

The Planning Commission met on Thursday, May 20, 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/pc052021> or submitted comments via email at planningcommission@murray.utah.gov.

Present: Maren Patterson, Chair
Ned Hacker, Vice Chair
Travis Nay
Sue Wilson
Lisa Milkavich
Jake Pehrson
Jared Hall, Planning Division Manager
Susan Nixon, Associate Planner
Zachary Smallwood, Associate Planner
Briant Farnsworth, Deputy City Attorney
Citizens

Excused: Jeremy Lowry

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.

Maren Patterson, Chair, opened the meeting and welcomed those in attendance. Ms. Patterson read the statement for holding the meeting electronically due to the Covid-19 Novel Coronavirus. She reviewed the public meeting rules and procedures

APPROVAL OF MINUTES

Travis Nay made a motion to approve Minutes from May 6, 2021 and Lisa Milkavich seconded. A voice vote was made, motion passed 6-0.

CONFLICT OF INTEREST

There were no conflicts of interest.

APPROVAL OF FINDINGS OF FACT

There were no findings of fact.

FASHION PLACE MALL & LARRY MILLER AUTO – 6011 South State Street – Project #21-030

Larry Miller Auto is requesting Conditional Use Permit approval to allow the storage of inventory vehicles and employee parking associated with the Larry H. Miller dealerships on a portion of

the 5.42-acre overflow parking lot owned by the Fashion Place Mall located at 6011 South State Street. The request was continued from the April 15, 2021 meeting to the May 20, 2021 meeting. The applicant was not present at the meeting and a member of the commission desired to have clarification on the request. Susan Nixon presented the request. The lot is in the C-D zone and the request is intended for a continual Conditional Use Permit, but the application is for 2 additional years. Staff recommends the approval of a Conditional Use Permit for an additional two (2) year time period to allow the proposed Vehicle Storage and Employee Parking on the property located at 6011 South State Street, subject to conditions.

Ms. Milkavich stated there are a number of used dealerships in Murray and asked if auto dealership lots are encroaching throughout the city. At the time of the original request, it was determined not to be an encroachment and was more of a temporary situation. There have since been 2 additional requests and at this time it may be worth addressing. Ms. Nixon stated the site itself does not encroach on the surrounding businesses. Ms. Patterson clarified how smaller used auto dealerships working out of business parks posed more issues than this type of request. Mr. Hall added this does not impede land use opportunity costs and the lot isn't used for 9-10 months out of the year.

The applicant Mark Thorsen, Fashion Place LLC, stated his address as 14057 New Settle Road, Draper Utah and stated he is willing to comply with all the conditions. Greg Flint with Larry Miller Real Estate was also present to represent the request and stating his willingness to comply with the conditions. Mr. Flint clarified the request is ultimately a permanent, continual use.

Ms. Patterson opened the meeting for public comment. No public comments were made. The public comment portion for this agenda item was closed.

Mr. Pehrson asked if they are desiring a perpetual use and if it is something that can be done. Ms. Nixon stated the Commission does have the authority to allow that and typically Conditional Uses do stay with the property and are perpetual. Ms. Milkavich asked for clarification if the approval is given, can they then park any cars there, and could anyone park there. Mr. Nay stated Larry H. Miller is contracted for a set amount of parking spaces. Ms. Milkavich stated the number of stalls is not delineated well in the request but is delineated on the attached site plan. Ms. Patterson agreed and requested it be added to the conditions. Ms. Nixon clarified that no one is authorized to sell cars or display car sales on this lot, it is for inventory only and stated that if approved Fashion Place could make the same deal with another dealership as long as the conditions are still met. Mr. Pehrson asked if there is a downside to allowing this. Mr. Nay stated it is wasted space and isn't used in a meaningful way and is somewhat hidden. Mr. Nay asked if the landscape survey has been done on the site and is it considered part of the Mall property. Ms. Nixon declared that the landscaping requirements are different because it has no public street frontage. Mr. Nay declared that the original conditions were not met and that they have not abided with the landscaping requirements and that putting rocks on top of asphalt is not xeriscaping. Mr. Pehrson asked if they did this because there is no water or sprinkler system and posed if the commission would want water used in an area that isn't really seen. Mr. Smallwood indicated that it would fall under the landscaping code requirement to have planted materials for parking lots, which could also include xeriscaping. Mr. Hall added that a drip line would be needed even for desert plants and xeriscaping. Ms. Wilson stated the desert landscaping would be fine if it has some purpose and design to it. She specified the fifth condition may be a good place to specify the vehicle limitation. Mr. Smallwood clarified the addition of a condition can be detailed with the landscaping section of the code, chapter 17.68.

