

Minutes of the Planning Commission meeting held on Thursday, February 15, 2018, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Lisa Milkavich, Vice Chair  
Maren Patterson  
Phil Markham  
Scot Woodbury  
Sue Wilson  
Ned Hacker  
Jared Hall, Community & Economic Development Supervisor  
Brad McIlrath, Associate Planner  
Susan Nixon, Associate Planner  
Mark Boren, Associate Planner  
Jim McNulty, Development Services Manager  
Briant Farnsworth, II Deputy City Attorney  
Citizens

Excused: Travis Nay, Chair

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Division Office.

Lisa Milkavich opened the meeting and welcomed those present. She reviewed the public meeting rules and procedures.

#### APPROVAL OF MINUTES

Mr. Woodbury made a motion to approve the minutes from the February 1, 2018 Planning Commission meeting. Seconded by Ms. Wilson.

A voice vote was made, motion passes 6-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

Mr. Woodbury made a motion to approve the Findings of Fact for Joe Larsen Painting. Mr. Markham seconded the motion.

#### STEVEN & ROSANNE SCHAEFERMEYER – 499 West Clover View Drive - Project #18-07

Todd Sheeran was present to represent this request. Brad McIlrath reviewed the location and request for an Accessory Dwelling Unit at the property addressed 499 West Clover View Drive located in the R-1-8 zone. Accessory Dwelling Units are allowed in all single-family zones with approval. The site plan shows the additional required parking spaces and floor plan with the ADU. The primary dwelling unit is just over 3,000 square feet and the ADU is 759 square feet, about 27% of the square footage of the primary residence. In the past the previous owner had used this as an ADU without City approval, the current owners are attempting to make this a legal ADU through our Planning Commission process. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval for the Accessory Dwelling subject to conditions.

Todd Sheeran, 8302 South Escalante Drive, Sandy, stated he is present to represent the applicants and has reviewed the conditions and will be able to comply.

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

Ms. Patterson made a motion to approve an Accessory Dwelling Unit at the property addressed 499 West Clover View Drive, subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. Smoke detectors and CO sensors shall be hardwired and interconnected.
3. Separately controlled heating shall be provided for each area, such as base board heating, a dual zone furnace, etc.
4. The proposed Accessory Dwelling Unit shall comply with all applicable ordinance standards outlined in Chapter 17.78, which includes but is not limited to the following:
  - (a) Installing separate utility meters and separate addresses for the ADU is prohibited.
  - (b) ADUs shall be occupied by no more than two (2) related or unrelated adults and their children.
5. The property owners shall complete and record with the Salt Lake County Recorder's Office, the Accessory Dwelling Unit – Owner Occupancy Affidavit (Provided by Community & Economic Development). A copy of the recorded document shall be provided to the Murray City Community and Economic Development Division following recordation.

Seconded by Mr. Woodbury.

Call vote recorded by Mr. Hall.

  A   Maren Patterson  
  A   Scot Woodbury  
  A   Ned Hacker  
  A   Phil Markham  
  A   Sue Wilson  
  A   Lisa Milkavich

Motion passed 6-0.

GOLDENWEST PAINTING INC. – 341 West 6100 South - Project #18-11

Joe Wright and Skyler Biesinger were present to represent this request. Mark Boren reviewed the location and request for a Conditional Use Permit for a paint contractor business to be located at the property addressed 341 West 6100 South in the M-G zone. Contractor construction services are allowed on the M-G zone with Planning Commission approval. The applicant provides painting and coating work for water and oil storage tanks, water treatment plants, refineries, chemical plants, and mining facilities. The site will primarily be used for storage of inventory and equipment in a 10,000-square foot warehouse.

The business currently has a 16,000-square foot office for 3 office employees and 8-10 field employees. Based upon the square-footage of the building this business will be required to provide 19 parking stalls, currently the site plan shows 25 parking spaces including an ADA parking stall. The ADA parking stall will need to be striped and have signage installed. Based on the information presented in this report, application materials submitted and the site review, Staff recommends approval of a Conditional Use Permit for a paint contractor business at the property addressed 341 West 6100 South, subject to conditions.

Joseph Wright, 181 West Center Street, Midvale, stated he has reviewed the conditions and will be able to comply.

Skyler Biesinger, 2336 West Delepaz Circle, West Jordan, stated he has reviewed the conditions and will be able to comply.

