

Minutes of the Planning Commission meeting held on Thursday, May 19, 2016, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Travis Nay, Chair
Maren Patterson, Vice-Chair
Phil Markham
Scot Woodbury
Sue Wilson
Jared Hall, Community & Economic Development Manager
Ray Christensen, Senior Planner
G. L. Critchfield, Deputy City Attorney
Citizens

Excused: Buck Swaney
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.

Travis Nay opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

APPROVAL OF MINUTES

Mr. Woodbury made a motion to approve the minutes from May 5, 2016 as submitted. Seconded by Mr. Markham.

A voice vote was made, motion passes 5-0

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 ARS Cleanup, Restore, Rebuild. Mr. Markham seconded the motion.

A voice vote was made, motion passes 5-0.

CLEAN AIR RENT A CAR – 4700 South 900 East #57

Denis Teagor was present to represent this request. Jared Hall reviewed the location and request for a Conditional Use Permit for an electric car rental business for the property addressed 4700 South 900 East #57. Municipal Code Ordinance 17.160 allows automobile rentals (LU #6397) within the C-D Zoning District subject to conditional use permit approval. The applicant proposes to operate an electric car rental company at this location which would include four (4) customer/charging spaces and five (5) display parking spaces. The business would offer short term leases of vehicles on a per day basis and long term leases for weekly and monthly rentals. The office, located in unit #57, is a total of 675 square feet and would include a front desk, leasing office, and a waiting area. The applicant has indicated that the

waiting area is designed for use by customers while their vehicles are charging. In addition to the car rental company, the applicant intends to operate a courier service business at this same location. He intends to use an additional three parking spaces (located at the south end of the landscaped island) for the parking of delivery vehicles. The Murray Municipal Code allows the operation of more than one business at the same location as long as each business can sufficiently be accommodated. Separate business licenses are required for each business that operates from a single location.

Parking for this type of use is calculated at the rate of one (1) parking space for every two hundred (200) square feet of net floor area. According to the submitted floor plan and a gross square footage (net square footage not provided) of 675 square feet, three (3) parking spaces are required for this use. The intended dual use of this location would require an additional three (3) parking spaces for the future courier business. Therefore, the two proposed businesses at this location would require a total of six (6) parking spaces. According to the applicant and property management company, all of the parking spaces adjacent to the building are assigned for each tenant with all other parking available to all tenants. As indicated on the site plan, the applicant intends to install four (4) electronic charging stations at the front of each of the four (4) assigned parking spaces for the unit. Five (5) spaces located along the west property line would be used for the display of the rental vehicles and three (3) parking spaces located at the south end of the landscape island would be used to park delivery vehicles for the courier business. As required by ordinance, for every 1-25 total parking spaces, one (1) space shall be designated as an ADA parking space. Additionally for every 1-8 ADA spaces, one (1) is required to be a van accessible space. For this parking area, there is currently one (1) ADA parking space provided, however this space does not include an access aisle or signage on the pavement. In order to comply with the standards of the land use ordinance (Chapter 17.72), this space will need to be restriped in order to provide a minimum five foot (5') wide access aisle and signage on the pavement. This space does not need to be van accessible because a van accessible space is provided elsewhere on the property. Landscaping for this property was previously approved and installed in accordance to that approval. Landscaping is sufficiently provided throughout the site and along the residential properties to the west.

Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of the electric rental car use for the property addressed 4700 South 900 East #57 subject to conditions.

Mr. Markham asked whose responsibility it is to install the trash enclosure. He commented that he hopes the smaller businesses don't get stuck with the costs of installing the trash enclosure. Mr. Hall responded in some cases the property owners will install the trash enclosure, and in other cases the property owner or tenant will work together to get it done. Mr. Hall stated that deferral agreements may allow the applicant or property owner additional time for completion of the trash enclosure.

Mr. Woodbury asked about the "power room" shown on the site plan for unit #57 and if this is the location of the power source. Mr. Hall responded that is the location where the power cords will be for charging of the vehicles. There will not be charging stations in the parking lot, but will have power cords that run to the vehicles to charge them. Mr. Woodbury expressed concern about people tripping over the power cords. Mr. Hall responded that the building division will have to review this proposal as part of the Business License review.

