



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

November 20, 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
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: Peter Klinge

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

There were no minutes to be approved for this meeting.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Vice Chair Hristou made a motion to approve the findings of facts for Ivory Foundation site plan review, Woodward Enterprises design review, Utah Boat Brokers conditional use permit, Afton England subdivision amendment. Seconded by Commissioner Hacker. A voice vote was made, with all in favor.

APPROVAL OF 2026 MEETING DATES

Commissioner Rogers made a motion to approve the 2026 meeting dates. Seconded by Commissioner Pehrson. A voice vote was made, with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Beyond Creation Institute - Project #25-108 - 4764 South 900 East Suite 1 - Request for a Reiki Business in the C-D Zone

Doralee Olds was present to represent the request. Ruth Ruach presented the application requesting conditional use permit approval to allow a massage therapy business which provides reiki and hypnosis services in the C-D zone. Ms. Ruach showed the property on a map. She showed the site and floor plan. She said the applicant does not propose modifying the building. Ms. Ruach discussed the access and parking for the business. She said the applicant exceeds the parking requirement. Staff recommends that the Planning Commission approve the conditional use permit subject to the conditions.

Ms. Olds approached the podium. Chair Richards asked if she had read and could comply with the conditions. She said, yes.

Commissioner Hildreth and Ms. Olds had a discussion regarding the nature of the business.

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 a reiki business at 4764 South 900 East, Suite 1, subject to the following conditions:

1. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
2. Prior to business license approval, the applicant shall obtain permits for any new attached or detached signs proposed for the business.

3. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
4. The applicant shall meet all Murray City Engineering requirements.
5. The applicant shall meet all Fire Department requirements.
6. The applicant shall meet all Water Division requirements.
7. The applicant shall meet all Wastewater Division requirements.
8. The applicant shall obtain a building permit prior to any construction occurring on the site.

Seconded by Vice Chair Hristou. Roll call vote:

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

Motion passes: 6-0

GENERAL PLAN AMENDMENT(S) – LEGISLATIVE ACTION

Fashion Place West Station Area Plan - Project #25-109 - Roughly 6100 South to City Border and Fashion Place Mall to I-15 - Request to Amend the Fashion Place Small Area Plan to Meet State of Utah Station Area Plan Requirements

David Rodgers introduced this agenda item. This is a request from The Murray City Planning Division to amend the previously approved Fashion Place West Small Area Plan to meet the criteria for a Station Area Plan as required by State of Utah statute.

Mark Morris spoke regarding the amendment to the Fashion Place West Small Area Plan. He said the State of Utah requires every city with a fixed rail station on the public transit system to have a station area plan. He described the process that occurred over the last few months to come into compliance with the requirements. He said the state required more focus on the implementation portion of the plan. This involved creating a steering committee, which included Commissioner Hildreth and a member of the City Council. He said the intent of the area plan is to map out the next 5 years, 10 years and 20 years. He said the committee met with Utah Department of Transportation (UDOT) and Utah Transit Authority (UTA) to discuss the roles of these agencies. He showed an implementation matrix outlining the roles of each agency, as well as the role of Murray City. He said they also collaborated with the Fashion Place Mall Management Team. He said that, during the 2020 project, the committee went through a full public process including an open house and online survey. He said the goal is not to create a one-size-fits-all project. Instead, the large area is broken into smaller sub areas, each with different densities and land use types. He outlined various small tasks for each party as part of the implementation plan. He highlighted concepts to encourage development infrastructure change.

Commissioner Pehrson and Mr. Morris had a discussion about the specific changes made to the plan since 2020, which included questions about zoning changes. Mark Morris said that zoning is something the city has complete control of. He said staff can approach mall management directly with desired zone changes.

Commissioner Hildreth asked to confirm that UTA and UDOT are in agreement with the plan concepts. Mr. Morris said that there isn't anything formal in writing, but they verbally endorse the plan and have agreed to the tasks they've been assigned.

Commissioner Hildreth asked if any specific developers have committed to building in this area. Mr. Morris said, no. He said that UTA owns five acres of the land around the station. He said they have specific goals for transit-oriented development for the surrounding land, including surface parking.

Commissioner Hildreth and Mr. Morris had a conversation about how to protect the residential parking from being overtaken by business or transit parking. Mr. Morris said as they go through the development process, there will be a parking study to help understand potential issues before they can determine the best solution. Commissioner Hildreth asked what that process would be like. Mr. Morris said it would involve Murray City approaching UTA, who would probably use a development partner to perform a study.

Commissioner Hildreth asked if the utilities in the area will be able to handle additional development. Mr. Morris said he anticipates the infrastructure will need to be updated.

Chair Richards asked about the next steps after the city approves. Mr. Morris said UTA will then adopt it as an official station area plan.

Chair Richards asked if the plan will be presented to the public. Mr. Smallwood said what was presented today was an amendment to the plan that was originally shared with the public in 2020. At that time, the steering committee had engaged in a high level of public outreach, including information on the city website and public notices for meetings. The public was informed of tonight's agenda item. Once this has been adopted, Mr. Smallwood will post it on the website.

Mr. Smallwood addressed the comments from engineering mentioned in the staff report. He said the comments made by engineering regarding UDOT aren't fully accurate as they reflect past experience, but do not reflect a recent formal response from UDOT. Mr. Morris has had recent conversations with representatives from the Department of Transportation. He said although it may be challenging to get their agreement, the committee is hopeful about obtaining agreement from UDOT.

