



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

August 7, 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
Aaron Hildreth
Peter Klinge
Jake Pehrson
Katie Rogers
Mark Richardson, Deputy Attorney
Chad Wilkinson, CED Director
Ruth Ruach, Planner I
Members of the Public (per sign-in sheet)

Excused: Ned Hacker
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner

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 Klinge made a motion to approve the minutes for July 3, 2025 Seconded by Vice Chair Hristou. A voice vote was made, with all in favor.

CONFLICT(S) OF INTEREST

There was no conflict of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the findings of facts for Legacy Materials conditional use permit revocation, Automotive Addiction Museum conditional use permit, and the 1151 East subdivision. Seconded by Commissioner Rogers. A voice vote was made, with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Automotive Addiction Museum - Project #25-082 - 158 East 4500 South - Amended Conditional Use Permit to allow auto sales on the subject property

Iyar Koren was present to represent the request. Ruth Ruach presented the application requesting a conditional use permit amendment to allow auto sales on the subject property, located in the C-D zone. She reminded the commissioners that they had previously approved a conditional use permit for the applicant. The permit must be amended to include auto sales. The zoning and development standards remain the same as the original application. Notices were sent to surrounding properties, with no comments being received. Staff recommends that the Planning Commission approve the amended conditional use permit.

Iyar Koren approached the podium. Chair Richards asked if he had read and could comply with the conditions. Mr. Koren said yes.

Commissioner Klinge asked Mr. Koren to explain how car sales will work on the property. Mr. Koren said they will have cars stored inside, which can be viewed online. The cars are sold on consignment.

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 approve a conditional use permit amendment to allow auto sales at 158 East 4500 South, subject to the following conditions:

1. The applicant shall comply with all previously approved conditions from the original Conditional Use Permit for the automotive storage facility and museum (Project #25-069).
2. The applicant shall obtain a Murray City Business License that includes auto sales prior to beginning operations.
3. The applicant shall comply with all applicable city ordinances, building codes, and fire codes related to the operation of auto sales.

Seconded by Commissioner Rogers. Roll call vote:

A Hildreth
A Hristou
A Klinge
A Pehrson

A Richards
A Rogers

Motion passes: 6-0

AJ HVAC & Property Services - Project #25-081 - 1512 East Greenfield Avenue - Request for approval for a Major Home Occupation to establish an office for an HVAC and property services business

Perla Lee Polendo was present to represent the request. Ruth Ruach presented the application requesting approval to conduct office activities related to heating, ventilation, and air conditioning (HVAC) and property services at their place of residence as a major home occupation business, in the R-1-8 zone. The applicant stated there will be no employees or customers at the residence. Ms. Ruach showed the floor plan and site plan for the business. Notices were sent to adjacent properties, with one comment being received regarding parking. Staff recommends that the Planning Commission approve the request for a major home occupation to allow an office for an HVAC and Property Services business.

Perla Lee Polendo approached the podium. Chair Richards asked if she had read and could comply with the conditions. Ms. Polendo said yes.

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 the request for a Major Home Occupation to allow office activities for an HVAC and property services business from the residential property addressed 1512 East Greenfield Avenue, as reviewed in the staff report and subject to the following conditions:

1. The applicant shall not have clients at the residence after 6:00 p.m.
2. All materials shall be located within the primary dwelling, no accessory structures may be used.
3. The applicant shall work with Planning Staff to ensure that the area for the home occupation is less than 25% of the main dwelling area.
4. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.
5. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
6. The applicant shall obtain the necessary home occupation business license.

Seconded by Vice Chair Hristou. Roll call vote:

A Hildreth
A Hristou
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 6-0

GENERAL PLAN & ZONING MAP AMENDMENT(S) – LEGISLATIVE ACTION

Ville Property Management - Project #25-027 & #25-028 - 975 East 6600 South - Zone Map Amendment from G-O, General Office to VMU, Village Mixed Use and Future Land Use Map from Office to Village & Centers Mixed Use in conjunction with a development agreement

