

Minutes of the Planning Commission meeting held on Thursday, October 7, 2021, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

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 may submit comments via email at planningcommission@murray.utah.gov.

Present:

Ned Hacker, Vice Chair
Travis Nay
Jake Pehrson
Lisa Milkavich
Jeremy Lowry
Jared Hall, Planning Division Manager
Susan Nixon, Associate Planner
Zachary Smallwood, Associate Planner
Briant Farnsworth, Deputy City Attorney
Citizens

Excused:

Maren Patterson, Chair
Sue Wilson

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.

Ned Hacker welcomed all who were present and stated that item #5 Joe Colosimo project #21-105 will be continued to October 21, 2021.

APPROVAL OF MINUTES

Travis Nay made a motion to approve the September 2, 2021 minutes with the two minor changes and seconded by Jake Pehrson. A voice vote was made, motion passed 5-0.

CONFLICT OF INTEREST

There were no conflicts of interest. Travis Nay stated he is an employee of Intermountain Health Care and his wife is the manager of Cardiac Molecular Imaging at Intermountain Medical Center.

APPROVAL OF FINDINGS OF FACT

Lisa Milkavich made a motion to approve the Findings of Fact for a Conditional Use Permit for Bullion Place Planned Unit Development and for a Conditional Use for Murray Heights Planned Development. Seconded by Jeremy Lowry. A voice vote was made, motion passed 5-0

4800 LOFTS – 380 West 4850 South and 447 West 4800 South – Project #20-115

The applicant is requesting a Conditional Use and Master Site Plan approval for a mixed-use project that includes 371 multifamily dwellings and 18,571 ft² of commercial space at the subject properties. Zachary Smallwood presented the request for a Master Site Plan Review for a new

Mixed-Use development at 380 West 4850 South and 447 West 4800 South. The property is located just west of I-15 and 4800 South. The Galleria parking lot is to the south of the site which is mostly just field space. The application was submitted at the end of 2019 but is now being reviewed. Therefore, the project is being reviewed under the 2019 Mixed-Use Zone regulations. In July 2021 the zoning was changed to Murray Central Mixed-Use, but the property is vested because the applicant was submitted prior to the moratorium that was instituted in February 2021. The site is next to Cottonwood Creek and the previous use was a private school that has been closed for over a year and it has been unmaintained for a while. The proposed project would consist of three buildings. Building A would have 103 Units, building B would have 228 Units and building C would have 40 units. The Mixed-Use code requires horizontal mixed-use projects occupy 75% of the frontage for a depth of 40 feet back for the commercial requirement. This project will have 18,571 sq ft for the commercial requirement which is slightly above the required amount. The landscaping improvements will be along Galleria Drive and along 4800 South. There will be outdoor seating and amenity spaces above the retail on building A and B. They are providing the 7 ft sidewalks and 8 ft park strip and trees on center spaced about 40 ft. The power lines will be in the park strip area. The buildings are made up of brick and light blue siding with a mix of materials, stucco, stone, and vertical siding. Building A would have stairs going up to the public available roof top area. Building B is the largest of the buildings and will face Galleria. There were fire access issues and an innovative way to address the issue was, they have put a tunnel through the building that is tall enough for a fire truck to pass through. Building C will have 40 studio units with retail on the bottom floor along with some amenity space. The roof top amenities have seating areas and fire pits. The required parking allotment is 460 spaces for the units and they have provided 472; 396 of the stalls are located within parking structures. The landscaping and open space is 35% or 1.68 acres which is well over the 15% required.

There is another element which is the Master Site Plan Memorandum of Understanding which would need to be adopted and signed off by the City Council. Any conditions placed will be part of the Memorandum of Understanding. Staff is recommending approval for Conditional Use and Master Site Plan.

Mr. Nay asked about curb management strategy for deliveries and move in/move out. Staff has suggested that the 4800 South side be striped to not allow for parking but to allow for delivery with a time limit. The Galleria side should be wide enough for on street parking.

Jory Walker, Principal Design Architect with Breacher Walker Architects, applicant, stated their address as 13459 South 1400 East and stated their willingness to comply with the conditions. He addressed the delivery question by indicating they have created spaces inside the parking structure where there will be reserved stalls where people can move in and out.

