



CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
January 19, 2022

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

4:00 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56
NORTH STATE STREET, OREM, UT

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 – Amending Standard Land Use Code 6232 Tattoos & Body Piercing from a not permitted use to a permitted use in the C3 zone.**
 - 3.2 **PUBLIC HEARING – Vacating Lot 16 of The Farm, Plat A and approving The Farm, Plat C located generally at 475 South 170 West in the R8 zone.**
 - 3.3 **PUBLIC HEARING – Vacating Lot 15 of Cherapple Canyon Plat A and approving Cherapple Canyon Plat E, located generally at 938 E 1810 N in the R12 zone.**
 - 3.4 **PUBLIC HEARING – Amending portions of Section 22-11-33(P)(8) (Parking) pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit.**
4. MINUTES REVIEW AND APPROVAL
 - 4.1 **Review and approve minutes from December 8, 2021.**
5. ADJOURN
 - 5.1 **Next meeting scheduled for Wednesday, February 2, 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 January 19, 2022	
Prepared By: Cheryl Vargas		
Applicant: Indie Studio Suites Orem, LLC	PUBLIC HEARING – Amending Standard Land Use Code 6232 <i>Tattoos & Body Piercing</i> from a not permitted use to a permitted use in the C3 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: **Regional Commercial**
- Current Zone: **C3**
- Acreage: **32.6**
- Neighborhood: **Timpview**

ACTION:

The Planning Commission shall forward a recommendation to the City Council regarding the text amendment request.

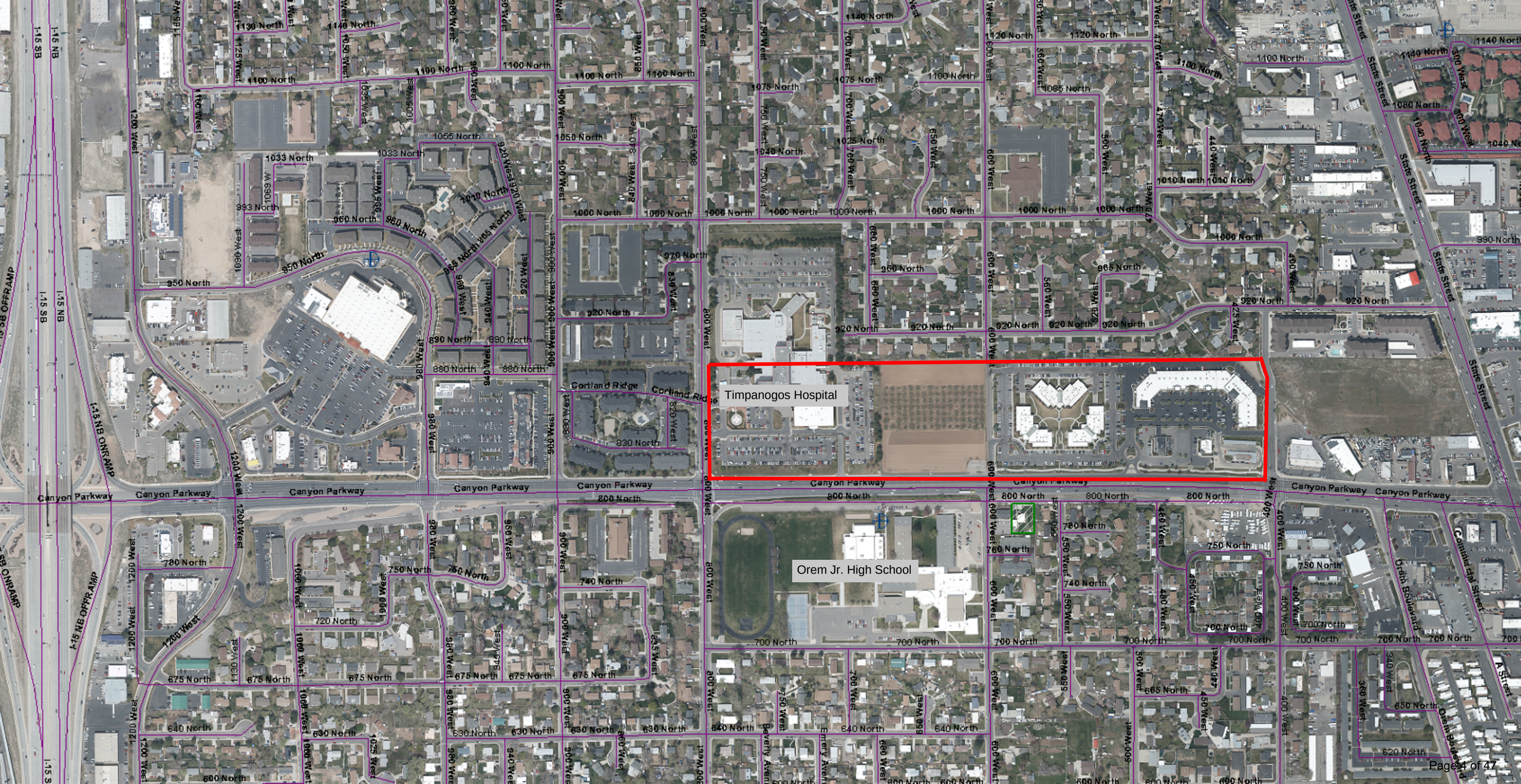
REQUEST: The applicant requests the Planning Commission send a recommendation to the City Council to amend Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone.

BACKGROUND: The applicant is requesting that tattooing and piercings be permitted within the C3 zone which has approximately forty-three licensed beauty professionals and services thousands of local customers each year. At this time, the C3 zone is in only one location in the City. That is between 400 West and 800 West on 800 North (between 800 North and approximately 900 North, Pinehurst Plaza). Tattooing and body piercing is currently allowed in the C2 zone.

The applicant would like to differentiate between traditional tattooing and beauty tattooing. Single needle tattoos (1 to 3 needles) are a beauty accessory to many women, these are smaller, lighter in color and last less than two years. However, the County Health Department considers tattooing the same no matter the number of needles used.

RECOMMENDATION: Staff recommends the Planning Commission send a recommendation to the City Council to amend Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone.

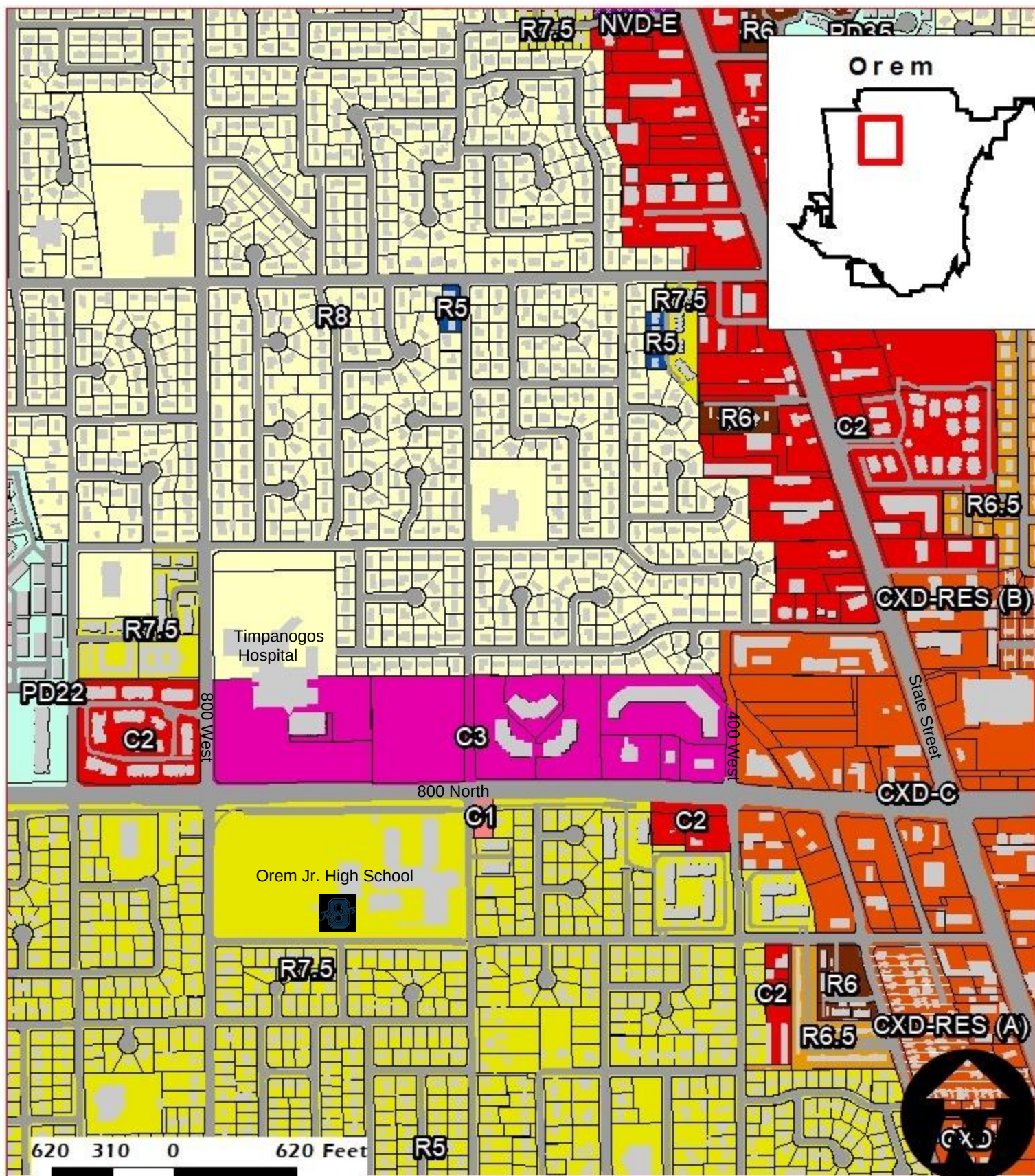
SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6232	Tattoos & Body Piercing	N	N	N	N	N	N	N	N	N	N	P	NP	N	N	N	N	N



Timpanogos Hospital

Orem Jr. High School

SLU 6232 - Tattoos & Body Piercing



Legend

Text Amendment
 ◆ C3
 32.6 Acres

NEIGHBORHOOD
 Timpview

■ C3 Zone
 ■ Buildings
 □ Parcels

SLU		R5	R6	R6.5	R7.5	R8	R12	R20	OS5\ ROS	PO	C1	C2	C3	HS	M1	M2	CM	BP
6232	Tattoos & Body Piercing	N	N	N	N	N	N	N	N	N	N	P	N P	N	N	N	N	N

Item #: 3.2	Planning Commission January 19, 2021	
Prepared By: Cheryl Vargas		
Applicant: James Oviatt	PUBLIC HEARING – Vacating Lot 16 of The Farm, Plat A and approving The Farm, Plat C located generally at 475 South 170 West in the R8 zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Posted at utah.gov/pa

SITE INFORMATION:

- General Plan Designation:
Low Density Residential
- Current Zone: **R8**
- Acreage: **.20**
- Neighborhood:
Stonewood

ACTION:

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

REQUEST:

