

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

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

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. Audio and video recordings are 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 November 15, 2018 Planning Commission meeting. Seconded by Mr. Markham.

A voice vote was made, motion passed 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 Meraki Institute, Stellar Senior Living, Georgia Auto Sales, Hillcrest Junior High School Seminary Building, H& H Fireproofing, Mario's Auto Sales, Woodstock Village HOA and Jones and Nichols Accessory Dwelling Unit. Mr. Hacker seconded the motion.

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

#### RIVER PARK COMMONS – 4878 South Murray Blvd - Project #18-150

Shawn Poor was present to represent this request. Jared Hall stated that the City Council approved a change of zoning at a public hearing on May 15, 2018 from C-D (Commercial Development) to R-M-15, (Multi-Family Residential). Mr. Hall stated that although an application for a condominium subdivision on this property had recently been approved, the applicant has since decided to submit a new application proposing the same townhome style units, but as a rental product rather than owner occupied. Mr. Hall reviewed the location and request for Conditional Use Permit approval for the proposed River Park Commons, a 40-unit, rental townhome development to be located on the property addressed 4878 South Murray Boulevard. The site plan shows a single entrance with a looped style private road. The units all face toward an interior walkway within the development. The previously approved

subdivision project provided 2.5 parking spaces per unit, with 2 spaces per unit located in the garages and .5 spaces per unit contained in guest parking areas. When the applicant came back with the newly proposed plan, Staff determined that the development needed additional parking. Brighton Homes has been able to increase parking by 10 stalls. The project will be parked at a ratio of 2.75 spaces per unit. The applicant's property management firm will require the registering of vehicles for tenants, with no more than two registered vehicles allowed per unit. The additional parking stalls will not impact landscaping. The interior road is only 26 feet wide and will require signage that designates the street as no parking. The interior road allows for good emergency vehicle access. The amenities for the project still include a playground, and trail connection. The trail will be built and installed to City standards. There are four different types of fencing that will be installed, a 4' split rail and vinyl coated chain link to provide security on the river side, a 4' vinyl split rail fence without chain link along Murray Boulevard, a 6' foot vinyl privacy fence along the south property line, and picket fence located in front and on the side of each unit. An additional change that resulted from the new application is that some of the exterior building materials have been modified. In the six-unit building, for example, the unit which was previously all brick veneer will now be stucco with partial brick veneer. Stucco has also replaced hardy board on the rear elevations, with the exception of the end units. Two added conditions of approval resulting from the change will be that the use of basement space will be for storage only, as indicated by the applicant / Brighton Homes. Based on the analysis of the submitted materials and Land Use Ordinance standards, Staff has determined that the proposed River Park Commons, a 40-unit, rental townhome development is consistent with requirements of the R-M-15 zone and recommends that the Planning Commission approve a Conditional Use Permit subject to the conditions as outlined in the Staff Report.

Ms. Patterson stated the newly added parking stalls seem to be in the landscaped area and asked if they still meet landscaping requirements. Mr. Hall stated that some landscaping was reduced but they did not lose any of the required amenity landscaping and that the project still exceeds the percentage of landscaping requirements.

Shawn Poor, 215 North Redwood Road, N.S.L.C., stated he has read the conditions and will be able to comply. Mr. Poor added that the proposed change from homes for sale, to homes for rent, is because over the last 6-9 months there has been a slowing of home sales and a rise in construction costs. Brighton Homes does not plan on finishing the basements, but they do want to put sub roughs in to leave the possibility of finishing and helps with selling in the future.

The meeting was opened for public comment.

Jerry Budd, 526 W Lochlevan Lane, asked if the semi-trucks and trailers will not be allowed to park in front of the Brighton Homes development on Murray Blvd. in the future. Mr. Markham stated that he believed that the no parking designation extends to Murray Blvd. as well. Mr. Woodbury stated that they won't be allowed to park in front of this development, but they can't stop them from parking elsewhere if that happens.

The public comment portion for this agenda item was closed.