Mr. Pehrson asked about the central feature requirement and expressed the concern about the roof top terrace not being seen or easily known to the public and relayed the additional condition for clear public use signage. Mr. Nay asked for clarification on whether it will be public use or just seating for the restaurants. Mr. Walker stated it would partly be an extension of the retail space but also public barbecue pits and fire pits and added they want to encourage public use and stated that it would make the retail more successful. The environment will boast an urban resort feeling where the plazas and podium spaces become amenity space that features outdoor gathering and hang out areas. Mr. Walker added that people are happy with less square footage and studios as long as this type of open space and amenities are available.

Mr. Hacker indicated he drives Galleria Drive and 4800 South daily and know the power corridor lines on those facilities and asked if they have considered putting those underground. Mr. Walker stated he would be open to that and wants a partnership to make that happen. Mr. Nay stated the power department has been resistant to that in the past.

Mr. Hacker asked about the phasing and schedule. Mr. Walker stated the first phase would be the blue building and the retail building, the second phase will be the larger building with the club house. He added that there is a strong need for higher end apartments with secure parking and the goal is to build it out quickly.

Mr. Hacker opened the meeting for public comment.

Teddy Wardle, 393 West 4800 South

I live right behind the brown building and our fence line is their fence line and my concern is the drainage problem there because they have raised it so high that they are above my 6ft chain link fence and if they put up a building there, it will be flooding my house. The other concern is 4800 South being only one lane both ways would be big enough to handle all the additional traffic.

Jason Tyson, 4769 South Box Elder Street

4800 South is my main route throughout the whole valley. My concern is with traffic that kind of a units are going to bring. The lights on 4800 South are horrible and the one on Commerce Drive never goes the right way. It stops when cars are coming and goes when cars aren't coming and on Box Elder Street with the new structure put up just west of Box Elder Street great big town homes and brick building by the firehouse and new firehouse and all the traffic from Trax with the new stuff going in for the city building with new roads, you won't be able to turn left. In addition to all the bar traffic and parking on both sides of the road you can't see cars coming from the north or the south. My concern is the current traffic concern and congestion and if there is going to be some resolve for that.

The following emailed comments were read into the record:

Bonnie McCallister, SLCo Flood Control & Engineering

Hello, I am reaching out in response to the request for comments regarding the proposed development at 467 W 4800 S. 1. The proposed project will require a SLCO Flood Control permit for any work within 20 ft. of the top of bank of Little Cottonwood, which borders the subject property to the South. 2. A County Flood Control permit will also be required if any discharge into Little Cottonwood Creek is proposed. 3. SLCO will also want to maintain access to the creek for maintenance and emergency flood control activities. This is typically accomplished via an easement of 20 ft. from top of bank.

Scott Burton

As a business located in close proximity to the proposed mixed-use development, we have concerns about parking and traffic. It appears that there are very few designated parking spaces for this size of a development. At the time our business moved into Murray City, we were required to have 20 parking spaces for commercial use property of approximately 15,000 square feet. Have parking code requirements changed, or is an exception being made? Adding to the concern is the 371 residential units. 4800 South cannot accommodate on street parking without a severe impact to traffic. We are impacted by

previous developments of this nature in Murray where the streets are lined on both sides by residents' vehicles as there is insufficient parking allotted for their use. It is unreasonable to assume that every resident will be utilizing Trax or only have one vehicle per dwelling. Guest parking also needs to be taken into account. We are already seeing an increase in business overflow parking lining 4800 south adding to traffic congestion. We would ask that the Murray City Planning Commission remain consistent in it's requirements for new developments, and consider the impact this will have on current business and residents.

Steven Schaefermeyer

Dear Commissioners:

I think it is safe to say most Murray residents have no idea how much time the Planning Commission and staff dedicate to trying to keep Murray a wonderful place to live. "Thank you" is not something you hear much during public comment, so I wanted to make sure you heard it from me--thank you! I am concerned about the 4800 Lofts project. I believe what is planned is too intense for the location, particularly when you consider what will eventually be approved to the south. I-15 is a mental and physical barrier, especially at this location, that keeps most people from accessing FrontRunner and Trax except by car. It is not comfortable or convenient to access the rail stations from this location except by car. For this reason, I think using the distance from the rail stations as a justification to allow greater densities west of I-15 is unwarranted. The City made some much needed changes to the mixed use zones, and it is a shame that this project will not conform to those new standards. But before you accept that as true, I hope the Commission will ask staff for more information about the application. For example: What plans and information does Murray's code require for a CUP and Master Site Plan application to be considered "complete" and therefore "vested"? What is the date that the applicant submitted a "complete" application? Presumably that date was in October 2020, but the staff report does not state the exact date, and the documents included with the staff report are unlikely to be the originally submitted documents since there have been revisions to the plan. Mr. Smallwood has written a comprehensive staff report, and I appreciate his thoroughness. I do think, however, that to assert that an application is vested under old rules, staff needs to provide a clearer analysis of how they came to this conclusion. Assuming the project is vested, I would like more details about the retail/commercial portions of the project. Given the location, what about how the commercial spaces are designed will help make them successful? What experience does the applicant have, or what strategies will they use, to ensure that the commercial portions of the project will be successful? What requirements can or will be included in the subsequent MOU to ensure success of the commercial components of this project? Again, I appreciate the Planning Commission's efforts and scrutiny of this project. I hope that staff will continue to work with the applicant to ensure compliance with all code requirements and conditions of approval. If built, this project will change this area dramatically and set the tone for future development. I appreciate all efforts to make sure it is done right.

Kathy Archuletta

Hunters Woods Apartments would like to oppose the approval of the 4800 Lofts plan as we are very familiar with the traffic along 4800 South and 500 West currently and feel adding 371 more dwellings along with additional businesses would make the current congestion even worse. 4800 South is a small 2 lane road, it cannot handle the additional traffic especially during early

morning or rush hour 5:00 traffic. Also having a semi-hi rise is going to block views from across the I-15 to the mountains for several established residents.

No further comments were made. The public comment portion for this agenda item was closed.

Mr. Smallwood addressed the vesting of this project. He stated the applicant submitted their first application in 2019 for a concept review and then later in 2020 they submitted for Conditional Use and Master Site Plan approval. They submitted complete plans that were required for the review. They were scheduled the meeting to be heard on the planning commission multiple times but then as staff reports were written there were items missing and had to be rescheduled. They meet all the codes and regulation under the code they were vested in. The parking requirements across the street is the M-G Zone, which is manufacturing district, have different parking requirements than what is required for Mixed-Use. Staff and Engineering do understand there is traffic congestion along 500 West between Vine and 4800 South, as you are going north from 4800 to 4500 South there shouldn't be impacts there. One of the conditions does require by Engineering to provide a UDOT level 2 traffic impact study and implement recommendations. Mr. Nay asked about how this project impacts the Master Transportation Plan. Mr. Smallwood verified that the consultants were aware of this and given the project site plan because they were vested at the time the Master Transportation Plan and was part of the Phase One mitigation plan. Some of the signalized timing further east on 4800 South should be improved with the Phase One changes.

Mr. Smallwood added that the drainage should be draining toward the creek as opposed to the neighbors to the north. The City Engineer is very aware of that type of issue.

Mr. Nay asked about the extension of the trail system. Mr. Smallwood clarified the trail system will be on the south side.

Mr. Pehrson asked about the flood control and the regulation. Mr. Smallwood stated it would be part of engineering requirements and county supersedes city regulations.

Mr. Hacker asked the applicant to address the drainage and Mr. Lowry asked for more information about their parking plan.

Mr. Walker stated there will be sufficient parking for this project. Similar projects have been done and that the parking is where it needs to be. We are trying to have a project where people don't need cars as much and so there are incentives to use light rail and other means of transportation. Mr. Lowry indicated the project has 426 bedrooms and there are 471 stalls. Mr. Walker added the requirement is higher in that zone and this is the most parking he has had in any of his other developments.

Paul Fiezer, Civil Engineer for the project stated his address as 1001 South Arbor Way. He stated the drainage will flow to the south, there will be a subsurface detention basin in the parking lot on the south end of the project. Mr. Fiezer addressed the neighbor to the west of the site and stated there would be some grading and asked to meet with her afterwards to look at her site but felt confident they could accommodate and detain the drainage.

Mr. Pehrson wanted to add the condition of clearer public access signage. Mr. Nay reiterated that he asked for better signage in the Memorandum of Understanding. Mr. Pehrson added that

people are asking about the high-density housing and stated this is what this is zoned for. Mr. Nay clarified that this zoning was established over 10 years ago.

