

Minutes of the Planning Commission meeting held on Thursday, October 15, 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  
Travis Nay  
Karen Daniels  
Jared Hall, Community & Economic Development Manager  
Mark Boren, Assistant Planner  
G. L. Critchfield, Deputy City Attorney  
Citizens

Excused: Buck Swaney  
Tim Taylor  
Scot Woodbury

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 October 1, 2015 as written. Seconded by Mr. Nay.

A voice vote was made. Motion passed, 4-0

#### CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

#### APPROVAL OF FINDINGS OF FACT

Mrs. Daniels made a motion to approve the Findings of Fact for Yesco LLC, Select Health, Inc. Seconded by Mr. Nay.

A voice vote was made. Motion passed, 4-0

#### MOWTIVATION COMPANY – 4975 South Glen Street – Project #15-135

Kay C. Arnold and Malcolm L. Woodmansee were the applicants present to represent this request. Jared Hall reviewed the location and request for a Major Home Occupation to operate a landscaping maintenance company with up to 9 employees on the property located at 4975 Glen Street. Major Home Occupations are home occupations which either require a client to come to the home or which may result in neighborhood impacts if not properly managed. These uses may be authorized as an accessory use through a major home occupation permit pursuant to the standards specified in Murray Code Section 17.24. Because of potential impacts, Major Home Occupations require signatures of approval of all abutting and adjacent property owners indicating that they consent to the use of the property as a major home

occupation. If all of the required signatures cannot be obtained, the applicant may request the application be referred to the planning commission to be considered as a major home occupation. If all the required signatures are obtained, the director or designee will approve, approve with conditions, or refer the application to the planning commission to be considered as a major home occupation. Uses classified as major home occupations must comply with the standards of section 17.24.030 of this chapter, which shall be considered minimum standards. The planning commission may require additional conditions to mitigate impacts of the use on adjacent properties. These conditions may include, but are not limited to:

- Limits on hours of operation;
- Limits on numbers of clients per day/hour;
- Provision of adequate off street parking;
- Other conditions related to mitigating adverse impacts resulting from the use.

The applicant has an active home occupation at 4970 South Glen Street, across the street from the address of the current application. The application was initially made as an attempt to expand the current home occupation onto another property, which is not allowed. For several reasons, staff is recommending denial of this current application. The following subsections will review the requirements of Section 17.24.30 and the aspects of the intended business that make it inappropriate for consideration as a home occupation. 17.24.30 B allows home occupations to have "up to one person not residing in the residence" as an employee. Otherwise, all business is to be conducted by persons who are residents of the dwelling unit. The same section does allow the planning commission to approve more than one nonresident employee, but only if "the additional employee will not be employed as a driver of a work vehicle kept at the residence" and further "that the employee's presence in the premises will not otherwise violate the intent of this chapter".

Staff finds that both those tenets are violated by the requested major home occupation. The applicant's narrative of business activities indicates that the employees arrive at the subject property each morning, leaving their personal vehicles there (the original intent appears to have been only to acquire additional parking space for those vehicles) and return for them each evening. During the day, they go to various work sites. The intent of the requirement is to keep the impacts of additional parking (of both employee's personal vehicles and company vehicles) out of the neighborhoods where home occupation licenses are located. Staff cannot support the daily parking (albeit off-street) of up to nine personal vehicles that are in no way related to the residential use of the property or neighborhood in which it is located. This is in direct violation of the essential principal that home occupation uses should be "clearly incidental and subordinate to the residential use of the property". Section 17.24.030 E prohibits home occupations from involving accessory buildings or yard space for storage or inventory used in the operation of the home occupation. The applicant has indicated that while most supplies and materials needed for jobs are delivered daily to job sites, some excess materials would be stored to the side of the garage until it can be returned, and that a small portion of the garage would be used to complete repairs to equipment as needed. Section 17.24.30 K states that one business vehicle used in connection with the home occupation may be parked on the premises, and that "other motor vehicles and equipment, and trailers used to transport

the same which are used in connection with the home occupation may not be stored or parked on the premises of the licensee or in any street adjacent to the licensed premises". The application materials and business description indicate an inability to comply with this requirement.

