

Minutes of the Planning Commission meeting held on Thursday, June 16, 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
Sue Wilson
Gary Dansie
Phil Markham
Jared Hall, Community & Economic Development Manager
Ray Christensen, Senior Planner
G. L. Critchfield, Deputy City Attorney
Citizens

Excused: Scot Woodbury
Buck Swaney

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.

Mr. Nay acknowledged that this will be Gary Dansie's last night serving on the planning commission and thanked him for his dedication and service.

APPROVAL OF MINUTES

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

A voice vote was made, motion passes 5-0

CONFLICT OF INTEREST

Mr. Nay declared a conflict of interest for item #5, Intermountain Health Care Tosh. He indicated that he is employed by Intermountain Health Care and will recuse himself from this item. Ms. Patterson will chair that item.

APPROVAL OF FINDINGS OF FACT

Mr. Markham made a motion to approve the Findings of Fact for Spectrum Wireless, June Hale, and A-1 Recycling. Ms. Wilson seconded the motion.

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

LAKE CUSTOM DOORS – 150 West 4800 South #28 – Project #16-67

Natalie Castro was the applicant present to represent this request. Jared Hall reviewed the location and request for Conditional Use Permit for a custom door shop for the property addressed 150 West 4800 South, #28. Municipal Code Ordinance 17.152.030 allows a door shop (falling under millwork, LU #2431) within the M-G zoning district subject to Conditional Use Permit review and approval by the Planning Commission. The applicant proposes to operate a

custom door shop at the subject location. The proposed unit is a 4800 square foot open floor shop space, with a small front office and restroom. The door shop will be milling doors on custom orders. Parking for manufacturing and industrial uses is calculated at 1 space per 750 square feet of building area. Unit 28 is 4800 square feet, resulting in a parking requirement of 6 stalls. There are three stalls directly adjacent to the building frontage, and an additional four stalls adjacent to 150 West which are marked for use by Unit 28. With a total available 7 stalls, on-site parking is sufficient for the proposed use. The unit is located within a multi-unit building, which is located in an industrial area with multiple buildings. Access is possible from 150 West, a private street serving this entire area. The unit itself is accessible by a man door and overhead door in the front façade. Based on the information presented in this report, applications materials submitted and the site review, staff recommends that the Planning Commission approve a conditional use permit allowing a custom door shop at the property addressed 150 West 4800 South, Unit 28 subject to conditions.

Mr. Nay asked about the screening for the trash enclosure and if a gate is required. Mr. Hall responded that it does not have to have a gate.

Natalie Castro, 150 West 4800 South #28, stated she has reviewed the staff recommendations and will comply.

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

Mr. Markham made a motion to grant Conditional Use Permit approval for Lake Custom Doors located at 150 West 4800 South #28 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. The project shall meet all requirements of the Murray Water and Sewer Departments.
4. The applicant shall obtain a Murray City Business License prior to beginning operations at the site.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Christensen.

A ___ Gary Dansie
A ___ Sue Wilson
A ___ Phil Markham
A ___ Maren Patterson
A ___ Travis Nay

Motion passed 5-0.

INTERMOUNTAIN TOSH – 5848 South Fashion Blvd – Project #16-72

Travis Nay declared a conflict of interest for this item and relinquished the chair to Maren Patterson.

Brenda Roberts and Jeff Krantz were the applicants present to represent this request. Jared Hall reviewed the location and request for Conditional Use Permit to allow the replacement and upgrading of some of the campus wayfinding signage for the property addressed 5848 South Fashion Boulevard. Under Municipal Code Ordinance 17.48.150 all signs within the H, Hospital zoning district require Conditional Use Permit review and approval by the Planning Commission. The TOSH campus has several signs throughout, including way-finding signage to help visitors navigate to various uses, clinics and offices within the project. This specific application is to replace several of the way-finding signs. All signage in the Hospital zone requires a conditional use permit review by the planning commission. The site plan illustrates the locations of all wayfinding signage on the campus, and highlights the specific signs targeted by this application: Signs 2 and 14 will be replaced with new signs, Sign 13 will be replaced and relocated to the east, and sign 10 will be replaced as well. Sign elevations depicting the existing and proposed signs are also attached to this report. Based on the information presented in this report, applications materials submitted and the site review, staff recommends approval of a conditional use permit allowing modifications to the wayfinding signage on the TOSH campus at 5848 South Fashion Boulevard subject to conditions.