Keith Warburton was present to represent the request. Chad Wilkinson presented the application for a Future Land Use Map and Zoning Map amendment in conjunction with a development agreement to facilitate a deeply affordable housing project. Mr. Wilkinson said the request is for a land use map change from G-O (General Office) to VMU (Village Mixed Use) and a zoning change from G-O to Village and Centers Mixed Use. He showed the property on a map, which included surrounding land uses and zoning. He described the standards and uses for the VMU zone. Staff determined that this project required a development agreement. Mr. Wilkinson elaborated on reasons for considering a development agreement. He said the reason, in this case, is that there's been a change in circumstances since the general plan was adopted. He said there is an issue with crime at the property. The city wants to encourage redevelopment in the area. The existing hotel is legal non-conforming use and needs to be adopted to another type of land use. The applicant would like to convert it to multi-family affordable housing. He said the development agreement will create parameters to ensure the property is developed in a way that ensures the goals of the city are accomplished. Mr. Wilkinson outlined the specific requirements of the development agreement, which included a residential component, commercial space for the general public, and compliance with city and VMU code standards. The applicant proposed some changes to the structure to accommodate the requirement for commercial space. Public notices were sent to nearby property owners. Four public comments were received via email were forwarded to the Planning Commission. He said the VMU zone has five criteria. Staff finds that the application meets those criteria. Mr. Wilkinson detailed how each of the criteria will be met. Staff recommends that the Planning Commission forward a recommendation of approval to City Council for this proposed zone change.

A discussion was had regarding the development agreement. They discussed that it's possible to set a timeline for completion. Mr. Wilkinson said that the Planning Commission will have review authority over the administrative portion of the agreement. He said they will also have the chance to review the Master Site Plan review.

Keith Warburton approached the podium. Chair Richards asked if he had read and could comply with the conditions of development agreement. Mr. Warburton said yes.

Commissioner Pehrson asked Mr. Warburton about the logistics of the commercial space.

Commissioner Pehrson asked Mr. Warburton if he plans in renovating the outside of the building. He said yes, they will make improvements.

Commissioner Pehrson asked what a reasonable timeline for completion of the development agreement would be. Mr. Warburton said he thinks two years is a reasonable timeline.

Commissioner Klinge asked who he had in mind for residents. Mr. Warburton anticipates a higher population of seniors. Commissioner Klinge asked if there will be elevators to accommodate

seniors. He said no. There will be ADA accommodating apartments on the bottom floor. They will allow wheelchair access.

Commissioner Hildreth asked about security on the property. Mr. Warburton said there will be cameras, especially in parking lots. There will not be onsite security staff. Commissioner Hildreth asked if these rentals will function like an extended stay hotel, being rented weekly or monthly. Mr. Warburton said only annual leases will be offered.

Commissioner Klinge asked if all of the occupants will be low-income. Mr. Warburton said yes. He said they have a housing grant from the State of Utah.

A discussion was had regarding the difference between permanent supportive housing and deeply affordable housing. This development is deeply affordable housing, which offers wrap-around services, but not 24-hour care services, like permanent supportive housing. He said they will have some case managers onsite.

Chair Richards opened the agenda item for public comment.

Marianne Ross expressed her concerns with Mr. Warburton's project. She shared research she'd done on other affordable housing projects he's been involved in. She said that he's been involved in multiple failed projects. She said the tenants on his properties have engaged in drug trafficking and the properties are not well monitored. She wants to know if background checks will be done for the residents and if inspections will be done. She asked if the city has any oversight in the property.

Drew Ross said he's seen crime grow rapidly in the area because of similar property near his home. He encouraged the council to study the properties Mr. Warburton has been involved with already, as well as other similar properties, before they make their decision. He said he'd rather see it become a commercial building.

Lorenz Rindlisbacher, from Investment Group Property, said he feels that since this building has been such an issue with drug trafficking and crime, it should be torn down and rebuilt. He said they have lodged many of the complaints to police for this property. He feels this request needs to be considered in terms of what is needed in the area. He said this development agreement is premature. If this is approved, he asked that guardrails are in place to ensure the development is done properly.

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

Chad Wilkinson addressed public comments. He acknowledged the high crime in the area and said that's why they are entertaining this option as a solution. He said he'll let the applicant address the level of investment the applicant is making on the interior, that will result in a high-quality development. He said it is the task of the Planning Commission to determine if this project fits the area and meets the criteria for a high-quality development and if it the best and highest use for the property.

