

Minutes of the Planning Commission meeting held on Thursday, February 4, 2016, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Travis Nay, Chair
Maren Patterson, Vice Chair
Phil Markham
Buck Swaney
Scot Woodbury
Jared Hall, Community & Economic Development Manager
Brad McIlrath, Associate Planner
G. L. Critchfield, Deputy City Attorney
Citizens

Excused: Gary Dansie

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 Division Office.

Travis Nay opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

APPROVAL OF MINUTES

Mr. Woodbury made a motion to approve the minutes from January 21, 2016. Seconded by Mr. Swaney.

A voice vote was made, motion passes 5-0

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

APPROVAL OF FINDINGS OF FACT

Mr. Woodbury made a motion to approve the Findings of Facts for a Certificate of Appropriateness for Pickleball Courts and for Conditional Use Permits for Fixnou, and Parris R.V., INC. Mr. Swaney seconded the motion.

A voice vote was made, motion passes 5-0.

HAROLD MOLENI – 4195 South 500 West #35 – Project #16-07

Harold Moleni was the applicant present to represent this request. Brad McIlrath reviewed the location and request for a Conditional Use Permit to conduct auto sales at the property addressed 4195 South 500 West #35. Municipal Code Ordinance 17.152 allows motor vehicle sales (LU #5510) within the M-G Zoning District subject to Conditional Use Permit approval. The applicant proposes to operate an auto sales business at this location with all vehicles for sale being displayed inside the unit. The business would store three (3) vehicles at this location and would conduct sales of those vehicles by appointment. According to the application materials, the 900 square foot unit current has an open floor plan with one large bay door for vehicular access. The applicant proposes to construct a fifty-six (56) square foot office space

and would use the remaining space for the storage of the vehicles for sale. The applicant has stated that there will be no auto repair or washing of vehicles at this location. Parking for this use at this type of location is calculated at the rate of four (4) parking spaces for every 1,000 square feet of office space and one (1) parking space for every 750 square feet of net warehouse space. Based upon the submitted plans for the office and warehouse/display space, this use requires two (2) exterior parking spaces. The submitted site plan indicates that two spaces are located on either side of the bay door, which has been confirmed with a site visit by staff. Based upon the submitted plan and the site visit, the provided parking should be sufficient for the proposed use. The existing office/warehouse development complies with the minimum setback and height requirements of the M-G Zoning District. Landscaping for this development was previously approved and installed along the 500 West frontage. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of a Conditional Use Permit for motor vehicle sales at the property addressed 4195 South 500 West #35, subject to conditions.

Harold Moleni, 5343 Hampstead Lane, stated he had no additional comments. Mr. Moleni indicated he has reviewed the staff recommendations and will comply.

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

Mr. Woodbury made a motion to approve a Conditional Use Permit to conduct auto sales at the property addressed 4195 South 500 West #35 subject to the following conditions:

1. The project shall meet all applicable building code standards. The applicant shall obtain a Murray City Building Permit for any construction.
2. The project shall meet all current fire codes.
3. All vehicles for sale shall be parked inside the unit, and the two (2) exterior parking spaces reserved for customer parking. The space in front of the bay door shall not be used for parking.
4. The applicant shall obtain a Murray City Business License prior to the commencement of business operations.
5. The applicant shall not wash or repair vehicles at this location without complying with additional building and drainage requirements as required by Murray City staff.

Seconded by Mrs. Patterson.

Call vote recorded by Mr. McIlrath.

A_____Phil Markham

A_____Maren Patterson

A_____ Travis Nay
A_____ Buck Swaney
A_____ Scot Woodbury

Motion passed, 5-0.

