

Minutes of the Planning Commission meeting held on Thursday, November 3, 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
Buck Swaney
Sue Wilson
Tim Tingey, Administrative and Development Services Director
Jared Hall, Community & Economic Development Manager
Brad McIlrath, Assistant Planner
G. L. Critchfield, Deputy City Attorney
Citizens

Excused Scot Woodbury

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. Swaney made a motion to approve the minutes from October 6, 2016 and the minutes from September 22, 2016 Joint Study Session with the city council. Seconded by Mr. Markham.

A voice vote was made, motion passes 5-0

CONFLICT OF INTEREST

Mr. Nay declared a conflict of interest with item # 7 Intermountain Health Care, Inc. and recused himself.

APPROVAL OF FINDINGS OF FACT

Mr. Swaney made a motion to approve the Findings of Fact for Baily's Auto, Craig Fisher Paining, West Auto Sales, Rulos Auto Sales, Shahin Barzegari, and Remedy Tattoo Parlor. Mr. Markham seconded the motion.

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

NORTHSTAR BUILDERS, LLC – 129, 131 & 137 West 5325 South – Project #16-140

Adam Watts was the applicant present to represent this request. Brad McIlrath reviewed the request for site plan review for a dumpster to be located in front of a new proposed building to be located at the properties addressed 129, 131, and 137 West 5325 South. Municipal Code Ordinance 17.76.170.F. No refuse (containers) collection areas shall be permitted between the street and the front building line except as allowed by the Planning Commission. Representatives of Northstar Builders, Inc. plan to construct a new building at the west side of the property and are

requesting approval for a dumpster to be located in front of a new proposed building to be located at the south west side of the property. The location of the proposed dumpster at the southwest side of the property abuts the M-G, zone industrial property, with a building and parking lot used by A-Core and R-1-8 single family zoning to the southeast. The applicant plans to construct a new building at the west side of the property. The dumpster will be setback off the street from both Woodrow Street and 5325 South Street approx.100 ft. Based on the information presented in this report, application materials submitted, and the site review, staff recommends the Planning Commission grant approval for the proposed dumpster location for Northstar Builders, Inc.

Adam Watts, 1469 East 3115 South, stated he has reviewed the staff recommendations and will comply.

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

Mr. Swaney made a motion to approve the dumpster location for Northstar Builders Inc. at 129, 131 and 137 West 5325 South subject to the following conditions:

1. The project shall meet all applicable building code standards and Fire Department requirements.
2. The exterior trash container shall be screened as required by Section 17.76.170.
3. The applicant shall obtain site plan review for the new building and site, with the Site Plan Review Committee at a regular scheduled meeting, prior to development of the site.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Hall.

 A Buck Swaney
 A Sue Wilson
 A Phil Markham
 A Maren Patterson
 A Travis Nay

Motion passed, 5-0

BIG COTTONWOOD ASSISTED LIVING – 106 West Fireclay Avenue – Project #16-133

Josh Crawford was the applicant present to represent this request. Mr. McIlrath reviewed the request for Conditional approval for an assisted living facility at the property addressed 106 W Fireclay Avenue. Municipal Code Ordinance 17.168 allows assisted living facilities (LU #6516) within the TOD Zoning District subject to Conditional Use Permit approval. The TOD zone requires that any parking be located

to the side or rear. The proposed parking in this site plan is in the front of the structure due to the limited area of the property which has been previously approved through a variance. The majority of parking for employees and residents would be under the building and to the rear of the building. The front parking would be intended for guests and some residents. To beautify the parking area, a public plaza or pavilion with landscaping would be added. The applicants will construct a 136 bed, 102,808 square foot assisted nursing facility which is five stories tall and include a commercial kitchen, laundry & janitorial services located in the basement of the east wing. The basement/greenhouse level will also include a community room, small theater, exercise room and a wellness area. This type of facility would utilize a greenhouse model approach to assisted living where each floor is divided into two sections with rooms located around a central activity area and sun room. These sections would function like "households" with a shared living room, kitchen, library amenities and seating. In addition to this garden style "household" layout, each room would also include personal bathrooms and kitchen facilities to encourage residents to interact with other residents. Access will be provided by from Fireclay Avenue and 4250 South when road construction is complete. The project will provide the six foot (6') wide sidewalks and five and one half foot (5.5') park strips with street trees along 4250 South and the property area along Fireclay Avenue must be dedicated, along with the installation of a ten foot (10') wide sidewalk and a park strip that matches the design to the west. All street right-of-ways are required to also include street lighting and comply with the other design standards outlined in the Murray Land Use Ordinance and the TOD Design Guidelines.

