

Minutes of the Planning Commission meeting held on Thursday, June 1, 2017, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Buck Swaney, Chair
Phil Markham, Vice Chair
Travis Nay
Maren Patterson
Sue Wilson
Lisa Milkavich
Jared Hall, Community & Economic Development Supervisor
Brad McIlrath, Assistant Planner
G. L. Critchfield, Deputy City Attorney
Citizens

Excused: Scot Woodbury

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 Division Office.

Buck Swaney opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

APPROVAL OF MINUTES

Mr. Nay made a motion to approve the minutes from the May 18, 2017 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

Ms. Wilson made a motion to approve the Findings of Fact for American Scrape. Mr. Markham seconded the motion.

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

PARRIS R V – 4360 South State Street - Project #17-63

Brett Parris was the applicant present to represent this request. Jared Hall reviewed the location and request to amend the existing Conditional Use Permit granted on August 4, 2016. This request would allow the expansion of the operation onto additional properties which have been acquired. The amended conditional use would apply to the properties at 4360 South State Street and 40, 62, 64 and 72 East Edison Avenue. As a condition of approval, the applicants should combine the parcels into a single, developed, commercial property located in the C-D zone. The modified plan for the amended Conditional Use Permit shows the accesses are the same as the previous application with the exception of an added access on the additional property. The existing perimeter landscaping is still in place and complies with the minimum area requirements. The building location is planned to be the same, but won't be under construction for six months to a year. The storm drainage system

and paving are underway currently. The improvements to Edison Street need to be finished as well as getting the remainder of the lots need have the paving and landscape finished. The property owners are still operating out of the existing building until the new building is completed. The trailers parked on Edison Street need to be moved off the street as they have created some access concerns. The trailers for sale on the lot need to be organized in such a way that they do not impede emergency access. The applicants will work with the Fire Department to complete the organization. Staff is recommending ten conditions of approval but the Planning Commission would like to add an eleventh condition that would require the improvements to be completed prior to the renewal of their Business License.

Based on the information presented in this report, application materials submitted and the site review, staff recommends approval for a Conditional Use Permit allowing an RV Sales operation on the properties located at 4360 South State Street, 40, 62, 64 and 72 East Edison Avenue subject to conditions.

Mr. Swaney asked if any public comment was received on this item prior to the meeting tonight. Mr. Hall stated staff has not received any public comment.

Brett Parris, 4360 South State Street, stated he has reviewed the conditions and will be able to comply.

Mr. Nay expressed concern that Parris RV has been before the Planning Commission several times to amend the CUP's and have not completed the site improvements on the previous CUP's. Mr. Nay stated in order to approve this amendment, an eleventh condition should be added that imposes an automatic non-renewal of the Murray City Business License until the Community Development Division is satisfied that the previous conditions have been met. It would be in relation to the perimeter landscaping, buffer landscaping, and drainage plan completed.

Mr. Parris stated they have completed every condition for each CUP. He stated as they acquire a new piece of property it adds the general improvements again. The properties are run down and it has taken up to five months to get the demo permits from the city to start the improvements.

Mr. Nay stated the State Street and Edison frontages have been used for parking even before the CUP's were granted. Mr. Parris stated he plans to finish the corner paving with the completion of the new building, but has held off because he will have to tear out the corner paving again to build the new building and that he is trying to avoid doing it twice.

Mr. Swaney stated the Commission is supportive of Mr. Parris trying to move forward with his projects, but each time he submits a new application, he changes the site plan and the approval that was given. This requires Mr. Parris to work with the city on the needed improvements and be held to the same standards that every other applicant is held to. Mr. Parris stated he understands the need to complete the conditions of approval and tries to hire the best contractors in the industry to make the process as smooth as possible. The south side will not acquire any additional properties and will not have any more changes to the site plan on that side.