AUTOMAX – 150 West 4800 South #23 – Project #16-11

Raphael Souza was the applicant present to represent this request. Brad McIlrath reviewed the location and request for a Conditional Use Permit to conduct auto sales for the property addressed 150 West 4800 South #23. Municipal Code Ordinance 17.152 allows motor vehicle sales (LU #5510) within the M-G Zoning District subject to Conditional Use Permit approval. The applicant proposes to operate an auto sales business from this location with all vehicles for sale being stored inside of the unit. The unit consists of a large (2,224 sq. ft.) warehouse area, a (168 sq. ft.) office, and a (448 sq. ft.) mezzanine that includes some storage and a break room. The applicant has indicated that there will be no washing or repair of vehicles at this location and that arrangements have been made for those services to be completed at a separate location. The applicant intends to sell approximately fifteen (15) vehicles at this location which may be difficult based upon the area of the warehouse space and the amount of exterior parking required for this use. Further analysis of the parking situation for this use is provided below. Parking for this use at this type of location is calculated at the rate of four (4) parking spaces for each 1,000 square feet of net office space, and one (1) parking space for each 750 square feet of net warehouse space. Based upon the square footage calculations of this unit, a total of four (4) exterior parking spaces must be provided for this use. The submitted plans indicate that eight (8) exterior parking spaces are provided for this unit, however there is no handicap (ADA) parking space provided. According to Chapter 17.72 of the Murray Municipal Code, an ADA parking space is required for every 1-25 total parking spaces. In order to comply with this standard, the applicant will need to add one (1) van accessible ADA parking space with the adjacent eight foot (8') wide access aisle. With the addition of the ADA parking space the total amount of exterior parking spaces will be reduced from eight (8) to seven (7), however this amount will still be sufficient to meet the needs of the proposed use.

As stated in the project description, the applicant intends to store fifteen (15) vehicles for sale at this location. Due to the built environment of this office/warehouse development, Staff recommends that the applicant be required to store the vehicles that are for sale inside of the unit. If the applicant intends to store/display any vehicles within the exterior parking area, no more than three (3) may be displayed at any given time. The remaining four (4) spaces must be reserved for customer and employee parking. The existing building complies with the minimum setback and height requirements of the M-G Zoning District. Landscaping for this development was previously approved and installed. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of a Conditional Use Permit for motor vehicle sales at the property addressed 150 West 4800 South #23 subject to conditions.

Mr. Swaney asked Mr. McIlrath to talk more about signage and how it might look in the zone and on the property. Mr. McIlrath stated that signage for the business would

be calculated based upon the width of the unit. Mr. McIlrath stated that it is (3) three square feet for every (1) one foot of linear frontage. Mr. McIlrath stated that on the application materials it shows that the unit is 50 feet wide, the applicant could have a 150 sq. ft. sign. Mr. McIlrath stated that when it comes to internally illuminated or externally illuminated staff does not have any requirements for that in this zone. Mr. Swaney inquired if there are any special requirements in terms of color, texture or material it is just basically a square footage question. Mr. McIlrath stated yes.

Mr. Woodbury asked Mr. McIlrath if the parking stalls are striped well enough. Mr. McIlrath stated that the stalls are striped well enough and they did not need to be restriped and that the parking stalls are also numbered for each unit. Mr. McIlrath stated that when it comes to the handicap stall it does need to be located closest to the entry of the business. Mr. Woodbury stated that his concern is that other businesses will use the parking spaces allocated for this business. Mr. McIlrath stated that the property is well maintained by the property owners, and they take steps to be sure all the parking spaces are allocated to the right businesses.

Mr. Swaney stated that he knows the site quite well and looking at the aerial, which is a snap shot in time, you can see that the project is very routinely over parked and cars are parked behind cars. Mr. Swaney asked Mr. McIlrath what the standard is there and how enforcement of issues like that with the city would work. Mr. McIlrath stated that the enforcement division patrols these types of industrial area frequently to make sure there is sufficient parking. Mr. McIlrath stated that the picture is a snap shot in time and when enforcement goes out those vehicles may or may not be there. When it comes to regulating parking issues with a conditional use staff can really only base it upon the unit they are requesting the approval for. Mr. McIlrath stated that when he was out doing a site visit he did see that some of the other units were over parked, and staff has to make sure that that is enforced, that the access aisles are open and clear and that parking spaces are not being doubled parked. Mr. Swaney stated what you can see from the aerial that if a firetruck had to get in there right now to deal with a fire in that unit, there would be a problem. Mr. McIlrath stated yes and added if an ambulance needed to get in there for some reason there would be a problem.

Raphael Souza, 2220 East Murray Holladay Road, stated he had no additional comments. Mr. Souza indicated he has reviewed the staff recommendations and will comply.

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

Mr. Woodbury made a motion to approve a Conditional Use Permit to conduct auto sales for the property addressed 150 West 4800 South #23 subject to the following conditions:

1. The project shall meet all applicable building code standards. A building permit shall be obtained for any construction.
2. The project shall meet all current fire codes.

