

Minutes of the Planning Commission meeting held on Thursday, October 20, 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](mailto:planningcommission@murray.utah.gov).

Present:       Jeremy Lowry, Chair  
                  Jake Pehrson, Vice Chair  
                  Travis Nay  
                  Ned Hacker  
                  Michael Richards  
                  Lisa Milkavich  
                  Maren Patterson  
                  Zac Smallwood, Senior Planner  
                  Briant Farnsworth, Deputy City Attorney  
                  Jared Hall, Community Development Director  
                  Kim Sorensen, Parks Director  
                  Laurie Edmonds, Cultural Arts Director  
                  Members of the Public – Jayd Petersen

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

Mr. Hacker moved to approve the minutes from the September 15, 2022, Planning Commission meeting as published. Seconded by Ms. Milkavich. A voice vote was made, motion passed 7-0.

#### CONFLICT OF INTEREST

Mr. Lowry knows and lives close to some of the people working with Kimball but is confident that will not affect his decision tonight. No one else had any conflicts of interest related to tonight's agenda.

#### APPROVAL OF FINDINGS OF FACT

There were none to approve.

#### KIMBALL DEVELOPMENT & MANAGEMENT – 6045 South Fashion Blvd. - Project #22-150

Mr. Smallwood reviewed this application for a site plan review of an office building, located in the GO zone; all new construction in this zone requires site plan approval by the planning commission. He shared the site plan from the meeting packet. Regarding parking, for the 19,000 square foot building 64 spaces are provided, only 62 are required; there is also some shared parking with the office building to the south. Staff ensured the office building to the south still has enough parking with the current setup. There are two points of access to the buildings. When a building is proposed next to residential zoning, the city requires a 10-foot landscape buffer be provided along the perimeter. Mr. Smallwood noted that part of the plan needs to be

amended to show the full 10 feet of landscaping around the edge, the current measurement is around 6-7 feet. He indicated in the picture's where existing landscaping is labeled as "remaining," and he wanted to make it clear that existing landscaping cannot remain. Regarding fencing, the full details haven't been provided yet but code requires a 6-foot masonry fence. There is currently a partial existing masonry fence and a chain link fence. He noted in the staff report that he requested the applicant work with the neighbor to the west to determine whether or not they need the access, as that would determine whether the 6-foot masonry wall is needed in that location. The 6-foot masonry fence also needs to be built at finished grade, so the current masonry fence will need to be re-done to that specification. He discussed the dumpster enclosure, and that will be addressed further at the building permit stage. He showed pictures and details of the elevations, height and materials as included in the Staff Report. The code allows for a parapet to extend into the height requirement, and this building has included that in their design. Staff has no concerns with the architecture, elevation, height, etc. Staff is recommending approval of the conditional use permit/site plan approval, subject to the 11 conditions.

Jayd Petersen, applicant, stated they are excited for this project. His father-in-law is Dave Kimball, who has done many projects with Kimball Development in Murray and has had this property for over 30 years. The group owned the Fashion Place Professional Building, and when the group sold that they kept this piece in the hopes of developing something like this. They have been in close contact with the surrounding neighbors to ensure parking is taken care of, and they know the owners of the property with the fencing issue.

Mr. Lowry asked the applicant if he has reviewed the 11 conditions, and if he will be able to comply with them.

Mr. Petersen responded that they have reviewed the conditions listed in the Staff Report and will be able to comply with them.

Mr. Lowry noted there was an email comment that was received before the meeting from an adjacent property owner who complained of light pollution from the parking lot, and Mr. Lowry suggested that be passed on to Code Enforcement to look into this and discuss the issue. He opened the hearing for public comment, there were no comments in person or electronically so the hearing was closed. He asked for discussion regarding the light issues.

Ms. Milkavich asked if the lighting requirements are already part of the code.

Mr. Smallwood said it is part of the code, but it wasn't addressed in the report. He suggested the commission add something to the motion if they are concerned regarding following lighting rules.

Ms. Milkavich asked if the lighting causing the issues was installed before the current code.

Mr. Smallwood said he didn't know, but that based on the current code, this development would not be adding to that light pollution.

Ms. Patterson moved to approve the conditional use permit to allow the construction of the proposed office building on the properties addressed 6035 and 6045 South Fashion Blvd., subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
  - a) Consolidate site parcels. The south property line on the south parcel isn't consistent with the Salt Lake County parcel map.
  - b) Repair any damaged curb and gutter and sidewalk along the project frontage to Fashion Blvd.
  - c) Meet City storm drainage requirements, on-site retention/detention is required. Implement Low Impact Development (LID) practices.
  - d) Provide a site drainage/LID summary report.
  - e) Obtain a City encroachment permit for work in the Fashion Blvd. right-of-way.
  - f) Obtain an easement or written permission for storm drain connection on the neighboring property.
  - g) Update the utility plans, the existing 8" water line in Fashion Blvd. is located 10' west of the sewer line
  - h) Develop an erosion control plan and implement prior to beginning site work.
  - i) Obtain a City encroachment permit for work in the 200 West right-of-way
  - j) Develop a site erosion control plan and implement prior to beginning site work.
2. The applicant must meet all fire department standards applicable to the project. Prior to applying for a building permit contact the Murray City Fire Marshall's Office to review the project.
3. The project shall meet all Murray City Wastewater requirements
4. The applicant shall meet all Murray City Power Department requirements and meet with power department staff to plan power service to the new building and possible line extension costs.
5. The applicant shall provide a landscaping plan meeting the requirements of Section 17.68 of the Murray City Land Use Ordinance for approval with building permits. Including the expansion of the front landscaping by approximately three feet (3').
6. The applicant shall provide a six foot (6') high masonry fence along all property lines that abut residential zoning. This shall be installed at finished grade.
7. The applicant may omit a portion of the fencing to allow for a gate for the owner of 5980 South Afton Avenue.
8. The applicant shall provide details on the proposed dumpster enclosure at the time of building permit submittal to ensure compliance with Section 17.76.170.
9. The applicant shall provide a minimum of sixty-two (62) parking spaces based on the calculation of parking requirements for the project.
10. The applicant shall obtain a sign permit for any new signs associated with this project.
11. The applicant shall ensure that any tenants obtain a business license prior to beginning operations at the new building.

