

Minutes of the Planning Commission meeting held on Thursday, March 1, 2018, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Travis Nay, Chair  
Lisa Milkavich, Vice Chair  
Maren Patterson  
Phil Markham  
Sue Wilson  
Ned Hacker  
Jared Hall, Community & Economic Development Supervisor  
Jim McNulty, Development Services Manager  
Briant Farnsworth, Deputy City Attorney  
Tim Tingey, Director and Administrator of Development Services  
Citizens

Excused: Scot Woodbury

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.

Travis Nay opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

#### APPROVAL OF MINUTES

Ms. Wilson made a motion to approve the minutes from the February 15, 2018 Planning Commission meeting. Seconded by Mr. Markham.

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

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

Mr. Markham made a motion to approve the Findings of Fact for Wasatch Affordable Ventures, Mixed-Use Commercial and Senior Apartments, Goldenwest Painting, Steven & Rosanne Schaefermeyer, and Chris Waters. Ms. Milkavich seconded the motion.

#### CHAPEL INK– 5948 South 300 West - Project #18-13

Karl Baird and Colby Ruber were present to represent this request. Jared Hall reviewed the location and request for a Conditional Use Permit to allow a Tattoo Shop for the property addressed 5948 South 300 West located in the C-D zone. The proposed tattoo shop will occupy about 275 square feet within the existing motorcycle shop at this address. The business will take customers by appointment only, so there is not a concern about the hours of operation. There are not any nearby residents that will be adversely affected by this business. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of the Conditional Use permit subject to conditions.

Karl Baird, 5948 South 300 West, stated he has worked with City Staff and understands the process and has reviewed the conditions and will be able to comply.

Ms. Milkavich asked if the dumpster on the site will be screened in the future. Mr. Baird stated the dumpster is normally stored inside, but on occasion they will pull it outside to use it and don't always put it back inside. Mr. Baird stated now that they are aware of the dumpster requirements the dumpster will be stored inside nightly.

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

Ms. Milkavich made a motion to approve a Conditional Use Permit allowing a Tattoo Shop on the property located at 5948 South 300 West, subject to the following conditions:

1. The applicant shall provide two separate sex restrooms meeting the requirements of the Murray City Building Official and obtain appropriate building permits for any work needed.
2. The applicant shall comply with all applicable requirements of the IFC 2015 Code for new construction.
3. The applicant shall ensure that all required state and county health permits are in place, and that all health department requirements are met with respect to the establishment itself and the professionals operating there.
4. The applicant shall work with Community Development staff to develop and implement a landscaping plan meeting the requirements of Section 17.68 of the Land Use Ordinance.
5. The applicant shall comply with Section 17.76 of the Murray Land Use Ordinance for the screening and location of trash enclosures.
6. The applicant shall obtain a Murray City business license for the Tattoo Shop.
7. The applicant shall obtain appropriate sign permits as required for any additional signage related to the new Tattoo Shop.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Hall.

   A Lisa Milkavich  
   A Sue Wilson  
   A Maren Patterson  
   A Phil Markham  
   A Ned Hacker  
   A Travis Nay

Motion passed 6-0.

RED ROCK WINCHESTER OFFICE – 746 East Winchester Street & 6521 South 700 East,  
Condominium Subdivision – 12 Office Units - Project #18-16

Michael Baker was present to represent this request. Jared reviewed the location and request for preliminary and final subdivision approval for the proposed Red Rock Winchester

Office Condominium Subdivision project. The property is addressed 746 West Winchester Street and 6521 South 700 East in the G-O Zone. The building is commonly known as the Uni-shippers Building. The proposed project would create 12 office condominium units and common areas for those units. The parking is largely located towards 700 East and Winchester, with a 3-story office building to the rear. All 3 levels of the building will provide several types of condominium offices available for ownership. The subdivision will not create any new offices, instead it will separate the leased offices from the owned offices.

Based on the information presented in this report, application materials submitted and the site review, staff recommends that the Planning Commission forward preliminary and final subdivision plat approval to the Mayor, for the proposed Red Rock Winchester Office condominium subdivision project at the property addressed 746 East Winchester Street & 6521 South 700 East.

Michael Baker, 5332 West Rochdale Lane, Herriman, stated he has reviewed the conditions and will be able to comply.

Mr. Markham stated he believes this is a quality development and is excited to see the vibrancy this will add to Murray City.

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

Ms. Patterson made a motion to forward preliminary and final subdivision plat approval to the Mayor, for the proposed Red Rock Winchester Office condominium subdivision project at the property addressed 746 East Winchester Street & 6521 South 700 East, subject to the following conditions:

1. Meet the requirements of the Murray City Engineer which includes the following:
  - (a) The project must comply with Murray City Subdivision and Condominium ordinance requirements;
  - (b) Standard public utility easements (PUE) need to be provided around the property or a blanket PUE on the common areas.
2. The final subdivision plat and associated documents (Condominium Declaration & the Covenants, Conditions, and Restrictions) shall be submitted for review and approval by the Murray City Engineering Division and Community & Economic Development Division prior to recording the final plat and documents with the Salt Lake County Recorder's office.
3. The project shall meet all applicable fire code standards.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

   A Maren Patterson

   A Phil Markham

   A Lisa Milkavich

   A Ned Hacker

   A Sue Wilson

   A Travis Nay

Motion passed 6-0.