Denis Teagor, 10211 South Flanders Road, Sandy, Utah, stated he has reviewed the staff recommendations and will comply. Mr. Teagor stated he may be running power cords to the portable chargers for the vehicles and he will meet the Power Department requirements.

Chris Mulcock, 4700 South 900 East, stated his parents own Ivy Place complex and he supervises the maintenance of Ivy Place. He stated that they will not allow any electrical cords running from the building and across the walkway. The service that provides the power to the chargers will be permanent, but the chargers themselves will not be permanent. He stated the power receptacle will be professionally installed by a licensed contractor at each location where Mr. Teagor wants to charge the vehicles, but no power chords will be allowed.

Ms. Wilson asked if the power receptacles will be in conduit. Mr. Mulcock responded in the affirmative. Mr. Mulcock stated that they can enclose the garbage dumpster, but it is a temporary garbage can that they move around the property as they do maintenance. He stated the garbage dumpster is on the west side of the building in the summer time and in the winter time it is removed, but all the other garbage dumpsters are enclosed. Mr. Markham responded that the garbage dumpster and trash enclosure will need to be worked out with city staff.

Mr. Woodbury stated that the applicant will need to work with city staff regarding the trash enclosure to determine compliance. Mr. Hall responded that the ordinance does not address temporary garbage dumpsters and the code requires trash enclosures that are screened and the planning staff can determine whether it meets code.

The public comment portion was closed for this agenda item.

Mr. Woodbury made a motion to approve the Conditional Use Permit for Clean Air Rent-A-Car located at 4700 South 900 East #57, subject to the following conditions:

1. The project shall meet all applicable building code standards. The applicant shall obtain all applicable building permits for the installation of the electric charging stations.
2. The project shall meet all current fire codes.
3. Power for the charging stations shall be provided from the existing building service.
4. The ADA parking space located in the south parking area shall be restriped to include a minimum five foot (5') wide access aisle and pavement signage as outlined in Chapter 17.72 of the Murray Municipal Code.
5. The trash container shall be screened as required by Section 17.76.170.
6. The applicant shall obtain a Murray City Business License for both businesses prior to the commencement of business operations.

Seconded by Ms. Patterson.

Call vote recorded by Mr. Christensen.

A____Phil Markham

A ___ Maren Patterson

A ___ Scot Woodbury

A ___ Sue Wilson

A ___ Travis Nay

Motion passed 5-0.

SALT LAKE COUNTY PARKS – 421 East Vine Street – Project #16-50

Angelo Calacino was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit for a new monument sign to be located to the east side of the driveway at the Mick Riley Golf Course, property addressed 421 East Vine Street. Municipal Code Ordinance 17.48.140 allows signs in the Open Space District subject to Conditional Use Permit approval. Municipal Code Ordinance 17.48.240 regulates monument signs relating to setback, height and location requirements. The monument sign must be setback a minimum of 15 feet from any driveway or traffic access and the sign may not impair traffic visibility. The applicant provided a new site plan. The sign will be located further east to comply with the required setback. The plans submitted by the applicant show the sign is to be 6 ft. 6 inches high at the highest point, whereas the sign code limits monument signs to 6 ft. high maximum. The proposed sign has an overall length of 17 ft. at the base. The total square footage is about 82 sq. feet. The sign complies with the maximum sign area allowed. The property frontage width is 100 ft. wide. The standard area for monument signs allowed is 1.5 square feet per 1 linear foot of property frontage. There was no information on the plans that the sign will be lighted. The sign can be moved further north or east to comply with the required setback and to comply with adequate visibility requirements. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of the Conditional Use Permit for the Mick Riley Golf Course identification sign for the property addressed 421 East Vine Street subject to conditions.

