

Minutes of the Planning Commission meeting held on Thursday, February 21, 2013 at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Karen Daniels, Chair
Tim Taylor, Vice-Chair
Jim Harland
Phil Markham
Scot Woodbury
Vicki Mackay
Maren Patterson
Tim Tingey, Director Administrative & Development Services
Chad Wilkinson, Division Manager
Mark Boren, Assistant Planner
Joshua Beach, Assistant Planner
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.

Karen Daniels opened the meeting and welcomed those present. She reviewed the public meeting rules and procedures.

APPROVAL OF MINUTES

Mr. Taylor made a motion to approve the minutes for the meetings held on February 7, 2013. Mr. Harland seconded the motion.

A voice vote was made: Motion passed 7-0

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

APPROVAL OF FINDINGS OF FACT

Mr. Harland made a motion to approve the Findings of Fact for a Conditional Use Permits for Henry Walker Homes, Johnson Accessory Dwelling Unit and Crossfit Posse from the meeting on February 7, 2013. Seconded by Mr. Markham.

A voice vote was made. Motion passed 7-0.

MOTORCAR AUTO BROKER'S, LLC – 5936 South 350 West #3 – Project #13-25

David Salazar of Motorcar Auto Brokers, LLC, was the applicant present to represent this request. Mark Boren reviewed the location and request for Conditional Use Permit for auto sales for the property addressed 5936 South 350 West #3. Municipal Code Ordinance 17.160.030 allows motor vehicle sales within the M-G-C zoning district subject to Conditional Use Permit approval. The vehicles for sale will be stored inside the building. Automobile service and repair will not be allowed in the building. Approximately 2,250 total sq. ft. of space will be used for the car dealership.

About 180 sq. ft. will be used as an office and restroom and about 2,070 sq. ft. of space will be used to store vehicles that are for sale. Section 17.72.070 of the Murray City Municipal Code requires that an auto sales business operating in an office/warehouse provide one (1) parking stall for every 250 sq. ft. of office space and provide one (1) parking stall for every 750 sq. ft. of warehouse space. Based on these requirements, the dealership will need to provide a total of four (4) stalls which includes one (1) ADA stall. The site plan indicates that a total of nine (9) parking stalls are available which also includes one (1) ADA parking stall. The building meets all the applicable setbacks for the M-G-C zone. The ten (10) feet of landscaping that is required along all frontages is installed on the site. However, the landscaping has been removed from two planter boxes adjacent to the south side of the building. The approved plan clearly shows landscaping in the planter boxes. The landscaping in these areas needs to be reinstalled. Access to the building is from 350 West. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval subject to conditions.

David Salazar, 1622 East 935 South, stated the business is an auto brokerage. He stated that they don't hold onto or carry a lot of cars for extended periods of time. Their clients will request the kind of car they want; the brokerage finds the car and then holds it for a short period of time until the client picks it up. The reason they would like to move into the area is the cleanliness of the area. Mr. Salazar made note that if the city requires them to replace any of the landscaping; they are willing to comply with those conditions.

Ms. Daniels asked Mr. Salazar if he has read the conditions of approval and is willing to comply with all conditions. Mr. Salazar responded in the affirmative.

Mr. Woodbury reiterated to Mr. Salazar that auto repair and auto detailing are not allowed uses for this location. Mr. Salazar responded in the affirmative.

Ms. Daniels asked how many cars they can fit in their lot. Mr. Salazar stated that up to 14 cars could be held on the lot, but that is not their plan.

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. Harland asked Mr. Boren if the applicant will be coming to the Community and Economic Development Department for landscaping approval. Mr. Boren replied in the affirmative.

Ms. Mackay asked Mr. Boren if he is willing to work with the applicant on condition #3 which states the landscaping must be installed and approved prior to occupancy. Mr. Boren stated staff will be able to work with the applicant on that condition.

Mr. Woodbury made a motion to approve a Conditional Use Permit for auto sales for Motorcar Auto Broker's, LLC, at the property addressed 5936 South 350 West #3, subject to the following conditions:

1. The project shall meet all applicable building code standards.

2. The project shall meet all current fire codes.
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 Officials and be installed as approved prior to occupancy. The plan shall show landscaping within the five-foot area surrounding the parking lot meeting the requirements of the Code and/or previous approvals for the property.
4. The trash container shall be screened as required by Section 17.76.170.
5. The project shall meet all engineering department standards.

