

Minutes of the Planning Commission meeting held on Thursday, February 2, 2023, 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 <http://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: Jake Pehrson, Vice Chair
Lisa Milkavich
Travis Nay
Ned Hacker
Michael Richards
Maren Patterson
Jared Hall, Community Development Director
Zac Smallwood, Senior Planner
Mustafa Al Janabi, Planner 1

Excused: Jeremy Lowry, Chair

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.

ELECTION OF CHAIR AND VICE CHAIR FOR 2023

A motion was made by Mr. Nay to nominate Mr. Pehrson for Chair. Seconded by Mr. Richards. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

A motion was made by Ms. Patterson to nominate Ms. Milkavich for Vice Chair. Seconded by Mr. Richards. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

APPROVAL OF MINUTES

Ms. Patterson moved to approve the minutes from the January 5, 2023, Planning Commission meeting. Seconded by Mr. Pehrson. A voice vote was made, motion passed 6-0.

CONFLICT OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Mr. Hacker made a motion to approve the finding of facts for Murray Armory with the correction made in the premeeting to strike out the “secondhand merchant business” sentence. The motion to approve Findings of Fact for Indy Clover was also made. A voice vote was made, motion passed 6-0.

STONE MOUNTAIN CASTINGS & DESIGN - 4084 South 300 West – Project #23-019

Mr. Smallwood presented the application for Stone Mountain Castings & Design to allow a construction contractor's business on the subject property. The subject property is in an industrial area on Commerce Drive. The applicant recently purchased the property and would like to operate their fireplace/mantel contractor's business at the location. They design, cast, and install mantels for homes. They also provide exterior concrete work for clients. The property is accessed by Commerce Drive and has a single twenty-foot (20') access. This access is already existing and there doesn't seem to be a way to expand it further as there are two existing buildings that abut the access.

Kirk Olsen, the applicant, indicated that the parking is located on the property to the south, which is actually in Millcreek City. He stated as part of the sale of the property they were guaranteed thirteen spaces and has not had an issue with the current owner of the property in Millcreek City. Staff does not see any concerns with the parking as shown, but would request that the applicant provide planning staff a letter from the neighboring business acknowledging the thirteen spaces. Staff does not have any concerns with the existing landscaping. Staff noted that the property is very well landscaped and should be maintained, if changes do occur, they will need to continue to conform with Chapter 17.68 of the Murray City Land Use Ordinance.

Based on the analysis of the Conditional Use Permit application to allow a construction contractor's business, staff concludes the following:

1. The proposed use for a construction contractor's business (LU #6600), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission approve a Conditional Use Permit to allow a construction contractor's business at the property addressed 4084 South Commerce Drive, subject to the conditions listed in the staff report.

Ms. Patterson commented that this zone has a lot of allowed uses and that the reason this application is before the commission is not because of the business itself, but because they are contractors. She feels this should be looked at as some of the ordinances and where they are allowed to have businesses.

Mr. Olsen indicated he is able to comply with the four conditions as outlined in the staff report. He asked about the parking lot for the business. He was told the parking spots don't belong to him and are on a separate parcel.

Dan Thomas, the adjacent property owner, clarified that Mr. Olsen probably does own that parking area. Mr. Hacker asked about the landscaping and what Mr. Olsen intends to do. Mr. Olsen said that he already cut back a lot of it and improved the property.

Mandi Olsen, also associated with the property, stated that she has issues with drainage on her property. She said that when she has spoken with Millcreek, they said talk to Murray. When she talked to Murray, they said to talk to Millcreek. Ms. Olsen stated that she would like to put "No Parking" signs out front.

Mr. Smallwood stated he was unaware of a separate parcel. He was under the assumption that was part of their property. Mr. Pehrson stated the applicant should find out if there is a separate parcel and make an agreement with the owner of the parcel. Mr. Smallwood stated that it appears that Murray owns half of the right-of-way and Millcreek owns the other half at the location of the business. Mr. Smallwood will follow up with Ms. Olsen. Mr. Smallwood said that he'll need to talk to a city engineer about putting "no parking" signs as requested by Mandi Olsen.