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

Mr. Markham made a motion to approve a Conditional Use Permit for a paint contractor business at the property addressed 341 West 6100 South, subject to the following conditions:

1. The project shall meet all applicable building and fire code standards. Permits must be obtained for any construction.
2. The business shall comply with all applicable Murray City Water and Sewer Division requirements. No cleaning of painting equipment can be done at this site without the provision of proper wastewater facilities.
3. The ADA parking stall needs to be appropriately marked and signed.
4. The applicant shall obtain a Murray City Business License prior to the commencement of business operations.

Seconded by Ms. Patterson.

Call vote recorded by Mr. Hall.

  A   Phil Markham  
  A   Maren Patterson  
  A   Ned Hacker  
  A   Scot Woodbury  
  A   Sue Wilson  
  A   Lisa Milkavich

Motion passed 6-0.

CHRIS WATERS – 1912 East Jeremy Drive - Project #18-12

Chris Waters was the applicant present to represent this request. Brad McIlrath reviewed the location and request for a Detached Accessory Dwelling Unit at the property addressed 1912 East Jeremy Drive located in the R-1-10 zone. Detached Accessory Dwelling Units are allowed in all single-family zones with approval if the property has an area large enough to accommodate the primary residence and the ADU and must be greater than 12,000-square

feet. The proposed plan is to demolish the existing garage structure in the rear area of the lot and to replace it with an ADU, a garage for the ADU and a garage for the use of the property owner. The existing driveway on the property will be used to access the future detached ADU and garages. The applicant does operate an excavation contractor business which will require a Major Home Occupation approval. The future garage or shop on the property could not be used for any business purposes. The City is working with the applicant to obtain a business license for the excavation business. The proposed future ADU will be about 992-square feet which complies with ordinance standards. The ADU will not be approved to have separate utility meters or address which will be addressed through the Building Permit. The future ADU building must be compatible with the exterior color and materials of the principal residence and must be no taller than 20- feet or the height of the house, whichever is less. The height of the main dwelling is 17 feet. The owner must occupy either the primary or the ADU and record an Owner Occupancy Affidavit with the Salt Lake County Recorder's office that will run with the property. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval for the proposed Detached Accessory Dwelling subject to conditions.

Mr. Woodbury asked what the side yard set backs are for this property. Mr. McIlrath answered the side yard setbacks are 8 feet for the ADU, and a rear yard accessory structures (not detached ADU's) can be up to 1 foot from the property line, however there is a 5-foot utility easement which they cannot encroach upon. Mr. Woodbury asked if the small building in the corner of the neighboring yard encroaches. Mr. McIlrath stated the accessory structure in the rear yard can be up to 1 foot away from the property line, but they must be 10 or more feet from another dwelling.

Mr. Markham asked if the proposed garage must be used by the ADU or can the property owner use it as well. Mr. McIlrath stated the property owner could use it as storage for themselves, but they must still provide two parking spaces for the ADU.

Ms. Patterson asked what are the other future buildings proposed for this site and what is the process for approval of them. Mr. McIlrath answered the process is that they would have to get a building permit for those things and still must comply with set-backs. Once a building permit application has been submitted to the City, Planning staff would review it to ensure it meets all zoning and building code standards. A demolition permit would also be required to remove the rear building.

Ms. Wilson asked if the 17-foot height requirement applies to the shop and garage as well as the Detached ADU. Mr. McIlrath answered they are all limited to the 17-feet. Ms. Wilson asked how would the proposed ADU access utilities. Mr. McIlrath answered that the detached ADU will have to tie into the existing utilities from the main home because they are not allowed to have separate utility meters.

Chris Waters, 1912 East Jeremy Drive, stated he has reviewed the conditions and will be able to comply. Mr. Waters added that his in-laws wish to retire and live in the ADU part-time as well as their home in St. George.

The meeting was opened for public comment.

Richard Gordon, 1887 East Casino Way, stated he lives behind the applicant and is part of the Monte Cristo Home Owners Association who are concerned that Mr. Waters will conduct his industrial business out of the large proposed shop. He stated the proposed shop will

have a negative impact on the neighboring properties and the fence line is 1 foot inside the property line. Mr. Gordon stated that Mr. Waters operates his business from this property and has 8 trucks involved.

Scott Starley, 1930 East Jeremy Drive, stated the accessory building on his property is similar to what Mr. Waters is requesting and does not exceed the 17-foot height. Mr. Starley stated that Mr. Waters has greatly improved the property which was previously a dilapidated piece of land.

