



**Murray City Planning Commission Meeting  
Notice of Meeting and Agenda**

**Thursday, November 7th, 2024, 6:30 p.m.  
Murray City Hall, 10 East 4800 South, Council Chambers**

The public may view the Murray Planning Commission meeting via live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

Supporting materials are available at <https://www.murray.utah.gov/779/Agendas-Attachment>.

**CALL MEETING TO ORDER**

**BUSINESS ITEMS:**

1. Approval of Minutes
  - a. October 3<sup>rd</sup>, 2024
2. Conflict of Interest
3. Approval of Findings of Fact
  - a. Soccer House LLC – Conditional Use Permit
  - b. 93 West Woodrow – Flag Lot Subdivision
  - c. Addison Vista – Subdivision Amendment
4. Approval of Planning Commission Dates for 2025

**CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION**

5. Revision Theory Scar Labs  
5784 South 900 East #1  
Conditional Use Permit for Tattoo Use

Project # 24-114

**LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION**

6. Land Use Ordinance Text Amendment  
Section 17.12.070  
Amending the amount of Planning Commission Compensation

Project # 24-119

**ANNOUNCEMENTS AND QUESTIONS**

**ADJOURNMENT**

The next scheduled meeting will be held on Thursday, November 21, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, October 3<sup>rd</sup>, 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](mailto:planningcommission@murray.utah.gov).

Present: Maren Patterson, Chair

Lisa Milkavich

Jake Pehrson

Michael Henrie

Michael Richards

Pete Hristou

Zachary Smallwood, Planning Division Manager

David Rodgers, Senior Planner

Ruth Ruach, Planner I

Mark Richardson, Deputy Attorney

Mark Morris, VODA

Members of the Public (per sign-in sheet)

Excused: Ned Hacker, Vice 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.

**CALL MEETING TO ORDER**

Chair Patterson called the meeting to order at 6:32 p.m.

**BUSINESS ITEMS**

**APPROVAL OF MINUTES**

Commissioner Pehrson made a motion to approve the minutes for September 5<sup>th</sup>, 2024, and September 19<sup>th</sup>, 2024. Seconded by Commissioner Richards. 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 Ereksen State Farm Conditional Use Permit and for Kombustion Motorsports Conditional Use Permit. Seconded by Commissioner Milkavich.

A voice vote was taken with all in favor.

## CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

### Vara Salon Suites - Project # 24-101 - 4770 South 900 East - Conditional Use Permit for Tattoo Use in the C-D Zone

Ian Schwarting of Loris Ventures LLC was present to represent this request. Ruth Ruach presented the application requesting Conditional Use Permit approval to allow a body art studio within the C-D Zone on the property located at 4770 South 900 East. Ms. Ruach discussed the size of the building and lot. She said that body art studios are not specifically listed as a permitted use within the zone, which is why a conditional use permit is needed. She showed the site plan and floor plan for the business. She discussed the access points, which will be shared with other businesses. She said that the applicant has more than the required number of parking stalls. Notices were sent to eleven (11) adjacent property owners. No comments have been received. Staff recommends that the Planning Commission approve the application.

Commissioner Henrie asked if the existing building meets the requirements for ADA access. Mr. Ruach said that it does.

Mr. Schwarting approached the podium. Chair Patterson asked if he had read and could comply with the conditions. He said yes.

Commissioner Henrie and Mr. Schwarting discussed the ADA access for the building. Mr. Schwarting indicated that the building does have ADA access, per building code requirements.

Commissioner Henrie asked if there's a barrier between parking lots. Mr. Schwarting said there's an island.

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

Commissioner Henrie asked if they will occupy the whole building or just the suite for the body art studio. Mr. Schwarting said they have the whole building, divided into suites, which they have fully remodeled. Commissioner Henrie asked if the other suites will be sublet to individual businesses. Mr. Schwarting said, yes, all with separate business licenses. Chair Patterson commented that the applicant is here for approval because body art studios require a conditional use permit in this zone.

Commissioner Henrie said that he thought it was the responsibility of each individual business to apply for a conditional use permit. Mr. Smallwood said the conditional use permit is tied to the land itself. Commissioner Pehrson asked if the conditional use permit still applies if the ownership of the

land changes. Mr. Smallwood said that it often still does apply. The new owner would be subject to the same conditions.

Chair Patterson asked if body art studios are an allowed use in any zones. Mr. Smallwood said they are a permitted use in the mixed-use zone.

Chair Patterson asked if the Planning Commission could revise what zones that body art studios are conditional in. She felt that former codes were discriminatory against body art studios. She felt that having an allowed use in some zones would be a good start. Mr. Smallwood said they could look at a text amendment for the C-D zone. Commissioner Pehrson asked Mr. Smallwood to add a discussion item regarding this topic for the next meeting and then prepare a text amendment based on that discussion.

Commissioner Henrie made a motion that the Planning Commission approve a Conditional Use Permit to allow a body art studio at the property addressed 4770 South 900 East, subject to the following conditions:

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

Seconded by Hristou. Roll call vote:

<u>A</u>	Patterson
<u>A</u>	Milkavich
<u>A</u>	Pehrson
<u>A</u>	Richards
<u>A</u>	Henrie
<u>A</u>	Hristou

Motion passes: 6-0

#### SUBDIVISION REVIEW – ADMINISTRATIVE ACTION

#### 93 Woodrow Flag Lot Subdivision - Project # 24-099 - 93 West Woodrow Street - Preliminary and Final Subdivision Review for a Flag Lot Subdivision

Kyle Zack, from 10 Pointe Properties, was present to represent this request. Zachary Smallwood presented the application for Preliminary and Final Flag Lot Subdivision approval for property in the R-1-8 Zone located at 93 West Woodrow Street. Mr. Smallwood showed a picture of the plat. He said there are already two existing homes on the property. He indicated that lot one has a 15-foot rear-yard setback, which is allowed for houses that were built prior to April 7, 1987. He also said that lot two shows a 15-foot rear-yard setback, but they have more than that. He said that it has been confirmed that if the existing homes were demolished, they could meet the current 25-foot rear-yard setback, as well as the 25-foot front-yard setback. Notices of the public meeting were sent to 74 affected entities within 300 feet of the subject property. No comments have been

received. Staff recommends that the Planning Commission grant preliminary and final subdivision approval.

Kyle Zach and Brian Anderson approached the podium. Chair Patterson asked if they've read and can comply with the conditions. They said yes and they do not expect to request any variances.

Chair Patterson said that these properties are currently non-conforming. She asked if they have any plans to bring them into current conforming setbacks. She said that if they have additional plans to accomplish that, they will need to have that approved by the Planning Commission.