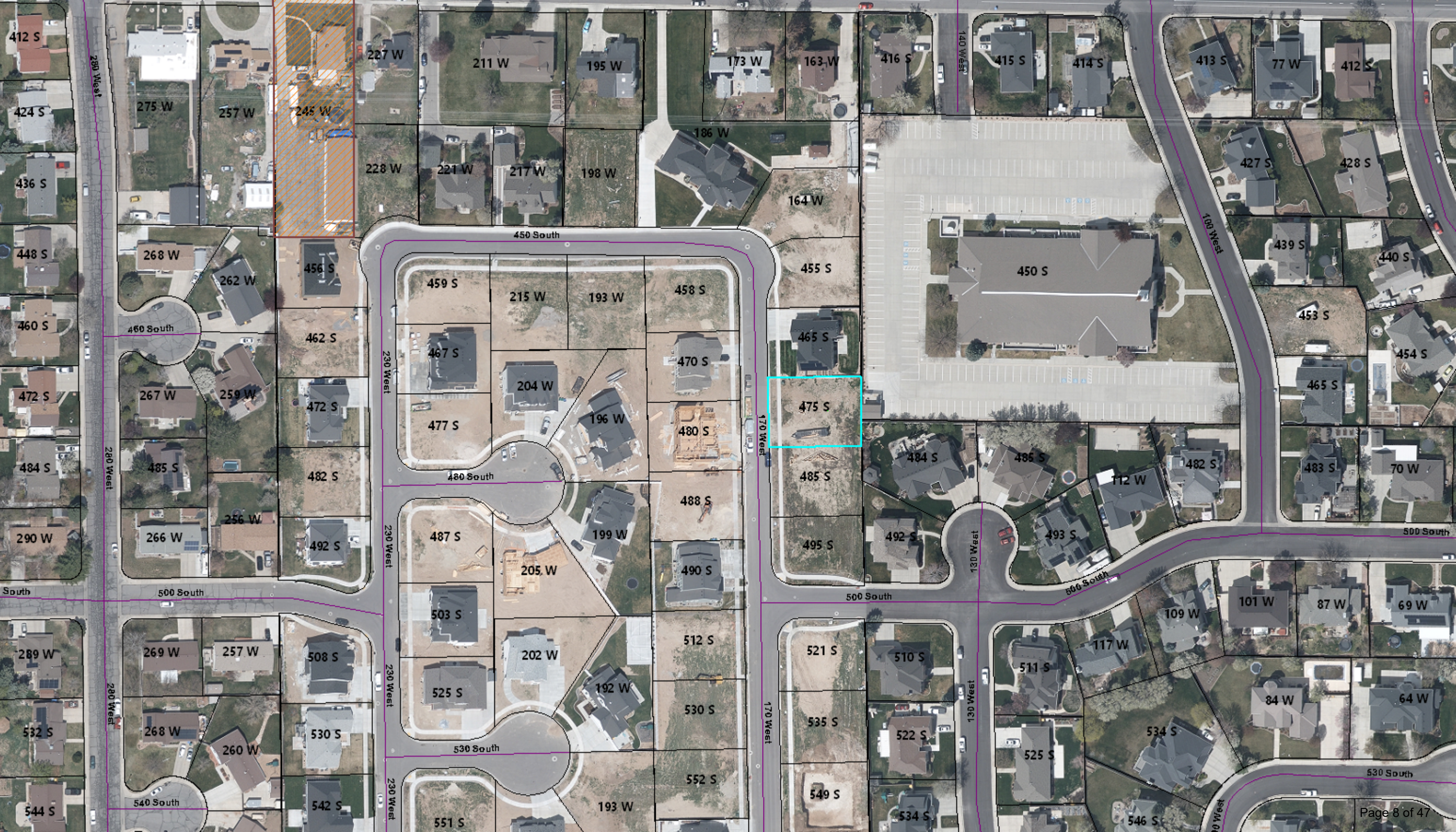
The applicant requests the Planning Commission vacate Lot 16 of The Farm, Plat A and approve The Farm, Plat C located generally at 475 South 170 West in the R8 zone.

BACKGROUND:

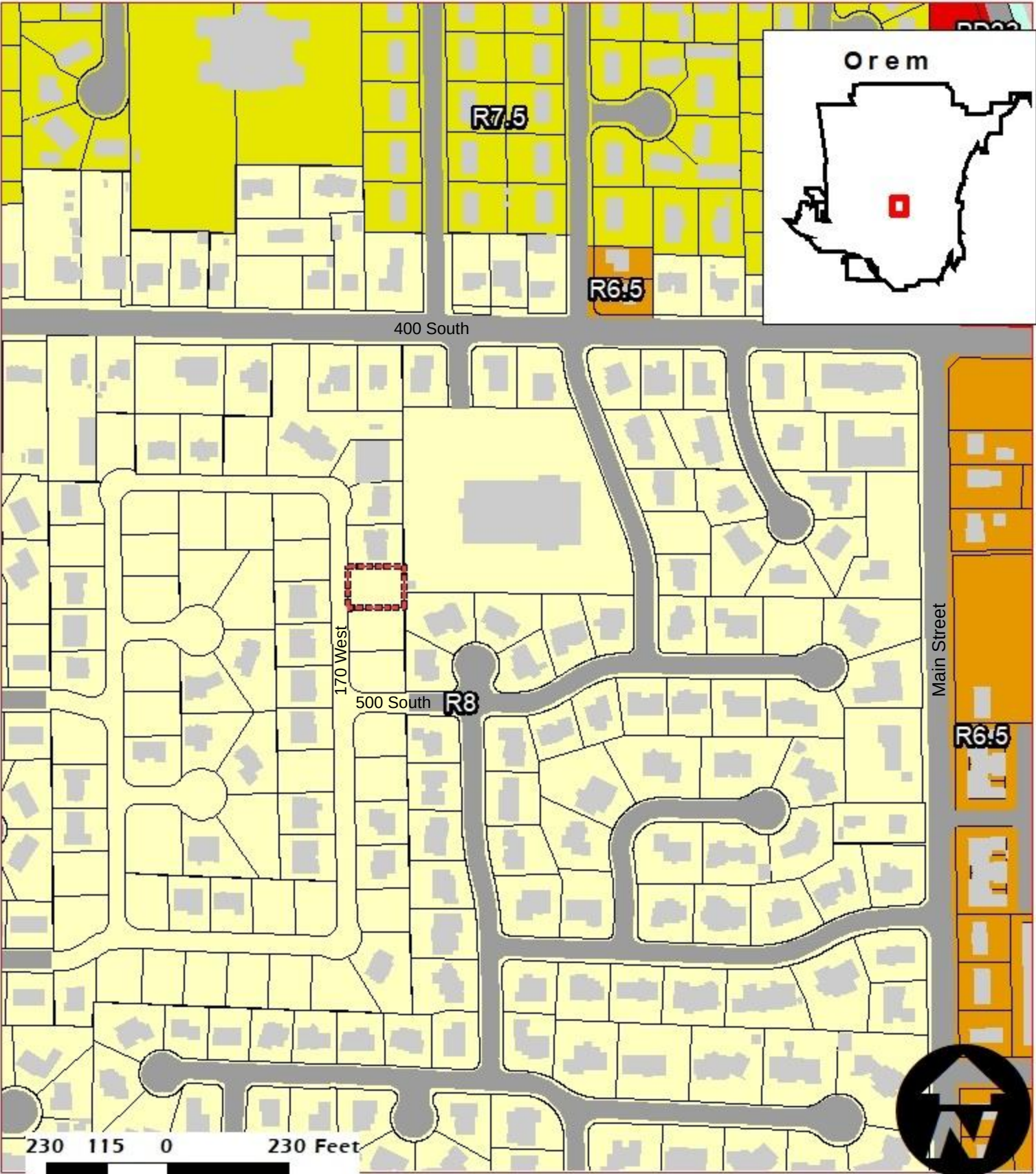
The applicant is seeking to vacate the existing public utility easement which runs along the east boundary of the property so he can build a pool in the back yard. That would not be possible unless the easement is vacated. The applicant has received letters from each of the five utilities vacating the easement.

RECOMMENDATION:

Staff recommends the Planning Commission vacate Lot 16 of The Farm, Plat A and approve The Farm, Plat C located generally at 475 South 170 West in the R8 zone.



The Farm Plat C



◆ Plat Amendment
R8
.20 Acres

NEIGHBORHOOD
Stonewood

Legend
■ 475 S 170 West
■ Buildings
□ Parcels

Existing Plat

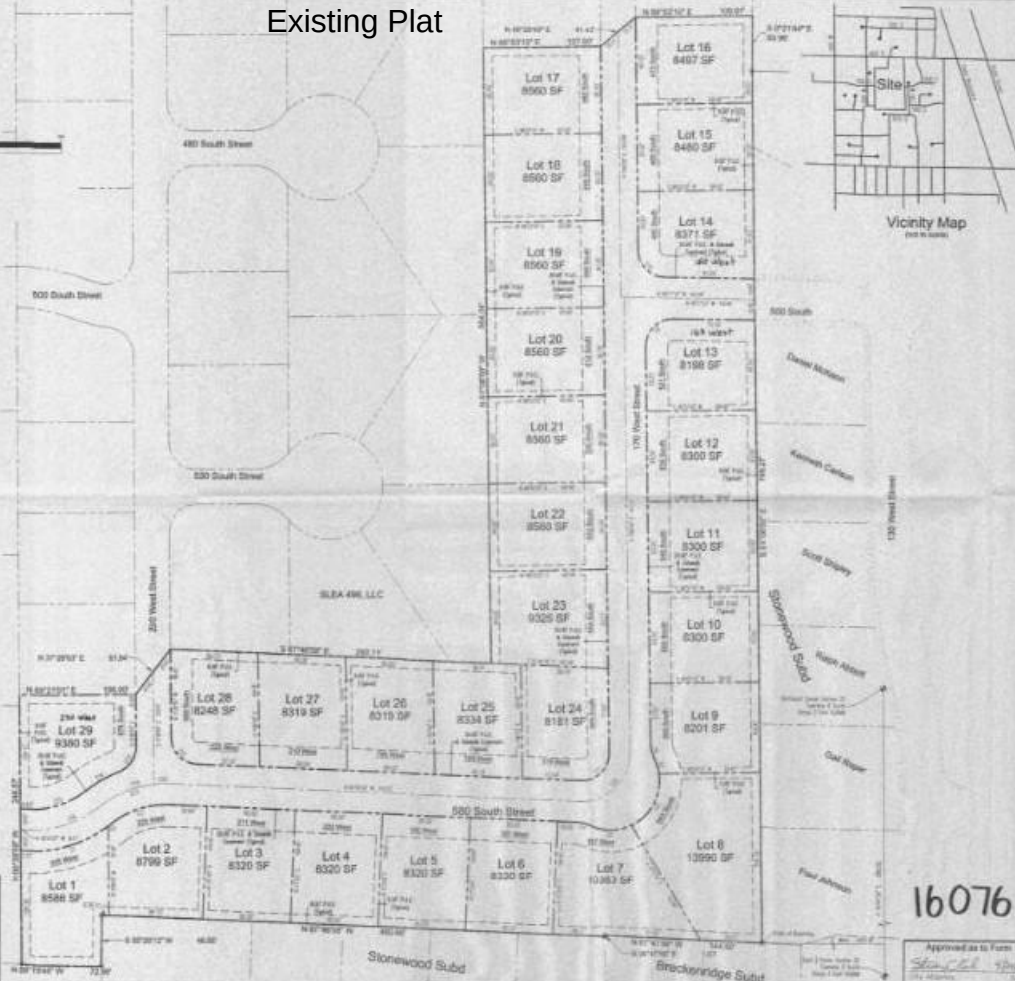


Country	Year	Value	Unit
1	1990	1.00	1.00
2	1991	1.00	1.00
3	1992	1.00	1.00
4	1993	1.00	1.00
5	1994	1.00	1.00
6	1995	1.00	1.00
7	1996	1.00	1.00
8	1997	1.00	1.00
9	1998	1.00	1.00
10	1999	1.00	1.00
11	2000	1.00	1.00
12	2001	1.00	1.00
13	2002	1.00	1.00
14	2003	1.00	1.00
15	2004	1.00	1.00
16	2005	1.00	1.00
17	2006	1.00	1.00
18	2007	1.00	1.00
19	2008	1.00	1.00
20	2009	1.00	1.00
21	2010	1.00	1.00
22	2011	1.00	1.00
23	2012	1.00	1.00
24	2013	1.00	1.00
25	2014	1.00	1.00
26	2015	1.00	1.00
27	2016	1.00	1.00
28	2017	1.00	1.00
29	2018	1.00	1.00
30	2019	1.00	1.00
31	2020	1.00	1.00
32	2021	1.00	1.00
33	2022	1.00	1.00
34	2023	1.00	1.00
35	2024	1.00	1.00
36	2025	1.00	1.00
37	2026	1.00	1.00
38	2027	1.00	1.00
39	2028	1.00	1.00
40	2029	1.00	1.00
41	2030	1.00	1.00
42	2031	1.00	1.00
43	2032	1.00	1.00
44	2033	1.00	1.00
45	2034	1.00	1.00
46	2035	1.00	1.00
47	2036	1.00	1.00
48	2037	1.00	1.00
49	2038	1.00	1.00
50	2039	1.00	1.00
51	2040	1.00	1.00
52	2041	1.00	1.00
53	2042	1.00	1.00
54	2043	1.00	1.00
55	2044	1.00	1.00
56	2045	1.00	1.00
57	2046	1.00	1.00
58	2047	1.00	1.00
59	2048	1.00	1.00
60	2049	1.00	1.00
61	2050	1.00	1.00
62	2051	1.00	1.00
63	2052	1.00	1.00
64	2053	1.00	1.00
65	2054	1.00	1.00
66	2055	1.00	1.00
67	2056	1.00	1.00
68	2057	1.00	1.00
69	2058	1.00	1.00
70	2059	1.00	1.00
71	2060	1.00	1.00
72	2061	1.00	1.00
73	2062	1.00	1.00
74	2063	1.00	1.00
75	2064	1.00	1.00
76	2065	1.00	1.00
77	2066	1.00	1.00
78	2067	1.00	1.00
79	2068	1.00	1.00
80	2069	1.00	1.00
81	2070	1.00	1.00
82	2071	1.00	1.00
83	2072	1.00	1.00
84	2073	1.00	1.00
85	2074	1.00	1.00
86	2075	1.00	1.00
87	2076	1.00	1.00
88	2077	1.00	1.00
89	2078	1.00	1.00
90	2079	1.00	1.00

Page 40 of 40



INJURY AND ASSOCIATE INC.



