



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

July 3, 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
Pete Hristou, Vice Chair
Ned Hacker
Aaron Hildreth
Peter Klinge
Katie Rogers
Mark Richardson, Deputy Attorney
Chad Wilkinson, CED Director
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Ruth Ruach, Planner I
Members of the Public (per sign-in sheet)

Excused: Jake Pehrson

Chair Richards called the meeting to order at 6:34 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 Hacker made a motion to approve the minutes for June 5, 2025, with one administrative change. Seconded by Commissioner Rogers. 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

There were no findings of fact approved for this meeting.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Seyed Auto - Project # 25-057 - 525 West 5300 South, Suite 125 - Auto sales business in the C-D Commercial Development Zone

Seyed Amir Adabkhah was present to represent the request. David Rodgers presented the application for conditional use permit approval to allow an auto sales business within the C-D Zone. Mr. Rodgers showed the site and floor plan for the business. He showed the suite where the auto sales business will be located. He discussed the parking and access, stating that the applicant will provide five parking stalls. The applicant will work with staff to fulfill landscaping requirements. Public notices were sent to affected property owners, with no comments being received. Staff recommends the Planning Commission approve a conditional use permit to allow an auto sales business.

Seyed Amir Adabkhah approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said that he could.

Commissioner Klinge and Mr. Adabkhah had a discussion about the logistics of physical cars for sale at the business. Mr. Adabkhah said they will purchase cars and fix them offsite. He said they'll only have a few cars to show for sale by appointment at the business.

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

Commissioner Klinge made a motion that the Planning Commission approve a Conditional Use Permit to allow an auto sales business at the property addressed 525 West 5300 South Suite #125, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. Prior to business license approval, the applicant and the property owner shall install additional landscaping along 5300 South so that the property is in compliance with Chapter 17.68 Landscape Requirements.

3. The applicant shall obtain a building permit prior to any remodeling that may occur.
4. The project shall comply with all applicable building and fire code standards.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Vice Chair Hristou. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Klinge
A Richards
A Rogers

Motion passes: 6-0

La Rana Auto Sales - Project # 25-062 - 4195 South 500 West, #30 - Auto sales business in the M-G, Manufacturing General Zone

Jose Rojas was present to represent the request. David Rodgers presented the application for conditional use permit approval to allow an auto sales business within the M-G Zone. Mr. Rodgers showed the site plan and floor plan for the business. He said there are no concerns regarding parking or landscaping requirements. Public notices were sent to affected property owners, with no comments being received. Staff recommends the Planning Commission approve a conditional use permit to allow an auto sales business.

Jose Rojas approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said that he could.

Commissioner Hacker asked if Mr. Rojas will be doing repairs onsite. Mr. Rojas said he will only do minor mechanical repairs.

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

Vice Chair Hristou made a motion that the Planning Commission approve a Conditional Use Permit to allow an auto sales business at the property addressed 4195 South 500 West #30, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The applicant shall obtain a building permit prior to any remodeling that may occur.
3. Prior to approval of the business license, the applicant and/or property owner must stripe parking.
4. The project shall comply with all applicable building and fire code standards.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Commissioner Rogers. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Klinge
A Richards
A Rogers

Motion passes: 6-0

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

Holy Protection Orthodox Church - Project #25-050 - Site plan approval for construction of a new church building in the G-O, General Office Zone

Jesse Allen, with GSBS Architects, was present to represent the request. David Rodgers presented the application for a site plan approval for construction of a new 8,076 sq. ft. church building in the G-O zone. Mr. Rodgers showed the site plan, floor plan and parking stalls for the church. He described the layout and elevations. He said there were no concerns with the landscaping requirements. Mr. Rodgers said there is a condition of approval that the applicant must install a six-foot masonry wall between their project and the adjacent residential neighbors before a building permit will be issued. He discussed parking and access. He said that the fire and engineering departments have made a requirement that there must be twenty feet of asphalt or pavement for the lane to allow for two-way access before the building permit can be approved. Mr. Rodgers said they will need to work with UDOT (Utah Department of Transportation) for this requirement. He said that all parking must be on site and must not spill over to surrounding roads. Notices were mailed to property owners and affected entities. Staff had in-person discussions with three residents and a phone call with one resident. Staff recommends the Planning Commission grant site plan approval for the proposed Holy Protection Orthodox Church. Mr. Rodgers called out specific requirements to ensure that the applicant is fully aware of what needs to be completed.