Travis Nay made a motion the Planning Commission approve the Master Site Plan to allow the construction of a new Mixed-Use project on the properties addressed 380 West 4850 South and 447 West 4800 South subject to the nine conditions with the addition of a tenth condition stating that the Memorandum of Understanding must include prominent wayfinding signage to the public amenities.

1. The applicant shall meet all requirements of the City Engineer, including but not limited to the following:
 - a. Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices.
 - b. Obtain all required permits for stormwater discharge to Little Cottonwood Creek – Salt Lake County Flood Control, State Stream Alteration and City Floodway permits are all required.
 - c. Dedicate right-of-way along 4800 South and Install MU street improvements (sidewalk & park strip). Install MU street improvements along the Galleria Drive frontage.
 - d. The parking access should be setback from the sidewalk to allow adequate line of sight for pedestrian and vehicular cross traffic.
 - e. On-street parking needs to be avoided near the drive accesses to allow adequate line of sight for vehicular access onto Galleria Drive.
 - f. Must avoid using the public right-of-way for construction staging, dumpster service, emergency service vehicles, delivery vehicles and moving trucks. 4800 South will not accommodate on-street parking and will be posted no-parking.
 - g. Provide access/connection through Building B parking structure that connects to Galleria Drive. The connection needs to remain open for site circulation and emergency vehicle access.
 - h. Provide a looped water main through the site - 4800 South to Galleria Drive.
 - i. Develop a curb side management plan that addresses commercial space parking, deliveries, service vehicles, emergency vehicles, moving trucks and dumpster service.
 - j. Provide a UDOT level II Traffic Impact Study and implement recommendations.
 - k. The 4800 South road surface is new and any utility cuts into 4800 South will need to be restored to new condition and meet the City's moratorium standards.
 - l. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - m. Obtain a City Excavation Permit for work in the City right-of-way.
2. The applicant shall meet all requirements of the Murray City Fire Department, including but not limited to the following:
 - a. Follow all IFC codes and NFPA 20 for the PSI requirements to see if a fire pump and others are needed in the building. The calculation is based on many items that you'll need to demonstrate for flow from a sprinkler head and making sure enough pressure reaches the top floors.

- b. Verify IFC road clearances for width. Access points seem to be attainable but a fire pullout would be suggested to eliminate potential traffic congestion when EMS, police or fire is called.
- c. Through discussions with the Engineering Division about the width of the road when it divides. The Tower needs a width of 22 feet to be able to set up the outriggers. The code specifies 26 for width. Hopefully this helps with their planning. For the roundabouts the tower with have is a 65ft long mid mount platform if running computer modules for the size.
- d. Maintain the access and drive through as we talked for the 26 feet in width and low/drive over round-about in the property.
3. The applicant shall meet all requirements of the Murray City Power Department, including but not limited to the following;
 - a. Work with power to ensure that the building along Galleria drive has a minimum of twenty feet (20') from the existing power line.
 - b. Will be required to relocate the guy wire on the property where the proposed building is.
4. The applicant shall ensure that all water and wastewater requirements and standards are followed.
5. The applicant shall enter into a Memorandum of Understanding with Murray City governing the development of the property as outlined in the Staff Report and required by the Planning Commission.
6. The project shall comply with all applicable building and fire code standards.
7. The project shall adhere to the requirements of chapter 17.146, Mixed Use Zone as adopted in 2019.
8. The applicant shall ensure that the emergency access through Building B is left opened at all times.
9. The project shall obtain a Murray City Business License for any rentals and businesses occupying the retail buildings.
10. The Memorandum of Understanding must include prominent wayfinding signage to the public amenities

Seconded by Jake Pehrson.

Call vote recorded by Mr. Smallwood.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Jeremy Lowry
 A Jake Pehrson

Motion passed 5-0.

