

Minutes of the Planning Commission meeting held on Thursday, November 19, 2015, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Phil Markham, Chair
Buck Swaney, Vice Chair
Tim Taylor
Karen Daniels
Travis Nay
Jared Hall, Community & Economic Development Manager
Ray Christensen, Senior Planner
G. L. Critchfield, Deputy City Attorney
Citizens

Excused: Scot Woodbury
Gary Dansie

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

There were no minutes for approval.

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

APPROVAL OF FINDINGS OF FACT

Mr. Taylor made a motion to approve the Findings of Fact for Wagstaff Brothers, Phlebotomy Training Specialists, Innovative Property Development, and Awaken Studios. Seconded by Mrs. Daniels.

A voice vote was made. Motion passed, 5-0

BMW OF MURRAY – 4791 South Hanauer Street – Project #15-148

John Firmage was the applicant present to represent this request. Mr. Hall reviewed the location and request for a Certificate of Appropriateness for a Fee Based Parking Lot for the property addressed 4791 South Hanauer Street. Municipal Code Ordinance 17.170.080 allows Commercial Parking Lots and Garages on a Fee Basis within the M-C-C-D, Murray City Center District subject to Certificate of Appropriateness review and approval by the planning commission. The applicants propose to construct a fee based parking lot with fifty-six (56) total parking spaces. The intent is to rent parking spaces on a monthly basis by providing each vehicle with a parking pass that will be displayed from the rear view mirror. Vehicles will be towed at the owners' expense for not obtaining a parking pass prior to using the lot. The applicants intend to provide the majority of the parking passes for employees of BMW of Murray with the remaining spaces available for the public with the purchase of a

parking pass. The submitted plans show three (3) proposed accesses for the parking lot. Two (2) will be located along the Hanauer Street frontage at the north and south ends of the parking lot with the third (3) providing access from Cat Alley to the east. Cat Alley is not built to current road standards with only a 15 foot right of way, and does not include any other public improvements; however it is a dedicated public right of way and can be used for access. The application materials show the installation of a six (6) foot wide sidewalk along Hanauer Street and two (2) access points to the sidewalk along 4800 South adjacent to the ADA parking spaces at the south end of the parking lot. Vehicular access to the parking lot is controlled by barrier gates shown on the site plan at all three access points. The applicants have a submitted a landscape plan with landscaping along both frontages, a required residential buffer and other areas of landscaping. The following subsections review the landscaping plans for compliance with all commercial landscaping standards and design standards for the Murray City Center District. The landscaping plans appear to be in conformance with standards. Chapter 17.68 of the Murray Municipal Code outlines landscape standards for all commercial properties. According to Section 040.A the front setback areas must include, “three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs per one hundred (100) linear feet of frontage. The following table shows the minimum amount of plant materials required for each frontage according to the above mentioned standard:

	Trees	5-Gallon Shrubs	1-Gallon Shrubs
Hanauer Street	5	9	17
4800 South	2	3	7

The submitted landscape plan includes sufficient amounts of trees and shrubs along both frontages. According to Section 17.68.040 A2, commercial uses which abut single-family residential uses are required to provide a six (6) foot masonry wall and a ten (10) foot wide landscaped buffer. The landscape buffer must consist of trees and water efficient plant material. The submitted landscape plan includes the masonry wall, several trees and other plant materials. The Murray City Center District Design Guidelines state that the entire landscape design shall consist as a cohesive whole (Guideline 3G.5). Since the initial application, the applicants have modified the landscape design to include similar trees and shrubs in all landscaped areas. The applicants are proposing the usage of lighting features that are consistent with the design guidelines. The proposed lighting will not require shielding as long as the lights do not consist of more than one thousand (1,000) lamp lumens. The Design Review Committee reviewed the proposal on October 29th, 2015. The committee recommended approval subject to several conditions which are detailed at the conclusion of this report. Based on analysis of the design review guidelines, staff recommends that the overall design is consistent with the design guidelines and recommends that the Planning Commission approve a Certificate of Appropriateness allowing the construction of a Fee Based Parking Lot on the property located at 4791 South Hanauer Street in the M-C-C-D zoning district subject to conditions. Mr. Taylor asked about the shielding of the lamps. Mr. Hall explained that the lamps would not need to be shield because of the low lumens.