Jesse Allen approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said that they could, including the requirements to modify the site plan to include the additional twenty-foot drive access and the six-foot masonry wall. Mr. Allen added that this church is for a small group of approximately thirty members and will not grow much in size over time.

Commissioner Hacker asked what kind of activities will the church engage in. Mr. Allen said it will mostly be a place of weekly worship, not festivals. Ceremonies will take place in accordance with the Greek Orthodox calendar.

Commissioner Klinge asked what the maximum capacity is for main room. Mr. Allen said it's eighty people.

Chair Richards opened the agenda item for public comment.

David Rodgers read an email received from Tracy Foster. Mr. Foster expressed concerns about the impact this project would have on the neighborhood, particularly in terms of safety, accessibility and infrastructure. This includes concerns about the width of private lane that would be used for

church access. He expressed concern regarding the lack of parking, especially during special events like weddings. He is concerned about the additional congestion that extra cars will cause and the impact that will have on safety along 900 East, especially for pedestrians. He urged the Planning Commission to consider an alternate access to the church.

Paul Taggart spoke. He expressed concerns regarding the twenty additional feet required on the private lane. He said the extra feet needed from the church's property isn't indicated on the site plan. He also said they still need to get permission from UDOT. He is also concerned about the property line and the fence, as well as the access.

Brett Davies said he's generally supportive of the project but has some concerns. He's concerned about the parking. He owns the building next to Wheeler Farm and said that he has issues with people using his lot on Sunday's. He doesn't feel the number of spaces the church plans to have will be adequate. He feels the project should be paused until that's addressed.

Linda Miller said she feels this area is inappropriate for a church due to the fact that its access is on a private lane. She feels the access for those living in the neighborhood is already challenging enough. She said she's concerned for the safety of neighborhood children getting to school. She said there's no way for public services to access the street. She also asked how long the church will take to build.

Dan Brett said that he feels the bus stop in front of the property adds another complication to the situation. He said it's the same place that residents on the street have to put their trash cans.

Emily Hilton said her property butts up against the church. Overall she is supportive of the project. She suggests they flip the parking lot to be at the front of the building. She believes it will benefit her and solve the access issues. She expressed concern regarding the masonry wall. She is worried that trees will have to be removed to put in the wall. She is also concerned about additional traffic.

Chair Richards closed the public comment period.

Mr. Rodgers addressed public comments regarding parking. He provided details regarding the code for church parking, stating that churches can choose among three options to fulfill the parking requirement. He said the applicant will meet the code requirements.

Commissioner Klinge asked what would happen with parking if the church had an event and potentially had as many as eighty attendees. Mr. Smallwood elaborated on the code as it applies to that scenario. He said that, per fire code, eighty people would not be permitted in that space. Commissioner Klinge and staff discussed the calculation for the expected congregation and the number of stalls provided. Mr. Rodgers said that the calculation for this application is based on the number of pews.

Mr. Rodgers addressed the public comments regarding the private lane access. He said that staff have talked with the city engineer and legal department. The engineer said the apron is sufficient for an expansion of the pavement. Mr. Rodgers said that deeds provided by the applicant show that they have legal access to the private lane.

Commissioner Hacker asked if the applicant needs approval from UDOT to expand the apron. Mr. Rodgers said they do not need approval for the private lane. Commissioner Hacker asked about work on the approach on 900 East. Mr. Rodgers said they would need to get permission for that.

Chair Richards said it sounds like there is some disagreement on whether the area is wide enough for the expanded apron. Chad Wilkinson said that because it is a private lane, it is subject to private easement. If there is disagreement about the width of the access, that will have to be resolved through private civil action. The Planning Commission has what's needed to move forward with the application.

Chair Richards asked Mr. Rodgers to discuss the issues with the blind spot on 900 East. Mr. Rodgers said that Murray doesn't have authority to put no parking signs on the street. He said they could work with UDOT to get permission to post signs. Staff feel this will help address the safety issues on Sunday mornings.

Chair Richards asked Mr. Allen to approach the podium and discuss the apron expansion requirement. He said that were recently informed of the requirement but will make any necessary modifications to meet the requirement.