3. One (1) van accessible ADA parking space shall be striped and provided with the minimum signage and adjacent access aisle as required by Chapter 17.72 of the Murray Municipal Code.
4. No more than three (3) exterior parking spaces shall be used for display of vehicles for sale in order to ensure that the minimum four (4) parking spaces required for this use are available for customers and employees.
5. The applicant shall obtain a Murray City Business License prior to the commencement of business operations.
6. The applicant shall not wash or repair vehicles at this location without complying with additional building and drainage requirements as required by Murray City staff.

Seconded by Mr. Swaney.

Call vote recorded by Mr. McIlrath.

A____ Phil Markham
A____ Maren Patterson
A____ Travis Nay
A____ Buck Swaney
A____ Scot Woodbury

Motion passed, 5-0.

AARF PET CARE – 5956 South Stratler Street – Project #16-09

Suzie Ellison was the applicant present to represent this request. Jared Hall reviewed the location and request to allow a dog kennel with overnight boarding on the property addressed 5956 South Stratler Street. Municipal Code Ordinance 17.152.030 allows Animal Kennels (LU# 8224) within the M-G zoning district subject to Conditional Use Permit approval. The applicant has requested conditional use approval for a dog kennel with overnight boarding. The business plan calls for the overnight care of dogs, though no actual kennels would be used. A limited number of dogs are cared for in an open environment, with constant supervision by staff. While the specific method is non-traditional, the business activity would still be considered “kenneling” by definition and requires planning commission review and approval. The applicant has indicated that the operation is very small scale, in terms of number of employees as well as clients and animals cared for on-site. Because of the intended operation without kennels, employees will be on-site through the night when it is necessary.

The applicant works with a staff of 14 people, however, no more than two are on shift at any one time. Numbers of dogs cared for varies, but is not more than between 12 and 15. The business is operated by appointment only, and dogs are not dropped off at the site, but picked up by the staff and brought to the location. Similarly, clients do not come to the facility to retrieve their dogs, but the animals are again dropped off at their homes by the staff. Drop-in clientele is not accepted. This is necessary because of the open environment. The applicant has indicated that the large majority of the

animals they care for belong to repeat clientele who use their services regularly. The subject property and surrounding properties are zoned M-G, manufacturing. While a number of single-family homes remain interspersed throughout the larger area, the majority of properties have been developed with manufacturing and other industrial uses. Parking for the site is provided both in front of and to the rear of the main building. There are currently 5 parking stalls, one of which is a van-accessible, ADA compliant stall. The applicant has indicated that a fence and gate will be installed from the building to the south property line. This would inhibit access to the ADA compliant stall, making it necessary to restripe the parking areas to include the ADA compliant stall in front of the building.

Section 17.72.070 allows the planning commission to determine the parking requirement for uses which are not listed. Because of the highly specialized nature of the business and the subsequent limited need for public access, staff recommends that the planning commission impose a standard of 1 space per 250 square feet (which is typical for many types of uses). If numbers of employees are limited by conditions of approval, the net square footage (1256) would require 5 parking stalls. The site complies with current setback requirements for the M-G zone, and no changes have been proposed or would be required by ordinance. There is an existing 40' wide drive access directly from Stratler Street onto the property located at the south. The drive approach provides access to the front parking area and continues past the building to the rear parking area. The use will be in operation overnight. Because there are some existing residentially used (not zoned) properties nearby and adjacent to the proposed use, staff is recommending that conditions be applied to mitigate any potential impacts.

- All animals to be kept indoors between the hours of 7:00 p.m. and 7:00 a.m.
- Operation not to allow the creation of noise by animal or animals under its care that can be heard beyond the property line repeatedly over a 15 minute time period.

Based on the information presented in this report, application materials submitted and the site review, staff recommends that the Planning Commission approve a conditional use permit to allow an Animal Kennel (LU #8224) with overnight boarding on the property addressed 5696 South Stratler Street subject to conditions.

Mr. Hall read for the record a letter he received from Phillip Grover owner of Doggone Perfect.

Mr. Hall stated the parking that has been recommended for the site was calculated at a rate of 1 space per 250 square feet, it is a small unit and works out to 5 parking stalls, if there were a need for more they could pave in the rear of the property. 5 Parking stalls seems sufficient given the size of the home and how many dogs could be there at any given time. Mr. Hall stated that it is important to note that it is a boutique use. The dogs are not dropped off by their owners, the employees of the company go to the homes, pick up the dogs and deliver them to the kennel themselves, because it is an open environment they do not want to introduce a lot of

strangers or people the dogs are not used to. Mr. Hall stated that the dogs are also dropped off to their homes from the kennel so there is not a need for any clients to be at the property. There are several other stalls when there is some need for another person to be there. Mr. Hall stated that staff feels that the parking is sufficient.