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

Commissioner Richards made a motion that the Planning Commission GRANT preliminary and final subdivision approval for a Flag Lot Subdivision for the proposed 93 Woodrow Subdivision located at 93 West Woodrow Street, subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer, including the following:
  - A. Meet City subdivision requirements and standards – City Code Title 16.
  - B. Address all engineering and survey review comments prior to printing the plat to mylar.
  - C. Provide grading, drainage, and utility plan – City Code Chapter 16.08.
  - D. Meet City storm drainage requirements, on-site retention is required – City Code Chapter 13.52.050
  - E. Provide standard front rear and side yard PUE's on lots – City Code Chapter 16.16.100.
  - F. Provide separate utilities to proposed lots.
  - G. Provide Woodrow Street right-of-way dedication to accommodate future street improvements (asphalt, curb, and gutter & sidewalk) – City Code Chapter 17.76.120.
  - H. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
  - I. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
2. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
3. The applicant shall meet all requirements of the Murray City Water Department.
4. The applicant shall meet all requirements of the Murray City Wastewater Department.
5. The applicant shall meet all requirements of the Murray City Fire Department.
6. The applicant shall obtain building permits for any new construction on the property.
7. The Final Plat shall adhere to the requirements for Flag Lot Subdivisions contained in Section 17.76.140 of the Murray City Land Use Ordinance and as outlined in the Staff Report.
8. The applicant shall meet all applicable Building and Fire Codes.
9. The applicant shall provide complete plans, structural calculations and soils reports stamped and signed by the appropriate design professionals at the time of submittal for building permits.
10. The subdivision plat shall be recorded within one year of the final approval or the final plat shall be null and void.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson

A Milkavich  
A Pehrson  
A Richards  
A Henrie  
A Hristou

Motion passes: 6-0

#### LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

##### Chapter 17.170.120 of the Murray City Center District - Project # 24-109 - Amending height allowances for properties east of State Street and south of Vine Street

David Rodgers presented the proposed amendments to Chapter 17.170.120 (F) Murray City Center District MCCD Height Regulations. The request allows an additional 15' of height and a change of one additional story to a portion of the zone in the MCCD Zone East of State Street and South of Vine Street. Mr. Rodgers read the text of the original code. He showed the map of the parcels located in the MCCD zone, as well as map of the heights in the lot addressed in the subject properties. He discussed the reason for the text amendment, as the RDA has entered into an agreement with a developer for the old city hall site. He said that there was a measurement issue when heights were being measured from different roads around the property. He said notices were sent to adjacent property owners, with no comments received. He said the proposed changes are in harmony with the multiple aspects of the General Plan. Notices were sent to affected entities for this amendment. As of the date of this report, one sign company inquired about the changes. Staff recommends the Planning Commission forward a recommendation of approval to the City Council.

Commissioner Henrie expressed his concern about the number of stories that was previously approved now being different. Mr. Smallwood said it's acceptable for that to have occurred because the project has not had Land Use approvals yet. He said it will be final once the Redevelopment Agency has entered into an agreement with the developer.

The commissioners had a discussion as to why the height requirements were different for this zone. Commissioner Henrie felt concerned as to why there was a difference with surrounding areas. Commissioner Pehrson said he agreed and that heights should be consistent for the zone. Commissioner Henrie felt that certain sections of the amendment should be removed. Commissioner Pehrson said that the amendment should be approved as it's written.

Commissioner Milkavich expressed concern that maybe the height was changed for the benefit of the developer, but also said that she doesn't want to do something to lose a developer. Mr. Smallwood said one reason for the height reduction is due to costs related to parking structures. Commissioner Henrie feels less like they're giving into a developer if they omit the height requirement. Commissioner Pehrson said that what the Planning Commission is doing is reviewing what the RDA envisioned and for them to approve if it can be accomplished. He said the Planning Commission should make the recommended changes that will allow the process to move forward.

Chair Patterson expressed concern that the affected entities were properly notified. Mr. Rodgers assured her that they followed correct procedures in contacting property owners within the required radius. Mr. Smallwood added that they are also required to post electronic notices to the

city's and state's website. He also said that any resident can subscribe to notices on the city's website.

Chair Patterson expressed her frustration that this proposal to reduce the height from ten to seven stories went through originally. She said she doesn't understand why it extends as far south as it does. She thought they zoned a very small part of the MCCD for the potential redevelopment of the old city hall. She doesn't understand why they limited all the properties around it. She feels that her opinion doesn't matter because this is going back to the City Council, who asked for the change to begin with.

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

The commissioners discussed the properties that would be affected by the height change. They discussed the option of striking section (F), which limits the height of buildings in the zone to seven stories. Mr. Smallwood said that some members of the City Council are not in favor of increased heights in many of the zones. They requested that staff work to reduce heights.

Mr. Richardson, the commissioners, and staff discussed the proper parliamentary procedures for making a motion to omit Section (F) and how that affects forwarding a recommendation on to the City Council. Mr. Richardson said that the motion would need to be reworded because if it doesn't pass, then they don't have anything to forward to the City Council. They discussed the implications of making two motions and that it would result in forwarding a negative recommendation.

Commissioner Henrie made a motion that the Planning Commission amend the proposed amendments to Section 17.170.120 (F) within the MCCD zone to strike, Section (F) from Chapter 17.170.120.

The motion failed for a second.

Chair Patterson called for another motion.

Commissioner Hristou made a motion to forward a recommendation of approval to the City Council for the proposed amendments to Section 17.170.120 (F) within the MCCD zone, as reviewed in the staff report.

Commissioner Pehrson seconded. Roll call vote:

<u>A</u>	Patterson
<u>A</u>	Milkavich
<u>A</u>	Pehrson
<u>A</u>	Richards
<u>N</u>	Henrie
<u>A</u>	Hristou

Motion passes: 5-1

## DISCUSSION ITEMS & TRAINING

### Form Based Code Updates - Review of work conducted on the Form Based Code for the City Center Area

Mark Morris from VODA provided an update on the drafting of the form-based code. He said he wanted to provide an opportunity for the Planning Commission to ask questions. He said he wants to make sure that the Planning Commission has the information they need and the opportunity to ask questions ahead of the decision-making process for the form-based code. He said there's one set of requirements for the entire MCCD district that drives decisions. His goal is to change that, so that the context is what drives the decisions for the zone. He presented a map of the MCCD zone, divided into form districts or subdistricts. Each form district determines the requirements. He discussed each form district in more detail, showing a table with each one. He said that the requirements are flexible and open to proposal from a property owner. He said that height of stories, as well as the floor height, are important attributes in the requirements for each form district. He described the proposed height and density for the districts. He discussed the role of the City Hall Plaza in the zone. Physically, it's a catalytic feature, but it's not being used. He said they need to provide reason for the public to be there. He said that the Boulevard Corridor on State Street was previously thought of as the city center, but it has changed, due to the economics of the area. This will need to be a topic of focus. He mentioned using varying heights and setbacks in a form district to blend with existing building.

Chair Patterson asked Mr. Morris about the heights that would be allowed between residential and commercial. He said there is something that's intended to mitigate the height difference. He said that they will generally allow three stories on State Street. Finding ways for projects to get the density they need will need to be addressed.

Chair Patterson and Mr. Morris discussed the parking for the MCCD zone. He said that public feedback indicated that buried parking was desired, but it's not realistic to have all buried parking because it's very expensive. Chair Patterson said that what the public wants seems in conflict because they don't want height in parking structures but want accessible parking that isn't behind State Street. Mr. Morris said it will take finding the right balance of height and placement of parking structures. They discussed how having the form-based code will help to create opportunities for better parking in the zone. Mr. Morris said the construction costs will be a large factor.

Commissioner Henrie asked what the reasoning is behind having such a drastic change in height in the MCCD district. Chair Patterson and Commissioner Milkavich explained that there has been a conflict with what the City Council wants and what the public wants. They discussed that there are a couple of buildings that have already been built that don't conform to the desired height for the area, but they need to move forward with reducing height restrictions for future development. Mr. Morris said the zone will have setbacks to transition the heights of historic buildings on State Street with buildings behind it to help blend buildings together better.

