

The Planning Commission met on Thursday, May 7, 2020, at 6:30 p.m. for a meeting held electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Gary Herbert on March 18, 2020.

Present: Phil Markham, Chair  
Scot Woodbury, Vice Chair  
Travis Nay  
Maren Patterson  
Sue Wilson  
Ned Hacker  
Lisa Milkavich  
Jared Hall, Planning Division Manager  
Susan Nixon, Associate Planner  
Briant Farnsworth, Deputy City Attorney

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 Department Office.

Phil Markham opened the meeting and welcomed those present.

#### APPROVAL OF MINUTES

Scot Woodbury made a motion to approve the minutes from the April 16, 202 Planning Commission meeting. Seconded by Ned Hacker. A voice vote was made, motion passed 7-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

Sue Wilson made a motion to approve the Findings of Fact for a Conditional Use Permit for Eric and Dan Bishop with Bonnyview Partners for a mixed-use building with 285 multifamily units and 13,503 feet of commercial space. Seconded by Lisa Milkavich. A voice vote was made, motion passed 7-0.

#### LOIS LANE SUBDIVISION – 530 East 5300 South - Project #19-055

Bill West was online to represent this request. Susan Nixon reviewed the location and request for a flag lot subdivision at 530 East 5300 South. The property is approximately 2/3 of an acre and is located in the R-1-8 Zone. Flag lot subdivision regulations require that the rear lot has an area that is 125% of the requirement of the zone in which the subdivision is located. For single family lots in the R-1-8 zone, that basic requirement is 8,000 square feet for the front lot, making the required minimum lot size for the flag lot 10,000 square feet. There is a 28 foot-wide right of way that goes from the front lot to the flag lot. This access will be shared by both lots. The proposal is to split the property in half which would make the front lot 14,277 sq. ft. and the flag

lot 14,477 sq. ft. Ms. Nixon noted that Salt Lake County Flood Control requested they have a signature block on the plat, which has been added.

Ms. Nixon stated there are existing structures on the property that will need to be removed prior to recordation of the plat. Part of resolving the problem with the property ownerships and boundaries was that no one was sure who owned the property to the east and south of this proposed subdivision. It has been determined that the owner of that property is Salt Lake City. They acquired the property many years ago but have no intentions at this time to develop it. Salt Lake City has requested that the barn, that they do not own but is on their property, be removed. Staff did not make that as a requirement for this subdivision approval because it is not part of the subject property. Salt Lake City also asked if the developer would build a fence around the subdivision to prevent people from accessing Salt Lake City's property and limiting liability on Salt Lake City's part. That was also not made a requirement because it is not part of the subject property. Staff is recommending that the Planning Commission approve this flag lot subdivision subject to the conditions outlined in the Staff Report.

Bill West, 596 East 200 North, Lindon, Utah, said he has seen the information presented and is able to meet the conditions of approval.

Mr. Markham asked Mr. West his feelings about the requests from Salt Lake City regarding putting up a fence and taking down the barn. Mr. West replied they would probably take down the barn, but he was not too excited about putting up a fence. He added he has tried to get Salt Lake City to sell him that property.

Ms. Milkavich asked how the property owner would know where their lot line is without a fence delineating that. Mr. West replied they would stake the property to show the owners the actual lot lines.

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

A motion was made by Scot Woodbury to approve a Flag Lot Subdivision at 530 East 5300 South, subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer, including the following:
  - a. Meet City subdivision requirements.
  - b. Provide grading, drainage and utility plans.
  - c. Meet City drainage standards, avoid directing runoff to adjacent properties.
  - d. Meet City utility standards and provide standard Public Utility Easements on lots.
  - e. Replace any damaged curb, gutter, and sidewalk along the 5300 South frontage.
  - f. Remove any existing unused driveway curb cuts on 5300 South Street.
  - g. Restore utility cuts in 5300 South to new conditions. Mill and overlay of impacted lanes will be required.
  - h. Provide a site geotechnical study and implement recommendations.
  - i. Show the 20' wide Salt Lake County Flood Control signature block on the plat and obtain a County Flood Control Permit if required.
  - j. Provide a bond for the public improvements along 5300 South and the restoration of 5300 South asphalt surface cuts.

- k. Develop a site Storm Water Pollution Prevention Plan (SWPPP) and implement prior to beginning any site work.
  - l. Obtain a City Excavation Permit for work within City roadways.
2. No basements or crawl spaces will be allowed on the lots.
  3. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
  4. The Final Plat shall adhere to the requirements for Flag Lot Subdivisions contained in Section 17.76.140 of the Murray City Land Use Ordinance and as outlined in the Staff Report.
  5. The applicant shall provide and maintain a minimum 28' access width including 4' wide landscaped areas on both sides of a minimum 20' of hard surface (asphalt or concrete) for emergency access prior to any combustible construction on Lot 2.
  6. The applicant shall meet all applicable Building and Fire Codes.
  7. The applicant shall submit an updated Utility Plan that shows water and sewer connection designs and clean-outs. Maximum clean-out spacing is 100 feet.
  8. The existing accessory structures shall be removed from the property prior to issuance of any building permits.
  9. The applicant shall provide complete plans, structural calculations and soils reports stamped and signed by the appropriate design professionals at the time of submittal for building permits.
  10. The applicant shall meet all Murray City Power Department requirements.

Seconded by Travis Nay.

Call vote recorded by Ms. Nixon

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

Motion passed 7-0.