Brenda Roberts, 36 South State Street, Salt Lake City, stated she is representing Intermountain Health Care.

Jeff Krantz, 4139 Mount Olympus Way, stated he is representing Young Electric Sign Company for this request. He stated he has reviewed the staff recommendations and will comply. Mr. Krantz stated with the addition of the clinic and multiple entities on the property, it was determined that wayfinding around the facility is challenging and this proposal will help with the wayfinding around the property.

Mr. Markham complimented the applicants on the nice sign package presented.

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

Mr. Markham made a motion to grant Conditional Use Permit approval for wayfinding signs for the Intermountain Health Care facility located at 5848 South Fashion Boulevard subject to the following conditions:

1. The signs shall meet all applicable building code standards and the applicant shall obtain sign permits for their installation.
2. The proposed changes to signage shall not impact clear-view requirements or impede traffic circulation.
3. The signs shall meet all applicable standards of Chapter 17.48 of the Murray City Land Use Ordinance.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Christensen.

A ___ Gary Dansie
A ___ Sue Wilson
A ___ Phil Markham
A ___ Maren Patterson
N/A ___ Travis Nay

Motion passed 4-0. Mr. Nay abstained from voting on this item.

Ms. Patterson relinquished the chair back to Mr. Nay.

LILAC GROVE APARTMENTS – 598 East 5400 South – Project #16-71 and LILAC GROVE APARTMENTS SUBDIVISION – 598 East 5400 South – Project #16-70

Kasey Kershaw was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit for a five unit apartment development to be located at the property addressed 598 East 5400 South. The applicant is also requesting preliminary and final subdivision approval for Lilac Grove Subdivision, which is a two lot subdivision located on the same property.

Municipal Code Ordinance 17.116.030, 040 allows a multi-family residential project to have a density of seven units per acre of property to be approved by Murray City Officials with Conditional Use Permit approval. The applicant is requesting that the Planning Commission grant Conditional Use Permit approval for a five unit apartment building. The R-M-10 zone allows seven units per acre, which will allow five dwelling units to be constructed on this lot one property based on a lot area of .71 acre. The site plan shows the apartment building is located to the east side of the main driveway access with the front of the units to the west. The proposed apartment units are two story town home style units with two to three bedrooms per unit on the upper level. The main level will have the kitchen, dining area and living room area plus a garage. Multi-family housing is required to provide 2.5 parking stalls per unit. Each apartment will have a two car garage contained within the unit for a total of 10 parking stalls. The plans show three exterior parking stalls, with one stall to the north of the apartment building and two stalls to the south. The plan indicates a detached garage will be located west of the driveway at the southwest area of the property that will provide additional storage or parking for the rental units. There are two existing garages at the west side of the property that will need to comply with building code and rear yard setback requirements or be removed prior to new construction on the site. The site plans and floor plans show there will be a minimum of 2.5 parking stalls per dwelling unit. The plans show the multi-family dwellings comply with the minimum setbacks for the R-M-10 zone. The applicant has provided a preliminary landscaping plan. The applicant will need to provide formal landscaping/irrigation plans to comply with the Municipal Code Chapter 17.68 with the building permit application. Access to the project site is at the south side of 5400 South. Based on the information presented in this report, application materials submitted and the site review, staff recommends that the Planning Commission grant Conditional Use Permit approval for the apartment building project at the property addressed 598 East 5400 South subject to conditions.

Municipal Code 16.04.050 requires the subdivision of property to be approved by Murray City

Officials with recommendation from the Planning Commission. The City Engineer requires dedication of property at the north area of the property for installation of sidewalk. The information provided by the applicant indicates the property contains .96 acre. There is an existing single family dwelling on the west lot, which is to remain on lot two. Lot two complies with the 8,000 minimum lot area requirement, but the front setback of 25 feet for the existing home will be noncompliant due to the dedication of the sidewalk and will be approximately 20 feet setback, but will meet the lot width of 80 feet. The R-M-10 zone standards allows seven multi-family residential units per acre, which will allow five apartment units to be constructed on this property based on .71 acre lot area. Utility easements shall be shown on the subdivision plat to comply with subdivision regulations. The property is accessed from 5400 South Street. Based on the information presented in this report, application materials submitted and the site review, staff recommends the Planning Commission forward a recommendation to the Mayor for preliminary and final subdivision approval for Lilac Grove Subdivision located at 598 East 5400 South. The applicant and project shall comply with conditions.