Mr. Markham stated that the only benefit he can see from this change is that there will not be any parking allowed in front of this development on Murray Blvd., but he does not support the idea of it changing to a rental property. Mr. Markham added that he believes there is already an over saturation of rental units and is not sure he agrees with approving these for rental

since things aren't going as well for the company as they anticipated. Ms. Wilson agreed with Mr. Markham and stated she is disappointed with the new proposal. Ms. Patterson stated that owner-occupied townhomes are needed by Murray City. Mr. Woodbury stated that people want to live and own a home in Murray and this would help to fulfill the lower income housing need.

Mr. Woodbury made a motion to approve a Conditional Use Permit allowing the River Park Commons, multi-family townhome apartment development on the property addressed 4878 South Murray Boulevard subject to the following conditions:

1. The applicant shall comply with all conditions of the City Engineer, including the following:
  - a. The project shall meet City storm drain requirements and implement Low Impact Development (LID) practices where applicable.
  - b. Maintenance and repairs of all on-site storm drain system, detention basin and hydrodynamic separator is the responsibility of the property owner. A City Storm Water Inspection and Maintenance Agreement will be required.
  - c. The project shall meet City utility requirements and provide PUE's.
  - d. The applicant shall provide a site soils study and meet recommendations.
  - e. The applicant shall obtain all required County and State Permits related to the Jordan River meander corridor and storm water discharge to Little Cottonwood Creek.
  - f. The applicant shall provide a Salt Lake County maintenance easement along Little Cottonwood Creek and the Jordan River.
  - g. The project shall maintain a 75-foot setback from the Jordan River floodway for homes adjacent to or backing the River. The setback line shall be shown on the plat. The project shall maintain a 20' setback from the top bank of Little Cottonwood Creek.
  - h. The applicant shall provide Base Flood Elevations and/or Active Foundation Drain systems for units as recommended by the City Engineer.
  - i. The applicant shall install the paved trail along Little Cottonwood Creek from Murray Boulevard to the Jordan River Parkway Trail.
  - j. The applicant shall install sidewalk along Murray Boulevard frontage to the specifications of the City Engineer.
  - k. The applicant shall develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site work.
  - l. The applicant shall obtain a City Floodplain Development Permit and meet floodplain requirements.
  - m. The applicant shall obtain a City Excavation Permit for work in the City right-of-way.

- n. The applicant shall provide a bond for the public improvements along Murray Boulevard and the public trail along Little Cottonwood Creek.
2. The applicant shall provide complete plans, calculations and soils reports for building permit submittals.
3. The applicant shall provide adequate hydrants on site and all construction must comply with the 2015 International Fire Code.
4. The applicant shall assure that the project meets all specifications of the Water & Sewer Division.
5. The applicants shall meet with the Murray Power Department to design the power system providing appropriate space for lines, transformers and junctions.
6. The applicant shall work with Murray City Public Works, Murray Power, and Community Development staff to prepare a plan to provide and place appropriate street lights within the project area and on Murray Boulevard.
7. The applicant shall provide a formal landscaping plan prepared by a licensed Utah Landscape Architect to meet the requirements of Chapter 17.68 of the Murray City Land Use Ordinance. The landscape plan shall include the preservation of existing trees as identified by the tree inventory that was conducted.
8. The applicant shall work with Murray City Engineering to install the Little Cottonwood Creek Trail within the required 20' setback and easement, and all amenities associated with it as a part of the improvements required for this project.
9. The applicant shall provide a minimum of 30 striped and designated guest parking stalls for the project, and the 26' wide private access drive shall be posted and designated as no-parking at any time.
10. The frontage of the property along Murray Boulevard shall be designated as no-parking at any time.
11. The applicant's property management firm shall require the registering of vehicles for tenants occupying units, with no more than two registered vehicles allowed per unit.
12. The use of basement space shall be for storage only, as indicated by the applicant, Brighton Homes.

Seconded by Ms. Patterson

Call vote recorded by Mr. Hall.

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

Motion passed 4-2.