Angelo Calacino, 2001 S State Street #S4700, stated he is representing Salt Lake County Parks & Recreation. Mr. Calacino explained that the county is doing a massive branding effort and they have created a new park signage guideline and all of their facilities will be getting updated signs. This sign is considered a "Class 2" monument sign. The "Class 1" is slightly larger for regional parks. The "Class 3" is for neighborhood parks. Mick Riley is the first golf course to have the new signs. He asked for clarification regarding the setbacks and thought the setback was to be 15 feet from the drive entry. Because of the design of the sign they would like to be closer to the sidewalk and could be within 5 feet based on current code. He said if he has to move the sign to the east side of the sidewalk he would prefer to do that and have it slightly closer to the street instead of the 10 foot setback. The design of the sign itself is not attracting businesses, but is basically an identifier.

Mr. Nay asked why the sign is faced the direction it is as opposed to 180 degrees. Mr. Calacino responded the sign is double concrete and the design of the sign is the preferred design. He stated it has been a pleasure working with Murray staff on this project and if the site plan needs to be tweaked slightly and he is happy to do so. He indicated that the sign is not lighted.

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

Mr. Christensen stated the new plans submitted showed the sign on the east side of the sidewalk to comply with site visibility.

Mr. Markham made a motion to approve the Conditional Use Permit for Salt Lake County Parks & Recreation for a sign located at 421 East Vine Street, at the Mick Riley Golf Course, subject to the following conditions:

1. The applicant shall obtain a Murray City Building Permit prior to the installation of the sign and shall comply with all building code standards
2. The proposed sign shall comply with all other standards for signs as outlined in Chapter 17.48 of the Murray Municipal Code.
3. The applicant shall provide the City revised plans to show the sign complies with the 6 foot maximum height and a minimum 15 foot setback from the access driveway, which will require placement of the sign to the east side of the sidewalk (going north) and a 5 foot minimum setback from the back of the sidewalk fronting on Vine Street, with the application for a building permit.
4. The City Engineer requires the applicant shall meet the City sign code requirements for sign placement. The sign shall not impair traffic visibility.

Seconded by Mr. Woodbury.

Call vote recorded by Mr. Christensen.

A ___ Phil Markham
A ___ Maren Patterson
A ___ Scot Woodbury
A ___ Sue Wilson
A ___ Travis Nay

Motion passed 5-0.

AUNT LORRETTA'S CHILDCARE – 144 East 5600 South – Project #16-52 & 16-53 – Public Hearing

Karl Kitchin, Zane Lorretta Bowman, and Boyd Viehweg were the applicants present to represent this request. Ray Christensen reviewed the location and request for a Murray General Plan amendment from Residential Single Family Low Density to Commercial Retail and a Murray Zone Map amendment from R-1-8 (residential single family low density) to C-D (commercial development) for the property addressed 144 East 5600 South (rear). The applicant is requesting a General Plan amendment from Residential Single Family Low Density to Commercial Retail and a Murray Zone Map amendment from R-1-8 (Residential Single Family Low Density) to C-D (Commercial Development) to accommodate a planned expansion of a commercial business onto the property. The applicant currently operates a child care business on the adjoining property called Aunt Lorretta's Childcare. The Future Land Use Map currently designates the subject property as residential single family low density. The requests for the Murray General Plan amendment from Single Family Residential to Commercial Retail and the zone map amendment from R-1-8 to C-D are not consistent with the Murray General

Plan. The subject property is located adjacent to the residentially zoned neighborhoods with single family dwellings abutting this property on three sides, the south, east, and north. One of the goals listed in the Murray General Plan is to "preserve and protect the quality of life for viable residential neighborhoods". The General Plan Policy is in place to protect residential neighborhoods from inappropriate commercial and other uses that have incompatible characteristics. Staff finds no compelling reason for an expansion of the C-D zone to this property which will encroach into the existing residentially zoned area. Various permitted uses are allowed in the R-1-8 zone such as low density single family dwellings on a minimum 8,000 sq. ft. lot and accessory uses, such as garages, carports and other uses for private recreation and gardening. Other uses allowed by Conditional Use Permit include uses such as churches, schools, public parks, and libraries. The proposed C-D zoning allows for a large variety of commercial uses. Typical uses include variety stores, fast food restaurants, retail, office, business financial, insurance, and real estate office uses, etc. Other uses allowed by Conditional Use Permit also include uses such as auto sales, gas stations, car washes, etc.

