



# MURRAY CITY PLANNING COMMISSION

## MEETING MINUTES

November 6, 2025

6:30 P.M. MDT

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

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### 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  
Ruth Ruach, Planner I  
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 Hacker made a motion to approve the minutes for October 2, 2025 and October 16, 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 Rogers made a motion to approve the findings of facts for Ethos Landscaping site plan review. Seconded by Vice Chair Hristou. A voice vote was made, with all in favor.

## SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

### Ivory Homes - Project #25-096 - 955 East Woodoak Lane - Review of new 3,277 sq ft office building

Skylar Tolbert was present to represent the request. David Rodgers presented the application requesting site plan approval for construction of a new office building for the Clark & Christine Ivory Foundation, located in the C-D zone. Mr. Rodgers provided property details, including elevations on all sides, site access and parking. The applicant meets the parking requirements. He showed the floor plans. He discussed landscaping requirements and said the applicant will need to work on meeting those requirements. Public notices were sent to affected properties, with one phone call received in support of the project. Staff recommends that the Planning Commission grant site plan approval for the proposed Clark and Chris Ivory foundation building.

Skylar Tolbert approached the podium. Chair Richards asked if Mr. Tolbert had read and could comply with the conditions. Mr. Tolbert said he could.

Mr. Tolbert provided some background on the project and the objectives of the Ivory Homes Foundation.

The commissioners and Mr. Tolbert discussed the objectives and location of the headquarters for the Ivory Homes Foundation.

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 grant site plan approval for the proposed Clark & Chris Ivory Foundation Building at the property addressed 955 East Woodoak Lane.

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 meet all Power Department requirements.
6. The applicant shall obtain a building permit prior to any construction occurring on the site.
7. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance prior to Planning approval of a building permit.
8. Meet all parking requirements of Chapter 17.72, including ADA stall regulations.
9. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.

10. The applicant shall obtain a Murray City Business License prior to operating any business at the location.

Seconded by Commissioner Hacker. Roll call vote:

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

Motion passes: 7-0

#### DESIGN REVIEW(S) – ADMINISTRATIVE ACTION

##### Woodward Construction Enterprises - Project #25-106 - 4872 South 190 West - Review of a new 2,800 sq ft construction office building

John Gus was present to represent the request. Zachary Smallwood presented the application requesting design review for an office warehouse building in the MCMU zoning district. Mr. Smallwood provided some context regarding the application. He said that the applicant received a variance in 2022 for a change in the location of parking. He showed the floor plans for the building, office space and garage. Mr. Smallwood said staff are recommending a condition to add ground floor windows to meet the requirements of the MCMU zone. He recommended that because of the office warehouse use that instead of the parking standard of one stall per every 350 square feet of office space that the Planning Commission find that using the standard of one space for every 750 square feet of warehouse space and one space per every 250 square feet of office space be used instead. Notices were sent to affected properties, with no comments received. Staff recommend approval of the design review application, subject to the 11 conditions outlined.

Commissioner Klinge asked what the intended use of the office space. Mr. Smallwood said the space is suitable for an office warehouse and the client will discuss its use. He said they were sure to confirm it may not be used for auto sales.

John Gus approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said he could.

Mr. Gus said he may use the space for a cabinet shop or office storage space. He confirmed that the business will not be related to auto sales or repair.

Chair Richards opened the agenda item for public comment.

Jeff Harkless, with Heart Drilling, spoke. He owns an adjacent property. He is trying to get the property lines cleaned up, as well as get some power lines removed. He's concerned about the impact of the new business on this situation. He wants to make sure these issues are addressed.

Chair Richards closed the public comment period.

Mr. Smallwood spoke regarding the power lines. He said he anticipates this is something that can be addressed during the building permit review. He then spoke about the property lines. He suggested both property owners work together to resolve any issues.