The applicant, Mark Thorsen stated there is no irrigation or storm drain on the parcel. Mr. Nay said it is an opportunity to upgrade the property in keeping with our city. Mr. Hacker agreed but added that this is a parking lot that is not really seen and doesn't feel it is necessary to have trees and watering systems. Mr. Nay said there is potential for Shopko to redevelop with town homes and those residences would have a view of this parking lot. Mr. Hacker specified those conditions could be addressed at the 2-year point. Ms. Nixon stated the commission has the authority of revoking the Conditional Use Permit if they are not complying. Mr. Pehrson asked if there is a way to make stipulations at any time. Mr. Hall clarified if they do not comply, code enforcement can enforce the compliance and that there is a possibility that this lot ,along with the Shopko property, could be redeveloped and will be a non-issue in 2 years.

Travis Nay motioned to approve a Conditional Use Permit for an additional 2 year time period to allow the storage of inventory vehicles and employee parking associated with the Larry H. Miller dealerships on a portion of the 5.42-acre parking lot owned by the Fashion Place Mall located at 6011 South State Street subject to the 6 conditions with a change to condition number 5 to read the use of the property is limited to 196 spaces depicted on the site plan.

1. Access for emergency vehicles shall be provided at all times. The applicant shall maintain clear and well-marked drive aisles for Fire Department access throughout the parking lot. If the gate is to be locked to secure the lot, the Fire Department shall be advised in order to update their mapping system.
2. Precast concrete wheel bumper stops shall be maintained at the head of all parking spaces adjacent to landscape areas.
3. The required landscaped areas shall be maintained in good condition at all times.
4. The applicants shall maintain a Murray City Business License in good standing and abide by all associated regulations therein.
5. The use of the property for inventory vehicle storage and Larry H. Miller employee parking is limited to the 196 spaces within the area depicted on the Site Plan attached to the Staff Report.
6. The Conditional Use shall be valid for a period of two (2) years and will expire April 30, 2023, at which time the applicant may submit a new application for Planning Commission review and approval.

Seconded by Ned Hacker.

Call vote recorded by Mr. Smallwood.

 A Maren Patterson
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Ned Hacker
 A Jake Pehrson

Motion passed 6-0.

3 SWORDS FORGE, LLC – 4637 South Cherry Street – Project #21-041

The applicant is requesting a Conditional Use Permit approval to allow a metal fabrication business within the M-G Zone on the property located at 4637 South Cherry Street. Mr. Smallwood presented the request. The request is to install a forge in a portion of the building. Metal Fabrication is allowed as a Conditional Use. The applicant's client crafts knives and swords as a hobby and stores items for his entertainment business. He added there is a condition to improve landscaping in this area adding 2 additional trees.

Staff recommends approval Conditional Use Permit approval to allow a metal fabrication business within the M-G Zone on the property located at 4637 South Cherry Street, subject to the conditions.

Brent Bateman, with Dentons Durham Jones Pinegar, stated his address as 3301 North Thanksgiving Way, Lehi, Utah. Mr. Bateman is representing his client who would like to have a forge on the building and stated his willingness to comply with the conditions.

Ms. Patterson opened the meeting up for public comment. No public comments were made. The public comment portion for this agenda item was closed.

Sue Wilson made a motion to approve a Conditional Use Permit to allow the operation of a metal fabrication business at the property addressed 4637 South Cherry Street subject to the 7 conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain a building permit for any interior or exterior construction on the property.
3. The applicant shall work with Planning Division Staff to stripe parking that complies with the Murray City Land Use Ordinance including ADA compliant spaces.
4. The applicant shall maintain clear, appropriate vehicular access to the overhead doors on the building at all times.
5. The applicant shall work with Planning Division staff to implement landscaping that conforms to Chapter 17.68 of the Murray City Land Use Ordinance.
6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
7. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.

Seconded by Lisa Milkavich.

Call vote was recorded by Mr. Smallwood.