Mr. Morris discussed one of the potential districts of the zone that does allow for a minimum of four stories and a maximum of eight stories. This district, located near Intermountain Medical Center, is designed to be a job center and residential center that will be buffered with another district that will allow for two to three stories of residential. That district will be something like townhomes or row housing.

Chair Patterson asked how access to the interior districts will be developed. Mr. Morris said that a developer will need assemble three or four parcels to create road access.

Mr. Morris said that he had a discussion with the City Council regarding the west side of Center Street, which is currently in the MCCD zone. They are considering moving the district line so that the existing neighborhood isn't in the zone. Per the General Plan, that neighborhood needs to be preserved. Mr. Smallwood said they may rezone that area to R-1-8.

Mr. Morris said there are a total of five proposed districts, as outlined on the slides presented. He described the height requirements and other parameters for each one. He said the floor height for each district is separately regulated. Mr. Morris said the office concentration is designed to be near public transit. He said Mr. Smallwood will send this presentation to the commissioners. He said that the public seems generally supportive of the proposed districts and overall zone changes. He said they also talked with business owners in the area to obtain feedback and suggestions. He said the overarching goals are to adhere to the goals of the General Plan and to create a vibrant and walkable city center.

Commissioner Pehrson asked how the concept of flexible usage works in the zone. Mr. Morris said that once the code is established, the use is often regulated by ground floor and upper floor. There's a reference table for each form district to show approved usage parameters.

A discussion was had regarding conditional uses in the MCCD zone. Mr. Smallwood said that they will be moving away from conditional uses to permitted or not permitted. Mr. Morris said the table of uses is more broad than traditional zoning. Mr. Smallwood said that the city is moving away from using a standard land use code, as most cities don't use that any longer. Commissioner Pehrson asked how specific uses will be approved. Mr. Morris said that form-based code recognizes that specific uses come and go. That's why there will be flexible uses, with certain uses still being highly regulated or forbidden. The focus is on other factors related to the structure and the surroundings.

Chair Patterson asked what the proposed parking regulations for the MCCD zone are. Mr. Morris said that, in form-based code, it involves getting rid of minimums and setting maximums. He said that it's still based on having a certain number of parking stalls per retail square footage. He said that with form-based code the onus is on the property owner or the developer to determine how much parking they need. Form-based code also strongly encourages shared parking based on the hours of the day. He said the shared parking can be a complicated calculation. He said that they will need to continue the conversation about parking another time.

Commissioner Henrie asked if there are downsides to the form-based code. Mr. Morris said that developers who aren't used to using form-based code can be unsure of it. He did point out that more cities are using form-based code, which provides opportunities to learn from and see best practices to implement into the city's code.

Mr. Morris said more developers who are familiar with the new code are seeking out cities who have adopted it. Developers appreciate that the form-based code is more user-friendly than having to interpret municipal code.

Open and Public Meetings Act Training - Yearly training on the Utah State Open and Public Meetings Act

Mark Richardson presented training regarding the Open and Public Meetings Act. He said that this is required annual training for planning commissioners. He said there are no changes in the code for this year. He said the purpose of the code is that the state's business or the political subdivision business be done open and publicly so that the public has a chance to see it and to be involved in the process. He said that "open" means that every portion of a meeting needs to be open to public observation, but that doesn't necessarily mean they have the right to participate in every meeting. He said a "meeting" is defined as a convening of a public body with a quorum present for the express purpose of essentially doing something that the body has authority to act on. He said that if a quorum of a body meets at a social gathering, it is not considered a meeting unless they discuss an agenda item or an item that could come before them. He said a quorum is defined as a simple majority. He said the code requires that they make public notice of a meeting. There must be at least 24 hours' notice given before each meeting with an agenda. He said that in emergency situations, they can do away with that requirement. He said that, at the chair's discretion, a non-agenda item that's brought up can be discussed if needed, but no action can be taken on something that's not on the agenda. He said that agenda items may be moved around at their discretion, if needed. Additional notice is not required to move items around. He said that there are provisions in the code for holding closed meetings. He couldn't think of a reason that the Planning Commission would need to hold a closed meeting. He said that if electronic meetings are held, there must be an anchor location where some commissioners meet in person. Fully remote meetings can occur in situations where the chair determines that it would place a substantial risk to the health and safety members met in person. The commissioners discussed that it could be acceptable to allow a member to attend virtually to ensure that there is a quorum.

A discussion was had regarding receiving public comments remotely during a live meeting. Mr. Richardson said it isn't a requirement to accept those comments. That was a practice initiated for COVID protocols. Mr. Smallwood said they will move away from it. Staff will work on updating the policy.

Mr. Richardson spoke about willful disruption of public meetings. He said that any action taken in violation of the open public meetings act can be voided by a court. He also said that any member of the public body who knowingly or intentionally violates the open public meeting could be charged with a Class B misdemeanor. An officer can be invited to attend potentially contentious meetings.

A discussion was had regarding outside conversations about agenda items. Mr. Richardson said that any ex parte communications is not acceptable unless everybody hears it. If approached by others, commissioners can invite them to come to the meeting to discuss the item openly. If a conversation is had outside the meeting, it's important for a commissioner to disclose that during the meeting so that everyone has the same information. It is acceptable to talk about the agenda item with planning staff, since the information is already provided in the staff report. They discussed that commissioners should go through planning staff if they have questions. If a commissioner does end up having a conversation outside of a meeting, they should declare a conflict of interest at the meeting.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, October 17<sup>th</sup>, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

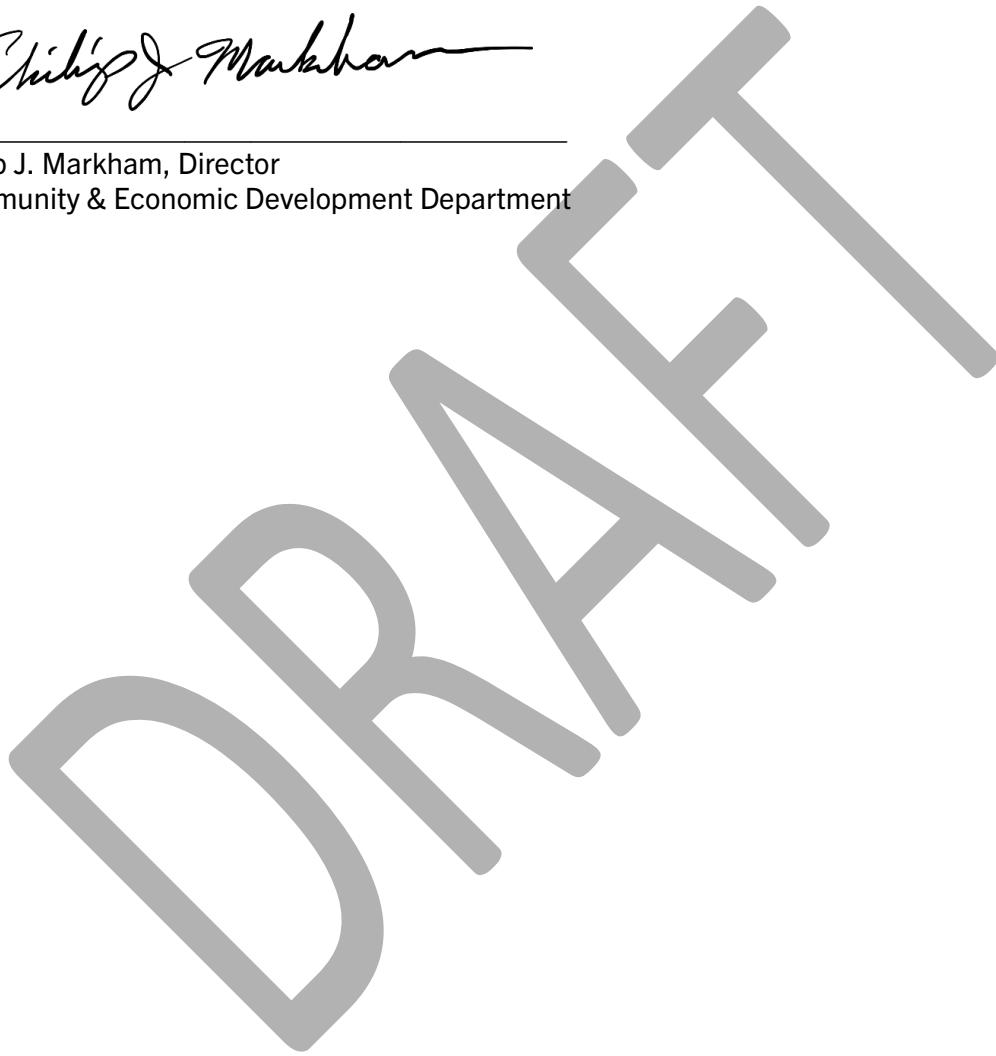
Commissioner Hristou made a motion to adjourn the meeting at 8:45 p.m.