Mr. Markham asked about the existing zoning and the number of units that potentially could be allowed on the property is 7 units. Mr. Christensen responded that the R-M-10 zoning allows 7 units per acre as a base and with the size of property being .96 acre, five units complies with that density.

Mr. Nay asked about the north end of the property where there is currently not a sidewalk and if the sidewalk will be required to be installed. He asked if the sidewalk will be contiguous running further to the west. Mr. Christensen responded there is currently no sidewalk at this location.

Mr. Nay asked about the existing garage remaining on the new lot and if it is to be modified in relationship to setbacks. Mr. Christensen responded that the south portion of the garage will need to be removed and upgraded to meet building codes. The garage associated with the apartments will be a new garage.

Mr. Nay asked about the property to the east. Mr. Christensen responded the property to the east has a water tank and is owned by Murray City.

Ms. Wilson asked if the requirement for a sidewalk at this location is necessary when it will only serve this subdivision and cuts into the front setback of the existing home. Mr. Christensen responded that in the future as properties improve, the city engineer requires sidewalk to be installed. The city also has special improvement districts where improvements such as sidewalk are required to be installed in a certain area. Mr. Markham stated the requirement for improvements such as sidewalk kicks in those improvements and this requirement is looking to the future.

Kasey Kershaw, 5400 South 598 East, stated he has reviewed the 10 conditions in the staff recommendation for the Conditional Use Permit and the 7 conditions in the staff recommendations for the subdivision approval and will comply with all the conditions. He stated he has a buyer for the home. He stated he would prefer not to install the sidewalk because it will require removal of two beautiful trees. He stated he plans to retain the apartments for perpetuity. He stated he has been in real estate for 20 years and will personally be managing and maintaining the apartments. He stated the intent of the garage behind the apartments is to provide extra storage such as bikes, etc. for the tenants. He stated he hopes to have long term tenants and the units are larger than typical. He stated the bigger unit in the front is four-

bedroom, and the other units are three-bedrooms. He stated the units have their own yard areas and there will also be a community garden for the apartments. He may also install a swing set for a playground for children.

Ms. Wilson asked about elevation plans for the free standing storage garage. Mr. Kershaw responded that he does not have elevations for the garage at this time. He stated the garage will have similar building materials as the apartments and will have five roll-up doors and will be 60'X30'. Each apartment will have a 12'X30' storage unit to utilize.

Mr. Markham stated that the storage garage amenity is not required for the conditional use permit and therefore elevations are not required. The storage garage will need elevations and detailed plans when application for a building permit is submitted.

The meeting was opened for public comment regarding the conditional use permit request.

Debra Dreitzler, 569 East 5400 South, stated she has lived here for the past 27 years. She asked about the location of the sidewalk because the street is narrow and there are always cars parked at the end of the street because people fill their water jugs at the water tanks. She expressed concern about additional traffic generated from the residents and possibly 32+ cars. She stated that drivers often speed on 5400 South Street and there is a blind curve on the street.

Don Noble, 568 East 5400 South, stated he has lived here for the past 40 years. He stated he had 6 feet taken from his property when the buildings across the street were developed. He stated if the sidewalk is installed it may take additional property from him. He stated the home adjacent to the water tower has had water in its basement due to the water table. He expressed concern with the potential traffic generated from this project. He suggested only a couple homes be built rather than 5 apartments. He stated there have been drug trafficking incidents occur in the existing garage.

Stacy Bogenshutz, 619 East 5400 South, stated she is directly north and across the street from the subject property. She states she has lived here for the past 12 years with her one year old daughter and she never anticipated that she would have to be concerned with rental units being built nearby. She expressed concern for safety of children in this area with the additional traffic generated from the apartments and people coming to the water tower for water. She expressed concern with the apartments decreasing the value of the already existing homes.

Jo Sullivan, 574 East 5400 South, stated she has lived here for the past 5 years. She stated she has sidewalk in front of her home and a fire hydrant. She expressed concern with the fact that the fire hydrant has been blown out twice with speeding traffic coming around the corner. She questioned why someone would want to live next to a cemetery.

Kari May, 607 East, 5400 South, stated she purchased her home less than a year ago and her home is across the street. She asked about notifications for this hearing and that she did not receive a notice. She expressed concern with depreciation of value for her home with the apartments. She stated in her opinion, single family dwellings would be more in harmony with the surrounding area than apartments.

