

Minutes of the Planning Commission meeting held on Thursday, April 17, 2014, at 6:31 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Scot Woodbury, Chair  
Karen Daniels  
Vicki Mackay  
Buck Swaney  
Tim Taylor  
Maren Patterson  
Chad Wilkinson, Community Development Manager  
Ray Christensen, Senior Planner  
Tim Tingey, Administrative and Development Services Director  
G.L. Critchfield, Deputy City Attorney  
Citizens

Excused: Phil Markham

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.

Scot Woodbury opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

#### APPROVAL OF MINUTES

Ms. Daniels made a motion to approve the minutes from April 3, 2014 with a change to page 25, "Ms. Daniels thanked the public." Seconded by Mr. Taylor.

A voice vote was made. Motion passed, 6-0.

#### 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 and Conclusions for the conditional use permits for Parris RV, temporary conditional use permit, Riverview Plaza Smiths, Healthcare Transformation Lab and Ace Property Management.

Seconded by Ms. Daniels.

A voice vote was made. Motion passed, 6-0.

#### UTAH COVERS – 5932 South 350 West #4 – Project #14-44

Anthony Findlay was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit for a contractor business installing swimming pool & hot tub covers, with repairs and maintenance, located at the property addressed 5932 South 350 West. Municipal Code Ordinance 17.152.030 allows a contractor business use within the M-G-C zoning district subject to Conditional Use Permit approval. The existing office/warehouse building was

approved by the planning commission on February 20, 1997 with four lease space units. The other units share the parking stalls on the site. This unit has office space in the north portion of the unit and a warehouse/shop area to the south. There is an overhead access door located at the north side of the building for deliveries. There are two dumpsters located on the property. One of the dumpsters is not located within a solid fenced enclosure which is required to be constructed to comply with City code. Based on the information presented in this report, application materials submitted and the site review, staff recommends Planning Commission approval of the Conditional Use Permit subject to conditions.

Mr. Woodbury asked Mr. Christensen to clarify which dumpsters were being discussed.

Anthony Findlay, 15057 S Eagle Crest Drive, Draper, Mr. Findlay stated that he will be happy to put a fence up around the dumpster with the permission of the property owner, Mr. Towers. If Mr. Towers would not allow this, the dumpster would simply be removed. Mr. Woodbury asked Mr. Findlay if he has had an opportunity to read the four conditions of approval and if he can comply with them. Mr. Findlay responded in the affirmative.

The meeting was opened for public comment.

Jim Towers, 246 E 5300 S, stated that the meeting regarding the chickens was more fun, but Mr. Towers stated that he has met all the fire codes for the building and was unaware of the ADA parking requirements and that will be taken care of.

The public comment portion of the meeting was closed.

Ms. Patterson made a motion to approve a Conditional Use Permit for a contractor business installing swimming pool & hot tub covers, with repairs and maintenance, located at the property addressed 5932 South 350 West subject to conditions 1-4 as listed:

1. The project shall meet all applicable building and fire codes.
2. The project shall meet all Murray Power, Fire, and Water & Sewer Department requirements.
3. The parking stalls for the business uses on site shall be striped to comply with Municipal Code 17.72. Two disabled stalls shall be striped on the site with signs posted at the head of each stall to comply with ADA regulations prior to issuance of a business license.
4. The two dumpster containers shall be located in solid barrier enclosures as required by Code Section 17.76.170. A new enclosure for the second dumpster on site is required to be constructed prior to issuance of a business license.

Seconded by Mr. Taylor.

Call vote recorded by Chad Wilkinson.

A \_\_\_\_\_ Karen Daniels  
A \_\_\_\_\_ Scot Woodbury  
A \_\_\_\_\_ Vicki Mackay  
A \_\_\_\_\_ Tim Taylor  
A \_\_\_\_\_ Buck Swaney  
A \_\_\_\_\_ Maren Patterson

Motion passed, 6-0.

