

Minutes of the Planning Commission meeting held on Thursday, May 2, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

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

Present: Maren Patterson, Chair
Ned Hacker, Vice Chair
Michael Henrie
Pete Hristou
Lisa Milkavich
Jake Pehrson
Michael Richards
Zachary Smallwood, Planning Division Manager
Mustafa Al Janabi, Planner I
Mark Richardson, City Attorney's Office
Elvon Farrell, CED Department
Members of the Public (per sign-in sheet)

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.

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:30 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Vice Chair Hacker made a motion to approve the minutes for March 7, 2024 and March 21, 2024, with comments made during the preplanning meeting.

Seconded by Commissioner Milkavich. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

Commissioner Pehrson made a motion that Planning Commission approve the findings of facts and conclusions for Remedy Tattoo Parlor. Seconded by Commissioner Henrie. A voice vote was taken, with all in favor.

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

Apollo Marble & Granite - 4538 South 160 West - New Building for Granite and Marble Manufacturing in the M-G Zone - Project # 24-017

Eric Carter was present to represent the request. Mustafa Al Janabi reviewed the application for a conditional use permit to allow a new building for granite and marble manufacturing, located in the M-G zone. He showed the site plan and described the layout of the business. The business will occupy two floors, with the first floor having a showroom and the second floor having office space. There will be 22 required parking spaces, which includes some covered parking. Staff is recommending approval of this project, subject to the seven conditions.

Mr. Carter approached the podium. Chair Patterson asked Mr. Carter if he had reviewed and can comply with the conditions. He indicated that he could.

Chair Patterson opened the public comment period for this agenda item.

Vice Chair Hacker asked if the road where the business is located is suitable for oversized vehicles, such as semi-trailers.

Mr. Carter said the business has not had an issue with this at its other location on that same street.

Commissioner Milkavich asked if the application is still considered complete, even though the wastewater division said they need to see a full plumbing plan in order to do a full review.

Mr. Smallwood stated that the wastewater division is used to looking at building permit plans, which have more detail. Those details will be addressed as the project progresses. He assured her that it's a requirement of the conditional use permit and will not be overlooked.

Chair Patterson closed the public comment period for this agenda item.

Vice Chair Hacker made a motion that the Planning Commission approve the site plan and conditional use permit to allow the operation of a granite and product manufacturing business at the property addressed 160 West 4538 South, subject to the following conditions:

1. The applicant shall meet all requirements of the Engineering Department including:
 - a) Meet City storm drainage requirements, on-site retention of the 100-yr 12-hr storm is required. Implement Low Impact Development (LID) practices where applicable.
 - b) Provide site drainage report and calculations.
 - c) Develop a site erosion control plan and implement prior to beginning site work.
2. Stone products shall not be stored outside of the shop or in the parking lot.

3. The applicant shall meet all requirements of the Murray City Departments and shall ensure traffic flow allowing for emergency services vehicle access.
4. The applicant shall meet all requirements of the M-G Manufacturing General zone, Section 17.152.
5. The applicant shall meet all landscaping requirements in Section 17.68.
6. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
7. The applicant shall apply for applicable building permits for the building and any proposed signage.

Commissioner Hristou seconded. Roll call vote:

A Patterson
A Hacker
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 7-0

SUBDIVISION REVIEW(S) - ADMINISTRATIVE ACTION

Butler & Lowe Subdivision Amendment - 1216 & 1224 West Winchester Street - Amendment to the Butler & Lowe Flag Lot Subdivision - Project # 24-041

Scott Butler and Justine Lowe were present to represent the request. Mr. Smallwood presented the application to amend the Butler & Lowe subdivision. He said that the request is mostly legal changes. A few years ago, the subdivision was approved for a name change and adjustment to property boundaries to accommodate the canal company. It was determined that the canal company did not need as much land. Mr. Smallwood showed a map of Lot 1A & Lot 2A to indicate the boundary changes. Staff is recommending approval of the amendment for this subdivision, subject to the five conditions.

Scott Butler approached the podium. Chair Patterson asked Mr. Butler if he had reviewed and can comply with the conditions. He indicated that he could.

Chair Patterson opened the public comment period for this agenda item. Seeing no comments, the public comment period was closed.

Commissioner Pehrson made a motion that the Planning Commission approve the amendment for Lots 1A & 2A and grant the amendment to the Butler & Lowe Subdivision for the properties addressed 1216 & 1224 West Winchester Street subject to the following conditions:

1. Meet the requirements of the City Engineer, including the following:
 - a. Meet City Subdivision requirements and standards for an amended plat – City Code Title 16.
 - b. Address all engineering review comments prior to printing the plat to mylar.