Mr. Markham asked Mr. Hall if there is anything in city ordinances that pertains at all to similar businesses being located adjacent to other similar businesses. Mr. Hall stated that there isn't anything for kennels, there are some businesses that are required to maintain certain separations from each other. Mr. Markham asked if the application receives any type of a break on the parking requirements based on their business plan or are these just standard parking requirements for this type of business. Mr. Hall stated 1 to 250 is a pretty standard requirement for retail or commercial uses, it's just a very small building. Mr. Markham asked that even though their business plan does not generate many cars, they are still maintaining the general standard. Mr. Hall stated that the ordinance allows the planning commission some ability to determine a parking standard for uses not specifically listed. In some cases with dog daycares staff has imposed a more strict standard than what would normally be required for the size of the business based on people coming and going like at a school. Mr. Hall stated that in this case the overnight kenneling, these are longer stays and the employees pick them up so staff didn't see a need to increase normal parking standards.

Suzie Ellison, 7859 South Nantucket Drive, stated that she recently heard of the term called coopetition which Ms. Ellison feels would be beneficial to Mr. Grover for Ms. Ellison's business to be across the street because they are not competing with Mr. Grover. Ms. Ellison stated her business is very unusual, it is a bed and breakfast concept where the dogs would be loose in the house, they would be supervised 24/7, they would go out hiking everyday with Ms. Ellison's staff. Ms. Ellison stated that she has a current business that is hiking and they do visits to people's homes and they have a really well established clientele already. Ms. Ellison stated that the businesses are not similar and that they are quite different. Ms. Ellison stated that the situation that Mr. Grover has with the kennel is a lower price and Ms. Ellison's business is a high end price point because she is picking the dogs up and dropping them off at their homes, they are hiking them every day, they will not be kenneled and those are all very different than the operation across the street. Ms. Ellison stated that she will have to turn away a lot of dogs and for that reason there will be some attention brought to Ms. Ellison's facility that could help Mr. Grover across the street. Ms. Ellison stated that she has been in the business for 8 years and she did not even know about Mr. Grover's business and feels that Mr. Grover's business is very well advertised and Ms. Ellison feels her presence there will help bring some attention to that area and hopefully help Mr. Grover's business. Ms. Ellison stated that she intends to be a really great neighbor and would love to go over and meet with Mr. Grover and talk to him and could give him referrals for business that she cannot take. Ms. Ellison reiterated that she certainly would not be taking any business away from Mr. Grover because the price point would be much different and the whole concept is much different and Ms. Ellison would be just serving clients that they already have and she doesn't see it as a competitive distraction to Mr. Grover's business at all.

Mr. Woodbury asked Ms. Ellison how people find out about her business, if people tour her facility and if people are going to her business. Ms. Ellison stated that she

currently has several staff that go to people's homes and stay at their homes and take care of their dogs, or they go visit them or take them for a hike. Ms. Ellison stated that she has been allowing dogs to stay at her home with her, which is why she knows this can be done because she has been doing it for several years. Ms. Ellison stated that they are very quiet and some of her neighbors which are also clients of hers, did not know that she had dogs staying with her. Ms. Ellison stated that most of her clients are word-of-mouth and she also has a website. Ms. Ellison stated the idea of this business is to take the dogs that have been staying with her at her home into an environment where they could have a few more dogs and have her staff do it so Ms. Ellison could focus on building her business. Mr. Woodbury asked if Ms. Ellison would anticipate people coming to visit the facility, Ms. Ellison stated not at all, she would discourage it and she wants to maintain the peace and she wants to be really good neighbors.

Mr. Nay asked what the typical duration Ms. Ellison has an animal for. Ms. Ellison stated the typical duration is about 5 days. Ms. Ellison stated that there would not be a constant traffic of people coming in and out because she will only have 12 to 15 dogs and the only thing she will be doing on a regular daily basis is going to the property and taking a group of dogs and leave for a hike for about an hour and then come back and that is another premium service that Mr. Grover from across the street doesn't provide that service and that is why Ms. Ellison can charge a higher price as well as the dogs not being in a kennel and being loose in the house.