A handwritten signature in black ink that reads "Philip J. Markham".

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Philip J. Markham, Director  
Community & Economic Development Department



A large, semi-transparent watermark in a bold, sans-serif font that reads "DRAFT". The text is oriented diagonally, sloping upwards from the bottom-left towards the top-right.

# **MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS**

**PROJECT NAME:** 93 West Woodrow Subdivision

**PROJECT NUMBER:** 24-099

**APPLICANT:** Kyle Zack, 10 Pointe Properties

**APPLICATION TYPE:** Flag Lot

## **I. REQUEST:**

Preliminary and Final Flag Lot Subdivision approval for property in the R-1-8 Zone located at 93 West Woodrow Street.

## **II. MUNICIPAL CODE AUTHORITY:**

Section 16.04.040 of the Subdivision Ordinance requires that the Planning Commission as the Land Use Authority approve applications for the subdivision of land. It shall make investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan, Title 17, Land Use Ordinance of the Murray City Municipal Code, and other pertinent documents as it deems necessary.

## **III. APPEAL PROCEDURE:**

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

## **IV. SUMMARY OF EVIDENCE:**

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on October 3, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

## **V. FINDINGS OF FACT:**

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed flag lot subdivision meets the requirements of Section 17.100 of the Murray City Land Use Ordinance.

2. The proposed flag lot subdivision meets the requirements of the applicable sections of Title 16, Subdivision Ordinance of the Murray City Code for the subdivision of land.
3. Section 17.76.140 (Flag Lots) allows flag lot subdivisions under conditions which are present in this application. The proposed subdivision adheres to the specific requirements for flag lot subdivisions in Section 17.76.140 of the Murray City Land Use Ordinance.
4. The proposed subdivision allows for a more efficient use of land which furthers the goals of the Murray City General Plan regarding stabilization of residential areas and providing increased housing options.

## VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a flag lot subdivision on the property. The vote was 6-0 with Commissioners Richards, Milkavich, Pehrson, Henrie, Hristou, and Patterson in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all requirements of the City Engineer, including the following:
  - o Meet City subdivision requirements and standards – City Code Title 16.
  - o Address all engineering and survey review comments prior to printing the plat to mylar.
  - o Provide grading, drainage, and utility plan – City Code Chapter 16.08.
  - o Meet City storm drainage requirements, on-site retention is required – City Code Chapter 13.52.050
  - o Provide standard front rear and side yard PUE's on lots – City Code Chapter 16.16.100.
  - o Provide separate utilities to proposed lots.
  - o Provide Woodrow Street right-of-way dedication to accommodate future street improvements (asphalt, curb and gutter & sidewalk) – City Code Chapter 17.76.120.
  - o Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
  - o Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
2. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
3. The applicant shall meet all requirements of the Murray City Water Department.
4. The applicant shall meet all requirements of the Murray City Wastewater Department.
5. The applicant shall meet all requirements of the Murray City Fire Department.
6. The applicant shall obtain building permits for any new construction on the property.
7. The Final Plat shall adhere to the requirements for Flag Lot Subdivisions contained in Section 17.76.140 of the Murray City Land Use Ordinance and as outlined in the Staff Report.

8. The applicant shall meet all applicable Building and Fire Codes.
9. The applicant shall provide complete plans, structural calculations and soils reports stamped and signed by the appropriate design professionals at the time of submittal for building permits.
10. The subdivision plat shall be recorded within one year of the final approval or the final plat shall be null and void.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION**  
**THIS 7th DAY OF November, 2024.**

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Maren Patterson, Chair  
Murray City Planning Commission

# MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

**PROJECT NAME:** Soccer House LLC

**PROJECT NUMBER:** 24-110

**APPLICANT:** Omar Jaimes

**APPLICATION TYPE:** Conditional Use Permit

## I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow an indoor soccer field within the M-G Zone on the property located at 4083 S 420 W.

## II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows gymnasiums, indoor athletic fields, and clubs (LU #7425) within the M-G zoning district subject to Conditional Use Permit approval

## III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

## IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on October 17, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

## V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed use for an indoor soccer field (LU #7425), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area..

## VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for an indoor soccer field on the property. The vote was 7-0 with Commissioners Richards, Milkavich, Pehrson, Henrie, Hristou, Hacker and Patterson in favor and none opposed. The approval is contingent on the following conditions:

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

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION**  
**THIS 7th DAY OF November, 2024.**

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Maren Patterson, Chair  
Murray City Planning Commission

# MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

**PROJECT NAME:** Addison Vista Amended

**PROJECT NUMBER:** 24-102

**APPLICANT:** Karlie Rees

**APPLICATION TYPE:** Subdivision Amendment

## I. REQUEST:

The applicant is requesting Planning Commission approval to adjust the Addison Vista subdivision to reduce lot 5 (822 West) by approximately 278 sq. ft. and add that area to lot 6 (818 west).

## II. MUNICIPAL CODE AUTHORITY:

Section 16.04.30(F) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City.

## III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

## IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on October 17, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

## V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The subdivision of land is allowed by Utah State Code Section 10-9a-608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.
2. The proposed lot consolidation complies with all applicable R-1-8 regulations.
3. The proposed subdivision amendment complies with the regulations of Title 16, the Subdivision Ordinance, and with the applicable standards of the Chapter 17.100 of the Murray Land Use Ordinance, the R-1-8 Zone.

## VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a subdivision amendment on the property. The vote was 7-0 with Commissioners Richards, Milkovich, Pehrson, Henrie, Hristou, Hacker, and Patterson in favor and none opposed. The approval is contingent on the following conditions:

1. Meet the requirements of the City Engineer.
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.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION**  
**THIS 7th DAY OF November, 2024.**

---

Maren Patterson, Chair  
Murray City Planning Commission



## PLANNING COMMISSION MEETINGS – 2025

### Meeting Dates

**Thursday's @ 6:30 p.m.**

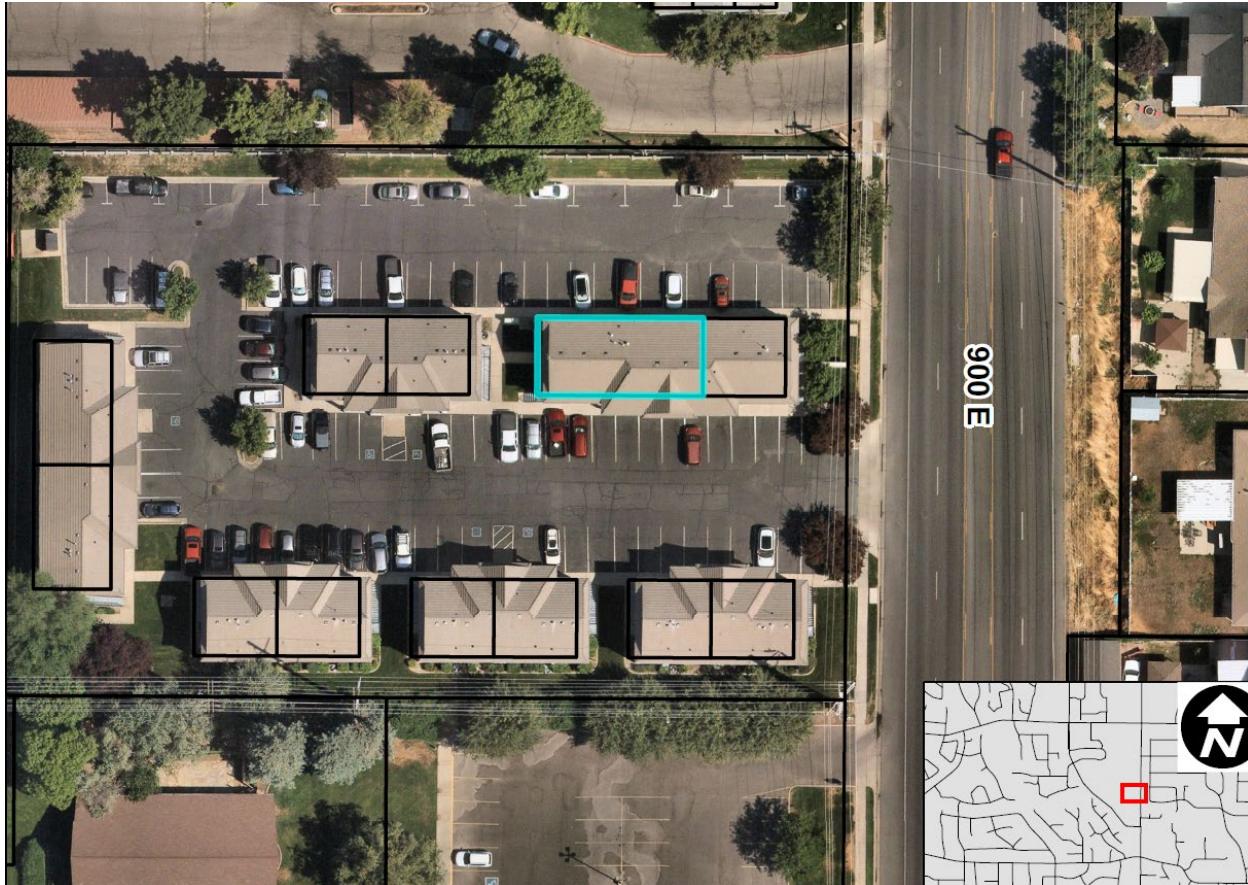
January 2 <sup>nd</sup>
January 16 <sup>th</sup>
February 6 <sup>th</sup>
February 20 <sup>th</sup>
March 6 <sup>th</sup>
March 20 <sup>th</sup>
April 3 <sup>rd</sup>
April 17 <sup>th</sup>
May 1 <sup>st</sup>
May 15 <sup>th</sup>
June 5 <sup>th</sup>
June 19 <sup>th</sup> – No Meeting
July 3 <sup>rd</sup>
July 17 <sup>th</sup>
August 7 <sup>th</sup>
August 21 <sup>st</sup>
September 4 <sup>th</sup>
September 18 <sup>th</sup>
October 2 <sup>nd</sup>
October 16 <sup>th</sup>
November 6 <sup>th</sup>
November 20 <sup>th</sup>
December 4 <sup>th</sup>
December 18 <sup>th</sup>

Planning Commission meetings are held at 10 East 4800 South, City Hall Council Chambers.



## AGENDA ITEM #5 - Revision Theory Scar Lab

<b>ITEM TYPE:</b>	Conditional Use Permit to allow a paramedical tattoo business.		
<b>ADDRESS:</b>	5784 S 900 E, #1	<b>MEETING DATE:</b>	November 7, 2024
<b>APPLICANT:</b>	Revision Theory Scar Lab	<b>STAFF:</b>	Ruth Ruach, Planner 1
<b>PARCEL ID:</b>	22-17-333-011	<b>PROJECT NUMBER:</b>	#24-114
<b>ZONE:</b>	C-D, Commercial Development Mixed Use District		
<b>SIZE:</b>	0.01-acre site   3,479 sq ft building   154 sq ft unit		
<b>REQUEST:</b>	The applicant is requesting Conditional Use Permit approval to allow a paramedical tattoo business within the C-D Zone on the property located at 5784 South 900 East.		



## I. LAND USE ORDINANCE

Section 17.160.030 of the Murray City Land Use Ordinance allows tattoo businesses (LU #6295) within the C-D zoning district subject to Conditional Use Permit approval.

## II. BACKGROUND

### Project Location

The subject property is located north of Vine Street and west 900 East in the Williamsburg Office Park.

### Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-M-25
South	Commercial	C-D
East	Residential	R-1-8
West	Commercial	C-D

### Project Description

The applicant is requesting Conditional Use Permit approval to establish a paramedical tattoo business. The business will specialize in providing paramedical tattoo services to individuals with scarring due to medical or traumatic events. Though the Murray City Code describes this proposed operation as body art studio or tattoo parlor, the applicant believes this service differs from a typical body art studio.

### Landscaping

The subject property abuts a residential zone with an existing ten-feet buffer of landscaping. Per Murray City Code 17.68.040, the subject property is required to be landscaped with 3 trees, 5 5-gallon shrubs, and 10 1-gallon shrubs for every 100 feet of frontage along 900 East. Staff measured the frontage at 182 feet. Based on the frontage, a minimum of Five (5) trees, nine (9) 5-gallon shrubs and eighteen (18) 1-gallon shrubs are needed. The applicant has 6 trees and 23 5-gallon shrubs currently on site meeting the landscaping requirements.

### Access

The subject property has one (1) access from 900 East. The access is thirty feet (30') wide and is shared with many other businesses in the immediate vicinity.

### Parking

According to chapter 17.72.070 of the Murray City Land Ordinance, Beauty and barber shops require a minimum of four (4) parking stalls for every 1,000 square feet. Staff calculated the net usable space at approximately 2,547 square feet. This requires a minimum of ten (10)

spaces. According to the site plan that was provided by the applicant they have twenty-four (24) spaces. Staff does not have any concerns with the parking as proposed.

