

is directly south of Fashion Place Mall. Mr. Boren stated that the business occupies approximately 1,000 square feet of space for classes and approximately 440 square feet for storage and restroom facilities. The business provides family and kids day classes and art and wine education classes for patrons who are 21 and older. He said that the shopping center has a total of 118 spaces, which includes four ADA stalls. To meet City Code, one additional ADA stall needs to be shown on the plan. He said that recently Center Point Shopping Center and Roderick Enterprises executed a cross parking agreement to allow additional parking for the shopping center. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval subject to conditions.

Candace and Matthew Vacher, 258 Winchester Street, stated that they have reviewed the conditions outlined by staff. They confirmed that they will comply with the conditions of approval. Mr. Vacher stated that this is a way to grow their business and that their patrons have requested these education services.

Jim Harland asked what kind of DABC requirements pertain to this type of business activity. Mr. Vacher stated that there will be controlled tasting tours. He said that in order to complete the application with the DABC the business must have a Conditional Use Permit in place with the City. Mrs. Vacher stated that her husband has passed a certification with the Wine Academy of Utah to make him eligible to teach a course in wine education.

Phil Markham asked if the DABC has a specific category or certificate for this type of activity. Mr. Vacher stated that it is an Educational and Scientific Permit. Mr. Markham asked if they have already received the permit. Mr. Vacher replied that the permit is pending the outcome of the Conditional Use Permit process with the City.

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

Scot Woodbury made a motion to approve a Conditional Use Permit for an art and wine education business for the property addressed 258 E. Winchester Street, subject to conditions:

1. The project shall meet all applicable building code standards.
2. The project shall meet all current fire codes.
3. Meet all Power, Water and Sewer Department requirements.
4. The trash container shall be screened as required by Section 17.76.170 of the Murray Municipal Code.
5. Provide the City with all required licensing approvals from DABC for the wine tasting part of the business.

Seconded by Maren Patterson.

Call vote recorded by Chad Wilkinson.

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

Motion passed, 7-0.

UPTOWN CHEAPSKATE – 264 E. Winchester St. – Project #13-81

Justin Crump was the applicant present to represent the request. Mark Boren reviewed the location and request for a Conditional Use Permit to conduct a retail sales business of new and used clothing and related accessories. The property is located in the Center Point shopping center. The property is located within the C-D-C zoning district. Municipal Code Ordinance 17.160.030 allows retail sales of new and used clothing and related accessories within the C-D-C zoning district subject to Conditional Use Permit approval. Mr. Boren stated that there will be 3,500 square feet of retail space, 160 square feet of storage and 150 square feet of office space. Based on the size of the retail space 18 parking stalls are required. A copy of the cross parking agreement between Roderick Enterprises and Center Point Utah, LLC provides a total of 118 stalls. Based on the current users, the shopping center meets the minimum number of parking spaces required. One additional ADA parking stall must be included on the site. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval subject to conditions.

Justin Crump, 3203 Marseilles Way, stated that he is the owner of the store proposed at this location. He confirmed that he has reviewed the conditions recommended by staff and that he will comply in meeting the conditions. Mr. Crump stated that the store is a franchise and he hopes to offer an affordable solution to customers that may not be able to afford fashionable clothing. Karen Daniels asked if this is a consignment store. Mr. Crump responded that it is a little bit different because they will offer cash or store credit upon receipt of items. He said that if a customer wants to consign higher value items they will handle that as well. Jim Harland asked if there are other store locations in Utah. Mr. Crump responded that there is a store in Bountiful and another in downtown Salt Lake. This will be the third location in the state.

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

Phil Markham made a motion to approve the Conditional Use Permit for Uptown Cheapskate to conduct a retail sales business of new and used clothing and related accessories at 264 East Winchester, subject to conditions:

Jim Harland stated that detailing vehicles would require some sort of water collection system due to the washing of vehicles. Mr. Wilkinson said that detailing work requiring water would not be allowed due to the current conditions of the building and that certain sewer collection standards would have to be met in that case. The detail work will be limited to interior work on vehicles.

Phil Markham asked about the availability of utilities at this site, and asked if there is a sewer system in place. Chad Wilkinson said that if a sewer line does not exist then a permit will need to be issued to have one installed. He said that this requirement is stated in the conditions of approval.

Thomas Johnson, 1397 South 500 East, stated that he has reviewed the conditions and will comply with them. He stated that the first storage unit in this building does have a bathroom, so water and sewer are available at the building. He said that there is also a furnace in that unit. He stated that he anticipates the presence of his business at this location will create a safer environment and help clean up the neighborhood which would improve the property value. Ms. Daniels asked if there will be cars on display at this location. Mr. Johnson responded that the majority of his business is wholesale, so he does purchasing for contractors and others. He also liquidates vehicles and advertising is done mostly through the internet. The vehicles will be parked along the fence. Mr. Harland asked about the cleaning and detail work. Mr. Johnson stated that the detail work on site would only involve vacuuming out the vehicles. It was clarified by staff that washing cars would not be allowed at this site without some additional changes related to drainage systems.

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

Scot Woodbury made a motion to approve a Conditional Use Permit for Fine Drive Auto, for auto sales at the property addressed 258 West 4800 South, subject to conditions:

1. The project shall meet all applicable building and fire code regulations. The applicant will provide stamped and sealed plans by appropriate design professionals to include code analysis and egress plan.
2. The project shall meet all current fire codes.
3. The project shall meet all Water and Sewer Department requirements. The Water and Sewer Department will require that there be no auto repair or auto detailing work performed as part of the business without making sewer changes to the building.
4. Adequate parking shall be provided and striped on the site to meet parking ordinance regulations found in Chapter 17.72, including a disabled stall to meet ADA regulations. Signs shall be posted for the one way drive for enter and exit at the property frontage.
5. All trash containers shall be screened as required by Section 17.76.170.