



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

June 5, 2025

6:30 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

MEMBERS PRESENT

Present: Michael Richards, Chair
Ned Hacker
Aaron Hildreth
Peter Klinge
Jake Pehrson
Katie Rogers
Chad Wilkinson, CED Director
Zachary Smallwood, Planning Division Manager
Members of the Public (per sign-in sheet)

Excused: Pete Hristou, Vice Chair

Chair Richards called the meeting to order at 6:00 p.m.

STAFF REVIEW MEETING

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.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Klinge made a motion to approve the minutes for May 1, 2025. Seconded by Commissioner Pehrson. A voice vote was made, with all in favor.

Commissioner Rogers made a motion to approve the minutes for May 15, 2025. Seconded by Commissioner Klinge. A voice vote was made, with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Klinge made a motion to approve the findings of facts for Gold Wheels conditional use permit and Aloha Tattoos conditional use permit. Seconded by Commissioner Pehrson. A voice vote was made, with all in favor.

SUBDIVISION REVIEW(S) – ADMINISTRATIVE ACTION

49th Street Galleria Subdivision - Project # 25-052 - 4998 South Galleria Drive Preliminary and Final Subdivision review for a six (6) lot subdivision in the MCMU Zoning District

Tyler Morris was present to represent this request. Zachary Smallwood presented the application for subdivision approval, to divide the project into six individual lots, located in the MCMU zone. He provided some details regarding the property. He said a portion of the property may end up for sale once the lots are divided. He showed a map of the proposed lots, providing some details regarding how they were divided and the size of each one. Notices were sent to property owners and affected entities. One phone call was received with questions. Staff recommends that the Planning Commission grant the preliminary and final subdivision approval.

A discussion was had regarding the applicant's intent to sell the townhomes once developed. Commissioner Pehrson said that a decision can't be made based on their intent to sell.

Commissioner Klinge and Mr. Smallwood had a discussion regarding the approval process for each of the projects that fall under the master site plan approval. Mr. Smallwood said, unless something about one of the projects changes, they will not need to come before the Planning Commission for additional review.

Tyler Morris approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said he could. He elaborated on the overall plan for development. He provided a brief summary on what would be done on each lot. He said he intends for the commercial building to be owned by someone else. He also intends to sell the townhome components, with possibly a few for rent.

Chair Richards opened this agenda item for public comment.

Michael Todd said that he owns an adjacent parcel of land. He said he's tried to negotiate a sale with someone from the development company with no success. He said that's worked hard to clean up the site to sell it. He really wants to incorporate it into this project. He asked the planning commission to decide what should be done with his parcel.

Chair Richards closed the public comment period for this agenda item.

Mr. Smallwood responded to Mr. Todd's comment saying that he can only encourage more discussion between the two parties. He said the city is open to any discussion Mr. Todd would like to have regarding the development of the parcel.

Commissioner Klinge asked what type of development is allowed on Mr. Todd's property. Mr. Smallwood said it allows for residential or mixed-use. He said because it's not a principal frontage, it doesn't require commercial on that frontage.

Commissioner Pehrson made a motion that The Planning Commission grant Preliminary and Final Subdivision Approval for the 49th Street Galleria Subdivision on the properties addressed 4998 South Galleria Drive subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a. Meet City subdivision requirements and standards – City Code Title 16.
 - b. Provide Galleria Drive dedication – City Code 17.76.120
 - c. Address all engineering and survey review comments prior to printing the plat to mylar.
2. The project shall meet all applicable fire code standards and provide adequate numbers and placement of hydrants.
3. The subdivision shall include the installation of street lighting in accordance with Murray City Power Department standards.
4. All lots within the subdivision shall comply with the standards for lots in the MCMU Zone as outlined in Chapter 17.146 of the Murray City Land Use Ordinance.
5. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
6. The applicant shall meet all Water and Wastewater Department requirements.
7. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Seconded by Commissioner Rogers. Roll call vote:

<u>A</u>	Hacker
<u>A</u>	Hildreth
<u>A</u>	Klinge
<u>A</u>	Pehrson
<u>A</u>	Richards
<u>A</u>	Rogers

Motion passes: 6-0

LAND USE ORDINANCE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Chapter 17.08 Definitions & 17.68 Landscape Requirements - Project # 25-055 - Amendments to the landscape requirements to allow residents to qualify for the Utah Water Savers rebate program and minor clarification items

Zachary Smallwood presented this agenda item. He said that this is a text amendment to the landscape requirements allowing residents to qualify for the Utah Water Savers rebate program, as well as some minor modifications of sections that have been needing cleaned up in the code. He discussed adding three definitions to the amendment – active recreation areas, activity zones and turf grass. He said that the requirement for applicants to provide hard copies needs to be removed, since the Building Division only accepts electronic applications now. Mr. Smallwood said they are amending the process to allow for staff to make minor modifications without having to go through the formal process of modifying code. He said they need to remove the exemption for single-family and two-family dwellings; however, staff needs to see landscaping plans when a building permit is applied for. He said they are requesting a modification to the requirement for landscaping to cover 50% at the time of planting to be covered 50% at maturity. He said that staff updated the language used in the code for the landscape setback. He also said the language in the code referring to the MU zone was removed, and the terms for CC-FBC, MCMU, Centers Mixed Use, and Village Mixed Use were added. Mr. Smallwood discussed an addition to the residential section of the code regarding lawn restrictions. He said that lawn shall not be located in areas smaller than eight feet wide. It shall not be installed in park strips, paths or slopes greater than 25% grade. Also, the language stating that lawn shall not exceed 20% of the landscaped area outside of active recreation areas has been increased to 35% on residential in the front and side yards of new residential construction. Notices were sent to affected entities and posted on the city and state public meeting website. One phone call was received from Granite School District with questions regarding grass at Cottonwood High School. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments.

