

The Planning Commission met on Thursday, November 19, 2020, at 6:30 p.m. for a meeting held in accordance with Utah Code 52-4-207 which allows for electronic meetings to be held without an anchor location so long as the public has an opportunity to view the meeting and submit public comments. This Planning Commission meeting will be held via video conference and the meeting is being livestreamed at www.murraycitylive.com. If you have a public comment to submit to the Planning Commission, please do so via email at planningcommission@murray.utah.gov.

Present: Scot Woodbury, Vice Chair
Travis Nay
Maren Patterson
Sue Wilson
Ned Hacker
Lisa Milkavich
Jared Hall, Planning Division Manager
Zac Smallwood, Associate Planner
Melinda Greenwood, Community and Economic Development Director
Briant Farnsworth, Deputy City Attorney
Citizens

Excused: Phil Markham, Chair

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.

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

APPROVAL OF MINUTES

Ned Hacker made a motion to approve the minutes from the November 5, 2020 Planning Commission meeting. Seconded by Travis Nay. A voice vote was made, motion passed 6-0.

CONFLICT OF INTEREST

There were no conflicts of interest.

APPROVAL OF FINDINGS OF FACT

There were no findings of fact.

SACRED ENERGY BED & BREAKFAST – 284 & 296 East 4500 South - Projects #20-103 and #20-120

Janet Wall was present to represent this request. Jared Hall reviewed the location and request for Site Plan Approval and a Conditional Use Permit for two properties that will be used in conjunction with each other by Sacred Energy. The properties are located on the corner of Atwood Blvd. and 4500 South. Both properties have existing homes on them. The home located at 284 East was converted and used as the Hidden Treasures thrift shop and in April 2020, the Planning Commission approved a Conditional Use Permit to allow a bed and breakfast on the property

located at 296 East. The applicant would like to modify the property at 296 East to be used for their business functions, where they are currently being done at a property located on the north side of 4500 South and use 284 East as the Bed and Breakfast.

The properties are located in the Commercial Development (C-D) Zone and the proposal is to use the properties together. The applicants will pave the parking lot in between the two properties, widen the access on 4500 South, and reduce the access onto Atwood Blvd. There are not a lot of modifications being proposed for the building at 284 East. However, they would like to demolish the back half of the property located at 296 East and replace it with a modern structure. Most of the frontage would stay the same, a sidewalk would be added along part of Atwood Blvd., and there are 31 parking stalls for both properties to use.

Staff received some concerns from neighbors about access on Atwood Blvd. When the application first came in, with a couple of different components that have now gone away, the Engineering and Planning Departments were concerned about that too. Those components are not part of the plan anymore, so staff is not opposed to the access on Atwood Blvd. That access will mostly be used for deliveries.

The properties around this development are zoned General Office (G-O), which is a non-residential zone, however, some of those properties are being used as residences. Because of the zoning, there is no formal requirement for a buffer that would normally be between commercial uses and residential uses. However, the site plan has areas of landscaping, that will include trees, that about the adjacent properties that are used for residential uses as well as around the dumpster enclosure. The required 10 foot landscaping buffer on the frontage of 4500 South and along Atwood Blvd. is already in place.

Mr. Hall went over the floorplan for 296 East which will include a retail space, an energy work area, a food service area and a classroom. Although the Bed and Breakfast, located at 284 East, does have a small kitchen located in it, the applicant will be utilizing the kitchen space in the 296 East building to supplement the meals that will be provided for the Bed and Breakfast. Staff is recommending approval of both the Site Plan Modifications and the Conditional Use Permit.

Mr. Hall noted that the Bed and Breakfast will require a Change of Use Permit that is issued by the Murray City Building Official. The requirements for a Change of Use Permit are different depending on whether the applicant lives in the Bed and Breakfast or whether it is operated as a Bed and Breakfast with an absentee owner. The City's Code does not require a live in owner.

Janet Wall said she has reviewed all of the conditions for the Site Plan Modifications and the Conditional Use Permit and will be able to comply with the conditions of approval.

Ms. Wilson asked where the kitchen facilities will be for the Bed and Breakfast. Ms. Wall responded there is a small kitchen located in the southwest room of the 284 East Building. She explained the patrons will go to the 296 East building for breakfast. Mr. Hall explained the kitchen in 296 East is a full-service, commercial kitchen, which will meet the requirements for the Bed and Breakfast, even though it's located in the building next to it.