The purpose of the General Plan is to provide overall goal and policy guidance related to planning issues in the community. The plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Chapter 2 of the Murray City General Plan identifies the goals and objectives for land use in the community. The plan also identifies future land use as depicted in Map 2-4. The Murray Future Land Use Map for this particular property shows a residential low density single family land use. The business uses allowed in the C-D zone are not consistent with the Murray General Plan direction for this property. The properties adjoining this property to the south, east and north are single family residential. One of the goals listed in the Murray General Plan is to preserve and protect the quality of life for viable residential neighborhoods and to protect residential neighborhoods from inappropriate commercial and other uses that have incompatible characteristics. The circumstances have not changed for this area, and there are no compelling or justifiable reasons for an expansion of the commercial C-D zone to encroach into the low density residential zoned area direction to the east.

Based on the above findings, staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the requested Murray General Plan Amendment from Residential Single Family Low Density to Commercial Retail because it is contrary to the General Plan.

Based on the above findings, staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the requested Murray Zone Map Amendment from R-1-8 (Residential Single Family Low Density) to C-D (Commercial Development) at the property addressed 144 East 5600 South (Rear) because it is contrary to the General Plan.

Boyd Viehweg, 130 South 1300 East, Salt Lake City, stated he is the architect for Aunt Lorretta's Childcare. He stated they have reviewed the staff report and understand the reasoning for the recommendation. He suggested the only reason they would want to use this residential property is for parking associated or as an accessory to the childcare business. He stated it may have been more appropriate for them to ask for a conditional use permit to install a parking lot on the residential lot as opposed to changing the general plan and zoning. He asked if the planning commission could consider a Conditional Use Permit application rather than the general plan and zone map amendment. He stated they could also provide a high wall as a separation between the parking area and the residential zone and a larger buffer. He stated the existing trees are

considered a nuisance tree and they are planning to remove those trees and plant new more appropriate trees.

Ray Christensen clarified that R-1-8 zoning does not allow a parking lot as a conditional use for a commercial business. The residential zoning does allow parking for a single family residence.

Mr. Woodbury asked if the property in question, 144 East 5600 South (rear), could have the playground for the childcare. Mr. Christensen responded that a business type use, even such as a park for the childcare must be conducted on the commercial property and would also need to have the similar zoning. Mr. Woodbury stated that schools are allowed in the residential zone.

Mr. Woodbury stated that he likes to see good businesses stay good businesses, but the commission needs to stay consistent in land use approvals and to maintain commercial zoning district from encroaching into residential neighborhoods. He questioned where that encroachment stops. Mr. Christensen stated another concern stated if the general plan and the zone change were approved it opens the possibility of any of the potential uses allowed in the C-D zone.

Mr. Viehweg stated that they agree with the idea of keeping the site residential and preventing future commercial use for the site and by putting a parking lot on the property it would be the only extent that the property could be used for. He stated that Murray City Water Department has a water and sewer easement that runs along the east boundary line the entire length of the property. He stated that the parking for the childcare would be only during the day time hours and at night the parking lot would virtually be empty.

Mr. Nay stated that this agenda item is for a general plan amendment and a zone change and the commission cannot act on a conditional use permit request for this property at this meeting and would have to be a separate process. He stated that the applicants can proceed with the request for general plan amendment and zone change or they can withdraw their request, but a conditional use permit request cannot be addressed at this time. Mr. Viehweg asked if the commission could give their opinions on the conditional use permit. Mr. Nay responded that the commission cannot respond to that request and staff would have to discuss the conditional use permit issue with the applicants. Mr. Nay stated that currently the zoning does not allow parking on the subject property.

Mr. Woodbury commented that the commission can only respond to what is formally being requested which is a general plan amendment and zone change and it would be inappropriate to respond to a conditional use permit request at this time. He stated that he has confidence in the planning staff to discuss this issue with the applicants.

The public hearing for the general plan amendment was opened for public comment.