The east end of this property and along Big Cottonwood Creek trail will connect to the existing section on the west end of the property and the north sidewalk along Fireclay Avenue and will include the installation of a shared-use path along the Trax lines and Big Cottonwood Creek. All boundaries of the trail will stress safety with a fence separating the trail, the Trax lines and Big Cottonwood Creek. Thirty inch (30") high garden boxes would be installed on the east side of the building with sufficient landscaping spread throughout the project. The area between the sidewalk and parking lot on the north side of 4250 South will include a public plaza and space for a pavilion with the south side of 4250 South left as open space that will be seeded and sprinkled. The south end of the property may be developed in the future, but for the time being will serve as open space for the area. Staff recommends that the Planning Commission approve the Conditional Use Permit request for Big Cottonwood Creek Assisted Living subject to conditions.

Mr. Nay asked if any issues would arise with right hand turns across the Trax lines. Mr. Mcilrath replied that once the road construction is complete the traffic will have additional paths to drive out of the facility as well as the street barrier that is in place, to prevent left hand turns across the train tracks, will remain.

Josh Crawford, 2505 east Parleys Way, had no additional comments for this proposal. He stated he has reviewed the staff recommended conditions of approval and will comply.

Mr. Nay commented that the building is beautiful and understands the difficulty in developing this parcel. He asked if the facility is taking any measures to prevent the

neighbors from encroaching into the parking area. Mr. Crawford replied that the owner is posting signage as a preventative measure.

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

Mr. Swaney asked about the open green space and if it is dedicated as open space, or in the future will it be developed. Mr. Mcilrath stated will not be dedicated as green space to the city but rather maintained landscaping until future development.

Mr. Swaney made a motion to grant approval for a Conditional Use Permit for Big Cottonwood Creek Assisted Living, LLC, located at 106 W Fireclay Ave subject to the following conditions:

1. The project shall meet all applicable building code standards. The applicants shall submit plans that are stamped and sealed by appropriate design professionals which include a soils report by a geotechnical engineer.
2. The project shall comply with the following Murray Fire Department requirements:
 - (a) The project shall comply with all current fire codes.
 - (b) An adequate number of fire hydrants shall be provided and shall be appropriately spaced and provided with sufficient fire flow.
 - (c) The building shall be fire sprinkled and include a fire alarm system as required by ordinance and fire codes.
3. The project shall comply with all Murray City Power Department requirements including the potential relocation of power lines on this site.
4. The project shall comply with the requirements of the Murray City Engineer including the following:
 - (a) A subdivision plat shall be developed with roadway dedications shown for 4250 South and Fireclay Avenue;
 - (b) Roadway improvements shall be installed for both 4250 South and Fireclay Avenue;
 - (c) The project shall include the installation of water, sewer, storm drain and other utilities in the 4250 south right-of-way;
 - (d) A fence shall be installed along the entire property adjacent to Big Cottonwood Creek;
 - (e) The project shall comply with Murray City storm drainage requirements with on-site detention/retention and water quality treatment required;
 - (f) A Traffic Impact Study shall be provided with the implementation of any recommendations of that study;
 - (g) The applicants shall obtain a site plan and access review from the UDOT Chief Railroad Engineer (Eric Cheng) and implement any rail safety requirements;