Commissioner Klinge asked Mr. Allen what will happen with the trees when installing the masonry wall. Mr. Allen said their intention is to protect the trees. He said they'd like to look into the option of a different kind of wall that would be less destructive to the trees. He said they have to dig down in the parking lot to accommodate the water detention and retention requirement, then they will have a better idea how the tree line will be impacted.

Commissioner Klinge asked Mr. Allen if the parking will be enough to meet their needs. Mr. Allen said it's clear that the congregation needs to park within the parking lot. He will ensure that the client understands.

Chair Richards asked Mr. Allen if they had considered flipping around the parking lot. Mr. Allen The owner wants to have the church located closer to the street for the presence on the street and in the neighborhood. He said that most cities don't like to have parking lots facing the street. That request will not align with the goals of the project.

Mr. Allen asked if it's possible to make the required wall to be another material than masonry. Mr. Smallwood said that, although the code says masonry, the city has allowed post-and-panel type.

Chair Richards asked how long this project will take. Mr. Allen said they estimate around twelve months.

Chair Richards asked if the bus stop and the trash cans could be relocated. Mr. Smallwood said they can work with UTA. He said that they would have to work with the waste company to see what accommodations can be made.

Commissioner Rogers asked if the neighbors could put up a sign on the private lane indicating that it's not church property. Mr. Smallwood said they can work with Murray City to do this.

Chair Richards opened the agenda item for public comment a second time.

Lori Brett spoke. She said there's a business near the church with a driveway and ample parking. She wondered if the church could get permission to use those resources.

Dan Brett expressed concern regarding the proposed expansion of the lane. He isn't sure why they are doing that and feels it will reduce the amount of available parking needlessly.

Emily Hilton said that the neighborhood's water lines run under the church's parking lot is concerned about the digging they'll be doing in the lot and wants to ensure it will be done without damage to the lines.

Commissioner Hacker said the city utilities have to be identified before any construction begins.

Paul Taggart spoke regarding the apron. He said that the city does not have adequate access on 900 East. He said there is a dispute regarding the property line and the church doesn't have legal access to the right-of-way. He doesn't feel The Planning Commission should approve the request until these issues are addressed.

Lana Miller said that the church does not have the right to use the private lane. She's concerned about construction vehicles using the lane as well and blocking in residents. She said there have been many issues with past construction projects using the private lane.

Chair Richards closed the public comment period for this agenda item. He acknowledged the comments. He said that staff will address as many issues as they can. He reminded everyone that this isn't the final step in the process.

Mr. Smallwood said that the engineer's survey indicates that the church does have access to use the right-of-way.

Mr. Rodgers confirmed that the engineering and fire department reviewed the project. They agreed that the twenty-foot access is the smallest they would allow for two-way access, while ensuring safety.

A discussion was had regarding the fact that there are still several issues and valid concerns to be addressed by the applicant before this project can be started. Staff and commissioners reiterated that the project will not move forward without each city department reviewing and approving of the applicant's building permit. Nothing will be approved to move forward without all conditions being met.

Commissioner Hacker proposed to residents that they talk with staff regarding some of the suggestions for the private lane, such as a "no parking" sign.

Commissioner Klinge made a motion that the Planning Commission grant Site Plan approval for the proposed Holy Protection Orthodox Church for the property addressed 6109 South 900 East subject to the following conditions:

1. The applicant shall meet all Murray City Engineering requirements.
2. The applicant shall meet all Fire Department requirements.
3. The applicant shall meet all Water Division requirements.
4. The applicant shall meet all Wastewater Division requirements.

5. The applicant shall obtain a building permit prior to any construction occurring on the site.
6. The applicant shall work with Murray City staff to locate a twenty-foot (20') paved access drive.
7. The applicant must show a six-foot masonry wall on the property line that is adjacent to the residential zone prior to the issuance of the building permit.
8. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance including the additional street frontage landscaping prior to Planning approval of a building permit.
9. Meet all parking requirements of Chapter 17.72, including ADA stall regulations.
10. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.

