

Minutes of the Planning Commission meeting held on Thursday, January 16th, 2025, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at planningcommission@murray.utah.gov.

Present: Ned Hacker, Vice Chair
 Pete Hristou
 Jake Pehrson
 Aaron Hildreth
 Katie Rogers
 Mark Richardson, Deputy Attorney
 Chad Wilkinson, CED Director
 Zachary Smallwood, Planning Division Manager
 David Rodgers, Senior Planner
 Ruth Ruach, Planner I
 Members of the Public (per sign-in sheet)

Excused: Peter Klinge
 Michael Richards

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

CALL MEETING TO ORDER

Vice Chair Hacker called the meeting to order at 6:32 p.m. He introduced the new commissioners Aaron Hildreth, Katie Rogers and Peter Klinge.

BUSINESS ITEMS

ELECTION OF CHAIR AND VICE CHAIR FOR 2025

Commissioner Pehrson made a motion to nominate Michael Richards to be the Planning Commission Chair for 2025.

Commissioner Hristou seconded. Roll call vote:

A Hristou
A Hacker
A Pehrson
A Rogers
A Hildreth

Motion passes: 5-0

Commissioner Pehrson made a motion to nominate Pete Hristou to be the Planning Commission Vice Chair for 2025.

Vice Chair Hacker seconded. Roll call vote:

A Hristou
A Hacker
A Pehrson
A Rogers
A Hildreth

Motion passes: 5-0

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the finding of facts for the Utah Woolen Mills site plan review. Commissioner Hristou seconded. A voice vote was taken with all in favor.

APPROVAL OF MINUTES

Commissioner Rogers made a motion to approve the minutes for December 19th, 2024. Commissioner Pehrson seconded. A voice vote was taken with all in favor.

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

Levi's Lot Subdivision Amended - Project # 25-001 - 50 & 58 East 6100 South and 59 East 6150 South - Amending Property Line to Align with Existing Fence

Anna Bohbot was present to represent the request. Ruth Ruach presented the application requesting approval to adjust the Levi's Lot subdivision to increase Lot 2 (59 East 6150 South) by approximately 34 square feet to the north and 19 square feet to the west. Ms. Ruach presented the site plan and plat for the properties. She described the current zoning and indicated that a fence on lot two is slightly encroaching into the properties to the north and to the west. Ms. Ruach showed the amended plat, which includes changes that will align the fence with the property line. Notices were sent to affected properties and entities. No comments have been received in response. Staff recommends that the Planning Commission approve the proposed subdivision amendment.

Ms. Bohbot approached the podium. Vice Chair Hacker asked if the applicant had read and could comply with the conditions. She said she could.

Commissioner Hristou made a motion that the Planning Commission approve the proposed Subdivision Amendment for Levi's Lot Subdivision, amending Lot 2, for the property addressed 59

East 6150 South and the properties addressed 50 and 58 East 6100 South subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer including:
 - a. Meet City subdivision requirements and standards – City Code Title 16.
 - b. Address all engineering and survey review comments prior to printing the plat to mylar.
 - c. Obtain and record a conveyance deed from Tarasco Properties, LLC. prior to recording the plat.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The properties shall meet all requirements of Chapter 17.100 of the Murray Land Use Ordinance for the R-1-8 Zone.

A Hristou
A Hacker
A Pehrson
A Rogers
A Hildreth

Motion passes: 5-0

DISCUSSION ITEM(S)

VODA Landscaping & Planning - Discuss progress on the Form Based Code for the Downtown Area

Zachary Smallwood introduced Mark Morris from VODA Landscape & Planning to discuss progress on the Form Based Code for the Downtown Area.

Vice Chair Hacker said that some commissioners had questions about what the form-based code is and how it benefits business owners and the community. Mr. Morris said he would address those questions.