Commissioner Hacker made a motion that the Planning Commission approve the application for design review for Woodward Enterprises on the property located at 4872 South 190 West with 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 meet all Power Department requirements.
6. The applicant shall obtain a building permit prior to any construction occurring on the site.
7. The applicant shall include one additional ground floor window on both the south and east frontages of the building.
8. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance prior to Planning approval of a building permit.
9. Maintain the proposed parking as stated on the site plan and reviewed in the staff report.
10. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.
11. The applicant shall obtain a Murray City Business License prior to operating any business at the location.

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

#### CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

##### Utah Boat Broker - Project #25-100 - 5959 South Stratler Street - Request for Conditional Use - Permit approval to allow a boat sales business

Tanner Jardine was present to represent this request. Ruth Ruach presented the application requesting conditional use permit approval to allow a boat sales business within the M-G Zone. Ms. Ruach described the parcel for the business and the nature of the business. She showed the site plan and concept drawings. She discussed site access and parking. She pointed out some key site improvements that need to be made, related to unpaved parking a lack of landscaping. These have been added as conditions for approval. Staff recommends that the Planning Commission approve a conditional use permit, subject to the conditions.

Tanner Jardine approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said he could.

Mr. Jardine and Ms. Ruach had a discussion about a deferral agreement to meet the conditions for parking and landscaping.

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 to allow a boat sales business at the property addressed 5959 South Stratler Street, 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 obtain a Murray City Business License prior to beginning operations at this location.
7. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
8. The project shall comply with all applicable building and fire code standards.
9. Prior to business license approval, the applicant shall obtain permits for any new attached or detached signs proposed for the business.
10. The property owner shall work with Community and Economic Development staff to bring the Stratler Street frontage landscaping into compliance with Chapter 17.68 Landscape Requirements.

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

#### SUBDIVISION(S) – ADMINISTRATIVE ACTION

Afton England Subdivision Amendment - Project #25-101 - 1776 East Vine Street & 6158 South - Carriage Park Circle - Request for a subdivision amendment to residential lots in the R-1-10 zone

Paul Davis was present to represent the request. David Rodgers presented the application requesting Planning Commission approval to adjust the Afton England subdivision property line by approximately twelve feet (12') in the R-1-10 zone, adjusting lots one and two. He showed the

current property lines on a map. He showed the existing plat and provided some history of the development for context. He explained how the property line adjustment will look. Public notices were sent to affected properties. Staff received a call asking for clarification. Tanner Ditch Company sent an email as well. Staff recommends that the Planning Commission approve the proposed subdivision amendment for the Afton England subdivision, adjusting lots one and two.

Commissioner Klinge asked about the letter from Tanner Ditch Company. Mr. Rodgers said the matter they are referencing will not be impacted by this property line adjustment in any way.

Paul Davis approached the podium. He said they want to increase the size of one lot in order to put a home on it. Chair Richards asked if he had read and could comply with the conditions. He said he could.

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 the proposed subdivision amendment for the Afton England Subdivision, adjusting Lots 1 and 2, which are the properties addressed 1776 East Vine Street & 6158 South Carriage Park Circle subject to the following conditions:

1. Meet the requirements of the City Engineer.
2. Meet the Wastewater and Fire Department requirements.
3. Meet all requirements of Section 17.104 of the Murray Land Use Ordinance for the R-1-10 Zone.

Seconded by Commissioner Hildreth. 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

#### ANNOUNCEMENTS AND QUESTIONS

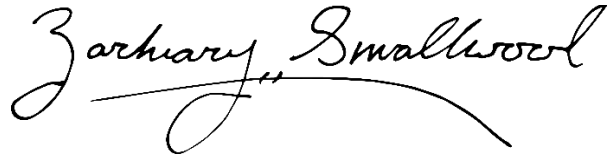
The next scheduled meeting will be held on November 20, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

#### ADJOURNMENT

Chair Richards adjourned the meeting at 7:09 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](mailto: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.

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Zachary Smallwood, Planning Division Manager  
Community & Economic Development Department