COMPASS PRESCHOOL AND CHILDCARE – 1220 East Vine Street - Project #18-163

Andrea Ramos was present to represent this request. Zac Smallwood reviewed the location and request for a Conditional Use Permit to allow a commercial preschool to be located at the property addressed 1220 East Vine Street. The property is located within the C-N (Commercial Neighborhood) zone. Mr. Smallwood stated that the property is currently occupied by the La Europa Girls School and they will soon vacate the property allowing the childcare facility to operate at this location. Mr. Smallwood stated that upon his site visit to one of the applicant's other childcare facilities, it seemed to be well managed. The site plan shows sufficient parking. Engineering noted that part of the right-of way of this property has been purchased by Murray City to widen Vine Street, and during that process Murray City has required that specific landscaping will need to be installed by the property owner but not until after construction has been finished. Mr. Smallwood stated that the applicant recently submitted a revised indoor site plan, but the application still complies with all codes of the C-N zone. Based on the analysis of the submitted materials and Land Use Ordinance standards, Staff has determined that the proposed commercial daycare and preschool is consistent with requirements of the C-N zone and recommends that the Planning Commission approve a Conditional Use Permit subject to the conditions as outlined in the Staff Report.

Ms. Milkavich asked, since the indoor site plan was revised, are the parking calculations still sufficient. Mr. Smallwood stated that the parking is calculated by the number of children and staff members and since those have not changed it would not affect the parking ratios.

Andrea Ramos, 7713 South 1040 East, Midvale, stated she has read the conditions and will be able to comply. Ms. Ramos stated that the changes to the indoor site plan were determined by what the Utah Childcare Licensing program required.

Mr. Hacker stated a Commercial Child Care facility is required to have an outdoor play area with 40 feet of space to recreate in and asked if this facility provides enough space to comply with the requirement. Ms. Ramos answered that the Utah Childcare Licensing caps the outdoor play area requirement at 16,000 square feet regardless of the number of children, and the site actually has more than that.

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

Ms. Patterson made a motion to approve a Conditional Use Permit to allow the proposed commercial daycare and preschool at the property addressed 1220 East Vine Street subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall comply with all rules and requirements from the State of Utah, and that a building inspection will need to be included in the business license approval.
3. The applicant shall maintain a minimum four (4) foot high fence encompassing the rear of the property for outdoor activities.
4. The property owner shall work with Community Development Staff to develop a

landscaping plan that complies with Section 17.68 of the Murray City Land Use Ordinance.

5. The applicant is required to stripe two (2) ADA accessible stalls, one being van accessible for the subject property.
6. The west side, angled parking stalls shall be marked as employee only parking to prevent circulation conflicts.
7. The applicant will need a change of use form to be completed by the architect and submitted to the Building Department.
8. The applicant is required to submit stamped architectural plans with occupant load and exiting analysis to the Building Department.
9. The applicants shall obtain a Murray City Business License including a building inspection as part of the process and pay applicable fees prior to commencing operations at this location.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0.

PARRIS RV – 5545 South State Street - Project #18-167

Carston McCullough was present to represent this request. Zac Smallwood reviewed the location and request for a Conditional Use Permit to allow a Pole Sign with an Electronic Message Center (EMC) to be installed at the property addressed 5545 South State Street. The property is located within the C-D (Commercial Development) zone. Mr. Smallwood stated that the proposed EMC sign meets the standards required for outdoor signs and will be replacing a sign currently located on the property. Per the Conditions of approval, the property owner will be required to combine the five parcels that the RV business operates into one combined parcel. Calculations for the allowable area of signs are based on the street frontage of the property where the sign is located. The applicant needs to combine the parcels to meet the standards of the Land Use Ordinance based on the size of the proposed sign. Based on the analysis of the submitted materials and Land Use Ordinance standards, Staff has determined that the proposed electronic messaging center sign is consistent with requirements of the C-D zone and recommends that the Planning Commission approve a Conditional Use Permit subject to the conditions as outlined in the Staff Report.

Carston McCullough, 138 East 12300 South, Draper, stated he has read the conditions and will be able to comply.