Public comment was opened. Mr. Thomas said they've been talking to the City Streets department for "No Overnight" parking. He told Ms. Olsen to keep in contact with the police. In reference to Mr. Olsen's business, he indicated that the fire escape has been blocked off by work going on at Mr. Olsen's business. He wanted to make sure that was addressed.

Public comment was closed. Mr. Smallwood said the fire department will make sure there is access to the fire escape. Ms. Milkavich asked if there's anything that can be done to help public service staff understand city boundaries. Mr. Smallwood said it comes down to education of staff.

Mr. Hacker made the motion to grant Stone Mountain Castings and Design a Conditional Use Permit for contractor business at the property addressed 4084 South 300 West, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
4. The applicant shall provide Murray City staff documentation that the business has access to the thirteen (13) parking spaces on the adjacent property.

Seconded by Ms. Milkavich. Roll Call Vote:

A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

DARK WOODLAND INK - 150 W 4800 S, # 30 – Project #23-0120

Mustafa Al Janabi presented the application for Nicole Waldeum requesting a conditional use permit to operate a tattoo parlor with a single bed inside an already existing business. The subject property is a multi-use industrial building on 150 West (private) and 4800 S. The applicant proposes to occupy an office in an existing gym business located in unit #30. This business would share space with Sweaty Pig Gym, that was approved in 2022. The applicant would be using a single office within the unit. No changes to the interior of the unit are proposed. The property has multiple points of access. One point is located at 150 West, on the south side and is approximately (16') wide. An additional access is located in the roundabout and is approximately twenty-five feet (25'). Staff has no concerns with the points of access currently. The applicant states that the space they are renting is approximately 390 square feet. This will require approximately two (2) parking spaces. The existing multi-tenant building has sufficient parking to accommodate the proposed use. The subject property has no direct frontage on any public streets where landscaped setbacks and other improvements would be required by the Land Use Ordinance. Staff does not recommend any changes or additional landscaping. Based on the analysis of the Conditional Use Permit application to allow an auto sales business, staff concludes the following findings:

1. The proposed use for a tattooing parlor (#6295), is allowed in the M-G Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission approve a Conditional Use Permit to allow a tattooing business at the property addressed 150 W 4800 S, #30, subject to conditions.

Ms. Patterson asked if the hours for Dark Woodland Ink would need to be the same as those of The Sweaty Pig. Mr. Al Janabi indicated that they would be.

Nicole Waldeum indicated that she can comply with the conditions. Mr. Hacker asked for clarification on having to go through the Sweaty Pig gym to access her business. She said her business is upstairs and separate.

Public comment was opened. No comments were made. Public comment was closed.

Mr. Nay made the motion to grant Dark Woodland Ink a conditional use permit for a tattoo parlor at the property addressed 150 West 4800 South #30, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Mr. Richards. Roll Call Vote:

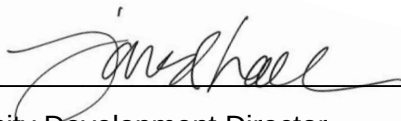
A Pehrson
A Nay
A Patterson
A Hacker
A Richards
A Milkavich

Motion passed 6-0

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood indicated there is no meeting on February 16, 2023. Mr. Thomas addressed the planning commission to indicate that he commented on items on the Facebook video chat feature and he didn't get any responses. Mr. Pehrson informed him that we don't monitor Facebook or YouTube comments in live meeting and that there are other ways to contact the planning commission, via planningcommission@murray.utah.gov

Mr. Pehrson moved to adjourn tonight's meeting at 7:06 p.m. Seconded by Mr. Nay. A voice vote was made, motion passed 6-0.



Community Development Director