The meeting was open for public comment.

Mr. Hall said he received three phone calls regarding this proposal. One from Mrs. Kessimakis, who owns the home to the south of the property. Her biggest concern about the site is the potential

traffic out onto Atwood Blvd.

He also spoke with James Kessimakis, who owns the property to the west of the 284 East building, is also concerned about the traffic as well as buffers around the dumpster enclosure.

Mr. Hall received a voicemail from Linda Fitt who is concerned with traffic on Atwood Blvd.

Zac Smallwood read a comment from Kim Anderson:
Don't they need an elevator? Different uses on separate floors.

Mr. Woodbury asked if there was an ADA elevator requirement. Mr. Hall replied he was unsure about an elevator requirement because that would be part of the building permit review. The Planning Commission is approving the site plan. The approval tonight doesn't have anything to do with the building permits.

The public comment portion was closed.

Mr. Hacker asked what the buffer requirements are between these now commercial buildings and the residence to the south and west. Mr. Hall replied the buffer requirement is nothing because they are all commercially zoned. Buffer requirements are between commercial projects and residential zones. However, to help mitigate impacts of the commercial use, staff has asked for some trees to be placed as buffers as part of the conditions of approval.

A motion was made by Ned Hacker to approve the proposed modifications to the building and properties located at 284 & 296 East 4500 South, subject to the following conditions:

1. The project meet Murray City Engineering requirements including the following:
 - a. Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices.
 - b. Obtain any required UDOT permits for access change proposed on 4500 South.
 - c. Replace any damaged sidewalk along project frontage of 4500 South.
 - d. Install sidewalk along project frontage of Atwood Boulevard. Sidewalk must be 6' wide adjacent to curb or 4' wide with a 5' park strip.
 - e. Verify that aerial utility lines have proper clearance above the proposed Atwood access.
 - f. Develop and implement a site Storm Water Pollution Prevention Plan (SWPPP) prior to beginning work.
 - g. Obtain a City Encroachment Permit for work within City right-of-way.
2. The applicant shall meet all requirements of the Murray City Building Division including the following:

- a. Provide complete plans, calculations, and soils reports for building permit as required.
 - b. The bed and breakfast property (284 East) must be owner occupied.
 - c. The property must have interconnected smoke detectors and CO detectors throughout, including all bedrooms and adjacent hallways.
 - d. Egress windows are required in all bedrooms.
 - e. The applicant shall consult with the Murray City Building Official to determine the necessity for a Change of Use Permit.
3. The applicant shall follow all NFPA and IFC Codes for the remodel and new construction.
 4. The applicant shall provide and maintain a minimum of 31 parking spaces on the property.
 5. The applicant shall provide a landscaping plan to be reviewed and approved by Planning Division staff for compliance with the requirements of Section 17.68 of the Murray City Land Use Ordinance upon submittal for building permits.
 6. The landscaping plan shall provide trees at regular intervals no less than 20 feet on center in the landscaping areas on the south and west property lines. Trees shall be included surrounding the trash enclosure to provide additional buffering, and the mature tree in the southwest corner shall be preserved.
 7. The applicant shall make application to combine the parcels into a single lot or shall record easements for cross access and shared parking between the properties before building permits are issued for the remodeling and new construction.
 8. The applicant shall obtain permits for any new signage to be used on the property.
 9. The applicant shall obtain Murray City Business Licenses prior to beginning any operations at this location.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Hall.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury

Motion passed 6-0.

A motion was made by Ned Hacker to grant Conditional Use Permit approval to allow the operation of a bed and breakfast on the property addressed 284 East 4500 South, subject to the following conditions:

1. The project meet Murray City Engineering requirements including the following:
 - a. Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices.
 - b. Obtain any required UDOT permits for access change proposed on 4500 South.
 - c. Replace any damaged sidewalk along project frontage of 4500 South.
 - d. Install sidewalk along project frontage of Atwood Boulevard. Sidewalk must be 6' wide adjacent to curb or 4' wide with a 5' park strip.
 - e. Verify that aerial utility lines have proper clearance above the proposed Atwood access.
 - f. Develop and implement a site Storm Water Pollution Prevention Plan (SWPPP) prior to beginning work.
 - g. Obtain a City Encroachment Permit for work within City right-of-way.
2. The applicant shall meet all requirements of the Murray City Building Division including the following:
 - a. Provide complete plans, calculations, and soils reports for building permit as required.
 - b. The bed and breakfast property (284 East) must be owner occupied.
 - c. The property must have interconnected smoke detectors and CO detectors throughout, including all bedrooms and adjacent hallways.
 - d. Egress windows are required in all bedrooms.
 - e. The applicant shall consult with the Murray City Building Official to determine the necessity for a Change of Use Permit.
3. The applicant shall follow all NFPA and IFC Codes for the remodel and new construction.
4. The applicant shall provide a landscaping plan to be reviewed and approved by Planning Division staff for compliance with the requirements of Section 17.68 of the Murray City Land Use Ordinance upon submittal for building permits.
5. The landscaping plan shall provide trees at regular intervals no less than 20 feet on center in the landscaping areas on the south and west property lines. Trees shall be included surrounding the trash enclosure to provide additional buffering, and the mature tree in the southwest corner shall be preserved.
6. The applicant shall make application to combine the parcels into a single lot or shall record easements for cross access and shared parking between the properties before building permits are issued for the remodeling and new construction.

7. The applicant shall meet all requirements of the Salt Lake County Health Department for the operation of guest rooms and kitchen services.
8. The applicant shall observe noise ordinance standards regarding quiet hours in the operation of the bed and breakfast and assure that guests adhere to those quiet hours.
9. The applicant shall obtain permits for any new signage to be used on the property.
10. The applicant shall obtain Murray City Business Licenses for all business activities associated with the properties prior to beginning operations at this location.

Seconded by Sue Wilson.

Call vote recorded by Mr. Hall.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury

Motion passed 6-0.

CREATIVE LEARNING ACADEMY – 5979 South Fashion Blvd. – Project #20-118

Jessica Lloyd was present to represent this request. Zac Smallwood reviewed the location and request for a Conditional Use Permit for a Commercial Childcare Business at 5979 South Fashion Blvd. The property is located in the G-O Zone which allows childcare subject to a Conditional Use Permit. The proposal is to remove some of the parking stalls and put in a playground area. There will still be enough parking stalls to meet the parking requirements after the playground is installed. The applicant will need to enclose the dumpster that is on site. Staff is recommending approval of a Conditional Use Permit.

Mr. Hacker asked if this application prevents the applicant from keeping the single-family home that is on the site as a single-family residence. Mr. Smallwood replied it does not because it is a nonconforming use. The applicant is currently renting that home to the previous owner's son.

Mr. Woodbury said he thought that when something was a nonconforming use, the goal was to bring it to a conforming use when there is an owner change or an application like this. Mr. Smallwood replied technically this is not an application for that portion of the property. This application is for a Conditional Use Permit to be used in the building that is conforming. Nothing is being done with the nonconforming property.

Jessica Lloyd said she has reviewed all of the conditions for the Conditional Use Permit and will be able to comply with them.

The meeting was open for public comment.

Mr. Hall read the following comment from Denise Knight:

We would like to express our concerns with the creative learning academy.

Cars dropping kids on and off from Belview Ave. Noise from kids outside playing during weekdays this a neighborhood we deserve our quietness, not noise from a business. Excess traffic on Fashion Place Blvd excess traffic on Belview Ave., you know parents will cut thru Belview Ave. to gain access to school because it outlets onto 5900 South. These are our concerns of this matter if half of parking lot becomes a playground there is no way they would have enough parking a drop off space to have school there they should look for another location the heart lung institute could barely accommodate their customers.

Mr. Smallwood said there is no childcare access from Belview Avenue. Patrons will have to enter and exit the site off of Fashion Blvd. Belview Avenue is a public street that anyone can use, but Mr. Smallwood doesn't think there will be a traffic concern for this specific use. There is an existing masonry wall next to where the playground will be. They may need to make an adjustment for the noise, but the applicant will work with staff on that. Most of the traffic will be in the morning and in the evening. Mr. Smallwood added he feels the parking is sufficient. In the evenings, staff will bring the children out to the cars, parents will not enter the center to pick up their children.