Mr. Woodbury asked if there have been complaints about the EMC that Parris RV has on their other property. Mr. Hall replied that there have not been any complaints. Mr. Markham stated that he believes that Staff does a good job at regulating LED signage in the city and that condition number 6 is very thorough and it solves a lot of potential problems that could arise.

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

Ms. Patterson made a motion to approve a Conditional Use Permit to allow the proposed Electronic Messaging Center at the property addressed 5545 South State Street subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain a Building Permit prior to conducting any construction.
3. A lot consolidation must be reviewed and approved prior to sign permit issuance.
4. The proposed sign shall be setback a minimum of two feet (2') from the property line and shall not project into the public right-of-way.
5. The applicant shall maintain a minimum of six feet (6') of buffering from the water and service boxes located on the property.
6. Also, the applicant will be required to meet all requirements of the EMC standards set forth in Land Use Ordinance, Section 17.48.200 and stated below:
  - a) Electronic message centers are not allowed off premises. The EMC shall not display messages or advertising for any off-premise business.
  - b) All electronic message centers must have an automatic dimmer to reduce sign intensity after dark.
  - c) Lamp size may not exceed fifty-four (54) watts of incandescent lighting for daytime usage. An automatic dimmer must be installed to reduce nighttime wattage to thirty (30) watts. Light emitting diodes and magnetic discs may be used, if the light intensity is not greater than that produced by incandescent lighting.
  - d) An electronic message center may not flash or scintillate, except to change the displayed wording to different wording.
  - e) Any display on the electronic message center must remain lighted for at least two (2) seconds.
  - f) The electronic message center is located within five hundred feet (500') of a residential area and may not operate between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M. of the following day.
  - g) A minimum of five percent (5%) of the time the sign is in use the message shall be devoted to public service messages.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0.

HAMLET DEVELOPMENT – 380 West 4850 South (multiple properties with the same address) – Project # 18-165 & 18-166

Michael Brodsky was present to represent this request. Jared Hall reviewed the locations and requests for amendments to the Murray City Future Land Use Map and the Zoning Map for the subject property. The requested Future Land Use Map amendment is from a designation of Professional Office to Medium Density Residential. The requested Zoning Map Amendment is from a designation of M-U, Mixed Use to R-M-15, Multi-Family Residential. Mr. Hall explained that the applicants propose to amend the General Plan and Zoning Map in preparation to apply for a new residential development including townhomes, and small lot single-family detached homes on the property. The subject property is comprised of four parcels fronting onto Galleria Drive, adjacent to the I-15 freeway. In Murray City every property is designated in two ways; by the Future Land Use Map and by Zone. In 2007 the city changed the zoning designation for this area to M-U, Mixed Use in accordance with the Future Land Use Map designation at that time. The revised General Plan adopted in 2017, called for the creation of a new zoning designation for professional offices, and created a new future land use designation to support changes to that zone called Professional Office. During the process of deciding the Future Land Use Map designation for this area, the Professional Office designation was applied after careful consideration of the highest and best use for this property. Mr. Hall reviewed Staff findings and stated that re-designation of the Future Land Use Map as requested by the applicant would be detrimental to the goals and objectives of the General Plan for creating an employment center and implementing a Professional Office Zone. In addition, the proposed amendment of the Zoning Map from M-U to R-M-15 is not in harmony with goals and objectives of the General Plan, and Staff finds that it would be inappropriate to amend the recently adopted General Plan, as well as the Zoning Map in support of this application. Lastly, the down-zoning of the property will prevent the implementation of the Professional Office Zone, which would not allow the highest and best use of the property. Based on the information presented in this report, application materials submitted, and the site review, Staff recommends denial of the requested amendment to the General Plan Future Land Use Map re-designating the property located at 4850 South 380 West from Professional Office to Medium Density.

Mr. Woodbury stated that he understands the need to have a Professional Office Zone in this area and asked if there has been any interest in the P-O Zone across the City since the time this zone was added. Mr. Hall replied that the zone was too recently adopted to gauge interest in it. Mr. McNulty added that we would only be able to speculate about the growth at this time. Mr. Hall added that this is ~~part of~~ the reason for the recommendation of denial because we need to keep the zone as it is currently designated to give the zone a chance to be successful.

