

Minutes of the Planning Commission meeting held on Thursday, July 21, 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
Ray Christensen, Senior Planner
Susan Nixon, Associate Planner
Mark Boren, Zoning Enforcement Officer
G. L. Critchfield, Deputy City Attorney
Citizens

Excused: Buck Swaney
Sue Wilson

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 June 16, 2016 as corrected. Seconded by Mr. Markham

A voice vote was made, motion passed, 4-0

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

APPROVAL OF FINDINGS OF FACT

Mr. Woodbury made a motion to approve the Findings of Fact for ATeam Scrapers, Aspen Development, and Landrancher LC. Ms. Patterson seconded the motion.

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

EXTRA SPACE STORAGE – 5443 South Commerce Drive – Project #16-96

Bruce Jordan was the applicant present to represent this request. Ray Christensen reviewed the location and request for a Conditional Use Permit for self-storage unit buildings located at the property addressed 5443 South Commerce Drive. Municipal Code Ordinance 17.160.030 allows self-storage units within the C-D zoning district subject to Conditional Use Permit approval. The applicant is requesting a Conditional Use Permit for self-storage units to be located on the south portion of the property. The plans show three buildings on the property to be used for self-storage units. The larger 74,622 sq. ft. phase one building A is three story and will be located to the west frontage. The second phase three story building C will contain

36,136 sq. ft. and the east building B is a single story 5,700 sq. ft. building. The plans show the building floor plans and various storage unit sizes with interior access. The exterior building materials consist of concrete masonry block and painted stucco or EIFS finishes. The applicant plans to construct the buildings in phases. The plans show 18 numbered parking stalls shown on the site plan. Five parking stalls are shown adjoining the office at the front of the property. The parking ordinance does not require a specific number of parking stalls to be paved and striped for storage units, but the office area is required to have six parking stalls on site based on 4 stalls per 1,000 sq. ft. The parallel stalls are required to be a minimum size of 9 ft. wide by 20 ft. length and the plans will need to be revised. The applicant shall provide formal landscaping/irrigation plans sealed and stamped by a Certified Utah landscape architect to comply with Municipal Code 17.68 for approval by Murray City officials with the building permit and the approved landscaping/irrigation shall be installed prior to final occupancy. The plans submitted indicates the site complies with the minimum 10% on the south storage units area, but the total property 3.68 area will need to be landscaped to comply with Municipal Code 17.68 if the property is not subdivided. The building official requires the applicant comply with applicable IBC and accessible codes. The applicant shall provide a stamped and sealed soils reports from a geo-technical engineer and design professionals to include code analysis when submitting for a building permit. The Murray Power Department noted there is an existing transmission power line crossing the rear of the property. The buildings must meet the National Electrical Safety Code for clearance to the building. The Murray Fire Department requires compliance to building and fire codes relating to the number, location of hydrants, fire flow, fire sprinkler system and alarm system. The Murray Water and Sewer Division noted compliance and the sewer line may need to be extended on Commerce Drive to maintain an existing lateral that goes to the car sales office building. The Murray City Engineer comments are noted in the conditions of approval noted below. Based on the information presented in this report, applications materials submitted and the site review, staff recommends Conditional Use Permit approval for self-storage units at the property addressed 5443 South Commerce Drive subject to the applicant complying with conditions

Mr. Markham asked about the trash container screening requirement since this will be a secured facility. Mr. Christensen responded that if a dumpster is to be on the site, it is required by ordinance to be screened and located to the side or behind the building(s). Mr. Markham commented it would be easier for garbage collection if the trucks don't have to stop to open the gates.

Bruce Jordan, 131 Calle Iglesia, San Clemente, CA, indicated he is the architect for this project and the owner is Nash William, was unable to attend as he is out of town. Mr. Jordan complimented the planning staff on assisting him with this project. Mr. Jordan stated they designed this project to screens all the loading activities. The building is designed to look more like an office building. He explained that the parking is up front by the office at the southwest corner, and the gates have a dedicated entry and a dedicated exit. There is a two-story drive-thru which is the location of the elevators. All the loading areas for the upper stories are internal and there are minimal exterior doors. The office is 1,500 sq.ft.; and there is 80,000 sq.ft. of storage area in the first phase. The second phase will have about 36,000 sq.ft. for a total of 118,000 sq.ft. The parking provided on site has 18 parking spaces which is over the minimum required. The height of the building is 38 feet, the tower is 50 feet. There is no residential zoning near this project which allows the greater heights. He stated there typically is very little nighttime activities for these types of facilities and there will be no light bleed onto adjacent properties and this is a quality design. Mr. Jordan stated there is a high demand for these types

of storage facilities and they believe this will be a good project and contribution to the community. He stated they are fine with the conditions of approval and will comply.

Mr. Markham asked about the perimeter fencing. Mr. Jordan responded they plan to have a 7 foot high rot iron fence around the project. He stated the outside lighting will be turned off after operational hours, but during the operational hours, the lighting has cut off fixtures and the luminaries are not visible from the hotel. He stated the operational hours are 8:30 a.m. to 6:30 p.m. Monday through Saturday and 9 a.m. to 4 p.m. on Sunday. There will be no access when there is no on working in the office.

