

The Planning Commission met on Thursday, January 7, 2021, at 6:30 p.m. for a meeting held electronically in accordance with Utah Code 52-4-207(4), due to infectious disease COVID-19 Novel Coronavirus. The Planning Commission Chair determined that conducting a meeting with an anchor location presented substantial risk to the health and safety of those who may be present at the anchor location because physical distancing measures may be difficult to maintain in the Murray City Council Chambers.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item at the meeting registered at: <https://tinyurl.com/pc010721> or submitted comments via email at planningcommission@murray.utah.gov.

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

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.

Phil Markham, Chairman opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures. Mr. Markham introduced the two items that will be discussed.

APPROVAL OF MINUTES

Scot Woodbury made a motion to approve the minutes from the December 17, 2020 Planning Commission meeting. Seconded by Lisa Milkavich. A voice vote was made, motion passed 7-0.

CONFLICT OF INTEREST

There were no conflicts of interest. Travis Nay stated he does not have a conflict of interest but is an employee of Intermountain Health Care.

APPROVAL OF FINDINGS OF FACT

There were no Findings of Fact for this agenda.

IHC/TOSH – 326 East 5770 South - Project #21-001

Casey Carlton was present to represent this request. Jared Hall reviewed the location and request for approval to allow the construction of a 2-story, 44,100 ft² surgical and recovery

center on the campus of The Orthopedic Specialty Hospital (TOSH). The proposed ambulatory surgical center will be located in the northeast corner of the campus. This area of the campus is currently used for parking. The site of the proposed building is adjacent to the intersection of Fashion Boulevard and 5770 South. The proposal is part of the on-going improvements plan for the campus of TOSH. This new building is intended for use as a surgical center on the first floor with 6 operating rooms and associated preparation rooms, post-op rooms, storage, and staff rooms, etc. The second floor will house a small-scale surgical recovery center for patients who choose to stay and recuperate on-site. There are 11 rooms planned, with the ability to finish 5 more. The building will provide services for patients who are already patients at TOSH or would otherwise be seen elsewhere on the TOSH campus. The principal entrance is oriented to the west, and to the majority of the parking that will serve the new building. The surgical center itself is a 32,600 ft² facility with 6 operating rooms, sterile preparation rooms, surgery prep rooms, post operation rooms for immediate recovery, and various other supporting facilities. The recovery center is an 11,500 ft² facility intended for comfortable, short-term recovery stays for those patients who opt not to be moved to another facility. There is a direct connection through an elevator to the second floor, which houses the smaller Recovery Center. Floor plans have been attached to this report for the Planning Commission's review.

Jared Hall explained that there is a slight concern about the accesses. Engineering Division staff called attention to the northeast corner to see if it can be lined up with Hillside Drive or removed. The facility is not intended for long stays. Most of the people will be current patients, and we are not anticipating a lot of new traffic. Jared Hall showed the renderings and mentioned the materials are similar to the hospital that is adjacent. Mr. Markham asked about the height of the building, Mr. Hall said 33' overall height. Travis Nay asked about the sidewalk connection and making it a direct path to the entrance. He stated it would be advisable that the applicant consider allowing for that direct connection.

Mr. Markham asked if the applicant was in attendance. Casey Carlton with e4h Environments for Health introduced himself. Mr. Markham asked him to address the concern of the sidewalk. Mr. Carlton stated that one thing to note is that the two facilities are not tied together. The patients do not cross coordinate and are separate. He did not think that they would not be going between the two buildings often. Travis Nay expressed that support staff and family members who are waiting for patients will be going to the cafeteria located in the other building. Casey Carlton said they will explore that connection and make it as safe and direct as possible. Ned Hacker asked Mr. Carlton if he could talk about the possible closing or lining up of the access with Hillside Drive and think about the possibility of a round-about at that intersection. Mr. Carlton mentioned that delivery trucks will be using that entrance. They will come off 5770 South to make the full turn and get good direct access to the backside loading dock. If there is a strong need to align that, he indicated that they can accommodate that. There will be low use there with a sign that indicates that it is for the loading dock only, though maybe some staff will still use it.

Mr. Markham asked if Mr. Carlton has read all of the conditions and is willing to accept them. Mr. Carlton replied yes.

Mr. Markham opened the meeting for public comment.

The following public comment was received by email and read by Jared Hall:

Kait Jackman – Murray City wrote:

We have lived in the neighborhood North of the Subject property for several years. The wide-open space that includes the TOSH field and the Eastern/adjacent parking lot is one of the great appeals of this neighborhood. It creates a clear divide between residential and industrial. The proposed construction will infringe on this completely, disrupt privacy, and impair the quiet beauty of this entire neighborhood. I have worked in the TOSH building as a staff member, and even from that space I could see into backyards of the residential homes from the second and third floor windows. This new structure would further this concern even more. The building will be within yards of homes, and patients and staff members will be able to see into backyards and even homes themselves, infringing on privacy. I would hate for strangers to be able to view my young children playing in our backyard. It is not only a privacy concern, but it makes me feel completely unsafe. I plead with all of you to stop the current construction plans and consider building on the South side of the hospital instead. There is ample space there to build this ambulatory care center. This would be the best of both worlds, because patients would get the care they need, without the residents of this neighborhood having a large industrial building within yards of their private homes. There are many industrial buildings along Fashion Boulevard, and this would continue that pattern, without disrupting the delicate residential area.

Phil Markham asked if there were any other public comments.