The public comment portion was closed.

Mr. Markham stated that even though there is some potential for the property owner to conduct a business out of the future proposed shop, the item on the agenda is the ADU and does not feel that it is appropriate to address these concerns because it does not have any effect on the ADU. Mr. Woodbury added that he knows City staff is aware there is a potential for a business license application to be submitted in the future and will be dealt with at the proper time.

Mr. Woodbury asked Staff to address the concern from the neighbor about the fence line being 1 foot from the property line. Mr. McIlrath explained setbacks will be based from the actual property line and may require Mr. Waters to have a land survey conducted to verify where the actual property line is. Mr. McIlrath stated that he and Mr. Waters have discussed the business operations and he is aware he needs to obtain a business license but thought he already had one because he got this process confused with the process for registering his business name with the Department of Commerce. Mr. McIlrath stated a contractor business can be operated out of a home as a Major Home Occupation business with approval from the adjacent neighbors, otherwise Planning Commission approval is required. Any home business is prohibited from having storage in an accessory structure and must remain secondary to the use of the main dwelling. If Mr. Waters is unable to obtain the required signatures from the neighbors he can go through the Planning Commission which can add conditions to his approval that comply with City ordinances such as; no storage, or business vehicles with documentation to support the off-site storage.

Ms. Wilson made a motion to approve the proposed Detached Accessory Dwelling at the property addressed 1912 East Jeremy Drive, subject to the following conditions:

1. The project shall meet all applicable building and fire code standards. The applicant shall obtain a building permit for all construction and submit completed plans with structural calculations at the time of permit application.
2. The applicant shall work with utility providers in the area for the provision of services for the Accessory Dwelling.
3. No construction shall occur within the existing sewer line easement and the five (5') rear yard public utility easement.
4. The proposed Accessory Dwelling Unit shall comply with all applicable ordinance standards for detached ADUs outlined in Chapter 17.78, which includes but is not limited to the following:
  - (a) Installing separate utility meters and separate addresses for the ADU is prohibited;

- (b) ADUs shall be occupied by no more than two (2) related or unrelated adults and their children;
  - (c) The ADU shall not contain more than two (2) bedrooms;
  - (d) The detached ADU shall comply with setback requirements outlined in Chapter 17.78;
  - (e) The detached ADU shall be compatible with the exterior color and materials of the principal dwelling;
  - (f) The ADU shall not exceed the height of the existing residence as stated in Subsection 17.78.040.O of the Land Use Ordinance;
  - (g) The total floor area of the ADU shall not exceed 1,000 square feet;
  - (h) Two (2) parking spaces shall be provided in the detached garage for the ADU.
5. The property owners shall complete and record with the Salt Lake County Recorder's Office, the Accessory Dwelling Unit – Owner Occupancy Affidavit (Provided by Community & Economic Development). A copy of the recorded document shall be provided to the Murray City Community and Economic Development Division following recordation.

Seconded by Mr. Woodbury.

Call vote recorded by Mr. Hall.

   A Sue Wilson  
   A Scot Woodbury  
   A Maren Patterson  
   A Phil Markham  
   A Ned Hacker  
   A Lisa Milkavich

Motion passed 6-0.

GLENMORE VILLAGE SUBDIVISION, PHASE 2 – 1263 & 1262 West Brewski Bay - Project #18-09

Jon Brewer was present to represent this request. Mr. McIlrath reviewed the location and request for a proposed lot line adjustment between two properties located in the Glenmore Village Subdivision, Phase 2 with addresses of 1262 & 1263 West Brewski Bay in the R-1-10 zone. The lots in question are 204 and 203, the total area that will be adjusted between them is 2,045.59 square feet, keeping the lots above the 10,000-square foot minimum. Providing the approval of this will allow the narrow lot, to become wider and more easily support a future home that will be built upon it. Mr. Brewer currently lives in the existing dwelling on lot 203 which will still maintain the setbacks with the proposed change. The property has a grade change to the east and any home will most likely be built to the front of the property with open space in the rear. Based on the information presented in this report, application materials submitted and the site review, Staff recommends approval of the proposed lot line adjustment located in the Glenmore Village Subdivision, Phase 2 with addressed 1262 & 1263 West Brewski Bay subject to conditions.

Jon Brewer, 1263 West Brewski Bay, stated he has reviewed the conditions and will be able to comply.

The meeting was opened for public comment. There were no comments and the public

comment portion was closed.

