

Minutes of the Planning Commission meeting held on Thursday, September 15, 2011, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Tim Taylor, Chair
Karen Daniels, Vice-Chair
Jim Harland
Sheri Van Bibber
Jeff Evans
Kurtis Aoki
Ray Black
Chad Wilkinson, Community & Economic Development
Manager
G.L. Critchfield, Deputy City Attorney
Citizens

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.

Mr. Taylor opened the meeting and welcomed those present.

APPROVAL OF MINUTES

There were no minutes to be approved.

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

APPROVAL OF FINDINGS OF FACT

There were no Findings of Fact to be approved.

PAISANO AUTO SALES – 332 West Martin Lane – Project #11-81

Peggy Stoker was the applicant present to represent this request. Chad Wilkinson reviewed the location and request for Conditional Use Permit approval for auto sales. This is a change of use for this property for auto sales. The existing building has been an office use with minimal storage inside the existing building. There is a storage container at the north east side of the property. The applicants will use the existing office building and the parking lot will display vehicles for sale as well as to provide customer and employee parking stalls. Auto repair has not been requested and has not been approved for this location. About 8 parking stalls are required for customers and employees for the proposed use based on the approx. 2,035 sq. ft. net office space. The site plan shows about 23 parking stalls for the site including 9 parallel parking stalls at the west side of the driveway located to the south west. Adequate paved and striped parking stalls shall be provided to comply with the parking regulations, including a 16 foot wide disabled stall with sign posted, to meet Municipal Code Chapter 17.72 Signs shall be posted for customer and employee parking stalls separate from the sales vehicles parking stalls on the site. The area to be paved at the east side of the building will allow for 2 parking stalls instead of 3 in order to install

the required landscaping and the plan will need to be revised. The building meets the setback requirements for the M-G-C zone. The project parcel does not have direct frontage on a public street, but the plans will need to be revised to show the 5 ft. depth of additional landscaping that will need to be installed at the west, north, and east side of the property in the area of the new proposed asphalt. The landscaping ordinance Chapter 17.68 requires 5 ft. depth of landscaping between the property boundary and the adjoining parking stalls. Mr. Wilkinson stated that there is a condition regarding the landscaping requirement and indicated that the applicant is considering applying for a variance due to the limited space in this area. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of the Conditional Use Permit subject to conditions.

Jim Harland stated that there appears to be an overgrowth of weeds on the property. Mr. Wilkinson stated that the overgrown area is proposed to be parking, so the weeds will be removed and replaced with asphalt. Mr. Harland stated that there are some old vehicles parked at this location and asked if they are part of the existing business. Mr. Wilkinson responded that the vehicles will be removed and are not part of the existing business.

Kurtis Aoki asked about the markings that appear on the aerial photos and asked if they will be removed and that the freeway is very close to this property. Mr. Wilkinson replied that if there is not a variance application then the markings will have to be removed.

Peggy Stoker, 14267 Trailview Way, Herriman, stated that she has reviewed the conditions recommended by staff and that she doesn't foresee a problem with meeting the conditions. She said that a decision hasn't been made pertaining to the parking on the west side of the property because if landscaping is installed in that area there won't be any room for parking. She stated that they are considering a variance to address this issue.

There were no comments from the public related to this agenda item.

Jeff Evans made a motion to approve a Conditional Use Permit for an auto sales business at the property addressed 332 West Martin Lane, subject to the following conditions:

1. The project shall meet all applicable building code standards.
2. The project shall meet all current fire codes and Murray Water and Sewer Department requirements.
3. 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 Forester and installed as approved prior to occupancy. The plans shall be revised to show a 5 ft. depth of landscaping adjoining the parking stalls at the north, west and east sides of the property boundary to meet landscaping and parking regulations.

4. The trash container shall be screened as required by Section 17.76.170.
5. Adequate paved and striped parking stalls shall be provided to comply with the parking regulations, including a 16 ft. wide disabled stall with sign posted, to meet Municipal Code Chapter 17.72. Signs shall be posted for customer and employee parking stalls separate from the sales vehicles parking stalls on the site. The area to be paved at the east side of the building will allow for 2 parking stalls instead of 3 in order to install the required landscaping and the plan will need to be revised.
6. This property has not been approved and shall not be used for auto repair or for storage of inoperable vehicles.

Seconded by Karen Daniels.

Call vote recorded by Chad Wilkinson.

A _____ Jim Harland
A _____ Sheri Van Bibber
A _____ Tim Taylor
A _____ Karen Daniels
A _____ Kurtis Aoki
A _____ Jeff Evans
A _____ Ray Black

Motion passed, 7-0.

Michele VanLeeuwen, 2662 Eagles Landing Cove, stated that there is some greenery visible from the freeway. Mr. Taylor explained that the authority of the Planning Commission is to abide by the conditions of the code, which require a 5-foot landscape buffer unless a variance is granted. He stated that the Board of Adjustment is the body to consider a variance application. Ms. VanLeeuwen said that the weeds and bushes would overtake any landscape that they would install on that side.

Meeting adjourned.

Chad Wilkinson, Manager
Community & Economic Development