Sybille Schmidt, 629 East Woodoak, stated she concurs with the concerns expressed. She

stated drivers never stop at the stop sign on the corner of Woodoak and 630 East. She stated people already park their cars along the street when they are filling their water jugs at the water tank and additional traffic generated from the apartments will make it even more congested and safety is a concern. She stated that people often don't park in their garages because they use their garages for storage and therefore parking is a problem.

The public comment portion for the conditional use permit request was closed. The public comment portion for the subdivision was opened.

Debra Dreitzler, 567 East 5400 South, stated she does not understand this subdivision being proposed. Mr. Nay responded that the existing property will be split in two. The apartments will be on the west side of the existing home. Ms. Dreitzler clarified that she had commented earlier about there being 32 vehicles for the apartments and that was assuming there would be six drivers per apartment. She stated this street is already a busy street and they don't need additional traffic.

The public comment portion was closed to the Lilac Subdivision item.

Mr. Nay clarified that if there are existing rentals being conducted in the homes they may not be a legal use and vehicles should be parked on their private property and not on the street.

Mr. Christensen clarified that the sidewalk is proposed to be on the south side of the street. He stated the city engineer reviews these applications for traffic concerns and the city engineer has not indicated specific requirements such as a traffic study or concerns with this proposal. The parking for the proposal meets the city's minimums which is 2.5 parking stalls for each unit. That is a higher standard than what is required for a single family dwelling which requires 2 parking stalls per dwelling.

Ms. Wilson reiterated that the property is currently zoned R-M-10 which is residential multi-family and the owner is legally allowed to build this type of multi-family use.

Mr. Markham stated if a proposal is allowed within the existing zoning and it meets the city's standards, and with minor conditions, it is allowed to be constructed. Mr. Markham responded to the comments made earlier regarding drug transactions occurring in the garage and that this project would be an excellent way to remove such type of occurrences. If people are in an area, those types of activities don't take place. He suggested that the Water Department be made aware of the parking concerns with regards to the water tank. He stated the water tank is where residents can go to fill their water jugs with non-fluorinated water and possibly there should be some modifications made regarding the site and access to the site. He stated the planning commission must rely on city staff such as the city engineer to review proposals such as this to determine compliance and potential impacts on the area. He stated city staff has served the commission very well over the years and are highly qualified individuals.

Ms. Wilson stated she lives off Greenoaks Drive and there are many areas in the city where speed bumps would help with traffic concern, but she understands that speed bumps cause havoc with snow removal equipment and emergency response vehicles.

Ms. Patterson commented that parking is a concern of the neighbors, but in her opinion, the proposed additional on-site storage will help with that issue and would allow people to park in

their garages. Ms. Wilson stated if the residents see suspicious activity in the area, that they should report those to the police department.

Mr. Markham made motion to grant Conditional Use Permit approval for Lilac Apartments located at 598 East 5400 South subject to the following conditions:

1. The City Engineer requires the installation of sidewalk along the 5400 South Street frontage and to repair any damaged curb and gutter.
2. The applicant shall comply with Murray storm drain standards and on site detention is required.
3. The subdivision plat shall be recorded prior to building permit issuance.
4. Comply with Murray Building Division requirements for building code compliance. A soils report will be required from a qualified registered engineer with a building permit.
5. The existing garages shall comply with a minimum five ft. separation from the property line to the existing structures or the existing structures shall be retrofitted with a firewall to comply with code.
6. Comply with Murray Fire Division requirements.
7. Comply with Murray Water & Sewer and Power Departments requirements.
8. A formal landscaping plan meeting the requirements of Chapter 17.68 of the Murray Municipal Code shall be submitted for approval with the building permit and be installed as approved prior to occupancy.
9. Any trash containers used shall be screened as required by Section 17.76.170.
10. Develop and implement a SWPPP prior to beginning site construction work.

Seconded by Ms. Patterson.

Call vote recorded by Mr. Christensen.

A ___ Gary Dansie
A ___ Sue Wilson
A ___ Phil Markham
A ___ Maren Patterson
A ___ Travis Nay

Motion passed 5-0.

Ms. Wilson asked for clarification for the firewalls for the garages and if it is a one hour drywall requirement. Mr. Christensen responded that the requirement is to meet the building codes and that issue will need to be addressed by the Building Division.

