie F. Hill

Steven Savage

Brittney Winder

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____ 20____, by _____Jeral D. Hill and Vickie F. Hill_____, who represented that they are the ___Owners___ of the _____Cascade Estates Plat"D"_____and have 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.

County Recorder

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 1 & Lot 13 Cascade Estates Plat "A" and Lot 2 Cascade View Plat "G Amended". Lot 1 & Lot 13 Cascade Estates Plat "A" and Lot 2 Cascade View Plat "G Amended" are hereby vacated.

Approved as to Form

City Attorney Date

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

Plat " D "

Cascade Estates

Including a vacation of Lot 1 & Lot 13, Plat "A" Cascade Estates & Lot 2, Plat "G" Amended, Cascade View Subdivision

Orem City, Subdivision Utah County, Utah

Scale: 1" = 30 Feet

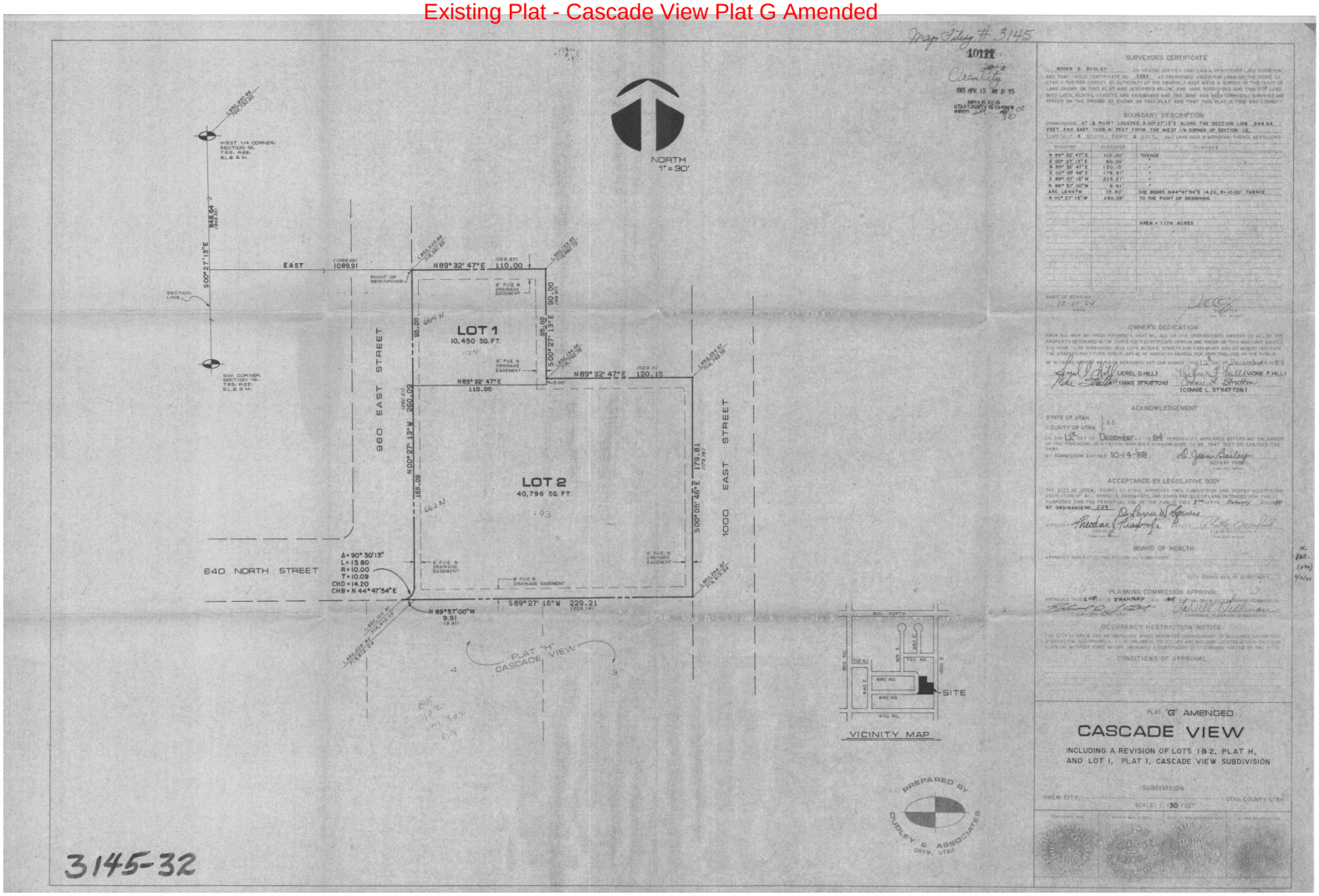
Prepared by:

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

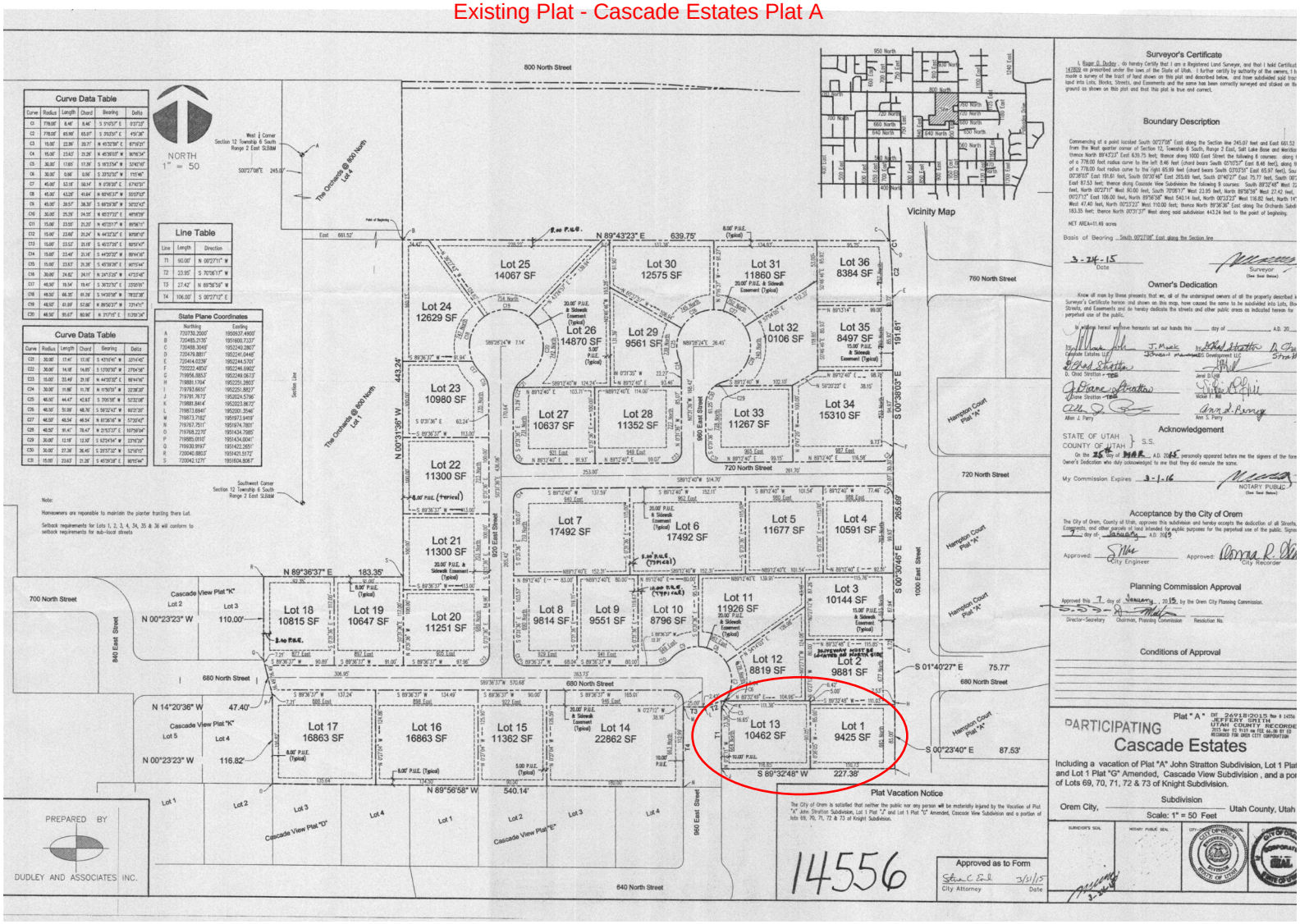
GRAPHIC SCALE

30 0 15 30 60 120

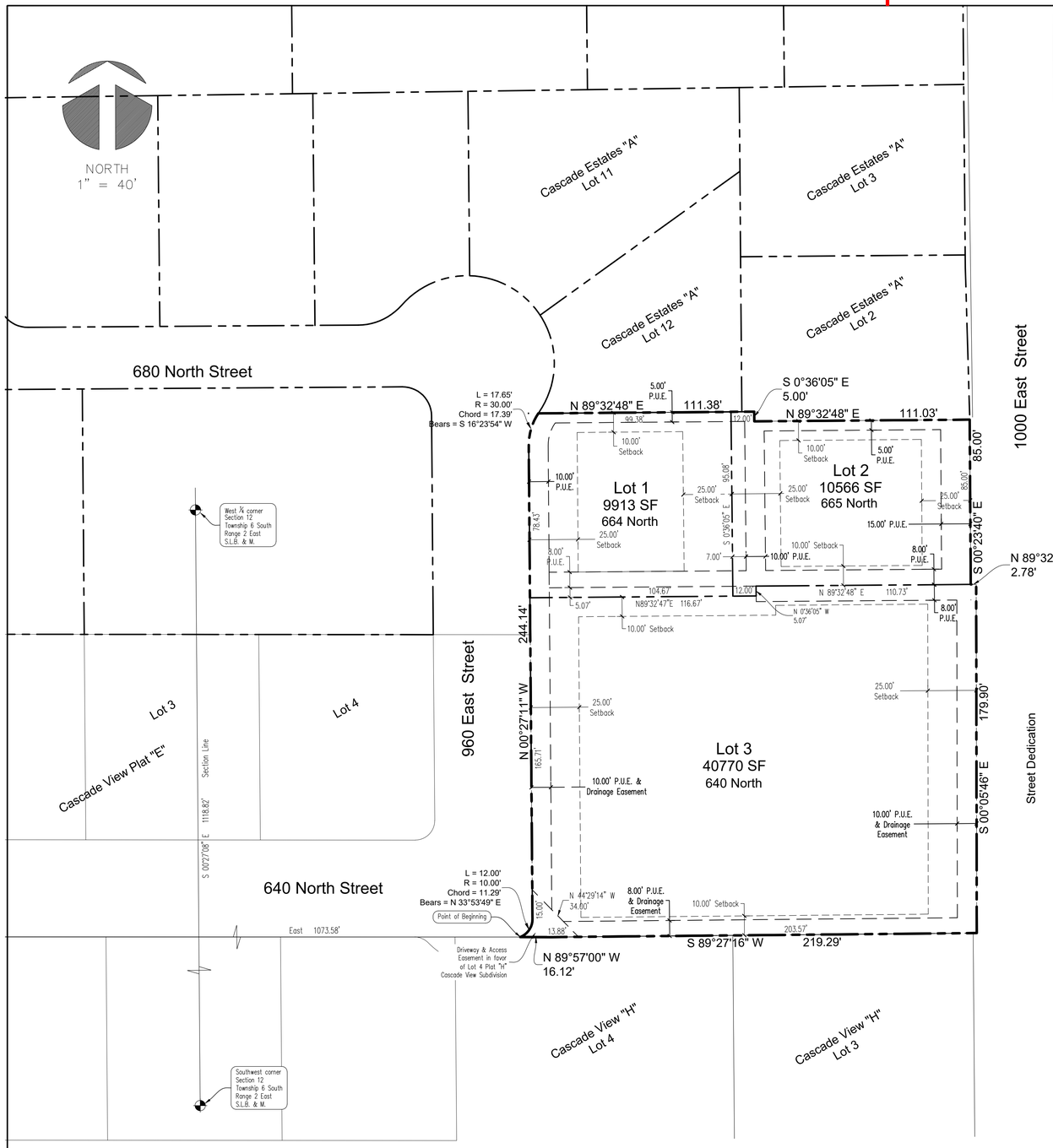
(IN FEET)
1 inch = 30 ft.

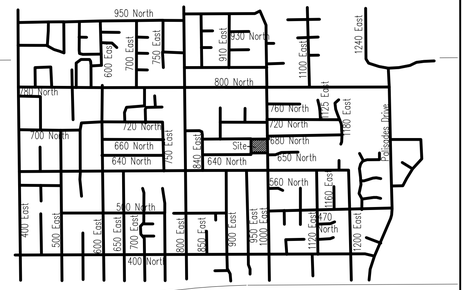

Map Filing # 3145
NORTH
1" = 30'
WEST 1/4 CORNER, SECTION 12, T 6S, R 2E, S.L.B. & M.
SW. CORNER, SECTION 12, T 6S, R 2E, S.L.B. & M.
EAST
1089.91
S 00° 27' 13" E
848.64
SECTION LINE
POINT OF BEGINNING
N 89° 32' 47" E 110.00
LOT 1
10,450 SQ. FT.
LOT 2
40,796 SQ. FT.
960 EAST STREET
1000 EAST STREET
640 NORTH STREET
N 89° 32' 47" E 120.15
S 00° 27' 13" E 90.00
N 00° 27' 13" W 260.09
S 00° 05' 45" E 179.81
S 89° 27' 15" W 229.21
N 89° 57' 00" W 9.91
Δ = 90° 30' 15"
L = 15.80
R = 10.00
T = 10.09
CHD = 14.20
CHB = N 44° 47' 54" E
8' P.U.E. & DRAINAGE EASEMENT
PLAT "H" CASCADE VIEW
SITE
VICINITY MAP
PREPARED BY DUDLEY & ASSOCIATES OREM, UTAH
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
BOARD OF HEALTH
PLANNING COMMISSION APPROVAL
OCCUPANCY RESTRICTION NOTICE
CONDITIONS OF APPROVAL
PLAT 'G' AMENDED
CASCADE VIEW
INCLUDING A REVISION OF LOTS 1 & 2, PLAT H, AND LOT 1, PLAT I, CASCADE VIEW SUBDIVISION
SUBDIVISION
OREM CITY
UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

3145-32


Curve Data Table
Line Table
State Plane Coordinates
Surveyor's Certificate
Boundary Description
Owner's Dedication
Acknowledgement
Acceptance by the City of Orem
Planning Commission Approval
Conditions of Approval
Vicinity Map
Plat Vacation Notice
Approved as to Form
PARTICIPATING
Cascade Estates
Including a vacation of Plat "A" John Stratton Subdivision, Lot 1 Plat and Lot 1 Plat "G" Amended, Cascade View Subdivision , and a por of Lots 69, 70, 71, 72 & 73 of Knight Subdivision.
Subdivision
Orem City, Utah County, Utah
Scale: 1" = 50 Feet
PREPARED BY
DUDLEY AND ASSOCIATES INC.
14556
800 North Street
760 North Street
720 North Street
680 North Street
640 North Street
840 East Street
960 East Street
1000 East Street
Hampton Court Plat "A"
Cascade View Plat "K"
Cascade View Plat "D"
Cascade View Plat "E"
The Orchards @ 800 North
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27
Lot 28
Lot 29
Lot 30
Lot 31
Lot 32
Lot 33
Lot 34
Lot 35
Lot 36
Lot 37

Proposed Plat





Vicinity Map

680 North Street

1000 East Street

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional 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.

Boundary Description

Commencing at a point located South 00°27'08" East along the Section line 1118.82 feet and East 1073.58 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along 960 East Street the following 3 courses: along the arc of a 10.00 foot radius curve to the left 12.00 feet (chord bears North 33°53'49" East 11.29 feet), North 00°27'11" West 244.14 feet, along the arc of a 30.00 foot radius curve to the right 17.65 feet (chord bears North 16°23'54" East 17.39 feet); thence North 89°32'48" East 111.38 feet; South 00°36'05" East 5.00 feet; North 89°32'48" East 111.03 feet; thence South 00°23'40" East along 1000 East Street 85.00 feet; thence North 89°32'47" East 2.78 feet; thence South 00°05'46" East 179.90 feet; thence South 89°27'16" West 219.29 feet; thence North 89° 57'00" West 16.12 feet to the point of beginning.

AREA=61,230 sq. ft. or 1.41 acres

North 00°27'08" West along the Section line

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____.

Jeral D. Hill

Vickie F. Hill

Steven Savage

Brittney Winder

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____ 20____, by _____Jeral D. Hill and Vickie F. Hill_____, who represented that they are the ___Owners___ of the _____Cascade Estates Plat"D"_____and have 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 Vacation Notice

The City of Orem is satisfied that neither the public nor any person will be materially injured by the Vacation of Lot 1 & Lot 13 Cascade Estates Plat "A" and Lot 2 Cascade View Plat "G Amended". Lot 1 & Lot 13 Cascade Estates Plat "A" and Lot 2 Cascade View Plat "G Amended" are hereby vacated.

Approved as to Form

City Attorney Date

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

County Recorder

Plat " D "

Cascade Estates

Including a vacation of Lot 1 & Lot 13, Plat "A" Cascade Estates & Lot 2, Plat "G" Amended, Cascade View Subdivision

Orem City, Subdivision Utah County, Utah

Scale: 1" = 30 Feet

Prepared by:

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Street View from 960 East



Street View from 1000 East



Item #: 3.3	**Planning Commission** November 2, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Kent Peterson	PUBLIC HEARING – Vacating Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 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/pa

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.48**
- Neighborhood: **Canyon View**

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

REQUEST:
The applicant requests the Planning Commission vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone.

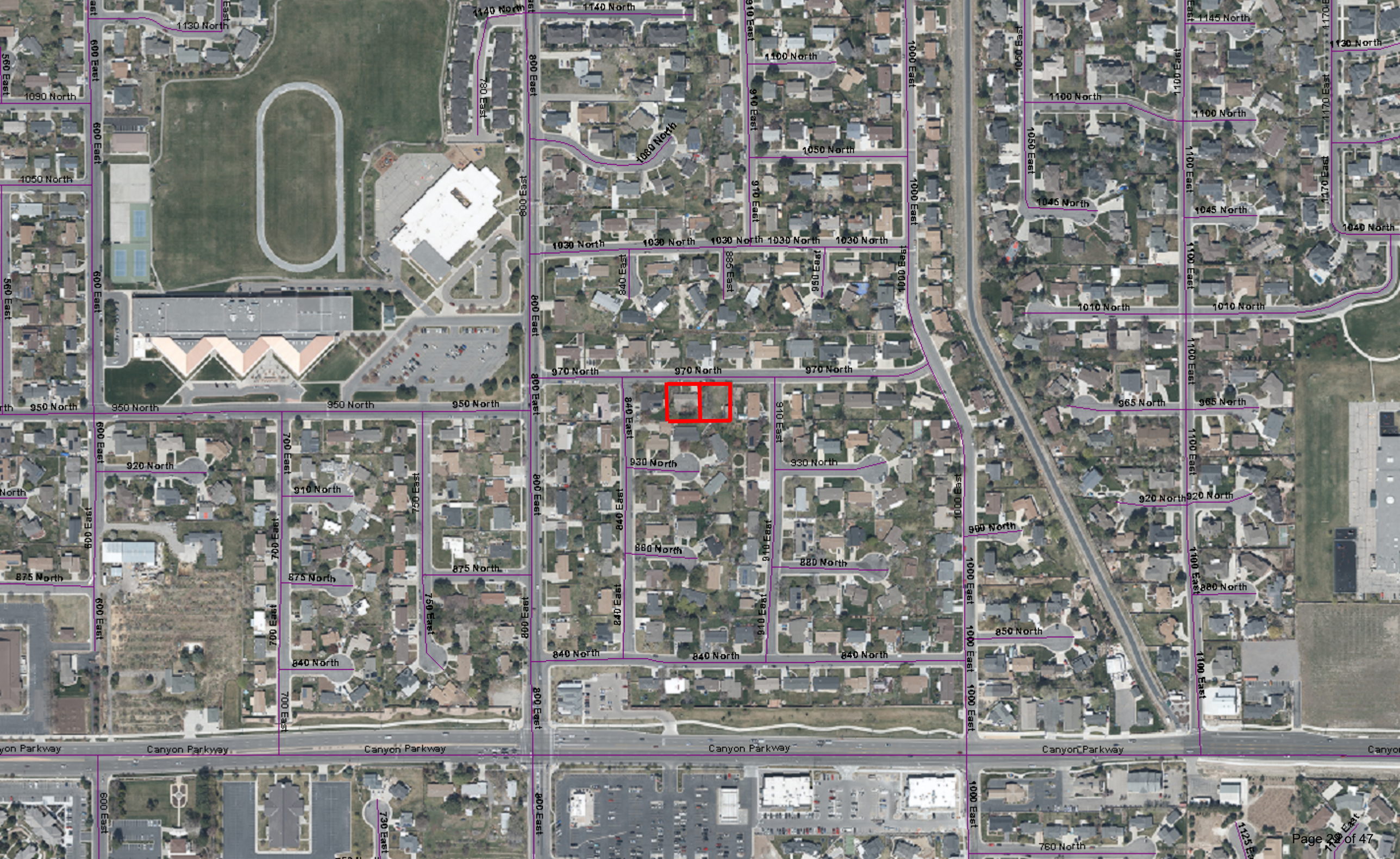
BACKGROUND:
The applicant is seeking to amend the lot line between his two previously platted lots and vacate the easement under the existing garage.