Mr. Markham made a motion to approve the proposed lot line adjustment located in the Glenmore Village Subdivision, Phase 2 with addressed 1262 & 1263 West Brewski Bay subject to the following conditions:

1. The project shall comply with all Murray City lot line adjustment requirements which includes the following:
  - (a) The notice of approval of the property line adjustment shall be completed and recorded prior to the execution of the lot line adjustment;
  - (b) The lot line adjustment shall be completed by either plat or deed following the recordation of the notice of approval.
2. A copy of all recorded documents associated with this application shall be provided to the Murray City Community Development Division.

Seconded by Mr. Hacker.

Call vote recorded by Mr. Hall.

  A Scot Woodbury  
  A Ned Hacker  
  A Phil Markham  
  A Sue Wilson  
  A Maren Patterson  
  A Lisa Milkavich

Motion passed 6-0.

WASATCH AFFORDABLE VENTURES, LLC – 4906, 4916, 4926 & 4958 South Box Elder Street – Project # 17-164, Public Hearing

Tony Hladek and Kip Sheppard were the applicants present to represent this request. Jared Hall reviewed the location and request for a Certificate of Appropriateness to allow for construction of a new mixed-use development consisting of a 5-story senior apartment building with ground floor commercial space located at the property addressed 4906, 4916, 4926, 4936, and 4958 South Box Elder Street located in the MCCD Zone. Municipal Code Section 17.170.050 outlines the process for review of applications located within the Murray City Center District. The property commonly known as the Indoor Soccer Building will be developed for commercial and office uses and the upper four floors will contain 84 apartment units for seniors 62 and older. Many the apartments will be leased at market rates, but up to 80% are intended for occupancy by lower to moderate income seniors. An important element to this development is that it is close to the UTA TRAX line. The Murray City Center District includes reduced parking standards in order to promote pedestrian activity and the use of alternative modes of transportation such as public transit or bicycle. They have been required to install only 1 parking stall per unit due to the proximity to the TRAX line. The commercial use will consist of 50 parking stalls and 11 on street parking stalls. The on-street parking will be required to have pre-approved pavers instead of asphalt to set it apart from the travel lanes and street. The MCCD includes additional requirements for landscaping in order to promote the use of native vegetation and water-wise landscaping. The landscaping plan is in conformance with the standards of the MCCD and design guidelines. The trees on Box Elder

Street are required to be Zelkova trees to match what will be planted by the future Fire Station. A commercial component is required by City Ordinance on the ground floor. The plan proposes a series of four sets of steps between plazas to follow the grade change from north to south along Box Elder. The upper floors will consist of the residential units and can be accessed by elevators. There will be studio, 1 bedroom and 2-bedroom units. The MCCD guidelines require earth tones, transparent glass, brick, wood, and stone. In this zone they are required to provide a set-back area called a pedestrian zone and will have to place the building 12 feet back from the curb. Interior furnishing will include planter seat walls, benches, bicycle racks, the entry plazas, and light poles. This building will have to meet minimum LEED requirements as stated by the MCCD. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of the Certificate of Appropriateness for the proposed Mixed-Use Development on the property addressed 4906 South, 4916 South, 4926 South, 4936 South, and 4958 South Box Elder Street subject to conditions.

Mr. Markham asked if the parking standards for this senior housing development are the same as the senior housing development located on Center Street. Mr. Hall answered yes, they also have one parking space per unit and have not had any associated parking issues and does not anticipate any. Mr. Hall added that the new development has proposed about half of the parking stalls to be covered and because this is a subsidized project there may be a significantly reduced number of vehicles needing parking.

Ms. Patterson asked why carports are approved at this development, but Center Court was recently not approved for covered parking. Mr. Hall answered that Center Court is approved to add carports, but not all stalls could be covered. Mr. McNulty stated they were trying to exceed the requirements of the MCCD for covered parking. Ms. Patterson stated she feels this development will encounter similar parking issues to that of Center Court although, one is for low income seniors and one is not. Mr. McNulty stated he believes the applicant can't afford to build an underground parking structure because it is a subsidized development, but that the applicant may respond to this question. Mr. Hall added this issue was addressed with the applicant and they are aware that additional covered parking may not be allowed in the future.

Ms. Milkavich asked what will be done with the powerlines. Mr. Hall indicated that the City is in negotiations regarding the powerlines and hopes that the lines will be buried. Ms. Patterson asked if all of Box Elder will have buried powerlines. Mr. Hall responded indicating that some existing buildings are currently receiving power from power pole lines and it is difficult to require those lines to be buried, but Staff is working with the Murray Power Department on this matter.

