

Minutes of the Planning Commission meeting held on Thursday, January 4, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, 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:        Jake Pehrson, Chair  
                    Lisa Milkavich, Vice Chair  
                    Ned Hacker  
                    Travis Nay  
                    Michael Henrie  
                    Maren Patterson  
                    Michael Richards  
                    Zachary Smallwood, Senior Planner  
                    Susan Nixon, Senior Planner  
                    Mustafa Al Janabi, Planner I

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.

#### CALL MEETING TO ORDER

Chair Pehrson called the meeting to order at 6:30 p.m.

#### BUSINESS ITEMS

#### APPROVAL OF MINUTES

Commissioner Nay made a motion to approve the minutes for December 7, 2023, with small administrative changes. Seconded by Commissioner Henrie. A voice vote was made with all in favor.

#### CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

#### FINDINGS OF FACT

Commissioner Hacker made a motion to approve findings of fact and conclusions for the conditional use permits for Cottonwood Security, Take 5 Murray and Rumble Boxing Murray, with minor changes made in the preplanning meeting.

Seconded by Commissioner Hacker. A voice vote was taken with all in favor.

#### ELECTION OF CHAIR AND VICE CHAIR

Vice Chair Milkavich moved to elect Commissioner Patterson as the new chair of the Planning Commission.

Before the vote, a discussion took place regarding whether a nominee is interested in the position. The Commission confirmed that Commissioner Patterson accepts the nomination for Chair, which she did.

Seconded by Commissioner Nay. A voice vote was taken with all in favor.

Vice Chair Milkavich moved to elect Commissioner Hacker as Vice Chair.

Commissioner Henrie seconded. A voice vote was taken, with all in favor.

#### SUBDIVISION REVIEWS – ADMINISTRATIVE ACTION

##### The Pointe @ 53rd Office Condos - 5217 South State Street - 1 year Extension of Preliminary Subdivision Approval - Project # 23-005

Mr. Smallwood presented the application for The Pointe @ 53<sup>rd</sup> requesting an extension of a preliminary Subdivision approval, which is allowed in this case. He reminded the Planning Commission that they previously approved a subdivision amendment and relocated some lines to create a specific parcel. It will be a 0.29 lot with a total of 16 office condominiums. The property is located in the CMU zone. Mr. Smallwood briefly showed slides from the original presentation. He noted that each floor will have a set of four units. The ground floor has four units for commercial space, and then the additional floors will each have four units of office space. The applicant is proposing 92 parking spaces. If this extension is approved, the applicant will have until January 4, 2025, to apply for a final subdivision approval, or it becomes null and void. They are only allowed to extend it by one year. Staff recommends that the Planning Commission grant the extension for The Point @ 53<sup>rd</sup>, office building condo conversion, at the property of 5217 South State Street subject to the nine conditions.

Chair Pehrson asked if there were questions. Seeing none, he invited the applicant, Chris Johnson, to approach the podium. He asked if Mr. Johnson can comply with the conditions listed, to which he replied yes.

Chair Pehrson opened and closed the public comment period, with no comments being made.

Commissioner Nay made a motion that the Planning Commission grant a one-year time extension for final Subdivision approval for the point @ 53<sup>rd</sup>, office building condo conversion, on the property located 5217 South State Street subjected to the nine conditions:

1. The project shall meet Murray City Engineering requirements including the following:
  - a) Must complete and record the Point @ 53<sup>rd</sup> Amended plat.
  - b) Meet City subdivision and condominium platting requirements.
2. The applicant shall meet all Wastewater Division requirements.
3. The applicant shall meet all Water Division requirements.
4. The applicant shall meet all Power Department requirements including:
  - a) Review whether individual electrical meters or other changes to metering/service are required by the Power Department.
  - b) Meet with Murray City Power to discuss planning any new power service(s) and future equipment placement to the building(s) with additional line extension costs to provide electrical service.

- c) Developer shall meet current NESC code and provide required easement/clearance(s) for equipment and Power lines.
- 5. The project shall meet all requirements of the Murray City Land Use Ordinance, including the Centers Mixed Use and Condominium chapters.
- 6. The applicant shall provide the city with a copy of the shared parking agreement that outlines that the office condominiums have access to approximately ninety-two (92) parking spaces.
- 7. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
- 8. The applicant shall meet all Building Division requirements that arise from the review of the Report of Property Condition.
- 9. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Seconded by Commissioner Hacker. Roll call vote:

A Pehrson  
A Milkavich  
A Nay  
A Hacker  
A Henrie  
A Patterson  
A Richards

Motion passes: 7-0

#### ANNOUNCEMENTS AND QUESTIONS

As this was Commissioner Nay's final meeting as part of the Planning Commission, Chair Pehrson thanked him for his time serving on the commission. Commissioner Nay thanked them for the opportunity to serve on the commission for the past twelve years.

#### ADJOURNMENT

The January 18<sup>th</sup> Planning Commission Meeting has been cancelled, due to lack of applications. The next scheduled meeting will be held on Thursday, February 1<sup>st</sup> at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Commissioner Richards made a motion to adjourn the meeting at 6:45 pm. Seconded by Commissioner Henrie. A voice vote was taken, with all in favor of adjournment.



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Philip J. Markham, Director  
Community & Economic Development Department