Chair Richards asked if Murray City could contribute funds to the project to ensure it's high-quality. Mr. Wilkinson said no, there's no subsidy being offered. The city's role is limited to land use.

Chair Richards asked for the details of guardrails for the agreement and what will happen if the agreement is not met. Mr. Wilkinson said, if the request is forwarded to the City Council and approved by them, the applicant will need to apply for building permits and a business license, as well as obtain land use approval from the Planning Commission to proceed. If these items are not completed, the zone request will be rescinded. The property will go back to its original zoning.

Commissioner Pehrson asked if they can make the recommendation to the City Council contingent upon a completion date of two years. Mr. Wilkinson said that would be a good idea. He recommended adding that the initial construction and establishment of use be completed within two years.

Vice Chair Hristou asked if the objective to determine if they feel the VMU is appropriate for the parcel, not what they think about the project. Mr. Wilkinson said that is the big issue.

Chair Richards asked if the spot zone is truly the best recommendation for this property. Mr. Wilkinson said that spot zoning is not inherently wrong and is a common practice. He said that the VMU zone does have a set of criteria projects must meet. Staff feel this project meets the required set of criteria. He said that the Planning Commission can decide that they don't agree with staff's findings.

Commissioner Rogers confirmed that the Planning Commission is considering a zone change and approval of a specific project. Mr. Wilkinson said that's correct.

A discussion was had regarding the best and highest use of the property. Some commissioners felt that commercial use would be more appropriate. Vice Chair Hristou said he's conflicted on what is the best use.

Commissioner Pehrson asked the applicant how much money he plans on investing into improvements. Mr. Warburton said it will be close to four million dollars. Commissioner Pehrson asked him if he'd be opposed to putting a required dollar amount in the development agreement. Mr. Warburton said yes, he would be opposed to it. Commissioner Pehrson said that five goals must be met to be considered high quality development and proper funds need to support that and that it shouldn't just be aesthetic. Mr. Warburton said that the property already has some high-quality features and doesn't want to be held to a specific dollar amount if it isn't needed. Commissioner Pehrson expressed he is concerned that not being held to some financial standard will result in the property not being a high-quality development.

A discussion was had regarding whether the VMU is the best and highest use of this property in this location. Chair Richards asked the implications of not approving the zone change and project. Mr. Wilkinson said that the Planning Commission could make a recommendation that the City Council not approve the application. The City Council can go with the recommendation or choose to approve. If they deny the application, the applicant must wait one year before reapplying.

Commissioner Pehrson said that just having low-income housing doesn't lead to increased crime rates. He feels that crime would decrease with the proposed project. He feels the mix of commercial with residential will be an improvement. He agrees with other commissioners that VMU may not be the best fit.

Chair Richards asked what would happen if the commission did not make a motion. Mr. Wilkison said they need to have a decision, but there are a variety of motions they could make. He said they could recommend approval, denial or that the item be tabled. He doesn't feel there's a reason to table the item.

Commissioner Pehrson made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 975 East 6600 South from Office to Village & Centers Mixed Use subject to approval of a development agreement, with the condition that the development is completed within two years.

Seconded by Vice Chair Hristou.

Commissioner Hildreth asked if they should have made a recommendation of denial instead.

A discussion commenced related to the proper motion and whether an amended motion would need to be made if the current motion failed. Mr. Wilkinson clarified that the commission did not have to make an amended motion if the current motion to approve failed.

<u>N</u>	Hildreth
<u>N</u>	Hristou
<u>N</u>	Klinge
<u>N</u>	Pehrson
<u>N</u>	Richards
<u>N</u>	Rogers

Motion fails: 0-6

ANNOUNCEMENTS AND QUESTIONS

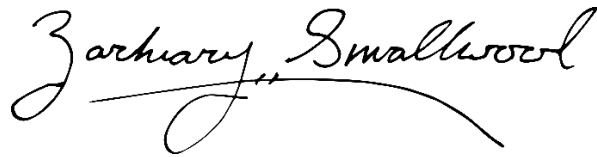
The next scheduled meeting will be held on August 21, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 8:05 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.

A handwritten signature in black ink that reads "Zachary Smallwood". The signature is fluid and cursive, with a long horizontal flourish extending from the end of the name.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department