Sherman Wickel, 5710 South Lindon Street, stated his concern there is an existing brick wall that goes around along Lindon Way and there is a 71 foot wide access from the subject property to Lindon Street with a gate. He expressed concern on behalf of the Lindon Street neighborhood that this proposal not be able to access onto Lindon Street and that the solid wall be installed at the 71 foot wide access and close off the property from Lindon Street. He stated that any construction vehicles should access the property by way of 5600 South and not from Lindon Street. He stated that recently the property owners have been accessing the property through

the gate off Lindon Street and have been bringing in boulders and moving dirt. Lindon Street was recently re-asphalted and any construction vehicles driving on the new asphalt may tear it up.

Megan Hoecherl, 5662 South Lindon Street, concurred with statements made by Mr. Wickel. She stated there are many children in this. She stated that Aunt Lorretta's Childcare is a good business and hopes they can expand their business and also protects the residents' rights. She stated she would also like to see the access to Lindon Street closed off with the solid wall and that it does not become a through street from the childcare. She stated she would like the large trees on Aunt Lorretta's property to remain and not have them removed.

Karl Kitchin, applicant for this request and co-owner of Aunt Lorretta's Childcare, 2433 East Kentucky Avenue, Holladay. Mr. Kitchin stated they are desirous to have the subject property, 144 East 5600 South (rear) be parking for their childcare business that will be expanded on the property addressed 140 East 5600 South. The parking lot is needed with their expansion in order to meet the parking requirements per city code. He stated the business is going to be partnering with the Head Start Program and has the opportunity to add 6 additional classrooms. One of the classrooms would be donated for the Head Start Program, but the zone change is needed in order to accommodate the expansion and parking requirements. If the zone change is not approved, he will only be able to add 3 classrooms and will accommodate 30 children. The school age rooms will have 30 children with two teachers, the pre-school rooms will have 24 children with two teachers. He stated that he has met with Murray City Engineer who has indicated that access onto Lindon Street will be not approved and therefore will not be a through street. They plan to have a double driveway that will access onto 5600 South as it currently exists.

The public hearing was closed for the general plan amendment request.

The public hearing portion was opened for the zoning map amendment. No new comments were made and the public hearing portion was closed for the zoning map amendment.

Mr. Woodbury asked if the applicants are trying to turn the childcare into a school use. He asked if the applicants can resubmit as a school use and could be reconsidered. Mr. Christensen responded the parking lot itself is not permitted in an R-1-8 zone and would likewise require a general plan amendment and zone change similar to what is being done tonight. Mr. Woodbury clarified that regardless whether it is a school with three classrooms or 6 classrooms, the applicant would be required to change the zoning and general plan amendment for the property at 144 East 5600 South (rear) in order to have a parking lot or playground on it. Mr. Christensen responded that is correct.

Mr. Markham made a motion to forward a recommendation of denial to the city council for the property addressed 144 East 5600 South (rear) for a General Plan amendment from Residential Single Family Low Density to Commercial Retail because it is contrary to the General Plan and the discussions on this matter tonight. Seconded by Ms. Wilson.

Call vote recorded by Mr. Christensen.

A ___ Phil Markham
A ___ Maren Patterson
A ___ Scot Woodbury
A ___ Sue Wilson

A ___ Travis Nay

Motion passed 5-0.

Mr. Woodbury made a motion to forward a recommendation of denial to the city council for the Zone Map Amendment from R-1-8 to C-D for the property located at 144 East 5600 South (rear) because it is contrary to the General Plan and the discussions on this matter tonight. Seconded by Ms. Wilson.

Call vote recorded by Mr. Christensen.

A ___ Phil Markham

A ___ Maren Patterson

A ___ Scot Woodbury

A ___ Sue Wilson

A ___ Travis Nay

Motion passed 5-0.