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

Mr. Nay made a motion to approve the amended Conditional Use Permit allowing an RV Sales operation on the properties located at 4360 South State Street, 40, 62, 64 & 72 East Edison Avenue subject to the following conditions:

1. The project shall meet all applicable building and fire code requirements.
2. The project shall meet City drainage requirements, including on-site detention or retention as approved by the Murray City Engineer.
3. The applicant shall design and install curb, gutter and sidewalk improvements on the frontage of Edison Avenue adjacent to the subject property in compliance with City standards and as approved by the Murray City Engineer.
4. The applicant shall relocate utility poles that conflict with installation of required street improvements.
5. The applicant shall develop a site Storm Water Pollution Prevention Plan (SWPPP) and obtain a City Land Disturbance Permit prior to beginning any site demolition or construction work.
6. The applicant shall provide parking stalls, striped and identified for customer and employee parking, including one standard and one van accessible ADA compliant parking stalls in compliance with Section 17.72.
7. The applicant shall provide landscaping plans, including planting and irrigation details for the project.
8. The trash container shall be screened as required by Section 17.76.170.
9. The project shall comply with all Murray Sewer and Water Department requirements.
10. The applicants shall combine the properties included in this project into a single, developed commercial lot, either through the process of lot combination or the recording of a single-lot subdivision if necessary.
11. There is an automatic non-renewal of the Murray City Business license for Parris R V until the Community Division is satisfied that the previous conditions of approval have been satisfied.

Seconded by Ms. Patterson.

Call vote recorded by Mr. McIlrath.

 A Lisa Milkavich
 A Sue Wilson
 A Phil Markham
 A Buck Swaney
 A Travis Nay
 A Maren Patterson

Motion passed 6-0.

CURTIS VLAM / ONE STOP AUTO – 257 West 4800 South - Project #17-66

Curtis Vlam was the applicant present to represent this request. Jared Hall reviewed the location and request for a Conditional Use Permit to allow Auto Sales (LU #5510) for the property addressed 257 West 4800 South, located within the M-G zone. The conditional use permit will allow an additional car dealership on the lot with One Stop Auto. There are not serious changes proposed to the property currently, but the interior of the building will change slightly with the addition of a restroom and a new wall which will require a building permit. The parking on the property supports the use, the accesses will not change. The frontage improvements are already in place. Staff will work with the applicant to develop a landscaping plan that will bring the property up to current standards. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval for a Conditional Use Permit to allow Auto Sales (LU #5510) for the property addressed 257 West 4800 South subject to conditions.

Curtis Vlam, 2897 East Water Vista Way, stated he has reviewed the conditions and will be able to comply.

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

Ms. Wilson made a motion to grant Conditional Use Permit approval to allow Auto Sales (LU #5510) for the property addressed 257 West 4800 South subject to the following conditions:

1. The applicant shall obtain appropriate permits for the installation of the restroom and the separating wall.
2. The project shall meet all applicable building and fire code standards.
3. The project shall meet all Water and Sewer Department requirements.
4. The applicant shall provide a minimum of 6 on-site parking stalls for customers and employees, including one van accessible, ADA compliant parking stall meeting the requirements of Section 17.72.
5. The applicant shall work with Community Development staff to provide a plan to upgrade the landscaping on the frontage of 4800 South to meet the requirements of Section 17.68.

Seconded by Mr. Nay

Call vote recorded by Mr. McIlrath.

 A Sue Wilson
 A Travis Nay
 A Lisa Milkavich
 A Maren Patterson
 A Phil Markham
 A Buck Swaney

Motion passed 6-0.

KATIE JOHNSON – 865 West Clover Meadow Circle - Project #17-67

Nathan McAllister was present to represent the applicant for this request. Brad McIlrath reviewed the location and request for a Conditional Use for an Accessory Dwelling Unit for the property addressed 865 West Clover Meadow Circle, located in a single-family subdivision. The property includes a large driveway that would accommodate the additional two spaces required for the ADU with sufficient off street parking provided for the property. The accessory unit would have exterior access from a door and stairway located at the south end of the residence. The applicant will convert a portion of the basement into an accessory dwelling unit by building a wall to create a separate ADU. The ADU would be approximately 860 square feet and would include one bedroom, one bathroom, a family room area and a kitchen. The proposed ADU would be 33% of the square footage of the primary residence. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval for a Conditional Use for an Accessory Dwelling Unit for the property addressed 865 West Clover Meadow Circle subject to conditions.

Nathan McAllister, 4700 South 1940 West, stated he has reviewed the conditions and will be able to comply. Mr. McAllister requested a copy of the report. Mr. Hall delivered a copy of the report to Mr. McAllister during the meeting.