Mr. Morris said they have met with a representative from the Salt Lake City Transportation Office related to a project they have completed with UDOT's approval between 600 and 700 South on State Street. The representative from Salt Lake City said it's helpful to have a case study from another city they can present to UDOT to demonstrate the success of that city's project.

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 forward a recommendation of approval to the City Council to amend the Fashion Place West Small Area Plan to the Fashion Place West Station Area Plan as an amendment to the 2017 Murray City General Plan.

Seconded by Commissioner Rogers. Roll call vote:

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

Motion passes: 6-0

DISCUSSION AND TRAINING

Salt Lake County Jordan River Recreation Plan - Presentation of Work Done on a Recreation Plan for the Jordan River Parkway That Includes Part of Murray City

Angelo Calacino, Brandon Biederman from Salt Lake County Parks and Recreation and Søren Simonsen from the Jordan River Commission presented an update on a plan they've been coordinating with Murray City planning staff. Mr. Calacino provided background regarding the Jordan River Recreation Area Zone. He said they are working to create a small area master plan, as mandated by Utah State Legislature.

Mr. Biederman mentioned the organizations and consultants they are working with to develop the plan and ensure that it is feasible. He covered the project schedule, as well as goals and priorities of the plan. He discussed public outreach and stakeholder engagement. He covered the framework for the plan. Mr. Biederman showed a map of the boundaries for the area plan. Some of the goals include increasing access to emergency services and amenities on the trail, increased water access for the public, restoring the flood plain and historical meanderings, neighborhood connectedness to trails, increased riparian enhancement and preserved habitat. He said Murray City has a considerable portion of jurisdiction within in the area plan. He said they are developing online tools to gather public feedback to help planning staff.

Commissioner Pehrson asked about docks near Redwood Park. Mr. Biederman said those have been removed but they are working on a new permanent ramp.

Vice Chair Hristou asked how issues regarding the homeless population will be addressed. Mr. Biederman said they are working on increasing visibility and safety. He said having a stronger public presence on the trails will increase safety as well.

Chair Richards asked how public spaces will be policed. Søren Simonsen said that each jurisdiction maintains their own law enforcement.

Chair Richards asked about mile markers on the trail. Mr. Biederman said a comprehensive sign package was implemented a few years ago that including mile markers. He said the funding wasn't available to cover everything, but they accomplished what they could with the funds provided.

Commissioner Hildreth asked if there will be single-entity management oversight. Mr. Biederman said that's being addressed by the consultants. They are looking into the possibility of an advisory body with representatives from multiple agencies. A discussion was had regarding the formation of the advisory body.

Commissioner Hildreth asked if the project expansion will cause displacements to neighborhoods. Mr. Biederman said their goal is to stay within public lands. Any impacts to neighborhoods will be presented for public input through community engagement to ask for easements.

Commissioner Hacker asked if the project would address storm water retention basins. Mr. Biederman said that they will work on an expanded flood plain and work on creating more healthy waterways in general.

Mr. Simonsen spoke regarding storm water retention basins, referencing the Jordan River Commission's Best Practice Guidebook for River-oriented Development. He said there is a lot that's being done to address storm water system issues. Commissioner Hacker asked who would be responsible to cover the cost of upgrades and improvements. Mr. Simonsen said each municipality pays for its own costs.

Commissioner Hacker asked about issues with the confluence of Little Cottonwood and the Jordan River constantly being clogged with gravel and having to be cleared. Mr. Biederman said that is partly how it was designed to operate in order to keep it from going downstream. He said the amount of gravel will be reduced with future improvements upstream to the floodway that the project will address.

Chair Richards thanked Mr. Calacino, Mr. Biederman and Mr. Simonsen for their presentation.

Open and Public Meetings Act Training - Attorney's Office Conducting Yearly Training on the Utah Open and Public Meetings Act for 2025

Mark Richardson presented the Open and Public Meetings Act Training to the Planning Commission. He said they are required to receive this training annually. He stated the purpose and scope of the training. He provided a definition for public meetings and how they are different than social gatherings, as well as what can be discussed casually. He discussed the definition of a quorum, publishing annual meeting schedules, posting meeting agendas, emergency meeting situations, discussions of agenda items not addressed in the agenda, the process for holding closed meetings, holding electronic meetings, rules against predetermining action, and proper public participation in meetings. He said that violations of the Open and Public Meetings Act can be enforced through the Attorney General and District Attorney. He discussed ex parte communications.

Commissioner Hacker asked how the pre-meeting fits into the public meetings act. Mr. Richardson said that the public is welcome to attend but they may not have the opportunity to speak.

A discussion was had regarding the timing of this training for incoming commissioners. Commissioner Hacker said they may read the slides at any time. Staff and commissioners agreed that the training should be held earlier in the year. Staff will work on presenting the training sooner.

ANNOUNCEMENTS AND QUESTIONS

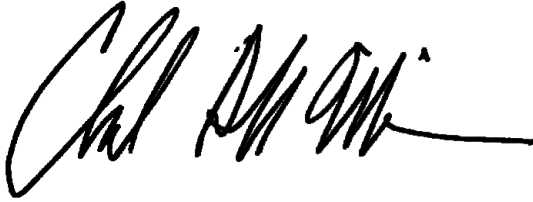
The next scheduled meeting will be held on December 4, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 8:07 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, appearing to read 'Zach Smallwood', with a long horizontal line extending from the end of the signature.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department