Mr. Taylor seconded the motion.

Call vote recorded by Chad Wilkinson.

A ___ Karen Daniels
A ___ Tim Taylor
A ___ Jim Harland
A ___ Phil Markham
A ___ Vicki Mackay
A ___ Scot Woodbury
A ___ Maren Patterson

Motion passed, 7-0.

VINE PLACE APARTMENTS – 228 East Vine Street – Project # 10-110

Darlene Morgan was the applicant present to represent this request. Joshua Beach reviewed the request for a one (1) year time extension of a Conditional Use Permit approval for an apartment development due to economic circumstances. The property is located at 228 East Vine Street. The applicant was granted Conditional Use Permit approval for a 6 unit apartment building at the Planning Commission meeting dated February 15, 2007 subject to meeting conditions of approval. The applicant had also requested a time extension from February 15, 2009 to February 15, 2010, from February 15, 2010 to February 15, 2011, from February 15, 2011 to February 15, 2012 and from February 15, 2012 to February 15, 2013 which were approved by the Planning Commission. Land Use Regulation Section 17.56.100. C. reads: Unless there is substantial action under a Conditional Use Permit within a maximum period of 2 years of its issuance, the Conditional Use Permit shall expire. The Planning Commission may grant a yearly extension, when deemed in the public interest. Murray City representatives do not have any concerns with the approval of the time extension for one year. The time extension will be from February 15, 2013 to February 15, 2014. Staff recommends that this be the last extension. An additional extension would not be in the public interest because several ordinances have changed, including the landscape ordinance. Based on the above request and information, the Commission may grant a yearly time extension when deemed in the public interest. Community and Economic Development staff recommends approval of a one year

time extension of the Conditional Use Permit for the Vine Place Apartments until February 15, 2014, subject to conditions 1-11 on the original Conditional Use Permit approval.

Darlene Morgan, 228 East Vine Street, states she feels it will be easier to sell the property if they have an extension on the Conditional Use Permit. Ms. Daniels asked Ms. Morgan if she still will comply with the original 11 conditions of approval. Ms. Morgan responded in the affirmative.

Mr. Woodbury asked Ms. Morgan if she planned on completing the project or selling it. Ms. Morgan stated they plan on selling the property.

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 wanted to know if someone were to buy the property, would they only have until February 15, 2014 to complete that project. Mr. Wilkinson stated that Conditional Use Permits run with the land, not the owner of the property. So if a new buyer were to take over that property, they could pull a building permit before February 15, 2014. That way the project wouldn't necessarily need to be completed by that time, but would be in the process of completion.

Mr. Harland asked Ms. Morgan why they never started the project. Ms. Morgan stated they had buyers, but the buyer's financing fell through. After that the market took a downward turn, so they have been waiting for the market to come back up.

Mr. Taylor made a motion to approve a one year time extension of a Conditional Use Permit for an apartment development at the property addressed 228 East Vine Street, subject to the original 11 conditions associated with that permit. The one year time period will expire on February 15, 2014.

Mr. Woodbury seconded the motion.

Call vote recorded by Chad Wilkinson.

A ___ Karen Daniels
A ___ Tim Taylor
A ___ Jim Harland
A ___ Phil Markham
A ___ Vicki Mackay
A ___ Scot Woodbury
A ___ Maren Patterson

Motion passed, 7-0.

RED ROCK PLACE, LLC – 6227 South State Street – Project #13-26

Jim Abbs was the applicant present to represent this request. Joshua Beach reviewed the location and request of Red Rock Place, LLC for a Conditional Use