Surveyor's Certificate

1. Right to Justice: "I believe firmly that I am a Professional and because, and that I have fulfilled my duties as demanded under the law of the State of Texas. I further reaffirm my authority in the respect, I have made a mark in the field, I have shown in the field and demanded before, and was established and that of my own self, being firmly and honestly and the other the most directly, sincerely and clearly in the ground as shown in the all day but the all a day and night."

Boundary Descriptions

[illegible]

Vicinity Map

Revised 11/2009. © 2009 by The McGraw-Hill Companies, Inc.

May 16, 1958

Admission
Tuition
and fees

Owner's Deductions

There is also a small amount of text in the left margin of the manuscript, which is the property of the British Library and is not part of the original text. It is a list of the names of the people who were present at the meeting, and it is written in a different hand from the main text.

to please contact the bank directly and ask for the 2nd copy of May 2011

 David S. Johnson, Member District - very north, 117	 Maria A. Johnson, Member District - north central, 117
---	--

Accountability systems

STATE OF IOWA }
COUNTY OF IOWA } S.S.

My Correspondence Number: 684071 Lee Francis
My Correspondence Number: 8-18-2019 Lee Francis

Acceptance by the City of Orem

On this 21st day of May, 1964, before me, the undersigned, a Notary Public for the State of Texas, appeared the above-named individuals, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and the seal of my office this 21st day of May, 1964.

Notary Public James H. Rife James H. Rife
My Comm. Expires May 1967

Conditions of Approval

Conditions of Approval

PMMA*

The Farm

Subdivided

OREM CITY, UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET




D 12 f 17

Space above for County Recorder's use
PARCEL I.D.# 39:279:0016

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 16, The Farm Plat A Subdivision, located in the Northeast quarter of Section 22, 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 September 23, 2021.

QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: Richard A. Hellstrom
Authorized Representative

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

On September 23, 2021, personally appeared before me Richard A. Hellstrom 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





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

November 16, 2021

Sabrina
475 S. 170 W.
Orem, UT 84058

To whom it may concern,

Comcast of Utah II grants permission to vacate the easement, which exists along the North and East lines of the property located at 475 S. 170 W., Orem, UT 84058. 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,

Courtney Brooks
Authorized Representative

10/4/2021

James & Laura Oviatt
475 S. 170 West
Orem, UT 84058



No Reservations/No Objection

SUBJECT: CenturyLink approval to Vacate the North 8' Public Utility Easement (PUE) and the East 8' PUE of Lot 16, The Farm Subdivision Plat "A", Utah County, UT.

APN: 39:279:0016

To Whom It May Concern:

Qwest Corporation, d/b/a 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.

Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P839050

9/9/2021

Geoffrey & Sydney Germane
938 E. 1810 N.
Orem, UT



No Reservations/No Objection

SUBJECT: Approval to Vacate the North 8' Public Utility Easement (PUE) and the East 8' PUE of Lot 15, Cherapple Canyon Subdivision Plat "A", Utah County, UT

APN: 36:864:0015

To Whom It May Concern:

Qwest Corporation, d/b/a 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.

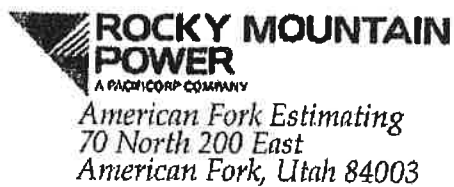
Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P838650

EXHIBIT A



Vacate the North 8' PUE
and the East 8' PUE



September 27, 2021

Kevin
475 S 170 W
Orem, UT 84057

The Farm Subdivision, Plat A, Lot 16

By this letter Rocky Mountain Power approves the vacation of the existing east property line easement on Lots 16 of Plat "A" of the The Farm subdivision.

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,

A handwritten signature in cursive script, appearing to read "Robin Anderson", is written above the printed name.

Robin Anderson
Estimator



Date: 9/27/2021

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 North and East property lines of 475 South 170 West, Orem, UT 84057.

Respectfully,

Keith Perkins

Construction Manager

Office 801.613.3863

kperkins@utopianet.org

UTOPIA FIBER
475 SOUTH 170 WEST, OREM, UT 84057
(801) 613-3863
www.utopianet.org

Item #: 3.3	Planning Commission January 19, 2022	
Prepared By: Rachel Garey		
Applicant: Geoff Germane	PUBLIC HEARING – Vacating Lot 15 of Cherapple Canyon Plat A and approving Cherapple Canyon Plat E, located generally at 938 E 1810 N in the R12 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: **.50**
- Neighborhood: **Timpview**

ACTION:

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

REQUEST:

The applicant requests the Planning Commission vacate Lot 15 of Cherapple Canyon Plat A and approve Cherapple Canyon Plat E, located generally at 938 E 1810 N in the R12 zone.

BACKGROUND:

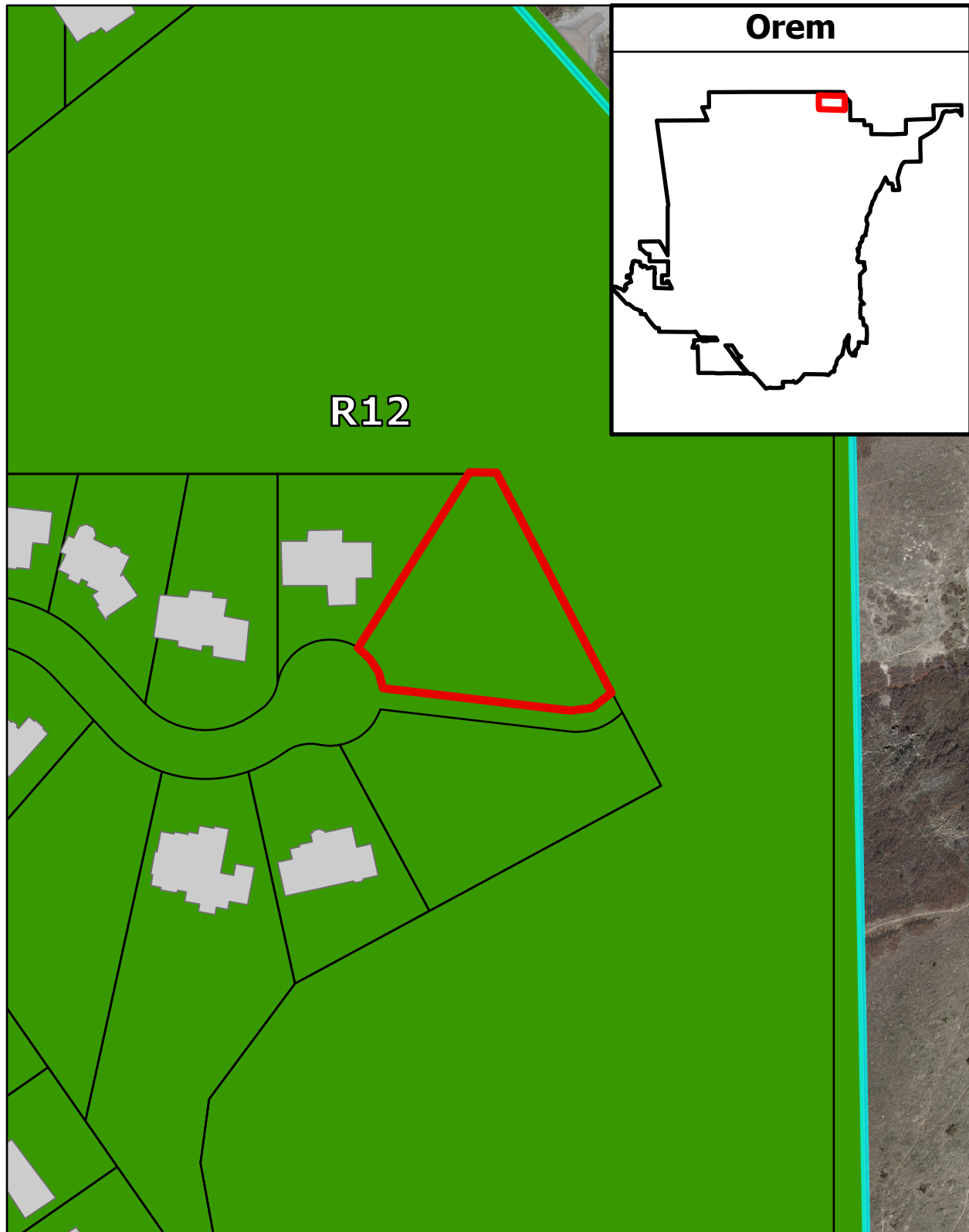
The applicant is currently building a home on Lot 15 of Cherapple Canyon Plat A. Due to the steep terrain of this lot several retaining walls need to be built. The applicant is seeking to vacate the easement along the east property in order to build a retaining wall and then a house. Letters have been obtained from all the utility companies with permission to vacate the easement and are included in the staff report. The plans for the retaining wall have also been reviewed and approved by the City Engineer. The plans are included as part of the staff report for review.

RECOMMENDATION:

Staff recommends the Planning Commission vacate Lot 15 of Cherapple Canyon Plat A and approve Cherapple Canyon Plat E, located generally at 938 E 1810 N in the R12 zone.