### **III. LAND USE ORDINANCE STANDARDS REVIEW**

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

- A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.**

With compliance to city regulations, the proposed use will provide a service that will contribute to the operations of a successful business park.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

The proposed use will not be detrimental to the health, safety, or general welfare of persons working in the vicinity.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking, and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.**

The proposed use will integrate well into the area. Staff is anticipating very little impact on the surrounding area.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

Murray City Planning Division Staff has determined that the applicant has submitted sufficient information for an adequate review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission. Additional materials may be required after the Planning Commission's review or as stated in the Staff Report.

### **IV. CITY DEPARTMENT REVIEW**

The application materials for the body art studio were made available to Murray City department staff for review and comment on October 16, 2024. Reviewing personnel included the Engineering and Building Divisions, and the Water, Sewer, Power, and Fire Departments. All reviewing departments recommended approval without conditions or concerns.

## **V. PUBLIC INPUT**

Seventy-five (75) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

## **VI. FINDINGS**

Based on the analysis of the Conditional Use Permit application to allow a paramedical tattoo business, staff concludes the following:

1. The proposed use for a paramedical tattoo business (LU #6295), is allowed in the C-D Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

## **VII. CONCLUSION/RECOMMENDATION**

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow a paramedical tattoo business at the property addressed 5784 S 900 E #1**, subject to the following conditions:

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

# CONDITIONAL USE PERMIT APPLICATION

Type of Application(check one):  New Construction  Remodel  Amendment to existing CUP  
 Land Use Change  Addition

## Application Information

Project Name: Revision Theory Scar Lab

Project Address: 5784 S 900 E Office #1 Murray, UT 84121

Parcel Identification (Sidwell) Number: 22173330110000

Parcel Area(acres): 1.59 Current Use: Commercial Proposed: NA

Floor Area(square feet): 3870 (total) Zoning District: C-D Land Use Code: 660

## Applicant Information

Name: Chandler Mesarch

Mailing Address: 1285 W Winchester St #13 City: Murray State: UT ZIP: 84123

Phone #: (559) 493-8630 Fax #:  Email Address: Cfmesarch@gmail.com

## Property Owner's Information (If different)

Name: Williamsburg 19 LLC

Mailing Address: 6639 W. Monte Joseph Dr. City: Herriman State: UT ZIP: 84096

Phone #: 385-831-7545 Fax #:  Email Address: Service@logicpm.com

Describe the request in detail (use additional pages, or attach narrative if necessary):

I own a small business that I am trying to get licensed in the city of Murray. My services include camouflage tattoo (also known as paramedical tattoo). I

This entails the use of water-based pigments and a tattoo pen to improve the appearance of stretch marks and scars.

Authorized Signature: Chandler Mesarch Date: 09/20/24

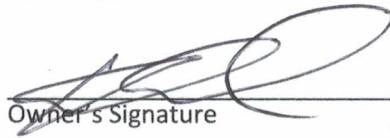
## **For Office Use Only**

Project Number: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Planner Assigned: \_\_\_\_\_

**Property Owners Affidavit**

I (we) Williamsburg 19 LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.



Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

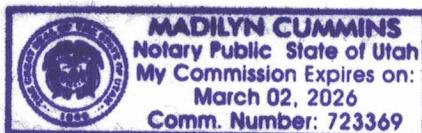
§

County of Salt Lake

Subscribed and sworn to before me this 7<sup>th</sup> day of October, 2024.



Notary Public



Residing in Riverton, UT

My commission expires: March 2, 2026

**Agent Authorization**

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Murray City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize \_\_\_\_\_ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**OWNERS CERTIFICATION FORM**  
(To Be Complete and Signed by Property Owner)

Property Owner Name: Williamsburg 19 LLC Phone: 385-831-7545

Property Address: 5784 So. 900 E. Office #1 Murray, UT 84121

Name of Organization/Business: Revision Theory Scar Lab

Contact Person: Chandler Mesarch Phone: 559-493-8630

Address: 1285 W. Winchester St. #13 City: Murray UT Zip 84123

Email address: cfmesarch@gmail.com

Project Description: Small business offering paramedical tattoo services

Additional information or comments:

This is not a tattoo parlor. This tattoo technique is used to hide scars and stretch marks. It more accurately should be lumped into the same category as permanent make-up.

Per City Code Section 17.76.180: Multi Warehouse Facilities:

A. Owners Certification: Upon application for planning and zoning commission or community development division approval for each tenant of a multiuse warehouse facility, the owner's affidavit must reflect in addition to other required information:

1. Certification that the Owners property complies in all respects to all applicable zoning ordinances; and
2. Where applicable, further certification that the Owner's property will comply with any further conditions imposed as a result of each tenant's application for approval.

B. Parking Stalls: Each tenant shall have designated parking stalls meeting all city, state and federal requirements, including signage clearly assigning the required number of stalls to each tenant's business.

As owner of the property being considered for site plan review/conditional use permit, I will comply with Section 17.76.180 as specified above.

Signature:  Date: 10/7/2024

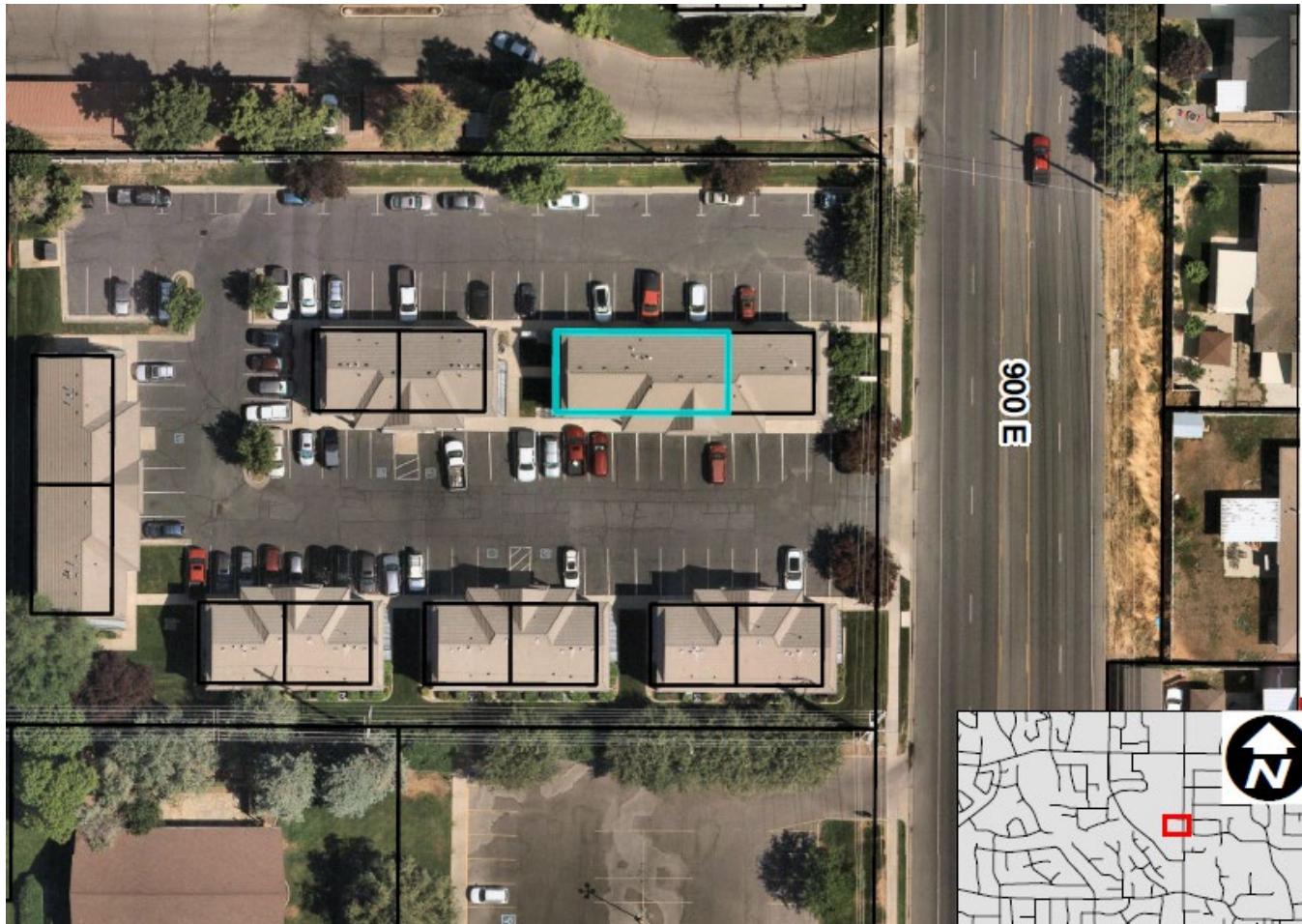
Murray City Corporation  
Community & Economic Development  
10 East 4800 South, Suite 260  
Murray, UT 84107  
(801) 270-2430