Mr. Nay asked if Ms. Ellison receives deliveries on site for food or is there a vendor that comes and takes care of the mess that the dogs leave. Ms. Ellison stated that each pet parent sends food with the dog and her staff will bring their own meals when they are on schedule for an overnight stay. Ms. Ellison stated that she will have the front door blocked off so no one can enter through the front. Ms. Ellison stated that the ADA parking will be moved to the front of the property and she will not allow anyone but staff to go into the back. Ms. Ellison stated that if she has a potential client want to tour the facility then she will make special arrangements for them.

Mr. Swaney asked what the routine would be for cleaning up the yard after the dogs. Ms. Ellison stated that staff would do it regularly every hour or every couple of hours and it would be disposed of in the garbage can.

Ms. Petterson asked how Ms. Ellison chose the location. Ms. Ellison stated that she has been looking for several years and it's been hard finding a location. Ms. Ellison stated that she had been looking for a small house that is properly zoned, that had a large enough yard for a play area. Ms. Ellison stated that this location is not too commercial or too residential. Ms. Ellison stated that she was really encouraged to know that there was a similar business across the street and that it is zoned for a kennel. Ms. Ellison stated that working with staff has been great and she feels very welcomed by Murray. Ms. Ellison stated that her business has been hugely popular at her home because Ms. Ellison feels that people do not want to put their dogs in the kennel places where they shut the lights off and the staff goes home at night and the dogs are stressed.

Mr. Woodbury stated that the planning commission is focusing on Ms. Ellison's business rather than on what other businesses may or may not do and out of respect

it's best to focus on her business.

Mr. Swaney addressed staff and asked if having another business of a similar nature right across the street there is any history of complaints about that business from other neighbors in that area. Mr. Hall stated that he was not aware of any complaints. Mr. Swaney clarified that where there has been another business of this nature in the immediate vicinity there haven't been complaints from other property owners.

The meeting was opened for public comment.

Phillip Grover and Nicole Grover, 5951 South Stratler Street, stated that they are an established business and Mr. Grover's concern is that Ms. Ellison is offering similar services. Mr. Grover stated that Ms. Ellison's business is only 38 feet away and he has a problem with that, he doesn't like it and feels it is too close. Mr. Grover stated that he is not opposed to Ms. Ellison doing her business elsewhere but just not so close to his business. Mr. Grover stated another concern of his is the traffic on Stratler Street.

There was a discussion between Mr. Woodbury and Mr. and Mrs. Grover about fencing and an open run.

No additional comments were made and the public comment portion for this item was closed.

Mr. Woodbury stated that he sympathizes with the existing business that is there, however from what Mr. Woodbury has observed in Murray City and also with the business that he is in, he deals with a lot of individual small businesses and selling services to them. Mr. Woodbury stated that there is great value in having similar businesses in close proximity, for example auto sales, they feed off of each other as people look at different cars and go to different lots. Fast food is another example of multiple choices. The draw brings people in and allows people to make choices. Mr. Markham stated that he personally doesn't see that as an issue and the overriding concern is that the planning commission cannot base a decision on something that is not regulated by the city. There are no ordinances pertaining to this and Mr. Markham stated that it is important to keep that in mind.

Mr. Swaney stated that it would be inappropriate and probably not legal for the planning commission to say there is already an automobile dealership here and we are not going to allow the competition of another one next door when it is zoned properly to allow it. The planning commission has to make decisions based on what the zoning allows, what the land use authority allows and the planning commission has to be objective about it.

Mr. Woodbury stated that what he thinks it comes down to is there is no ordinance that says you can't have your business there. Mr. Woodbury stated that the thing they can do is focus on the 7 conditions that the permit is based on and the planning commission can enforce around those. For example the barking for 15 minutes at a time, dogs being out after 7:00 p.m. and before 7:00 a.m., those are the things the

planning commission can do something about and if they are found in violation of the conditions their permit was approved on, then it can be revoked. Mr. Woodbury suggested that they find a way to work together and look at the models of other areas that have competing and similar businesses. Mr. Woodbury feels there is enough business for everyone to be happy and make sure that everyone adhere to the conditions that are associated with your particular application.