- (h) The project shall include and site SWPPP and obtain a Murray City Land Disturbance Permit prior to beginning any site demolition, grading or construction work.
- 5. The subdivision plat shall be approved by Murray City and recorded with the Salt Lake County Recorder's office prior to the issuance of a building permit.
- 6. The project shall comply with all requirements of the Murray Water & Sewer Department including the following:
 - (a) A review of the flow calculations for both the water and sewer lines shall be completed as soon as available with applicable modifications made based upon the results of the review.
 - (b) The project shall connect to the water lines located in the 4250 South right-of-way.
- 7. The project shall include the installation of the share-use path from Fireclay Avenue along the UTA Trax lines and Big Cottonwood Creek and make a connection with the existing trail system. The trail shall be separated by the rail lines and creek by a fence similar in design to the fence separating the creek and the existing trail system to the west.
- 8. The project shall comply with all applicable development standards of the TOD Zone (Chapter 17.168) and as outlined in the TOD Design Guidelines. Improvements shall include but are not limited to the following:
 - (a) The dedication and completion of 4250 South along with sidewalks and park strips required for residential streets as outlined in the design guidelines.
 - (b) The sidewalks along 4250 South shall be completed with the same materials and design as used along the existing sections of the street.
 - (c) The green space to the south of 4250 South shall be sprinkled and maintained in good condition until future development is determined and begun.
 - (d) The project shall include the installation of applicable street lighting and other access improvements required by ordinance.
- 9. The applicants shall obtain a Murray City Business License prior to the commencement of business operations for the assisted living facility.

Seconded by Mr. Markham.

Call vote recorded by Mr. McIlrath.

 A Buck Swaney
 A Phil Markham
 A Maren Patterson
 A Sue Wilson

A Travis Nay

Motion passed, 5-0

THE CAMP TRANSFORMATION CENTER – 799 East Winchester Street. – Project #16-141

This application was withdrawn.

IHC HEALTH SERVICES, INC – 5026 South State Street – Project #16-143

Mr. Nay has recused himself from this agenda item. Maren Patterson chaired this item. Daniel Kohler was the applicant represent to represent this request. Jared Hall reviewed the location and request for a Conditional Use Permit, approval to allow a new medical related office building for the Intermountain Transformation Center and Leadership Institute which will be part of the Intermountain Medical Center campus on the property addressed 5026 South State Street. There is an existing pedestrian bridge over Little Cottonwood Creek, which connects the subject property to the larger Intermountain Medical Center facilities to the west. Municipal Code Ordinance 17.160.030 allows a medical related office building with training facilities within the C-D zoning district subject to Conditional Use Permit approval. The one of a kind building will be 121,950 sq. ft. and will be four stories with an overall height of 78 ft. and includes a wall along the top of the roof to conceal any mechanical units. The first level will have a lobby, administrative offices, conference rooms, and cafeteria food service with indoor and outdoor seating. The second level plans show offices, conference rooms, a library and dining area. The third and fourth level plans show additional offices, conference rooms and training rooms which will serve the current employees as well as a large number of people from out-of-town. The pedestrian bridge which connects State Street and the existing IHC Campus to the new transformation center campus encourages pedestrian transportation and highlights the plan for extensive landscaping creating a park like atmosphere with numerous trees and landscape plant materials increasing outdoor leisure activities for IHC personnel as well as the community. The building frontage that faces State Street is the grand entrance with six ADA compliant stalls at the north side of the office building and a circular driveway where passengers can be dropped off for access to the building. The parking plans submitted show there will be limited parking stalls at the proposed new office building site with the majority of the spots at the larger Intermountain Medical Center campus which has parking lots surrounding the buildings at the east and west sides of the existing medical buildings. I.H.C. representatives have stated plans are being designed to construct a new parking structure at the west side of the hospital campus to accommodate 349 additional parking stalls, and be submitted at a later time which will require site plan review from the Murray Site Plan Review Committee.

Based on the information presented in this report, application materials submitted and the site review, staff recommends the Planning Commission grant Conditional Use Permit to allow construction of a new office building for the Intermountain Transformation Center and Leadership Institute located at 5026 South State Street subject to conditions.

Mr. Swaney asked when the parking structure will be built in relation to the new building being constructed. Mr. Hall replied the parking structures will be built concurrently as the parking is required according to condition number twelve.