Seconded by Mr. Richards. Roll Call Vote:

A Patterson  
A Richards  
A Milkavich  
A Nay  
A Hacker  
A Pehrson  
A Lowry

Motion Passes 7-0.

MURRAY MANSION – 4872 South Poplar Street – Project #22-145

Mr. Smallwood gave a brief history of the Murray Mansion from the Staff Report and noted that the Parks and Rec Department, along with Cultural Division have been working really hard on this project and remodel. The building requires ADA upgrades including bathrooms and accessibility. He reviewed the site plan with the proposed addition, including public improvements of curb & gutter, sidewalks and landscaping. Fifth Avenue is a public street, so the improvements will be done there as well. Poplar was vacated as a right-of-way by the city and is mostly used as access; it will continue to be used as access to the north parking lot but will not have the same street improvement requirements. At the entrance, the steps up go to the entrance lobby area, where the custodial closet and ADA restrooms are located. The step down goes into the basement area of the addition; there is also a lift station. They will be attempting to match the front brick façade on the building with the current yellow brick, there will also be bronze metal siding to match the rain gutters and other existing details. The MCCD Review Committee reviewed these plans and forwarded a positive recommendation, and staff is recommending approval with the three conditions listed.

Mr. Nay asked if landscaping will meet all current standards around the building.

Mr. Smallwood responded yes, that will be part of the improvements.

Mr. Lowry invited Mr. Sorensen, the Parks and Recreation Director, up and asked if he has reviewed three conditions, and if they will be able to comply with them.

Kim Sorensen (applicant) stated that they have looked at the three conditions and will be able to comply. He gave a brief history of the mansion. The previous owners used this as a wedding reception center and for dancing. The city has a plan to move the museum to the mansion when city hall is relocated. The artifacts will be displayed on the “second floor”, the public will not be given access to any of the other floors; this is why they have focused on accessibility for the 2<sup>nd</sup> floor.

Ms. Milkavich noted that her profession brings her in contact with lots of people who use things like the lift being proposed. She thanked them for all the work that went into making sure this is accessible for everyone. However, those lifts are noisy, the person has to find someone that has a key to use it, and more times than not they’re broken; also, when they break the vendor has to be sent out to fix it. She wishes that, since they were adding a new space, they could have something better with maybe a ramp that allows everyone to move together. She has seen how these lifts work, and there are much better ways. She understands ramps are hard, but if they

could spend the time to make a ramp work with the floorplan they have, they could encourage the city to access this together.

Mr. Sorensen noted that they do want to think about those things now, as well as thinking about those using the space in the future. They can talk to the architect about possibilities for a future ramp, or something better.

Mr. Richards asked why the rest of the mansion isn't being used for the museum

Mr. Sorensen said it would be costly to retrofit the mansion for public space, as the halls are narrow and the restroom facilities are limited. They would love to be using the entire building, but it just wasn't feasible. The only realistic option would be to tear the whole things down and redo it. He noted that they will be adding more modern heating as well, as the current heating/HVAC system is the original.

Mr. Lowry opened the hearing for public comment. There were no comments in person or electronically so the hearing was closed.

Mr. Richards moved to approve the design review application for expansion of the Murray Mansion, located at 4872 South Poplar Street, subject to the following conditions:

1. The project shall include the installation of the public improvements along Fifth avenue to meet the requirements of Section 17-170-100(A) of the Murray City Land Use Ordinance.
2. The project shall include agreements for shared parking to accommodate up to 95 parking spaces on the new Murray City Hall property located.
3. The applicant shall obtain all necessary building permits and sign permits for the expansion before work begins.

Seconded by Ms. Milkavich. Roll Call Vote:

A Richards  
A Milkavich  
A Nay  
A Hacker  
A Patterson  
A Pehrson  
A Lowry

Motion passes 7-0

#### OTHER BUSINESS

Mr. Smallwood will send a link to the commissioners, the WFRC is doing their update to their Regional Transportation Plan (RTP) and they are asking for comments from the various cities involved. Commissioners can make comments on the map and see what is being planned. The next planning commission meeting is planned for the open and public meetings act training, and there are two items on the agenda currently. Mr. Farnsworth will be doing the training, and Mr. Smallwood will have some videos available for the training as well.

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Mr. Nay moved to adjourn tonight's meeting at 7:03 p.m. Seconded by Ms. Milkavich. A voice vote was made, motion passed 7-0.



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Jared Hall, Community & Economic Development Director