

Minutes of the Planning Commission meeting held on Thursday, May 2, 2013 at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Karen Daniels, Chair  
Tim Taylor, Vice-Chair  
Jim Harland  
Phil Markham  
Vicki Mackay  
Maren Patterson  
Tim Tingey, Director of Administrative & Development Services  
Ray Christensen, Senior Planner  
G.L. Critchfield, Deputy City Attorney  
Citizens

Excused: Scot Woodbury

The Staff Review meeting was held from 6:00 to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording of this is available at the Murray City Community and Economic Development Department.

Karen Daniels opened the meeting and welcomed those present. She reviewed the public meeting rules and procedures.

#### APPROVAL OF MINUTES

Mr. Markham made motion to approve the minutes of April 18, 2013 with the change stated. Mr. Harland seconded the motion.

A voice vote was made. Motion passed 6-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

#### APPROVAL OF FINDINGS OF FACT

Mr. Taylor made a motion to approve the Findings of Fact for a Conditional Use Permits for Scott Van Leeuwen, John Morgan and the Humane Society of Utah from the meeting on April 18, 2013.

Seconded by Mr. Harland

A voice vote was made. Motion passed 6-0.

#### FIRE ENGINEERING COMPANY, INC – 4687 South 500 West – Project #13-60

Randy Gillett was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit approval for a fabricated metal products business in an existing office/warehouse building for the property addressed 4687 South 500 West. Municipal Code Ordinance 17.152.030 allows a fabricated metal products manufacturing business use within the M-G-C

zoning district subject to Conditional Use Permit approval. The applicant indicated he will be cutting and welding groove pipe and fabricating hangers. The subject property currently consists of three separate parcels. Murray City Municipal Code requires 1 parking space for every 250 square feet of office space, and 1 space for every 750 square feet of warehouse/storage space. The new lot has a total of 925 square feet of office space which requires 4 parking stalls and 23,352 square feet of warehouse/storage space that requires 32 parking stalls. There are 15 parking spaces on the new site and based on the square footage, the site requires 36 parking stalls. The new site needs an additional 21 parking spaces to operate as a separate parcel. The applicant has proposed to share parking between the new site and the existing site. The existing site has 6,742 square feet of office space which requires 27 parking stalls, and 13,865 square feet of storage/warehouse space which requires 19 parking stalls. The total required on the existing site is 46, and they have a total of 75. That leaves a surplus of 29 parking stalls on the existing site. After the 21 that are required for the new parcel, the existing parcel will have an additional 8 parking spaces. Murray City code also requires 1 handicap stall for every 25 parking stalls. The total number of parking stalls required on site is 82 stalls including 4 handicap stalls. The site plan reflects a total number on site of 90 stalls with 4 handicap stalls. In order to use the parking spaces on the other developed parcel, the applicant will need to either enter into a shared parking agreement or combine the two parcels. The existing buildings on site meet the 20 foot setback requirements for the M-G-C zone. Murray City Municipal Code requires 10 feet of landscaping along all street frontages, and 5 feet of landscaping where parking spaces abut the property line. The landscaping will need to be installed as shown on the site plan and in accordance with Murray City Municipal codes section 17.68. Access to the site is from 500 West. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval subject to conditions.

Mr. Markham clarified that the roll gutter does not need to be replaced, but does need to be leveled out in order for the water to flow.

Mr. Harland asked about the dilapidated fence and if it is proposed to be replaced. Mr. Christensen responded that the fence would need to be replaced and moved back 10 feet from the front property line.

Randy Gillett, 4717 South 500 West, stated he is representing this request. He stated he has reviewed the conditions of approval and will comply.

The meeting was opened for public comment. No comments were made by the public and the public comment portion of the meeting was closed.

G.L. Critchfield, Deputy City Attorney, joined the meeting.

Tim Taylor made a motion to grant Conditional Use Permit approval for Fire Engineering Company, 4687 South 500 West, subject to the following conditions:

1. The project shall meet all applicable building code standards.
2. The applicant shall provide individual bathrooms for each sex.

3. The project shall meet all current fire codes.
4. A formal landscaping plan meeting the requirements of Chapter 17.68 of the Murray Municipal Code shall be submitted and approved by the Murray City Community Development staff and installed as approved prior to occupancy.
5. The three parcels on the new site shall be combined into one either by plat or by deed.
6. The new property does not meet the requirements for parking per Murray City Municipal Code section 17.72. The applicant shall either record a shared parking agreement between the new and existing properties, or the two properties shall be combined into one.
7. The roll gutter on 500 West shall be repaired along the entire frontage of the property.
8. The parking lot shall be paved and striped according to section 17.72 of the Murray City Municipal Code.
9. The project shall meet all requirements of the Water and Sewer Departments.
10. The trash container shall be screened as required by Section 17.76.170.
11. Fencing on the property frontage shall be located behind the 10 foot depth of frontage landscaping to comply with code.

Seconded by Ms. Patterson.

Call vote recorded by Ray Christensen.