Mr. Markham asked about keeping consistency in allowing temporary construction trailers that are currently on the IHC construction site as Mike Hale Acura was reprimanded for parking construction trailers on site without the proper city approval in a previous Planning Commission meeting. Mr. Hall replied that the Mike Hale Acura trailers were temporary sales office trailers, not construction trailers which require a different type of city approval.

Ms. Wilson asked if the applicant will need to reapply in the future if they change the use of the building from a teaching facility to a patient facility. Mr. Hall replied that they will need to reapply because the parking needs would also change.

Daniel Kohler, 36 South State Street, Salt Lake City. Mr. Kohler indicated he has reviewed the staff recommendations and will comply. Mr. Kohler asked if the required subdivision plat to consolidate will need to be issued prior to receipt of an occupancy permit, and will the traffic study be required prior to issuing a building permit. Mr. Hall replied that both are required prior to issuance of a building permit.

Mr. Kohler expressed his gratitude to the City representatives in working with him and this proposed project.

Mr. Swaney suggested that the proposed placement of the bicycle stalls are not a likely place for cyclist traffic to occur and to reconsider placing the stalls near the courtyard and trail system. Mr. Kohler replied a bike path will lead from the courtyard to the back of the building to allow easy access to the stalls and feels this will be an adequate location.

Mr. Markham commented he has a concern for the overall parking requirements as the vehicles are currently overflowing out of the parking lots and onto State Street and the future parking needs are going to grow with the addition of more facilities. Mr. Kohler stated that the current parking stalls are adequate for the facility but are not located in an effective area on the campus and feels that the proposed new parking structure placement will address the need for parking in the specific area of need.

Ms. Wilson asked how many levels will there be with the new parking structure. Mr. Kohler replied the ground level will be a partial structure due to grade change and three full levels above with 485 total stalls which displaces 136 stalls and gives a net increase of 300 stalls.

Mr. Swaney asked what the general use and dynamics of this building will consist of, how many people will use it as a primary location, and how many will use it as a visiting location. Mr. Kohler explained the use of the building will house 200 full time employees and rotating transient population from out of state.

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

Mr. Swaney made a motion to grant a Conditional Use Permit to allow a new medical training and related office building for the Intermountain Transformation Center and Leadership Institute on the property addressed 5026 South State Street subject to the following conditions:

1. An amended Council Plaza Subdivision plat is required to consolidate the site parcels/lots into one parcel.
2. Meet City storm drain requirements and on-site detention/retention is required.
3. Obtain all State and County permits for storm water discharge into Little Cottonwood Creek.
4. Provide a Traffic Impact Study. The study should meet UDOT and City requirements for intersections surrounding the IMC site.
5. Obtain a UDOT access review and permit for State Street access.
6. Replace any damaged sidewalk along State Street frontage.
7. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site demolition or construction work.
8. The project shall comply with all applicable building and fire code standards. Plans shall be prepared by registered design professionals. A soils report is required from a geotechnical engineer.
9. Comply with Murray City Power Department, Fire Department and Murray Water and Sewer Department requirements.
10. All exterior trash containers shall be screened as required by Section 17.76.170.
11. A formal landscaping plan meeting the requirements of Chapters 17.68 of the Murray Municipal Code shall be submitted and approved by Murray City Community Development Staff prior to occupancy. The formal landscaping plan shall include a table with the types of plant materials and numbers used and the total percent of landscaping coverage in the various planter beds on the site and formal irrigation plans.
12. The project shall comply with the Murray City parking regulations contained in Municipal Code Chapter 17.72.

Seconded by Mr. Markham.

Call vote recorded by Mr. McIlrath.

 A Buck Swaney

 A Phil Markham

A Sue Wilson
 A Maren Patterson

Motion passed, 4-0

Ms. Patterson turned the chair back over to Mr. Nay.

LAND USE TEXT AMENDMENT - CIVIC & COMMERCIAL STREET BANNERS –
Project #16-138 – Public Hearing

Murray City Community and Economic Development staff are requesting consideration of a proposal to amend the text of Section 17.48.400 of the Land Use Ordinance. The proposed amendment would add civic and commercial banners to the list of exempt signs. Jared Hall suggested that this item be continued to the November 17, 2016 planning commission meeting to allow additional time to work with the attorney's office to finalize some details of the text amendment.

