

Minutes of the Planning Commission meeting held on Thursday, February 20, 2014, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Scot Woodbury, Chair
Phil Markham, Vice-Chair
Karen Daniels
Tim Taylor
Maren Patterson
Buck Swaney
Chad Wilkinson, Community Development Manager
Brad McIlrath, Assistant Planner
G.L. Critchfield, Deputy City Attorney
Citizens

Excused: Vicki Mackay

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 Department.

Scot Woodbury opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

APPROVAL OF MINUTES

Ms. Daniels made a motion to approve the minutes from February 6, 2014 as presented. Seconded by Mr. Taylor.

A voice vote was made. Motion passed, 6-0.

CONFLICT OF INTEREST

There were no conflicts of interest for this agenda.

APPROVAL OF FINDINGS OF FACT

There were no changes made to the Findings of Fact. Mr. Taylor made a motion to approve the Findings of Fact and Conclusions for Open Book Auto, Recovery Ways, and Rommel Koshaba.

Seconded by Mr. Markham.

A voice vote was made. Motion passed, 6-0.

4901 LLC/AFFORDABLE SIGN SERVICE – 4901 South State Street – Project #14-14 - Public Hearing

Eric Fuhrman was the applicant present to represent this request. Brad McIlrath reviewed the location and request for a Certificate of Appropriateness for a master sign plan for the property addressed 4901 S. State Street. Municipal Code Section 17.170.050 outlines the process for review of applications located within the Murray City Center District (MCCD). As outlined in Section 17.170.180C, proposals for

master sign plans within the MCCD require the issuance of a Certificate of Appropriateness by the Planning Commission after the project receives review and recommendation from the Design Review Committee. A public hearing is required prior to issuance or denial of the Certificate of Appropriateness.

The proposed master sign plan consists of two directory signs with a color scheme that matches the colors of the building's exterior façade. The two signs will be located at the southwest corner of the building. Both signs will include the corporate logos for each business as a master tenant sign. According to code section 17.170.180.G4, "signage shall not be permitted on the exterior facades of buildings or lease space that is not occupied by the business being promoted by the signage." However because the proposed signs are part of the master sign plan for this property they would be allowed as directory signs with the approval of the certificate of appropriateness. According to design guidelines for the M-C-C-D zoning district, directory signs may be considered and specifically, "secondary way-finding signs are a critical component of the neighborhood identity signage program." These types of signs are smaller and are pedestrian-oriented, which contributes to the overall design and character of the M-C-C-D zoning district.

The sign that is proposed for the State Street building façade will have a sign area of thirty two (32) square feet. Both signs will have a steel square tube frame with an aluminum face mounted to the frame. The sign that is proposed along the Court Avenue façade will have a total sign area of sixteen (16) square feet. Each tenant section of the directory sign will have a unified black and white color scheme with a brown background. The sign materials will consist of a steel square tube frame with an aluminum face mounted to the frame. Each tenant portion of the directory sign will have an aluminum face. The sign design, colors and materials are consistent with the design standards of the M-C-C-D zoning district which encourage flush-mounted wall signs that are simple in design and use materials such as galvanized or rusted metal. Such "sign materials should be compatible with that of the building façade" which also "honor and respect the historic industrial/ commerce of the district." The proposed master sign plan has designated places for a total of twelve tenant signs. Murray City Staff have made the observation that there are currently a total of ten (10) tenant spaces. The approval of this master sign plan will not constitute an approval for additional tenant spaces. Any approval for additional tenant spaces will need to be reviewed on a separate basis. The number of tenants in the development may be limited by parking available on site.

The Design Review Committee reviewed the project on January 30, 2014. The committee recommended approval of the proposal. Based on the information presented in this report, application materials submitted and the site review, staff recommends approval of the Certificate of Appropriateness subject to conditions.

Mr. Markham asked a question regarding the second condition, if signs are prohibited in the right-of-way why does this need to be stated as a condition. Mr. McIlrath responded that it is already a rule, but it has been made a condition so that the applicant, as part of the process, that the other signs there that aren't permitted will be removed before the new signs are installed.

Mr. Woodbury asked if the A-frame signs would need to be removed. Mr. McIlrath explained that A-frame signs are prohibited and in the picture shown there is a balloon sign, which has been moved back as it was in the right-of-way. Balloon signs are allowed on a temporary basis, 90 days, so that could be there temporarily.

Mr. Swaney asked for clarification with the first condition regarding the installation of each sign. Mr. McIlrath explained that this is for each sign, there are two individual signs. There will just be one building permit submitted.

Eric Fuhrman, 7862 Danish Downs Court, stated that Mr. McIlrath has done a great job working on this project. Mr. Woodbury asked Mr. Fuhrman if he has had an opportunity to read the two conditions of approval and if he can comply with them. Mr. Fuhrman responded in the affirmative.