Mr. Morris said they've been working with the steering committee to develop a draft of the form-based code. Planning Commissioners were provided a copy of the draft in their packets. He provided a definition of form-based code for the new commissioners. He described how the code is different from traditional zoning. He said the objective is to align the code with community goals. It's tailored and specific to a community's needs. He said that property use is more flexible within form-based code. He said that existing businesses don't have to conform to the code, only when major changes are proposed. The form-based code only applies to the city center. He talked about the reasons the form-based code was chosen for this area, as well as the benefits. He said that the goal is to create a vibrant city center. He outlined the potential process for a property owner to develop a project in the zone, noting that some types of projects may only require administrative approval from planning staff. He showed the Planning Commission a draft of the code, along with tables that property owners will refer to for guidelines.

Commissioner Pehrson provided some feedback on the layout of the draft to make it easier to reference. He also asked about the feasibility of bulb-out intersections mentioned in the draft. Mr. Morris said this is mentioned as an aspirational goal as a request to UDOT (Utah Department of

Transportation). A discussion was had about the logistics, benefits and considerations of bulb-outs, medians and bike lanes on State Street in Murray's city center.

A discussion was had regarding parking requirements of the zone. Mr. Morris said they are close to what already exists in the area. They discussed shared parking spaces for residential and commercial use in order to reduce the amount of overall parking.

A discussion was had regarding how to use the tables for guidance in form-based code. Some commissioners provided feedback for making the tables easier to use.

A discussion was had regarding office and professional use. Based on the proposed Code, that use is permitted on upper floors. Commissioner Pehrson expressed his disagreement with that portion of the Code.

Commissioner Pehrson and Mr. Smallwood had a discussion regarding the EV charging station requirements. Commissioner Pehrson feels it creates complications and would prefer that it be removed or to provide more details about how that will work.

Commissioner Pehrson raised concerns regarding the landscaping requirements, feeling that they are too strict. He suggested relaxing those to require less landscaping.

A discussion was had regarding outdoor dining, with reference to how the leasing of those spaces will work. The city will need to develop a procedure for those wishing to use a public right-of-way.

A discussion was had regarding the distance requirements for food trucks. Mr. Morris said the intention is for food trucks not to park in front of restaurants. They must have permission from the property owner to have their truck on the property. There was a distinction made between food trucks and food carts. The requirements are slightly different for each one. The code will be refined to reflect those differences. Commissioner Pehrson felt the distance requirements for food trucks was unnecessarily strict. He also felt the requirement regarding the number of chairs allowed at a food truck was too strict.

A discussion was had regarding marquee signs. Commissioner Pehrson felt that the code was too restrictive in not allowing them. Mr. Morris said that they want to change that to allow certain kinds of marquee signs that aren't automated and to require staff approval. They discussed the use of manual lettering and neon signs and making allowances in the code or appeal process for those.

A discussion was had regarding the approval and appeal process. Mr. Pehrson noted that many items in the code require staff approval. He asked for clarification on how that works and how the appeal process works when something isn't approved. Mr. Morris said there would be a review committee for appeals. If that group denies the appeal, the applicant could appeal to the Planning Commission. Commissioner Pehrson felt the procedures should be described in better detail.

Commissioner Pehrson suggested revising the section for food trucks/carts regarding removal from the premises at night. He said that can be burdensome for them to do so.

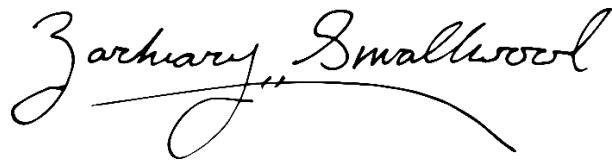
Mr. Morris concluded the discussion by indicating the comments and input from the Planning Commission would be reviewed and considered as the drafting of the proposed form-based code was completed.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, February 6th, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 8:00 p.m. MST.

A handwritten signature in black ink that reads "Zachary Smallwood". The signature is fluid and cursive, with a long horizontal flourish extending from the end of the name.

Zachary Smallwood, Planning Manager
Community & Economic Development Department