

Minutes of the Planning Commission meeting held on Thursday, September 15, 2022, at 6:32p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

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 may submit comments via email at planningcommission@murray.utah.gov.

Present: Jake Pehrson, Vice Chair
Ned Hacker
Michael Richards
Lisa Milkavich
Maren Patterson
Zach Smallwood
Seth Rios
Briant Farnsworth
Members of the Public

Excused: Jeremy Lowry, Chair
Travis Nay

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.

APPROVAL OF MINUTES

Ms. Patterson moved to approve the minutes from the September 1, 2022, Planning Commission meeting as published. Seconded by Mr. Hacker. A voice vote was made, motion passed 5-0.

CONFLICT OF INTEREST

There were no conflicts of interest identified.

APPROVAL OF FINDINGS OF FACT

Ms. Milkavich motioned to approve the findings of fact for the Step Above Daycare and Marauder Tattoo Conditional Use Permits. Seconded by Mr. Richards. A voice vote was made, motion passed 5-0.

BD PARRIS, LLC – 4373 South Main Street – Project #22-134

Seth Rios presented this request for Conditional Use Permit approval to tear down the cannery building and build a parking lot for RVs to sell and display. The property is in the CD zone next to the TOD zone, and because of this, the code calls for TOD sidewalks and improvements in this area. Per the images in the Staff Report, additional landscaping and required sidewalks have been planned for. One requirement of the CUP is the applicant will need to combine the two existing parcels. Mr. Rios displayed an image showing the required combination of properties as well as additional images of the current area. The site plan submitted does not

include the larger sidewalks and landscaping, and that will need to be updated. The landscaping on Edison will also need to be updated, as there is nothing there currently. Staff is recommending approval of this conditional use so long as the applicant gets a demolition permit before tearing down the building, includes the required TOD improvements, combines the lots as discussed, updates the landscape on Edison, and gets any permits for signage if applicable.

Dave Frampton stated he is representing the owners. He acknowledged that he has reviewed the conditions and will be able to comply with them. He had no questions for the commission.

Mr. Pehrson opened the hearing for public comment. There were no comments in-person or electronically and the hearing was closed.

Ms. Milkavich motioned to approve the Conditional Use Permit to allow RV sales and storage on the property addressed 4373 South Main Street, subject to the following conditions:

1. The applicant shall obtain a demolition permit before demolishing the existing building.
2. The applicant shall provide the TOD sidewalk improvements along Main Street, as outlined in Chapter 17.168 of the Murray City Land Use Ordinance.
3. The applicant shall consolidate the two lots addressed 4373 South Main Street and 23 East Edison Avenue before beginning any work on the property.
4. The applicant shall provide landscaping along all public frontages in accordance with Chapter 17.68 of the Murray City Land Use Ordinance.
5. The applicant shall obtain any necessary building permits prior to installing any signage on the property.

Seconded by Ms. Patterson.

Roll call vote

A Pehrson
A Patterson
A Hacker
A Milkavich
A Richards

Motion passed 5-0.

WILLOW WOOD PROFESSIONAL PLAZA / YESCO – 622 East 4500 South – Project #22-137

Seth Rios reviewed the request for Conditional Use Permit approval for an electronic message center sign. The property is located in the G-O Zone, which requires any type of electronic sign to come before the planning commission for approval, as well as meet all other requirements in the sign code. Mr. Rios showed images of the area and the site, which were included in the staff report. As proposed, the sign does comply with all the city requirements. The sign will be facing 4500 South Street, which is a large road with six lanes and a median. Staff does not believe this will be an issue. An email was received regarding potential impacts on nearby residential areas. Mr. Rios visited the site and surrounding area. He presented photos that are included in the staff report. Those images show the homes facing the subject property have six-foot high fences, and not be affected from the sign. They will have to reduce the brightness on

the sign after a certain time, and that will be checked during inspections. Staff is recommending approval based on the seven conditions listed in the staff report.

Ben Olsen, applicant for YESCO, stated that he and the property owner have both reviewed the conditions and agree to comply with all seven conditions as listed.

Ms. Milkavich asked if the applicant has read the code in regard to what is required on the sign.

Mr. Olsen responded that yes, they have read the code, and the requirements are stated pretty clearly in the CUP section.

Mr. Pehrson opened the hearing for public comment. There was one comment received prior to the meeting, which was included in the staff report. There were no comments in-person or electronically and the hearing was closed.

Mr. Hacker motioned to approve Conditional Use Permit for an electronic sign at the property address 622 East 4500 South, Subject to the following conditions:

1. The applicant shall follow all height and size restrictions listed for signs in the G-O zone in Chapter 17.48.210.
2. The sign shall be set to dim and reduce sign intensity after dark.
3. The sign shall be oriented in a way that is not a traffic hazard or a nuisance to the surrounding properties.
4. The person installing the sign will demonstrate that the sign is not emitting light brighter than 0.3 foot candles before passing inspection.
5. Any display on the electronic sign must remain lighted for at least 2 seconds.
6. The sign may not operate between 10:00 p.m. and 6 a.m. unless it holds a static image that does not cause illuminance in excess of the amount listed in the formula found in Chapter 17.48.280(5) of the Murray City Land Use Ordinance.
7. A minimum of five percent (5%) of the time that the sign is in use shall be devoted to public service messages.

Seconded by Mr. Richards.

Roll call vote

A Pehrson
A Patterson
A Hacker
A Milkavich
A Richards

Motion passed 5-0.

OTHER BUSINESS

Mr. Smallwood said there is a planning commission meeting scheduled on October 6 and asked those who would be absent to let them know. Ms. Milkavich responded that she would be absent.

Ms. Patterson motioned to adjourn the September 15, 2022, Planning Commission meeting at 6:50 p.m. Seconded by Ms. Milkavich.