It is worth noting that the large drive area on this site and the large area the applicant has indicated for parking is currently not paved. Parking of the scope indicated in the application would require hard surfacing (Section 17.72.020). Section 17.24.030 B requires that home occupation business licenses be issued to the resident of the dwelling unit associated with the business. The application indicates that a portion of the subject property (4975 South Glen) is currently rented out as a residence, and that the intent is to use the remaining portion of the property for the business operations. This is in violation of the requirements that the licensee of the home occupation be the resident of the dwelling unit. With a potential of nine employees and the vehicles, equipment and activity resulting from the operation of a business of this size, staff cannot find that the application is appropriate. Some concerns could be addressed, but staff feels that a home occupation involving so many nonresident employees, and employees that need to meet on site each day, store and repair equipment, and leave personal vehicles to travel to job sites will always violate the principle that always considers first when reviewing home occupations: That the business use be clearly incidental to the residential use of the property. Based on the information as outlined in the staff report and the above Findings, staff recommends that the Planning Commission deny the request for a major home occupation to allow a landscaping maintenance business on the property located at 4975 South Glen Street.

Mrs. Daniels asked for clarification about the applicants' current business license at 4970 South Glen Street and when the original business license was issued. Mr. Hall stated that the current business license was approved for an office only, scheduling appointments.

Malcolm L. Woodmansee, 1398 East Copper Creek Road, stated that originally he and Mr. Arnold wanted to use both properties located at 4970 and 4975 South Glen Street for this business, but after talking with city staff Mr. Woodmansee and Mr. Arnold narrowed it down to just 4975 South Glen Street. Mr. Woodmansee stated they are now requesting to move their current business across the street in order to do a major home occupation with employees and some parking.

Kay C. Arnold, 4970 South Glen Street, had no additional comments.

Mr. Nay asked Mr. Arnold if his name was on the title of the home. Mr. Arnold stated that his name is not on the title that it is in his father and mother's name. Mr. Arnold also stated that the original business license was issued in 2010.

Mr. Hall stated that staff did receive phone calls regarding the notices that were sent out and all the comments about the property were positive.

There was some discussion between Mr. Hall and Mr. Nay about storage.

The meeting was open for public comment.

Karen Johnson, 350 E Percell Court, stated that her back yard abuts the rental property. Mrs. Johnson's main concern is that the employees do not have restroom facilities and they are urinating on a wall outside of the residence and there is no privacy fence. Mrs. Johnson stated there is a lot of traffic and there is a lot of dust because of the business.

Mrs. Daniels asked Mrs. Johnson if the traffic is because of where she lives or because of the employees of the business. Mrs. Johnson stated that it's because of the employees, they do carpool to work but it's only 2 persons per vehicle and they park out front and in the back yard and on average there is usually about 4 or 5 cars parked on the property at a time.

Kay C Arnold, 4970 Glen Street, addressed the concerns about the cars. Mr. Arnold stated that the 2 vehicles parked in front belong to the rental property and the 3 vehicles parked in the back belong to the employees. Mr. Arnold stated he is not aware of any dust.

Roland Arnold, 1569 Easy Street, stated that he owns the properties at 4790 and 4795 Glen Street and Mr. Arnold bought the properties because he felt it would help his son's business.

No additional comments were made and the public comment portion of the meeting was closed.

Mr. Woodmansee stated that he has had an ongoing discussion with his employees concerning the restroom and feels that situation has improved. Mr. Woodmansee stated that today was a regular maintenance day and the amount of dust was from cleaning up leaves on the property. Mr. Woodmansee stated that he plans on putting in a new fence, a row of trees to buffer the noise and help keep the dust from blowing into the neighbor's yard.