Mr. Woodbury stated that in the pre-meeting there was discussion regarding ten spaces in the area currently and twelve spaces available on the sign. Can one tenant go and take a couple spots on the sign to make theirs larger, or is it always remain twelve, distinct, individual panels? Mr. Fuhrman answered that it will be twelve distinct panels. Mr. Woodbury asked Mr. Fuhrman that regardless of how many businesses are in that complex, will there still be twelve individual panels? Mr. Fuhrman answered in the affirmative. Mr. Swaney stated that within the MCCD zone, the signs look very nice and that he would like to make sure that this sign stays that way.

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

Ms. Daniels made a motion to grant a Certificate of Appropriateness for 4901 LLC/Affordable Sign Service subject to conditions one and two:

1. A sign permit shall be obtained by the Murray City Building Division prior to installation of each sign.
2. Removal of all prohibited signs and all signs within the right-of-way required prior to building permit.

Seconded by Mr. Taylor.

Call vote recorded by Mr. Wilkinson.

A _____ Maren Patterson

A _____ Tim Taylor

A _____ Phil Markham

A _____ Karen Daniels

A _____ Buck Swaney

A _____ Scot Woodbury

Motion passed, 6-0.

AMENDMENTS TO LOW POWER RADIO COMMUNICATION TOWERS & ANTENNAS – Project # 14-19

Mr. McIlrath indicated this proposal is from city staff. He stated that the Low Power Radio Communication Towers & Antennas chapter of the zoning ordinance provides standards for the construction and maintenance of those facilities within the city. This section of the ordinance has not addressed standards for communication facilities within the recently adopted M-C-C-D, M-U, T-O-D and R-N-B zoning districts. Staff is proposing the addition of standards for communication facilities within those zoning districts and a modification to the standards for communication facilities in the existing C-N-C zoning district. With addition of the proposed standards, opportunities to construct such facilities will be provided within all zoning districts. The proposed standards will ensure that the facilities contribute to the well-being of the surrounding properties and are in harmony with existing uses of the zoning districts. The proposed standards for the M-C-C-D and T-O-D zoning districts will only allow for wall mounted and roof mounted antennas. With current and future development of multilevel mixed use buildings staff has determined that these types of antennas will best fit into the overall design and character of these zoning districts. Monopoles will not be allowed due to the unique design guidelines and standards of these zoning districts. Maintenance and expansion of existing monopole facilities will continue to be allowed with approval by the Board of Adjustment for the expansion of a nonconforming structure. The C-N-C zoning district provides standards for wall mounted and roof mounted antennas but does not currently provide a standard for the construction of new monopoles. Maintenance and expansion of existing monopoles are allowed with approval by the Board of Adjustment for the expansion of a nonconforming structure. The proposed modification will allow monopoles that are less than sixty feet (60') in height and two feet (2') in width within the C-N-C zoning district as stealth facilities only. This modification will provide the opportunity for monopoles while still maintaining the commercial neighborhood character of this zoning district. The addition of wall and roof mounted antennas to this zone with the approval of a Conditional Use Permit will also preserve the overall character of the zoning district. With the unique nature of the R-N-B zoning district as a buffer to residential zones, staff is only recommending wall and roof mounted antennas that are located on nonresidential structures, are stealth facilities, and are approved with a Conditional Use Permit.

Mr. Swaney asked, in the Mixed Use Zone, what is the rationale for allowing monopoles as a Conditional Use? Mr. McIlrath answered that the Mixed Use still does allow for some light manufacturing and industrial uses, it is a transitional zone in a sense. There is one monopole that is there, while it is transitioning from a manufacturing zone to more of a commercial/mixed use zone, staff felt that it would be good to have applicants come to the Planning Commission as a Conditional Use.

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

Mr. Taylor made a motion that the Planning Commission forwards a recommendation of approval to the City Council for the proposed amendments for Low Radio Communication Towers & Antennas standards of the zoning ordinance.

Seconded by Mr. Swaney.

Call vote recorded by Mr. Wilkinson.

A _____ Maren Patterson

A _____ Tim Taylor

A _____ Phil Markham

A _____ Karen Daniels

A _____ Buck Swaney

A _____ Scot Woodbury

Motion passed, 6-0.

OTHER BUSINESS

Mr. Wilkinson stated that it's time for the annual training for the Planning Commission. There was discussion on which day would work best for this training. Mr. Wilkinson also informed the Commission that the discussion on Chickens and Bee's will likely be scheduled for the second meeting in March.

Meeting adjourned at 6:53 p.m.

Chad Wilkinson, Manager
Community & Economic Development