Aaron Abeyta – Murray City

Mr. Abeyta stated his major concern is that his home is directly across the street and he is a long-term resident of Murray. Main concern is the northeast entrance. Not sure why it needs to be on the northeast corner seems better on the south side. We support IHC and support what they do and appreciate what they do for our community however I don't see why it can't be accomplished on the opposite side and at the least get rid of that northeast entrance. Thank you for your time.

The public comments portion was closed.

Mr. Markham asked if Mr. Carlton would like to address any of the public comments. Mr. Carlton said that they did look at many options on the campus, and the northeast corner was the most advantageous to their desired outcomes looking toward the long-term future plans and development, but that they will take it under advisement. Lisa Milkavich commented that this is not within their power to make them build somewhere else. Travis Nay mentioned that Cottonwood Hospital was there before with a five-story building and a church. Lisa Milkavich added that the community could work with the builder to limit the windows on the residential side.

Scot Woodbury made a motion and that the planning commission approve a conditional use permit to allow the construction of the proposed Ambulatory Surgical and Recovery Center on the property located at 5848 South Fashion Boulevard subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a) The building and parking lot area must meet current City storm drainage requirement. On-site retention of the 80th percentile storm and detention of the 10-year 24 hour storm is required.
 - b) Implement Low Impact Development (LID) practices.

- c) Eliminate the northeast access to 5770 South or adjust east to improve line of sight and better alignment with Hillside Drive.
 - d) The applicant shall replace any damaged curb + gutter and sidewalk along the project frontage to both 5770 South and Fashion Boulevard.
 - e) Add pedestrian ramps at new access location.
 - f) The applicant shall develop a site Storm Water Pollution Prevention Plan (SWPPP) and obtain a Land Disturbance Permit prior to beginning any work.
 - g) The applicant shall obtain a City Encroachment Permit for work in the City right-of-way.
2. The project shall follow all 2018 IFC code requirements, and the applicant shall verify that distance to hydrants meets the IFC codes.
 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.

Seconded by Ned Hacker.

Call vote recorded by Mr. Hall.

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

Motion passed 7-0.

ABBINGTON SUBDIVISION AMENDMENT – 5377 South State Street & 148 East 5300 South – Project #21-002

Ryan Kimball was the applicant present to represent this item. Jared Hall reviewed the location and request for approval to amend the Abbington Subdivision by adjusting the shared lot line to include the dumpster location for the assisted living facility on the same lot. The Abbington Subdivision was recorded in 2018 to divide properties within the Murray Hillcrest Commercial development, which includes the Townplace Suites (Lot 1, 148 East 5300 South), the Abbington Assisted Living Facility (Lot 4, 5377 South State Street) and two additional commercial lots on State Street. Small adjustments to the site plan during construction resulted in a trash enclosure intended for use by the Abbington Assisted Living Facility bending up located on the property of the Townplace Suites. The proposal is to adjust the property line between the two

lots so that the trash enclosure is located on the appropriate lot. The other lots in the subdivision are not impacted. The proposed adjustment is of a shared, interior property line and will transfer the area planned for the trash enclosure from Lot 1 to Lot 4. No violations of any setback requirements of the C-D Zone for either buildings or accessory structures will result from the transfer.

Ryan Kimball, 1000 South Main Street #104, Salt Lake City, stated this is a sight adjustment because of construction, but that for long term financing the trash enclosure needs to be on its respective lot. Mr. Markham stated that his place of employment will appreciate that such lengths were taken to accommodate this trash receptacle, hopefully for us to service eventually. Mr. Markham asked Mr. Kimball if he is able to comply with the two conditions attached. Mr. Kimball replied yes. Mr. Markham asked if there were any questions from the commission and if there were public comment. Mr. Hall responded that there were no prior comments. Mr. Smallwood asked the public if there were any additional comments. No public comments were made. Mr. Markham closed the public comment portion.

Scot Woodbury made a motion approve the request to Amend Lots 1 & 4 of the Abbington Subdivision, adjusting the lot line between the properties addressed 148 East 5300 South and 5377 South State Street as presented and subject to the following conditions:

1. The project shall meet Murray City requirements for Lot Line Adjustment.
2. The properties shall maintain conformance with the requirements of the C-D, Commercial Development Zone as contained in the Murray City Land Use Ordinance.

Seconded by Travis Nay.

Call vote recorded by Mr. Hall.

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

Motion passed 7-0.

OTHER BUSINESS

Mr. Hall stated that Phil Markham and Scot Woodbury will be ending their terms and we will need to elect new Chair and Vice Chair at the next meeting. Sue Wilson expressed her thanks to Scot Woodbury and Phil Markham for being so kind and welcoming and how much they have taught her. Mr. Markham replied how much he has learned over the years. He has appreciated the willingness of everyone on the commission to listen and work so well together. Scot Woodbury stated how great it has been to serve and be involved and he encourages all citizens to be involved. His perspective and his compassion for the city and for neighbors has grown because of his involvement on this side. He commented how important the work that the city does and how important all the different roles are. The City does such an amazing job to balance the opinions

and needs and be forward looking, but also preserving the past. He thanked everyone for making this opportunity enjoyable. Phil Markham added his thanks to the staff.

Scot Woodbury made a motion to adjourn. Motion seconded by Travis Nay. A voice vote was made, motion passed 7-0.

The meeting was adjourned at 7:24 p.m.

A handwritten signature in cursive script, appearing to read "Jared Hall", is written over a horizontal line.

Jared Hall, Planning Division Manager