Permit for a drinking place (Bar). The property is addressed 6227 South State Street #10. Municipal Code Ordinance 17.160.030 allows Drinking Places in the C-D-C zoning district subject to Conditional Use Permit approval. The property is located within the Fashion Place Mall which is located in the C-D-C zone. This is an existing restaurant with an existing "full" restaurant liquor license. The applicant is applying for a "club" license for certain areas of the restaurant which will allow customers to purchase alcoholic drinks without purchasing food. There are 349 seats located in the restaurant and based on Murray City code 17.72.070 the restaurant is required to have 1 parking stall for every 3 seats. The restaurant is required to have 117 parking stalls. Red Rock Brewery is located at Fashion Place Mall which has a total of 4,905 parking stalls on site, and of those only 4,377 are required. There are an additional 528 parking stalls on site. Based on Murray City code 17.72.070 clubs/taverns are required to have 1 parking stall for every 2 seats. According to plans submitted by the applicant, the "club" license will cover 79 seats of the restaurant and will require an additional 13 parking spaces. With the additional required parking spaces, the site will have 515 extra parking spaces on site and meets the requirements of the code. The landscaping complies with the current landscaping code. Access to the site is off of State Street, Winchester Street, Fashion Blvd., and 6100 south. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval subject to conditions.

Mr. Taylor asked Mr. Beach if this would be the only establishment in the mall that will have this type of license. Mr. Beach was not sure, but thinks this will be the only establishment with at "club license."

Jim Abbs, 6867 South State Street, Unit #10, stated he is the General Manager of the restaurant and has been with the project since they opened. They would like to be able to serve alcohol along with their brunch on Sunday mornings. It would also give some consistency between this location and their location downtown which does have a club license. They built the building originally with this in mind and they applied with the DABC approximately a year and a half ago and if the Planning Commission would approve this, they would be able to move forward.

Ms. Daniels asked Mr. Abbs if he has read the conditions of approval and if he would be able to comply. Mr. Abbs responded in the affirmative. Mr. Abbs stated that the business will be purchasing a machine that scans driver's licenses, passports or other forms of identification to verify patron's age so that they may be served alcohol.

Ms. Daniels asked if the DABC has those permits available. Mr. Abbs stated they do and they have a list they go off of. Red Rock was number 35 on the list when they applied a year and a half ago; they are now number 1 or 2 on the list.

Mr. Harland asked Mr. Abbs if the part of the restaurant that will be serving is marked off. Mr. Abbs stated there is a partition set up. The law states that tap handles or alcohol bottles cannot be visible and mixed drinks may not be poured in front of a customer.

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. Harland made a motion to approve a Conditional Use Permit for Red Rock Place, LLC, a drinking place (Bar) at the property addressed 6227 South State Street #10, subject to the following conditions:

1. The project shall meet all applicable building code standards.
2. The project shall meet all current fire codes.
3. The project shall meet all requirements of the Utah Department of Alcoholic Beverage Control (DABC).

Mr. Markham seconded the motion.

Call vote recorded by Chad Wilkinson.

A _____ Karen Daniels
A _____ Tim Taylor
A _____ Jim Harland
A _____ Phil Markham
A _____ Vicki Mackay
A _____ Scot Woodbury
A _____ Maren Patterson

Motion passed, 7-0.

MIDVALLEY MEDICAL – 5801 South Fashion Boulevard – Project #13-24

Mark Allen was the applicant present to represent this request. Chad Wilkinson reviewed the location and request of Mid-Valley Medical for approval of a subdivision plat amendment to subdivide the condominium unit #190 into two units. The property is addressed 5801 South Fashion Boulevard. Municipal Code Ordinance 16.04.050 requires the subdivision of property to be approved by Murray City Officials with recommendation from the Planning Commission. This office building has been previously subdivided into several condominium units. The applicant will need to provide the City a copy of an amended declaration legal document for review and approval and to be recorded at Salt Lake County Recorder's office. The existing office building meets the required setbacks of the G-O (General Office) zone. The site is currently landscaped and meets the zoning regulations. Access to the site is from Fashion Blvd. Based on the information presented in this report, application materials submitted and the site review, staff recommends the Commission forward a recommendation of approval to the Mayor for subdivision amendment approval subject to conditions.

Mark Allen, 9255 Teal Circle, stated that this is a subdivision of an office condo. There are separate HVAC and entities for each unit. He indicated that this proposal has been approved by the owners association.

Ms. Daniels asked Mr. Allen if he has had a chance to review the 5 conditions of

approval and is he able to comply. Mr. Allen responded in the affirmative.

The meeting was opened for public comment.

Candice Penrod, 354 Bridle Walk, stated she owns an abutting property. Ms. Penrod asked what is the future for the property. Mr. Allen stated changes will be made to a unit in the existing building. There will not be anything new built outside that building in regards to this project.