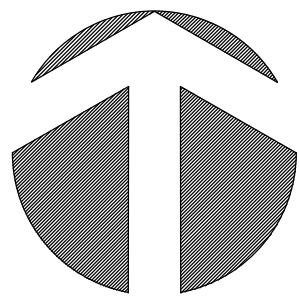
Cherapple Canyon Plat E



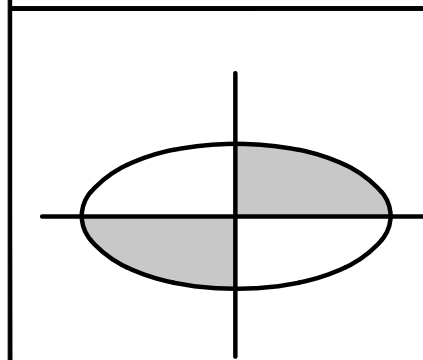
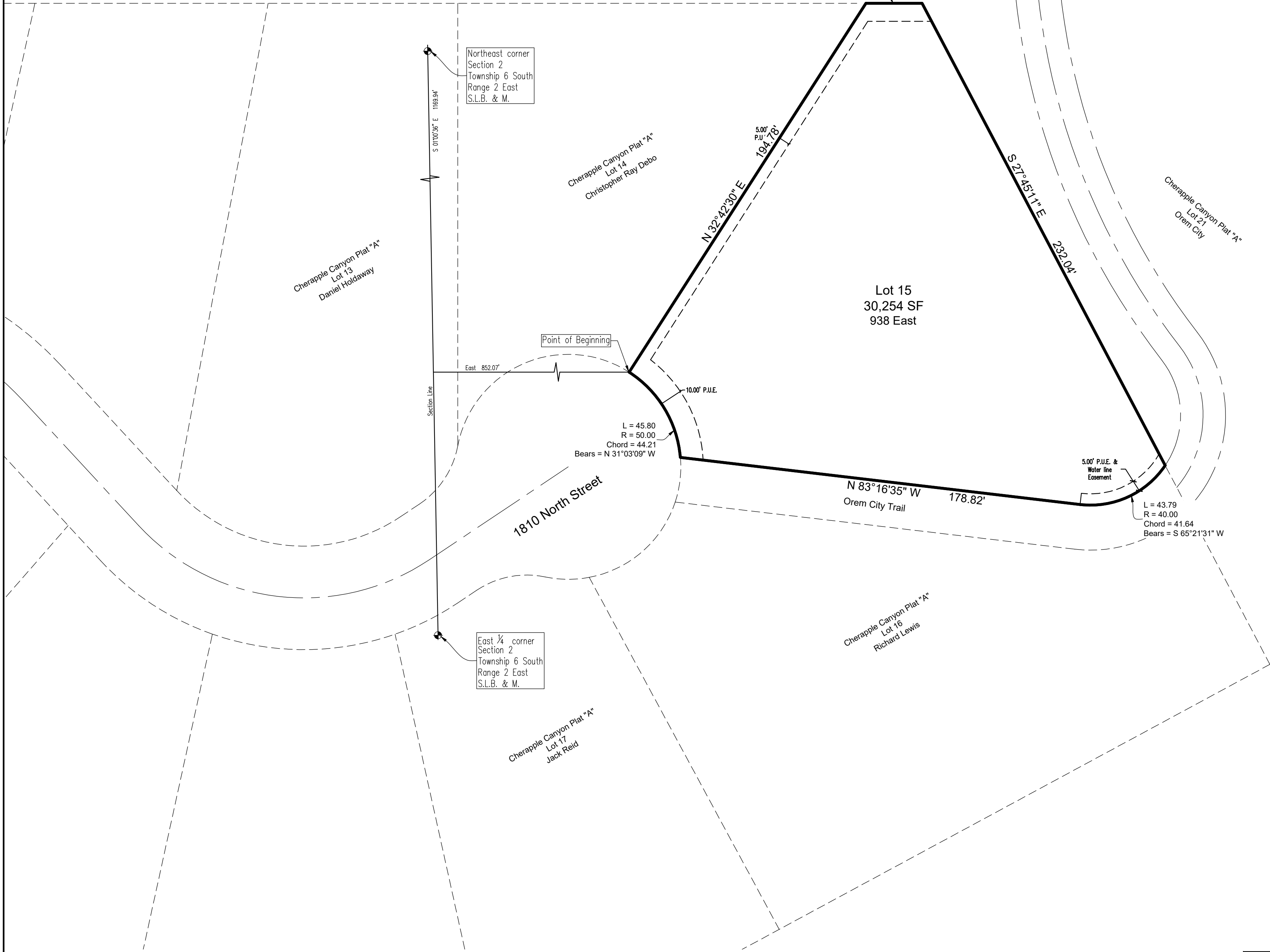
Plat Amendment
R12
Heatheridge

NEIGHOBORHOOD
R12

Legend
 938 E 1810 N
 Parcels

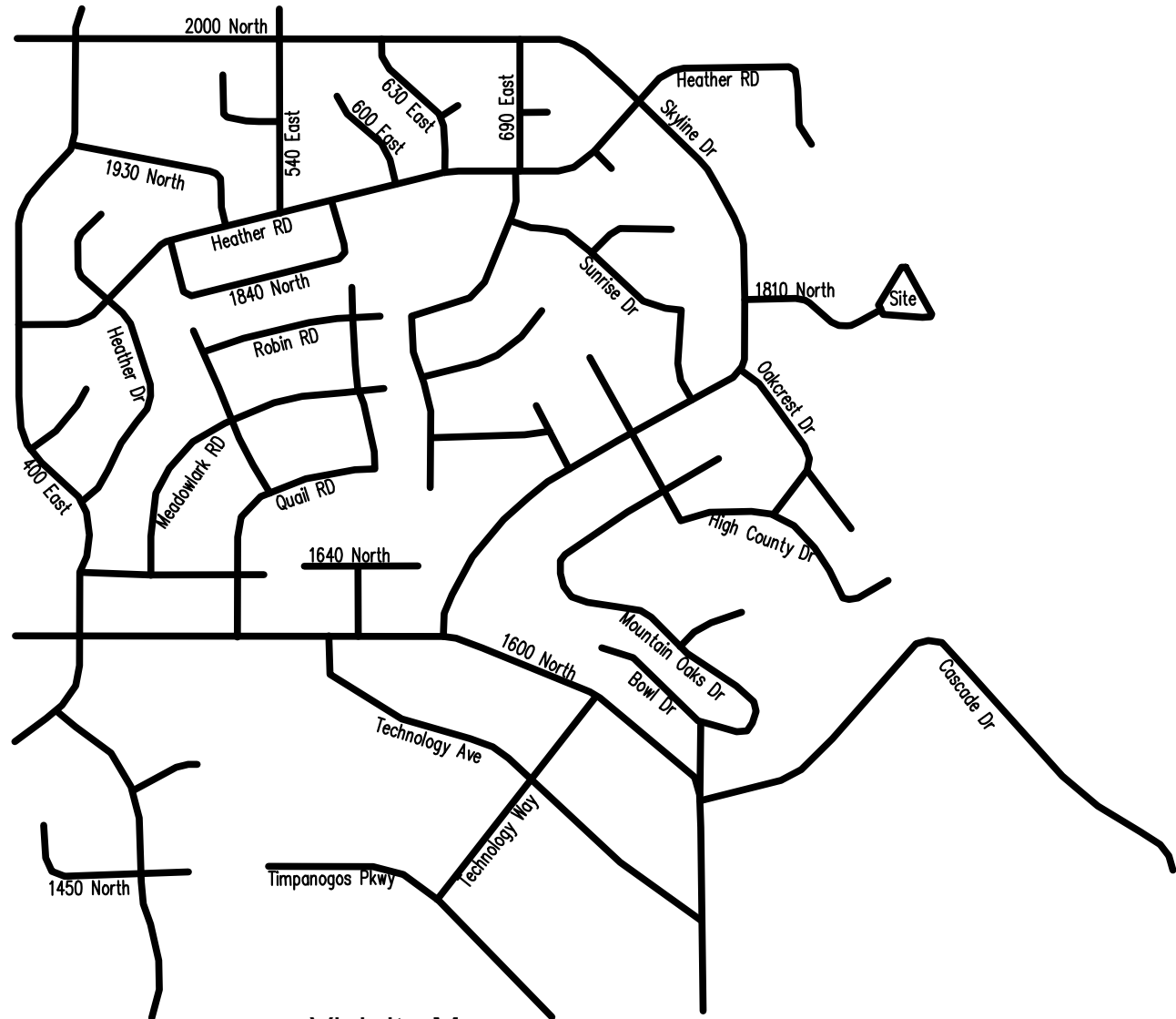
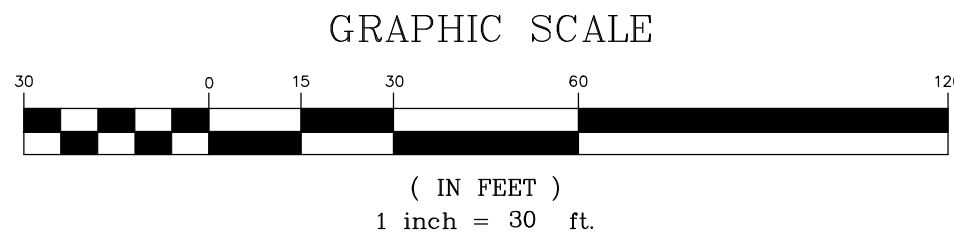


NORTH
1" = 30'



Prepared by:

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



Vicinity Map

Note:

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

Surveyor's Certificate

I, ROBERT D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 142088, 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. I 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-6, 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 01°00'36\"/>

AREA=30,254 sq. ft.

Basis of Bearing: South 01°00'36\"/>

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____.

Geoff and Sydney Germane Revocable Living Trust dated January 5, 2018 Geoff and Sydney Germane Revocable Living Trust dated January 5, 2018
by Geoffrey J Germane, Trustee by Sydney Germane, Trustee

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 _____ of the _____ 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

Plat " E "

Cherapple Canyon

Including a vacation Lot 15 Cherapple Canyon Plat "A"

Subdivision

Orem City, _____ Utah County, Utah

Scale: 1" = 30 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 Lot 15 Cherapple Canyon Plat "A". Lot 15 Cherapple Canyon Plat "A" is hereby vacated.

Approved as to Form

City Attorney Date

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



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

September 8, 2021

Geoff J. Germane
938 E. 1810 N. St.
Orem, UT 84097

To whom it may concern,

Comcast of Utah II grants permission to vacate the easement, which exists along the East line of the property located at 938 E. 1810 N. St., 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,

Courtney Brooks
Authorized Representative



Date: 9/7/2021

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 North and East property line of lot no. 15 in the Cherapple Canyon subdivision located at 938 E 1810 N, Orem, Utah.

Respectfully,

Keith Perkins

Construction Manager

Office 801.613.3863

kperkins@utopianet.org

9/9/2021

Geoffrey & Sydney Germane
938 E. 1810 N.
Orem, UT



No Reservations/No Objection

SUBJECT: Approval to Vacate the North 8' Public Utility Easement (PUE) and the East 8' PUE of Lot 15, Cherapple Canyon Subdivision Plat "A", Utah County, UT

APN: 36:864:0015

To Whom It May Concern:

Qwest Corporation, d/b/a 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.

Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P838650

EXHIBIT A



Vacate the North 8' PUE
and the East 8' PUE

Space above for County Recorder's use
PARCEL I.D.# 36:864:0015

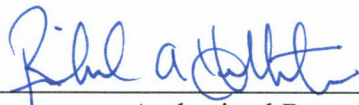
DISCLAIMER OF UTILITY EASEMENT

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 15, Cherapple Canyon Plat A Subdivision, located in the Northwest quarter of Section 1, 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.

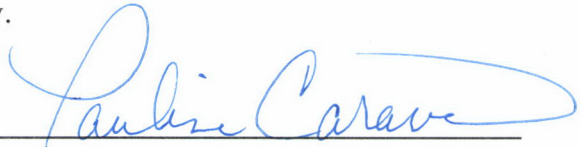
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on September 1, 2021.

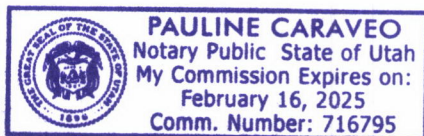
QUESTAR GAS COMPANY
Dba Dominion Energy Utah

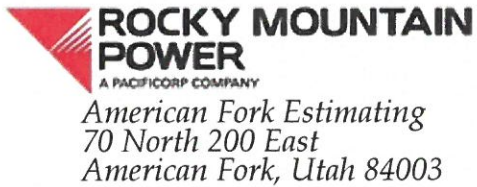
By: 
Authorized Representative

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

On September 1, 2021, personally appeared before me Richard A. Helstrom, 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.