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

Mr. Woodbury made a motion to grant Conditional Use Permit approval for Extra Space Storage located at 5443 South Commerce Drive, subject to the following conditions:

1. Meet the City storm drainage requirements with on-site detention and water quality treatment is required.
2. Replace any damaged sidewalk and curb and gutter along Commerce Drive frontage.
3. Develop a site SWPPP and obtain a land disturbance permit prior to beginning any site construction work.
4. Coordinate with Rocky Mountain Power and Murray City Power for clearance requirements associated with the existing overhead power lines.
5. Formal landscaping/irrigation plans meeting the requirements of Chapter 17.68 of the Murray Municipal Code shall be submitted with the building permit for City approval prepared and sealed by Utah registered landscape architect and installation shall be completed as approved prior to final occupancy. The total property will need to be upgraded to comply with the landscaping requirements in Municipal Code 17.68
6. Exterior trash containers shall be screened as required by Section 17.76.170.
7. The building official requires the applicant to comply with applicable IBC and accessible codes. The applicant shall provide a stamped and sealed soils reports from a geo-technical engineer and design professionals to include code analysis when submitting for a building permit
8. The project shall comply with Murray Fire Department requirements with compliance to building and fire codes relating to the number, location of hydrants, fire flow, fire sprinkler system and alarm system.
9. Adequate paved and striped parking stalls, including disabled stalls, shall be paved and striped to comply with zoning regulations, including one ADA stall with sign posted. The parallel stalls are required to be 9 ft. wide by 20 ft. length and the plans will need to be revised with the building permit application.

10. Comply with all Murray Water and Sewer Department requirements. The applicant may have to extend the sewer line on Commerce Drive to maintain an existing lateral that goes to the car sales office.

Seconded by Ms. Patterson.

Call vote recorded by Mr. Christensen.

A Phil Markham

A Maren Patterson

A Scot Woodbury

A Travis Nay

Motion passed 4-0.

BEEHIVE SOAP & BODY CARE – 5180 South Commerce Drive #V – Project #16-98

Tami Thornton was the applicant present to represent this request. Mark Boren reviewed the location and request for an amendment to a Conditional Use Permit approval for an expansion of the soap and body care making business located at the property addressed 5180 S. Commerce Dr. #T to also include unit #V. Municipal Code Ordinance 17.152 allows soap, lotion, cosmetic and other toiletry manufacturing (LU #2840) within the M-G Zoning District subject to Conditional Use Permit approval. The original Conditional Use Permit was issued for the business in 2013 for Unit #T. With approval, unit #T would include two (2) workstations for the manufacturing of the products with Unit #V being used primarily for product storage and curing. Unit #V would also include a small retail display area at the front of the shop for the occasional drop in customer and a small break room. It is important to note that the primary business function is in wholesaling the products to retailers such as Harmon's and shipping sales online. Customers coming directly to this location are limited due to the online and wholesaling nature of this business. Each unit is approximately 800 square feet in total floor area and includes a unisex restroom. In addition to the two (2) workstations, Unit #T would also include a 147 square foot office space. Based upon the square footage and the type of use, a total of three (3) parking spaces are required for this use. Parking calculations exclude common areas such as restrooms and break rooms. For the 1,126.25 square feet of storage and manufacturing area, parking is calculated at the rate of one (1) parking space for every 750 square feet of net floor area. Parking for the office area is calculated at the rate of one (1) parking space for every 250 square feet of net floor area, and parking for the retail/display area is calculated at the rate of one (1) parking space for every 200 square feet of net floor area.

Based upon a site visit and aerial photos of the site, there appears to be a total of 69 striped parking spaces. Standards for ADA parking spaces require that three (3) spaces be provided for every 51-75 total parking spaces. As confirmed with a site visit, three (3) ADA parking spaces that meet the minimum requirements of the Land Use Ordinance are provided at the northwest corner of the building. The existing building complies with the minimum setback and height requirements of the M-G Zoning District. This site includes sufficient interior landscaping that was previously approved. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval to amend the original conditional use permit for Beehive Soap & Body Care, LLC located at the property addressed 5180 S. Commerce Dr. #T & #V subject to conditions.

Tami Thornton, 1451 West 11150 South, South Jordan, stated she has reviewed the conditions of approval and will comply. She stated she mostly wholesales to other retail outlets and she does not anticipate many customers coming to this location.

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

Mr. Markham made a motion to grant an amendment to the original Conditional Use Permit for Beehive Soap and Body Care at 5180 South Commerce Drive # T & #V subject to the following conditions:

1. The project shall meet all applicable building and fire code standards.
2. The project shall comply with all Murray City Water and Sewer requirements.
3. The applicant shall maintain an active Murray City Business License and update the license to include Unit #V.

Seconded by Mr. Woodbury.

Call vote recorded by Mr. Christensen.

