

Minutes of the Planning Commission meeting held on Thursday, January 3, 2013 at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Jim Harland, Chair  
Karen Daniels, Vice-Chair  
Ray Black  
Tim Taylor  
Phil Markham  
Vicki Mackay  
Scot Woodbury  
Ray Christensen, Senior Planner  
Tim Tingey, Administrative & Development Services Director  
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.

Jim Harland opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

#### APPROVAL OF MINUTES

There were no minutes to approve.

#### CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

#### APPROVAL OF FINDINGS OF FACT

Ms. Daniels made a motion to approve the Findings of Fact for a Conditional Use Permit for John Curtis for approval for an accessory dwelling unit. Seconded by Mr. Taylor.

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

#### AVIS RENT-A-CAR – 6041 South State Street – Project #12-149

Jeff Wagner and Colleen Benedetto were the applicants present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit for a rental car business on the property used by the Pep Boys business addressed 6041 South State Street. Municipal Code Ordinance 17.160.030 allows automobile rentals within the C-D-C zoning district subject to Conditional Use Permit approval. Avis Rent-A-Car will use an office in the existing building and 10 parking stalls in the parking lot at the northwest side of the property. The information provided show 10 service bays in the building which requires 30 parking stalls. Retail space of 5,981 sq. ft. require 30 parking stalls, storage space with 8,423 sq. ft. require 11 parking stalls and office space with 1,090 sq. ft. require 4 parking stalls for 75 total parking stalls required for Pep Boys. The Avis Rent-A-Car needs 10 parking stalls for

auto rental spaces. A total of 85 parking stalls are required on the site. The site plan show 99 parking stalls on the site with two disabled parking stalls. A total of 3 disabled parking stalls are required including 1 van accessible 16 ft. wide stall to comply with ADA requirements. The building complies with the required setbacks for the C-D-C zone. The site is currently landscaped to comply with the landscaping requirement at the time of original development of the property for Pep Boys. Access to the property is from State Street. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval subject to conditions.

Jeff Wagner, PO Box 612707 Dallas, TX, indicated he is the area development manager for Avis Budget Group; and Colleen Benedetto 24050 East 78<sup>th</sup> Ave, Denver, CO., is the district manager covering five mountain states. Mr. Wagner stated that this project is a result of the Sears store at Fashion Place Mall closing. They have temporarily relocated their Avis business to Sandy, trying to retain their customer base in Murray while they go through this process.

Mr. Harland commented that Mr. Wagner provided an email with additional information on revised calculations. Mr. Wagner stated that Pep Boys has decreased the size of the retail operation and increased the size of their parts storage. The office area for Avis Rent-A-Car will be located at the former service writer's desk.

Mr. Harland asked Mr. Wagner if he has had the chance to review the report and if he will be able to meet the 3 conditions of approval. Mr. Wagner responded in the affirmative.

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. Black made a motion to approve a Conditional Use Permit for Avis Rent-A-Car, a rental car business at the property addressed 6041 South State Street, subject to the following conditions

1. The project shall meet all applicable building and fire code standards. Provide plans stamped and sealed by appropriate design professionals to comply with current code for any remodel to the building.
2. A total of three disabled parking stalls are required including one van accessible 16 ft. wide stall to comply with ADA requirements. The site plan will need to be revised to submit a building permit application to show the van accessible stall.
3. Any trash containers shall be screened as required by Section 17.76.170.

Ms. Daniels seconded the motion.

Call vote recorded by Mr. Christensen.

A \_\_\_\_\_ Jim Harland

Planning Commission Meeting

January 3, 2013

Page 3

A \_\_\_\_\_ Karen Daniels  
A \_\_\_\_\_ Ray Black  
A \_\_\_\_\_ Tim Taylor  
A \_\_\_\_\_ Phil Markham  
A \_\_\_\_\_ Vicki Mackay  
A \_\_\_\_\_ Scot Woodbury

Motion passed, 7-0.

OTHER BUSINESS:

Tim Tingey expressed appreciation on behalf of the Community and Economic Development Division Staff and the Development and Administrative Services Department to Ray Black for his service. The nine years that were served by Mr. Black have been very important for the issues that have come before the commission. In addition, Mr. Tingey expressed appreciation for all the commission member's and the service they provide.


Mr. Harland acknowledged Mr. Black's nine years of service on the commission and his judgment, candidness and reason in evaluating projects throughout the years. He expressed the commissions' appreciation for the time he has served.

Mr. Black stated that it's been an honor to serve for the nine years.

Mr. Harland made note the next meeting set for January 17, 2013 will be the election of officers for the next year.

Mr. Christensen also expressed his gratitude to Mr. Black for his service.

Meeting adjourned.

  
Chad Wilkinson, Manager  
Community & Economic Development