Notary Public





September 1, 2021

Geoff Germane

Cherapple Canyon Subdivision, Plat A, Lot 15

By this letter Rocky Mountain Power approves the vacation of the existing PUE of the 24.94 feet of the northeast property line and the east property line of Lot 15, Plat A of the Cherapple Canyon Subdivision in Orem, Utah

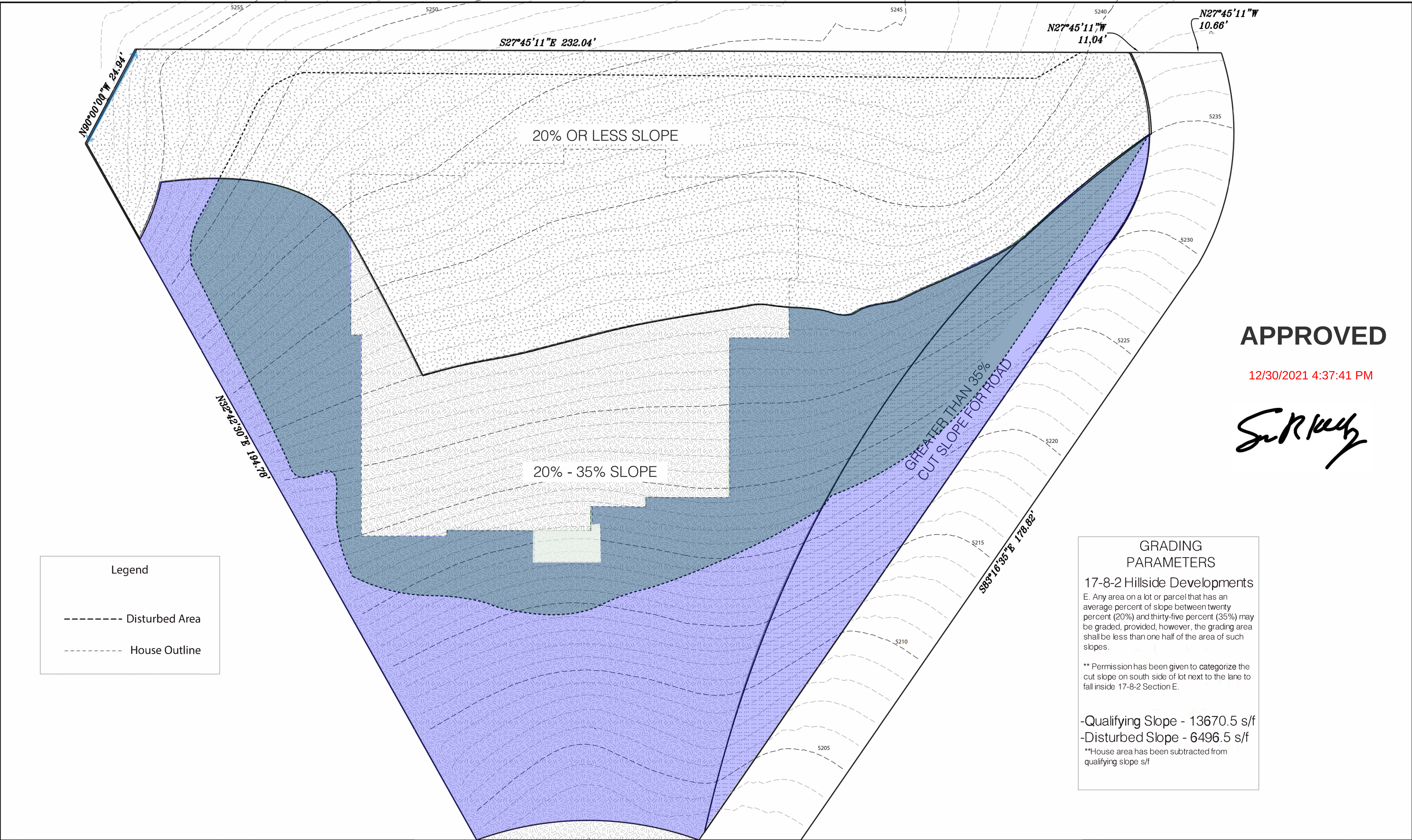
Rocky Mountain Power maintains its rights to locate and maintain its facilities within or upon all other existing utility easements located upon these properties other than those specifically mentioned above.

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

Sincerely,

Robin Anderson
Estimator





APPROVED

12/30/2021 4:37:41 PM

Signature

Legend

Disturbed Area

House Outline

GRADING
PARAMETERS

17-8-2 Hillside Developments

E. Any area on a lot or parcel that has an average percent of slope between twenty percent (20%) and thirty-five percent (35%) may be graded, provided, however, the grading area shall be less than one half of the area of such slopes.

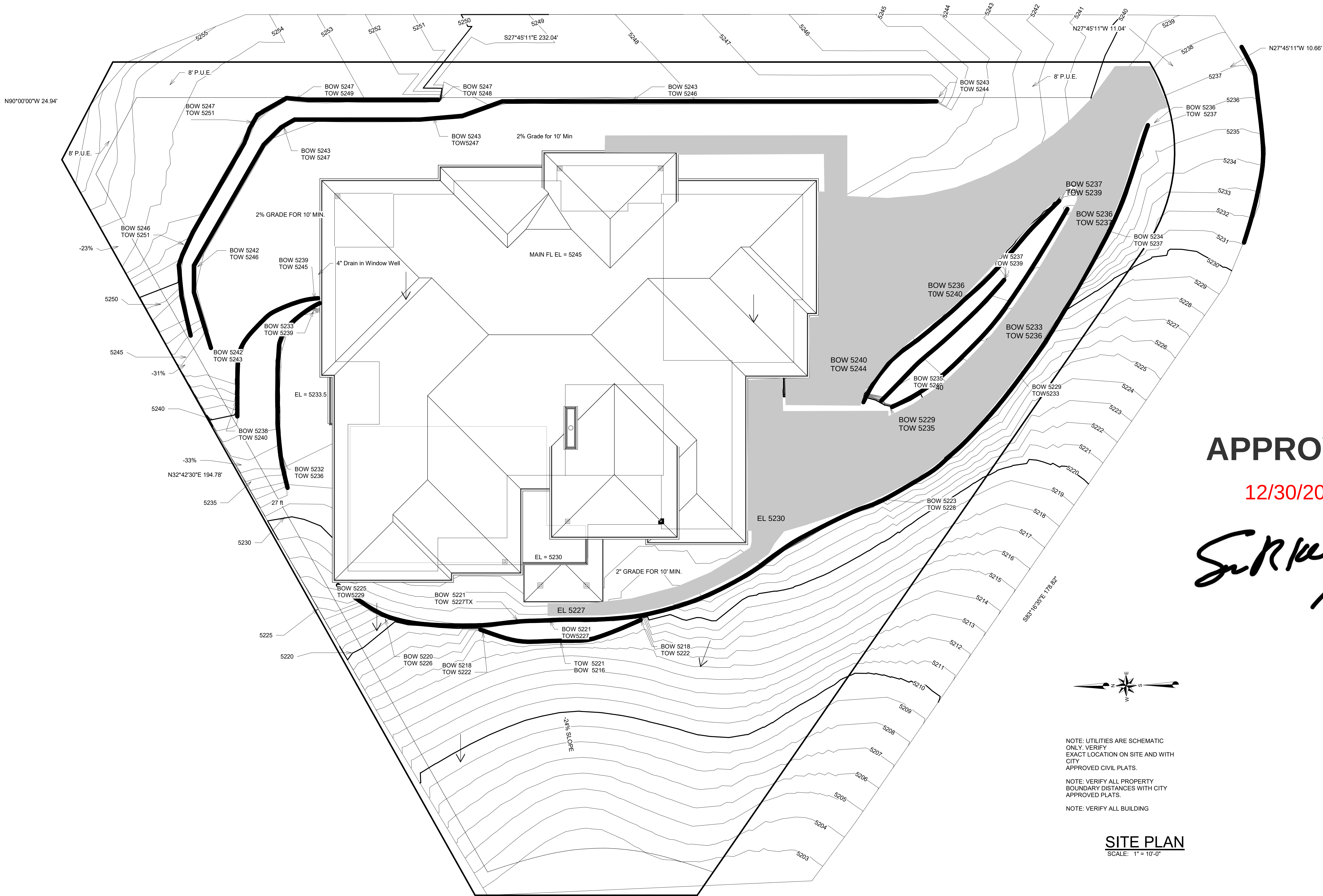
** Permission has been given to categorize the cut slope on south side of lot next to the lane to fall inside 17-8-2 Section E.

-Qualifying Slope - 13670.5 s/f

-Disturbed Slope - 6496.5 s/f

**House area has been subtracted from qualifying slope s/f

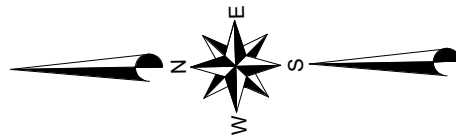
5				DESIGNED BY:	DATE:	GERMANE RESIDENCE 937 E 1810 N OREM, UT 84057	SLOPE ANALYSIS	JOB NO.
4				DRAWN BY:	DATE:			
3				CHECKED BY:	DATE:			
2				APPROVED:	DATE:			
1				COGO FILE:	DATE:			
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:			SHEET NO. 1



APPROVED

12/30/2021

Surkey



NOTE: UTILITIES ARE SCHEMATIC ONLY. VERIFY EXACT LOCATION ON SITE AND WITH CITY APPROVED CIVIL PLATS.

NOTE: VERIFY ALL PROPERTY BOUNDARY DISTANCES WITH CITY APPROVED PLATS.

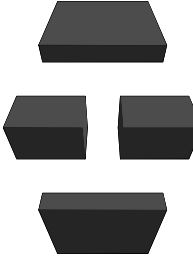
NOTE: VERIFY ALL BUILDING

SITE PLAN
SCALE: 1" = 10'-0"

REVISIONS

DRAWN BY
WHK

HARRIS ARCHITECTURE
3820 UNIVERSITY AVENUE #200, PROVO UT 84604 (801) 577-6333 WWW.HARRIS-ARCHITECTURE.COM



A NEW RESIDENCE FOR
GEOFF GERMANE RES
SITE PLAN

4-6-2021

A0.1

Item #: 3.4	Planning Commission January 19, 2022	
Prepared By: Rachel Garey		
Applicant: Development Services	PUBLIC HEARING – Amending portions of Section 22-11-33(P)(8) (Parking) pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit.	

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
- Noticed 29 property owners.

SITE INFORMATION:

- General Plan Designation: **High Density Residential**
- Current Zone: **PD21**
- Acreage: **42.06**
- Neighborhood: **Sunset Heights West**

ACTION:

The Planning Commission shall forward a recommendation to the City Council regarding the text amendment request.

REQUEST:

Development Services requests the Planning Commission amend portions of Section 22-11-33(P)(8) (Parking) pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit.

BACKGROUND:

Development Services has filed an application to make a change to the PD-21 (Student Housing Village) zone. The parking requirement will be increased from .65 parking spaces per occupancy unit in Areas 1 and 3 and .62 parking spaces per occupancy unit in Area 2 to 1 parking space per occupancy unit in all areas. Any new site approval after December 8, 2021 will be required to meet the new standard

The proposed text amendment is included in the staff report for review.