CLAY ESTATES SUBDIVISION – 6348 & 6354 South Clay Park Drive, Lots 28 & 29 Lot Line Adjustment - Project #18-22

Craig Dietrich was the applicant present to represent this request. Jared Hall reviewed the location and request for a proposed lot line adjustment between Lots 28 and 29 of the Clay Estates Subdivision addressed 6348 and 6354 South Clay Park Drive located in the R-1-8 zone. The proposed adjustment is a slight alteration to an interior shared lot line in order to accommodate a shed on Lot 28 which currently sits over the property line. This lot line adjustment is due to a shed being accidentally built over the property line, and will allow the shed to completely remain on lot 28. Staff has verified that the lot line adjustment will not cause violations to any zoning ordinances. Because the adjustment does not result in a new lot, Utah State Code allows the adjustment, but requires the Planning Commission to review and approve because these lots are contained within a recorded subdivision plat. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of the requested Lot Line Adjustment subject to conditions.

Craig Dietrich, 6354 South Clay park Drive, stated he has reviewed the conditions and will be able to comply.

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

Mr. Hacker made a motion to approve the requested Lot Line Adjustment at the property addressed 6348 and 6354 South Clay Park Drive, subject to the following conditions:

1. The project shall meet all Murray City requirements for a Lot Line Adjustment.
2. Public Utility Easements shall be maintained, and adjusted with the lot line.
3. The property owners will be required to record separate deeds that reflect the approved changes.
4. All recorded deeds and/or documents shall be provided to City Staff to document the project file.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

  A Ned Hacker  
  A Phil Markham  
  A Maren Patterson  
  A Sue Wilson  
  A Lisa Milkavich  
  A Travis Nay

Motion passed 6-0.

BUSINESS PARK ZONE, LAND USE ORDINANCE, SECTION 17.173 – Project # 18-20 and PROFESSIONAL OFFICE ZONE, LAND USE ORDINANCE, SECTION 17.174 – Project 18-21

Mr. McNulty reviewed the Business Park Zone and the Professional Office Zone proposals that would allow the City to add text and development codes to our zoning ordinances for both start up zones. The proposed text for sections 17.173 and 17.174 were previously discussed with the Planning Commission in December of 2017, February 1, 2018 and February 15<sup>th</sup>, 2018. Suggestions from the Planning Commission were considered by Staff and added to the ordinances. Since that time, Staff has sent Public Notices that have not generated any public calls or comments to date. Based on the information presented in this report, and application materials submitted, Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to the text of the Murray City Land Use Ordinances, Section 17.173, Business Park Zone, Section 17.174, Professional Office Zone.

Mr. Nay asked if the landscaping coverage for both zones require the landscaping to have 50% coverage at the time of planting and 10% percent total coverage for the site. Mr. McNulty answered yes, that is correct.

Mr. Nay asked why the text limits the height to 300 feet for structures along the I-15 corridor. Mr. McNulty answered the City feels more comfortable putting height and density limits in the downtown because it's a start up zone, but we could come back and make changes when we re-write the land use ordinances in the near future.

The Public Hearing was opened for public comment.  
The Public Hearing was closed.

Mr. Markham made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to the text of the Murray City Land Use Ordinance, Section 17.173, Business Park Zone.

Seconded by Ms. Patterson.

Call vote recorded by Mr. Hall.

  A Phil Markham  
  A Maren Patterson  
  A Sue Wilson  
  A Lisa Milkavich  
  A Ned Hacker  
  A Travis Nay

Motion passed 6-0.

Ms. Patterson made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to the text of the Murray City Land Use Ordinance, Section 17.174, Professional Office Zone.

Seconded by Mr. Hacker.

Call vote recorded by Mr. Hall.

A   Maren Patterson

  A   Ned Hacker

  A   Phil Markham

  A   Sue Wilson

  A   Lisa Milkavich

  A   Travis Nay

Motion passed 6-0.

#### OTHER BUSINESS

Mr. McNulty mentioned that he believes there could be some changes to the Sign Code Ordinances due to some of the proposed House and Senate bills by the State Legislature right now. Some of the other bills that have been proposed are Small Cell Ordinance, Impact Fee refunds, training fee, changes proposed by the Home Builders Association.

Mr. McNulty added the next Planning Commission meeting is scheduled on March 15, 2018.

Mr. Markham asked that the intersection at 1300 West and Bullion Street stay on the radar of the Traffic Safety Committee so that changes can be made to improve the safety of the streets in this area.

Mr. Hacker asked if the Hamlet Property on the old fish food property will require any hazardous materials clean-up. Mr. McNulty answered that the phase 1 environmental did not indicate this site needs any clean-up. Mr. Hall clarified that the report findings were inconclusive. The findings will also be reviewed by the City's Environmental Attorney to make sure requirements are met.

Mr. Markham asked if anything has transpired with the Eagles Lodge. Mr. Tingey answered the City has about 4 additional properties they are trying to acquire. The City has had good negotiations with the Eagles and it seems likely we will purchase a portion of their property to build Hanauer Street.

The meeting was adjourned at 7:06 p.m.

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Jared Hall, Supervisor  
Community and Economic Development