A Maren Patterson

 A Lisa Milkavich

 A Travis Nay

 A Sue Wilson

 A Ned Hacker

 A Jake Pehrson

Motion passed 6-0.

BAMBURGH PLACE SUBDIVISION – 344 East 5600 South – Project #21-039

The applicant, Alan Prince is requesting a Conditional Use Permit to allow for a Single-Family Residential Infill and Preliminary / Final Subdivision approval for Bamburgh Place. The proposal includes 7-lots on 1.53 acres to be developed on the property addressed 344 East 5600 South. Susan Nixon presented the request. The subject property is located on the south side of 5600 South Street. On April 20, 2021, the Murray City Council approved a change of zoning from R-1-8 to R-1-6 for the property. It was anticipated that there would be a subsequent residential subdivision application. The property has been vacant for the past few years. The recording of the subdivision will create seven (7) lots for the construction of single-family homes on a new public road accessing off 5600 South Street. Two of the lots will have frontage along 5600 South Street. The proposed lot sizes range from 6,000 ft² to 6,364 ft². The proposal includes 7 lots, with an easement to the open space on the adjacent property to the east (404 East 5600 South) that will serve as a drainage easement; and another parcel at the southern end that will be a small pocket park that will be owned and maintained by the subdivision HOA. The residential infill does allow for the variation on the setbacks. There is a detention drainage easement which is going to be owned by the adjacent property owner, but will have an access easement across it and that property owner will maintain it. The road will be a public road with a 42 foot right of way including 25 feet of paved asphalt, 6 foot sidewalks and 2.5 foot curb and gutter adjacent to the sidewalk. There will be no park strip. Ms. Nixon showed the landscaping and exhibits of the property. Staff is recommending that the Planning Commission approve a Conditional Use Permit for residential infill and grant preliminary & final subdivision approval for the Bamburgh Place subdivision on the property addressed 344 east 5600 South subject to conditions.

Ms. Milkavich asked about the water main line and if there would be a gate on 5600 South. Ms. Nixon replied it will be up to the developer to work out the water line with the water department and that a private access gate is not required or allowed on 5600 South. Ms. Milkavich and Ms. Patterson commented on how creatively the developer used the piece of land. Mr. Nay added the 6-foot sidewalk will be a real asset. Mr. Hacker stated the street is smaller than city requirements and asked if engineering is satisfied with access for snow removal. Ms. Nixon stated engineering did not have any objection to this. Mr. Nay added this is the most proactive applications he has seen in a long time; he commended the applicant for how he went about this and how he worked with the neighborhood.

Alan Prince, applicant, stated his address at 11142 Eagle View Drive, Sandy, Utah and stated he is willing to comply with all the conditions. He addressed the water issue and stated they

were going to stop the water line at the top of the cold a sac. The water department wanted to loop it under the pocket park and connect it at Hillside Drive.

Ms. Patterson opened the meeting for public comment. No additional public comments were made. The public comment portion for this agenda item was closed.

Ned Hacker made a motion to approve a Conditional Use Permit to allow for a Single-Family Residential Infill and grant Preliminary and Final Subdivision approval for Bamburgh Place Subdivision on the property addressed 344 East 5600 South, subject to the 11 conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
 - a. Meet City subdivision and requirements.
 - b. HOA declaration is required for the common area maintenance and ownership.
 - c. The HOA will need to maintain the offsite stormwater retention/detention system. Maintenance language should be included in the HOA declaration. There will also be a maintenance agreement required with Land Disturbance Permit.
 - d. Provide grading, drainage and utility plan and profile drawings.
 - e. Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices.
 - f. Provide standard front rear and side yard PUE's on lots – window wells cannot extend into PUE's
 - g. Provide a site geotechnical study based on the proposed site grading and building plans.
 - h. Provide any required easements and vacate any unused easements within the proposed building areas.
 - i. The existing power pole and attached utilities located in the proposed subdivision street will need to be relocated.
 - j. Driveway on Lots 1 & 7 need to be located on the subdivision street at least 40' south of the 5600 South right-of-way line. Driveway access onto 5600 South will not be allowed.
 - k. Street lighting type and locations need to be approved by Murray City Power.
 - l. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work.
 - m. Obtain a City Excavation Permit for work within City roadways.
 - n. Restore road cuts into 5600 South to new condition. Mill and pave will be required.
2. The applicant shall obtain will-serve letters from the following utility providers:
 - a) CenturyLink
 - b) Comcast
 - c) Utopia
 - d) Dominion Energy
3. The applicant shall meet Fire Department requirements, and Fire Code (IFC) regulations. The applicant shall provide fire hydrants and paved road access prior to construction phases.
4. The applicant shall meet Water Division requirements. A new water main will need to tie into Hillside Drive to create a looped connection to provide fire flow and must be class 52