Mr. Markham made a motion to send a positive recommendation to the Mayor for preliminary and final subdivision approval for Lilac Subdivision located at 598 East 5400 South subject to the following conditions:

1. The City Engineer requires the project to comply with Murray City subdivision standards.
2. The applicant shall dedicate right-of-way for sidewalk along the 5400 South property frontage and install sidewalk.
3. The subdivision plan shall provide PUE's and storm drain easement as required per Murray City utility requirements.
4. Comply with Murray Building Division requirements for building code compliance. The existing garages shall comply with a minimum five ft. separation from the property line to the existing structures or the existing structures shall be retrofitted with a firewall to comply with code.
5. Comply with Murray Fire Division requirements. The project shall be required to provide adequate fire hydrants and adequate water for fire flow.
6. Comply with Murray Water & Sewer and Power Departments requirements.
7. Utility easements shall be shown on the subdivision plat to comply with City subdivision regulations.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Christensen.

A Gary Dansie
A Sue Wilson
A Phil Markham
A Maren Patterson
A Travis Nay

Motion passed 5-0.

LAND USE ORDINANCE TEXT AMENDMENT – Amending the Planning Commission Geographic Requirement – Project #16-62 – Public Hearing

Jared Hall presented this proposal on behalf of the Community Development Division. Community and Economic Development staff have proposed an amendment to the Murray Land Use Ordinance, Chapter 17.12, specifically to strike Section 17.12.030. On June 2nd 2016 the Planning Commission reviewed the proposal by staff to strike Section 030 from Chapter 17.12, thereby removing the existing requirement that at least one planning commissioner be designated from each of the council districts. At that time, the commission continued the public hearing to June 16, 2016 and instructed staff to explore the possibility of modifying language to add weight to geographic representation as a consideration for members, but still removing the absolute requirement.

Section 17.12.030 is titled "Geographical Representation", and currently states:

In order to promote geographical representation on the commission, there shall be at least one member from each designated council district.

Staff had initially proposed to strike Section 030 entirely, effectively removing the requirement that planning commissioners be selected from each of the council districts. No changes to the terms of appointment or requirements for residency in the City of Murray or any other rules would be changed. The purpose statement of Chapter 17.12 makes it clear that diversity and a balanced representation of the city as a whole is important. Balanced representation with respect to geographic considerations are the first mentioned, and "neighborhoods" are also mentioned. Because these issues already figure prominently in the purpose statement, staff has felt that weighted consideration is already given. However, in response to direction from the planning commission, consideration could also be given to modifying the language of section 030, rather than striking it altogether.

Existing:

In order to promote geographical representation on the commission, there shall be at least one member from each designated council district.

Proposed:

Balanced representation from different neighborhoods of the city provides important insight to land use issues. In order to promote diverse geographic representation, special consideration should be given to appoint commission members from diverse areas of the city.

Based on the above findings, staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the proposed amendment to the text of the Murray Municipal Code Section 17.12.030.

Mr. Markham stated he personally feels that looking at the city map, the existing system isn't meeting the intent of what he believes the original language requires and the commission members are clustered in specific areas. He concurred with the comments made by Mr. Hall and that the wording for the proposed change is well thought out and has been discussed well by the commission. He stated there is a large section of the city that does not have representation and yet the city is meeting the "letter" of the ordinance.

Mr. Nay asked if the city council will be shown the same map indicating the council districts and the residence locations of the planning commission members. Mr. Hall responded in the affirmative. Mr. Nay commented that it often times is difficult finding qualified and willing people to serve on the commission and that it took 4 months to get someone from district #2 and finally Ms. Wilson was selected.

Mr. Nay commented on the point that was made at the last meeting from G.L. Critchfield, Deputy City Attorney, that the commission is not voted in by the council district residents and they represent the entire city. Mr. Markham commented that the Mayor and City Council will still have the ability to reject recommendations for commission members and could still request residents from areas not represented.

The hearing was opened for public comment. No comments were made by the public and the public hearing was closed.

Mr. Markham commented that this text change will broaden the ability to fill vacancies for the planning commission and if the city wishes to stay within the council boundaries, that is up to their discretion, but it is not required to do so. Ms. Wilson concurred.

Mr. Nay suggested removing the word "special" consideration. Ms. Wilson made a motion to strike the word "special" from the proposed text for Section 17.12.030 and recommended approval be forwarded to the city council for the proposed text amendment. Seconded by Ms. Patterson.

Call vote recorded by Mr. Christensen.