LAND USE ORDINANCE TEXT AMENDMENT – Mixed Use Access Requirements – Project #16-54 – Public Hearing

Jared Hall presented this request on behalf of the Community Development Division. The Mixed Use Zone was created a few years after the adoption of the General Plan in 2003. Similar to the Transit-Oriented Development Zone, the Mixed Use Zone is located within close proximity to transit opportunities and encourages pedestrian oriented design. Located west of the Murray Central Station, the M-U Zone is anticipated to experience substantial growth in the coming years. With this anticipated growth, it is essential for the zone to include specific site design standards in order to create a vibrant pedestrian oriented mixed use neighborhood. As part of a development in this zone access improvements include seven foot (7') sidewalks, eight foot (8') park strips, street trees, and street lighting, benches, and bicycle racks. Projects may alter the improvements by providing a fifteen foot (15') sidewalk with five foot (5') tree wells in place of the separate sidewalk and park strip. As part of the access improvements, street lighting is required to be spaced every thirty feet (30') to fifty feet (50') on center. Based on discussions with the Murray Power Department and City Engineer the spacing of the street lighting is too close and would lead to excessive light pollution. Additionally, in contrast to the access improvement standards of Transit Oriented Development Zone, the M-U Zone does not provide on-street parking. In order to encourage the viability of ground floor commercial uses required in the M-U Zone, staff is recommending an amendment to provide on-street parking as part of the right-of-way improvements for developments that include ground floor commercial uses. This amendment outlined below is intended to strike a balance between on-street parking and park strip landscaping in order to provide and maintain a pedestrian oriented streetscape. The proposed amendment also includes revisions to the spacing of street lighting that will be more appropriate for this mixed use district. The proposed spacing is similar to spacing for street lighting seen in transit oriented districts in Salt Lake City and within the Fireclay TOD District.

Due to right-of-way constraints in the M-U Zone, it is not possible for a development to provide additional space for on-street parking while still providing for the wide sidewalks and park strips.

In order to balance the need for on-street parking and street landscaping staff is proposing the following amendments which also address the spacing of street lighting:

17.146.120: ACCESS IMPROVEMENTS:

B. The improvements with rights of way of public streets shall include, but not be limited to, the following:

2. Street trees shall be spaced between thirty feet (30') and forty feet (40') on center as approved by the city forester. Landscaping and tree grates to be approved by the city.

B. 3. Street lighting shall be spaced between ninety feet (90') and one hundred and ten feet (110') ~~thirty feet (30')~~ and ~~fifty feet (50')~~ on center as approved by the city.

C. For developments that include a commercial use on the ground floor, or unless otherwise approved by the city, improvements within the rights of way for public streets shall include, but not be limited to, the following:

1. Seven foot (7') wide paved sidewalks with nine foot (9') wide adjacent on parallel parking (including gutters). Forty foot (40') landscape planters shall be installed between every two (2) to three (3) parallel parking spaces and shall include the following:

a. The forty foot (40') wide landscaping planters shall one (1) street light, two (2) trees, and shrubs to provide a minimum ground coverage of fifty percent (50%) at time of planting;

b. Landscape planter trees shall have branching beginning no less than six feet (6') above the ground and shrubs not exceeding a height of three feet (3');

c. Street lights shall be placed at the center of every landscaping planter with the nearest shrubs being located a minimum of four feet (4') from every light pole;

d. Street trees shall be located fourteen feet (14') from center street lighting;

e. Additional ground cover shall be provided as necessary in order for landscape planters to have a minimum of 50% ground cover at time of planting.

2. Parking must be located a minimum of thirty feet (30') from intersecting rights-of-way or drive accesses.

3. Street trees shall also be located in park strip areas not utilized as landscape planter and shall be spaced every thirty feet (30') to forty feet (40').

4. Street lighting within landscape planters and all other park strip areas shall be spaced between ninety feet (90') and one hundred and ten feet (110') as approved by the city. Street lighting shall comply with all other Murray City street lighting specifications.

