



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

October 2, 2025

6:30 P.M. MDT

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

MEMBERS PRESENT

Present: Michael Richards, Chair
Ned Hacker
Peter Klinge
Jake Pehrson
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: Pete Hristou
Aaron Hildreth

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 Klinge made a motion to approve the minutes for August 21, 2025 and September 4, 2025. 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

Commissioner Hacker made a motion to approve the findings of facts for Lofts on Vine design review, Lofts on Vine condo subdivision and Murray Block One subdivision amendment. Seconded by Commissioner Klinge. A voice vote was made, with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

MS Auto Sales - Project #25-087 - 4195 South 500 West #26 - Requesting Approval for an Auto Sales Business

Mustafa Jabber was present to represent the request. Ruth Ruach presented the application requesting Conditional Use Permit approval to allow an auto sales business within the M-G zone on the property located at 4195 South 500 West, #26, in the M-G zone. Ms. Ruach showed the site plan and floor plan, as well as parking spaces. Notices were mailed to affected property owners, with no comments being received. Staff recommends that the Planning Commission approve a conditional use permit for an auto sales business at the property.

Mustafa Jabber approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said, yes.

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

Commissioner Hacker 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 #26, 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 Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 5-0

Greenlight Auto - Project #25-092 - 4205 South Commerce Drive #8 - Requesting Approval for an Auto Sales Business

Amy Horsley was present to represent the request. David Rodgers presented the application requesting a conditional use permit to allow for an auto sales business to be located on the property at 4205 S. Commerce Drive #8, in the M-G zone. Mr. Rodgers showed the floor plan for the office. He showed the site plan, which included customer parking and display stalls for vehicles. He said the site access and parking meet the requirements. He said there is currently no landscaping installed – that has been added as a condition of approval before a business license can be issued. Notices were sent to affected property owners, with no comments being received. Staff recommends that the Planning Commission approve a conditional use permit for an auto sales business at the property.

Amy Horsley approached the podium. Chair Richards asked if she had read and could comply with the conditions. She said, yes. She is requesting an extension in order to install landscaping at an appropriate time of the year.

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

Commissioner Rogers made a motion that the Planning Commission approve a conditional use permit to allow an auto sales business at the property, addressed 4205 South Commerce Drive Unit #8, 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 maintain three (3) parking spaces as display space for vehicles.
3. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
4. The project shall comply with all applicable building and fire code standards.
5. Prior to business license approval, the applicant shall obtain permits for any new attached or detached signs proposed for the business.
6. The property owner shall work with Community and Economic Development staff to bring the Commerce Drive frontage landscaping into compliance with Chapter 17.68 Landscape Requirements. Landscaping shall be installed prior to issuance of a business license for the use, or a performance security and deferral agreement shall be provided to the City which shall guarantee completion of all unfinished improvements.

Seconded by Commissioner Hacker. Roll call vote:

A Hacker

A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 5-0

DISCUSSION ITEM(S)

Fashion Place West Station Area Plan Update on Progress Made on the Fashion Place West Station Area Plan

Mark Morris presented an update on Fashion Place West Station Area Plan. He said they've been working on updating the regulatory requirements from the State of Utah. He provided background for the project and reviewed the goals and vision elements for the next 25 years. He described each sub area they've designed. He said improving connections between the sub areas is an important feature.

Commissioner Klinge asked for specific examples of each sub area. Mr. Morris discussed examples of use for each of the three sub areas. He noted that feedback from mall employees was taken into consideration regarding connectedness of the train platform to the mall.

He said they've been updating demographic data for the area. He highlighted notable changes from the data that was from 2018-2019 – such as median income, transportation costs in reference to income, affordable housing, and job access. He said this data helps them focus the redevelopment of the area. He mentioned that some zone changes may be required as part of the new development. Mr. Morris said it's important to implement the vision element now, so that future changes will have something to tie them together.

Commissioner Klinge asked if there will be a significant number of zoning changes required to accommodate the redevelopment. Mr. Morris said not necessarily.

Commissioner Pehrson asked Mr. Morris if he will be recommending specific zone changes. Mr. Morris said he will not make specific recommendations for zone changes but will make broad recommendations to accomplish goals and the vision element for the area.

Commissioner Klinge asked what are some of the lessons learned from the previous development of the Fireclay area. Mr. Morris deferred to staff to answer the question. Zachary Smallwood said they have learned a lot and are still incorporating changes as a result. He reminded the commissioners that they are still in the visioning stage of the area redevelopment. He anticipates it will require careful code development in the future.

Mr. Morris said they are working on covering transportation gaps and cycling infrastructure. They are looking to make long-term improvements to transit use. He said the property owners will be ones who implement the vision created by Murray City. Mr. Morris said UTA has a five-year implementation plan that Murray City can coordinate with. He talked about UTA's goals and how they are accomplishing them. He said UDOT (Utah Department of Transportation) is a partner in this process and is working on projects as well.

A discussion was had regarding the challenges of pedestrian safety while crossing State Street. UDOT is open to discussions on improvements to make State Street safer and more accessible. Mr. Morris mentioned elements of State Street around the mall that will need to be redesigned.

Mr. Morris discussed UTA's and the state's emphasis on the implementation plan for the next five years. Determining which party will be responsible for various aspects is the next step. He said there are some items Murray City can lead the charge on. He shared a list of some catalytic projects for the city to start working on that can be accomplished in the next five years. He said the city can start looking at budgeting for these projects, as well as brainstorming how to get them started.

A discussion was had about the Winchester pedestrian bridge. Mr. Morris said it feels very unsafe to use. He has reached out to UDOT to see if it will be rebuilt but has not heard back. It's quite expensive to rebuild or redesign a pedestrian bridge.

Commissioner Pehrson asked, after the five-year plan is implemented, if the city should rezone the area for multi-use. Mr. Morris said that would be appropriate for area. He suggested engaging with property owners and the mall as part of the process.

Mr. Smallwood said the small area plan is already adopted and on Murray City's website.

ANNOUNCEMENTS AND QUESTIONS

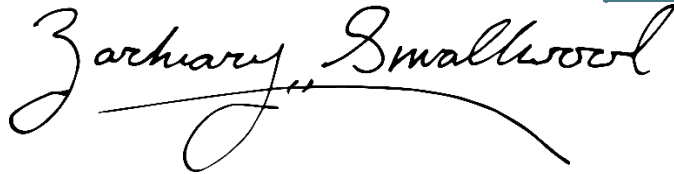
The next scheduled meeting will be held on October 16, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 7:34 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 line extending from the end of the name.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department