## NOTICE OF PUBLIC HEARING

November 07<sup>th</sup>, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, November 07<sup>th</sup>, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Revision Theory Scar Lab** for the property located at 5784 S 900 E, Unit #1. The applicant is requesting Conditional Use Permit approval to allow for the operation of paramedical tattoo business. The meeting is open, and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/).



Comments are limited to 3 minutes or less, written comments will be read into the meeting record.

This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov).

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | October 25, 2024

# SITE PLAN

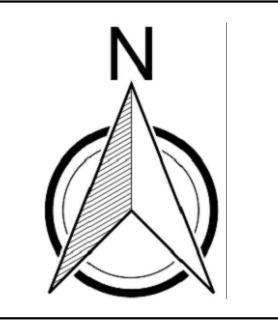
5784 S 900 E

Murray, UT 84121

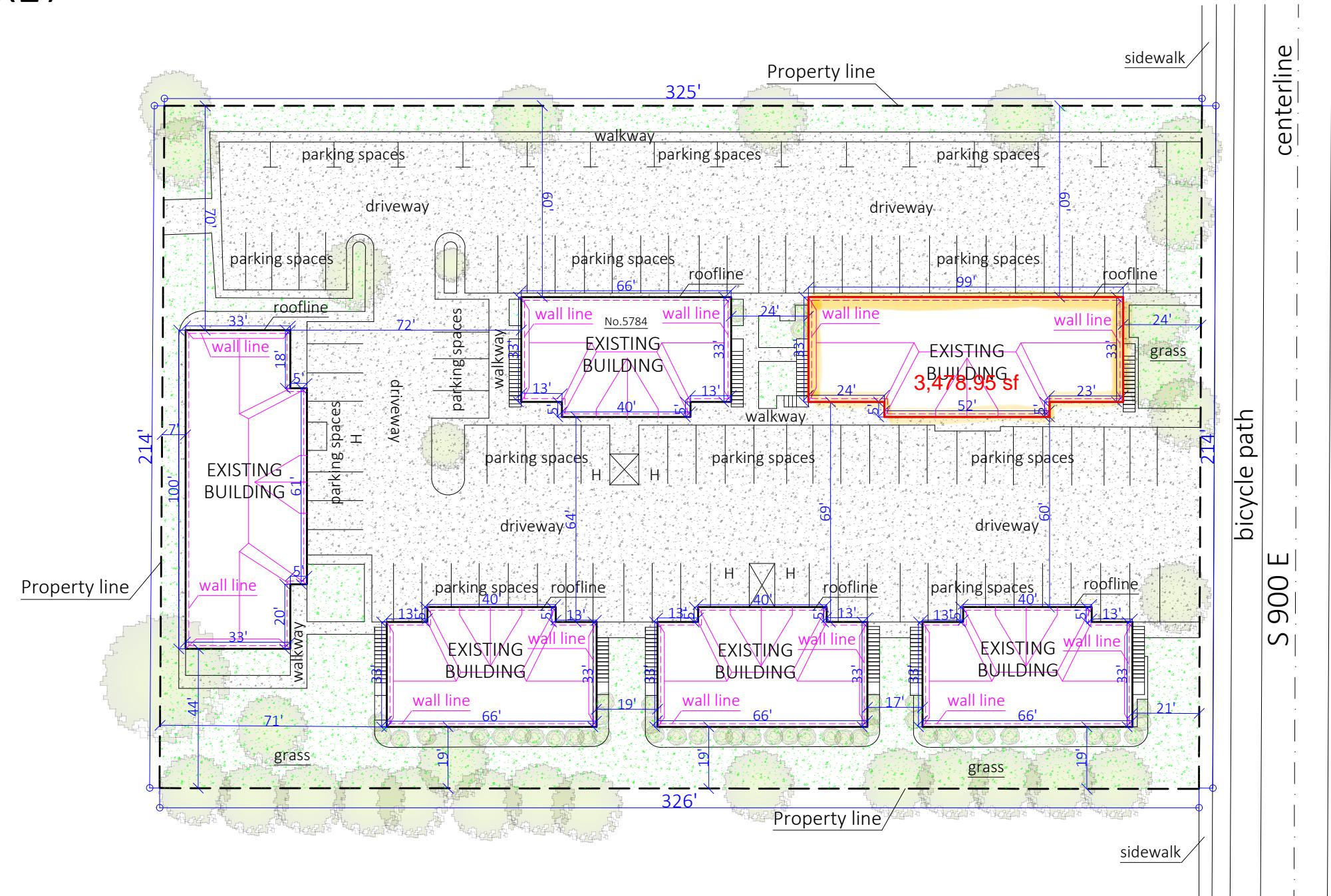
Parcel ID: 22-17-333-013

Lot area: 1.59 Acres

Paper Size: 11"x17"