JEREMY BEND CONDOMINIUMS – 1844 & 1848 East Vine Street & 1853 East  
Jeremy Circle – Project # 14-49 & # 14-48

Nick Mingo, representing Roger Knight was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit approval for a two- family dwelling for the properties addressed 1844 & 1848 East Vine Street 1853 and 1853 East Jeremy Circle. Municipal Code Ordinance 17.116.030 allows two family dwellings within the R-2-10 zoning district subject to Conditional Use Permit approval by the Murray Planning Commission. The applicant is combining three parcels of property to create one new lot that will contain .37 acre. The R-2-10 zone allows two dwellings on one property with a minimum 10,000 sq. ft. area. The driveways accessing the units are located in front of the dwellings. Each dwelling has a two car covered garage. The applicant has submitted a subdivision application for two condominiums with private areas and limited common areas on the property surrounding the dwellings. The dwelling will be single story with a basement in each dwelling. There are three existing parcels of property at this project site which will be combined into one parcel. The plans for the condominium project show there will be private and limited common area surrounding the two residential units. The driveways accessing the units are located in front of the buildings at the west side of the property. Each unit has a two car covered garage. Based on the information presented in this report, application materials submitted and the site review, staff recommends the Planning Commission send a recommendation for preliminary/final subdivision approval to the Mayor subject to conditions.

Nick Mingo, representing Roger Knight, P.O. Box 522056. Mr. Woodbury asked Mr. Mingo if he has had an opportunity to read the nine conditions of approval and if he can comply with them. Mr. Mingo responded in the affirmative.

The meeting was opened for public comment. There were no comments made and the public comment portion of the meeting was closed.

Mr. Swaney asked a question if the property close to Vine Street would be dedicated to the City or transitioned out of private ownership. The portion of the property that wraps around to Vine Street, will that piece be part of what the City will ultimately need for the plans in the future. Mr. Woodbury stated that there was a discussion in the pre-meeting that the property lines were a little off and asked if staff wanted to

clarify. Mr. Christensen clarified that the area towards the East, it shows up as private property, this would be eliminated so that it would become part of the road.

Mr. Taylor made a motion to approve a Conditional Use Permit approval for a two-family dwelling for the properties addressed 1844 & 1848 East Vine Street 1853 East Jeremy Circle subject to conditions 1-9 as listed:

1. Meet the requirements of the Murray City Engineer for recording the plat at the Salt Lake County Recorder's Office.
2. Show utility easements on the property to meet subdivision ordinance regulations.
3. The project shall meet all applicable building and fire codes. Exterior walls less than 5 feet from a real or assumed property line, are required to be a one-hour rated assembly per IRC Table R302.1(1).
4. The Murray Fire Department requires compliance with current building and fire codes.
5. Submit a Subdivision Plat Application and a PDF file of the plat to the Engineering Division for final review and signatures.
6. Provide a utility, grading and drainage plan.
7. Repair any damaged curb, gutter and sidewalk along Jeremy Circle street frontage.
8. Obtain Salt Lake Public Utilities and Cottonwood Improvement District approvals for water and sewer improvements.
9. The plans shall be revised to comply with building setback ordinance requirements.

Seconded by Ms. Daniels.

Call vote recorded by Chad Wilkinson.

A \_\_\_\_\_ Karen Daniels  
A \_\_\_\_\_ Scot Woodbury  
A \_\_\_\_\_ Vicki Mackay  
A \_\_\_\_\_ Tim Taylor  
A \_\_\_\_\_ Buck Swaney  
A \_\_\_\_\_ Maren Patterson

Motion passed, 6-0.

