

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
January 19, 2022

The following items are discussed in these minutes:

- PUBLIC HEARING – Amending Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone – Positive recommendation to City Council
- PUBLIC HEARING – Vacating Lot 16 of The Farm, Plat A and approving The Farm, Plat C located generally at 475 South 170 West – Approved
- PUBLIC HEARING – Vacating Lot 15 of Cherapple Canyon Plat A and approving Cherapple Canyon Plat E, located generally at 938 East 1810 North – Approved
- 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 - Positive recommendation to City Council

STUDY SESSION

Place: City Council Conference Room

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

Those present: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar 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, Senior Planners; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused: Sam Kelly, City Engineer

The Commission and staff briefly reviewed agenda items and minutes from December 8, 2021 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 Cochran called the Planning Commission meeting to order and asked Mr. Condie, Planning Commission member, to offer the invocation.

Those present: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar 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, Senior Planners; Sam Kelly, City Engineer; Steve Earl, Legal Counsel and Terry Peterson, City Council Liaison

Those excused:

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

Agenda Item 3.1 is a request by Indie Studio Suites Orem, LLC for the Planning Commission to amend Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone.



Staff Presentation: 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: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission 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

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

Chair Cochran invited the applicant to come forward. Val Gregory representing the owner of Indie Suites introduced himself and Natalie Hampton, Liv Oborn and Hope as well. Ms. Oborn and Hope shared some of their stories and positive experiences and talked about receiving these tattoos in this safe and welcoming space. There were a few questions and comments - see details at orem.org/meetings.

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: Mr. Roberts moved to forward a positive recommendation to the City Council to Standard Land Use Code 6232 *Tattoos & Body Piercing* from a not permitted use to a permitted use in the C3 zone. Mr. Condie seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

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

Agenda Item 3.2 is a request by James Oviatt for the Planning Commission to 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.



Staff Presentation: 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: The Development Review Committee determined this request complies with the Orem City Code. 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.

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

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

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

Agenda Item 3.3 is a request by Geoff Germane for the Planning Commission to vacate Lot 15 of Cherapple Canyon Plat A and approve Cherapple Canyon Plat E, located generally at 938 East 1810 North in the R12 zone.



Staff Presentation: 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: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission to vacate Lot 15 of Cherapple Canyon Plat A and approve Cherapple Canyon Plat E, located generally at 938 East 1810 North in the R12 zone.

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

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: Ms. Mecham moved to vacate Lot 15 of Cherapple Canyon Plat A and approve Cherapple Canyon Plat E, located generally at 938 East 1810 North in the R12 zone. Mr. Roberts seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

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

Agenda Item 3.4 is a request by Development Services for the Planning Commission 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.

Staff Presentation: 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

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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 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.

Chair Cochran asked if the Planning Commission had any questions for Ms. Stevens. There were several questions and comments regarding parking at this location, other student housing locations and other areas of the City. For details go to orem.org/meetings.

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: Ms. Bentley moved to 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. Mr. Sakar seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Haysam Sakar and Ross Spencer. Those voting nay: Shauna Mecham and Barry Roberts. The motion passed.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cochran then called for a motion to approve the minutes of December 8, 2021. Mr. Spencer moved to approve the meeting minutes for December 8, 2021. Mr. Cochran seconded the motion. Those voting aye: Marisa Bentley, Mickey Cochran, Jim Condie, Shauna Mecham, Barry Roberts, Haysam Sakar and Ross Spencer. The motion passed unanimously.

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

Adjourn: 5:04 p.m.



Ryan L. Clark
Planning Commission Secretary

Approved: February 2, 2022