The public comment portion was closed.

A motion was made by Maren Patterson to approve a Conditional Use Permit to allow the operation of a childcare/preschool business on the property addressed 5979 South Fashion Blvd., subject to the following conditions:

1. The applicant shall work with city staff to provide the required 10' landscaping along the frontage of Fashion Boulevard and Belview Avenue to meet the requirements of Section 17.68 as outlined in the staff report.
2. The applicant shall obtain a building permit before any construction begins on the subject property.
3. The applicant shall comply with requirements of the Murray Fire Department as stated in the Staff Report.
4. The applicant shall work with city staff to bring the existing dumpster into compliance with Section 17.76.170 of the Murray City Land Use Ordinance.
5. The applicant shall obtain a Murray City Business License prior to beginning business operations at this location.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Smallwood.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson

A Maren Patterson

 A Scot Woodbury

Motion passed 6-0.

BONNYVIEW APARTMENTS – 4955, 4984, 4994, 5002, 5020 South Commerce Drive – Project #20-124

Eric and Dan Bishop were present to represent this request. Zac Smallwood reviewed the location and request to amend a Conditional Use Permit for a Mixed-Use Development at the Bonnyview Apartments. The properties are located in the Mixed-Use (M-U) Zone. The request is to go from 285 apartment units to 350. The project will be done in two phases. Phase one is located on the south side of the property and includes 200 units and a portion of commercial. Phase two is located on the north side of the property and includes 150 units and the rest of the commercial. Staff is recommending approval of the amendments.

Mr. Nay asked if the conditions of approval have changed since the last time the Planning Commission heard from this applicant. Mr. Smallwood replied he doesn't think any conditions were taken away. He believes the Fire Department may have added some additional information to the conditions.

Mr. Hacker asked if the additional units will impact Horizon Elementary. Mr. Smallwood said he has not heard from Murray School District, but they received a notice about this amendment.

Eric Bishop said they have been working with B & H Storage, which is located to the south of the property, on a boundary line agreement. Most of the apartment units are studio and one bedroom units, so the project shouldn't have a huge impact on the school. They have spent some time with design professionals to refine the floorplans of the site. This location is an area in transition. It is completely surrounded by industrial properties. They are on the leading edge of trying to make this a nicer, walkable area. This project will be upwards of an \$80 million investment in this area, but the developers believe it will have a positive impact on the Murray Central Station and the Murray City Center District downtown area.

Eric Bishop said even though this is not a public private partnership, they would like to ask for some help with the infrastructure in the area. Even an upgrade to the street lights and sidewalks between this property and down Vine Street will significantly enhance the walkability of the property. He said they have reviewed the conditions of approval and will be able to comply with them.

Mr. Woodbury said the Planning Commission cannot authorize money for infrastructure improvements.

The meeting was open for public comment. No comments were given and the public comment was closed.

A motion was made by Travis Nay to approve an Amendment to the approved Conditional Use Permit that allows the mixed-use development on the properties addressed 4955, 4984, 4994, 5002, and 5020 South Commerce Drive, subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a. Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices.
 - b. Dedicate right-of-way along Commerce Drive and Install MU street improvements. Dedicate Bonnyview right-of-way and provide improvements to meet current MU street standards.
 - c. Bonnyview will need to be looped and connected to Commerce Drive along the south side of the project if it is intended to serve as the primary development access.
 - d. The parking deck accesses needs to be setback from the sidewalk to allow adequate line of sight for pedestrian and vehicular cross traffic.
 - e. On-street parking needs to be avoided near the drive accesses to allow adequate line of sight for vehicular access onto Commerce Drive.
 - f. Commerce Drive will need to be re-striped in the future to allow left turn access to Bonnyview and the proposed development. The new striping and shoulder lines will most likely not accommodate on-street parking.
 - g. Avoid using the public right-of-way for construction staging, dumpster service, emergency service vehicles, delivery vehicles and moving trucks. Provide on-site parking lanes/alleyways for deliveries, emergency vehicles and moving trucks.
 - h. Provide a Traffic Impact Study and implement recommendations.
 - i. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - j. Obtain a City Excavation Permit for work in the Commerce Drive and Bonnyview rights-of-way.