Both lots will meet the minimum lot size and frontage requirements of the R8 zone (8,000 square feet with 80 feet of frontage). Lot 1 will be 12,046 square feet with 109.5 feet of frontage and Lot 2 will be 9,076 square feet with 82.5 feet of frontage.

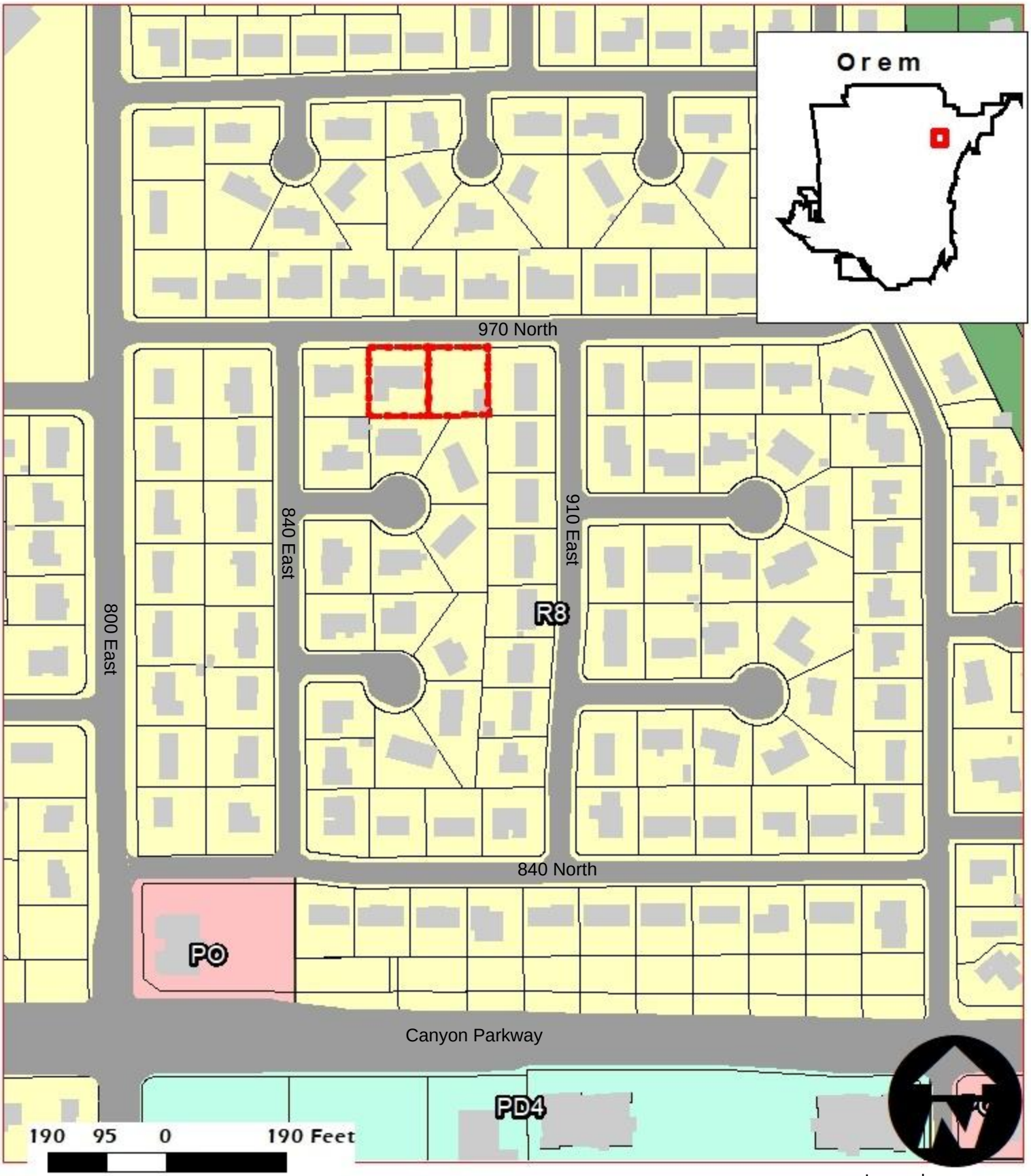
The existing garage on Lot 2 will remain. When a new home is built on the lot, the home will have to be built six (6) feet from the garage. Accessory structures may take up to a maximum of eight percent of the total lot size. On Lot 2 that maximum is 726 square feet. The exiting garage is 700.2 square feet and meets that eight percent or less requirement.

The proposed plat meets all the requirement of the R8 zone and Final Plat application. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

RECOMMENDATION:
Staff recommends the Planning Commission vacate Lots 4 and 5 of Bela Vista Estates, Plat B and approving Bela Vista Estates, Plat F located generally at 866 East 970 North in the R8 zone with the condition the property will be conveyed from one owner to the other by Deed prior to recording the plat.


1140 North
1130 North
1090 North
1050 North
1030 North
970 North
950 North
930 North
920 North
910 North
880 North
875 North
850 North
840 North
760 North
965 North
1010 North
1045 North
1100 North
600 East
700 East
750 East
780 East
800 East
840 East
880 East
910 East
950 East
1000 East
1050 East
1100 East
1145 East
1170 East
Canyon Parkway

Bela Vista Estates Plat F



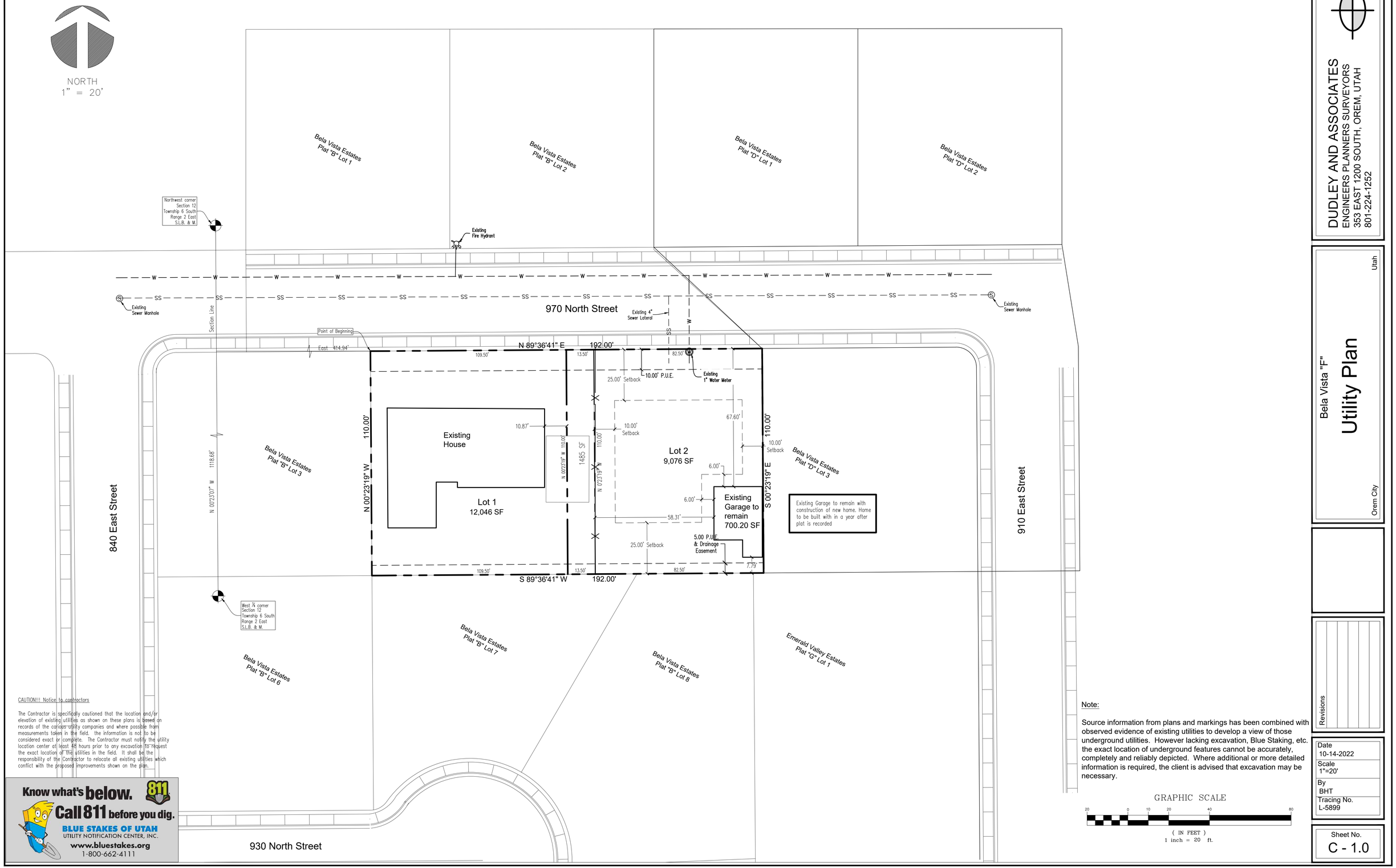
Plat Amendment
R8
.48 Acres

NEIGHBORHOOD
Canyon View

Legend
868 E 970 North
Buildings
Parcels

Preliminary Plat

NORTH
1" = 20'



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Bela Vista "F"

