



# MURRAY CITY PLANNING COMMISSION

## MEETING MINUTES

January 15, 2026

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  
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)

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

Vice Chair Hristou made a motion to approve the minutes for November 20, 2025 and December 4, 2025. Seconded by Commissioner Pehrson. 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 D.L. Evans Bank – Site Plan Review, Ubert Auto Sales – Conditional Use Permit and The Blind Man – Conditional Use Permit. Seconded by Commissioner Hildreth. A voice vote was made, with all in favor.

### ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

Commissioner Pehrson made a motion to nominate Ned Hacker to be the Planning Commission Chair for 2026. Vice Chair Hristou made a motion to nominate Katie Rogers to be the Vice Chair for 2026.

Commissioner Pehrson made a motion to ratify the nominations for Chair and Vice Chair. Seconded by Vice Chair Hristou. A voice vote was taken with all in favor.

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

#### Auto Expo LLC - Project #26-001 - 4314 South Commerce Drive - Request for an auto sales business within the M-G Zone

Jalal Afnane was present to represent the request. Ruth Ruach presented the application requesting conditional use permit approval to allow auto sales to be conducted on a property within the M-G, Manufacturing General zone. Ms. Ruach described the applicant's plans for the business, which include vehicle storage. He would like the opportunity to sell vehicles in the future. She showed the site plan, which included parking stalls. She said the applicant exceeds the parking requirement. Staff recommends the approval of the application.

Mr. Afnane approached the podium. Chair Richards asked if he had read the conditions and could comply. He said, yes.

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

Commissioner Hacker made a motion that the Planning Commission approve a conditional use permit to allow auto sales to be conducted at the property addressed at 4314 South Commerce Drive, 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 meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance prior to the issuance of a business license.
3. Prior to approval of the business license, the applicant and/or property owner must stripe required parking spaces.
4. The applicant must meet all parking requirements.

5. The project shall comply with all applicable building and fire code standards.
6. The applicant shall obtain a building permit prior to any construction that may occur.
7. 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 Hildreth  
A Hristou  
A Pehrson  
A Richards  
A Rogers

Motion passes: 6-0

Hell's Gate Gym - Project #25-116 - 363 West 6160 South - Request for expansion of a gym in the M-G Zone

Michael Symkoviak was present to represent the request. David Rodgers presented the application requesting conditional use permit approval to expand an existing gym facility located at 363 West 6160 South into an adjacent unit in the M-G zone. Mr. Rodgers showed the site plan for the business. He discussed the applicant's expansion into three units. He said the parking provided meets the requirements. He showed the floor plan for the additional units. Staff recommends that the Planning Commission approve a conditional use permit to allow the gymnasium business.

Mr. Symkoviak approached the podium. Chair Richards asked if he had read the conditions and could comply. He said, yes.

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

Commissioner Hildreth made a motion that the Planning Commission approve a conditional use permit to allow a gymnasium, athletic club, and body building studio at the property addressed 363 West 6160 South, 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 ensure all required parking is striped.
4. The applicant must meet all parking requirements.
5. The project shall comply with all applicable building and fire code standards.
6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Vice Chair Hristou. Roll Call Vote:

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

Motion passes: 6-0

SUBDIVISION AMENDMENT(S) – ADMINISTRATIVE ACTION

The Pointe at 53<sup>rd</sup> - Project #26-002 - 5215 South State Street - Request to dissolve office condos and amend subdivision

Tina Franco was present to represent the request. Zachary Smallwood presented the application requesting to vacate the 16 office condos that were approved in 2023. Mr. Smallwood showed the site plan for the subject property. He showed the amended plat, vacating the 16 office condos. Notices were sent to property owners and affected entities. No comment has been received. Staff recommends that the planning commission grant the subdivision amendment approval for the Pointe at 53<sup>rd</sup> office building condo vacation on the property located at 5217 South State Street, subject to the conditions.

Ms. Franco approached the podium. Chair Richards asked if she had read the conditions and could comply. He said, yes.

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

Commissioner Pehrson made a motion that the Planning Commission grant subdivision amendment approval for the Pointe at 53<sup>rd</sup> Office Building Condo Vacation on the property located at 5217 South State Street, subject to the following conditions:

1. The project shall meet Murray City Engineering Division requirements.
2. The applicant shall meet all Wastewater Division requirements.
3. The applicant shall meet all Water Division requirements.
4. The applicant shall meet all Power Department requirements.
5. The project shall meet all requirements of the Murray City Land Use Ordinance.
6. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
7. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Seconded by Commissioner Rogers. Roll Call Vote:

A Hacker  
A Hildreth  
A Hristou  
A Pehrson

A Richards  
A Rogers

Motion passes: 6-0

### LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

#### Miscellaneous Text Amendments - Project #26-003 - Proposed text amendments pertaining to conditional uses, landscaping, noticing, and reporting requirements

Ruth Ruach presented the request to amend the land use ordinance to address conditional uses, landscaping requirements, and noticing requirements. Ms. Ruach said staff is proposing to amend the code for youth group homes reporting requirement. The section that says the home needs to report their compliance to the city is unnecessary because there are other ways to monitor compliance, such as through business licensing. The next code amendment is for residential facilities for elderly persons. Staff is proposing that the same section, as in the previously mentioned code that pertains to reporting requirements, be removed for the same reason. Ms. Ruach addressed the code amendment that relates to conditional zones. Staff are proposing to remove this section of code as it no longer applies. Conditional zones are now administered through development agreements, which are managed by state laws. The next proposed amendment is for the landscaping requirements code. Staff is requesting to remove the language requiring conditional use permits or site plan review to come with a formal landscaping plan. Requiring this plan for an existing building creates an unreasonable cost that does not help mitigate the potential impacts of the proposed conditional use. The language should be changed so that the requirement only pertains to conditional use permits for new construction. She addressed modifying the language from the noticing section of the code. This clarifies the language and process for public notification. The current language is not representative of how the process is done. The final amendment is for administrative conditional use permits. Staff are requesting that they be allowed to approve administrative conditional use permits without public meeting or Planning Commission approval. This would apply in situations where the applicant is requesting a minor expansion or relocating to a neighboring unit. It would also apply to the approval of EMC (electronic messaging center) signs, when they are not located adjacent to residential zones. Staff is requesting that the Planning Commission forward a recommendation of approval to the City Council.

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

Vice Chair Hristou made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Chapters 17.56 Conditional Uses and Zones, 17.32 Residential Facilities for Elderly Persons, 17.68 Landscaping Requirements, and 17.04 General Provisions, as reviewed in the Staff Report.

Seconded by Commissioner Pehrson Roll Call Vote:

A Hacker  
A Hildreth  
A Hristou  
A Pehrson

A Richards  
A Rogers

Motion passes: 6-0

#### ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood provided an update on the Block One project with Rockworth Companies. He also provided an update that the contract with Triumph Group has been terminated. The process of finding a new developer for the old city hall site will begin again.

The Planning Commission meeting for February 5, 2026 has been cancelled due to lack of applications. The next scheduled meeting will be held on Thursday, February 19, 2026, 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 7:01 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).



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Zachary Smallwood, Planning Division Manager  
Community & Economic Development Department