

The Planning Commission met on Thursday, March 18, 2021, at 6:30 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair determined that conducting a meeting with an anchor location presented substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item at the meeting registered at: <https://tinyurl.com/pc031821> or submitted comments via email at planningcommission@murray.utah.gov.

Present: Maren Patterson, Chair
Ned Hacker, Vice Chair
Travis Nay
Sue Wilson
Lisa Milkavich
Jeremy Lowry
Jake Pehrson
Jared Hall, Planning Division Director
Zac Smallwood, Associate Planner
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. An audio recording is available at the Murray City Community and Economic Development Department Office.

APPROVAL OF MINUTES

Ned Hacker moved to approve minutes from March 4, 2021 and Lisa Milkavich seconded. A voice vote was made, motion passed 7-0. The minutes from February 18, 2021 were postponed.

CONFLICT OF INTEREST

There were no conflicts of interest.

APPROVAL OF FINDINGS OF FACT

There were no Findings of Fact.

GENE CHAVEZ – 766 West Anderson Avenue – Project #21-022

Gene Chavez, applicant, was present to represent this request. Zachary Smallwood reviewed the location and request for a Conditional Use Permit to allow the use of an Accessory Dwelling Unit (ADU) at 766 West Anderson Avenue in the R 1-8 zone. An exhibit of the proposal was presented showing the property on a .2 acre site with a 3,000 sq ft primary residence and a proposed 960 sq ft accessory dwelling unit. Mr. Smallwood pointed out the additional driveway that was added on to the side yard to the back of the home. He added no short-term rentals are

allowed. Mr. Chavez, applicant stated his address as 766 West Anderson Avenue and declared he has read the conditions and is willing to comply.

Staff recommends that the Planning Commission approve a Conditional Use Permit to allow the construction and/or operation of an Accessory Dwelling Unit at the property addressed 766 West Anderson Avenue, subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. Interconnected smoke detectors and CO sensors shall be provided throughout the house.
3. The property owner shall obtain a building permit for any proposed remodeling or construction on the site.
4. Separately controlled heating shall be provided for each area, such as base board heating, a dual zone furnace, etc.
5. Access from the ADU to a circuit breaker panel shall be provided.
6. Appropriate egress windows and window wells shall be provided.
7. Inspections by the Murray City Building Division will be required prior to occupancy of the ADU and will include general inspection of the items outlined in the Staff Report.
8. The proposed ADU shall comply with all applicable standards outlined in Chapter 17.78 of the Murray City Land Use Ordinance.
9. The ADU shall be occupied by no more than two (2) related or unrelated adults and their children.
10. The property owner shall provide an additional two (2) off street parking spaces as required by Section 17.78.040(I) of the Murray City Land Use Ordinance for a total of four (4) off street spaces.
11. The property owner shall complete and record with the Salt Lake County Recorder's Office, the Accessory Dwelling Unit – Owner Occupancy Affidavit (Provided by Community & Economic Development). A copy of the recorded document shall be provided to the Murray City Community and Economic Development Department prior to occupancy of the ADU.
12. The property owners shall obtain a Residential Rental Business License from Murray City prior to allowing occupancy of the ADU. Rental of the ADU must meet the requirements of the Murray City Land Use Ordinance.
13. Temporary Rentals are not allowed; neither the Primary nor Accessory Dwelling Unit may be used for temporary rentals such as an AirB&B or VRBO.

Ms. Patterson opened the meeting to public comment. No comments were made. The public comment portion for this agenda item was closed.

Sue Wilson made a motion to approve a conditional use permit to allow the operation and construction of an Accessory Dwelling Unit at 766 West Anderson Avenue subject to the 13 conditions and Seconded by Jake Pehrson.

Call vote recorded by Mr. Smallwood.

 A Maren Patterson

 A Lisa Milkavich

 A Travis Nay

 A Sue Wilson

 A Ned Hacker

 A Jeremy Lowry

 A Jake Pehrson

Motion passed 7-0.

OTHER BUSINESS

Mr. Hall mentioned that a workshop took place with the City Council earlier today, they had requested an overview of the General Plan, how it was adopted, how it works, how we use it when we review proposals to change the general plan, zoning, and projects. Mr. Hall reminded the commissioners about upcoming annual trainings and workshops.

There was no other business.

Travis Nay made a motion to adjourn. Motion seconded by Ms. Wilson. A voice vote was made, motion passed 7-0. The meeting was adjourned at 6:45 p.m.



Jared Hall, Planning Division Manager