Commissioner Hacker asked if only residents can apply for the Utah Water Savers rebate program. Mr. Smallwood said that commercial properties may apply for it as well.

Commissioner Klinge clarified that the landscaping requirements apply moving forward. Mr. Smallwood said yes, this applies to new or remodeled construction.

Commissioner Pehrson asked if these amendments aren't approved, is the only ramification that residents won't be able to apply for the program. Mr. Smallwood said that's correct. Commissioner Pehrson asked if the eight-foot requirement is something that the city decided. Mr. Smallwood said it's a state standard.

Commissioner Pehrson and Mr. Smallwood had a discussion about what would trigger an existing resident or commercial property to have to comply with the new requirements. Mr. Smallwood said for residential it would be new construction or complete rebuild and for commercial it would be an application for conditional use permit, a 50% improvement or a site plan.

Commissioner Pehrson asked if parking strips are required in Murray City. Mr. Smallwood said they are. Mr. Pehrson asked if the city code could be changed so that they aren't required. Mr. Smallwood said it could, but he would not be in favor of it, as the provide pedestrian safety.

A discussion was had regarding the need to change landscaping requirements so a few residents could take advantage of the program. Mr. Smallwood said that, as water issues across the state increase, more residents are looking to take advantage of the program. Residents haven't been able to apply because Murray City has previously not met the landscaping standards. Adopting the proposed standards will allow Murray City to participate in the program. He said that most other cities have adopted these standards.

Commissioner Hacker and Mr. Smallwood had a discussion regarding the standards as they relate to commercial properties. Commissioner Hacker asked how the standards apply when an applicant is applying for a conditional use permit and needs to meet those landscaping requirements. Mr. Smallwood said that the city still wants to see planted material, they just want to reduce the amount of lawn.

Commissioner Pehrson wanted to confirm that the program is not just applicable to the park strip. Mr. Smallwood said the rebate applies to a park strip as well as landscaping a front lawn. A discussion was had regarding the difference between the Flip Your Strip and Utah Water Saver's programs.

Chair Richards opened the agenda item for public comment.

Rachel Palmer spoke in favor of the proposed amendments to the landscaping code. She is pleased that she'll be able to apply for the Utah Water Saver's program. She added that the standards may seem arbitrary, but they are supported by scientific evidence.

Chair Richards closed the public comment period for this agenda item.

Commissioner Rogers made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Chapters 17.08 Definitions and 17.68 Landscaping Requirements as reviewed in the Staff Report.

Seconded by Commissioner Klinge.

Commissioner Rogers amended her motion to include the definition of lawn to include turfgrass.
Roll call vote:

<u>A</u>	Hacker
<u>A</u>	Hildreth
<u>A</u>	Klinge
<u>N</u>	Pehrson
<u>A</u>	Richards
<u>A</u>	Rogers

Motion passes: 6-0

Residential Yard Exceptions Amendments - Project # 25-056 - Amendments to the residential yard exception standards in all residential zoning districts allowing roof extensions into the front and rear setback areas

Zachary Smallwood presented this agenda item. He said this is an amendment for all residential zones allowing roof extensions into the front and rear setback areas. He showed images to illustrate the proposed changes. His example included a scenario where a resident wants to add a patio cover or porch extension. The extension could be up to half of the width of the dwelling but may not be closer than ten feet from the rear property line. In the front, it can encroach up to seven feet but may not be any closer than twenty feet from the property line. The roof or canopy must be open on all three sides, except for supporting columns and footings. Public notices were sent to surrounding properties. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

Commissioner Hildreth clarified with Mr. Smallwood how the encroachment will work.

A discussion was had regarding the old code versus the new code. Mr. Smallwood said that the old code was much more restrictive.

Chair Richards opened the agenda item for public comment. Seeing no comments, the public comment period was closed.

Commissioner Hildreth made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to 17.92: Agricultural A-1; 17.96 Single-Family Medium Density Residential District R-1-6; 17.100 Single-Family Low Density Residential District R-1-8; 17.104 Single-Family Low Density Residential District R-1-10; 17.108 Single-Family Low Density Residential District R-1-12; 17.112 Medium Density Residential District R-2-10; 17.116 Multiple-Family Low Density Residential District R-M-10; 17.120 Multiple-Family Medium Density Residential District R-M-15; 17.124 Multiple-Family High Density Residential District R-M-20; and 17.128 Multiple-Family High Density Residential District R-M-25 as reviewed in the Staff Report.

Seconded by Commissioner Klinge. Roll call vote:

A Hacker
A Hildreth
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

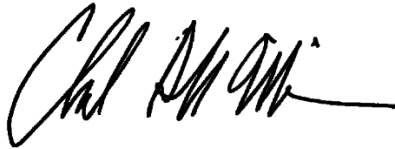
The next scheduled meeting will be held on July 3, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 7:28 p.m.

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.

A handwritten signature in black ink, appearing to read 'Zach Smallwood', with a horizontal line extending from the end of the signature.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department