Mr. Harland clarified that there may be confusion by the term "condominium" as stated in the staff report. The term "condominium" in this instance means office condominium, not residential.

The public comment portion of the meeting was closed.

Mr. Taylor made note on the site plan provided, there is a future building pad on the northern part of the property.

Mr. Markham made a motion to forward a recommendation of approval to the Mayor for subdivision plat amendment to subdivide the condominium unit #190 into two units for Midvalley Medical, property addressed 5801 South Fashion Boulevard, subject to the following conditions:

1. Meet the plat amendment requirements of the Murray City Engineer for the recording of the plat at the Salt Lake County Recorder's Office.
2. Upon receiving Planning Commission approval, complete an Engineering Division Subdivision Application Form and submit the plat and required documents in both hard copy and PDF for final Engineering review
3. The project shall meet all applicable building code standards. Please provide plans for review and approval, to insure the tenant improvement will meet all building and fire codes.
4. Comply with all Murray Power, Water & Sewer, and Fire Department requirements.
5. The applicant shall provide the Murray Community & Economic Development Office a copy of the amended condominium declaration document for review and approval.

Mr. Harland seconded the motion.

Call vote recorded by Chad Wilkinson.

A _____ Karen Daniels

A _____ Tim Taylor

A _____ Jim Harland

A _____ Phil Markham

A Vicki Mackay

A Scot Woodbury

A Maren Patterson

Motion passed, 7-0.

CAMTER DEVELOPMENT – 6271 South 900 East – Project # 13-24, #13-21

Terry Seiter and Jarred Cameron were the applicants present to represent this request. Chad Wilkinson reviewed the location and request for a Murray General Plan Map amendment from Residential Single Family Low Density to Residential Business and a zoning map amendment from A-1 (Agriculture) to R-N-B (Residential Neighborhood Business) for the property addressed 6271 South 900 East. The request for Murray General Plan amendment and zone change is not consistent with the General Plan direction which calls for the change from agriculture to residential single family low density. The applicants are requesting the General Plan amendment and zone change to develop a residential neighborhood business use on the property. 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 proposed R-N-B zone allows various permitted uses including medical offices, art, drama and music schools, travel agencies, beauty and barber services, real estate and insurance offices, portrait photography business and retail sales for florists and optical goods. Other uses require a Conditional Use Permit including retail sales antiques, furniture and glassware, books, art and hobbies supplies, gift shop and boutiques, health foods and lunch facilities, banks and credit union services, schools, tanning, sauna, and massage salon. As staff reviewed the criteria for a General Plan Map amendment, they did not feel there had been a change of circumstances that would warrant a change to the General Plan designation. Based on the findings in the staff report, staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the requested Murray General Plan amendment and zone map change.

Mr. Taylor asked Mr. Wilkinson what the hatching on the General Plan Map is on 900 East. Mr. Wilkinson explained that when the General Plan was adopted there were a few areas that were designated a transportation corridor with some special considerations. The General Plan calls for a certain landscape treatment in those areas, so the hatching relates to the design of the streets. The ordinance implementing these changes however has not been adopted by the City Council at this time.

Terry Seiter, 1919 East Vintage Woods Court, stated that they started to develop the property in 1999 at which point was zoned A-1. At that time he went through the county, got a zone change approved and put in a seven lot subdivision. Most of the lots were sold off between the years of 2001-03 and homes were built. He then purchased the property in regards to this project and asked the residents in the community whether or not they would be in favor of him building 4 homes. All the residents turned down that idea. Mr. Seiter stated that he has the money to develop the property, but since the residents have turned down the idea of 4 more homes he

is now trying to come up with the best way to develop this property to its highest and best use.

