

Minutes of the Planning Commission meeting held on Thursday, February 3, 2022, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

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 may submit comments via email at planningcommission@murray.utah.gov.

Present: Maren Patterson, Chair
Ned Hacker, Vice Chair
Jake Pehrson
Jeremy Lowry
Travis Nay
Danny Astill, Interim Community & Economic Dev Director
Jared Hall, Planning Division Manager
Zachary Smallwood, Senior Planner
Susan Nixon, Associate Planner
Briant Farnsworth, Deputy City Attorney
Citizens

Excused: Lisa Milkavich

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 made a motion to approve the January 6, 2022, minutes. Seconded by Jake Pehrson. A voice vote was made, motion passed 5-0

CONFLICT OF INTEREST

There were no conflicts of interest.

APPROVAL OF FINDINGS OF FACT

Jake Pehrson made a motion to approve the Findings of Fact for a Conditional Use Permit for Infinity Custom Countertops and Riley Lane Office Warehouse and Contractor. Seconded by Ned Hacker. A voice vote was made, motion passed 5-0

MURRAY SQUARE COMMERCIAL CENTER– 4652 & 4678 South 900 East – Project #21-146

Jared Hall presented the request. The application is continued from the previous meeting for Design Review and Conditional Use Permits for two different commercial buildings. The commercial phase at Murray Square of mixed-use development will have 420 apartment homes and 21,000 ft² of commercial. The commercial phase will happen throughout while the residential phases are being built. The zone is MCMU, when it was first reviewed by the commission the concern was that some of the pedestrian connections were neglected that were part of that Master Site Plan. The applicant was asked to re-introduce that connection and they have brought it back for that Design Review. The north pedestrian connection goes from the apartment portion leading to the commercial and out to 900 East. One of the features they have

added was an 8ft wide paver crosswalk where it crosses the drive thru area that helps strengthen the visibility for pedestrians. There is about 4,800 ft² of retail and one of the units will have a drive thru. It is a right in right out only access at the north end of the property to help control traffic situations on 900 East. Building #4 at the other end of the commercial phase has a drive thru as well and will have the 8ft wide raised paver crosswalks that connect all the way from 900 East down through the commercial phase and onto the residential part of the project. The crosswalks have been placed around the roundabout for pedestrians to get from the current residential phase and the commercial phase and onto the future residential phase which is across the main access that comes into and out of the neighborhood on the west. The landscaping that is proposed is very nice around those connection areas. A few parking spaces were lost but the project had more parking than required for the site. Staff is recommending that the Planning Commission approve the Design Review and Conditional Use Permit with the eight conditions outlined in the staff report.

Applicant, Justin Kimball at 1000 South Main Street, stated their willingness to comply with the conditions. Mr. Kimball apologized stating the pedestrian connections were not an intentional omission and it was an oversight and a lesson learned because it cost them an additional month and a half.

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

Travis Nay made a motion for The Planning Commission to grant Design Review and Conditional Use Permit approval to allow the construction of the proposed Buildings 1 and 4 of the commercial phase of the Murray Square mixed use development on the property located at 4652 and 4678 South 900 East subject to the eight conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a) The building and site must meet City storm drainage requirements. On-site retention of the 80th percentile storm and detention is required.
 - b) Implement Low Impact Development (LID) practices.
 - c) Provide right-in right-out only (RIRO) control and signaling at the north access to 900 East.
 - d) Ensure that the south curb and gutter aligns correctly with the planned intersection improvements and accommodates a 14' side receiving lane, 11' wide left turn lane, and 11' wide thru-right lane.
 - e) Obtain a City encroachment permit for work in the City right-of-way.
 - f) Replace any damage curb and gutter and sidewalk along the 900 East frontage.
 - g) The applicant shall develop a site Storm Water Pollution Prevention Plan (SWPPP) and obtain a Land Disturbance Permit prior to beginning any work.
2. The project shall follow all 2018 IFC code requirements.
3. The project shall meet all Wastewater requirements of the Mount Olympus Improvement District.
4. The applicant shall meet all Murray City Power Department requirements and meet

with power department staff to plan power service to the new building.