Michael Brodsky, 308 East 4500 South, stated he is in an unusual situation as he disagrees with the recommendation of Staff. Mr. Brodsky stated he is aware the M-U Zone which is currently in place on the property allows High Density Residential for this area and that it is feasible in his opinion. Mr. Brodsky questioned if the P-O Zone is really the best use for this location because it's buffered on one side by a steep embankment with ~~limited~~ ~~out any~~ visibility from the freeway ~~and there is no visibility here for a professional office~~. Mr. Brodsky presented an outline of his proposal to the Planning Commissioners that he believes supports his application for the change to the Future Land Use Map and Rezone. Mr. Brodsky added that the nearby Galleria property on 4800 South was recently designated as the M-U Zone and he understands that his proposal is not the highest and best use in terms of economic rewards to the city, but it is a very practical use. It is also the belief of Mr. Brodsky that it will be very difficult to find somebody who wants to build a Professional Office at this location. Mr. Brodsky apologized to Staff for his disagreement with their professional decision, but he respectfully submitted his idea as a much more appropriate use for this property.

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

Mr. McNulty ~~indicated~~ ~~announced~~ that the applicant submitted a handout of his proposed plan to the Planning Commissioners and ~~stated with~~ ~~in~~ any rezoning, we shouldn't take a proposed plan into consideration. Mr. McNulty added that the purpose of tonight's agenda is ~~it~~ to look at the possibility of rezoning based on the merits of the use of land and not as a plan that the applicant is proposing.

Mr. Brodsky stated he does not disagree with what Mr. McNulty has stated; however, he believes there is a process that can be employed to assure that the proposed plan is an approved plan prior to the City Council accepting other rezone requests. Mr. Brodsky stated they had just entered into a Memorandum of Understanding with the City for his project on 4800 South and 100 West which identified a specific intended use for the property and believed this process could be implemented if the proposed changes are approved. Mr. McNulty commented that the Memorandum of Understanding is used on a case by case basis and that the suggestion will be taken under advisement by the City Attorney. Mr. McNulty explained that the Professional Office Zone has been identified on our General Plan throughout the City, and that there will be other zones that are currently developing now under the ~~C-DG-O~~ Zone ~~and G-O zones~~ which will be re-designated as P-O in the future.

Mr. Markham stated that he chose not to look at the information presented by Mr. Brodsky because he believes we are only considering a rezoning at this time and that there is nothing in place now to hold Hamlet to develop what has been presented tonight. Mr. Markham added that the project that was submitted tonight has no bearing on the decisions that the Commissioners are going to make tonight. In the past, a similar project was submitted in an equivalent manner and it was well liked, and then the final product was not exactly the same as previously presented.

Ms. Patterson stated that she agrees with the Professional Office idea, but also recognizes the potential limitations the property has, such as limited freeway access and visibility. Ms. Patterson added that in this particular area the General Plan was very carefully sculpted, and she would like to give the zone a chance to be used as it was previously conceived.

Mr. Woodbury stated he also has concerns about the property being able to sustain a

Professional Office, and that the proposed plan by Hamlet Development looked like a quality design, but it is too soon to agree with the proposed changes tonight.

Ms. Milkavich stated she agrees with all of the comments made by the other Commissioners and stated she is concerned because the subject property is in the center of the P-O zone and if the zoning is changed, we are jeopardizing the surround integrity of the zone.

Mr. Hacker stated that he too agrees with all of the comments made by the other Commissioners and added Hamlet has done great work in Murray, but he also wanted to give the new P-O Zone a change to develop to its fullest potential.

Mr. Woodbury made a motion to forward a forward a recommendation of denial to the City Council for the requested amendment to the General Plan Future Land Use Map, re-designating the property located at 4850 South 380 West from Professional Office to Medium Density Residential. Seconded by Ms. Patterson.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0

Ms. Patterson made a motion to forward ~~a forward~~ a recommendation of denial to the City Council for the requested amendment to the Zoning Map ~~Amendment~~ designation of the property located at 4850 South 380 West, from M-U (Mixed Use) to R-M-15, Multi-Family Residential.