Jarred Cameron, 7533 South Lincoln Street, stated that he feels the circumstances have changed and there are justifiable reasons for approval. The first reason is that Murray City Zoning states under Residential Neighborhood Business; the purpose of the residential neighborhood business zone is to provide a variety of mixed use, low scale, low intensity, residential commercial office and business operations as appropriate transition between high traffic arterial streets to adjacent residential neighborhoods. Mr. Cameron feels that this property is located in a conflicting transitional area. He stated that the second reason is that the Murray City General Plan has not been updated in this area for the past 10 years to reflect the additional northbound lane on 900 East. This additional lane is the only spot along 900 East that had a single lane. Every other part of 900 East was already two lanes in each direction. Mr. Cameron stated that the map also shows this property is future zoned single-family residential in this area which is one of the only areas along 900 East that is zoned single-family. The other 80% has been zoned for other uses as the traffic increases. The Murray City General Plan doesn't show the added amount of traffic, the additional lane, or the 45 MPH speed limit, yet still has this area future zoned for single-family residential. Mr. Cameron noted that 900 East has a large impact on this property as it has 125 feet of frontage. Some concerns that Mr. Cameron expressed when looking at a residential single-family area are: the amount of traffic, high traffic speeds, noise and safety. Mr. Cameron mentioned that in no other place does it show in the Murray City General Plan that all the R-N-B needs to be used up before they can add more. Mr. Cameron also brought up that on the Murray City Suitability Analysis Map it does not show wetlands in the area of his property.

Ms. Daniels asked Mr. Cameron to confirm his acreage as 1.352 acres and the majority of the property goes eastward, away from 900 East. Mr. Cameron replied in the affirmative. Ms. Daniels then stated his property really isn't along the 900 East corridors where it is busy. Mr. Cameron stated that was partially true as they are in the transitional area.

The meeting was opened for public comment.

Joyce Swan, 989 Wheeler Farm Cove, stated she is representing the neighboring residential community. The residents that live in the Wheeler Farm area have not wavered in what they would like to see built next to their homes. They feel like they have stuck to their initial agreement to allow for the development of appropriate housing. Currently the land is zoned A-1 (Agricultural) which is single-family residential low density. The concerns to change this zoning to residential business would be an increase in traffic, escalating crime and building on wetlands. Ms. Swan stated that the residents are not opposed to something going into that lot, but that it should be single-family residential low density as per the Murray City General Plan.

James Pollock, 980 Wheeler Farm Cove, stated he is a neighboring resident. Mr. Pollock stated that when he bought his house in 2011 he learned that Mr. Seiter (original owner of the home) had elevated the home 10 ft. due to water issues on the property. There is an 18" pipe that surrounds his property and drains into his back

yard which is adjacent to a pond and wetlands on Wheeler Farm property. Mr. Pollock stated he does not feel there should be a zone change.

Pat Stutzman, 968 East Wheeler Farm Cove, stated he is a newer resident to the area. He feels the developer has the right to build, but believes any development should remain as a residential development. Mr. Stutzman stated he believes the parcel is zoned properly and the Murray City Master Plan makes sense.

LaVerle Christenson, 1005 Wheeler Farm Cove, states she is representing Wheeler Farm, on behalf of the Executive Director, Sue Lind. She reiterated that there was a letter submitted at the last Planning Commission hearing stating the concerns and objections in regards to a zoning change and development of this parcel indicating their opposition to changing the zoning and general plan.

Robert Nielson, 986 East Wheeler Farm Cove, stated he is a neighboring resident and feels that preserving open space should be done for as long as can be done. Mr. Nielson doesn't object to development, but is against any multi-family or commercial development.

Mike Cameron, 1014 Wheeler Farm Cove, stated he is a neighboring resident. Mr. Cameron wanted to remind the other neighbors that when Mr. Seiter bought the property it was zoned A-1 and it didn't meet the requirements for a full city road, so he obtained approval for planned unit development so that the property could accommodate the ability to build seven homes, which they all live in now. Many of the negotiations between the developer and the HOA have been turned down. Mr. Cameron does recall hearing his neighbors say how nice it is to have that parcel vacant, but also he has heard them acknowledge there is a new owner and they are open to development. Mr. Cameron made note that there is no indication on any plats that there is a wetland designation. Mr. Cameron wanted to address the maintaining of open space, green space, and the possible conflicts with a small neighborhood business being adjacent to Wheeler Farm. Mr. Cameron pointed out that Wheeler Farm does have a two page price list for commercial activities on and around the Wheeler Farm property. He stated that those activities are far more disruptive to these neighbors than a small residential business would be.

