

Minutes of the Planning Commission meeting held on Thursday, January 17, 2013 at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Karen Daniels, Vice-Chair  
Phil Markham  
Scot Woodbury  
Vicki Mackay  
Tim Taylor  
Chad Wilkinson, Division Manager  
Joshua Beach, Assistant Planner  
G.L. Critchfield, Deputy City Attorney  
Citizens

Absent: Jim Harland, Chair

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.

#### APPROVAL OF MINUTES

Tim Taylor made a motion to approve the minutes for the meetings held on December 20, 2012 and January 3, 2013. Scot Woodbury seconded the motion.

A voice vote was made: Motion passed 5-0

#### CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

#### APPROVAL OF FINDINGS OF FACT

Mr. Taylor made a motion to approve the Findings of Fact for a Conditional Use Permit for Avis Auto Rental from January 3, 2013. Seconded by Phil Markham.

A voice vote was made. Motion passed 5-0.

#### MAIN AUTO, LLC – 4545 South Auto Boulevard – Project # 13-04

Nidal Omar was the applicant present to represent this request for a Conditional Use Permit for a used car dealership. Chad Wilkinson reviewed the request and location at the property addressed 4545 South Auto Boulevard. Municipal Code Ordinance 17.160.030 allows motor vehicle sales within the C-D-C zoning district subject to Conditional Use Permit approval. The north portion of the building has a showroom, sales area and office area. The south portion of the building will be used for auto repair and servicing. The applicant indicated the auto repair is limited to repair of vehicles for sale. The north property vehicle sales parking lot has 75 parking stalls and there are 13 parking stalls at the south property with one disabled parking stall. One 16 ft. wide van disabled parking stall is required to be installed with sign posted to comply with ADA regulations. The applicant will need to provide 17 parking stalls

for customer and employee parking with signs posted to comply with parking regulations. The building complies with the required setbacks for the C-D-C zone. The site is landscaped, but needs to comply with the 10 ft. depth of landscaping at the street frontages to comply with Section 17.68 and continue to be maintained. Mr. Wilkinson noted that the existing landscaping along the east side would need to be maintained. The landscaping will need to be shown on a revised site plan. The property is accessed off Auto Boulevard. Based on the information presented in this report, application materials submitted and the site review, staff recommends Conditional Use Permit approval subject to conditions.

Mr. Taylor asked if the Cottonwood Street extension will shift and continue to the west. Mr. Wilkinson noted there will be some reconfigurations to the south that will occur. Mr. Wilkinson also noted the applicants property should not be impacted.

Nidal Omar, 4545 South Auto Boulevard, expressed concern about the landscaping issue on the east side. After review of the aerial photo, he confirmed he will comply with that issue. Ms. Daniels asked Mr. Omar if he has had a chance to review all 6 conditions and is he able to comply with all six. Mr. Omar responded in the affirmative.

Mr. Woodbury asked Mr. Wilkinson to clarify the 10 ft. landscaping depth mentioned in condition #6. He understood it to be only 5 ft. Mr. Wilkinson clarified that the area in question is considered a private drive not a private street. Therefore, the 10 ft. requirement applies to all the areas that are along public and private street frontage including the west side of the property and the part of the property that abuts 4500 South.

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. Woodbury made a motion to approve the Conditional Use Permit for a used car dealership for Main Auto, LLC at the property addressed 4545 South Auto Boulevard, subject to the following conditions:

1. The project shall comply with building and fire code requirements for auto sales and auto repair to include a grease interceptor. The applicant shall provide plans for review and approval.
2. The project shall meet all current fire codes.
3. All of the parking stalls shall be paved and striped, including one 16 ft. wide disabled stall with sign posted, to comply with parking code. Seventeen parking stalls shall be provided for customer and employees with signs posted. The building is not approved for general public auto repair work, but is limited to repair on vehicles for sale.
4. Comply with Murray Power Department and Water and Sewer Department requirements, including waste water requirements.
5. Trash containers shall be screened as required by Section 17.76.170

6. Site landscaping shall comply with the 10 ft. depth of landscaping at the street frontages to comply with Section 17.68. The applicant shall submit a revised site plan for review upon approval.

Mr. Markham seconded the motion.

Call vote recorded by Chad Wilkinson.

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

Motion passed, 5-0.

STELLA SALON – 4995 Atwood Boulevard – Project #13-05

Irene Sadler was the applicant present to represent this for a Conditional Use Permit for a beauty salon business to be located in an existing 1,400 sq. ft. building. Joshua Beach reviewed the request and location at the property addressed 4995 Atwood Blvd. Municipal Code Ordinance 17.144.030 allows beauty and barber services within the G-O (General Office) zoning district, subject to Conditional Use Permit approval. The site plan shows 14 total parking spaces on site for the two businesses. The applicant proposes 3 booths. Based on the City Code requirements, a 1,400 sq. ft. beauty salon with three booths will require 3 parking stalls per booth for a total of 9 spaces. In addition, there is 253 sq. ft. of storage space which requires 1 space for every 750 sq. ft. and 146 sq. ft. of office space which requires 1 space for every 250 sq. ft. The salon is required to have 11 parking stalls and the other business on site is required to have 3 parking stalls, bringing the total number of stalls required on site to 14. The applicant will need to revise the plan to remove one of the parallel spaces shown on the northeast. The building complies with the setback requirements for the G-O zone. The proposal will require the addition of a 10 ft. landscaping buffer along Atwood Blvd., as well as a 5 ft. buffer along the west property line where parking abuts the property line. There are two driveway accesses to the property, one from Vine Street and the other from Atwood Blvd. Currently vehicles back onto Vine Street, which is not permitted for commercial businesses. The applicant proposes to revise the access on Vine Street to correct this condition. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval subject to conditions.