A Phil Markham
A Maren Patterson
A Scot Woodbury
A Travis Nay

Motion passed 4-0.

TITAN DEVELOPMENT – 337 E Winchester Street – Project #16-97 – Public Hearing

Mark Snow was the applicant present to represent this request. Ray Christensen reviewed the location and request for Murray Zone Map amendment from R-1-8 (Residential Single Family Low Density) to R-N-B (Residential Neighborhood Business) zone. The property is currently used for residential purposes and there is an existing older home on the property. The Murray General Plan shows this property to be Residential Business on the Future Land Use Map which is consistent with the zone change request for Residential Neighborhood Business. The property is located at the north side of Winchester Street.

Existing uses: Various permitted uses are allowed within the R-1-8 zoning district such as single-family dwellings and accessory uses, garages, carports, other uses for private recreation and gardening, charter schools, and residential facilities for persons with a disability or elderly persons. Other uses allowed with approval of a Conditional Use Permit include schools, churches, libraries, public parks and facilities, and communication services. The R-1-8 zoning district allows low density single family residential homes on minimum 8,000 square foot lots. A complete and detailed list of permitted and conditional uses is found in Chapter 17.100 of the Murray Municipal Code.

Proposed uses: A variety of permitted uses are allowed in the R-N-B zoning district such as single-family dwellings, two-family dwellings, residential facilities for persons with a disability or facilities for elderly persons, florists, travel agencies, optical goods, physicians' offices, dental offices, legal services, art schools, accounting and other business management services. Other uses allowed with approval of a Conditional Use Permit include bed and breakfast homestay, schools, residential childcare facilities, banking and credit services, antiques, books, hobby supplies, health foods and delicatessen without drive-through access and with limited hours, and other personal services such as tanning and massage salons. A complete and detailed list of permitted and conditional uses is found in Chapter 17.140 of the Murray Municipal Code. Staff concludes the following:

- a) The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
- b) The requested change has been carefully considered based on characteristics of the site and surrounding area and policies of the General Plan.
- c) The General Plan recommends a transition from Residential Single Family Low Density to Residential Business. The proposed zone change from R-1-8 to R-N-B is consistent with that recommendation.
- d) The uses allowed in the R-N-B zoning district include residential uses and lower intensity commercial uses in order to provide a transition between arterial streets and residential neighborhoods.
- e) The R-N-B zone development standards include restrictions and design standards aimed toward providing buffering and mitigation of impacts to adjacent residential properties.
- f) Transportation issues for the R-N-B zoning district have been taken into consideration through the development of the General Plan and the R-N-B zoning district.

Based on the above findings, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested Murray Zone Map amendment from R-1-8 to R-N-B because it is consistent with the General Plan for Residential Business for the property addressed 337 East Winchester Street.

Mark Snow, 433 East Serenity Oak Lane, Salt Lake City, stated this request is to change the zoning to R-N-B. He stated they don't have a specific plan for what they intend to do with the property, but this is the first step to change it to a commercial or the R-N-B zoning. He stated he is aware of the criteria for the R-N-B zone.

Mr. Nay encouraged Mr. Snow to meet with the neighbors when they start the process to change the use of the property.

The hearing was opened for public comment.

Bert Milano, 6380 South 370 East, stated his property is adjacent to the property in question. He asked what can happen with the property if the zoning is changed and stated that he did not want to see an industrial type use. He stated he has spoken with many of the neighbors and they are against this zone change. Mr. Nay responded that the R-N-B zoning does not allow industrial uses. Mr. Nay suggested to Mr. Milano that he look up the R-N-B zoning information which will help him understand the possible uses and criteria for development which will help address his concerns. He explained that the R-N-B zone is a zoning district used as a buffer between commercial and residential or between busy streets and residential neighborhoods. He stated the R-N-B has strict guidelines for lighting, fencing, landscaping, building heights, etc.

Bill Pecharich, 377 East 6360 South, stated his property is to the rear of the property in question. He asked the intent of the zone change and what will the property be used for. Mr. Nay responded that the developers have indicated they do not have a specific plan at this time, and this application is only to change the zoning, and is not approve a specific use or structure.

The public hearing was closed for this agenda item.

Mr. Markham suggested that the planning staff could talk with those in attendance after the meeting or another time and explain to the residents more about the R-N-B zoning.

Mr. Markham made a motion to forward a recommendation of approval or the zone map amendment from R-1-8 to R-N-B for the property addressed 337 East Winchester Street because it is consistent with the General Plan. Seconded by Mr. Woodbury.

Call vote recorded by Mr. Christensen.

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

Motion passed 4-0.

Mr. Nay suggested that the residents in attendance contact the planning office to discuss the R-N-B zoning to help alleviate some of their concerns. It was indicated that the final approval or this application is with the city council and will be sometime in August or September and those residents who were notified of this meeting will also be notified of the city council public hearing.

OTHER BUSINESS

There was no other business.

Meeting adjourned at 7:00 p.m.



Jared Hall, Manager
Community and Economic Development