Mr. Dansie asked for clarification about the present home occupation across the street for the business that was originally set up to be an office only. Mr. Dansie also asked about the types and number of vehicles and trailers that would be stored on the property at night. Mr. Woodmansee stated that the business was set up to be a landscaping business with an office inside the house and a portion of the attached garage of the house is also used to help do some of the repairs to their equipment. Mr. Woodmansee stated that at night they are allowed to keep one work vehicle at the property, and the maintenance trailer would be stored in the garage.

Mr. Markham stated that he was curious as to the type and the amount of repairs in addition to supplies that might be stored on site as far as fertilizer and pesticides. Mr. Woodmansee stated that fertilizer and pesticides are not stored on site and all their fertilizing is done by subcontracted workers.

Mr. Dansie asked Mr. Woodmansee and Mr. Arnold what they would do in 2 years if the business is three times bigger. Mr. Woodmansee stated they would need a commercial facility and he thinks they would be outside that the intent and impact of what a home occupation would want for that neighborhood. Mr. Dansie stated that his concern is at what point it should move on to a commercial location.

Mrs. Daniels stated that her concern is that she feels they have already outgrown a home occupation and the intent when you are putting this together is when you have the occupant, with a home occupation, and having another nonresident employee with maybe an additional person. Mrs. Daniels feels that the applicants have outgrown the intent of what a major occupation is.

There was a discussion between Mrs. Daniels, Mr. Nay and Mr. Woodmansee about the number of employees allowed if granted by the planning commission. Mrs. Daniels feels that having 9 employees, is beyond a major home occupation.

Mr. Markham stated his concern about the level of impact on residential neighborhoods and he thinks it's important to remember that this is an R-1-8 neighborhood and Mr. Markham feels this is a significant impact. Mr. Markham stated that the potential to severely negatively impact the neighborhood is very strong. Mr. Markham stated that he is familiar with the neighborhood and the street is not built to standard.

Mrs. Daniels stated she thinks it's great that it's helped clean up the neighborhood but as far as the major home occupation, Mrs. Daniels doesn't see anything wrong with 3 employees, just the impact is too great when you get any bigger than that.

Mr. Nay stated that his biggest concern is that we have already violated the terms of a home occupation by moving it across the street, expanding the services, and Mr. Nay is hesitant to believe that we are going to continue to maintain what is allowed as a major home occupation when we have already violated very clear intent and terms.

Mrs. Daniels asked Mr. Hall if the planning commission could put a condition on the number of employees it could allow. Mr. Hall stated that they could, but that he would still have concerns about impact.

Mr. Nay made a motion to deny the request for a major home occupation to allow a landscaping maintenance business on the property located at 4975 South Glen Street.

Seconded by Mrs. Daniels.

Call Vote recorded by Jared Hall

A \_\_\_\_\_ Phil Markham  
N \_\_\_\_\_ Gary Dansie  
A \_\_\_\_\_ Travis Nay  
A \_\_\_\_\_ Karen Daniels

Motion passed, 3-1.

TAC EDUCATIONAL SERVICES, INC – 5280 South Commerce Drive #E100 – Project #15-136

Terri Holland was the applicant present to represent this request. Mark Boren

reviewed the location and request for a Conditional Use Permit approval for a certified nurse training facility for the property addressed 5280 S. Commerce Dr. # E100. Municipal Code Ordinance 17.160 allows certified nurse training facilities (LU # 6831) within the C-D zoning district subject to Conditional Use Permit approval. The applicant proposes to operate an educational training facility to prepare students to pass state exams so they can work in the health care industry as certified nursing assistants. There will be classes held Monday through Friday from 8 a.m. to 6 p.m., and evening classes from 6 p.m. to 10 p.m. Classes will also be held on weekends from 8 a.m. to 6 p.m. There will be an instructor and possibly an assistant for each session, with a maximum number of thirty (30) students. The applicant has submitted floor plans showing the layout of the classroom, a break room, shared restroom facilities, and a small room for supplies in 1,667 square feet of space.