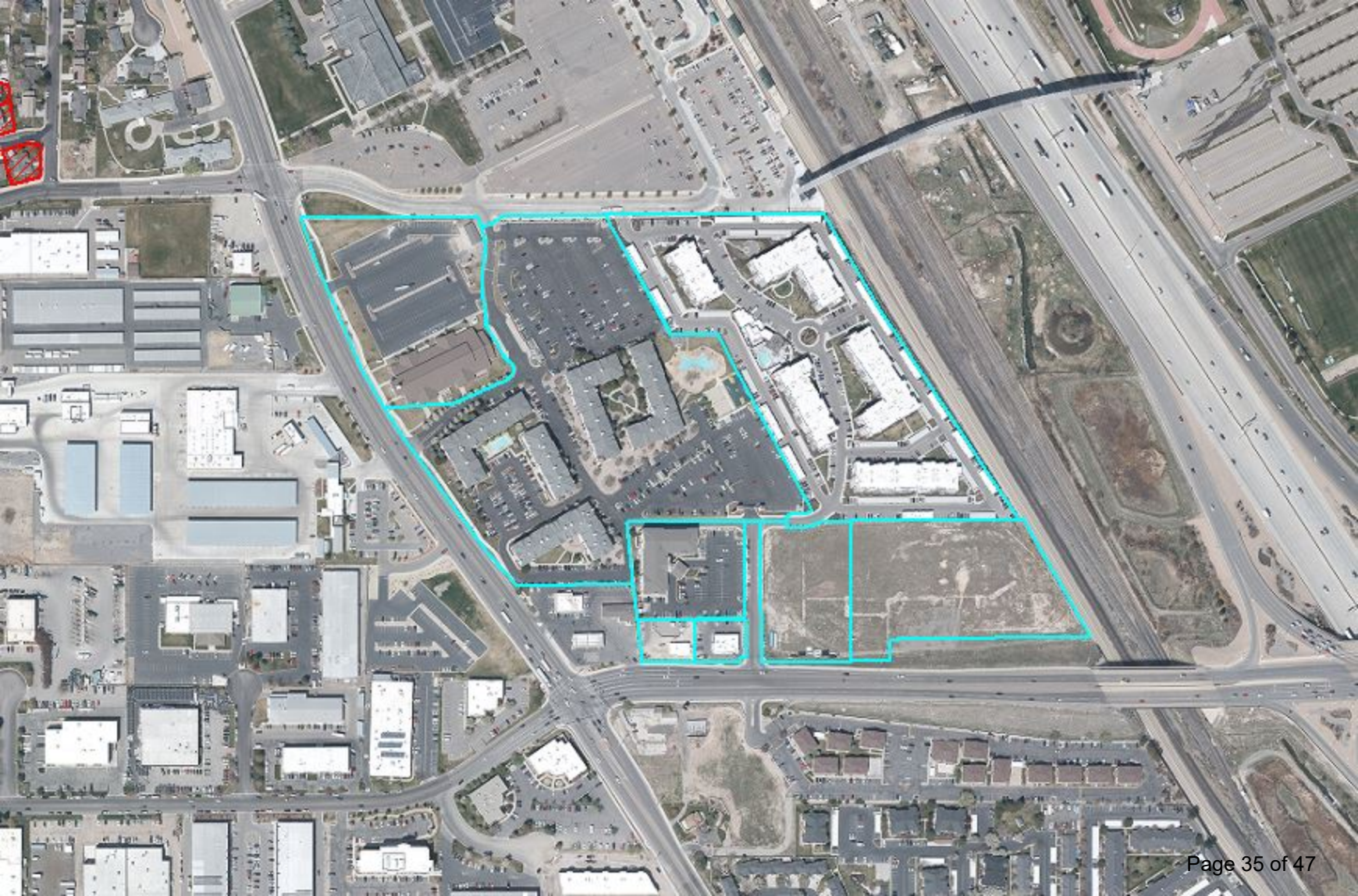
RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend portions of Section 22-11-33(P)(8) Parking pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit.

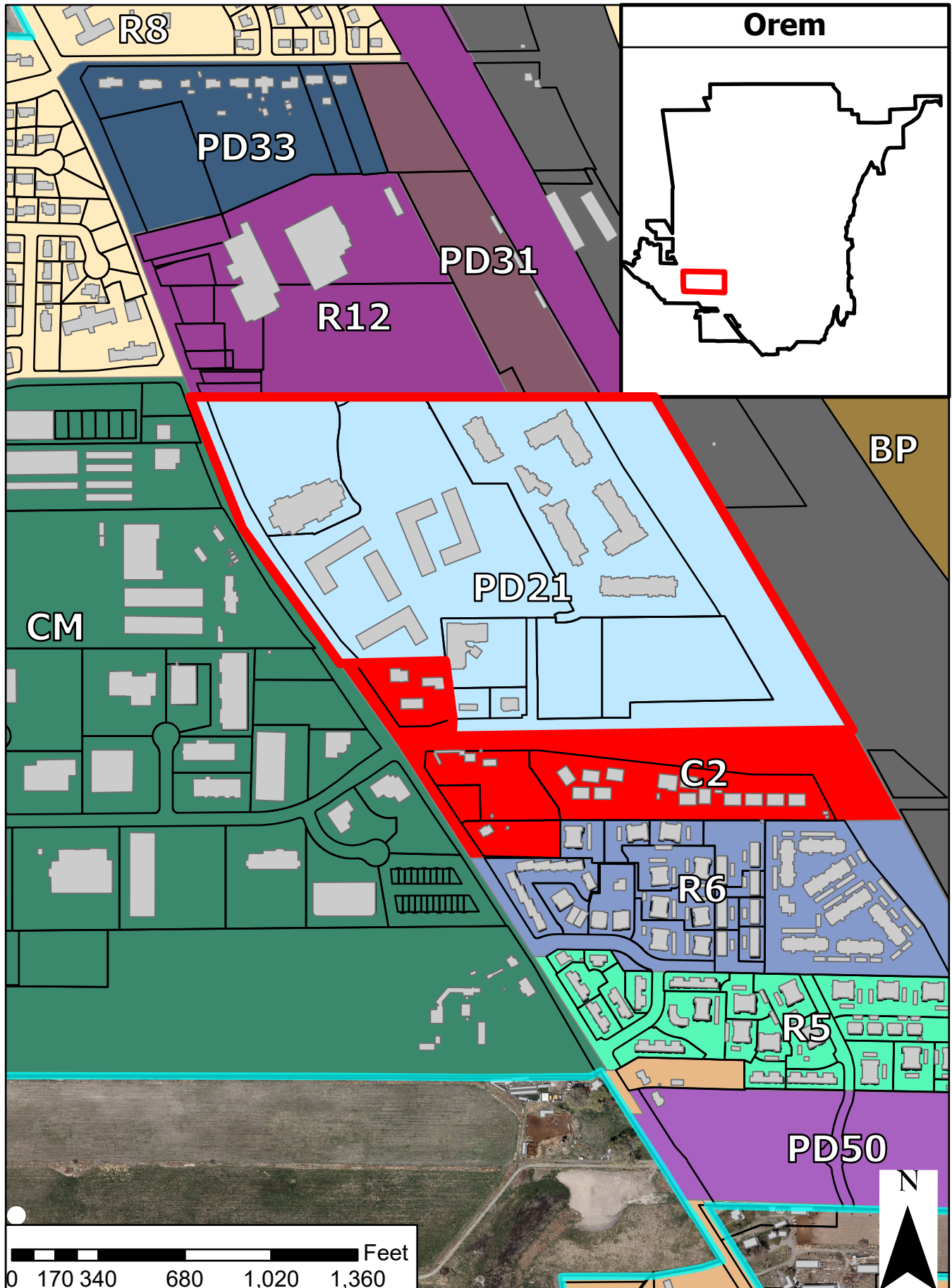
Section 22-11-33(P)(8)

8. Parking.

- a. Parking for Area 1 and Area 3 shall be provided at the rate of (0.65) parking spaces per occupancy unit. Parking for Area 2 shall be provided at the rate of 0.62 parking spaces per occupancy unit.
- b. Parking for commercial uses shall be provided at the rate of one (1) parking space per 500 square feet of floor area. Hotels shall have one (1) stall per room. Buildings over 30,000 square feet in size which have 50% or more of the building area used for commercial purposes must provide the required parking stalls, based on the rate listed above, next to the building.
- c. Parking stalls located in front of commercial uses shall be reserved exclusively for commercial use during business hours.
- d. No additional parking stalls shall be required for buildings used for student resident public assembly, fitness and recreation activities, or religious worship.
- e. The above parking requirements shall be met for each phase of construction.
- f. Notwithstanding the above, parking shall be provided at the rate of one (1) parking space per occupancy unit in all areas for development where site plan approval is granted any new additions which include occupancy units or new developments after December 8, 2021, within the PD21 zone including Areas 1, 2, or 3 shall provide parking at a rate of one (1) parking space per occupancy unit.



Existing Zoning Map



For more information, contact
Rachel at (801) 229-7239 or
RLGarey@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Jan 19, 2022
4:30 pm

Amending portions of Section 22-11-33(P)(8) Parking pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit. Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SKY HARBOR DEVELOPMENT LC (ET AL)
164 W 510 S
AMERICAN FORK, UT 84003

For more information, contact
Rachel at (801) 229-7239 or
RLGarey@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Jan 19, 2022
4:30 pm

Amending portions of Section 22-11-33(P)(8) Parking pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit. Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

MULTIFAMILY DEVELOPERS LLC
2600 W EXECUTIVE PKWY # 120
LEHI, UT 84043

For more information, contact
Rachel at (801) 229-7239 or
RLGarey@orem.org



City Council Chambers, 56 N State Street

Planning Commission
Wed, Jan 19, 2022
4:30 pm

Amending portions of Section 22-11-33(P)(8) Parking pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit. Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

SK5 - WOLVERINE CROSSING LLC
2090 N HILL FIELD RD
LAYTON, UT 84041

For more information, contact
Rachel at (801) 229-7239 or
RLGarey@orem.org

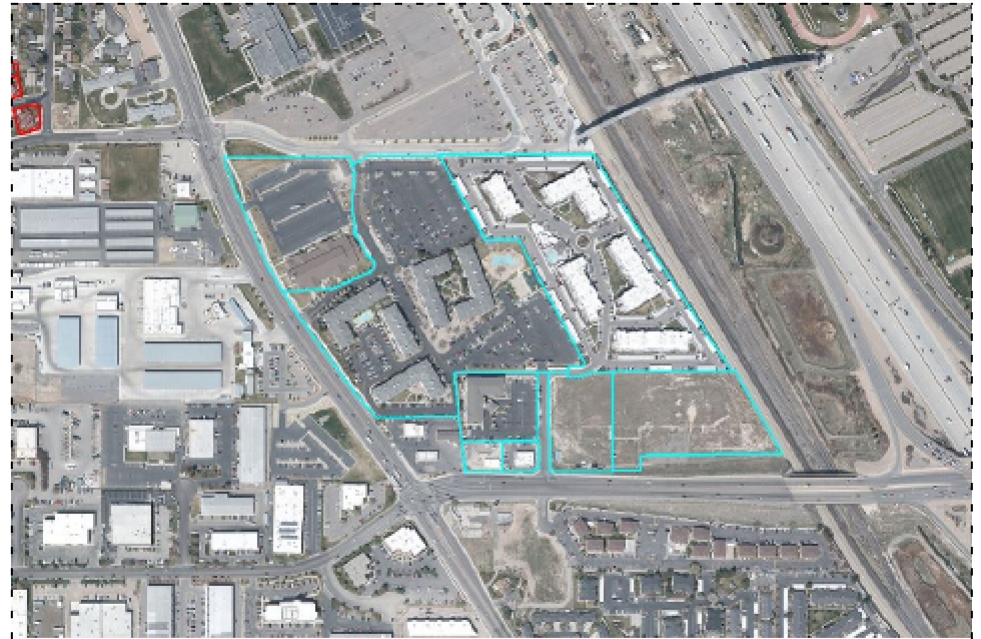
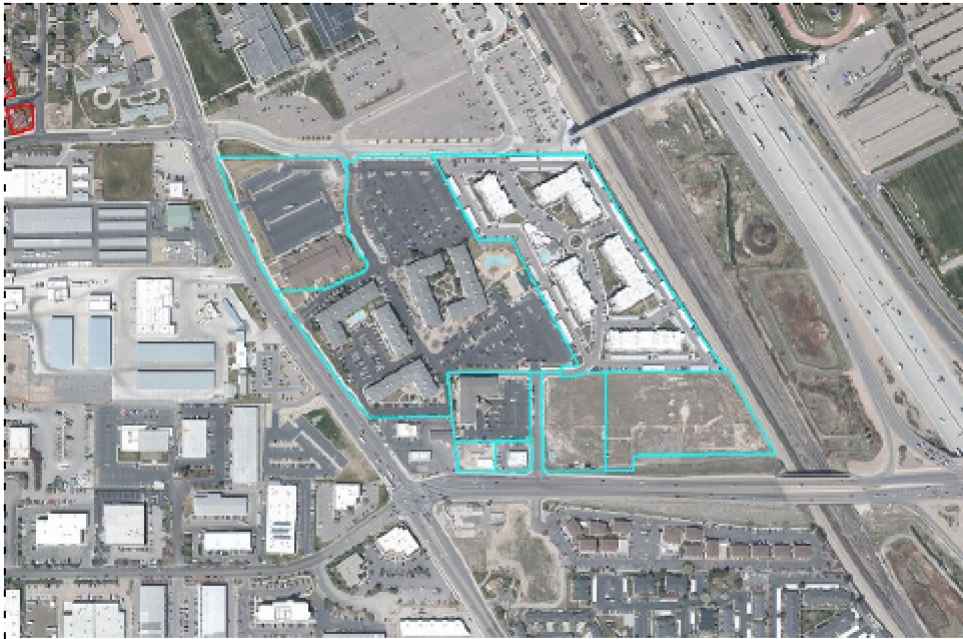
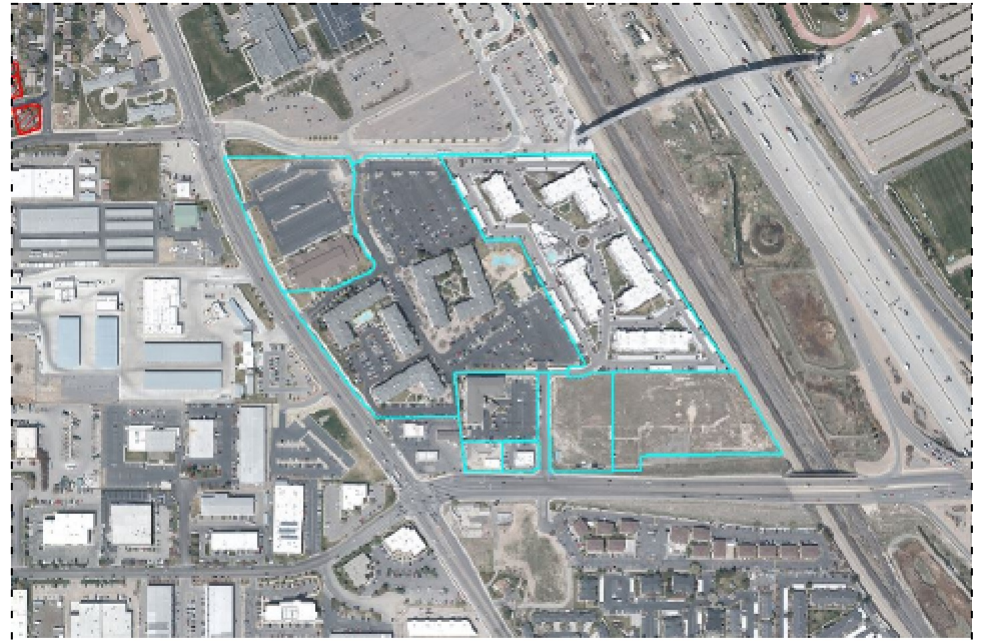