John Firmage, 4700 South State Street, stated that he has owned the property for over 10 years and thinks it is a sore eye that grows weeds and it creates a nuisance. Mr. Firmage stated that he is excited to get his employees safe parking. Mr. Firmage indicated that he has 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. Nay made a motion to approve a Certificate of Appropriateness for a Fee Based Parking Lot for the property addressed 4791 South Hanauer Street, subject to the following conditions:

1. Exterior lighting and parking lot lighting should be shielded and should not spill onto adjacent properties if the lighting is greater than one thousand (1,000) lamp lumens.
2. The landscaping shall comply with all applicable standards for perimeter landscaping as outlined in Chapter 17.68 of the Murray Municipal Code.
3. All landscaping materials shall be consistent with the plant types and materials of the Murray City Center District Design Guidelines.
4. The entire landscape design shall be one cohesive whole.
5. A six (6) foot masonry wall shall be installed along the north property line with a minimum of ten (10) foot wide landscaping buffer. The landscaping buffer shall include trees and be included as the cohesive whole of the entire project.
6. The project shall comply with all applicable standards for off-street parking and access as outlined in Chapter 17.72 of the Murray Municipal Code.
7. The project shall comply with all applicable development standards of the Murray City Center District as outlined in Chapter 17.170 of the Murray Municipal Code and the Murray City Center District Design Guidelines.
8. The applicant shall provide any building necessary building plans, stamped and sealed by the appropriate design professionals.
9. The applicant must install a 6' wide sidewalk along Hanauer Street frontage and upgrade corner pedestrian ramp to meet current standards.
10. The applicant must remove the existing concrete irrigation box and plug the pipe at the southwest corner of property.
11. The applicant must delete the proposed tree located within the 30' sight triangle at the southwest corner of property from the landscaping plans.
12. The applicant must meet City storm drain standards. On-site detention is required for this project.

13. The applicant must provide storm water quality treatment at the point of discharge into the City system.
14. The applicant must develop a site SWPPP (Storm Water Pollution Prevention Plan) and implement it prior to beginning any site work.

Seconded by Mr. Taylor.

Call vote recorded by Mr. Christensen

A____Phil Markham

A____Buck Swaney

A____Tim Taylor

A____Karen Daniels

A____Travis Nay

Motion passed, 5-0.

METRO AT FIRECLAY PLAT A – 61 West Fireclay Avenue – Project #15-158

Adam Lambert was the applicant present to represent this request. Mr. Christensen reviewed the location and request for a preliminary/final subdivision plat approval to combine parcels at the properties addressed 54, 57, 61, & 65 West Fireclay Avenue. Municipal Code Ordinance 16.04.050 requires the subdivision of property to be approved by Murray City Officials with recommendation from the Planning Commission to the Mayor for final approval. Representatives of Metro at Fireclay are requesting preliminary/final subdivision plat approval to combine parcels at the properties addressed 54, 57, 61, & 65 West Fireclay Avenue. The subdivision of property is required to be approved by Murray City Officials with recommendation from the Planning Commission to the Mayor for final approval. The applicant has provided a subdivision plat, a site plan, utility plan, grading & drainage, and street profile plans for review. (See the attached plans.) This project is a multi-family residential project with 175 apartment dwelling units. The project predates the requirement for commercial spaces on the ground level, but there will be a leasing office and recreation facilities for the tenants on the ground level. The project has a parking structure in order to comply with the TOD regulations in Municipal Code Chapter 17.168. The project shall comply with the required setbacks for the TOD zone. The project shall comply with the landscaping requirements in Municipal Code 17.68 and 17.168. Murray City Code Title 16 outlines the requirements for subdivision review. The Murray Planning Commission is required by State Code (10-9a-207) to conduct a public hearing and review all subdivisions of property within the City. The Planning Commission's role is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the City. The Planning Commission acts as an advisory body to the Mayor and shall make investigations, reports and recommendation on proposed subdivisions as to their conformance to the general plan, zoning code and other pertinent documents as it deems necessary. Following the Commission's review and recommendation of a subdivision application, it will be forwarded to the Mayor for final approval. The plat is then forwarded to the Salt Lake County Recorder's office for review and recording. The Murray Fire Department requires compliance to all applicable building and 2012 fire code. The

applicant shall comply with all Murray Water and Sewer department requirements and Murray Power Department requirements. The applicant shall comply with the requirements noted by the City Engineer in the conditions of approval noted below. Based on the information presented in this report, application materials submitted and the site review, staff recommends the Planning Commission forward a recommendation for preliminary and final subdivision approval to the Mayor for Metro at Fireclay Plat A subject to conditions.

There was discussion about Edison Street connecting to Main Street and how that would affect future developments.