Utility Plan

Utah

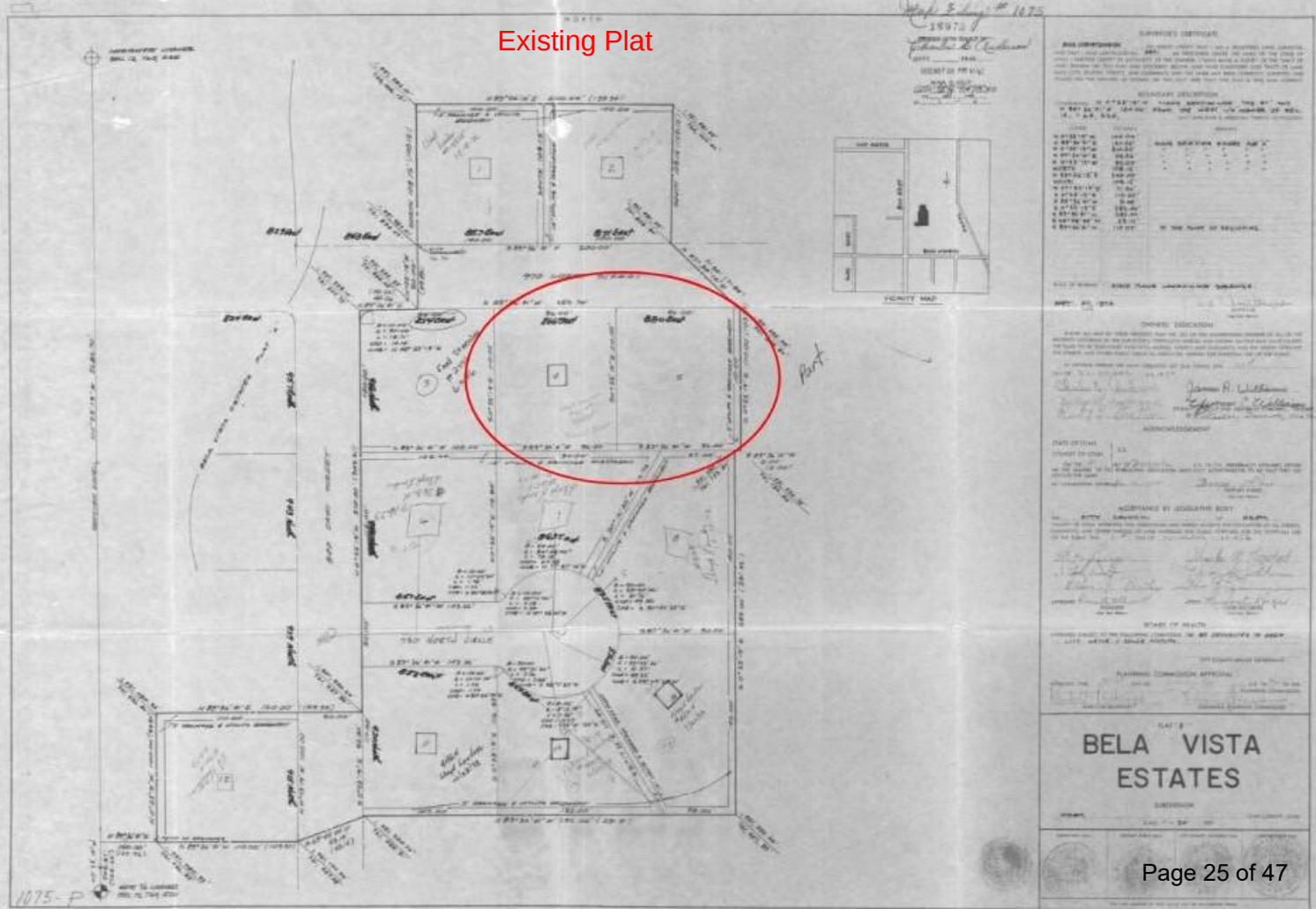
Orem City

Revisions

Date	10-14-2022
Scale	1"=20'
By	BHT
Tracing No.	L-5899

Sheet No.
C - 1.0

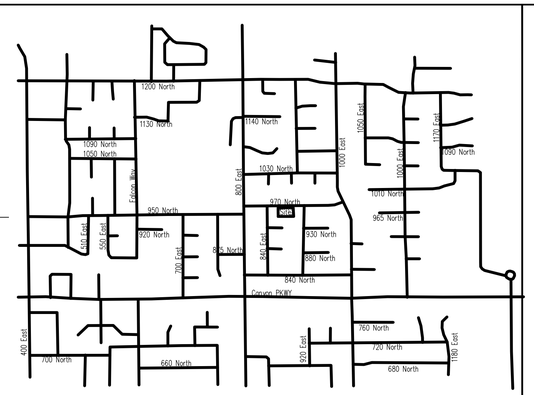
Existing Plat



Proposed Plat

NORTH
1" = 20'





Surveyor's Certificate

I, ROGER D. DUDLEY , do hereby certify that I am a Professional 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.

Boundary Description

Commencing at a point located North 00°23'19" West along the Section line 1118.68 feet and East 414.94 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°36'41" East 192.00 feet; thence South 00°23'19" East 110.00 feet; thence South 89°36'41" West 192.00 feet; thence North 00°23'19" West 110.00 feet to the point of beginning.

AREA=21,121 sq. ft. or 0.48 acre

Basis of Bearing = North 00°23'19" West along the Section line

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____.

Burt Kent Peterson

Paul T. Peterson

Vicki K. Peterson

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____ 20____, by Burt Kent Peterson Vicki K. Peterson Paul T. Peterson _____, who represented that they are the Owners _____ of the _____Bela Vista Estates "F"_____ 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.

County Recorder

Note:

No driveway or drive access may be located thin twenty-five (25') of an existing fence which is greater than three feet (3') in height.

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 4 & 5 Bela Vista Estates Plat "B". Lot 4 & 5 Bela Vista Estates Plat "B" is here by vacated.

Plat " F "

Bela Vista Estates

Including a vacation Lot 4 & 5 Bela Vista Estates Plat "B".

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 20 Feet

Prepared by:

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Approved as to Form

City Attorney Date

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

Street View



KENT PETERSON
PROPERTY DESCRIPTION
OREM, UTAH
SEPTEMBER 19, 2022

Burl Kent Peterson

PARCEL TO BE DEEDED FROM PAUL PETERSON TO KENT PETERSON

Commencing at the Northwest corner of Lot 5, Plat "B", Bela Vista Estates Subdivision, Orem, Utah, said point being located North 00°23'07" West along the Section line 1118.68 feet and East 414.94 feet and North 89°36'41" East 96.00 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°36'41" East 13.50 feet; thence South 00°23'19" East 110.00 feet; thence South 89°36'41" West 13.50 feet; thence North 00°23'19" West 110.00 to the point of beginning.

AREA=1485 sq. ft.

ROCKY MOUNTAIN POWER
A PACIFICORP COMPANY
American Fork Estimating
70 North 200 East
American Fork, Utah 84003

December 22, 2021

Kent Peterson

Bela Vista Estate Plat "B"

By this letter Rocky Mountain Power approves the vacation of the existing PUE of the east property line of Lot 5 of Plat "B", Bela Vista Estate Subdivision. In Orem, Utah

Rocky Mountain Power maintains its rights to locate and maintain its facilities within or upon all other existing utility easements located upon these properties other than those specifically mentioned above.

Any and all structures built must maintain NESC clearances from Rocky Mountain Power facilities.

Sincerely,

Robin Anderson

Robin Anderson
Estimator

Space above for County Recorder's use
PARCEL I.D.# 35:010:0005

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

> All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 5, Bella Vista Estates Plat B Subdivision, located in the Northwest quarter of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on May 23, 2022.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: Todd C. Cassity
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On May 23, 2022, personally appeared before me Todd C. Cassity, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

Pauline Caraveo
Notary Public

PAULINE CARAVEO
Notary Public State of Utah
My Commission Expires on:
February 16, 2025
Comm. Number: 716795

UTOPIA
FIBER

Date: 9/1/2022

RE: Easement Release

To Whom It May Concern:

As requested, Utopia Fiber hereby identifying consents to a vacation of a public utility easement described as the East property line of 866 E 970 N, Orem, UT.

Respectfully,

Keith Perkins
Construction Manager
Office 801.613.3863
kperkins@utopianet.org

9/7/2022

CenturyLink

Lloyd Brown
866 E 970 N, Orem
Utah 84097
(801) 709-0450
somewhere.or.other@gmail.com

No Reservations/No Objection

SUBJECT: Request to Vacate/Abandon five foot (5') public utility easement along the eastern boundary of the property located at 866 E 970 N, Orem, Utah 84097, County, Utah

APN: 35:010:0005

To Whom It May Concern:

CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or would like to discuss this action further, please contact Lowell Parlow at Lowell.Parlow@Lumen.com.