City Council Chambers, 56 N State Street

Planning Commission
Wed, Jan 19, 2022
4:30 pm

Amending portions of Section 22-11-33(P)(8) Parking pertaining to parking standards in the PD-21 (Student Housing Village) zone, by increasing the parking rate to one (1) stall per occupancy unit. Additional information can be viewed on orem.org/planning under "Current Planning (Public Hearing Notices)" tab.

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057



UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

OREM CITY
57 N STATE STATE
OREM, UT 84097

JEFF LAMBSON
156 E 1060 N
OREM, UT 84057

SKY HARBOR DEVELOPMENT LC (ET
AL)
164 W 510 S
AMERICAN FORK, UT 84003

DAVE YOUNG
173 S COUNTRYSIDE LANE
OREM, UT 84058

LANAE MILLETT
288 W 1500 N
OREM, UT 84057

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

DEBBY LAURET
641 S 1920 W
OREM, UT 84059

UTAH TRANSIT AUTHORITY
%PROPERTY MANAGEMENT
669 W 200 S
SALT LAKE CITY, UT 84101

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PKWY
OREM, UT 84058

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

PARKWAY HOSPITALITY GROUP LLC
933 E 1910 S
PROVO, UT 84606

UTAH TRANSIT AUTHORITY
--OR CURRENT RESIDENT--
951 S 1350 WEST
OREM, UT 84058

SK5 - WOLVERINE CROSSING LLC
--OR CURRENT RESIDENT--
1111 S 1350 WEST UNIT# F10-F40
OREM, UT 84058

TERRY PETERSON
1125 LYNNWOOD DRIVE
OREM, UT 84097

PARKWAY LOFTS LLC
--OR CURRENT RESIDENT--
1225 W 1000 SOUTH
OREM, UT 84058

KAK LC
--OR CURRENT RESIDENT--
1308 W UNIVERSITY PKWY
OREM, UT 84058

PINNACLE CANYON VIEW
APARTMENTS
C/O MANAGER
1401 S SANDHILL ROAD
OREM, UT 84058

RYAN CLARK
1405 N. 1430 WEST
PLEASANT GROVE, UT 84062

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

SK5 - WOLVERINE CROSSING LLC
2090 N HILL FIELD RD
LAYTON, UT 84041

PARKWAY LOFTS LLC
2319 S FOOTHILL DR STE 265
SALT LAKE CITY, UT 84109

MULTIFAMILY DEVELOPERS LLC
2600 W EXECUTIVE PKWY # 120
LEHI, UT 84043

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84129

KAK LC
6183 PRAIRIE VIEW DR # 102
TAYLORSVILLE, UT 84118

TLMT LLC
%OSMOND, JARED
11509 S BLACK FOREST DR
SANDY, UT 84094

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
December 8, 2021

The following items are discussed in these minutes:

- SITE PLAN – Vacating Lot 16B of the University Mall Uplace Aston Court Subdivision, amend Lot 1 of the University Place Subdivision Aston North Lots 17A and 18A and approve the site plan and University Place Subdivision Aston North Lot 19 plat for Devon II located generally at 845 South 750 East in the PD34 zone. – Approved.
- PRELIMINARY PLAT – Approving the preliminary plat of Sunset Meadows Estates, Plat A, located generally at 1065 West 1600 North in the R8 zone. – Approved.
- PUBLIC HEARING – Vacating Lots 1 and 2 of Armond James Plat H and approving Armond James Plat N, located generally at 396 W 1060 S in the R8 zone. – Approved.
- PUBLIC HEARING – Enacting Section 12-5-14 *Massage Establishments* of the Orem City Code. – Positive Recommendation.
- Public Hearing – Adopting the updated City of Orem Parks, Recreation, Trails and Open Space Master Plan and amending the Orem City General Plan to include the updated City of Orem Parks, Recreation, Trails and Open Space Master Plan in Appendix G. – Positive Recommendation.

STUDY SESSION

Place: City Council Conference Room

At 3:35 p.m. Chair Cochran called the Study Session to order.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie, and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; Heather Schriever, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

The Commission and staff briefly reviewed agenda items and minutes from November 3, 2021 meeting and adjourned at 4:20 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At 4:30 p.m. Chair Cochran called the Planning Commission meeting to order and offered the invocation himself.

Those present: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie, and Ross Spencer, Planning Commission members; Ryan L. Clark, Development Services Director; Jason W. Bench, Planning Division Manager; Cheryl Vargas and Rachel Stevens, Associate Planners; Grant Allen and Matt Taylor, Long Range Planners; Sam Kelly, City Engineer; Heather Schriever, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

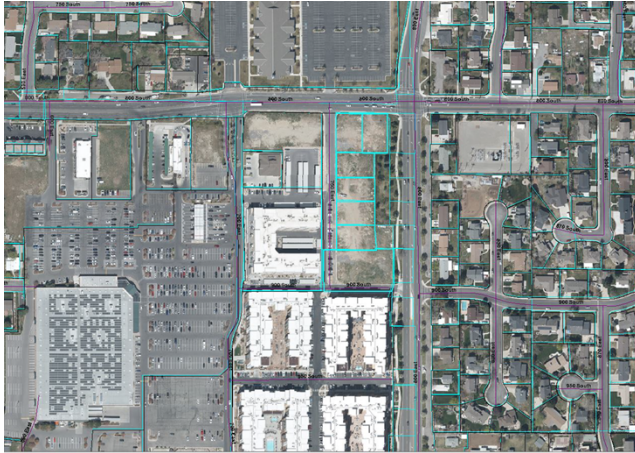
Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.1:**

Agenda Item 3.1 is a request by University Place for the Planning Commission to vacate Lot 16B of the University Mall UPlace Aston Court Subdivision, amend Lot 1 of the University Place Subdivision Aston North Lots 17A and

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

DRAFT Meeting Minutes for December 8, 2021

1 18A and approve the site plan and University Place Subdivision Aston North Lot 19 plat for Devon II located
2 generally at 845 South 750 East in the PD34 zone.



Staff Presentation: The University Place is continuing to expand housing at the mall. The Devon II project is the latest addition. The Devon II will be a four-story residential project with 235 units and amenity deck with a pool connected to a four-story parking structure.

Architecture: The proposed residential structure will be built and connected to the north of a four-story parking structure. The building will have a footprint of 66,142 square feet on a lot with 152,629 square feet. The residential elevations will be covered with stucco, bronze accent vertical cement board siding, simulated wood accent horizontal cement board siding and white brick veneer.

Height and setbacks: Within fifty feet of 800 South and 800 East there is a Limited Common area. The maximum building height in this area is forty-five feet high. The building will be forty-five feet high from finished grade to the top of a typical parapet meeting the height requirement of forth-five feet high or less.

In the PD34 zone all structures must be set back at least twenty feet from 800 South and 800 East. The Devon II is set back twenty-nine feet from 800 South and twenty feet from 800 East. This project meets the required height and setback requirements for the PD34 zone.

Parking: The project requires three hundred fifty-three (353) parking stalls based on the requirement of 1.5 parking stalls per unit. They are providing 419 parking stalls which is a 1.78 parking ratio.

Landscaping: The overall landscape plan complies with applicable City Codes.

Transportation/Engineering: The site plan meets all application requirements.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission vacate Lot 16B of the University Mall UPlace Aston Court Subdivision, amend Lot 1 of the University Place Subdivision Aston North Lots 17A and 18A and approve the site plan and University Place Subdivision Aston North Lot 19 plat for Devon II located generally at 845 South 750 East in the PD34 zone.

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

Chair Cochran invited the applicant to come forward. Chris Larson, representing Woodbury Corporation, introduced himself.

There was a discussion concerning the parking ratio of the current apartment building nears the proposed site plan. See video for additional details.

Planning Commission Action: Marisa Bently moved to approve to vacate Lot 16B of the University Mall UPlace Aston Court Subdivision, amending Lot 1 of the University Place Subdivision Aston North Lots 17A and 18A and approving the site plan and University Place Subdivision Aston North Lot 19 plat for Devon II located generally at 845 South 750 East in the PD34 zone. Barry Roberts seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie, and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.2:**

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

DRAFT Meeting Minutes for December 8, 2021

Agenda Item 3.2 is a request by Scott Jackson for the Planning Commission to approve the preliminary plat of Sunset Meadows Estates, Plat A, located generally at 1065 West 1600 North in the R8 zone.



Staff Presentation: The applicant desires to plat two lots of record into a two-lot subdivision in an existing neighborhood in the R8 zone. Lot 1 will be 11,635 square feet. This lot has an existing garage on it which will be removed. Lot 2 will be 14,440 square feet. This lot has an existing home that will remain on the lot.

Between Lots 1 and 2 and the Church of Jesus Christ of Latter-Day Saints church building, there is a strip of land that belongs to the applicant and will be incorporated into Lots 1 and 2. Because these are lots of record, this strip of land has never officially been incorporated into Lots 1 and 2. This preliminary plat and the final plat will

take care of that problem.

Because UDOT has plans to widen 1600 North, this application required written permission from UDOT to proceed with this subdivision. UDOT denied access to Lot 1 from 1600 North, so the two lots will have a shared access using the current access to Lot 2. UDOT did approve this configuration.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the preliminary plat of Sunset Meadows Estates, Plat A, located generally at 1065 West 1600 North in the R8 zone.

Chair Cochran asked if the Planning Commission had any questions for Ms. Vargas or the applicant.

Chair Cochran called for a motion on this item.

Planning Commission Action: Shauna Mecham moved to approve the preliminary plat of Sunset Meadows Estates, Plat A, located generally at 1065 West 1600 North in the R8 zone. Ross Spencer seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie, and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by Alan Parrish for the Planning Commission to vacate Lots 1 and 2 of Armond James Plat H and approve Armond James Plat N, located generally at 396 W 1060 S in the R8 zone.