The parking standards for this type of business require one (1) parking space for each employee and one (1) space for each 3 students of driving age. The applicant has indicated that there is a shared parking agreement for all tenants and that there will be sufficient parking provided for this business on site. Striped parking stalls are faded and no longer visible in the northwest area of the paved parking lot. All parking stalls including ADA stalls shall be striped or restriped and signed to meet the requirements of Chapter 17.72 of the Murray Municipal Code. The existing buildings comply with the setback and height standards of the C-D Zoning District. As a part of the review process for conditional uses, landscaping on a property should meet the current requirements of the ordinance. Landscaping is required along the property frontage and within all interior non-paved areas. The frontage of this property, not including the drive access, is 120 linear feet. According to the landscape ordinance there shall be "three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs per one hundred linear feet of frontage." For the frontage of this property there shall be four (4) trees, six (6) 5-gallon shrubs, and twelve (12) 1-gallon shrubs planted or in place. All landscaping must meet a minimum 50% of landscape bed coverage at time of planting. Current landscaping along the frontage area includes two trees, grass and the sufficient amount required 1-gallon shrubs. In order to meet the requirements of the landscape ordinance, two (2) trees and six (6) 5-gallon shrubs will need to be installed in the frontage landscaping. The strip of landscaping adjacent to the CubeSmart storage property needs to be cleaned up and re-landscaped utilizing drought tolerant ground cover, shrub and tree materials, and/or grass. Access for this property is directly off of Commerce Drive and is a shared access for all of the businesses located in this office building. Based on the information presented in this report, applications materials submitted and the site review, staff recommends Conditional Use Permit approval for a certified nursing facility for the property addressed 5280 South Commerce Drive #E100 subject to conditions.

Terri Holland, 2549 S Melbourne Street, stated that she is allowed to have up to 30 students, although she rarely has that many students. Ms. Holland indicated that she has reviewed the staff recommendations and will comply.

The meeting was open for public comment. No Comment was made and the public comment portion of the meeting was closed.

Mrs. Daniels made a motion to approve a Conditional Use Permit approval for a certified nurse training facility for the property addressed 5280 S. Commerce Dr. # E100, subject to the following conditions:

1. The project shall meet all applicable building code standards.
2. The project shall meet all current fire codes.
3. Landscaping shall be installed meeting the requirements of Chapter 17.68 of the Murray Municipal Code prior to the issuance of a business license. The landscaping shall address the landscape improvements required for the property and as outlined in this report.
4. The miscellaneous junk and debris surrounding the dumpsters in the northwest area of the property shall be removed.
5. All parking areas for the property including ADA stalls shall be restriped and signed to comply with Chapter 17.72 of the Murray City Zoning Ordinance.

Seconded by Mr. Nay

Call vote recorded by Jared Hall

A \_\_\_\_\_ Phil Markham  
A \_\_\_\_\_ Gary Dansie  
A \_\_\_\_\_ Travis Nay  
A \_\_\_\_\_ Karen Daniels

Motion passed, 4-0.

LAND USE TEXT AMENDMENT – Section 17.140 to allow Land Use #6515 Dental Laboratory Services to the R-N-B Zone – Project #15-133

Phillip Hansen was the applicant present to represent this request. Jared Hall reviewed the location and request for a text amendment to the Murray Land Use Code Chapter 17.140.030, relating to inclusion of Standard Land Use Code #6515, dental laboratory services, to be allowed within the Residential Neighborhood Business District. The purpose of the Residential Neighborhood Business District, as defined in Murray Land Use Ordinance Section 17.140.010, is to “provide a variety of mixed use, low scale, low intensity residential, commercial, office and business operations as appropriate transition between high traffic arterial streets and adjacent residential neighborhoods. The zone should share design characteristics with nearby residential uses, provide a good neighborhood ‘fit’ and exude a distinct residential character. Where possible, existing homes should be preserved and converted to appropriate uses.”