A ___ Gary Dansie

A ___ Sue Wilson

A ___ Phil Markham

A ___ Maren Patterson

A ___ Travis Nay

Motion passed 5-0.

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

This item was continued from the May 19th Planning Commission meeting. Jared Hall presented this request from the Community Development Division. The Mixed Use (M-U) 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. Mr. Hall showed projects of similar scenarios that are located in the valley such as Sugarhouse, Station Park in Farmington, Fireclay in Murray. 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.

At the May 19, 2016 Planning Commission Meeting the planning commission reviewed the proposed access improvements for the Mixed Use Zone and recommended that the item be continued to the June 16, 2016 meeting in order to address specific comments made by the planning commission. Staff was asked to provide additional information regarding the following items:

- Amending the landscape planters in order to provide a flare for the adjacent parallel parking;
- Planter heights;
- Further analysis regarding the number of parking stalls between each planter and the total planter size. i.e. Could four (4) parking spaces be provided and do the planters need to be forty feet (40') wide;
- Further discussion between Planning Staff and the Power Department Staff regarding the types of lights allowed along Commerce Drive;

Staff has worked to address each of the comments made by the commission. The following bullets outline the findings of the additional analysis provided by staff, including additional discussion with the Power Department regarding street lighting:

- Staff has amended the proposed text in order to provide a minimum forty-five (45) degree flare in the landscape planters for the adjacent parallel parking.
- Staff is not proposing planter heights as seen for planters along Main Street and Fireclay Avenue in the Fireclay Area. The proposed planters would more closely resemble those found along Fireclay Avenue west of the Trax Lines and along Brick Oven Way. Staff feels that by not requiring a planter height, the adjacent planters will better blend with the parallel parking and provide better ease of access for pedestrians and vehicles.
- Due to the spacing of the street lighting and the desire to provide sufficient street landscaping, increasing the number of parking spaces between each planter to four (4) would eliminate the planting area and would not accommodate the appropriate spacing for the street lighting.
- After further discussion with Power Department Staff, street lighting may be provided along Commerce Drive other than the existing cobra head lights. In order to provide the street lighting while maintaining a safe distance from existing power lines, Planning Staff proposes that the street lights be limited to a maximum height of twelve feet (12'). Examples of the types of street lights that are required by the power department are provided with this report, however the examples do not provide a twelve foot (12') example.

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:

A. Construction of new buildings or renovations of existing buildings shall include construction and installation of the adjacent sidewalks, park strips and other landscaping, curbs, gutters, lighting, and street furniture as required in this chapter.

B. The 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 an eight foot (8') landscaped park strip adjacent to the curb and gutter or fifteen feet (15') paved sidewalk with five foot (5') tree wells adjacent to the curb as approved by the city engineer and the planning commission.
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.
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.
4. Benches shall be provided and spaced as approved by the city.
5. 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)

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 include 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. Street planters shall be flared at a minimum forty-five (45) degree angle in order to facilitate ease of access for the adjacent parallel parking spaces;

f. 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 planters and shall be spaced every thirty feet (30') to forty feet (40') on center.

4. Street lighting within landscape planters and all other park strip areas shall be spaced every ninety feet (90') to one hundred and ten feet (110') on center and as approved by the city. Street lighting shall be residential in character with an overall height not to

exceed twelve feet (12') as measured from the base to the top of the pole luminary. 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. Dansie asked if the new lights are LED lights. Mr. Hall responded the lights are not the low sodium lights but was not sure if they are the latest LED lights. Mr. Dansie stated possibly that

should be made a requirement to have LED lights which would save a lot of power consumption. Mr. Hall responded the Power Department ought to have input on that requirement.

Mr. Hall asked the commission members if he can work out the requirement for LED lights with the Power Department, could this go forward to the city council without having to be reviewed by the planning commission once again. Mr. Markham responded that he would be comfortable with that.

Mr. Markham made a motion that the planning commission forward a recommendation of approval to the city council for adoption of the proposed amendment to the M-U zone, Code Section 17.146.120. Seconded by Ms. Wilson.

Call vote recorded by Mr. Christensen.

A ___ Gary Dansie
A ___ Sue Wilson
A ___ Phil Markham
A ___ Maren Patterson
A ___ Travis Nay

Motion passed 5-0.

OTHER BUSINESS

There was no other business.

Meeting adjourned at 8:00 p.m.


Jared Hall, Manager
Community and Economic Development