LAND USE & ORDINANCE TEXT AMENDMENT – Project #21-101 – Public Hearing

IHC Health Services representatives are proposing changes to Sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020, Permitted Uses, to allow a new Land Use: proposed LU #2834, Radiopharmaceutical Manufacturing & Products, in the G-O, H, C-D & P-O Zones respectively. Susan Nixon presented the request. This is a request for text amendment, addition of a new standard land use category for Radiopharmaceutical Manufacturing and Products. It would add a new Land Use Code #2834 to the Standard Land Use Code. Staff has met with the applicant's multiple times to understand what they will be doing and needing. This is a public hearing and the Planning Commission is the advisory board to the City Council. The Planning Commission's role for this application is to review the request, make a recommendation based on the staff report and input. Another public hearing with the City Council will be held in the future.

When the application was received it was to amend Land Use Code #2833, Pharmaceutical Preparations. The Standard Land Use Code is a numeric system where numbers are assigned to a Land Use. Some of the categories are broader, some are more specialized. The existing Land Use general, category #2800, is designated for Chemicals and Allied Products with several specific sub-categories. There is a 2833 Pharmaceutical preparation category but is very general. Radiopharmaceuticals are a group of pharmaceutical drugs containing radioactive isotopes. Radiopharmaceuticals can be used as a diagnostic and therapeutic agent.

The proposed Land Use category would be 2834 and defined as:

“Radiopharmaceutical Manufacturing, Preparations, meaning an entity that is engaged in manufacturing, preparing, propagating, compounding, practice of pharmacy, processing, packaging, repackaging, or labeling of pharmaceutical drugs containing radioactive isotopes.”

Radiopharmaceuticals is regulated heavily by the FDA, DOT, Nuclear Regulatory Commission and on a State level by the Board of Pharmacy and Utah Department of Environmental Quality. The manufacturing of positron emission tomography (PET) are performed in a cyclotron radiochemistry lab or vault. PET is a diagnostic technique in which computer assisted x-rays are used to track a radioactive substance inside a patient's body. The radio pharmacy is staffed by trained nuclear physicists very specialized and very few companies would qualify for this. The facility would also allow for distribution of PET. The radiopharmaceutical lab would compound drugs specifically for patients in hospitals and clinics in the Intermountain region.

The reason for this request is access to radiopharmaceuticals is necessary to diagnose and treat prostate, thyroid, and breast cancers. It is also known to help diagnose Alzheimer's disease. There are three radio pharmacies located in Utah and there is a cyclotron at the Huntsman Cancer Clinic, but they are not capable and are not able to produce the newer upcoming drugs and are not capable of producing these non-evasive drugs that have a very short shelf life, making it critical for close proximity to the hospital or clinic where the drugs are administered. .

Originally the applicants wanted to add one category as a permitted use the General Office Zone, but after talking with the applicants, staff recommended to include the H (Hospital) Zone, C-D (Commercial) Zone and P-O (Professional Office) Zone. The location the applicant has in mind to have a Radiopharmaceutical lab is 383 West Vine Street which is in the G-O (General Office) Zone. It is near the Intermountain Medical Center where they would treat the patients. The current zoning is General Office zone and the Future Land Use Plan is for Professional

Offices. The IMC campus is in the C-D Zone and the TOSH Clinic on Fashion Boulevard is in the Hospital Zone. It would be logical to include those other zoning districts for this specific use. It is such a specialized field and use that there would be very few, if any, applications similar to this. Currently, the LU #2800 broader category is allowed as a permitted use in the B-P (Business Park) and in the M-G (Manufacturing) Zones as a conditional use. If approved it would also be allowed in the B-P and M-G Zones. Text amendments are applicable city wide for all properties in all the proposed zones. This use, if approved, would be allowed in the G-O, H, C-D and P-O Zones.

Safety was a staff concern and when consulting with the Building Department Official, he specified that even if dealing with "H" (Hazardous) Occupancy, which it most likely will not be, the building at 383 West Vine Street is far enough away from other structures that it would not be a concern.

Based on all the studies, research and meetings with the applicant, Staff is recommending that the Planning Commission forward an approval to the City Council for the proposed Text Amendment for Sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020, Permitted Uses, to allow a new Land Use: proposed LU #2834, Radiopharmaceutical Manufacturing & Products, in the G-O, H, C-D & P-O Zones respectively.