Adam Lambert, 11635 South 700 East, stated the piece of property to the south of Edison, is currently under contract and will it will ultimately connect Edison to Main Street. Mr. Lambert indicated that he 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.

Mr. Taylor made a motion to forward a recommendation preliminary/final subdivision plat approval to combine parcels at the properties addressed 54, 57, 61, & 65 West Fireclay Avenue subject to the following conditions:

1. Dedicate right-of-way along Fireclay Street and install surface improvements and lighting as per Fireclay TOD standards.
2. Dedicate half-width of Birkhill Boulevard and install surface improvements and lighting as per Fireclay TOD standards.
3. Install underground utilities on Birkhill Boulevard through the development.
4. Dedicate right-of-way and construct Edison Street and install surface improvements and lighting along the south end of the site as per Fireclay TOD standards.
5. Consolidate site parcels into one lot and dedicate roadways by plat before applying for a building permit.
6. Meet City subdivision plat requirements and provide bonds for off-site public improvements.
7. The project shall comply with all Murray Power and Murray Water and Sewer Division requirements.
8. The small remainder parcel on the southeast corner of the property should be conveyed to the adjacent property.
9. The Murray Fire Department requires compliance to all International Fire Code requirements and Murray Building Codes.

10. Provide public utility easements required by Murray City.
11. Provide a security bond for the public improvements associated with the development.

Seconded by Mrs. Daniels

Call vote recorded by Mr. Christensen

A ____ Phil Markham
A ____ Buck Swaney
A ____ Tim Taylor
A ____ Karen Daniels
A ____ Travis Nay

Motion passed, 5-0.

SIGN CODE TEXT AMENDMENTS – Project #15-125

Jared Hall presented. The proposed ordinance revisions were previously reviewed as a discussion item at the October 15, 2015 Planning Commission Meeting. The Planning Commission recommended minor modifications which are reflected in the attached report. Those modifications included the elimination of separate standards in the Mixed Use Zone. Similar to the T-O-D Zone, signs may only be externally illuminated and detached pole signs would only be allowed for properties that provide a plaza, outdoor dining or other similar type areas. Other proposed amendments also include the exclusion of exposed neon, attached and detached electronic message signs or electronic awning signs. Staff recognizes the intent of the Planning Commission modifications for signs in the M-U Zone to be similar to those allowed in the T-O-D. Each zone is intended to encourage compact, mixed-use development including neighborhood oriented commercial and restaurant spaces. The design and community standards for each zone are intended to promote street life with high quality residential, office, commercial, entertainment and recreational uses located within walking distance of transit opportunities. Although similar in intent and purpose, Staff identifies the future development of each district with minor differences. The T-O-D Zone includes a specific branding plan as the Fireclay District and is being developed with a more intimate neighborhood character. Therefore, it is appropriate to require more restrictive sign code standards such as external illumination and only allowing pole signs for specific properties. Alternatively, the M-U Zone allows a broader scale of uses than allowed in the T-O-D, such as light industrial uses and more intensive commercial and office uses due to the proximity of this zone to the Intermountain Medical Center. These uses are typically associated with more liberal signage standards; therefore staff has recommended standards similar to those used in the General Office (G-O) Zone with buffering for residential uses. Additionally, the Murray City Center District as a cultural and commercial center of the City does not prohibit internal illumination (as is proposed for the T-O-D) even for properties that may currently include a residential use. As an abutting zoning district, Staff recommends that the M-U Zone include more similar standards to the M-C-C-D which would allow for internal illumination and more flexible detached sign standards than those proposed for the T-O-D Zone. 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 on the above findings, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed ordinance text amendment to Chapter 17.48 of the Murray Municipal Code, recognizing that the proposed amendments will provide similar and independent sign standards for the Mixed Use and Transit-Oriented Development Zones.

There was discussion between Mr. Nay and Mr. Hall regarding mural signs.

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

Mr. Taylor made a motion to forward a recommendation of approval to the City Council for the proposed ordinance text amendment to Chapter 17.48 of the Murray Municipal Code, recognizing that the proposed amendments will provide similar and independent sign standards for the Mixed Use and Transit-Oriented Development Zones.

Seconded by Mr. Swaney

Call vote recorded by Mr. Christensen

A_____Phil Markham

A_____Buck Swaney

A_____Tim Taylor

A_____Karen Daniels

A_____Travis Nay

Motion passed, 5-0.

OTHER BUSINESS

Mr. Hall mentioned attendance.

Meeting adjourned at 7:07 p.m.

Jared Hall, Manager
Community and Economic Development