Sincerely yours,

A.J. Schlict
Network Infrastructure Services
CenturyLink
[PROJECT#]

VICINITY MAP
Vacate 100' of PUE
on east of lot 5
5
4
3
2
1
7
6
NORTH 108.15' (108.12')
SOUTH 108.15' (108.12')
S 89°36'40" W 190.00'
N 89°36'40" E 190.00'
S 00°23'19" E 110.00'
N 00°23'19" W 50.00'
100.00'
95.00'
105.00'
310.00' (309.91')
N 00°23'19" W 2686.70'
SECTION LINE
BELL VISTA ESTATES PLAT "A"
1ST STREET
9TH NORTH STREET

COMCAST

Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

August 27, 2022

Lloyd Brown
866 E 970 N
Orem, UT 84097

To whom it may concern,

Comcast of Utah II grants permission to vacate the existing utility easements, which exists along the property lines of 866 E 970 N, Orem, UT 84097. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Samantha Murray

Samantha Murray
Authorized Representative

Item #: 3.4	**Planning Commission** November 2, 2022	OREM
Prepared By: Cheryl Vargas		
Applicant: Warren Hill	PRELIMINARY & FINAL PLATS – Approving the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West 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/pa

SITE INFORMATION:

- General Plan Designation: **Low Density Residential**
- Current Zone: **R8**
- Acreage: **.59**
- Neighborhood: **Northridge**

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

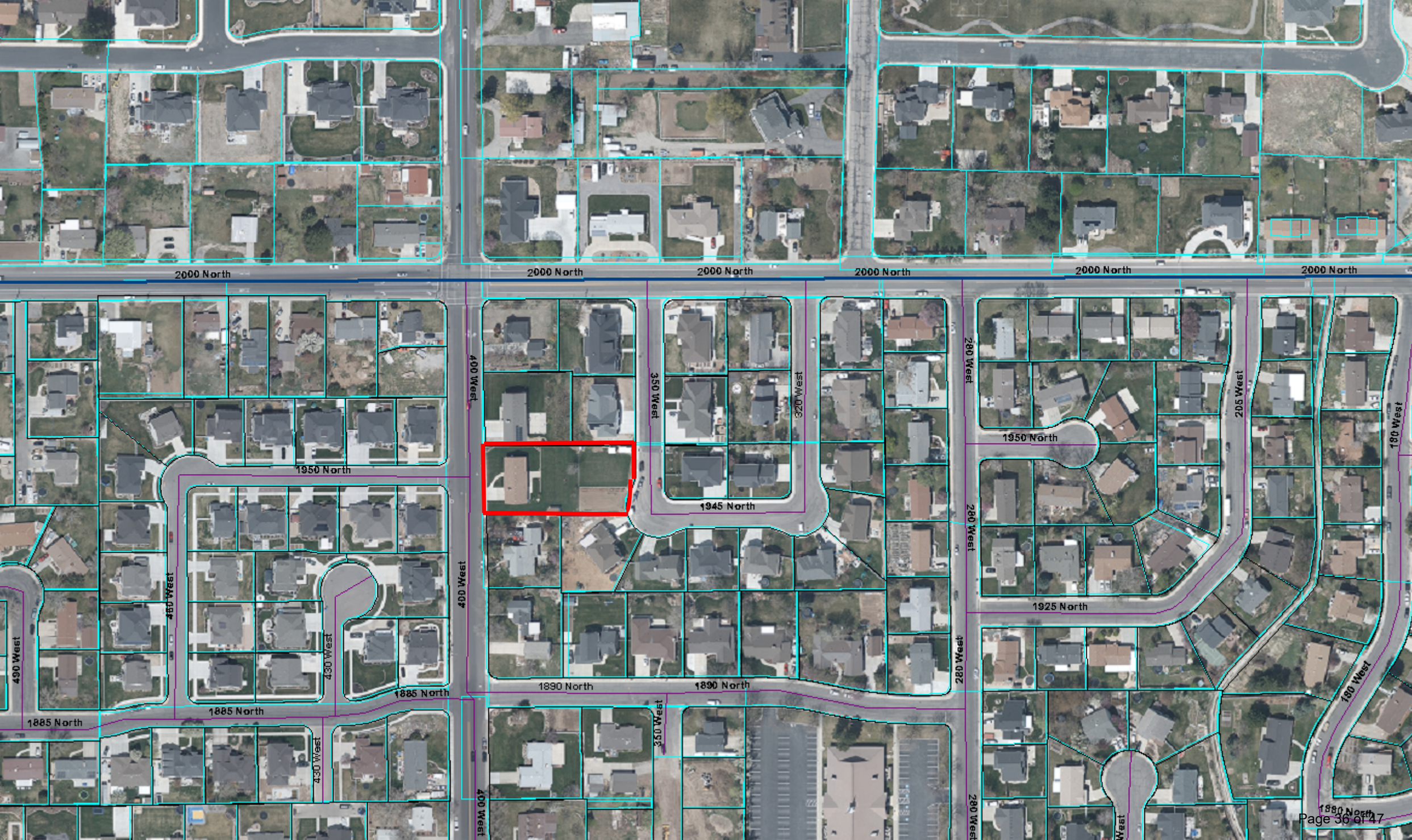
REQUEST:
The applicant requests the Planning Commission approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.

BACKGROUND:
The applicant is seeking to subdivide one lot, which is a Lot of Record, into two lots in the R8 zone.

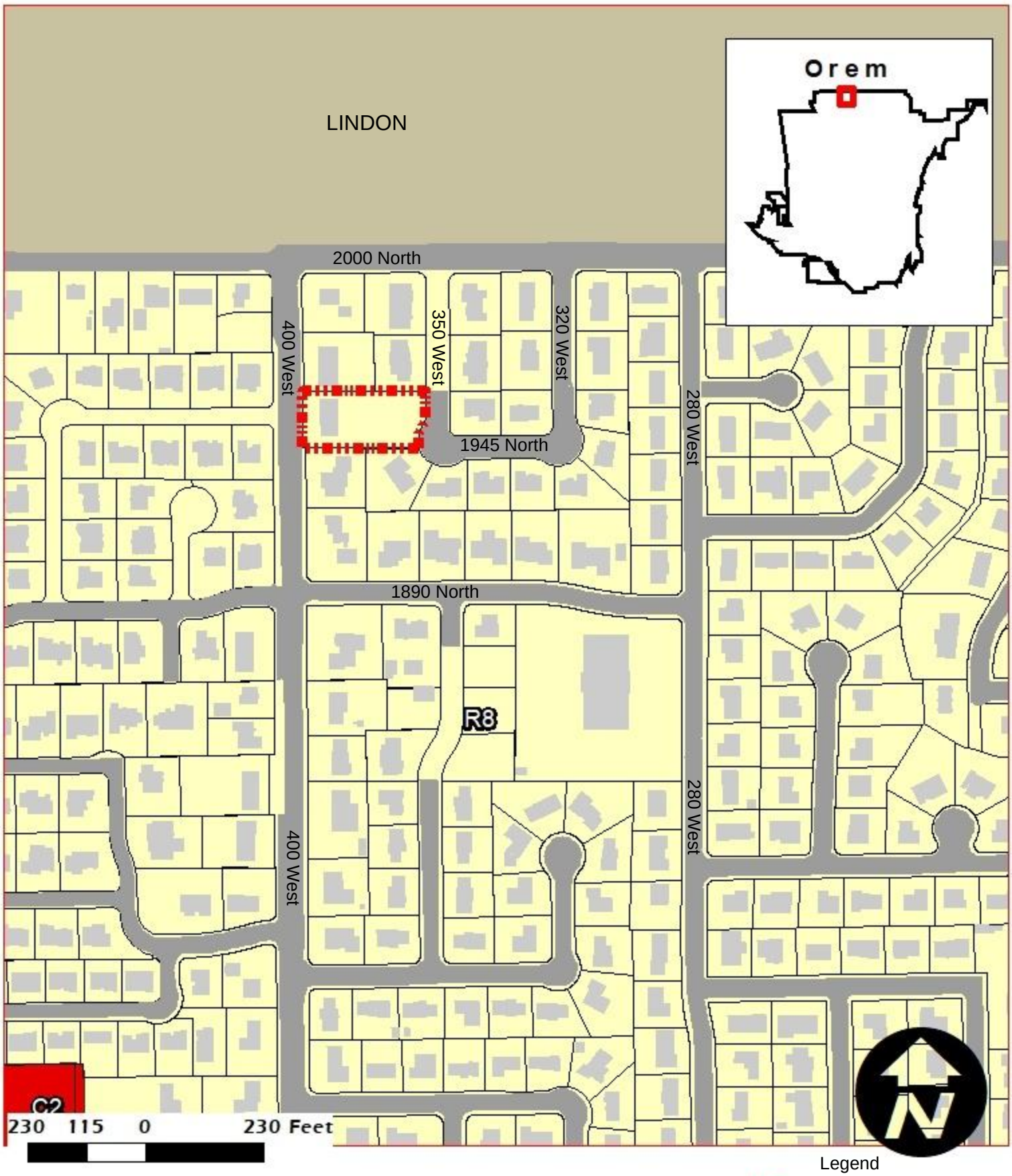
Both of the lots will meet the minimum lot size square footage and frontage requirements of the R8 zone (8,000 square feet and 80 feet of frontage). Lot 1 will be 13,162 square feet with 110.68 feet of frontage. Lot 2 will be 12,618 square feet with 115.12 feet of frontage.

All improvements are existing including sewer, water, curb, gutter and sidewalk. The preliminary plat was approved in 2011 and the subdivision was completed except for this lot. They are now requesting to complete the subdivision with these last two lots. The proposed plat meets all the requirement of the R8 zone and Final Plat application. Section 17-5-2 (Final Plat)

RECOMMENDATION:
Staff recommends the Planning Commission approve the preliminary and final plats for Ostergaard, Plat D located generally at 1956 North 400 West in the R8 zone.


2000 North
2000 North
2000 North
2000 North
2000 North
2000 North
400 West
350 West
320 West
280 West
205 West
180 West
1950 North
1945 North
1925 North
1890 North
1890 North
1885 North
1885 North
1880 North
460 West
490 West
430 West
430 West
400 West
350 West
280 West
280 West
180 West