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

Mr. Swaney made a motion to continue the hearing until November 17, 2016 for the text amendment for civic & commercial street banners. Seconded by Mr. Markham.

Call vote recorded by Mr. Mcilrath.

 A Buck Swaney
 A Phil Markham
 A Sue Wilson
 A Travis Nay
 A Marren Patterson

Motion passed, 5-0

STUDY SESSION OF THE 'DRAFT' GENERAL PLAN UPDATE – Project #15-29

Mr. Nay opened the work session and noted that we are on the agenda for the November 17, 2016 for public comment if the public would like to comment.

Mr. Swaney commented that he was contacted by a member of the east Murray Neighborhood who had a concern that the land use in the old general plan shows low density single family broken down into different zones, R-1-8, R-1-10 and so on but the new land use map only shows that everything is low density single family not broken into separate zones, will all the separate classifications be eliminated in the future plan. Mr. Swaney stated that he wanted to make the attendees aware of the concern from this particular resident.

Mr. Hall explained that this will be a review of the proposed draft general Plan and reviews a list of changes to the General Plan and starts with the first item on the list which is Chapter Headers need to include chapter #, name and framework for the future which has already been completed.

Next item on the agenda is a review of the plan for “excessive wordiness and adjective use” which some very minor changes has already been made. Mr. Swaney commented that the degree in which the plan should be simplified is to provide clear wording that could be understood by eliminating very technical terms.

Agenda item, to fill in acknowledgement page and confirm list with city staff. This item still needs to be updated to reflect some recent changes and then confirmed.

Agenda Item, add open house #4 summary/image as of now chapter 1: page 14 (after open house #, 2, 3) has been completed to include a link to the Plan Murray website which will take the view directly to page will be sent in an email to the commission if they wish to view the new document.

Agenda item, tally and include number of comments posted on website; unique visitors, etc. located in chapter 1: page 14 in project website section is complete.

Agenda item, expand summary of community survey: include a couple of key stats/take-away points, has been completed but we need to provide the summarized list of changes.

Agenda item, include regional context information and reference to Wasatch Choice 2040: possible sidebar of WC2040 guiding principles which have been added to chapter 2 and is complete. Mr. Swaney reviewed some of the specific changes he wished to see and asked if they have been done. Mr. McIlrath added he will access the website to confirm the changes have taken place and give an update. Mr. Swaney comments that the Murray City planning should be updated to match regional planning for a smooth blending from region to region.

Agenda item, link demographics information to plan content in Chapter 2: community context. Mr. Hall comments that an example of what is proposed is outlined but not complete, and then reads from the progress report about the “high median age and low household size, the city needs to consider housing options for older population and smaller families using infographics/icons to represent the most relevant stats”. Mr. Swaney comments his desire to see strategic planning directives not just demographics which would be incorporated into the part two goals and strategies. Mr. Hall replied that it will be looked into further. Mr. Tingey commented about the policies we are proposing in the General plan and how they do address the smaller family size as new zones like R-1-6 are called low- density areas. Mr. Hall commented that staff will continue to peruse this topic. Mr. Swaney asked about transportation being incorporated into this item. Mr. McIlrath commented that it is addressed under the transportation item and directed the meeting to that item. Mr. Swaney commented on trails and active transportation items which are completed but regular transportation, automobile systems and pedestrian transportation still need to be completed. Mr. McIlrath presents the transportation map which shows all of the various transportation routes in the city and also shows the connectivity to the County map which will be inserted into the General Plan. Mr. Swaney added that he wants documentation of the BRT inserted into the general plan so the city is aware of this issue.

Agenda item, summary of most important changes since last General Plan; will work

to summarize /succinctly represent these with an image/icon/statement. Mr. Hall commented that this item needs more research and is in progress.

Agenda Item, include some historic preservation best practices- reference national trust for historic preservation and the Main Street program – Chapter 4; Best Practices. Mr. McIlrath guides the commission on the location of the addition. Mr. Hall comments that the item is complete. Mr. Swaney commented that he wants extra explanation on the circular map. Mr. McIlrath explains the goals and initiatives to the group.