5. The applicant shall provide a landscaping plan meeting the requirements of Section 17.68 of the Murray City Land Use Ordinance for approval with building permits.
6. Pedestrian pathways and crosswalks between the residential phase and Building 1 shall be constructed with building, landscaping, and other improvements as depicted on the Site Plan.
7. Details for the trash enclosures meeting the requirements of Section 17.76.170 of the Murray Land Use Ordinance shall accompany building permit submittals.
8. The project shall meet all requirements of the Murray City Land Use Ordinance, the Master Site Plan, and the Memorandum of Understanding.

Seconded by Jeremy Lowry.

Call vote recorded by Mr. Hall.

 A Maren Patterson
 A Ned Hacker
 A Travis Nay
 A Jeremy Lowry
 A Jake Pehrson

Motion passed 5-0.

KLEENSTART INTERMOUNTAIN – 6563 South Cottonwood Street - Project #22-002

The applicant is requesting Conditional Use Permit approval to allow the operation of a manufacturing and distribution of Cleaning Products (LU#2840) within the M-G Zone in an existing building on the property located at 6563 South Cottonwood Street. Susan Nixon presented the request. The property is in the M-G, Manufacturing General Zone and the building was originally built in the 1990s. The building is 22,280 ft² originally built for office warehouse and is divided into seven units of approximately 3,000 ft². The land use category #2840 is one that is allowed under a Conditional Use for chemically treated products. The applicant has indicated that it is electrochemically activated water and soda ash mixed in an electric water generator machine. The applicant has submitted material safety data sheets to us which the Fire Marshal has reviewed. The product is odorless and colorless and has no side effects on skin or eyes and can be discharged into the municipal drain system if slightly diluted with water to decrease the pH level. The floorplan has a couple offices, kitchen, open reception area and restroom. The warehouse area is 2,285 ft² with an overhead door in the back. In 1997, the Board of Adjustments granted a variance for the requirement of a buffer fence at the rear of the property. It is adjacent to a residential area with Trax in between the two. The two variances were for chain link fence and to reduce the landscaping from 10ft to 5ft. The landscaping has more trees and shrubs than is required by code. 25 notices were sent to the surrounding residents and businesses. One inquiry was received from one of the adjacent property owners, he was given the Material Safety Data Sheet and he was not concerned. Staff is recommending that the Planning Commission approve the Conditional Use Permit subject to the seven

conditions.

Applicant, Jon Pierre Francia, at 6563 South Cottonwood Street stated he has reviewed the conditions and willing to comply but stated there is a soft water machine connected to the water and asked about condition #3 and where he is supposed to put a backfill preventer because there is nothing going back into the system. Mr. Hall clarified that condition would stay in place and be worked out with the water/sewer department. Mr. Francia explained how safe the product is and let the commission know it kills M.R.S.A, Staff, E-Coli and is a hospital grade disinfectant that can be sprayed in the mouth and is the same as the white blood cells the human body produces. It is manufactured in South Carolina, Oklahoma and this smaller facility in Murray which should grow. The same machine when you run the process with soda ash instead of highly purified salt gives you NAOH which is sodium hydroxide, which is nature's great cleaner degreaser, works better than Fantastic or Lysol and it is natural. They also make a hand sanitizer concentrate, a 3.2oz bottle can be shipped around the world and makes a gallon from tap water. It is alcohol free, has no scent, no residue, lasts for three hours, non-drying and is registered as wound care.

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

Ned Hacker made a motion that the Planning Commission approve the Conditional Use Permit for Kleenstart Intermountain to allow manufacturing and distribution of cleaning products at the property addressed 6563 South Cottonwood Street subject to the seven conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The Fire Department requires the applicant to provide chemical information (MSDS) and amounts to align with the fire sprinkler and alarm requirements. Follow NFPA and IFC updates for any other needed upgrades.
3. The Water Department will require the applicant to have a RPZ backflow preventer if there is not one already at this location and will need to be inspected and tested, this type of facility would be considered a high hazard to us.
4. The Wastewater commented that a discharge permit paperwork must be filled out with Central Valley Water Reclamation Facility.
5. The applicant shall obtain a building permit for any interior or exterior construction on the property.
6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
7. The applicant shall apply for a Murray City Business License for manufacturing of cleaning products prior to beginning operations at this location.

Seconded by Jake Pehrson.

Call vote recorded by Ms. Nixon.

