

The Planning Commission met on Thursday, August 6, 2020, at 6:30 p.m. for a meeting held electronically in accordance with HB 5002 an Amendment to the Open and Public Meeting's Act, allowing for electronic meetings to be held, without an anchor location, as long as the public has an opportunity to view the meeting and submit public comments. This meeting can be viewed online at [www.murraycitylive.com](http://www.murraycitylive.com). Public comments can be submitted via email at [planningcommision@murray.utah.gov](mailto:planningcommision@murray.utah.gov).

Present: Phil Markham, Chair  
Scot Woodbury, Vice Chair  
Travis Nay  
Sue Wilson  
Ned Hacker  
Lisa Milkavich  
Jared Hall, Planning Division Manager  
Zac Smallwood, Associate Planner  
Melinda Greenwood, Community and Economic Development Director  
Briant Farnsworth, Deputy City Attorney  
Citizens

Excused Maren Patterson

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.

Scot Woodbury opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

#### APPROVAL OF MINUTES

Ned Hacker made a motion to approve the minutes from the July 2, 2020 and the July 16, 2020 Planning Commission meetings. Seconded by Phil Markham. A voice vote was made, motion passed 6-0.

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

There were no Findings of Fact.

#### PRECISE PLUMBING – 4195 South 500 West #20 – Project #20-080

Russ Buhler was present to represent this request. Zac Smallwood reviewed the location and request for a Conditional Use Permit for a plumbing and heating contractor business at 4195 South 500 West #20. Contracting businesses are allowed in the Manufacturing (M-G) Zone, subject to Conditional Use Permit approval. The applicant has stated they will be using this as a storage site for their equipment. Staff is recommending approval of the Conditional Use Permit.

Russ Buhler, 4195 South 500 West #20, Murray City, said he owns a small plumbing and heating company and wants to store things at this location. He has reviewed the five conditions of approval and will be able to comply with them.

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

A motion was made by Ned Hacker to approve a Conditional Use Permit to allow the operation of a plumbing and heating contractor business on the property located at 4195 South 500 West #20, subject to the following conditions:

1. The project shall meet all applicable Building and Fire Code requirements.
2. The applicant shall obtain Murray City Building Permits for any construction, including electrical for the installation of equipment.
3. The applicant shall maintain clear access in front of the building and an adequate fire lane for emergency access to the building at all times.
4. No business-related parking or storage of vehicles is allowed along 500 West.
5. The applicant shall obtain a Murray City Business License for operations at this location.

Seconded by Sue Wilson.

Call vote recorded by Mr. Smallwood.

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

Motion passed 6-0.

BLACK DIAMOND AUTO COLLISION, INC – 4195 South 500 West #98 – Project #20-081

The applicant was not present to represent this request. Zac Smallwood reviewed the location and request for a Conditional Use Permit for an auto sales business. Auto sales are allowed in the M-G Zone subject to Conditional Use Permit approval. This is a standard unit with two parking stalls and an overhead door. It does not have a restroom however the City's Building Official is asking for one to be installed. The parking stalls will need to be restriped due to the fact there is limited parking in the area and to allow the applicant adequate parking. Staff is recommending approval of the Conditional Use Permit.

Mr. Markham asked if the building was outfitted for a restroom. Mr. Smallwood said he understands there is a shared restroom. He believes every unit is plumbed to allow for a restroom. The Building Official is the one requiring a restroom.

Mr. Woodbury noted that the applicant was not at the meeting, but he will be subject to the successful completion of all of the conditions in order to move forward with the business.

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

A motion was made by Phil Markham to approve a Conditional Use Permit for Black Diamond Auto Collision for auto sales at 4195 South 500 West #98 subject to the following conditions:

1. The project shall meet all applicable Building and Fire Code requirements.
2. The applicant shall obtain Murray City Building Permits for any construction.
3. The applicant shall install a restroom in the unit, which will require a Building Permit.
4. Storage of for-sale vehicles is only allowed within the walls of the unit. All parking outside the unit shall be used for customers and/or employees.
5. The applicant shall maintain clear access in front of the building and an adequate fire lane for emergency access to the building at all times.
6. No business-related parking or storage of vehicles is allowed along 500 West.
7. The applicant shall obtain a Murray City Business License for operations at this location.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Smallwood.

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

Motion passed 6-0.

PEAK PROPERTY SOLUTIONS, INC – 4619 South Cherry Street – Project #20-082

Scott Blair was present to represent this request. Zac Smallwood reviewed the location and request for a Conditional Use Permit for a property maintenance contracting business at 4619 South Cherry Street. Contracting businesses are allowed in the M-G Zone subject to Conditional Use Permit approval. The property has warehouse and office space with two restrooms. The property owner has been asked to restripe the parking lot to bring it up to code and install some

landscaping. The garbage enclosure onsite will need to be fixed to meet City standards. Staff is recommending approval of the Conditional Use Permit.

Ms. Wilson and Mr. Smallwood discussed and reworded condition #5 regarding the dumpster enclosure.

Scott Blair, 1431 South Edison Street, Salt Lake City, said he has read the conditions of approval and will be able to comply with them.

Ms. Milkavich asked Mr. Blair what type of equipment he would be storing at this location. Mr. Blair replied he has paint sprayers, drywall texture, lawn mowers, landscaping supplies, table supplies and anything that would have to do with renovating or remodeling a home. Ms. Milkavich asked if there would be any chemicals stored at this location. Mr. Blair replied they have a flammable cabinet that will be in the unit to store gasoline, paint thinner and things of that nature. Mr. Hall added that the Fire Department will conduct an onsite inspection for the Business License. They will let the applicant know at that time if there are chemicals that need to be in cabinets or dealt with differently.

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

A motion was made by Sue Wilson to approve a Conditional Use Permit to allow the operation of a property management and maintenance contractor business on the property addressed 4619 South Cherry Street, subject to the following conditions, with a change to condition #5 as noted below:

1. The property owner shall work with city staff to provide the required 10' landscaping along the frontage of Cherry Street to meet the requirements of Section 17.68 as outlined in the staff report.
2. The applicant shall provide a minimum of four (4) striped parking spaces in the front parking area adjacent to the building, including an ADA compliant, van-accessible space.
3. The applicant shall comply with requirements of the Murray Fire Department and maintain open access for emergency vehicles.
4. The applicant shall not park any vehicles on Cherry Street.
5. An appropriate dumpster enclosure that meets the standards in Section 17.76.170 of the Land Use Ordinance is required.
6. The applicant shall obtain a Murray City Business License prior to beginning business operations at this location.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Smallwood.

  A   Ned Hacker

A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Scot Woodbury  
  A   Phil Markham

Motion passed 6-0.

VERTICAL BRIDGE DEVELOPMENT LLC – 1044 West Potomac – Project #20-061

This item was withdrawn from the agenda. No action was taken on this item.

TACO BELL – 6001 South State Street – Project #20-084

This item was withdrawn from the agenda. No action was taken on this item.

JAMESTOWN #6 AND JAMESTOWN #8 SUBDIVISION AMENDMENT – 6330 South Colleton Circle & 6353 South Lorreen Place – Project #20-083

This item was withdrawn from the agenda. No action was taken on this item.

OTHER BUSINESS

Phil Markham made a motion to adjourn. Seconded by Sue Wilson.

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

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

  
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Jared Hall, Planning Division Manager