Ms. Wilson asked if the pavers that will be used on the street are wheelchair and walker friendly for the Senior Citizens. Mr. Hall answered yes, they are considered ADA compliant and accessible.

Tony Hladek, 927 Calle Negocio Ste. E, San Clemente, CA, stated he has reviewed the staff recommendations and will comply.

Kip Sheppard, 927 Calle Negocio Ste. E, San Clemente, CA, stated he has reviewed the staff recommendations and will comply. Mr. Sheppard stated they understand the covered parking limits in the MCCD, but it is cost prohibited.



Mr. Markham asked where the other senior apartment complexes are located that they have developed. Mr. Sheppard answered they are throughout the Salt Lake Valley and Northern Utah and the other communities are significantly larger than this project. They also have an in-house property management company that is used.

Ms. Wilson asked if they will be able to install additional ADA parking stalls near the apartment entrance. Mr. Sheppard answered that currently the project meets parking standards for ADA, and once the parking is laid out it is difficult to change it later.

The hearing was opened for public comment.

Russell Weaver, 6084 Monet Court, stated he owns a business near this proposed development and feels it looks nice. Mr. Weaver stated his property has 20 to 30 cars parked on his property that have nothing to do with his business and does not want even more overflow parking from this development onto his property.

DeLynn Barney, 4902 Box Elder Street, stated he has concerns about the proposed senior living apartments such as building heights, bright lights from the proposed patio, smoke from the proposed fire pit and BBQ facilities, potential parking overflowing to the curb in front of his house, privacy invasion from people looking at his property from the proposed facility, and misaligned property boundary descriptions. Mr. Barney brought slides to demonstrate how his property boundaries as recorded in 1965 do match up to the way the lot is laid out today and stated the survey he had conducted found the house and fence fit well with the distances on the deed, but the deed calls are further north. Mr. Barney concluded by stating he does not want his driveway to be taken from him because it is not within his property lines and he will take legal action to stop the entire process even though he is unable to afford it.

The public hearing was closed.

Mr. Woodbury asked if the concern from Mr. Barney about the property lines would have the potential to take his driveway from him. Mr. Hall answered he is aware of this issue and it has been addressed with the City Engineer and believes the property is left over from an old right-of-way. Mr. Hall added the applicants are also aware of Mr. Barney's property concerns and they will continue to work on this. Mr. Woodbury asked how the applicant and City will handle this issue. Mr. Hall answered that he believes the project boundary survey does not include the driveway, but this will have to be verified by the City Engineer before we can decide how to move forward with this issue. Mr. McNulty added that this issue will be resolved before the project moves forward. Mr. Hall stated the best time to address the issue is when they prepare a lot consolidation plat which will come before City Staff for review.

Ms. Milkavich asked if it is appropriate to advise the two parties to discuss this and come to an agreement. Mr. Hall stated yes, as an advisement it is appropriate.

Mr. Hall addressed the concerns of Mr. Barney and stated new developments in the MCCD are required to be at least 4 stories high, this is 5 stories and the other building in the area that are currently 1 and 2 stories but won't remain that way long because many of these buildings are slated for redevelopment by the City and will be built to the new MCCD standards. Mr. Hall addressed the lighting issues from the parking lot, and stated the City requires every new development have a photometric plan prepared for the building permit to ensure no light bleeds across property lines. However, street lights will be required on the

street frontage and may shed some light on the front of the property. Mr. Hall addressed the noise issues and stated the smaller commercial spaces should not create much noise. Mr. Hall addressed the parking concerns and stated the development has onsite parking as well as street parking on Box Elder and there would be no reason why a person would park across the street or in front of Mr. Barney's residence if they can park at the building. The residential parking for this development is not really in proximity to Mr. Barney's property and residents of the Center would not park further away than they would need to.

Mr. McNulty addressed the lighting concerns and stated the street lights will be shielded and directed downward, and any proposed lighting would have to be approved by the City before it is installed. Mr. McNulty addressed the concerns about the outdoor gathering space adjacent to Mr. Barney's residence and stated it is considered a gathering place for people to visit, not a place to have a BBQ or have a party and will not produce a lot of smoke. Mr. McNulty addressed the height allowance and stated the M CCD zone does have single-family homes in it but they are legal-nonconforming because of the new zoning in place. Mr. McNulty concluded by stating the City will have their new City Hall, Fire station and potential library in this area, and this area is in a transition period, over time the single-family residential will go away.