MEADOWS OF MURRAY – 533, 551, 565, 583, 593, 631 East Winchester Street and 6363 South 525 East – Project #20-009

Ryan Reynolds was online to represent this request. Jared Hall reviewed the location and request for Final Subdivision Approval for twin homes at 533, 551, 565, 583, 593 and 631 East Winchester Street and 6363 South 525 East. The Planning Commission approved the preliminary subdivision during the April 16, 2020 Planning Commission meeting. All of these properties will be combined and re-divided into 26 lots for twin homes. One change that was made is that the street had to be renamed Fashion Creek Cove instead of Fashion Island Cove. Everything else is still the same as it was during the preliminary. Staff recommends that the Planning Commission approve this final subdivision subject to the conditions outlined in the Staff Report.

Ryan Reynolds, 5230 South Wander Lane, SLC, said he has seen the conditions of approval and is able to meet those conditions.

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

A motion was made by Ned Hacker to grant Final Subdivision approval for the Meadows of Murray subdivision on the properties located at 533, 551, 565, 583, 593 and 631 East Winchester Street and 6363 South 525 East, subject to the following conditions:

1. The subdivision shall meet Murray City Engineering requirements including the following:
  - a. Meet City subdivision requirements.
  - b. Provide grading, drainage and utility plan and profile drawings.
  - c. Meet City drainage standards.
  - d. Meet City utility standards and provide standard PUE's on lots.
  - e. Replace any damaged curb and gutter and sidewalk along Winchester and 535 East project frontages. Remove existing unused driveway curb cuts on Winchester Street.
  - f. Provide a site geotechnical study and implement recommendations.
  - g. Abandon the existing irrigation system located along the south subdivision boundary.
  - h. Provide a security bond for public road and utility improvements.
  - i. Provide any required easements and vacate any unused easements within the proposed subdivision area.
  - j. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work.
  - k. Obtain a City Excavation Permit for work within City roadways.
2. The applicant shall provide perimeter project fencing in the form of 6' masonry walls on all project boundaries, and an 8' masonry wall along Winchester Street frontage.
3. The applicant shall install a new 8" water main from Winchester Street to 6360 South and extend sewer with a new manhole on 525 East.
4. The subdivision shall include the installation of street lighting in accordance with Murray City Power Department standards.
5. The subdivision improvements shall include the installation of street trees as required by Murray City Code.

6. All lots within the subdivision shall comply with the standards for twin-home lots as contained in the R-N-B Zone as outlined in Section 17.140.040 of the Murray City Land Use Ordinance.
7. The project shall follow International Fire Code (IFC) regulations for fire access and hydrant locations.
8. The applicant shall follow the requirements of section 16.16.140 regarding double fronted lots.
9. The applicant shall prepare a Final Subdivision Plat which complies with all requirement of Title 16, Murray City Subdivision Ordinance.

Seconded by Sue Wilson.

Call vote recorded by Mr. Hall.

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

Motion passed 7-0.

WOODWARD INDUSTRIAL PARK SUBDIVISION 2<sup>ND</sup> AMENDMENT – 4859, 4863, 4867, 4873  
South 190 West– Project #20-046

Brent Woodward was online to represent this request. Jared Hall reviewed the location and request for the second amendment to the Woodward Industrial Park Subdivision. This amendment involves Lots 7 through 10. These properties are located in the Mixed-Use Zone. The amendment will shift the property line between Lots 7 and 8, increasing the area of Lot 7. The intent is to allow for additional parking needed by the building on Lot 7. The area of Lot 9 will be divided between Lot 8 and Lot 10 to increase the buildable areas of those lots which will eliminate Lot 9. Staff recommends that the Planning Commission approve this subdivision amendment subject to the conditions outlined in the Staff Report.

Brent Woodward, 6790 Olivet Drive, said this will help them develop this property. He said he has seen the conditions of approval and is able to meet those conditions.

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

A motion was made by Scot Woodbury to approve the Woodward Industrial Park Subdivision 2<sup>nd</sup> Amendment Plat for properties addressed 4859, 4863, 4867, and 4873 South 190 West, subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
  - a. Meet City subdivision requirements. Update plat format to meet City standards.
  - b. Provide standard Public Utility Easements (PUEs) on all lots.
  - c. Show the regulatory FEMA Floodplain and the Base Flood Elevation (BFE) on the subdivision plat.
  - d. Show the 20' wide Salt Lake County Flood Control Easement along the south side of Lot 10.
  - e. Provide a Salt Lake County Flood Control signature block on the plat and obtain a County Flood Control Permit if required.
2. All development in the subdivision shall provide the minimum fifty-foot (50') building setback from the top of the bank of Little Cottonwood Creek as required in the Mixed-Use Zone.
3. The applicant shall meet all requirements of the Murray City Sewer Department. The plat shall include a Public Utility Easement for the existing 18-inch sewer trunk line that crosses Lot 10.
4. The applicant shall meet all requirements of the Murray City Power Department. The existing 15' power line easement must be included on the revised plat.
5. The project shall follow International Fire Code (IFC) regulations for fire access and for hydrant locations.
6. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
7. The applicant shall meet all applicable regulations of Section 17.146 of the Murray Land Use Ordinance.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Hall.

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

Motion passed 7-0.

OTHER BUSINESS

Sue Wilson made a motion to adjourn. Seconded by Maren Patterson.

A voice vote was made, motion passed 7-0.

The meeting was adjourned at 7:05 p.m.



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Jared Hall, Planning Division Manager