The Murray City General Plan, in Chapter 2 of the Land Use section, identifies land use issues. One of the key issues identified in the land use planning process is the need to preserve, protect and enhance residential neighborhoods. The General Plan

specifies the Residential Business District as low intensity, low scale commercial and business operations which provide a good neighborhood fit as transition to adjacent residential neighborhoods. A goal listed in the General Plan is to protect the quality of life for residential neighborhoods by enhancing and maintaining appropriate transitions, buffers, and screens to protect residential neighborhoods from inappropriate commercial and other uses that have incompatible characteristics.

Community Development staff has reviewed the request. After reviewing, staff considers the addition of Land Use #6515, dental laboratory services, to be compatible with the adjacent single family residential properties as a part of the R-N-B zone with the following recommendations:

Conditional Use - The use should be added to the list of conditional uses for the R-N-B zone, requiring planning commission review and approval.

Office Only - The use should be further categorized as "office only" and be limited to buildings of no more than 4,000 square feet, and operations with no more than 10 employees.

Subjecting the use to conditional use review, and further qualifying the category as office only with the added specific limits to building size and employee numbers allows the city to reduce the impacts to adjacent residential neighborhoods. These requirements allow for mitigation of impacts related to outdoor storage, building area, numbers of employees, site traffic, hours of operation, driveway locations, fencing and buffering, size and height of accessory buildings, and exterior lighting.

Dental laboratories assist in preparing oral health products such as crowns, bridges and dentures and are often part of a dental office, which is a use already allowed in the R-N-B zone. Because dental labs operate principally by taking orders and then delivering product to dental offices, the labs have limited numbers of customers visiting a site, if any at all. Staff is recommending that the use be limited in size to no greater than 4,000 square feet, and that operations be limited to no more than 10 employees. With limited customers and restrictions on the operations and employees, the dental lab use will be compatible adjacent to residential areas as part of the R-N-B zone.

- i. The proposed Land Use Ordinance text amendment to allow land use #6515, subject to Conditional Use Permit approval, is consistent with the purpose of the Residential Neighborhood Business District, to provide a variety of mixed use, low scale, low intensity residential, commercial, office, and business operations as an appropriate transition between high traffic arterial streets to adjacent residential neighborhoods.
- ii. The General Plan specifies the Residential Business District to include low intensity and low scale commercial and business operations, and to provide a good neighborhood fit as a transition to adjacent residential neighborhoods.
- iii. The proposed text amendment for land use #6515, dental laboratory

services in the Residential Business District, can be regulated by Conditional Use Permit conditions to reduce impacts to adjacent residential neighborhoods by regulating, building area, outdoor storage limitation, numbers of owners/ employees operating the business, hours of operation, driveway location, fencing buffering, size and height of accessory buildings, exterior lighting, etc.

Based upon the above findings and conclusion, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for a proposed text amendment to the Murray Land Use Code Chapter 17.140.030, adding Standard Land Use Code Number 6515, dental laboratory services, as office only, for buildings 4,000 square feet or less, and with ten or fewer employees, subject to Conditional Use Permit approval in the Residential Neighborhood Business District.

Phillip Hansen, 9463 South Wheat Leigh Court, stated that he is aware that he will have to come back and apply for a conditional use permit.

Mrs. Daniels asked for clarification on his business and what equipment he uses. Mr. Hansen stated the equipment he has is an oven for porcelain crowns, dental dremel for drilling, and a milling machine that mills out zirconia oxide. Mr. Hansen stated that he doesn't use any chemicals other than a very fine acid for vanneers.

The meeting was open for public comment.

Bert Milano, 6380 South 370 East, stated that it's growing too much in the area and really becoming a hassle.

Mr. Hall discussed the rezoning and parking.

No Comment was made and the public comment portion of the meeting was closed.

Mr. Hansen stated that he would be taking down the garage that is located on the property so parking could be put in the back and he will have no parking on the street.

Mr. Nay stated that 4,000 sq. ft. is a fairly small piece of property and it's really difficult to run a large business out of 4,000 sq. ft. Mr. Nay stated he feel it's an appropriate size for the area.