ductile iron pipe 8". All service laterals must be 1" in size with copper to the yokes. No meters are allowed in drive approaches. The old service will need to be terminated in the road.

5. The applicant shall meet Wastewater Division requirements. Must provide a dead-end manhole in the cul-de-sac. No laterals can be run underneath the driveways. The size of all manholes must be clearly labeled on the plan.
6. The applicant shall meet Power Department requirements, including the relocation of the existing power facilities.
7. The subdivision improvements shall include the installation of street trees as required by Murray City Code.
8. All lots within the subdivision shall comply with the requirements of the R-1-6 Zone as outlined in Chapter 17.96 of the Murray City Land Use Ordinance.
9. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
10. 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.
11. Proof of recordation of the Subdivision Plat and CC& Rs document as outlined in the Staff Report shall be submitted to the Murray City Community & Economic Development Department.

Seconded by Jake Pehrson.

Call vote was recorded by Mr. Smallwood.

 A Maren Patterson

 A Lisa Milkavich

 A Travis Nay

 A Sue Wilson

 A Ned Hacker

 A Jake Pehrson

Motion passed 6-0.

MURRAY SQUARE – 4670 South 900 East – Project #21-042

The applicants, Kimball Investments and Ivory Commercial, are requesting Preliminary and Final Subdivision approval for a 3-lot commercial subdivision to facilitate development of the Murray Square mixed use project at 4670 South 900 East. The applicant was not present, Zachary Smallwood asked the commissioners if they want to continue it or review it. Mr. Nay stated it is pretty clear what their intentions are and felt they could go ahead with the item without the applicant and the other commissioners agreed. Mr. Smallwood presented the request. This application is to split the residential and commercial sections off into their own parcels. He showed the site plan and identified that lot 1 will have two residential buildings, Lot 2 will have the commercial subdivision and Lot 3 will be a vertical mixed-use project. It is bound by the Memorandum of Understanding which outlines how it shall be developed and limits the

ability to request additional residential to be placed there because it will be governed by the Memorandum of Understanding. He displayed the utility plan and some photos of the current construction. Ms. Wilson asked if the street will be painted to indicate the subdivision to the west. Mr. Smallwood showed the area where there will be a road that will have access to that neighborhood and showed the utility plan. Ms. Milkavich asked if the south lot will be residential and commercial. Mr. Smallwood stated lot 3 will contain commercial along 900 East with residential above it and residential to the west of it. Staff recommends that the Planning Commission grant Preliminary and Final Subdivision Approval for the Murray Square Subdivision on property located at 4670 South 900 East subject to conditions.

Ms. Patterson opened the meeting for public comment. Mr. Smallwood stated there was one email with some questions about the site. No public comments were made. The public comment portion for this agenda item was closed.

Ned Hacker made a motion to grant Preliminary and Final Subdivision Approval for the Murray Square Subdivision on property located at 4670 South 900 East subject to the 6 conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a) Meet City subdivision requirements.
 - b) Provide PUE's as required by utilities serving the development.
 - c) Dedicate right-of-way along 900 East to accommodate MU street improvements.
 - d) Ensure that the proposed private right-of-way aligns properly with 4705 South on the east side of 900 East and that it will accommodate the required WB thru, EB left and EB right lane configuration. Adjust or widen the defined right-of-way if needed.
2. The project shall continue to provide access from 4680 South to 900 East.
3. All lots within the subdivision shall comply with the standards for lots in the M-U Zone as outlined in Section 17.146 of the Murray City Land Use Ordinance.
4. The applicant shall meet all Power Department requirements and provide required easements for equipment and Power lines
5. The applicant shall meet Mount Olympus Improvement District specifications.
6. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.

Seconded by Sue Wilson.

Call vote was recorded by Mr. Smallwood.