2. The project shall meet Murray City Fire Department requirements including the following:
 - a. Work with the Fire Department in placement of the riser rooms and hydrants within the project.
 - b. Continue discussions with the Fire Department to determine good EMS access points and ability to have an ambulance enter the structure.
 - c. Consider an emergency pullout to reduce traffic congestion near exit points.
 - d. Verify the fire flows within the area to assure a fire pump will not be needed.
 - e. The project must meet or exceed the 2018 fire code standards.

3. The applicant shall work with the Murray City Water and Sewer Department to install a 10" water line from Commerce Drive that connects to Vine Street.
4. The applicant shall work with Planning Division staff to review and modify the improvements to the east portion of Commerce Drive to include standard sidewalks, landscaping, and appropriate parking as indicated in the staff report.
5. A formal landscape plan meeting the requirements of the Land Use Ordinance shall be provided at the time of Building Permit submittal.
6. The applicants shall consolidate the five lots into a single lot.

Seconded by Ned Hacker.

Call vote recorded by Mr. Smallwood.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury

Motion passed 6-0.

A question came in asking about the parking ratio after the public comment period was closed. Mr. Smallwood said he believes the parking ratio is 1.4 spaces per unit.

SEW N FIT – 192 East 4500 South – Project #20-123

Saeid Ahar was present to represent this request. Zac Smallwood reviewed the location and request for a Zone Map Amendment from G-O to C-D for the property addressed 192 East 4500 South. The Future Land Use Map designates this property as changing to C-D.

The meeting was open for public comment. No comments were given and the public comment was closed.

A motion was made by Ned Hacker to forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 192 East 4500 South from G-O, General Office to C-D, Commercial Development.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Smallwood.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay

A Sue Wilson

 A Maren Patterson

 A Scot Woodbury

Motion passed 6-0.

MCCD DESIGN GUIDELINES – MCCD Zone – Project #20-105

Jared Hall stated that this is a continuation from the Public Hearing on October 15, 2020. Staff has tried to address the questions that were brought up during that meeting.

The first item Mr. Hall addressed was related to mapping. Historically, there was always a map that was contained in the Design Guidelines and a question was asked about whether or not a map should be included in them. Staff does not believe a map should be included because the zoning map can be changed and they don't want to change the Design Guidelines every time a change is made to the zoning map. He recommended not including a map in the Design Guidelines, therefore the boundary description of the MCCD has been taken out of the proposed guidelines.

Mr. Hall spoke about the Purpose Statement for the Murray City Center District (MCCD) that is in Section 17.170.010 of the Murray City Code. All of the principles and practices that are included in the proposed Design Guidelines support the Purpose Statement of the MCCD. The Purpose Statement in the previous version of the MCCD Zone was two or three pages long and listed goals that are no longer as heavily promoted in the MCCD Zone.

The Design Guidelines were called out on the previous version of the MCCD Zone. The previous version, Section 17.170.030, states, "The Murray City Council shall adopt the Murray City Center District (MCCD) design guidelines. Property located within the MCCD shall be developed in conformance with the provision set forth in this chapter and with the MCCD guidelines." That language is significantly different than what is in the current adopted MCCD Zone, Section 17.170.020, which states, "The Murray City Council has adopted the Murray City Center District (MCCD) Design Guidelines. The guidelines shall be consulted during the review of proposed development in order to provide guidance, direction, and options which will further the stated purposes of the MCCD. Whenever practicable, development should adhere to the objectives and principles contained in the Design Guidelines." The Design Guidelines are instructive and inform development applications in the MCCD Zone. A question came up in the previous meeting about how the Design Guidelines are useful if they don't have any teeth in them.

Mr. Hall said the City has Development Standards which are contained in the MCCD Zone Ordinance. The City has specific allowances for how densities work in Mixed-Use zones and in the MCCD Zone, however, those are listed in the Development Standards and not in the Design Guidelines.

Mr. Hall said changes were made to the MCCD Zoning Ordinance that were adopted last year. When those changes were made, staff recognized that the Design Guidelines would need to change as well if they were going to be maintained. Staff was directed to simplify and promote clear, one page designs in the Design Guidelines. They are trying to support the General Plan's goals and initiatives. Initiative #1 of the General Plan relates to the City Center District and states, "Building on Murray's commercial district along State Street with existing cultural assets, this

initiative is geared toward creating a core district at the city's center". Throughout the public involvement process, people expressed a desire for cultural and social events within their own community. A City Center District can be the social and economic heart of the city. Staff identified five shared values, authentic, active, inclusive, multi-modal, and connected, from that initiative.