Mrs. Daniels made a motion to forward a recommendation of approval to the Mayor for text amendment to the Murray Land Use Code Chapter 17.140.030, relating to inclusion of Standard Land Use Code #6515, dental laboratory services, to be allowed within the Residential Neighborhood Business District.

Seconded by Mr. Nay

Call vote recorded by Jared Hall

A \_\_\_\_\_ Phil Markham

A \_\_\_\_\_ Gary Dansie

A \_\_\_\_\_ Travis Nay

A\_\_\_\_\_ Karen Daniels

Motion passed, 4-0.

PHILLIP HANSEN – 403 East Winchester Street – Project #15-134

Phillip Hansen was the applicant present to represent this request. Jared Hall reviewed the location and request for a Murray Zone Map amendment from R-1-8 to R-N-B for the property addressed 403 East Winchester Street. Various permitted uses are allowed within the R-1-8 zoning district such as single-family dwellings and accessory uses, garages, carports, other uses for private recreation and gardening, charter schools, and residential facilities for persons with a disability or elderly persons. Other uses allowed with approval of a Conditional Use Permit include schools, churches, libraries, public parks and facilities, and communication services. The R-1-8 zoning district allows low density single family residential homes on minimum 8,000 square foot lots. A complete and detailed list of permitted and conditional uses is found in Chapter 17.100 of the Murray Municipal Code. A variety of permitted uses are allowed in the R-N-B zoning district such as single-family dwellings, two-family dwellings, residential facilities for persons with a disability or facilities for elderly persons, florists, travel agencies, optical goods, physicians' offices, dental offices, legal services, art schools, accounting and other business management services. Other uses allowed with approval of a Conditional Use Permit include bed and breakfast homestay, schools, residential childcare facilities, banking and credit services, antiques, books, hobby supplies, health foods and delicatessen without drive-through access and with limited hours, and other personal services such as tanning and massage salons. A complete and detailed list of permitted and conditional uses is found in Chapter 17.140 of the Murray Municipal Code.

The applicant has concurrently applied for a text amendment to allow dental laboratory services, Land Use #6515, in the R-N-B zone. The property is currently used for residential purposes, but is planned to be used for dental laboratory services. The re-zone request will be consistent with the purpose of the R-N-B Zoning District as outlined in Section 17.140.010 of the Zoning Ordinance. It states that this zone is intended to provide a transition area between high traffic arterial streets and adjacent residential neighborhoods. The Murray City Master Transportation Plan identifies that most arterial streets have a speed limit of 40 mph or greater. The General Plan considers traffic generation of properties developed within the R-N-B zone, and the impact of the requested zone change is not anticipated to create an additional burden that cannot be addressed by appropriate review and conditions imposed by the City during review of a proposed development. A public notice was sent to adjacent properties on October 2, 2015. As of the date of this report staff have not had any public input. Based on the above findings, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested Zone Map Amendment from R-1-8 to R-N-B because it is consistent with the General Plan for Residential Business for the property addressed 403 East Winchester Street.

Phillip Hansen, 9463 South Wheat Leigh Court, stated that he has 4 employees and 3 are family members, and Mr. Hansen doesn't plan on expanding any larger because the home is only 1,000 sq. feet.

The meeting was open for public comment.

Tracy Pecharich, 6345 South 370 East stated that his concern is that if the lab doesn't work out someone is going to open a smoke shop or tattoo shop, and those are things Mr. Pecharich does not want in his neighborhood. Mr. Pecharich stated that around Christmas time traffic is always backed up in that area.

Bert Milano, 6380 South 370 East, stated that he was curious about what would happen to the property if the dental lab didn't work out.

No additional comments were made and the public comment portion of the meeting was closed.

Mr. Hall went over some of the allowed/permitted uses in the R-N-B zone.

Mr. Nay made a motion to forward a recommendation of approval to the City Council for the requested Zone Map Amendment from R-1-8 to R-N-B because it is consistent with the General Plan for Residential Business for the property addressed 403 East Winchester Street.

Seconded by Mrs. Daniels.