Mr. Markham made a motion to approve a dog kennel with overnight boarding on the property addressed 5956 South Stratler Street, subject to the following conditions:

1. The existing parking areas shall be restriped to include a van accessible, ADA compliant stall in the front parking area.
2. The existing landscaped area on the frontage of Stratler Street shall be improved to meet the current front setback landscaping standards as contained in Section 17.68 of the Murray City Land Use Ordinance.
3. Animals will be kept indoors between the hours of 7:00 p.m. and 7:00 a.m.
4. The proposed business shall not to allow the creation of noise by animal or animals under its care that can be heard beyond the property line repeatedly over a 15 minute time period.
5. The applicant shall obtain the appropriate regulatory permits necessary for the operation of a kennel from Salt Lake County prior to beginning operations.
6. The proposed business shall meet all applicable building and fire codes.
7. The applicant shall obtain a Murray City business license prior to beginning operations.

Seconded by Mr. Swaney.

Call vote recorded by Mr. McIlrath.

A____ Phil Markham
A____ Maren Patterson
A____ Travis Nay
A____ Buck Swaney
A____ Scot Woodbury

Motion passed, 5-0.

ROBERT WYATT – 1041 West Bullion Street – Project #16-08

Robert Wyatt was the applicant present to represent this request. Jared Hall reviewed the location and request a Zone Map Amendment from A-1 (agricultural) to R-1-8 (residential single family low density) for the property addressed 1041 West Bullion Street. The purpose of the proposed Murray Zone Map amendment from A-1

(agricultural) to R-1-8 (residential single family low density) is to allow the property owner to subdivide the property into two lots. There is an existing single family dwelling on the eastern portion of the property and an existing legal non-conforming auto repair business, called Erv's Automotive, on the western portion of the property. After the zone change is completed, the property owner plans to subdivide the property into two lots, separating the automotive repair business from the existing single family dwelling. The minimum lot area required for a single family dwelling in the R-1-8 zone is 8,000 sq. ft. The existing total property area is .91 acre, which is large enough area to create a separate 8,000 sq. ft. minimum residential lot, from the auto repair commercial business use. The existing property is located at the south side of Bullion Street within the A-1 (agriculture zone).

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Dwellings	R-1-8 & A-1
South	Single Family Dwellings	R-1-8
East	Power Line (ROW)	A-1
West	Single Family Dwelling	A-1

Allowed Land Uses

Existing: The A-1 agricultural zone allows agricultural uses, parks, open spaces, and residential single family dwellings. Other compatible uses require a Conditional Use Permit to include schools, churches, and public parks. The existing auto repair business is already non-conforming and the zone change does not impact the surrounding properties.

Proposed: Various permitted uses are allowed in the R-1-8 zone such as dwellings and accessory uses, garages, carports and other uses for private recreation and gardening. Other uses allowed by Conditional Use Permit include uses such as churches, schools, public parks, and libraries.

A mailing was sent on January 20, 2016 to the surrounding property owners in the area. As of the date on this report, we have not received any public input regarding this proposal. The purpose of the General Plan is to provide overall goal and policy guidance related to planning issues in the community. The plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Chapter 2 of the Murray City General Plan identifies the goals and objectives for land use in the community. The plan also identifies future land use as depicted in Map 2-4. The requested zone change to R-1-8 is consistent with the Murray General Plan, which identifies the intended future use of this property as low density single family residential. The Murray Zone Map amendment to R-1-8 will allow the applicant to proceed with subdividing the property into two lots, which will separate the automotive repair business from a proposed single family dwelling lot. There is adequate area to subdivide the property for compliance to the R-1-8 zone requirements. Based on the above findings, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested Zone Map amendment from A-1 (agricultural) to R-1-8 (residential single family low density) for the property addressed 1041 West Bullion Street, because it is consistent with the Murray General Plan for this property location.

Robert Wyatt, 1027 West Bullion Street, had no additional comments.

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

Mr. Woodbury made a motion to forward a recommendation of approval to the City Council for the requested Zone Map amendment from A-1 (agricultural) to R-1-8 (residential single family low density) for the property addressed 1041 West Bullion Street, because it is consistent with the Murray General Plan for this property location.

Seconded by Mr. Markham.

Call vote recorded by Mr. McIlrath.

A____ Phil Markham
A____ Maren Patterson
A____ Travis Nay
A____ Buck Swaney
A____ Scot Woodbury

Motion passed, 5-0.

OTHER BUSINESS

Mr. Hall talked about the general plan draft and mentioned that the Steering Committee will be meeting at the end of February.

Meeting adjourned at 7:30 p.m.

Jared Hall, Manager
Community and Economic Development