

Minutes of the Planning Commission meeting held on Thursday, August 17, 2023, at 6:30 p.m. in the Murray City Municipal Council Chambers, 10 East 4800 South, Council Chambers, 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, Chair
 Lisa Milkavich, Vice Chair
 Travis Nay
 Ned Hacker
 Jeremy Lowry
 Zac Smallwood, Senior Planner
 Mustafa Al Janabi, Planner 1

Excused: Michael Richards
 Maren Patterson

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

Commissioner Nay made a motion to approve the minutes from the June 1, 2023, and June 15, 2023, Planning Commission meetings, with minor changes noted.

Seconded by Commissioner 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

Commissioner Hacker made a motion to approve the findings of fact and conclusions for the Magnolia Rouge Day Spa conditional use permit and for TD Sports West conditional use permit.

Seconded by Commissioner Richards. A voice vote was made, motion passed 5-0.

SUBDIVISION REVIEW(S)

Clover Crest Subdivision Amendment - 5101 S. Wintergreen Circle & 5102 S. Glendon Street – Project #23-088

Mr. Smallwood presented the application for Daniel Snarr to amend the lot line between lots five and ten of the Clover Crest Subdivision. The property is in the R-1-8 zone, where it's required to have a minimum of 8,000 square feet per lot. David Snarr has 20,847 square feet and Daniel Snarr has 9,800 square feet. The proposal would amend the lots so that Mr. David Snarr would

have 14,400 square feet and Mr. Daniel Snarr would get 16,000 square feet. Staff recommends approval subject to conditions.

Mr. Daniel Snarr said he read and can comply with the conditions listed. He said he's concerned that the application reads that lot 5 becomes 5A because there is already a lot 5A.

Chair Pehrson said that can be addressed.

Mr. Smallwood said the application would go through engineering and then the county. If they see an issue with the lot naming, they will fix it.

Public comment was opened and closed, with no comments being made.

Commissioner Lowry made the motion to approve the amendment for lots five and ten of the Clover Crest subdivision for the properties addressed 5101 S. Wintergreen Circle & 5102 S. Glendon Street, subject to the six conditions:

1. Meet the requirements of the City Engineer, including the following:
 - a. Meet City Subdivision amendment requirements and plat format standards.
 - b. Provide public utility easements (PUEs) on proposed lots.
 - c. Provide PUEs for any existing utilities that are located along previous lot lines.
2. Meet the Power, Water, Sewer and Fire Department requirements.
3. Meet all requirements of Section 17.100 of the Murray Land Use Ordinance for the R-1-8 Zone.
4. The project shall meet all requirements of the Murray City Land Use Ordinance.
5. The applicant shall prepare the Subdivision plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance
6. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the final plat shall be null and void.

Seconded by Commissioner Hacker. Roll Call Vote:

 A Pehrson
 A Nay
 A Hacker
 A Lowry
 A Milkavich

Motion passed 5-0

CONDITIONAL USE PERMIT(S)

Pine River Roofing and Construction – 4627 South Cherry Street – Project #23-087

The applicant was not present to represent application. The commissioners and staff held a discussion regarding a motion and issues with the application.

Commissioner Nay said they should table the application at this time, due to two major issues that need to be publicly addressed. The issues involve the restriping and refinishing of the parking lot, as well as the dumpster enclosures. The onus to resolve these is on the property owner, and they need to present to speak to it.

Chair Pehrson said it would not be prudent to move forward without them here.

Vice Chair Milkavich asked if staff had talked to the applicant.

Commissioner Nay said they should have received letters and a phone call.

Mr. Al Janabi said he tried to call them about attending the meeting.

Commissioner Lowry made a motion to table the application by Pine River Roofing and Construction, until the applicant can be present.

Seconded by Commissioner Milkavich. Roll Call Vote:

<u>A</u>	Pehrson
<u>A</u>	Nay
<u>A</u>	Hacker
<u>A</u>	Lowry
<u>A</u>	Milkavich

Motion passed 5-0

ANNOUNCEMENTS AND QUESTIONS

There will be an MCCD Area Plan open house meeting on Monday, September 6, 2023, at 6:00 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

The next scheduled Planning Commission meeting will be held on Thursday, September 7, 2023, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Nay made a motion to adjourn the meeting at 6:46 pm. Seconded by Commissioner Milkavich.



Philip J. Markham, Director
Community & Economic Development Department