 A Maren Patterson

 A Ned Hacker

A Travis Nay

 A Jeremy Lowry

 A Jake Pehrson

Motion passed 5-0.

LINSCOTT FLAG LOT – 1714 East Vine Street – Project #22-003

The applicant is requesting Preliminary and Final Flag Lot Subdivision approval for property in the R-1-10 Zone located at 1714 East Vine Street. Zachary Smallwood presented the request. The property is located on the south side of Vine Street, just west of New Haven Drive, is a 1.27 acre lot in the R-1-10 zone and the Land Use Ordinance allows for Flag Lot subdivision subject to the subdivision approval process. The proposed Flag Lot requires a 28' access easement with 4' on either side being landscaping and 20' being asphalt. The front lot has to meet the minimum standards for the lot in the underlying zone. The underlying requirement per area is 10,000 ft² and they have provided 22,596 ft². The flag lot is required to have a minimum of 12,500 ft² without the stem included in that calculation. They have provided 32,734 ft² with the stem and without the stem 27,078 ft². They would be subject to the same setbacks as the underlying zones of a 25' front and rear setbacks with a minimum of 8' for a total of 20' on both sides and 35' maximum height. 74 notices were sent out and two emails were received that were addressed. Staff recommends the Planning Commission grant Preliminary and Final Flag Lot Subdivision approval for the Linscott Subdivision.

Mr. Pehrson asked if they are building next to the road, does the road or stem count toward the 25'. Mr. Smallwood clarified it is from the side yard setback and the stem is just an access drive. Mr. Pehrson asked if lot 2A has a side yard setback on the right side. Mr. Smallwood stated they have the option to include the stem in one of the properties or grant an easement for access along the property.

Applicant, Lance Linscott at 5978 Monaco Circle stated his willingness to comply with the conditions.

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

Travis Nay made a motion that The Planning Commission grant Preliminary and Final Flag Lot Subdivision for Linscott Flag Lot Subdivision located at 1714 East Vine Street subject to the eight conditions:

1. The applicant shall meet all requirements of the City Engineer, including the following:
 - a. Meet City subdivision requirements.
 - b. Provide standard PUE's on lots.
 - c. Provide grading, drainage, and utility plan.
 - d. Stub all utilities into the site prior to placement of new pavement on Vine Street, utility cuts into the new pavement will not be permits.
 - e. Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Implement Low Impact Development (LID)

- practices.
- f. Obtain a City encroachment permit for work in City right-of-way.
 - g. Develop a site SWPPP and obtain a Land Disturbance permit prior to beginning any site work.
2. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
 3. 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.
 4. The applicant will need to provide the proposed plans to both Salt Lake City Water and Cottonwood Improvement District for their review.
 5. The applicant will need to install a minimum eighty foot (80') turn around for emergency access, due to the length of the access length.
 6. The applicant shall meet all applicable Building and Fire Codes.
 7. 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.
 8. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the final plat shall be null and void.

Seconded by Jake Pehrson.

Call vote recorded by Mr. Smallwood.

 A Maren Patterson
 A Ned Hacker
 A Travis Nay
 A Jeremy Lowry
 A Jake Pehrson

Motion passed 5-0.

ELECTION OF OFFICERS FOR 2022

Travis Nay made a motion to elect Jeremy Lowry for Chair. Jake Pehrson seconded the motion.

Call vote recorded by Mr. Smallwood.

 A Maren Patterson
 A Ned Hacker
 A Travis Nay
 A Jeremy Lowry
 A Jake Pehrson

Motion passed 5-0.

Ned Hacker made a motion to elect Jake Pehrson for Vice Chair. Travis Nay seconded the motion.

Call vote was recorded by Mr. Smallwood.

 A Maren Patterson
 A Ned Hacker
 A Travis Nay
 A Jeremy Lowry
 A Jake Pehrson

Motion passed 5-0.

OTHER BUSINESS

Ms. Nixon let the commissioners know there is a training opportunity on Land and Use Law next Tuesday from 6-8 in person at Taylorsville City or on zoom. There was no other business.

Mr. Hacker wanted to express appreciation to Ms. Patterson for a great year as Chairperson of The Planning Commission.

Ned Hacker made a motion to adjourn at 7:02 p.m. Seconded by Jake Pehrson. A voice vote was made, motion passed 5-0.



Jared Hall, Planning Division Manager