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

Ms. Patterson made a motion to grant Conditional Use Permit approval for an Accessory Dwelling Unit for the property addressed 865 West Clover Meadow Circle subject to the following conditions:

1. The project shall meet all applicable building and fire code standards.
2. The applicant shall obtain building permits for all work conducted.
3. Access to heating and thermostat along with access to the electrical subpanel shall be provided for both units.
4. Smoke detectors shall be installed that are hardwired and interconnected such that they sound through the entire house.
5. The accessory dwelling shall comply with all development standards outlined in Chapter 17.78 of the Murray Municipal Code for ADUs.
6. The property owner shall record the Accessory Dwelling Unit – Owner Occupancy Affidavit with the Salt Lake County Recorder's office and provide a copy to the Murray City Community Development office.
7. The applicant/property owner shall obtain a Murray City Business License prior to renting the accessory dwelling unit.

Seconded by Mr. Markham.

Call vote recorded by Mr. McIlrath.

A Sue Wilson
 A Travis Nay
 A Lisa Milkavich
 A Maren Patterson
 A Phil Markham
 A Buck Swaney

Motion passed 6-0.

BRIAN & ANNE JENSON – 4692 South Rainbow Drive - Project #17-69

Brian Jenson was the applicant present to represent this request. Brad McIlrath reviewed the location and request for a Conditional Use Permit for an Accessory Dwelling Unit for the property addressed 4692 South Rainbow Drive, within the R-1-8 zoning district. The property includes a large driveway that will also be extended to the detached garage in the rear yard. The existing and proposed driveway size is large enough to accommodate the additional two spaces required for the ADU while maintaining sufficient off street parking for the primary residence as well. The applicants propose to finish their basement area and create an accessory dwelling unit (ADU) in a portion of their basement with the remaining area of the basement used for the primary residence. An existing window well will be converted to an independent entrance. The ADU would include two bedrooms, one bathroom, a shared living room and kitchen space, and a laundry room. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval for a Conditional Use Permit for an Accessory Dwelling Unit for the property addressed 4692 South Rainbow Drive subject to conditions.

Mr. Swaney asked if any public comment was received on this application. Mr. McIlrath indicated that one email was received from a neighbor with concerns about parking and opposition for ADU's in general. Mr. McIlrath responded to the email explaining that ADU's are allowed with Conditional Use approval and any concerns could also be given to the Planning Commission tonight.

Ms. Wilson asked if a condition of approval needs to be added to require the extension of the cement driveway. Mr. McIlrath stated that the driveway extension is not required because the driveway is wide and deep enough to accommodate parking without the extension.

Brian Jenson, 4692 South Rainbow Drive, stated he has reviewed the conditions and will be able to comply. The proposed drive way plan submitted was the plan left from the previous owner who intended to extend the driveway, and they would like to extend the driveway but it would be in the future. He stated that six cars can fit in the driveway now.

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

Mr. Nay complimented the applicant for submitting their application before operating an ADU. Mr. Markham commented that the neighborhood is well taken care of and the will support the vitality of the neighborhood.

Ms. Milkavich made a motion to grant Conditional Use Permit approval for an Accessory Dwelling Unit for the property addressed 4692 South Rainbow Drive subject to the following conditions:

1. The project shall meet all applicable building and fire code standards.
2. The applicants shall obtain building permits for all work conducted.
3. Access to heating and thermostat shall be provided for both units.
4. Smoke detectors shall be installed that are hardwired and interconnected such that they sound through the entire house.
5. The accessory dwelling shall comply with all development standards outlined in Chapter 17.78 of the Murray Municipal Code for ADUs.
6. The property owner shall record the Accessory Dwelling Unit – Owner Occupancy Affidavit with the Salt Lake County Recorder's office and provide a copy to the Murray City Community Development office.
7. The applicants/property owners shall obtain a Murray City Business License prior to renting the accessory dwelling unit.

Seconded by Mr. Markham.

Call vote recorded by Mr. McIlrath.

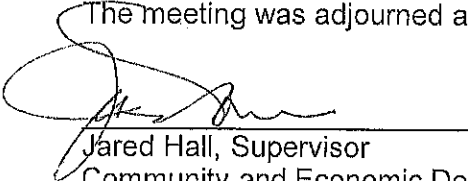
 A Lisa Milkavich
 A Phil Markham
 A Maren Patterson
 A Sue Wilson
 A Travis Nay
 A Buck Swaney

Motion passed 6-0.

OTHER BUSINESS

No other business.

The meeting was adjourned at 7:00 p.m.



Jared Hall, Supervisor
Community and Economic Development