Seconded by Vice Chair Hristou. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Klinge
A Richards
A Rogers

Motion passes: 6-0

Murray Tower Plaza - Project # 25-015 - Design review and Master Site Plan approval for the development of a mixed-use project

Jim Allred, of Triumph Group, was present to represent the request. Zachary Smallwood presented the application for Design and Master Site Plan Review approval to allow the development of a mixed-use project in the (former) M CCD zone. He noted that this project is vested under the M CCD zone requirements. He said that this is a three-phase project. He showed each phase on a map and described what will be included in each phase of development. He also showed a site plan and discussed the elevations, parking, residential density, setbacks and commercial requirements. Mr. Smallwood said that the code requires the applicant to have functional entrances on the public streets. The applicant will need to modify their plans to accommodate that. He said this applies to all types of development on the public streets, such as medical or restaurants.

A discussion was had regarding parking on State Street. Mr. Smallwood said that parking is allowed on State Street, but it does not count towards the project's parking requirement.

Mr. Smallwood went through each of the application requirements, detailing items that the applicant will need to address to move forward. He recommended that they work with staff to complete what's needed. Public notices were mailed to property owners, with no responses received. Staff recommends the Planning Commission grant the Master Site Plan and Design Review Approval.

Commissioner Hacker asked if the medical development is for medical administration only or if there will be medical procedures performed there. Mr. Smallwood said their will be outpatient procedures performed.

Commissioner Klinge asked if a traffic study has been done to determine the impact the development will have on State Street and adjacent streets. Mr. Smallwood said the applicant was required to provide an impact study as part of the application. The city engineer's office has reviewed the study and will provide recommendations to the applicant, which will then need to be approved by UDOT (Utah Department of Transportation).

A discussion was had regarding the potential for a sky bridge over State Street. Mr. Smallwood said that RDA (Redevelopment Agency) staff are actively working on pedestrian connections across State Street, but the information is not public at this time.

A discussion was had regarding parking inside the plaza. Jim Allred said they had, at one time, considered that as an option but felt that it detracted from the plaza as a gathering space. Mr. Allred feels the use of parking structures would be more beneficial. He said he is open to working out a deal for parking with Murray Theatre.

Mr. Allred acknowledged the requirements for public entrances, setbacks, parking, open space and landscaping that must be met for the project to proceed.

Commissioner Hacker asked Mr. Allred if all the buildings have access from all levels of the parking structure. Mr. Allred said they do through use of the stairwells and elevators.

Commissioner Klinge said that the downtown area has had issues with parking, which has impacted the business growth in the area. He asked Mr. Allred about the materials used for the parking structure and his willingness to enter into agreements with the city for parking access. Mr. Allred said he's willing to work with the city regarding parking arrangements. He said they are trying to utilize some of the historical materials from old buildings in the city.

Commissioner Klinge asked if the residential will be rentals. Mr. Allred said they will be for purchase.

Commissioner Hildreth said he didn't see a lot of street activation along State Street. Mr. Allred showed a rendering with landscaping, a bus stop, benches, signs, stairway entrances to provide street activation.

Commissioner Hildreth asked about the accessibility for residents to such things as the restaurants and medical. Mr. Allred said they will be able to cut across the parking lot using a sidewalk.

Chair Richards asked if Mr. Allred had read and could comply with the conditions. Mr. Allred said, yes.

Chair Richards opened the agenda item for public comment.

Joyce Crocker expressed concern about the traffic. She said it's already dangerous. She asked if they'll be installing traffic lights on the streets around the development. She said that parking is a big issue on her street, with the front of her property being overrun with parking. She feels like things have already been decided before even coming to these meetings.

Ben Peck said that the purpose of the MCCC is to create a vibrant downtown with street activation. He looks forward to being able to walk downtown and patronize businesses in the area. He

expressed concern with the design and wants to ensure good street activation and access to businesses.

Leanne Parker Reed said that she wanted to see more independent senior living in the area. She expressed concern about traffic in the area and throughout the city. She detailed the various areas that are experiences an influx of traffic. She said that she wants to see something done with the tower.

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

Zachary Smallwood addressed public comments. He said that when the MCCD was developed many years ago, as part of that, public meetings and engagement opportunities have been provided over the years to hash out the code for the district, which includes densities. He said that by the time a project reaches this stage, there have already been multiple opportunities for public input. He said the project already meets much of the code requirements. Mr. Smallwood said traffic may not directly improve in this area, but there are features to improve walkability, which will reduce reliability on vehicle use.