Ostergaard Estates Plat D



Final Plat
R8
.59 Acres

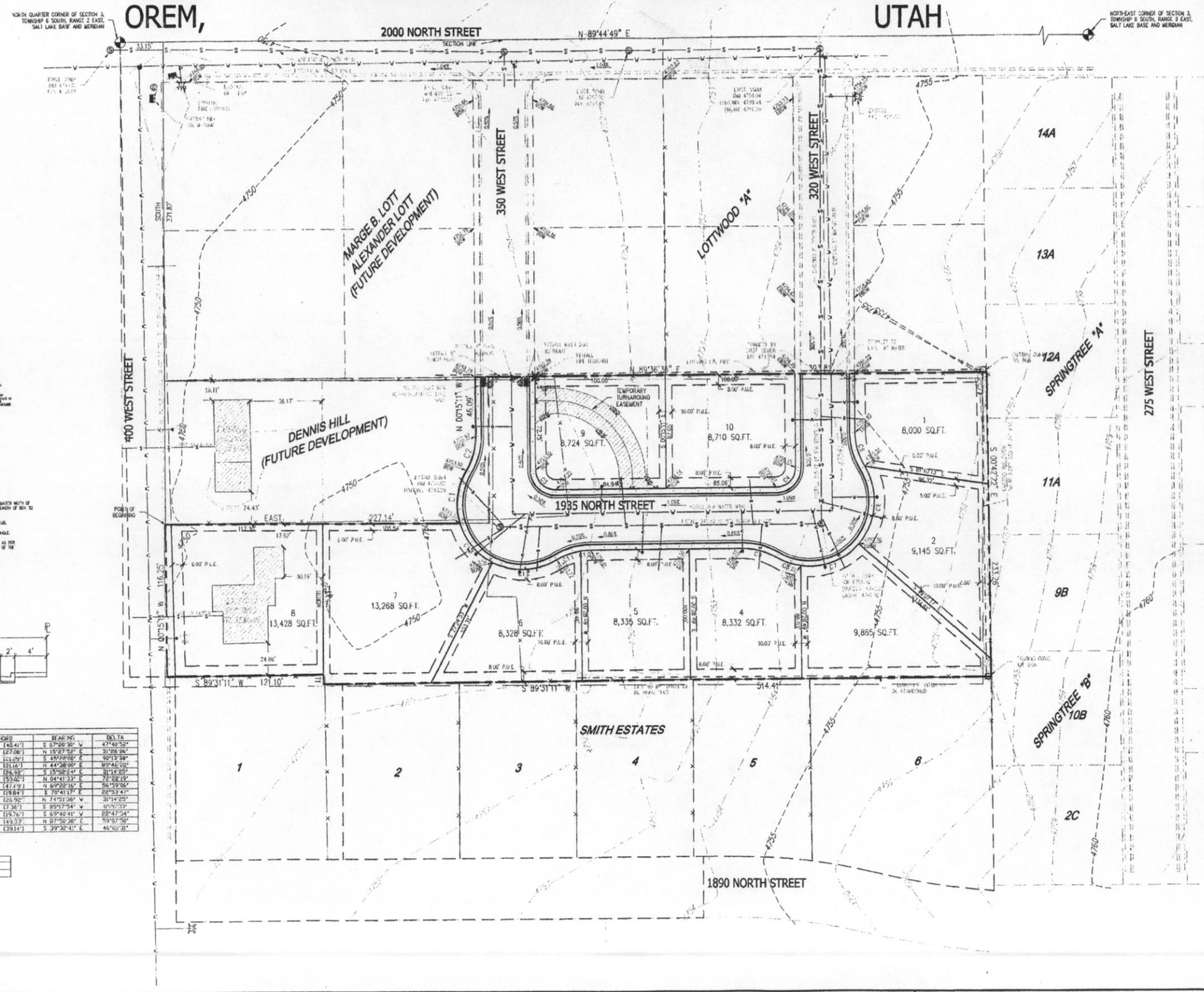
NEIGHBORHOOD
Northridge

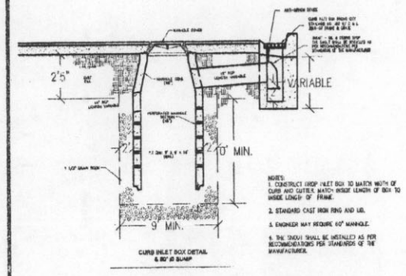
Legend
1956 N 400 West
Buildings
Parcels

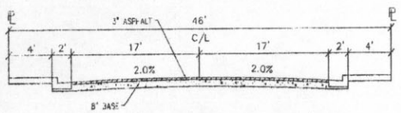
OSTERGAARD ESTATES

OREM, UTAH

NORTH
1" = 40'



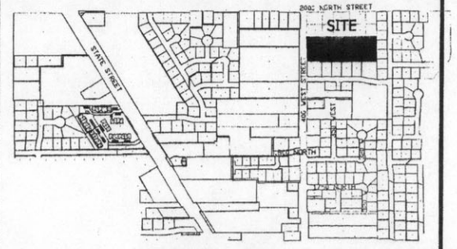




46' STREET CROSS SECTION

CURVE TABLE						
CURVE	RADIUS	CURVE	TANGENT	CHORD	BEARING	DELTA
C1	50.00' (49.98')	41.61' (41.60')	22.89' (22.89')	40.42' (40.41')	S 87°26'30" W	47°40'52"
C2	50.00' (49.98')	87.43' (87.42')	14.87' (14.87')	87.09' (87.08')	N 15°27'57" E	91°26'06"
C3	15.00' (15.00')	23.62' (23.61')	15.06' (15.06')	21.26' (21.25')	S 45°29'00" E	90°13'58"
C4	15.00' (15.00')	23.50' (23.50')	14.94' (14.94')	21.17' (21.16')	N 44°38'00" E	89°46'02"
C5	50.00' (49.98')	87.86' (87.85')	15.00' (15.00')	86.93' (86.92')	S 15°58'24" E	91°14'25"
C6	50.00' (49.98')	61.16' (61.14')	36.18' (36.16')	59.84' (59.82')	N 64°41'33" E	70°08'19"
C7	50.00' (49.98')	49.73' (49.71')	27.14' (27.13')	47.79' (47.69')	N 69°22'16" E	56°59'06"
C8	50.00' (49.98')	19.58' (19.57')	10.13' (10.12')	19.82' (19.81')	S 70°41'17" E	22°26'47"
C9	50.00' (49.98')	27.56' (27.25')	13.99' (13.98')	26.93' (26.92')	N 74°51'36" W	31°14'25"
C10	50.00' (49.98')	7.37' (7.37')	3.69' (3.69')	7.36' (7.36')	S 85°17'54" W	8°26'39"
C11	50.00' (49.98')	19.90' (19.89')	10.08' (10.08')	19.76' (19.76')	S 69°40'41" W	22°47'54"
C12	50.00' (49.98')	51.69' (51.69')	28.36' (28.36')	49.34' (49.33')	N 07°56'36" E	59°07'56"
C13	50.00' (49.98')	40.72' (40.21')	21.27' (21.26')	39.35' (39.14')	S 39°32'41" E	46°40'31"

LINE TABLE		
LINE	LENGTH	BEARING
T1	7.36' (7.36')	N 00°09'58" W



VICINTIY MAP

PROPERTY DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 89°44'49" EAST ALONG THE SECTION LINE 33.15 FEET AND SOUTH 371.82 FEET FROM THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 227.14 FEET; THENCE ALONG THE ARC OF A 50.00 RADIUS CURVE TO THE RIGHT 41.61 FEET (CHORD BEARS NORTH 07°26'30" EAST 40.42 FEET); THENCE ALONG THE ARC OF 50.00 RADIUS CURVE TO THE LEFT 27.43 FEET (CHORD BEARS NORTH 15°27'52" EAST 27.09 FEET); THENCE NORTH 00°15'11" WEST 46.09 FEET; THENCE NORTH 89°36'36" EAST 393.81 FEET; THENCE SOUTH 00°42'22" EAST 233.26 FEET; THENCE SOUTH 89°31'11" WEST 514.41 FEET; THENCE NORTH 00°00'58" WEST 7.36 FEET; THENCE SOUTH 89°31'11" WEST 121.10 FEET; THENCE NORTH 00°15'11" WEST 116.25 FEET TO THE POINT OF BEGINNING.
AREA = 121,269 SQ.FT. OR 2.78 ACRES.

NOTES:

1. THE FIRE PROTECTION ITEMS (FIRE HYDRANT, WATER MAINS, ACCESS ROADS, ETC.,) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. PLAN REVIEWS BY THE FIRE PREVENTION BUREAU SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS MANDATED BY THE UNIFORM FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE MAIN WATER LINES.
2. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNERGROUND SPRINKLING SYSTEM WIT- A BACK-FLOW DEVICE TO THE BUILDING. BACK-FLOW DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SECTION 21-1-14 OF THE OREM CITY CODE.
3. IF REQUIRED BY CHAPTER 20 OF THE OREM CITY CODE OR BY THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED I.A.W. CITY STANDARDS AND SPECIFICATIONS.
4. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE OREM CITY CODE, CHAPTER 14.
5. WATER METERS SHALL BE LOCATED AT THE BACK OF WALK OR CURB AND GUTTER IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN 10 FEET OF ANY EXISTING OR PROPOSED STRUCTURES.
6. WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS AND SHALL BE INSTALLED ACCORDING TO CHAPTER 21 OF THE OREM CITY CODE.
7. ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
8. GARBAGE DISPOSAL WILL BE BY INDIVIDUAL CURB-SIDE CONTAINERS.
9. SEWER LATERALS ARE NOT TO BE CONNECTED DIRECTLY INTO MANHOLES.
10. STREET LIGHTS WILL BE CONSTRUCTED PER OREM CITY STREET LIGHTING PLAN.

DEVELOPER:

PATTERSON CONSTRUCTION
11009 NORTH 6400 WEST
HIGHLAND, UTAH 84003
(801) 756-7303

ENGINEER:

DUDLEY & ASSOCIATES
355 EAST 1200 SOUTH
OREM, UTAH 84058
(801) 224-1252

SITE DATA:

ZONE: [illegible]
AREA: [illegible]
NO. OF LOTS = 12 SINGLE FAMILY

RECEIVED
JAN 18 2011
By
CITY OF OREM

IRRIGATION COMPANY WATER

SHEET 1 OF 1

REVISIONS
4-14-06
5-25-06

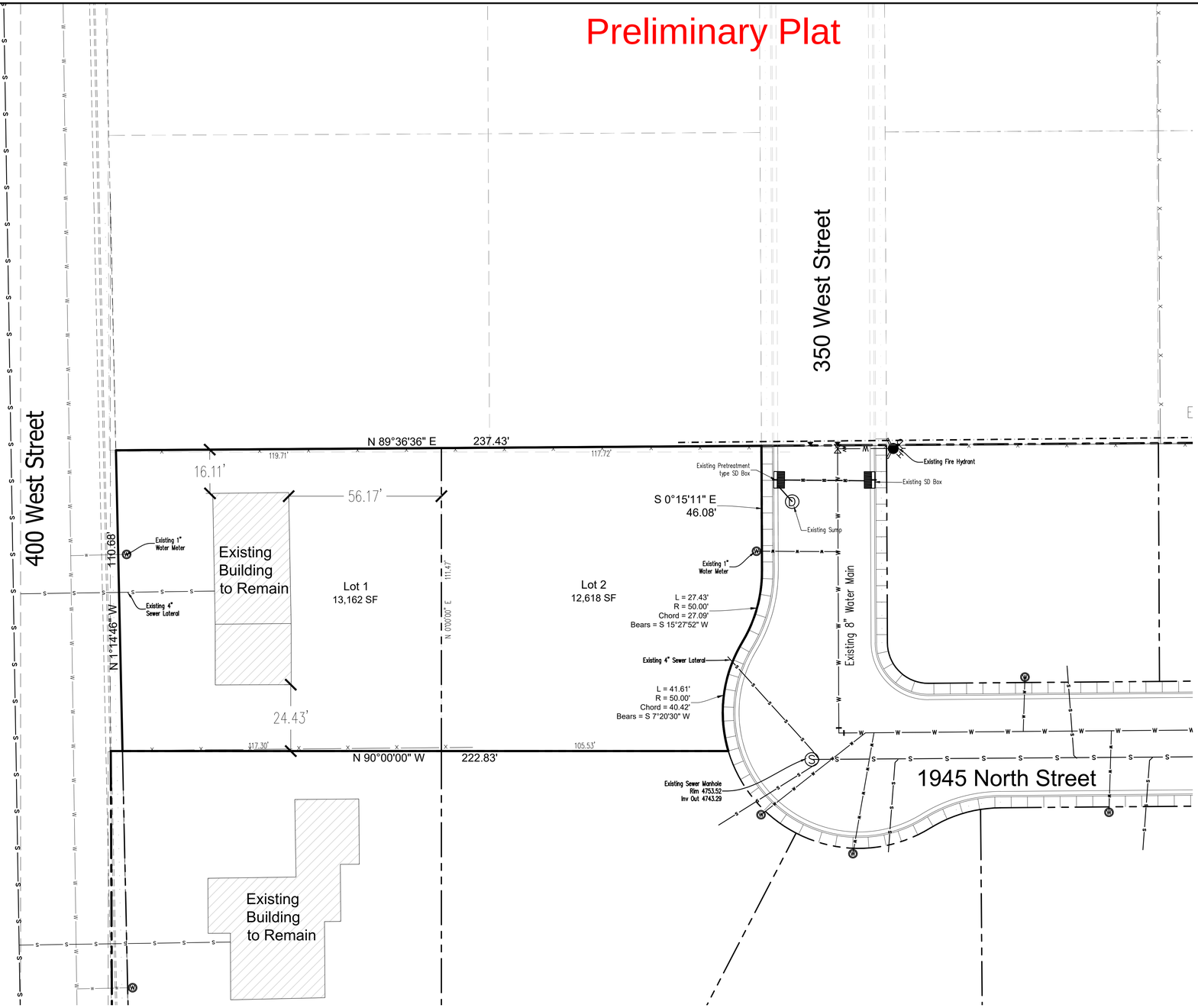
DUDLEY & ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
OREM, UTAH 801-224-1252

OSTERGAARD ESTATES
PRELIMINARY PLAN
OREM UTAH

DATE	2-17-06
SCALE	1"=40'
DRAWN BY	J.S.W.
DWG NAME	
TRACING NO.	

Preliminary Plat

NORTH
1" = 30'



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058 801-224-1252

Ostergaard Estates

Utility Plan

Orem City Utah

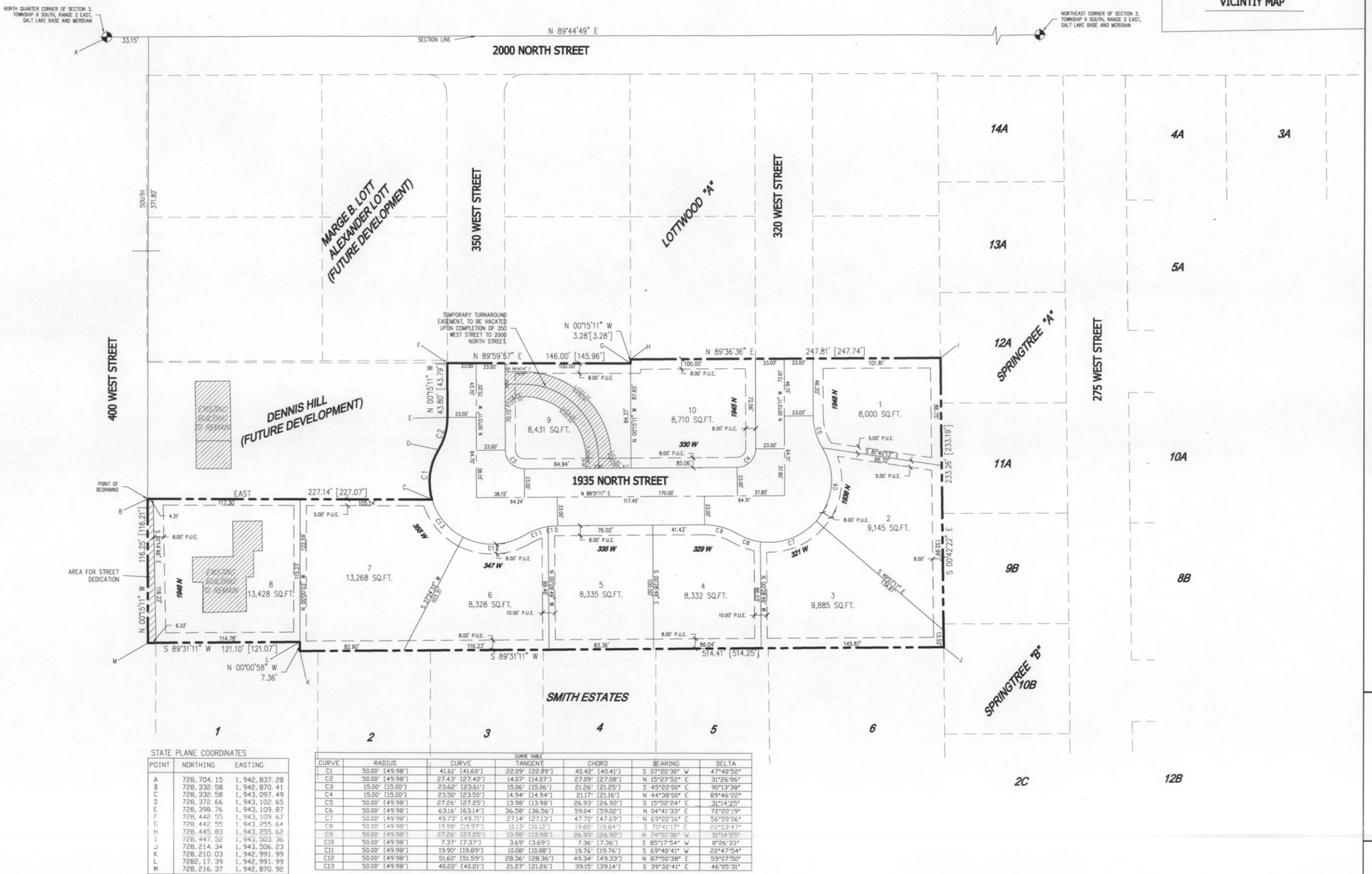
REVISIONS

DATE	10-18-2022
SCALE	1"=30'
BY	BHT
TRACING NO.	L-12981

SHEET No.
C - 1

Existing Final Plat

NORTH
1" = 40'





VICINTIY MAP

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
A	728, 704. 15	1, 942, 837. 28
B	728, 332. 58	1, 942, 870. 41
C	728, 332. 58	1, 943, 097. 49
D	728, 372. 66	1, 943, 102. 65
E	728, 398. 76	1, 943, 109. 87
F	728, 442. 55	1, 943, 109. 67
G	728, 442. 55	1, 943, 255. 64
H	728, 445. 83	1, 943, 255. 62
I	728, 447. 32	1, 943, 503. 36
J	728, 214. 34	1, 943, 506. 23
K	728, 210. 03	1, 942, 991. 99
L	7282, 17. 39	1, 942, 991. 99
M	728, 216. 37	1, 942, 870. 92

CURVE TABLE

CURVE	RADIUS	CURVE	TANGENT	CHORD	BEARING	DELTA
C1	50.00' [49.98']	41.61' [41.60']	22.09' [22.09']	40.42' [40.41']	S 07°20'30" W	47°40'52"
C2	50.00' [49.98']	27.43' [27.42']	14.07' [14.07']	27.09' [27.08']	N 15°27'52" E	31°26'06"
C3	15.00' [15.00']	23.62' [23.61']	15.06' [15.06']	21.26' [21.25']	S 45°22'00" E	90°13'38"
C4	15.00' [15.00']	23.50' [23.50']	14.94' [14.94']	21.17' [21.16']	N 44°38'00" E	89°46'22"
C5	50.00' [49.98']	27.26' [27.25']	13.98' [13.98']	26.93' [26.92']	S 15°52'24" E	31°14'25"
C6	50.00' [49.98']	63.16' [63.14']	36.58' [36.56']	59.04' [59.02']	N 04°41'33" E	72°22'19"
C7	50.00' [49.98']	49.73' [49.71']	27.14' [27.13']	47.70' [47.69']	N 69°22'16" E	56°59'06"
C8	50.00' [49.98']	19.98' [19.97']	10.13' [10.12']	19.85' [19.84']	S 70°41'17" E	22°53'47"
C9	50.00' [49.98']	27.26' [27.25']	13.98' [13.98']	26.93' [26.92']	N 74°51'36" W	31°14'25"
C10	50.00' [49.98']	7.37' [7.37']	3.69' [3.69']	7.36' [7.36']	S 85°17'54" W	8°26'33"
C11	50.00' [49.98']	19.90' [19.89']	10.08' [10.08']	19.76' [19.76']	S 69°40'41" W	22°47'54"
C12	50.00' [49.98']	51.60' [51.59']	28.36' [28.36']	49.34' [49.33']	N 87°50'38" E	59°07'50"
C13	50.00' [49.98']	40.22' [40.21']	21.27' [21.26']	39.15' [39.14']	S 39°32'41" E	46°05'31"

LINE TABLE

LINE	LENGTH	BEARING
T1	7.36' [7.36']	N 00°00'58" W

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 N 89°44'49" E ALONG THE SECTION LINE 33.15 FEET AND SOUTH 371.82 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, Township 6 South, Range 2 East, Salt Lake Base & Meridian: thence as follows

Bearing	Distance	Remarks
EAST	227.14'	
ARC LENGTH	41.61'	(CHD. BEARS N 07°20'30" E 40.42') R = 50.00'
ARC LENGTH	27.43'	(CHD. BEARS N 15°27'52" E 27.09') R = 50.00'
N00°15'11"W	43.80'	
N89°59'57"E	146.00'	
N00°15'11"W	3.28'	
N89°36'36"E	247.81'	ALONG PLAT "A", LOTTWOOD SUBDIVISION
S00°42'22"E	233.26'	ALONG PLAT "A", SPRINGTREE SUBDIVISION
S89°31'11"W	514.41'	ALONG SMITH ESTATES
N00°00'58"W	7.36'	ALONG SMITH ESTATES
S89°31'11"W	121.10'	ALONG SMITH ESTATES
N00°15'11"W	116.25'	TO THE POINT OF BEGINNING.
		AREA = 120, 996 SQ. FT. OR 2. 78 ACRES.