- c. Provide standard PUE's on lots, the North Jordan Canal Easement cannot be used as a PUE.
- d. Obtain written approval from the North Jordan Canal Company for any grading, excavation, landscaping, or other encroachments within the North Jordan Canal Easement.
- 2. Meet the requirements of the Fire Departments including the following:
 - a. Maintain a twenty foot (20') paved access to lot 2.
 - b. Meet all applicable Building and Fire Codes.
- 3. The applicant shall prepare the Subdivision plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
- 4. The subdivision to meet the requirements of Murray City Municipal Code Section 17.104, R-1-10 Zone.
- 5. 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.

Commissioner Henrie seconded. Roll call vote:

A Patterson
A Hacker
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 7-0

GENERAL PLAN / ZONE MAP AMENDMENT

Brad Reynolds Construction - 5425 South Vine Street - General Plan Amendment from Commercial Development to High Density Residential - Project # 24-042

Brad Reynolds was present to represent the request. Zachary Smallwood reviewed the application for Brad Reynolds Construction for a general plan amendment and zoning map amendment to facilitate a residential development. The proposed general plan amendment is to change from Commercial Development to High-Density Residential. The proposed zoning map amendment is to change from C-D (Commercial Development) to R-M-20 Multifamily Residential High-Density. The Future Land Use map designates the property as general commercial. It only has one zone applied to it, which is the C-D Commercial Development District. Mr. Smallwood provided a detailed comparison of permitted and conditional uses of the C-D and the R-M-20 Zones. Mr. Smallwood recommended that the Planning Commission forward a recommendation of approval for both the general plan amendment and the zoning map amendment.

Commissioner Milkavich brought up a comment that the Wastewater division expressed concern over a concept plan. Mr. Smallwood said the comment should not have been included in their review as a concept plan was not included as part of this application.

Commissioner Patterson asked the applicant to come forward. Brad Reynolds approached the podium. Chair Patterson asked Mr. Reynolds if he had reviewed and can comply with the conditions. He indicated that he could.

Mr. Reynolds expressed his pleasure in working on another project in Murray City. He said the zone change will provide a good transition from the adjacent property to the south. He feels that this project will provide much needed affordable housing.

Chair Patterson opened the public comment period for this agenda item. Seeing no comments, the public comment period was closed.

Chair Patterson brought up the principle of highest and best use of a property. She acknowledged that previous uses for this property have not met the criteria of that principle. The proposed zoning changes will facilitate redevelopment that will align better with the principle.

Commissioner Richards made a motion for the Planning Commission to forward a recommendation of approval to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 5425 South Vine Street from General Commercial to High Density Residential as described in the Staff Report.

Commissioner Hristou seconded. Roll call vote:

A Patterson
A Hacker
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 7-0

Commissioner Richards made a motion for the Planning Commission to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the property located at 5425 South Vine Street from C-D, Commercial Development to R-M-20, Multi-Family High Density Residential as described in the Staff Report.

Commissioner Milkavich seconded. Roll call vote:

A Patterson
A Hacker
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 7-0

Kenneth & Jean Kitt - 1151 East 6600 South - Zone Map Amendment from R-1-8, Single Family Low Density to R-2-10, Medium Density Residential -Project # 24-047

Kenneth and Jean Kitt were present to represent the request. Mustafa Al Janabi presented the application to amend the zoning of the subject properties for a residential development from R-1-8, Single Family Low Density, to R-2-10, Medium Density Residential. Mr. Al Janabi showed the site plan of the property. He said that the main difference between R-1-8 and R-2-10 is the size of the lot, changing from 8,000 square feet to 10,000 square feet. The R-2-10 zone would also allow for the development of twin homes. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1151 East 6600 South from R-1-8, Single Family Low-Density Residential to R-2-10, Single Family Medium Density Residential.

Commissioner Pehrson asked for a brief comparison between the R-2-10 zone and the R-M-25 zone, which is across the street from the subject property.

Mr. Al Janabi said that the R-M-25 zone is higher density, which would allow for apartments or condos. The R-2-10 zone would not allow for such things.

Mr. Smallwood added that the R-2-10 zone would allow for approximately 8.7 units per acre.

Mr. Smallwood and the commissioners had a discussion about the consistencies of the zone descriptions in the General Plan.

Kenneth and Jean Kitt approached the podium. Chair Patterson asked Mr. and Mrs. Kitt if they had reviewed and can comply with the conditions. They indicated that he could.

Chair Patterson opened the public comment period for this agenda item. Seeing no comments, the public comment period was closed.

Commissioner Henrie made the motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1151 East 6600 South from R-1-8, Single Family Low-Density Residential to R-2-10, Single Family Medium Density Residential.

Commissioner Milkavich seconded. Roll call vote:

A Patterson
A Hacker
A Henrie
A Hristou
A Pehrson
A Richards
A Milkavich

Motion passes: 7-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, May 16, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 7:16 p.m. Seconded by Commissioner Henrie. A voice vote was taken, with all in favor of adjournment.



Philip J. Markham, Director
Community & Economic Development Department