

Minutes of the Planning Commission meeting held on Thursday, September 19th, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

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 was able to submit comments via email at planningcommission@murray.utah.gov.

Present: Maren Patterson, Chair
Ned Hacker, Vice Chair
Lisa Milkavich
Jake Pehrson
Michael Henrie
Michael Richards
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Mark Richardson, Deputy Attorney
Members of the Public (per sign-in sheet)

Excused: Pete Hristou

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 Patterson called the meeting to order at 6:31 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Vice Chair Hacker made a motion to approve the minutes for August 15th, 2024, with minor corrections. Seconded by Commissioner Milkavich. 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 Pehrson made a motion to approve the findings of fact for Fuji Townhomes Subdivision Amendment, Fuji Townhomes Conditional Use Permit Amendment, Olympus Tents and Events Conditional Use Permit, Rookery Auto Sales Conditional Use Permit, and The Noah Design Review. Seconded by Commissioner Milkavich. A voice vote was taken with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Kombustion Motorsports - Project # 24-097 - 6162 South 350 West - Conditional Use Permit for ATV Sales

Travis Gardner was present to represent the request. David Rodgers presented the application for a Conditional Use Permit to add retail sales to a current powersports repair and detailing business. Mr. Rodgers discussed the property details and showed the site plans for the business, including the breakdown of the square footage, as well as the floor plan. He said the applicant has provided more than the amount of required parking. He discussed the accesses to the site. Mr. Rodgers said that staff sent out 14 notices of the meeting to all property owners located within 400 feet of the property with not comments received.

Staff recommends the Planning Commission approve the application.

Commissioner Milkavich asked Mr. Rodgers to confirm that the drawings for the plan did not include doors, windows, or bathrooms, although she is sure they had those. She also said that the Mr. Rodgers confirmed that the parking spots in front of the overhead doors aren't included in the calculation. Mr. Rodgers said that they are not included in the calculation.

Travis Gardner approached the podium. Chair Patterson asked if he had read and can comply with the conditions. He said yes.

Chair Patterson opened the agenda item for public comment. Seeing none, the public comment period was closed for this agenda item.

Vice Chair Hacker made a motion that the Planning Commission approve a conditional use permit to allow an auto sales business at the property addressed 6162 South 350 West, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
3. The project shall comply with all applicable building and fire code standards.
4. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Commissioner Henrie. Roll call vote:

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

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, October 3rd , 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Milkavich made a motion to adjourn the meeting at 6:40 p.m.

A handwritten signature in black ink, reading "Philip J. Markham". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Philip J. Markham, Director
Community & Economic Development Department