Ms. Daniels made note there are 6 conditions. However, the applicant has already taken care of condition #3. She asked Ms. Sadler if she has reviewed the conditions of approval.

Irene Sadler, 5373 Murray Links, indicated that she has reviewed the conditions of approval and will be able to comply.

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. Markham made a motion to approve the Conditional Use Permit for Stella Salon; a beauty salon business located at the property addressed 4995 Atwood Blvd, subject to the following conditions:

1. The project shall meet all applicable building code requirements.
2. The parking lot shall be reconfigured in accordance with the approved site plan.
3. There is only enough room for 1 parallel space on the north side of the lot. The site plan needs to reflect this change. This will still allow adequate parking on the site to accommodate both businesses.
4. The project shall meet all current fire codes.
5. A formal landscaping plan meeting the requirements of Chapter 17.68 of the Murray Municipal Code shall be submitted and approved by Murray City and installed as approved prior to occupancy. The plan shall show 10 ft. of landscaping where parking spaces abut the property line. Landscape materials shall be installed in accordance with city requirements.
6. The trash container shall be screened as required by Section 17.76.170

Mr. Taylor seconded the motion.

Call vote recorded by Chad Wilkinson.

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

Motion passed, 5-0.

JEREMY SUBDIVISION AMENDMENT – 1875 East & 1881 East Jeremy Drive –  
Project #13-03

Scott Nielsen was the applicant present to represent this request. Chad Wilkinson reviewed the request and location for an amendment to the Jeremy Subdivision, which includes the properties addressed 1875 & 1881 East Jeremy Drive. Municipal Code Ordinance 16.04.050 requires the subdivision of property to be approved by Murray City Officials with recommendation from the Planning Commission. The applicant is requesting boundary amendments to Jeremy Subdivision between the new amended lots 6A and 7A. The applicant is also combining the old lots #7 and #8 into one new lot, 7A. The old lot, 5A is changing to lot 6A. There is an older home on new lot 7A and a new home is currently being constructed on new lot 6A. The utility

easements will need to be shown on both lots to comply with subdivision regulations. With the proposed boundary adjustments, the dwellings comply with the required setbacks in the R-1-10 zone. The lots shall comply with the landscaping regulations found in Section 17.68 of the Murray City Municipal Code. Access to the properties is from Jeremy Drive. Based on the information presented in this report, application materials submitted and site review, staff recommends the Planning Commission send a recommendation of approval to the Mayor, subject to conditions.

Scott Nielsen, 1881 Jeremy Drive, stated the reason for the lot adjustment is to even the lot lines out. Ms. Daniels asked Mr. Nielsen if he has reviewed the conditions of approval and is he willing to comply with all three. Mr. Nielsen 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. Taylor made a motion to send a recommendation of approval to the Mayor for boundary amendments to the Jeremy Subdivision for the properties addressed 1875 & 1881 East Jeremy Drive, subject to the following conditions:

1. Comply with the requirements of the Murray City Engineer for recording the subdivision plat at the Salt Lake County Recorder's Office.
2. Show utility easements on all of the lots to meet the subdivision ordinance regulations.
3. Comply with Murray Fire Department, Water and Sewer and Utility requirements.

Seconded by Mr. Woodbury.

Call vote recorded by Chad Wilkinson.

A  Karen Daniels  
A  Phil Markham  
A  Vicki Mackay  
A  Scot Woodbury  
A  Tim Taylor

Motion passed, 5-0.

Ms. Daniels made note for the record that Amy Goller from the Murray City Planning and Zoning staff joined the meeting. Ms. Daniels and other commission members thanked Ms. Goller for her excellent work transcribing the Planning Commission meeting minutes.

#### OTHER BUSINESS

Election of Officers for the 2013 Planning Commission

Mr. Markham made a motion that Ms. Daniels be nominated Chair and Mr. Taylor to be nominated Vice-Chair for the year 2013.

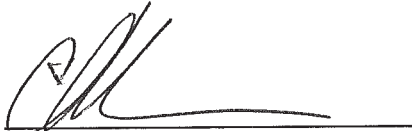
Seconded by Mr. Woodbury.

A voice vote was made. Motion passed 5-0.

Ms. Daniels wanted to thank Jim Harland for Chairing the Planning Commission in the year 2012.

There was no other business to discuss.

Meeting adjourned.

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

Chad Wilkinson, Manager  
Community & Economic Development