Basis of Bearing NORTH 89°44'49" EAST ALONG THE SECTION LINE.

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 dedicated 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____.

Acknowledgement

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

On the ____ day of _____, A.D. 20____, 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

Approved this____day of _____, 2006, by Orem City, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this _____day of _____, A.D. 2006.

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. According, 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

Approved as to Form

City Attorney Date

PLAT "A"

OSTERGAARD ESTATES

SUBDIVISION

OREM CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

RECEIVED
JAN 18 2011
By
CITY OF OREM

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

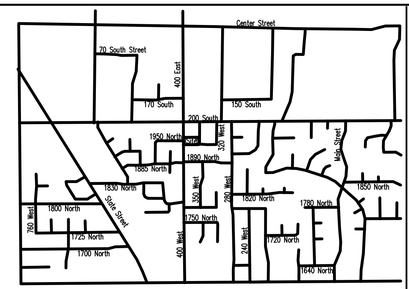
Proposed Plat

Ostergaard Estates Plat "D"

Located in a portion of the Northeast
quarter of Section 3, Township 6 South,
Range 2 East, Salt Lake Base and Meridian
Orem, Utah County Utah

NORTH
1" = 40'





Vicinity Map

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Prepared by:

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

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional 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.

Boundary Description

Commencing at a point located North 89°44'49" East along the Section line 35.05 feet and South 261.17 feet from the North quarter corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°36'36" East along the South boundary of Lottwood Subdivision, Plat "B" 237.43 feet; thence along the Westerly line of 350 West the following 3 courses: South 00°15'11" East 46.08 feet, along the arc of a 50.00 foot radius curve to the right 27.43 feet (chord bears South 15°27'52" West 27.09 feet), along the arc of a 50.00 foot radius curve to the left 41.61 feet (chord bears South 07°20'30" West 40.42 feet), thence West along Lottwood Plat "B" 222.83 feet; thence North 01°14'46" West along 400 West Street 110.68 feet to the point of beginning.

AREA=25,780 sq. ft. or 0.592 acre

Basis of Bearing: North 89°44'49" East along the Section line. (NAD27)

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 dedicated 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___.

Hill Trust U/A/D May 27, 1993
by Terry Hill, Successor in trust

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____, 20____, by Terry Hill, who represented that he is the Successor in trust of the Hill Trust U/A/D May 27, 1993 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

Approved this_____day of_____, 20____, by Orem City, 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. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this day of , A.D. 20___.

Approved: _____ Approved: _____
City Engineer City Recorder

Occupancy Restriction Notice

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

Conditions of Approval

County Recorder

Plat " D "

Ostergaard Estates

Subdivision

OREM CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 Feet

Approved as to Form

City Attorney Date

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CIVIL ENGINEERS SEAL	CLERK-RECORDER SEAL


Street View from 350 West
1956 N 400 W
N 350 W

Street View from 350 West



CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
October 19, 2022

The following items are discussed in these minutes:

- PRELIMINARY PLAT – Approving the preliminary and final plat for The Concord Plat A, located generally at 507 North 400 West - Approved
- PUBLIC HEARING – Vacating lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 West 880 South - Approved
- PUBLIC HEARING – Vacating a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approving Selman Subdivision, Plat B located generally at 385 North 200 East - Approved
- PUBLIC HEARING – Amending Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes – Positive Recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

At **4:00 p.m.** Chair Sakar called the Study Session to order.

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Tina Okolowitz, Planning Commission member; Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from the October 5, 2022 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

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

Those present: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas, Associate Planner; Grant Allen and Matt Taylor, Senior Planners; Sam Kelly, City Engineer; Aaron McKnight, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Tina Okolowitz, Planning Commission member

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.1**: (click here for recording)



Agenda Item 3.1 is a request by Tres and Jennifer Miller for the Planning Commission to approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.

Staff Presentation: On August 23, 2022, the City Council rezoned the property from R7.5 to R6.5. The applicant is now requesting the Planning Commission approve the preliminary and final plat. The proposed plat

includes four lots, each with a width of approximately 66 feet. Lot 1 is 10,524 square feet, lot 2 is 9,717 square feet, lot 3 is 10,625 square feet, and lot 4 is 10,625 square feet. The existing home and shed on the property will be removed. The proposed plan includes installing the required improvements, including finishing 450 West. The proposed plat meets all the requirements of the R6.5 zone. (See Section 22-6-8)

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Sakar moved to approve the preliminary and final plat for The Concord Plat A, located generally at 507 N 400 W in the R6.5 zone. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.2**: (click here for recording)

Agenda Item 3.2 is a request by Matt Evans for the Planning Commission to vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approving Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone.



Staff Presentation: The applicant is seeking to realign lot lines and combine three existing parcels into two legal lots. In 1992, Jensen Cove Subdivision Plat A was recorded. In 2004, Pearhollow Estates Plat E was recorded. An undevelopable parcel of approximately 8,922 square feet was left unrecorded. The proposed plat will rearrange the property lines and remove the undevelopable lot. Lot 1 will be 18,471 square feet and Lot 2 will be 18,150 square feet. The proposed plat meets all the requirements of the R12 zone. (See Section 22-6-8)

No changes will be made to the existing structures or utilities.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approve Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone, with the condition that property has been conveyed from one owner to the other by deed before the plat is recorded.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar 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. Low moved to vacate Lot 1 of Pearhollow Estates Plat D and Lot 2 of Jensen Cove Subdivision Plat A and approve Pearhollow Estates Plat E, located generally at 549 W 880 S, in the R12 zone, with the condition that property has been conveyed from one owner to the other by deed before the plat is recorded. Mr. Sakar seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Ms. Vargas to introduce **Agenda Item 3.3**: (click here for recording)

Agenda Item 3.3 is a request by Arlen and Shelly Johnson for the Planning Commission to vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone.

Staff Presentation: The applicant is seeking to move the property lines of Lot 1 and Lot 2 so that the large existing garage between the two lots will be a part of Lot 2.



The mother who was living in the house on Lot 1 recently passed away. Her son currently lives in the house on Lot 2. The mother's children would like to sell Lot 1 now that she has passed away; however, the son living in the home on Lot 2 would like to keep the large existing garage. That garage is currently a part of Lot 1. By moving the property lines to include the garage on Lot 2, the son can keep the garage and access to it from 200 East and the home on Lot 1 can be sold.

The new Lot 1 will be 9,514 square feet and the new Lot 2 will be 12,947 square feet. Both lots meet the minimum lot size requirement of 8,000 square feet in the R8 zone. (See Section 22-6-8 (Residential Zones) and Section 17-5-2 (Final Plat))

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone with the condition that the portion of Lot 1 with the garage will be deeded from Lloyd & Linda Johnson to Nathan & Marisa Johnson before the plat records.

Chair Sakar asked if the Planning Commission had any questions for Ms. Vargas.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar 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. Hawkes moved to vacate a portion of Lot 9 and all of Lot 10 of Selman Subdivision and Lot 17 of U-valde Gardens Subdivision and approve Selman Subdivision, Plat B located generally at 385 North 200 East in the R8 zone with the condition that the portion of Lot 1 with the garage will be deeded from Lloyd & Linda Johnson to Nathan & Marisa Johnson before the plat records. Mr. Crismon seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Chair Sakar asked Mr. Taylor to introduce **Agenda Item 3.4**: (click here for recording)

Agenda Item 3.4 is a request by the City of Orem for the Planning Commission to amend Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.

Staff Presentation: The Orem Parks, Recreation, Trails and Open Space Master Plan (PRTO) was adopted on December 14, 2021 (online at www.orem.org/generalplan - Appendix G). Subsequently, Vineyard City Community Development proposed a concept of connecting the Lake Bottom Canal Trail to Orem's Geneva Road Multi-Use Path. In examining the request, an additional connection to the Rail Trial in Vineyard would seem advantageous to Orem citizens and would require minimal public improvements to do so.

Interlinking the trails to the Geneva Road Multi-Use path would create pedestrian and cycling paths buffered from road traffic to many destinations in both cities, including UVU, UVU North, Orem/Vineyard transit stations, MTECH, parks, schools and more. It would also increase access to additional trail networks in the area.

Multi-Use Paths: Orem PRTO Master Plan defines multi-use paths as: Permanently protected community 10-foot paths and connectors that are typically paved. They include soft shoulders and are separated from adjacent roads and prohibit motorized use. The multi-use trail directly or indirectly links with trailheads and access points. (see p. 51 and 53 PRTO).

Multi-use paths can be adaptable and flexible depending on existing built-out conditions or in undeveloped areas.

Proposed Amendments: Staff proposes adding three multi-use path alignments to Map 6 of the PRTO.

1) Lake Bottom Canal Trail Connector
2) Rail Trail Connector
3) Lakeside Park Connector

Timing: Final design and timing of these multi-use paths will coincide with the acquisition of dedicated funding for the project(s). This may include grant money from various sources, or an appropriation of city funds (typically at the time of already planned right-of-way improvements).

Additional Information: Additional information may be found in Attachment A – Presentation to the Planning Commission on October 5, 2022.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission provide a positive recommendation to the City Council regarding the approval of amendments to Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes.

Chair Sakar asked if the Planning Commission had any questions for Mr. Taylor.

Chair Sakar opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Sakar 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. Sakar moved to forward a positive recommendation to the City Council regarding the approval of amendments to Appendix G of the Orem City General Plan pertaining to Orem Parks, Recreation, Trails, and Open Space Master Plan; Map 6 – Proposed Trails and Bike Lanes. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Sakar then called for a motion to approve the minutes of October 5, 2022. Mr. Low moved to approve the meeting minutes for October 5, 2022. Ms. Komen seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: Chair Sakar called for a motion and moved to adjourn. Mr. Hawkes seconded the motion. Those voting aye: Gerald Crismon, James Hawkes, Madeline Komen, Murray Low and Haysam Sakar. The motion passed unanimously.

Adjourn: 4:47 p.m.

Ryan L. Clark
Planning Commission Secretary

Approved:

A complete video of the meeting can be found at www.orem.org/meetings