Another question that was brought up in the previous meeting was asking about the process and how that worked. All major alterations and new construction require a pre-application conference with Planning Division staff; an application for Design Review approval; review and recommendation by the MCCD Design Review Committee; and review and approval by the Planning Commission. None of that has changed. Simplifying the Design Guidelines and making them more accessible has no impact on that process.

The MCCD Ordinance talks about Standards of Review and states, "The Planning Commission is to determine the following before giving Design Review Approval to a project: the project is in general conformance with the current Murray City General Plan; the project is in general conformance with the specific area plan, if any, adopted for the area; the project conforms to the requirements of the applicable sections of the Land Use Ordinance; the project does not jeopardize the health, safety, or welfare of the public; and the project is in harmony with the purpose of the MCCD Zone and adheres to the principles of the Design Guidelines." While the Design Guidelines may not contain specifics, staff should be able to tell the Planning Commission the ways a project is adhering to the principles of the Design Guidelines when the Planning Commission is reviewing a project.

During the previous meeting, it was noted that the proposed Design Guidelines did not mention historic preservation as a principle. That was done intentionally. Previously, historic preservation was a deterrent approach in the MCCD Zone. In order to fully or partially demolish historically significant properties that were defined in the ordinance, applicants had to get a Certificate of Appropriateness. Certificates of Appropriateness were difficult to deal with because statements that did or did not support them were ambiguous enough that they caused problems. There is nothing in the Design Guidelines relating to historic preservation because the current MCCD Ordinance has an incentive based approach to historic preservation. One of the incentives is waiving application and permit fees if an applicant is renovating or keeping a historic building in the MCCD Zone.

Questions were previously asked about sustainability. Previously, there were extensive requirements for third party certifications, such as LEED, in the previous MCCD Ordinance. The current Sustainability Ordinance, Section 17.170.080, states, "No third-party certifications (such as LEED) are required, but they are encouraged. (Public buildings and uses are designed to comply with High-Performance Building Standards of the Utah Division of Facilities Construction and Management); the City may provide incentives for achieving third-party certifications that would be based on post-performance outcomes and negotiated for a project through development agreements; focus is on water conservation, stormwater management, energy efficiency and support of transit and active transportation; and sustainable development principles and goals are recommended as standards in the Design Guidelines."

The Design Guidelines are designed to be a tool for staff and the Planning Commission to use when they review projects. Staff is recommending the Planning Commission forward a recommendation of approval to the City Council to repeal and replace the MCCD Design Guidelines.

Ms. Wilson recommended changing the wording for Guideline 11 – Meaningful Light, to say, “Use lighting to provide safety to pedestrians in all areas” rather than, “Use lighting to provide safety to pedestrians in parking areas.”

Mr. Hall said he wants the Design Guidelines to give people ideas as to what to do in a specific space, but he wants the City Code to require them to provide it. He wants the architects and designers to have some freedom to make things interesting. That is how you get a unique place that feels authentic.

The meeting was open for public comment.

Mr. Hall read an email that was received from Kim Anderson:

What has happened to the requirement for a base of limited height, I think 3 or 4 stories at the walk - State Street which allows the older buildings on State to not be overshadowed, or smothered by the new buildings?

Mr. Hall said there was a step back requirement at the third story in the City Code which was removed when the Code was updated last year.

Mr. Hacker said he thinks developers need more guidance than what is being proposed in these Design Guidelines. He feels the Design Guidelines should be a document someone can pick up and find what the City is looking for in certain areas. He can't find that information in the current City Code or in the new Design Guidelines.

Mr. Hall replied there was nothing inherently wrong with the old guidelines. There was some disagreement about how much they should be applied and some people felt they were too strict for development. Staff tried to salvage everything they could, rather than having the M CCD Zone go away. The proposed Design Guidelines will not be as detailed as the old guidelines were.