A \_\_\_\_\_ Maren Patterson  
A \_\_\_\_\_ Tim Taylor  
A \_\_\_\_\_ Karen Daniels  
A \_\_\_\_\_ Jim Harland  
A \_\_\_\_\_ Phil Markham  
A \_\_\_\_\_ Vicki Mackay

Motion passed, 6-0.

45 SOUTH PLAZA SHOPPING – 4431 & 4477 South Commerce Drive – Project #13-65

Mike Kartsonis was the applicant present to represent this request. Ray Christensen reviewed the location and request approval for a two lot subdivision on the existing commercial developed property located at the property addressed 4431 South and 4477 South Commerce Drive. There are two separate buildings with multiple business uses occupying the property. A copy of the Declaration of Covenants,

Conditions, Restrictions and Reciprocal Easements for 45<sup>th</sup> South Plaza Shopping Center has been provided for review by City staff. Murray City code requires one parking stall for every 250 square feet for office space, one space for every 200 square feet for retail space and one space for every 750 square feet for warehouse/storage space. Fast food restaurants require one parking stall per two seats. Lot #1 contains 33,530 sq. ft. and lot #2 contains 16,560 sq. ft. The applicant has provided parking chart of calculations for the various business uses with retail, restaurant, storage and service business uses such as massage and tattoos. The applicant indicated there are a total of 53 parking stalls provided on site and 53 parking stalls required. Adequate parking stalls will need to be provided on site to comply with code requirements based on the various business uses. The Declaration CC&R's for the property, indicates there will be shared parking between the two properties. Access to the property is from Commerce Drive and 4500 South. Based on the information presented in this report, application materials submitted and the site review, staff recommends the Planning Commission send a recommendation for approval to the Mayor subject to conditions.

Mr. Markham asked if the north building does not have its own separate water and sewer. He indicated that if the applicants are required to run separate water and sewer lines to the north building, that it is quite a disruption and there may be significant costs associated. Mr. Christensen responded that the applicants will need to meet with the Water & Sewer Department to resolve this issue.

Mike Kartsonis, 374 East Sandy Land Lane, Midvale, stated he is the owner of the retail center. Mr. Kartsonis stated he has not reviewed the staff recommendations. He then took a few moments to review the staff recommendations. He stated that the C C & R's require any water and sewer issues to be split 70/30. He stated that he would be able to comply with the conditions of approval.

Gary Laramie, 1752 South 1100 West, Saratoga Springs, indicated he is desirous to purchase the north building. Mr. Laramie stated there is a water main that to the north building but there is no meter. He indicated that it would be fairly easy to install a new meter at that location in order for the two buildings to have their own individual meters.

Karen Daniels asked about the fence on the site plan indicating that it blocks traffic behind the one building. Mr. Kartsonis responded the previous owner had fountains and statues located in this area and were fenced off for security. He stated that one of the existing businesses, Dog Central, indicated that wished to use the fence for their dogs.

Mr. Harland stated that the since this proposal is to subdivide the property into two lots, a requirement for another separate meter for the north building will, in all likelihood, be required by the Water & Sewer Department.

Mr. Markham stated that the sewer fees are determined by the water usage through the metering.

The meeting was opened for public comment. No comments were made by the public

and the public comment portion of the meeting was closed.

Mr. Harland made a motion to send a recommendation of approval to the Mayor to approve the two lot subdivision for 45 South Plaza Shopping Center, located at 4431 & 4477 South Commerce Drive, subject to the following conditions:

1. The project shall comply with subdivision regulations.
2. The applicant shall provide a copy of the subdivision declaration for City for approval and recording with the plat. The declaration shall address site maintenance, shared access, shared parking, utilities, common areas, and restrictions and covenants.
3. The Building Official will require the applicant to provide distances from existing buildings to revised property lot lines for code review. All structures shall comply with building and fire codes based on revised lot lines.
4. The applicant shall meet all the requirements of Murray City Power Department.
5. The applicant will need to incorporate the Planning Commission requirements into the final plat and submit it to the Engineering Division in PDF format for final review.
6. Adequate parking stalls are provided on site shall comply with Murray City parking regulations, including disabled parking stalls with signage. The parking lot striping is worn and shall be restriped to comply with City code.
7. The project shall meet fire codes.
8. Comply with Murray City Water and Sewer Division requirements.

Seconded by Ms. Mackay.

Call vote recorded by Ray Christensen.

A \_\_\_\_\_ Maren Patterson  
A \_\_\_\_\_ Tim Taylor  
A \_\_\_\_\_ Karen Daniels  
A \_\_\_\_\_ Jim Harland  
A \_\_\_\_\_ Phil Markham  
A \_\_\_\_\_ Vicki Mackay

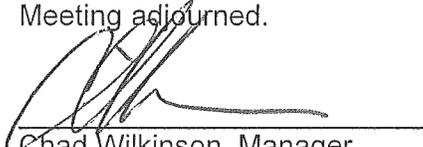
Motion passed, 6-0.

#### OTHER BUSINESS

There was no other business.

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Meeting adjourned.

A handwritten signature in black ink, appearing to read 'Chad Wilkinson', is written over a horizontal line.

Chad Wilkinson, Manager  
Community & Economic Development