



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

September 4, 2025

6:30 P.M. MDT

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

MEMBERS PRESENT

Present: Michael Richards, Chair
Pete Hristou, Vice Chair
Ned Hacker
Aaron Hildreth
Peter Klinge
Jake Pehrson
Katie Rogers
Mark Richardson, Deputy Attorney
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Members of the Public (per sign-in sheet)

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.

CALL MEETING TO ORDER

Chair Richards called the meeting to order at 6:30 p.m. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Rogers made a motion to approve the minutes for August 7, 2025 Seconded by Commissioner Hildreth. 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 Murray Block One Design Review. Seconded by Vice Chair Hristou. A voice vote was made, with all in favor.

DESIGN REVIEW(S) – ADMINISTRATIVE ACTION

Lofts on Vine - Project #25-010 - 368 West Vine Street - The applicant is requesting design review for a mixed-use project in the MCMU zone

This agenda item was combined with the subdivision review.

SUBDIVISION(S) – ADMINISTRATIVE ACTION

Lofts on Vine - Project #25-011 - 368 West Vine Street - The applicant is requesting subdivision approval for a mixed-use project in the MCMU zone

Adam Maher was present to represent the request. David Rodgers presented the application requesting design review, as well as preliminary and final subdivision approval to allow the development of a mixed-use project in the MCMU zone. Mr. Rodgers showed a map and site plan of the property. He described the details of the subdivision, which will include commercial development. He discussed elevations and heights, the drive aisle, open space, and building materials. Mr. Rodgers said the Planning Commission has discretion to determine if they feel the materials meet the intent of the ordinance. He showed renderings of the proposed project. He went into greater detail regarding parking, stating that the applicant will provide more than the required number of spaces. He said staff has concerns with the logistics of the commercial parking being located in the garage and patrons having to walk outside the garage around the building to access the business they are visiting. He discussed site access, saying that there is adequate vehicular access. He said there's not pedestrian access without walking directly on the drive aisle. He cited the condominium code and said it isn't being met. Staff feels there is not good pedestrian circulation and does not meet the intent of the code. He showed the floor plans and described the layout of each floor. Mr. Rodgers showed a map and chart of the landscaping and amenities. The applicant has requested to reduce the amount of commercial space that is required by increasing the amount of landscaping required. He provided details regarding the proposed landscaping amenities. Staff feels that the proposed reduction keeps the applicant from providing required amenities and open space and does not meet the ordinance requirements. Public notices were sent to property owners and affected entities, with no comments being received. Staff finds that the proposed development is not consistent with the requirements of the Murray City code due to not providing the required amount of landscaping, and the proposed amenities do not meet the intent of the open space and amenity code. He said the proposed subdivision does not meet all the development standards for condominiums. Staff recommends the Planning Commission vote to deny design review and subdivision approvals.

Mr. Rodgers indicated that the Planning Commission may choose to approve the request by drafting conditions that would bring the project into compliance with the ordinances or may choose to table the application to a later meeting.

Adam Maher approached the podium for questions. He spoke regarding the challenges with the parcel of land they wish to develop. He said he believes that landscaping challenges are easy to overcome. He also said they've addressed the issues with exits to be more accommodating. He discussed the noise levels at the property and said most residents will not utilize outdoor amenities. He said they've also increased the width of the five-foot sidewalk with pavers. Mr. Maher said they have worked to come into compliance with conditions outlined by staff.

Chair Richards and Mr. Maher had a discussion regarding the five-foot sidewalk. Mr. Maher said he feels a five-foot sidewalk is appropriate for a residential development. He expressed that he didn't agree with the requirement for the sidewalk to seven feet.

Chair Richards and Mr. Maher had a discussion regarding the extra doors and parking. Mr. Maher said he believed they've met the requirements since the staff report was presented to them. He said he was under the impression, after several meetings with staff, they met code on the topics discussed.

Commissioner Hildreth asked how they have addressed issues with garbage disposal. Mr. Maher said they created a space that's covered, with accessible containers.

Vice Chair Hristou confirmed that, other than the sidewalk extension, the applicant is able to comply with the rest of the conditions. Mr. Maher said yes.

Commissioner Klinge asked about the amount of commercial space proposed for the development. Mr. Maher said they worked with staff to meet an adjusted amount of that requirement by combining parking and additional amenities. Commissioner Klinge asked what kind of commercial they'd be serving. Mr. Maher said people who work from home or have a home occupation business.

Commissioner Pehrson commented that the project is short on open space, even after adjustments. Mr. Maher said they are continuing to work with staff to bring that into compliance and how amenities are interpreted.

Commissioner Rogers asked how commercial parking will work. Mr. Maher said customers will enter the businesses through their open garages. Residents will leave their garage doors open during their business hours.

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

David Rodgers acknowledged that the applicant did resubmit, but due to the deadline, that has not been taken into consideration for this meeting. He said he presented what was given to staff by the deadline. Staff have not reviewed the re-submittal yet.

Commissioner Pehrson and staff had a discussion regarding the reduction in commercial space. Staff said the applicant still needs to increase commercial space to get to the 60% requirement, as

well as increase landscaping space.

