

Minutes of the Planning Commission meeting held on Thursday, October 1, 2015, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Phil Markham, Chair
Gary Dansie
Buck Swaney
Travis Nay
Karen Daniels
Scot Woodbury
Tim Taylor
Jared Hall, Community & Economic Development Manager
G. L. Critchfield, Deputy City Attorney
Citizens

The Staff Review meeting was held from 6:00 to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording of this is available at the Murray City Community and Economic Development Division Office.

Phil Markham opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

APPROVAL OF MINUTES

Mrs. Daniels made a motion to approve the minutes from September 17, 2015. Seconded by Mr. Swaney.

A voice vote was made. Motion passed, 7-0

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

APPROVAL OF FINDINGS OF FACT

Mr. Woodbury made a motion to approve the Findings of Fact for Ice Haus and Planet Fitness. Seconded by Mr. Taylor.

A voice vote was made. Motion passed, 7-0

SELECT HEALTH, INC. – 5381 & 5383 South Green Street – Project #15-124

Jeff Krantz and Greg Reid were the applicants present to represent this request. Jared Hall reviewed the location and request for a Conditional Use Permit for an electronic message center pole sign to be located at the south east corner area of the property addressed 5381 South Green Street. Municipal Code Ordinance 17.48.200 allows Electronic Message Centers within the C-D-C zoning district subject to Conditional Use Permit approval. The applicant is requesting a Conditional Use Permit for an electronic message center sign to be located at the southeast corner area of the property. The applicant proposes to construct a new detached on premise sign with a portion of that sign being an electronic message center. The proposed total sign area is 279 sq. ft. which complies with code. The plans submitted show a sign with an overall height of 60 ft. from property grade, a clearance of forty eight feet to the bottom of the sign, and the top of the sign is 35 ft. above the I-15 grade which

complies with code. The sign will need to clear utility easements on the site and comply with the setback requirements. The proposed sign is required to maintain a minimum setback from all property lines of two feet (2'). That setback is measured to the nearest point of the sign. The standards for electronic message centers, as outlined in Section 17.48.200 of the Murray Municipal Code, includes a restriction of not operating the sign between the hours of 10:00 p.m. to 6:00 a.m. for a sign located within 500 ft. of a residential area. Based on the information presented in this report, application materials submitted and the site review, staff recommends the Commission grant Conditional Use Permit approval for the electronic message center sign for the property addressed 5381 South Green Street subject to conditions.

Mr. Hall read a letter from Jerry and Annette Davis, opposing the conditional use permit for a sign.

Jeff Krantz, 4139 Mt. Olympus Way and Greg Reid, 5381 Green Street, stated that they have reviewed the staff recommendations and will comply.

The meeting was opened for public comment. No comments were made and the public comment portion of the meeting was closed.

Mr. Woodbury made a motion to grant approval for a Condition Use Permit for an electronic message center pole sign to be located at the south east corner area of the property addressed 5381 South Green Street subject to the following conditions:

1. The project shall meet all applicable building and fire code standards. The applicant shall submit stamped and sealed plans by appropriate design professionals for the proposed sign to the Murray Building Division for the review of a sign permit.
2. The proposed electronic message center shall comply with all standards for electronic message centers as outlined in Section 17.48.200 of the Murray Municipal Code, which includes a restriction of not operating the sign between the hours of 10:00 p.m. to 6:00 a.m. for a sign located within 500 ft. of a residential area.
3. The applicant shall obtain the required building permit approval for the proposed sign and comply with City sign code regulations.

Seconded by Mrs. Daniels.

Call vote recorded by Jared Hall

A____Phil Markham
A____Gary Dansie
A____Buck Swaney
A____Travis Nay
A____Karen Daniels
A____Scot Woodbury
A____Tim Taylor

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Motion passed, 7-0.

OTHER BUSINESS

Mr. Hall gave an update on site plans that had been recently approved by the city.

Meeting adjourned at 6:55 p.m.



Jared Hall, Manager
Community and Economic Development