Ms. Greenwood said a lot of changes were made on the heels of the City Hall project coming through this process. When we put ourselves through our own processes we realized that our processes were too restrictive and imposed too many mandates. It also took always a lot of flexibility that architects and designers had to design projects that they feel would work. Staff was given the direction to streamline and simplify processes.

Mr. Hall read a second email that was received from Kim Anderson:

*The following was written for the RDA meeting Tuesday regarding the RDA property at 4800 S and State, west side, though much can be used here. See mostly portion in **bold** below and further below in **bold**.*

The lack of historic requirements is the problem now, We now will be just like any other city in Utah. Nothing to do with Murray, its nature, its look, or its feel. As I say below we can now market Murray as 'Just like Riverton'. . . boring, same ol, same ol.

The guidelines are more a copy of Portland, Oregon, not Murray or Utah.

I have spent some time reviewing the proposed development plans for the west side of State Street that will be before the RDA today. I have also driven the area again. I understand that the City wants to get something going in this area of the City. The public wants something done, but we want it done right.

My first thought is that it is smart for the mayor to bring this to the council during the pandemic when there will be little input. I hope I am wrong.

Second, I find the most interesting part of the proposal are the existing buildings that are to remain. There is nothing of interest in the proposed new buildings, not that they are bad, but they do not fit in with the City nor what had been an historic area. There is no historic nature to the buildings, I guess unless we are looking 200 years in the future when they will then be historic of nature. Oh, I forget, we design buildings now for 40 years, not for the long term. As I suggested to Mayor Snarr years ago when he was pushing changes for the Historic District we could advertise our new downtown as 'Just like Riverton.' Same ol, same ol.

Also, if I remember correctly all buildings are to have a base of not more than three stories at the sidewalk. What happened to that? Did that get changed? If not, this plan does not meet current ordinances and should not be changed to allow it. Looking over the City Code 17.170.120 does not show this requirement. When did that change? or did it?

There seems to be few materials that are of an 'historic nature.' The design of the Gibson, that was built by Zwick Construction, has more interest than what is being proposed for this project, but still, no Murray connection, unless you connect to the new hotels on 5300 South. Very little interest at all in either for our Downtown.

Holliday City has a nice downtown. Not that I want this area to look like Holliday, but at least Holliday City required a design to be of interest and an "historic" look.'

I guess the new buildings will match the new City Offices. And that is not a complement. The City Offices should be on State. What an error by the City not to have it on State. I know, that is history now.

Mr. Nay said he thinks that people think a lot more thought went into constructing buildings 100 years ago than actually went into it. They were just putting up buildings. They didn't have criteria to be considered when building buildings. We are putting a standard in place and considering how this building will work now and 100 years from now. These buildings in particular, other than the Carnegie building on Vine Street, were constructed 100 years ago and were not built to last..

Ms. Wilson said not every town can have an identity like Jackson Hole or Park City, it's just not practical.

Mr. Woodbury said there is a difference between old and historic and he thinks a lot of these buildings are old. The City needs guidelines that allow us to create what we want in the future, which is a walkable, useable downtown. When the standards were changed last year, he hoped those changes weren't done just to benefit the City. He hoped the changes would allow the City to create the development it needs. If the proposed Design Guidelines allow the City to do that, he's all for them.

Mr. Nay said he thinks the Design Guidelines help inform the City of what we should be considering.

Ms. Greenwood clarified that she doesn't feel the City changed the process because it was a hard process or they wanted to lower the standards. She thinks the City realized how confining and

frustrating the process was and wanted to see that changed.

Mr. Woodbury asked Ms. Greenwood if she knew how many applications came through that walked away because the Design Guidelines were too restrictive.

Ms. Greenwood replied it was probably the ordinance requirements that were driving away projects rather than the Design Guidelines.

The public comment portion was closed.

A motion was made by Maren Patterson to forward a recommendation of approval to the City Council to repeal and replace the Murray City Center District Design Guidelines as proposed.

Seconded by Travis Nay.

Call vote recorded by Mr. Hall.

 N Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury

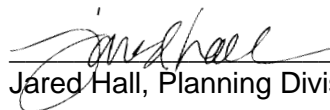
Motion passed 5-1.

OTHER BUSINESS

Sue Wilson made a motion to adjourn. Seconded by Lisa Milkavich.

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

The meeting was adjourned at 8:50 p.m.



Jared Hall, Planning Division Manager