Commissioner Klinge asked for clarification of the purpose of the MCMU zone. He understands the applicant is requesting exceptions to the zone requirements. He wondered if those exceptions are in keeping with the intent of the transit corridor in the zone and setting a precedent for future applications to request exceptions that may not be in keeping with the intent of the zone. Mr. Smallwood approached the podium and said the State has set conditions the city has to comply with for a request to vary standards in the code and there's very little discretion for the Planning Commission to approve exceptions for conditional use permits.

Commissioner Hildreth asked why the application came to the Planning Commission before the necessary items were addressed. Mr. Smallwood said the applicant requested to go before the Planning Commission, but staff would not be recommending approval. Staff have performed reviews of resubmittals and informed the applicant of changes that needed to be made in order to be recommended for approval. He said additional changes from the application came in after the packet was sent out.

A discussion was had regarding the width of the sidewalk. Mr. Smallwood said he's not sure if city engineers will be able to approve the request for reduced width.

Commissioner Hildreth asked if the application can be approved considering changes that haven't been presented yet. Mr. Smallwood said no, staff have not vetted the changes.

The commissioners shared their thoughts on approving or denying the application. Concerns were raised about the request for reduction of landscaping requirement, the request for reduction of sidewalk width, and how the project adheres to the intent of the MCMU zone. The commissioners agreed that the project needs more work before it can be approved.

Vice Chair Hristou made a motion that the Planning Commission vote to deny the design review and subdivision approvals for the Lofts on Vine development on the property located at 368 West Vine Street.

Seconded by Commissioner Klinge. Roll call vote:

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

Motion passes: 7-0

Murray Block One Subdivision Amendment - Project #25-086 - 4816, 4836-4844, 4854, 4858-4860, 4868 South State Street, 65, 75 East Fifth Avenue, and 4843, 4837 South Poplar Street
The applicant is requesting subdivision amendment approval for the Murray Block One Subdivision

Serra Nemelka was present to represent the request. Zachary Smallwood presented the application

requesting approval to amend Lot 2 of the City Hall Subdivision approved by Planning Commission on March 2, 2023. He showed the properties on the map. He said this request is to consolidate all of the properties as part of the Block One development so that the RDA can convey the properties to Rockworth Companies. Mr. Smallwood described the properties and boundaries to be included in the consolidation. Notices were sent to affected properties, with no comments being received. Staff recommends approval of the property consolidation.

Serra Nemelka approached the podium. Chair Richards asked if she had read and could meet the conditions. She said, yes.

Chair Richards opened the agenda item for public comment.

Susan Wright spoke in support of the project. She asked what happened to the town square that was planned to go in front of the mansion and Townsend house.

Leanne Parker Reid said she agrees with Ms. Wright. She is concerned about the green space.

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

Mr. Smallwood addressed the public comments. He showed on the map the highlighted areas that will be included in the development. He said there are some slight adjustments to boundaries. He said the plaza and the green space will still be there. Mr. Smallwood said there is green space dispersed throughout the development connected by pedestrian walkways. He said that staff and the developers have worked to create meaningful and useful open space.

Commissioner Klinge made a motion that the Planning Commission approve the Block One Subdivision, amending and extending Lot 2 of the Murray City Hall Subdivision for the properties addressed 4816, 4836-4844, 4854, 4858-4860, 4868 South State Street; 65 & 75 East Fifth Avenue and 4843 & 4837 South Poplar Street subject to the four conditions:

1. The applicant shall meet the requirements of the City Engineer as stated in the staff report.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The property shall meet all the applicable requirements of Chapter 17.171 of the Murray Land Use Ordinance for the City Center Form Based Code.
4. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the final plat shall be null and void.

Seconded by Commissioner Rogers. Roll call vote:

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

Motion passes: 7-0

ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

Lusso Office Services - Project #25-085 - 6446 South 900 East - The applicant is requesting a zone map amendment to change a property from R-1-8 to R-N-B

Enzo Dennet was present to represent the request. David Rodgers presented the application to amend the Zoning Map for the subject property from R-1-8 to R-N-B to allow for a commercial use. Mr. Rodgers showed a map of the property, as well as the future land use map. He said the future land use map calls for the parcel to be rezoned. He discussed the differences between the two zones. Public notices were sent to nearby property owners and affected entities. No comments have been received. Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zone map designation.

Commissioner Hildreth asked if the current building on site conforms to the R-N-B requirements or if it will need to be modified. Mr. Rodgers said it depends on the use.

Enzo Dennet approached the podium for questions.

Commissioner Klinge asked what the property is currently being used for and what the intended use will be.

Mr. Dennet said the building was a preschool and then was a residential rental property. He said they will be using it for office space.

Commissioner Hacker asked about parking access to the property. Mr. Dennet said it's already very accessible. He said the area previously used as a playground can be converted to parking.

Chair Richards opened the agenda item for public comment. Seeing none, the public comment period was closed.

Commissioner Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 6446 South 900 East from R-1-8, Low Density Single Family to R-N-B Residential Neighborhood Business as described in the Staff Report.

Seconded by Vice Chair Hristou. Roll call vote:

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

Motion passes: 7-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on September 18, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson adjourned the meeting at 7:38 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 "Zachary" on the top line and "Smallwood" on the bottom line, with a small flourish at the end of "Smallwood".

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department