Seconded by Mr. Hacker.

Call vote recorded by Mr. Hall.

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

Motion passed 6-0

Mr. Woodbury wanted to address the possible misconception that sometimes people think that the Planning Commissioners automatically agree with whatever Staff recommends and stated that as a long time Planning Commissioner, he really takes pride in looking at every ~~issue~~ project individually.

Sheida Maguire was present to represent this request. Zac Smallwood reviewed the location and request for a Zone Map Amendment from R-1-10, Single-Family Low Density Residential to A-1, Agricultural, for the properties addressed 5901 and 5911 South 1300 East. Mr. Smallwood explained that the applicant owns a business that provides pond maintenance, Koi Fish, and ~~grows~~ aquatic plants. The proposed re-zone complies with the General Plan requirements. As a condition of approval, Staff would require the two separate properties from which this business would operate ~~to~~ be combined into one property by way of a Lot Line Adjustment to meet the one-acre minimum requirements of the A-1 Zone. Based on the information presented in this report, application materials submitted, and the site review, Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested Zone Map Amendment.

Mr. Woodbury asked if this type of business requires a Major Home Occupation Business License. Mr. Smallwood replied that in the Agricultural Zone it does not.

Sheida Maguire, 4068 South 1500 East, stated she has reviewed the conditions and will be able to comply. Ms. Maguire stated that she had an existing business in Millcreek and the landlord sold the property that she operated from. Ms. Maguire state that her plan is to purchase the property and operate from it as long as the zone change is approved. The property has a home on it that would become the primary residence for the applicant and that the existing barn and other structures would be kept intact as long as they are safe. Moveable greenhouses would be used in compliance with City standards on the property as well. Ms. Maguire stated that if she is able to obtain the property that she would like to open her greenhouses to Cottonwood High School, so they could use them as an educational aid.

The meeting was opened for public comment.

Eu Ma, owns the property next door and stated that she is concerned that farm animals will be allowed if the zone is changed to Agricultural ~~Zoning~~ because of potential smell. Ms. Ma is in support of the greenhouses.

Denise Winslow, 615 East 5640 South, stated she has a pond and owns Koi fish. Ms. Winslow is in support of Utah Water Gardens and stated they operate a reputable business and believes it would benefit the community.

Ebony Berrest, 4117 South Clubhouse Drive, stated she is an employee of Utah Water Gardens and is in support of the proposed zone change.

The public comment portion was closed.

Mr. Markham stated that if the zone is changed to Agricultural, that animals could be housed here. Mr. Markham added that it is nice to have an item like this to close out the year because it is so original.

Mr. Woodbury stated that the project is very nice, he thanked the speakers for their input and expressed that he is glad to be a part of a Ccity that has a vision for the future, but that also allows for creative projects like this.

Ms. Wilson made a motion to forward a recommendation of approval to the City Council for the requested Zone Map Amendment for the property located at 5901 and 5911 South 1300 East from R-1-10, Single-Family Low Density Residential to A-1, Agricultural subject to the

following condition:

1. The property owner shall combine the two lots into one larger lot that conforms with the requirements of the A-1, Agricultural zone.

Seconded by Mr. Markham.

Call vote recorded by Mr. Hall.

  A   Sue Wilson  
  A   Phil Markham  
  A   Maren Patterson  
  A   Scot Woodbury  
  A   Ned Hacker  
  A   Travis Nay

Motion passed 6-0

#### OTHER BUSINESS

Mr. McNulty stated that the Planning Commission meeting on December 20, 2018 is has been canceled and the next Planning Commission Meeting is scheduled for January 3, 2019.

Mr. McNulty thanked the Commissioners and Staff for their service and wished all a Happy New Year.

The meeting was adjourned at 7:40 p.m.

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Jared Hall, Supervisor  
Community and Economic Development