Ashley Mishoe, applicant stated her address as 433 Plaza Real in Boca Raton, FL and indicated she is a Nuclear Pharmacist by training and is the Vice President of Quality Assurance and Regulatory Affairs for PharmaLogic. PharmaLogic makes radioactive drugs used to diagnose and treat diseases, primarily used in Oncology, cardiovascular disease, also neurology disease such as Alzheimers. The drugs are all sterile injectable products that are administered by a physician in a hospital or clinic. They will be made in an FDA registered drug manufacturing facility that also has a licensed nuclear pharmacy in house. She stated that the process is when an order is made by the physician, the day before, the drug is made early the next morning as these drugs last only minutes to hours, making proximity crucial to a hospital or clinic. The drugs are made in small batches due to their short half-life. PharmaLogic was founded in 1993 and have become one of the fastest growing radiopharmaceutical companies in the United States and have a multidisciplinary team of radiopharmacists, radiochemists, engineers, sales and marketing and have almost 600 employees across the U.S. The oncology drug is a very targeted drug unlike chemotherapy. In patients with Neuroendocrine tumors where the isotopes can be manipulated and compounded to go where they want the drug to go in the body and help with targeted killing of cells. The Alzheimer's diagnostic agents would include a newly approved amyloid targeting agent, Biogen. There are three soon to be FDA approved drugs, Florbetapir, has already been approved and these are used for imaging to determine if the patient actually has those amyloid plaques. The Cardiac agent is proven to significantly improve detection in Cardiac disease in as little as 35 minutes. The caveat is that the isotope has a half-life of 10 minutes which cannot be flown from the Denver lab it is essential to be in close proximity to the patient.

Ms. Milkavich asked if it is only effective for 10 minutes and what the window of time would be. Ms. Mishoe specified that every ten minutes the drug is only half as effective and the batch would need to be doubled to allow for an additional ten minutes. The decay time has to be factored in. The timing has to be exact with the making of it and the patient being ready with line access and radiologist availability. The expiration is about 1 hour in this case.

Ms. Mishoe went over safety measures stating that all facilities are licensed and inspected by

the NRC (Nuclear Regulatory Commission) as well as the State Department of Environmental Quality. All the employees are highly skilled and trained. She stated her Doctorate is in Pharmacy then specialized in Nuclear.

Ms. Milkavich asked about the risk to the community if these are made in large batches could they be toxic. Ms. Mishoe clarified there is only enough of the drug made for the patient in need for the day and goes in very shielded lead containers that are approved by the Department of Transportation in secured locked vehicles with PharmaLogics own drivers that go from their facility directly to the hospital or clinic. The amount of radiation that a technician would be exposed to in a year is less than exposure for a commercial airline pilot.

Mr. Lowry asked what incremental risk does this present to our community and given the companies 28-year history what safety instances have there been. Ms. Mishoe stated, to her knowledge, there have not been any security breaches and it is very tightly controlled. Mr. Lowry asked what happens if the transporter gets into an accident. Scott Hollbrook, 411 Densborough Rd, TN, addressed the transportation questions. He stated some of the drugs are unique and they are not available because there isn't a facility close enough to IHC to provide those medicines. The commissioners wanted some clarification on what the exposure would be if the transporter crashed into another car and the contents broke through the lead shield. Mr. Hollbrook stated it would be similar to that of a chest x-ray in terms of radioactive exposure. The commissioners asked why not be on the hospital property. Jason Argyle, 383 West Vine Street, indicated that the prioritization on the IMC Hospital campus is reserved for patient care activities.

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

Mr. Nay added that this is high end business and will bring good paying jobs and is a benefit to the community.

Jeremy Lowry made a motion for the approval to the City Council for the proposed addition of a new Land Use category LU #2834, Radiopharmaceutical Manufacturing & Preparations to the Standard Land Use Code and a text amendment to Sections 17.144.020, 17.148.020, 17.160.020, and 17.174.020 as a Permitted Uses. Seconded by Lisa Milkavich.

Call vote was recorded by Ms. Nixon.

 A Ned Hacker
 A Lisa Milkavich
 A Jeremy Lowry
 A Jake Pehrson

Abstained by Travis Nay

Motion passed 4-0.

OTHER BUSINESS

There was no other business.

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Jeremy Lowry made a motion to adjourn. Motion seconded by Jake Pehrson. A voice vote was made, motion passed 5-0. The meeting was adjourned at 8:11 p.m.

A handwritten signature in cursive script, appearing to read "jared hall", is written in black ink on a light-colored background.

Jared Hall, Planning Division Manager