



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

March 5, 2026.

6:30 P.M. MDT

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

MEMBERS PRESENT

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

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

Vice Chair Rogers 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

Commissioner Richards made a motion to approve the findings of fact for Muscle Therapy conditional use permit and Milne Aire Estates subdivision amendment and flat lot. Seconded by Commissioner Pehrson. A voice vote was made with all in favor.

LAND USE TEXT ORDINANCE AMENDMENT(S)-LEGISLATIVE ACTION

Chris Jensen, Sign Code Amendments - #26-016 – (Citywide) Amend sections 17.48.140 and 17.48.180 regarding signage on awnings and canopies

Chris Jensen was present to represent the request. Zachary Smallwood presented the application requesting an amendment to the sign code to allow signage above awnings and canopies and reducing minimum height for projecting signs when they are located above landscaping. Mr. Smallwood described the existing code. He said the current code permits lettering and accents to be on the awning. The change would allow for signage above awnings and canopies. He provided the proposed parameters for letter sizing and proportion, which includes a provision to extend up to six feet from the face of the building. A limit of one sign per awning or canopy is proposed. He discussed proposed aspects of the code related to letter illumination and requirements for signage over landscaping. He said they also streamlined some of code language. He showed graphics to illustrate examples of the proposed changes. He shared staff findings regarding the proposed changes to the code. Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

Vice Chair Rogers invited Mr. Jensen to the podium for questions and comments. Mr. Jensen did not have additional comments and the commission did not have any further questions.

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

Commissioner Hristou made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to sections 17.48.140: Standards for Signs That Require a Permit and 17.48.180 Transit Oriented Development, City Center Form Based Code District and Mixed-Use Zone Signs.

Seconded by Commissioner Hildreth. Roll call vote:

- A Hildreth
- A Hristou
- A Klinge
- A Pehrson
- A Richards
- A Rogers

Motion passes: 6-0

A five-minute recess was taken. The meeting reconvened in the Poplar Room.

DISCUSSION ITEM(S)

Continued discussion of the proposed Land Use Table and transition strategy from the Standard Land Use Code

Zachary Smallwood opened the discussion regarding land use for the M-G (Manufacturing Zone). An electronic survey application was used to gather results from the commissioners for this discussion. Topics included goals for the zone, how sales tax is generated in the zone, whether data centers or retail should be allowed and their impact on the power grid, if retail is allowed whether it should be attached to manufacturing facilities, whether to allow restaurants in the zone and if they should have drive-through windows, allowing self-storage or outdoor storage units, enclosures for tow yards, whether screening barriers should be required for concrete manufacturing, various aspects of auto sales businesses, allowing distilleries in the zone, and how much discretion staff should have in approving conditional uses.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, March 19, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Vice Chair Rogers adjourned the meeting at 7:41 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.



Zachary Smallwood, Planning Division Manager
Community & Economic Development Department