

Minutes of the Planning Commission meeting held on Thursday, November 21, 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
Maren Patterson
Phil Markham
Vicki Mackay
Scot Woodbury
Tim Tingey, Director of Administrative & Development Services
Chad Wilkinson, Community Development Manager
G.L. Critchfield, Deputy City Attorney
Citizens

Excused:

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. Taylor made a motion to approve the minutes of November 7, 2013 as presented. Seconded by Mr. Woodbury.

A voice vote was made. Motion passed, 7-0.

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

APPROVAL OF FINDINGS OF FACT

There were no changes made to the Findings of Fact. Mr. Taylor made a motion to approve the Findings of Fact and Conclusions for Marvin L. Hendrickson and KATTT Health and Fitness.

Seconded by Mr. Woodbury.

A voice vote was made. Motion passed, 7-0.

NEW VALLEY MARBLE & GRANITE – 323 W 6160 S # B & C – Project #13-173

Ralph Kramer and Manueal Gonzales were the applicants present to represent this request. Chad Wilkinson reviewed the location and request for a Conditional Use Permit approval for a granite & marble contractor business located at the property addressed 323 West 6160 South Units B & C. Municipal Code Ordinance 17.152.030

allows granite & marble cutting and installation contractor business within the M-G-C zoning district subject to Conditional Use Permit approval. The applicant is requesting a Conditional Use Permit approval for a granite & marble cutting and installation contractor business located in the Ralph Kramer Industrial Park. The business will be located in the existing office/warehouse building. There are a variety of other manufacturing business uses located in the industrial park. Parking stalls on the site are provided around the various buildings and are available for shared use by the various business uses. The existing parking stalls are paved and striped, but there are parking stalls striped in front of overhead doors which is not allowed by City ordinance and will need to be restriped. One disabled stall will need to be provided to comply with ADA regulations. The applicant indicated there will be up to four people employed in the proposed business use. City ordinance requires four parking stalls on site based on one space per employee at the highest shift. The plans show there is 2,517 square feet total shop space in units B & C. There are adequate parking stalls on the site for the proposed business use. Based on the information presented in this report, application materials submitted and site review, staff recommends Conditional Use Permit approval subject to conditions.

Ralph Kramer, property owner, 4388 Carol Jane Drive, Holladay. Manuel Gonzales, 323 W 6160 S, Murray. Ms. Daniels asked Mr. Kramer and Mr. Gonzales if they have read the five conditions of approval and if they can comply with them. Mr. Kramer responded in the affirmative. Mr. Kramer stated that he has lived in Murray for 40 years. He started business in Murray in 1973 and has been in front of the commission many times over the years, Mr. Kramer expressed that he is happy to have his business in Murray in the industrial park and have the opportunity to work with people in Murray.

The meeting was opened for public comment. There were no comments from the public and that portion of the meeting was closed.

Mr. Woodbury made a motion to approve the Conditional Use Permit for a Granite and Marble Contractor Business for the property located at 323 West 6160 South # B & C, with conditions 1-5 as recommended:

1. The project shall meet all applicable building code standards.
G.F.C.I. receptacle outlets are required in the shop area and other locations.
2. The project shall meet all current fire codes.
3. The project shall meet all Sewer and Water Department requirements.
4. The parking stalls for the business use shall be striped according to City codes, and one (1) ADA parking stall required for this site.
5. Trash containers shall be screened as required by Section 17.76.170.

Seconded by Mr. Markham.

Call vote recorded by Chad Wilkinson.

A _____ Maren Patterson

A _____ Phil Markham

A _____ Tim Taylor

A _____ Jim Harland

A _____ Karen Daniels

A _____ Scot Woodbury

A _____ Vicki Mackay

Motion passed, 7-0.

LANDSCAPING ORDINANCE TEXT AMENDMENT – Project #13-177

Chad Wilkinson presented this item. The commercial landscape requirements of the Murray City Zoning Ordinance were updated and adopted in March 2013. In an attempt to provide clarification in administering the ordinance, minor additions and alterations to the landscape requirement text are being proposed. The minor changes involve further clarification of ground cover requirements within the front setback and interior areas of properties along with requirements for the park strip area in commercial developments. As listed within chapter 17.68 of the zoning ordinance, landscaped areas shall be planted with living ground cover at a minimum of fifty percent (50%) landscape bed coverage at time of planting. The proposed text amendments mention the types of vegetation that can be included in the fifty percent (50%) coverage requirement. Trees are not to be counted towards meeting the coverage requirement, but shrubs required for the front setback area may be used to meet the coverage requirement. Other minor changes are proposed for the commercial park strip areas in regards to the height of plants and the requirement of trees. Based on the above findings, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to the landscape standards text of the zoning ordinance.

Mr. Harland stated that he has a concern over the years that we don't have the staffing and ability to enforce all these things and do inspections. Mr. Harland expressed that if the City Council listens to these minutes, maybe a new position can be authorized for Planning so that these things can be done. Mr. Wilkinson responded that this ordinance has been helpful to the Planning Department already with clarifying landscaping plans.

The meeting was opened for public comment. There were no comments from the public and that portion of the meeting was closed.

Mr. Woodbury made a motion to forward a recommendation of approval to the City Council for the proposed amendments to the landscape standards text of the zoning ordinance.

Seconded by Mr. Harland.

Call vote recorded by Chad Wilkinson.

Planning Commission Meeting

November 21, 2013

Page 4

A _____ Maren Patterson

A _____ Phil Markham

A _____ Tim Taylor

A _____ Jim Harland

A _____ Karen Daniels

A _____ Scot Woodbury

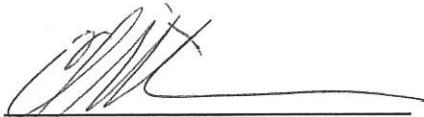
A _____ Vicki Mackay

Motion passed, 7-0.

OTHER BUSINESS

There was no other business.

Meeting adjourned at 6:47 p.m.

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

Chad Wilkinson, Manager
Community & Economic Development