 A Maren Patterson
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Ned Hacker
 A Jake Pehrson

Motion passed 6-0.

SPRING CREEK COVE INVESTMENTS – 5091 South Wesley Road & 5070 South 1100 East – Project #20-024

The request from Garbett Homes, is for a Conditional Use Permit Amendment for Planned Unit Development & Subdivision Amendment Approval. Garbett Homes is requesting approval to amend the Spring Creek Cove Planned Unit Development (PUD) Subdivision for setbacks on two lots. Susan Nixon presented the request. Property is on 5 acres and located in the R-1-8 zone. There are two requests related to this project 1) amend the Conditional Use Permit for the Planned Unit Development (PUD); and 2) Amendment to the subdivision setbacks for Lot #4 & Lot #5. Both applications are being presented; however, separate motions will be required for each of the two applications. The subject property is just over five acres of vacant land located mainly behind the homes lining the east side of Wesley Road (approximately 1100 East) between about 5000 – 5100 South. The PUD subdivision contains 15 lots with a large open space to conserve the delineated wetlands on the east side of the property, known as Spring Creek. The Planning Commission granted Conditional Use Permit approval and preliminary subdivision approval on March 5, 2020. Final subdivision approval was granted on December 3, 2020. Ms. Nixon showed some drone video footage of the terrain in the area. Due to the heavy wooded area steep terrain and the wetlands on this property this project is a good use of the space. Staff recommends that the Planning Commission approve the Conditional Use Permit Amendment for Spring Creek Cove, PUD and approve the subdivision amendment for Spring Creek Cove Subdivision Amending the rear-yard setbacks of Lot #4 & Lot #5 subject to conditions.

Jacob Ballstaedt of Garbett Homes, applicant, stated his address 673 North East Capital Street, Salt Lake City, Utah. He stated he is willing to comply with the conditions. He clarified the property is tight on the north end and there are building height limitations for the proposed home decks due to drop off. There are no neighbors for several hundred feet behind those lots.

Ms. Patterson opened the meeting for public comment. No additional public comments were made. The public comment portion for this agenda item was closed.

Travis Nay made a motion to approve a Conditional Use Permit Amendment for Planned Unit Development & Subdivision Amendment to the Spring Creek Cove Planned Unit Development (PUD) Subdivision subject to the 3 conditions:

1. Meet all requirements of the Murray City Engineer including the following:
 - a. Update the retaining wall design to account for the reduced home and foundation setbacks.
 - b. Avoid disturbing the retaining tiebacks and or geogrid.
2. Meet all requirement of the Murray City Fire Department. Provide adequate fire hydrants and paved road access prior to construction phases and meet applicable Fire Code standards.
3. Meet City subdivision and PUD requirements.

Seconded by Lisa Milkavich.

Call vote was recorded.

A Maren Patterson
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Ned Hacker
 A Jake Pehrson

Motion passed 6-0.

Travis Nay made a motion to approve a Subdivision Amendment for Spring Creek Cove Planned Unit Development (PUD) Subdivision for amending the rear yard setbacks on lots # 4 and # 5 subject to the following conditions:

1. Meet all requirements of the Murray City Engineer including the following:
 - a. Update the retaining wall design to account for the reduced home and foundation setbacks.
 - b. Avoid disturbing the retaining tiebacks and or geogrid.
2. Meet all requirement of the Murray City Fire Department. Provide adequate fire hydrants and paved road access prior to construction phases and meet applicable Fire Code standards.
3. Meet City subdivision and PUD requirements.

Seconded by Ned Hacker.

Call vote was recorded by Mr. Smallwood.

 A Maren Patterson
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Ned Hacker
 A Jake Pehrson

Motion passed 6-0.

MURRAY TRANSPORTATION MASTERPLAN – Project #21-049

Jared Hall stated that Murray City Public Works Department is proposing that the City Council adopt the Transportation Masterplan (TMP) by resolution. Although the TMP will not amend the General Plan or the Land Use Ordinance, Staff believes it is an important step in the public process for the Planning Commission to review and make a recommendation to the City Council.