Staff Presentation: The applicant is seeking to vacate two existing lots to create one large lot. The home was originally constructed across the two existing lots. Additionally, the applicant is vacating the existing public utility easement which would run down the middle of the proposed lot 1 of Armond James Plat N. After this change has been made the applicant will apply for a walk-out basement remodel on the existing home.

Recommendation: The Development Review Committee determined this request complies with the

DRAFT Meeting Minutes for December 8, 2021

Orem City Code. Staff recommends the Planning Commission vacate Lots 1 and 2 of Armond James Plat H and approve Armond James Plat N, located generally at 396 W 1060 S in the R8 zone.

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

Chair Cochran invited the applicant to come forward. Alan Parrish introduced himself.

Chair Cochran 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 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: Ross Spencer moved to vacate Lots 1 and 2 of Armond James Plat H and approve Armond James Plat N, located generally at 396 W 1060 S in the R8 zone. Haysam Sakar seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie, and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.4**:

Agenda Item 3.4 is a request by Legal Services for the Planning Commission to forward a positive recommendation to the City Council to enact Section 12-5-14 *Massage Establishments* of the Orem City Code.

Staff Presentation: Concerns have arisen recently that some massage establishments have been used as a front for prostitution and human trafficking. Although staff believes that the majority of massage establishments in the City are reputable businesses, the City has periodically received reports that acts of prostitution have been performed or offered at some massage establishments.

In order to better ensure that massage establishments in the City are operating in conformance with state law and to prevent acts of prostitution or human trafficking in massage establishments, staff proposes the enactment of a new section 12-5-14 of the City Code to specifically regulate the licensing and operation of massage establishments in the City.

The proposed section 12-5-14 includes the following provisions:

1. Applicants for a massage establishment license are required to have a background check performed and no license will be granted to any applicant who has been convicted of a crime within the previous five years involving a felony, theft, fraud, deceit, prostitution, sexual solicitation or if the applicant has had a license to operate a massage establishment suspended or revoked in any jurisdiction within the previous five years.
2. Makes it unlawful for a masseur to perform or offer to perform a massage without holding a current license as a massage therapist from the state.
3. All masseurs are required to provide proof of their masseur license and a valid government-issued photo identification upon request of any law enforcement or code enforcement official as well as to any person to whom the masseur has provided or offered to provide a massage.
4. Makes it unlawful for a masseur to intentionally touch or massage, or to offer to touch or massage, the specified anatomical areas of any patron.
5. Allows for the suspension or revocation of any massage establishment license if:
 - a. The massage establishment has been operated contrary to state statute or City ordinance;
 - b. Any employee of a massage establishment has performed or offered to perform massage contrary to state statute or City ordinance; or
 - c. Any violation of section 12-5-14 has been committed by an employee of the massage establishment.
6. If a massage establishment license has been suspended or revoked and at least three separate violations have occurred at the same location within a twelve month period, no application for a massage establishment license may be accepted or approved for the same location for a period of one year after the date of the suspension or revocation.

A copy of the proposed section 12-5-14 is attached as an appendix to the meeting minutes.

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

DRAFT Meeting Minutes for December 8, 2021

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission forward a positive recommendation to the City Council to enact Section 12-5-14 *Massage Establishments* of the Orem City Code.

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

Chair Cochran 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 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: Mickey Cochran moved to forward a positive recommendation to the City Council to enact Section 12-5-14 *Massage Establishments* of the Orem City Code. Jim Condie seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie and Ross Spencer. The motion passed unanimously.

Chair Cochran asked Ms. Vargas to introduce **Agenda Item 3.5**:

Agenda Item 3.5 is a request by City of Orem for the Planning Commission to forward a recommendation to the City Council to adopt the updated City of Orem Parks, Recreation, Trails and Open Space Master Plan and amend the Orem City General Plan by adopting the updated plan in Appendix G.

Lisa Benson, a consultant from Landmark Design, presented the Orem Parks, Recreation, Trails, and Open Space Master Plan. The full presentation can be viewed at www.orem.org/meetings.

Presentation: The Orem Parks, Recreation, Trails and Open Space Master Plan was adopted on June 27, 2017 to ensure the City keeps pace with demand for parks, recreation and trail facilities in a comprehensive and equitable manner. The plan captured the vision and needs of the existing community while providing policy guidance for allocating resources during the ten-year planning period and beyond.

The revised plan maintains the same format from the current master plan and is intended to address existing conditions, priorities, levels of service and other considerations of a comprehensive parks, recreation and trails plan. The master plan builds upon previous studies and plans, including the Orem City General Plan 2018 and the Bicycle and Pedestrian Plan 2010. The updated plan is organized into six chapters including an Introduction and chapters regarding Parks & Open Space, Recreation and Community Events, Arts & Culture, Trails, and Implementation.

Additional information about the plan and process and the full draft plan can be found in the Agenda Packet posted on www.orem.org/meetings.

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 the City of Orem Parks, Recreation, Trails and Open Space Master Plan and adopting the updated plan in Appendix G of the Orem City General Plan.

Chair Cochran asked if the Planning Commission had any questions for Lisa Benson or staff.

There was a discussion concerning where new parks will be located. See video details for additional details.

There was a discussion concerning the population projection. See video details for additional details.

There was a discussion concerning bike lanes. See video details for additional details.

There was a discussion concerning the estimated cost of obtaining additional park space.

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

DRAFT Meeting Minutes for December 8, 2021

Chair Cochran 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 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: Shauna Mecham moved to forward a positive recommendation to the City Council regarding the approval of the City of Orem Parks, Recreation, Trails and Open Space Master Plan and adopting the updated plan in Appendix G of the Orem City General Plan. Marisa Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie and Ross Spencer. The motion passed unanimously.

Calendar: The Planning Commission reviewed the calendar for the year 2022. Chair Cochran then called for a motion to and moved to approve the 2022 calendar as presented in Planning Commission. Marisa Bentley seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie and Ross Spencer. 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 November 3, 2021. Ross Spencer moved to approve the meeting minutes for November 3, 2021. Haysam Sakar seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie and Ross Spencer. The motion passed unanimously.

Adjourn: Chair Cochran called for a motion to adjourn. Chair Cochran moved to adjourn. Barry Roberts seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Shauna Mecham, Barry Roberts, Haysam Sakar, Jim Condie, and Ross Spencer. The motion passed unanimously.

Adjourn: 5:25 p.m.

Jason Bench
Planning Commission Secretary

Approved:

Appendix

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

12-5-14. Massage Establishments.

A. Definitions. For the purposes of this section 12-5-14, the following terms shall have the meaning set forth below.

Employee means an operator, owner, or manager of a massage establishment and any person performing massages at or on the licensed premises of a massage establishment and also any agent or independent contractor who gives massages at a massage establishment.

Massage or Massage Therapy means the systematic manual or mechanical manipulation of the soft tissue of the body (including by rubbing, stroking, kneading, or tapping with the hand or by instrument) for the purpose of:

- (a) promoting the therapeutic health and well-being of a client;
- (b) enhancing the circulation of the blood and lymph;
- (c) relaxing and lengthening muscles;
- (d) relieving pain;
- (e) restoring metabolic balance;
- (f) achieving homeostasis; or
- (g) other purposes.

Massage Establishment means any place or business where massages are given for hire.

Masseur means any person who gives massages for hire and any person who is required to obtain a license under the provisions of the Utah Massage Therapy Practice Act (Utah Code Title 58, Chapter 47B).

Specified Anatomical Areas means the pubic region, human genitals, perineum, anal region and female breasts.

B. License Required. Except as exempted under Utah Code sections 58-1-307 and 58-47b-304, it is unlawful for any person to operate, conduct, carry on, or maintain a massage establishment without a City massage establishment license.

C. Requirements for the Issuance of a Massage Establishment License. An applicant (and where the applicant is an entity, the person holding the largest ownership interest of the entity) for a massage establishment license under this section shall:

1. Be at least twenty-one (21) years of age;
2. Obtain all licenses required by and otherwise comply with the Massage Therapy Practice Act (Utah Code Title 58, Chapter 47b) and comply with any and all rules promulgated by the Utah State Board of Massage Therapy;
3. Apply to the City for a massage establishment business license and provide the following material and information:
 - (a) The address of the place where the applicant proposes to give massages or maintain a massage establishment;
 - (b) A written description of all criminal convictions the applicant has had within the previous five years for crimes involving a felony, theft, fraud, deceit, misrepresentation, false statements, dishonesty, prostitution, sexual solicitation or other crimes involving moral turpitude;
 - (c) The findings of a background check on the applicant conducted by the Utah Bureau of Criminal Investigations ("BCI") within the last 60 days and the results of a comparable background check from the applicant's state of permanent residency (if different) conducted within the previous 180 days;
 - (d) A list of the names and addresses of all other massage establishments which the applicant currently operates or has operated in the previous five years and a statement as to whether the applicant has ever had a license to operate a massage establishment revoked or suspended and the full reasons for such revocation or suspension; and
 - (e) Proof that all persons who will perform massages at the proposed massage establishment are licensed to do so by the state of Utah; and
4. Pay all applicable license fees.

D. Grounds for Denial, Suspension or Revocation.

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

1. In addition to the grounds for denial, suspension or revocation of a business license in section 12-4-3, a business license for a massage establishment may be denied, suspended or revoked if the applicant has been convicted of a crime within the previous five years involving a felony, theft, fraud, deceit, misrepresentation, false statements, dishonesty, prostitution, sexual solicitation, or other crimes involving moral turpitude or if the applicant has had a license to operate a massage establishment suspended or revoked in the previous five years in any jurisdiction.

2. Additional grounds for the suspension or revocation of massage establishment license include:

- a. The massage establishment has been operated or maintained contrary to state statute or City ordinance;
 - b. Any employee of a massage establishment has performed or offered to perform massage contrary to state statute or City ordinance; or
 - c. Any violation of this section 12-5-14 committed by an employee of the massage establishment.
3. Suspensions or revocations of a massage establishment license shall be conducted in accordance with section 12-4-4 of the Orem City Code.

E. No License to be Issued at Same Location Where Three or More Violations Have Occurred For One Year.

If the City Manager or the City Manager's designee has suspended or revoked any massage establishment license as provided for herein and the City Manager or the City Manager's designee finds that at least three separate violations of this section 12-4-4 have occurred (based on a preponderance of the evidence) at a particular massage establishment within any rolling twelve month period, no application for a massage establishment license shall be accepted or approved for the same location for a period of one year after the date of the suspension or revocation.

F. Display of Licenses.

1. Every massage establishment licensed under this section shall prominently display in the establishment all licenses required to be displayed by Utah Code section 58-47b-301 and all licenses required and issued under this section.
2. All masseurs, while on the premises of a licensed massage establishment shall maintain in their possession or immediate presence their masseur license and shall provide proof of such license and valid government-issued personal photo identification upon request of any law enforcement or code enforcement official as well as to any person to whom the masseur has provided or offered to provide a massage.

G. Prohibited Acts. It is unlawful:

1. For a masseur to permit, to offer or agree to permit, or to cause a business patron to administer a massage, or a bath to any person;
2. To serve, store, or allow to be served, or allow to be consumed, any alcoholic beverage on the licensed premises of a massage establishment;
3. Subject to Utah Code Annotated section 58-47b-501(3), for a masseur to intentionally touch or massage, or to offer to touch or massage, or to agree to touch or massage, the specified anatomical areas of any patron;
4. For any person to perform or attempt or offer to perform a massage without holding a current license as a massage therapist or a massage apprentice under Utah Code Title 58, Chapter 47b, or to advertise or represent themselves as practicing massage therapy when not licensed to do so;
5. For any person to own, operate or conduct a massage establishment, or in any other manner to engage in or perform massages without complying with the licensing requirements of this section;
6. For any premises licensed as a massage establishment to be used as living or sleeping quarters by employees or other persons; or
7. For any masseur or other person employed by or allowed on the premises by the massage establishment to display any specified anatomical area to any customer or patron of the massage establishment while on the premises of the massage establishment.

H. Penalties. Violations of subsections 12-5-14(F)(3) and (F)(4) constitute violations of Utah Code section 58-47b-503, and shall be classified, prosecuted and penalized as outlined therein. All other violations of this section 12-5-14 are class B misdemeanors.