Agenda Item, include website links when available to Best Practices – Chapter 4; Best practices. Mr. McIlrath comments that he does not see the community plan item in the General Plan. The item was marked complete but is not and will have the item inserted in the future.

Agenda item, include mention of the connection between the future land use map and the previous plan existing FLU- reinforce that the map was not made arbitrarily. Mr. McIlrath references Chapter 5: Land use and comments, is complete with the addition of the chapter as he reads from it. Mr. Swaney commented that Chapter 5 does not appear to have been written to explain what has changed as suggested previously. Mr. McIlrath commented that it does speak to the changes but could be clarified using simple straightforward comparisons on key objectives and the addition of a graphics.

Agenda item, add transportation map(s) - roadway designations; bike routes existing/planned. Chapter 6: transportation systems. Mr. Hall comments that the roadway designations need to be confirmed with staff, and the transit map with a bike route map has been added to the chapter 6. Mr. Swaney asks if a UTA transit map has been incorporated into the city map. Mr. Hall replied that UTA needs to provide this map and then the information will be added into the City map with additional review.

Agenda item, clarify first sentence in Section 7.1 on employment/wages of Chapter 7: Economic Dev.; page 7-2. Under review of the wording by commission it was decided that the item is complete.

Agenda item, list “comparable neighboring cities” out in section 7.2 of Chapter 7: Economic Dev.; page 7-3. Mr. McIlrath names each of the neighboring cities and it is decided that the item is complete.

Agenda item, economic objective 1; include “medical center” of Chapter 7; Economic Dev.; page 7-9. Mr. Hall reviews this item and all are in agreement it is complete.

Agenda item, update/refine resiliency section (10.4) to be more compatible and/or consider a different location or combine with another section of Chapter 10: Public Services: page 10-12 to 10-14. Mr. Hall explained the item to the group and stated that more time is needed to prepare this and work will continue.

Agenda Item, consider including an implementation matrix of all strategies and potential responsibilities of Chapter 11: Implementation. Mr. Hall explains the use of implementation in the plan and will include a matrix of the strategies and identify who

is responsible for them and who's budget will it come from. This item will continue to be updated.

Agenda item, consider referencing the use of small area plans to dive in to the details for identifying nodes/ target revitalization area- chapter 3: Framework for the future, included in each initiative under "needed for success" section. Chapter 11: Implementation; include a list/ matrix of recommended nodes/ target areas for small area plans. Mr. Hall explains that the wording is in process and the city has applied for funding for a few previously identified areas of improvement with a priority list for the improvements areas. Updates will be included in the final review draft.

Future land use map agenda item, Include additional neighborhood nodes on the map – coordinate with the city staff on specific locations to include; review/evaluate input from joint work session. Mr. Hall presents the land use map and reviews the recent changes for the designations with the commission, identifying the nodes in which additional zoning from residential to commercial space would accommodate potential development of aging and vacant lots to new commercial developments. Mr. McIlrath reviews the need to include the area of 5400 south and 700 west, Woodrow Street, and other nodes into the small area planning.

Agenda item - reevaluate 700 West and use of RNB designation due to access/ considerations – Need to clarify this comment and the location only the RNB on 700 west is the SW corner @ 5400 south intersection: This corner could be a mixed use or neighborhood commercial designation. Mr. Hall asked if it would be left as low-density residential. Mr. Tingey replied to keep the zoning as low density and it will be under further review.

Mr. Swaney comments that Murray City has flexible allowances for flag lots and would like to see a city code that puts minimum requirements on the number of acres needed to make a flag lot. Mr. Tingey suggested that as a city we look at state code and follow the guidelines when making a decision about this.

Mr. Hall stated there will be a draft presented during the public hearing on November 17th from 6:30 to 8 p.m. at city hall.

OTHER BUSINESS

Mr. Tingey gave a brief update, stating that the new City Hall location is still under review, that a project has been presented for Utah State University to relocate their Extension campus to Murray, that a new fire station will be built in the area and that the city is working with UTA to purchase the property on the corner of Box Elder, some rough suggestions about the future location of a liquor store we discussed.

The meeting was adjourned at 8:55 p.m.