Trae Stokes and Chris Zawislak with the City Engineering Division presented the request. Mr. Stokes gave a brief background and history of the 1993 Transportation Plan which included the UTA Light Rail project and the 2006 Transportation Plan which included eastside annexations and the Commuter Rail. The main purpose of the 2021 Transportation Plan is to account for

changes in the 2017 General Plan, address impacts of zone changes, identify impacts of future development and growth. He displayed the Process Overview which included public involvement at two different points.

Thomas McCurdy with Avenue Consultants presented the plan and showed the website they created with all the details of the plan. Murray has a good existing transit access, routes, and stops with a functional roadway network. He displayed a map detailing the existing traffic volumes. He showed 5900 South with Level E service, but most roads in Murray are C and D level of service. Citywide growth is steadily increasing. There are more jobs in Murray than population which is somewhat unusual but that impacts the traffic volumes during the day. He showed a projection of 2050 and if no changes are made then the congestion will become a problem on the main corridors. He displayed some maps of intersection and roadway Improvements and the 3 Phases of the project and projected cost of each phase. Sidewalks is the number 1 element Murray residents want, number 2 was travel lanes and third was bike lanes.

Mr. Hacker asked about the regional continuity and how much coordination was done with surrounding cities. Mr. McCurdy explained any instances where there are crossing borders then it is examined and factored in and are continually working on regional transportation.

Ms. Milkavich asked about adding to a few lanes and if that is in each direction or total lanes and feasibility of the cost for these phases. Mr. McCurdy clarified adding lanes in each direction. Mr. Stokes clarified that there are projects within the plan that will qualify for federal funds and some of the projects are underway. Mr. McCurdy added these are big numbers but in comparison to other cities the numbers are quite manageable.

Mr. Nay asked about the build/no build comparison chart maps and if there are areas of the city that won't be able to accommodate large-scale mixed-use projects. Mr. McCurdy stated many areas have been analyzed and the higher impact area's 4800 South and Murray Boulevard are critical and would be addressed in phase 1.

Mr. Pehrson stated 42,000 people coming in and 23,000 leaving and the light rail table is delineated by month which shows a small percentage of rail commuters. Mr. McCurdy stated transit commuters are low across the state and transit isn't going solve the traffic problems in the future. Mr. Hacker stated there are 3 light rail stations but getting them in and out of those areas needs improvement. Ms. Milkavich asked if the percentage of transit commuters is low due to lifestyle or lack of function. Mr. Hacker stated it is lifestyle. Mr. Hall added part of it is opportunity. The infrastructure is not built within the proximity of the stations, once homes are built closer to stations the opportunity will be much higher. Mr. Nay noted that many Hospital employees are light rail commuters. Mr. Zawislak clarified that as congestion comes into the valley, which is inevitable, commuting by vehicle will become less convenient and transit ridership will likely increase and by creating the projects the plan identifies will help prepare Murray for that future. Ms. Milkavich asked if there could be a link to this every time there is a traffic concern presented at the planning commission meetings. Mr. Pehrson and Mr. Hacker commended them for a great report that is clear and simple to follow.

Mr. Stokes pointed out that Bullion doesn't change much from now to 2050. The Galleria and the MCCD area will have more growth and will require more improvements. Mr. McCurdy clarified that State Street and 900 East have a greater capacity than what is being utilized and can absorb more growth and increased traffic.

Ms. Patterson opened the meeting for public comment. No public comments were made. The public comment portion for this agenda item was closed.

Mr. Stokes requested the Planning Commission review the draft plan and forward a recommendation of approval to adopt the Transportation Masterplan by resolution.

Staff recommends that the Planning Commission forward a recommendation of approval to adopt the Transportation Masterplan by resolution to the City Council.

Ned Hacker made a motion to forward a recommendation to City Council to adopt the 2021 Transportation Masterplan by resolution. Seconded by Lisa Milkavich.

Call vote was recorded Mr. Smallwood.

 A Maren Patterson

 A Lisa Milkavich

 A Travis Nay

 A Sue Wilson

 A Ned Hacker

 A Jake Pehrson

Motion passed 6-0.

OTHER BUSINESS

Mr. Hall specified the mixed-use moratorium will end August 1, 2021. Mr. Hall stated he is doing code writing and will have the commission do a work session during the next few months.

Mr. Nay made a motion to adjourn. Motion seconded by Ms. Wilson. A voice vote was made, motion passed 6-0. The meeting was adjourned at 9:00 p.m.



Jared Hall, Planning Division Manager