Mr. Harland stated that this property is currently zoned A-1. He then asked Mr. Wilkinson if the zoning were to change, does the General Plan call for it to be changed to residential. Mr. Wilkinson replied in the affirmative, adding that it is designated for single-family residential low density in the future, but would still need to go through a re-zone process to get to that point.

Ms. Daniels asked Mr. Wilkinson if Wheeler Farm is currently zoned A-1. Mr. Wilkinson stated they are zoned OS (Open Space). Ms. Daniels asked what is the zoning is for the residents at Wheeler Farm Cove. Mr. Wilkinson responded the Wheeler Farm Cove properties are zoned A-1 and is a planned unit development (PUD) that was approved while it was within the Salt Lake County's jurisdiction.

Ms. Mackay asked if this parcel were to continue to be A-1 residential, would there need to be a minimum parcel size. Mr. Wilkinson stated in A-1 residential the parcel

size needs to be a minimum of one acre for a single family home. PUD does allow for some flexibility in lot sizes and development standards and that is why the existing subdivision does not have one acre lots. The current PUD ordinance requires a 2 acre minimum total acreage for development.

Mr. Harland asked Mr. Wilkinson to reiterate, if the zoning stayed the same and remained A-1 residential, could the developer only build one house. Mr. Wilkinson responded in the affirmative.

Mr. Woodbury asked Mr. Wilkinson if there are other uses under A-1 without there being a zoning change. Mr. Wilkinson stated there are several agricultural uses, schools and other things that are residentially compatible.

Addressing the wetland issue, Mr. Seiter stated that Wheeler Farm flood irrigates and all the water in that area flows from the southeast to the southwest and accumulates in a pond. This is not a wetlands area. Mr. Seiter noted when he built his house in the subdivision he raised it 12 feet and put a drainage pipeline around the outside of the yard just so that when Wheeler Farm flood irrigates, his property wouldn't be flooded. That water goes into a storm drain and into the creek. He stated that there is some drainage through the subject parcel that is being discussed, but it is merely flood irrigation water.

The public comment portion of the meeting was closed.

Mr. Taylor stated the R-N-B designation is meant to be a buffer between a busy street and a neighborhood. The challenge with this property is it's almost 500 ft. deep. Mr. Taylor doesn't feel the intent of the R-N-B zone is for a development to go that deep into the existing residential neighborhood. Mr. Harland made note there are a number of vacancies on the west side of 900 East where the zoning is R-N-B. Therefore, he doesn't feel that there is a need to go against the General Plan for a change in zoning on the east side of 900 East. Mr. Woodbury stated he feels by having an extra travel lane on 900 East, this creates a larger buffer from the R-N-B to the A-1 zones. Thus, following the General Plan.

Mr. Wilkinson made note that even though this was presented as one item, there will need to be two motions. One for the General Plan and one for the zone change.

Mr. Markham made a motion to forward a recommendation of denial to the City Council for the requested Murray General Plan amendment from Single-Family Low Density to Residential Business for the property addressed 6271 South 900 East because it is not consistent with the current General Plan. Mr. Harland seconded the motion.

Call vote recorded by Chad Wilkinson.

A _____ Karen Daniels

A _____ Tim Taylor

A _____ Jim Harland

A _____ Phil Markham

A _____ Vicki Mackay
A _____ Scot Woodbury
A _____ Maren Patterson

Motion passed, 7-0.

Mr. Woodbury made a motion to forward a recommendation of denial to the City Council for and zone map amendment from A-1 (Agricultural) to R-N-B (Residential Neighborhood Business) for the property addressed 6271 South 900 East. Mr. Taylor seconded the motion.

Call vote recorded by Chad Wilkinson.

A _____ Karen Daniels
A _____ Tim Taylor
A _____ Jim Harland
A _____ Phil Markham
A _____ Vicki Mackay
A _____ Scot Woodbury
A _____ Maren Patterson

Motion passed, 7-0.

OTHER BUSINESS

Mr. Wilkinson commented that there will be an open house Tuesday, February 26, 2013 from 6-8 p.m. in the Murray City Council Chambers to discuss chicken, bees and park strip ordinances. The issue of allowing chicken's and bees in a residential neighborhood will be addressed by the City in the future and this open house is designed for the public to attend and give us their feedback.

Meeting adjourned.

Chad Wilkinson, Manager
Community & Economic Development