Commissioner Klinge said he would encourage the city to look more in depth at how to improve traffic. Mr. Smallwood said that isn't something a city this size has much control over. Murray is surrounded by multiple municipalities that also play a role in the impact on traffic.

Chad Wilkinson spoke regarding the subject of traffic. He said by making the area more walkable, this is addressing the traffic issue. He said, over time, people will be more willing to use transit to get downtown and walk while there. He said that the city doesn't have the ability to create lanes on State Street because it is managed by UDOT. He said there are some things from the traffic study that will be implemented that will help reduce traffic.

Chair Richards said he wished that the city could get more help from UDOT with traffic issues.

Commissioner Rogers made a motion that the Planning Commission grant Master Site Plan and Design Review approval for the Murray Tower Plaza Mixed-Use Project on the properties located at 5025 South State Street and 147 East Myrtle Avenue, subject to the following conditions:

1. The project shall meet Murray City Engineering requirements.
2. The applicant shall meet all Murray City Water division requirements.
3. The project shall meet all Murray City Wastewater requirements.
4. The applicant shall meet all Murray City Power Department requirements and meet with power department staff to plan power service to the new building.
5. The applicant shall meet all Murray City Fire Department requirements.
6. The project shall meet all requirements of the Murray City Land Use Ordinance and the Master Site Plan.
7. The applicant shall work with staff to add street facing entrances for the State Street medical office building and restaurant buildings as required by code.
8. The applicant shall work with staff to increase the amount of landscaping and open space.
9. The applicant shall obtain appropriate permits for any new signage on the property.
10. The applicant shall obtain proper building permits prior to any construction and meet all building division requirements.

11. The applicant shall ensure any new businesses going into the commercial units obtain a business license prior to conducting operations.

Seconded by Vice Chair Hristou. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Klinge
A Richards
A Rogers

Motion passes: 6-0

LAND USE ORDINANCE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Chapter 17.24.050 Major Home Occupation & all chapters pertaining to Residential zoning districts. Project # 25-031 - Amendment to the Murray City Land Use Ordinance to increase the amount of children allowed in residential daycare facilities from twelve (12) to sixteen (16)

Amy Blackwell was present to represent the request. David Rodgers presented the application requesting an amendment to the Major Home Occupation Ordinance to allow up to sixteen children at an in-home childcare. Mr. Rodgers said the State of Utah changed their rules regarding the number of children allowed at an in-home childcare to be from twelve to sixteen. He reviewed codes in surrounding cities to assist in creating the proposed code for Murray City. He indicated that the Planning Commissioners had the text for the code in their packets for review. Notices were sent to affected entities and property owners, with no comments being received. He noted that several emails were received in support of the project. Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to section 17.24.050, adding Subsection C.

Amy Blackwell approached the podium for questions.

Commissioner Hacker asked how many children Ms. Blackwell will have now. She said she will have sixteen children.

Chair Richards opened the agenda item for public comment.

Leanne Parker Reed spoke. She wanted to make sure that there will be enough staff for the increased number of children. She also wanted to make sure the children with disabilities are accommodated properly.

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

Lauren Jenkins (coapplicant) spoke regarding Ms. Reeds comments. She said the daycare is in full compliance with Utah Childcare Licensing requirements. She said they are very strict regarding the number of caregivers per child. The State of Utah inspects their daycare to ensure compliance. This includes regulations for the care of children with disabilities. This includes proper staff training for caring for children with disabilities.

Commissioner Rogers asked if the amendment applies to preschools. Mr. Smallwood said it does not.

Commissioner Klinge made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to Section 17.24.050 adding subsection C and amending the Residential Zones to change the number of children permitted at an in-home childcare as reviewed in the Staff Report.

Seconded by Commissioner Rogers. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Klinge
A Richards
A Rogers

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

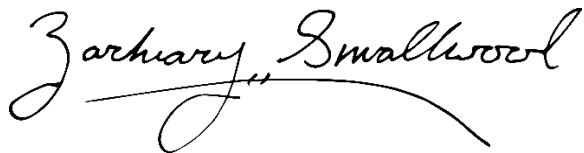
The next scheduled meeting will be held on July 17, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 9:11 p.m. MDT.

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.



Zachary Smallwood, Planning Division Manager
Community & Economic Development Department