

Minutes of the Planning Commission meeting held on Thursday May 1, 2014, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Phil Markham
Vicki Mackay
Buck Swaney
Tim Taylor
Maren Patterson
Ray Christensen, Senior Planner
Tim Tingey, Administrative and Development Services Director
G.L. Critchfield, Deputy City Attorney
Citizens

Excused: Scot Woodbury
Karen Daniels

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.

Phil Markham opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

APPROVAL OF MINUTES

Ms. Patterson made a motion to approve the minutes from April 17, 2014 as written. Seconded by Mr. Taylor.

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 and Conclusions for the conditional use permits for Utah Covers.

Seconded by Mr. Swaney.

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

M & A AUTO SALES – 4573 South 160 West – Project #14-51

Sandra Ware was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit for an auto sales business located at the property addressed 4573 South 160 West. Municipal Code Ordinance 17.152 allows Motor Vehicle Sales (LU #5511) within the M-G-C zoning district subject to Conditional Use Permit approval. The business will include automotive repair and body work of vehicles prior to being sold. Auto body repair normally requires the vehicle to be repainted after the body repair has been completed. Any on site painting of the vehicles will require the applicant to install a

paint booth which meets the standards of the Murray City Fire Department. The applicant has stated that this business will not include any aspect of painting the vehicles but that vehicles to be repainted will be taken to a separate off site location for painting services. This proposed location has a business office and a warehouse space where the auto repair and body repair services will take place. Vehicles for sale will be displayed outdoors in the parking provided for this building unit. Parking for auto repair shops is calculated at a rate of "three (3) exterior parking spaces for each stall, service bay or workstation." This building unit has two service bay doors which requires that (6) exterior parking spaces be provided for the auto repair portion of the business. Parking for auto sales is calculated at the rate of one (1) parking space for every 750 square feet of office space. The office space of this building unit is approximately 140 square feet in size. Based upon the parking standard for auto sales, one (1) parking space shall be provided for that portion of the business with total of seven (7) exterior parking spaces to be required for this proposes use. The parking standards outlined in Chapter 17.72 of the Murray Municipal Code require that one (1) ADA parking space shall be provided for every 25 total parking spaces and that, "1 in every 8 disabled parking spaces" shall be van accessible. The applicant shall provide one (1) ADA parking stall that meets the standards for striping and signage as outlined in Chapter 17.72. All provided parking shall comply with the off street parking regulations outlined in Chapter 17.72 of the Murray Municipal Code. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval subject to conditions.

Sandra Ware owner of M & A Auto Sales, 8917 S Aspen View Drive. Mr. Markham asked Ms. Ware if she has had an opportunity to read the six conditions of approval and if she can comply with them. Ms. Ware responded in the affirmative.

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

Mr. Taylor made a motion to approve a Conditional Use Permit for an auto sales business located at the property addressed 4573 South 160 West subject to conditions 1-6 as listed:

1. The project shall meet all applicable building and fire code standards.
2. The project shall comply with all Murray City Sewer and Water Department standards.
3. The two on site trash containers shall be placed within the adjacent screened areas as required by Section 17.76.170.
4. The applicant shall restripe the parking for this building unit and shall provide a van accessible ADA stall with the appropriate striping and signage as required by Chapter 17.72.
5. Painting of vehicles at the site is not allowed as part of this approval.
6. The applicant shall obtain a Murray City Business License prior to the commencement of business operations.

Seconded by Ms. Mackay.

Call vote recorded by Ray Christensen.

A _____ Phil Markham

A _____ Vicki Mackay

A _____ Tim Taylor

A _____ Buck Swaney

A _____ Maren Patterson

Motion passed, 5-0.

W B MOTORS – 150 West 4800 South #33 – Project # 14-56

Michael King was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit approval for auto sales located at the property addressed 150 West 4800 South #33. Municipal Code Ordinance 17.152.030 allows auto sales use within the M-G-C zoning district subject to Conditional Use Permit approval. The applicant is proposing to use an existing office within the unit which is being used for auto repair. The site plan show there will be three cars for sale located within an existing fenced area at the southeast side of the existing building. The applicant indicated the auto repair business owner is clearing out some vehicles to accommodate the sales vehicles inside the chain link fenced area. This office/warehouse development has a large parking lot with shared parking on the property with other business uses. The applicant indicated the auto repair business owner will park repair vehicles only inside the building. The floor plan shows this building unit contains 297 sq. ft. office and 840 square feet of shop floor space with one large repair bay which will require three parking stalls for employees and customer. The site plan indicates there are 8 parking stalls for customers and employees which comply with ordinance requirements including one disabled stall. The cars for sale will be parked inside the fenced area. The applicant indicated there will be three people working at this location which includes the auto repair and auto sales businesses. Based on the information presented in this report, application materials submitted and the site review, staff recommends conditional use permit approval subject to conditions.

Michael King, 1246 Wood Avenue, Mr. King asked a question regarding having a screen on the dumpsters. Mr. Markham answered that the trash containers have to be enclosed and out of visible sight. Mr. Markham asked Mr. King if he has had an opportunity to read the four conditions of approval and if he can comply with them. Mr. King 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 regarding a trailer and a blue barrel that is on the property; Mr. Swaney asked if there would be any control stating things like this would have to be contained inside of a building as opposed to being outside in the parking

lot. Mr. Christensen answered that the fire department checks those types of things, but if they found them to be non-hazardous they could be put in a building or do something to clean it up. Mr. Christensen stated that in order to get a business license, inspections are done by the City departments, and if there is a problem, they will be required to clean up the property.

Ms. Patterson made a motion to approve a Conditional Use Permit for auto sales located at the property addressed 150 West 4800 South #33 subject to conditions 1-4 as listed:

1. The project shall meet all applicable building code standards.
2. The project shall meet all current fire codes.
3. Adequate parking shall be provided and striped on the site to meet parking ordinance regulations found in Chapter 17.72, including one disabled stall to meet ADA regulations. Parking stalls will need to be designated on the site with signs for customers and employees and not be used for display of vehicles for sale or for cars undergoing repair. Due to the limited exterior parking for this business use, the parking of vehicles for sale is limited to inside the designated fenced area.
4. Any trash containers on site shall be screened as required by Section 17.76.170.

Seconded by Mr. Taylor.

Call vote recorded by Ray Christensen.

- A _____ Phil Markham
- A _____ Vicki Mackay
- A _____ Tim Taylor
- A _____ Buck Swaney
- A _____ Maren Patterson

Motion passed, 5-0.

OTHER BUSINESS

Meeting adjourned at 6:48 p.m.

Tim Tingey, Director
Administrative and Development Services