

Minutes of the Planning Commission meeting held on Thursday, February 18, 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  
Gary Dansie  
Jared Hall, Community & Economic Development Manager  
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 Division Office.

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

#### APPROVAL OF MINUTES

Mr. Markham made a motion to approve the minutes from February 4, 2016. Seconded by Mrs. Patterson.

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. Markham made a motion to approve the Findings of Facts for Conditional Use Permits for Harold Moleni, Automax and AARF Pet Care. Mr. Swaney seconded the motion.

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

#### HAMLET DEVELOPMENT – 6687 South 1300 West – Project #15-140

Mike Brodsky was the applicant present to represent this request. Jared Hall reviewed the location and request for a General Plan Map amendment from residential single family low density to residential medium density multi-family in conjunction with a request to amend the zoning from R-1-10 (residential single family low density) to R-M-15 (residential multi-family medium density) at the properties addressed 6687 South 1300 West. The Planning Commission continued the public hearings on these requests to the February 18, 2016 meeting in order to allow the applicant additional time to resolve the utility issues related to the subject properties – specifically the provision of adequate culinary water. The applicant has worked with Murray City Public Services and approached the Taylorsville Bennion Improvement District about

providing water service to the property. The Taylorsville Bennion Improvement District met last night, February 17<sup>th</sup> and has indicated that they will provide the services at a level adequate for Murray's standards of development and met the improvement district board must approve a request to provide water to the subject properties in Murray. Based on this decision, staff is recommending approval for the general plan amendment and zone change.

Mr. Markham asked if there was any need for a traffic study or if a traffic study had been done because of the close proximity to the intersection. Mr. Hall stated there had been some look at the traffic situation as a concept, but these applications will be followed up by a project and if the project requires a traffic study then one will be done.

Mike Brodsky, 309 East 4500 South, stated that after many months of working on this project, he did receive an approval from Taylorsville Bennion Improvement District last night.

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

Mr. Swaney made a motion to forward a recommendation of approval for the request to amend General Plan Map from residential single family low density to residential medium density multi-family on the properties addressed 6687 South 1300 West.

Seconded by Mr. Markham.

Call vote recorded by Mr. Christensen.

A\_\_\_\_ Phil Markham  
A\_\_\_\_ Maren Patterson  
A\_\_\_\_ Travis Nay  
A\_\_\_\_ Buck Swaney  
A\_\_\_\_ Gary Dansie

Motion passed, 5-0.

HAMLET DEVELOPMENT CORP – 6687 South 1300 West – Project #15-142

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

Mr. Swaney made a motion to forward a recommendation of approval to the Murray City Council for the request to amend the Zoning Map from R-1-10 to R-M-15 on the properties addressed 6687 South 1300 West.

Seconded by Mr. Dansie.

Call vote recorded by Mr. Christensen.

A\_\_\_\_ Phil Markham

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A\_\_\_\_\_Maren Patterson  
A\_\_\_\_\_Travis Nay  
A\_\_\_\_\_Buck Swaney  
A\_\_\_\_\_Gary Dansie

Motion passed, 5-0.

BRAD REYNOLDS – 820 & 830 East 5600 South – Project #16-13 - WITHDRAWN

This item was withdrawn from this agenda.

OTHER BUSINESS

Meeting adjourned at 6:42 p.m.

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Jared Hall, Manager  
Community and Economic Development