Ms. Daniels made a motion that the planning commission sends a recommendation for preliminary/final subdivision approval to the Mayor for Jeremy Bend Condominium

subdivision the properties addressed 1844 & 1848 East Vine Street 1853 East Jeremy Circle subject to conditions 1-9 as listed:

1. Meet the requirements of the Murray City Engineer for recording the plat at the Salt Lake County Recorder's Office.
2. Show utility easements on the property to meet subdivision ordinance regulations.
3. The project shall meet all applicable building code standards.
4. The Murray Fire Department requires compliance with current building and fire codes.
5. Provide a condominium plat to comply with Murray City subdivision plat requirements.
6. Submit a Subdivision Plat Application and a PDF file of the plat to the Engineering Division for final review and signatures.
7. Provide a utility, grading and drainage plan.
8. Repair any damaged curb, gutter and sidewalk along Jeremy Circle street frontage.
9. Obtain Salt Lake Public Utilities and Cottonwood Improvement District approvals for water and sewer improvements.

Seconded by Ms. Patterson.

Call vote recorded by Chad Wilkinson.

A \_\_\_\_\_ Karen Daniels  
A \_\_\_\_\_ Scot Woodbury  
A \_\_\_\_\_ Vicki Mackay  
A \_\_\_\_\_ Tim Taylor  
A \_\_\_\_\_ Buck Swaney  
A \_\_\_\_\_ Maren Patterson

Motion passed, 6-0.

UPHOLSTERY & FURNITURE MANUFACTURING USE IN MCCD ZONE – Project #14-46

Cory Milne was the applicant present. Chad Wilkinson reviewed the location and request for a Land Use Ordinance Text Amendment to allow Upholstery & Furniture Uses in the M-C-C-D zoning district.

6494 Re-upholstery and furniture repair. (Includes antiques, etc.)

2510 Household furniture. (Handwork trades only in no more than 5,000 feet; deliveries and shipping only during normal business hours; no odors; no outside storage).

The Murray City Center District was adopted in 2011 and is envisioned as the commercial, civic and cultural center for the community. As such the M-C-C-D is a mixed use zoning district that is intended to preserve the historic downtown area of Murray City and provide redevelopment of the downtown area with buildings and uses that will enhance physical, social and economic connections for the city. With a mix of uses ranging from residential to commercial/retail and even some light manufacturing uses, many other uses which are not compatible with the character and intent of the M-C-C-D are prohibited. Manufacturing uses have been discouraged within this zoning district except for those uses which are of a low intensity and are limited in size and hours of operation. For example, land use code #2300 consists of manufacturing of apparel and is a permitted use within the M-C-C-D subject to a size restriction that those uses consist of no more than 5,000 square feet. Deliveries and shipping for those uses may only be during normal business hours and no odors or outdoor storage may be associated with those uses. The applicant is requesting the approval of a text amendment to the M-C-C-D which would allow re-upholstery and furniture repair along with the light manufacturing of household furniture. Community Development staff is recommending approval of the proposed text amendment to add the two uses as permitted uses within the M-C-C-D subject to the same standards required for other manufacturing uses within the zoning district.

Cory Milne, 9497 S Lady Dove Lane, South Jordan. Mr. Taylor asked Mr. Milne is all of the furniture is custom made. Mr. Milne answered in the affirmative.

The meeting was opened for public comment. No comments were made and public comment portion was closed.

Ms. Daniels made a motion send a recommendation of approval to the City Council for a Land Use Ordinance Text Amendment to allow Upholstery & Furniture Uses in the M-C-C-D zoning district.

Seconded by Mr. Taylor.

Call vote recorded by Chad Wilkinson.

A \_\_\_\_\_ Karen Daniels  
A \_\_\_\_\_ Scot Woodbury  
A \_\_\_\_\_ Vicki Mackay  
A \_\_\_\_\_ Tim Taylor  
A \_\_\_\_\_ Buck Swaney  
A \_\_\_\_\_ Maren Patterson

Motion passed, 6-0.

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OTHER BUSINESS

Mr. Woodbury thanked Mr. Wilkinson for all his work in the City. He wished Mr. Wilkinson the best of luck in his future.

Meeting adjourned at 6:59 p.m.

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Tim Tingey, Director  
Administrative and Development Services