Mr. Hacker added that he has reviewed the proposed development and that it will benefit and serve the community for a very long time.

Mr. Hacker made a motion to grant a Certificate of Appropriateness for the proposed Mixed-Use Development on the property addressed 4906 South, 4916 South, 4926 South, 4936 South, and 4958 South Box Elder Street subject to the following conditions:

1. The applicant shall dedicate property for right-of-way improvements along Box Elder Street including sidewalks and on-street parking. Improvements shall be installed to meet the specifications and requirements of the Land Use Ordinance and the M CCD Design Guidelines as detailed in the Staff Report.
2. The project shall meet all requirements of the M CCD zone for utilities and drainage and shall demonstrate that all requirements for on-site treatment of storm water are met.
3. The applicants shall consolidate the parcels making the subject property into a single development parcel by plat or deed prior to the issuance of building permits.
4. The project shall meet all applicable fire and building codes, providing building fire sprinkler systems and alarm systems.
5. The applicant shall maintain required fire and emergency access including to the gated parking area. The project shall provide adequate numbers of fire hydrants and assure proper fire flows.
6. The applicants shall work with the Community Development Division and the Murray Power Department representatives to provide street lighting meeting the requirements of

the MCCD zone and Design Guidelines, and addressing the relocation of existing power lines on Box Elder Street.

7. The project shall comply with standards for sustainability outlined in Section 17.170.090 of the Murray Land Use Ordinance.
8. The landscaping plan shall comply with all requirements of Section 17.170.060 of the MCCD zone for water conservation, percentage of indigenous ground covers and native trees, and shall include the use of bio-swales in landscaping adjacent to parking areas.
9. Rooftop equipment must be screened or placed adjacent to parapet walls to allow for appropriate screening.
10. The applicants will apply for sign permits separately and meet all requirements of the Land Use Ordinance.
11. The project shall comply with all Sewer and Water Division requirements.
12. The project shall be constructed as per the approved Site Plan and Architectural Elevations, including materials and colors as approved by the Planning Commission.

Seconded by Mr. Woodbury.

Call vote recorded by Mr. McIlrath.

  A Ned Hacker  
  A Scot Woodbury  
  A Sue Wilson  
  A Maren Patterson  
  A Phil Markham  
  A Lisa Milkavich

Motion passed 6-0.

LAND USE ORDINANCE – Discussion on future updates (Section 17.173, Business Park District, and Section 17.174, Professional Office District)

Mr. McNulty stated two weeks ago we met on this item and had an in-depth discussion reviewing the permitted uses, and conditional uses within the, proposed Business Park and Professional Office Zones. Mr. McNulty stated the proposed changes were based on the minutes, and recommendation made to Staff by the Planning Commission on February 1, 2018.

Mr. McNulty reviewed changes in the Business Park Zone and stated a cross-fit use and yoga studio were added as a permitted use. Uses 3415 and 3416, small arms ammunition was listed as a conditional use. A State Liquor store agency has been added as a conditional use and would allow a future development to happen along a major frontage street, on I-15 for example.

Mr. McNulty reviewed the changes in the Professional Office Zone and stated a cross-fit use and yoga studio were added as a permitted use. The addition of a hotel with a minimum of three stories as a permitted use. Land use 7230 will allow the addition of a Public Plaza as a

conditional use.

Mr. McNulty concluded by stating these changes were reviewed at a staff level, as well as a supervisory level. The City has noticed this item as a Public Hearing and will be at the Planning Commission meeting March 1, 2018. If it moves forward it will be added to a Committee of a Whole Meeting on March 6, 2018 and then a City Council meeting on April 3, 2018.

Mr. McNulty encouraged the Planning Commission Members to contact him if there are any questions, comments or concerns.

#### OTHER BUSINESS

Ms. Milkavich stated she wanted to acknowledge Briant Farnsworth and Susan Nixon from Staff in attendance tonight.

Mr. McNulty stated that the City has been invited to attend the Wasatch Choices 2050 Workshop for the Northeast region of Salt Lake County on Wednesday February 21, 2018 from 4:00 p.m. to 6:00 p.m. at the Holladay City Hall. Planning Commissioners are invited to attend.

The meeting was adjourned at 8:31 p.m.

  
\_\_\_\_\_  
Jared Hall, Supervisor  
Community and Economic Development