5. Benches shall be provided and spaced as approved by the city.

6. Bicycle racks shall be placed on every development as follows:

a. The minimum number of bicycle parking spaces for any use shall be five percent (5%) of the vehicular parking spaces required for such use, up to a maximum of twelve (12) spaces;

b. In all cases where bicycle parking is required, no fewer than two (2) shall be provided;

c. All proposed bicycle racks shall be clearly shown on the site plan indicating location;

d. Bicycle parking spaces shall be:

(1) At least two feet by six feet (2' x 6') per bicycle;

(2) Designed to have sufficient space, to be a minimum of twenty four inches (24"), beside each parked bicycle to allow access. This access may be shared by adjacent bicycles. Racks shall be installed a minimum of twenty four inches (24") from any wall or other obstruction;

(3) Located to prevent damage to bicycles by vehicles, etc.;

(4) In a convenient, visible, lighted area;

(5) Located so as not to interfere with pedestrian movements;

(6) As near the principal entrance(s) of the building as practical;

(7) Located to provide safe access to and from the street;

(8) Designed to allow each bicycle to be supported by its frame;

(9) Designed to allow the frame and wheels of each bicycle to be secured against theft;

(10) Anchored to resist rust or corrosion, or removal by vandalism;

(11) Designed to accommodate a range of bicycle shapes and sizes and facilitate easy locking without interfering with adjacent bicycles. (Ord. 10-04 § 2)

Mr. Hall showed photos of recent projects such as the Murray District offices located on Commerce Drive and Vine Streets. The planning staff has reviewed variations of on-street parking and attempting to maintain as many trees as possible and also accommodate space for street lights. The best scenario has 2 or 3 parking stalls in a row and a 40 foot planter that accommodates 2 trees and a light pole. There is a 30 foot setback from street corners and no trees within this area but there may be a light pole. This scenario accommodates as much on-street parking as possible and the street lights would be 100 feet apart on center. The current

code requires 50 feet on center for street lights which has not worked well. The engineering department has clarified that they wanted a light pole every 100 feet but alternating across the street which in essence is a light pole every 50 feet.

This proposal is a result of a recent project, Murray Crossing, which is a five-story apartment with ground floor commercial on the northwest corner of Vine Street and Commerce Drive. The project was planned to have on-street parking but were not able to do so because of the lane width on Vine Street, but the pedestrian friendly sidewalks are vital to the Mixed Use zoning district. This proposal would affect the Murray Crossing project. The owners of Murray Crossing have expressed an interest in this proposed amendment for on-street parking. He showed various projects such as Station Park in Farmington, Sugarhouse and Taylor Lane in Phoenix... The reason staff is suggesting 40 foot planters is because we need to be one light pole and two trees and to separate them appropriately for the Power Department that is a good length.

Mr. Nay suggested that the parking stalls may need to be "flared" out rather than square parking stalls which may make it easier to pull in and out.

Mr. Nay asked if any streets other than Vine Street and Commerce Drive would be utilizing this proposed scenario. Mr. Hall responded that Vine and Commerce are the main areas where this would be utilized.

Mr. Markham asked about street lighting on Commerce Drive would have to be the standard cobra head lights. He stated he is frustrated with this requirement and he wished there is some way to have decorative lighting and is frustrated that one city department (power department) can make that requirement. He suggested this item be continued and discussed further with the power department. Mr. Hall clarified that the Rocky Mountain Power and Murray City Power both have utilities in the easement along Commerce Drive in the area around 5100 South. He stated there are no light pole standards in the Mixed Use zone and could be incorporated with this request. The downtown (MCCD) district has certain street lighting and fixtures required for that zone, but the Mixed Use zone does not and the same level of specificity is not necessary for the Mixed Use as there is in the T-O-D and MCCD zones.

Mr. Nay asked about planter heights. Mr. Hall stated the planter heights are similar to that in the T-O-D zone which is 24 inches in height but could be higher.

The commission members responded positively toward this proposal and asked that there be further study and detail with regards to lights, planters, landscaping length, and number of parking stalls along the streets. It was suggested that this item be continued to the June 16th meeting.

The public hearing was open for comments.

Mr. Markham made a motion to continue this item to the June 16th Planning Commission meeting at which time staff will present additional information. Seconded by Mr. Woodbury.

Call vote recorded by Mr. Christensen.

A ___ Phil Markham
A ___ Maren Patterson
A ___ Scot Woodbury
A ___ Sue Wilson
A ___ Travis Nay

Motion passed 5-0.

OTHER BUSINESS

There was no other business.

Meeting adjourned at 745 p.m.



Jared Hall, Manager
Community and Economic Development