Call vote recorded by Jared Hall

A  Phil Markham  
A  Gary Dansie  
A  Travis Nay  
A  Karen Daniels

Motion passed, 4-0.

#### LAND USE ORDINANCE TEXT AMENDMENTS – Project #15-125

Jared Hall presented. The Transit-Oriented Development and Mixed Use Zones were created a few years after the adoption of the General Plan in 2003. The purpose of each zone is to encourage compact, mixed use development including neighborhood oriented commercial and restaurant space. Design and community standards are intended to promote street life with high quality residential, office, commercial, entertainment and recreational uses located within walking distance of transit opportunities. The Sign Code (Chapter 17.48) provides sign standards for all zoning districts except the T-O-D, M-U and M-C-C-D zones. The M-C-C-D includes specific sign standards outlined in the zone chapter and design guidelines. Unlike the M-C-C-D, these proposed standards would be located in the Sign Code.

Preparation of the proposed standards has included research of sign standards of other mixed use and transit-oriented districts located in Salt Lake City, Ogden, Provo, and Sandy City. Staff also reviewed the sign standards and design guidelines of the M-C-C-D zone. The proposed additions incorporate many of the same standards used by the other municipalities and within the Murray City Center District. Prior to

preparation of the proposed standards, Staff also reviewed each zone and the design guidelines of the Murray Fireclay District in order to evaluate the proposed standards with the purpose and guidelines of the respective zoning districts. Based upon that research and staff collaboration, the proposed sign standards are intended to be consistent with the design standards and pedestrian-oriented character of the T-O-D and M-U Zones. Many of the proposed standards for the two zones are the same with some minor variations for detached on-site signs and sign lighting. Due to the desired pedestrian-oriented design of the two zoning districts, specific standards are proposed for signs that are not mentioned in detail for other zoning districts. For example, detailed standards are provided for awning, canopy, blade, projecting and hanging, pole and wayfinding signage which are not included for other zoning districts except the M-C-C-D. Staff is also proposing the adoption or modification of definitions in conjunction with the proposed sign standards. As stated previously in this report, standards regarding pole signs and the lighting of signage are different with the two zones. Each zoning district is intended to provide a pedestrian oriented design with like land uses which are compatible with that type of design, however uses and intensity differ between the zones. The T-O-D on the other hand includes a transportation master plan with specific street and pedestrian design standards, and district identification and design standards which jointly create a more intimate character and identity for the Fireclay District. The Mixed Use Zone allows for light industrial and higher intensity commercial uses than those allowed in the Transit-Oriented Development Zone. Based upon these differences in the two zoning district, Staff is proposing variations in similar sign types.

## POLE SIGNS

### Transit-Oriented Development

- Allowed only for properties that provide a plaza, outdoor dining or other similar areas. The sign must be located adjacent to said area.

### Mixed Use

- ~~Pole Sign may be up to 50 square feet in area for properties that do not contain a residential use.~~
- ~~For properties with a residential use a pole sign may be allowed if the property includes a plaza, outdoor dining or other similar type area. The sign must be located adjacent to said area.~~
- Allowed only for properties that provide a plaza, outdoor dining or other similar areas. The sign must be located adjacent to said area.

## SIGN LIGHTING

### Transit-Oriented Development

- External illumination only for storefront, pole, and monument signs.
- Building orientation/identification signs may be internally illuminated if located above the top story of said building.

### Mixed Use

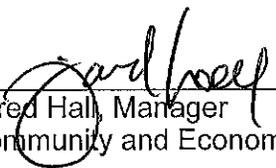
- ~~No Restrictions to the type of sign illumination.~~
- External illumination only for storefront, pole, and monument signs.
- Building orientation/identification signs may be internally illuminated if located above the top story of said building.

Staff and commission had a brief discussion about changes that were made and agreed to bring the proposed amendments back to the commission at a future time.

### OTHER BUSINESS

Mr. Hall mentioned the November 5, 2015 Planning Commission Meeting.

Meeting adjourned at 8:13 p.m.

  
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Jared Hall, Manager  
Community and Economic Development