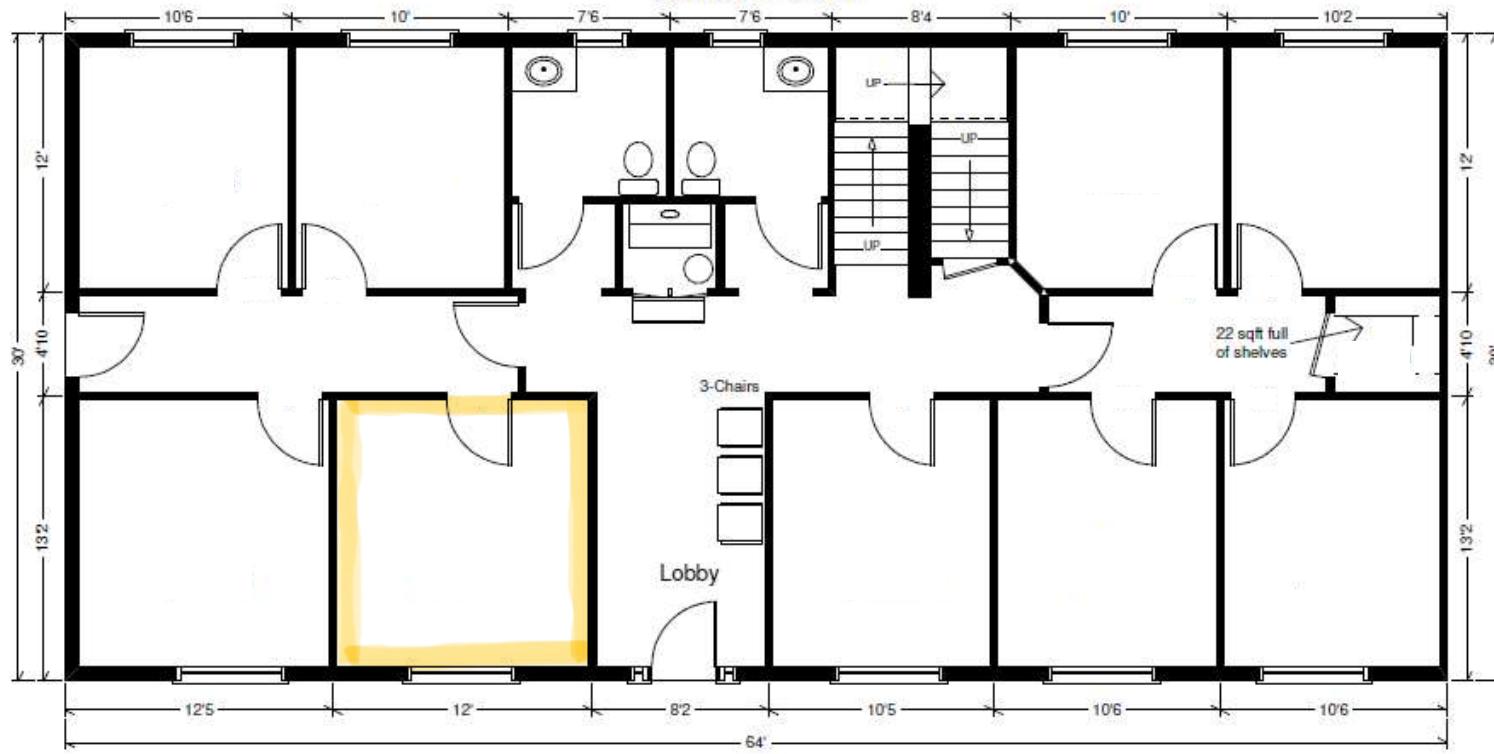
scale 1"=40'



# Upstairs



# Main Floor





## AGENDA ITEM #6 Planning Commission Compensation

ITEM TYPE:	Zoning Text Amendment		
ADDRESS:	Not Applicable	MEETING DATE:	November 7, 2024
APPLICANT:	Murray City Planning Division	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	Not Applicable	PROJECT NUMBER:	24-119
PROPOSED AMENDMENT	Code Section 17.12.070		
REQUEST:	The Murray City Planning Division is requesting a recommendation to update Section 17.12.070, Planning Commission Compensation, to the Murray City Land Use Ordinance.		

### I. BACKGROUND & STAFF REVIEW

#### Background

The current budgeted amount for Planning Commission compensation has had a positive balance with excess funds that allows for a modification to the Planning Commission compensation rate from \$40.00 per meeting to \$50.00 per meeting. This proposed Text Amendment is intended to update Section 17.12.070 of the Land Use Ordinance to formally update the code and allow for the increase. Recent comparisons to the practices of other Salt Lake County municipalities are also included.

#### Current Language

The current language in Section 17.12.070, and states:

*Planning commission members shall receive a per diem payment of forty dollars (\$40.00) per meeting the member actually attends. The per diem shall be paid to the members on a semiannual basis.*

#### Proposed Language

After finding a leftover balance in the budget, Planning Staff have worked with the Finance Department and Mayor's Office to increase the Planning Commission compensation as noted in the background statement.

Planning commission members shall receive a per diem payment of ~~forty dollars (\$40.00)~~fifty dollars (\$50.00) per meeting the member actually attends. The per diem shall be paid to the members on a semiannual basis.

#### Research

Planning Division Staff contacted multiple municipalities along the Wasatch Front to compare the compensation rates for Planning Commission members. The average compensation of the sixteen municipalities is \$57. The average of those municipalities that compensate commissioners is \$65.

### **Planning Commission Compensation Comparison 2024**

<b>City</b>	<b>Compensation</b>	<b>Dinner included</b>
Murray City	\$40	No
Midvale	\$50	No
Millcreek	\$0	Dinner if there is an in-person meeting
Lehi	\$90	Snacks provided
Cottonwood Heights	\$25	Dinner if there is an in-person meeting
Draper	\$100	Dinner if there is an in-person meeting
Herriman City	\$100	No
Riverton City	\$100	No
Holladay City	\$50	No
Salt Lake City	\$0	Dinner if there is an in-person meeting
So Salt Lake	\$50	Occasionally
Sandy City	\$100	No
South Jordan	\$50	Dinner if there is an in-person meeting
Taylorsville	\$50	Occasionally
West Jordan	\$75	No
West Valley	\$33	Snacks provided
Average with those who compensate	\$65	
Average of all	\$57	

## **II. PUBLIC COMMENTS**

Notices of the public hearing for the requested text amendment have been sent to affected entities and posted on the State's public notice website. No comments have been received as of the writing of this Staff Report.

## **III. FINDINGS**

1. The proposed text amendment to compensate planning commissioners with reimbursement for expense incurred in the performance of their official duties is reasonable.
2. The proposed determination by the Office of the Mayor, with approval by the City Council during the annual budget process, is in harmony with the current practices for establishing other rates and fees of the City.

## **IV. STAFF RECOMMENDATION**

Based on the background, staff review, and the findings in this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the request to update Chapter 17.12.070, Planning Commission Compensation, of the Murray City Land Use Ordinance as presented in the Staff Report.



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## NOTICE OF PUBLIC HEARING

November 7th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South, Murray, UT to receive public comment on the following application:

**An amendment to Section 17.12.070 Compensation of Planning Commission. The request by Murray City Staff to amends the section increasing Planning Commissioner compensation from forty dollars (\$40) to fifty dollars (\$50) per meeting attended.**

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/).

*Comments are limited to 3 minutes or less, written comments will be read into the meeting record.*

If you have questions or comments concerning this proposal, please contact the Murray City Planning Division at 801-270-2430, or e-mail [planning@murray.utah.gov](mailto:planning@murray.utah.gov).

**CURRENT:**

17.12.070: COMPENSATION:

Planning commission members shall receive a per diem payment of forty dollars (\$40.00) per meeting the member actually attends. The per diem shall be paid to the members on a semiannual basis.

**REDLINE:**

17.12.070: COMPENSATION:

Planning commission members shall receive a per diem payment of forty dollars (\$40.00) fifty dollars (\$50.00) per meeting the member actually attends. The per diem shall be paid to the members on a semiannual basis.

**CLEAN COPY:**

17.12.070: COMPENSATION:

Planning commission members shall receive a per diem payment of fifty dollars (\$50.00) per meeting the member actually attends. The per diem shall be paid to the members on a semiannual basis.