



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

March 19, 2026

6:30 P.M. MDT

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

MEMBERS PRESENT

Present: Ned Hacker, Chair
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)

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 Hacker 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 February 19, 2026 and March 5, 2026. Seconded by Vice Chair 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

There were no findings of fact for this meeting.

SITE PLAN REVIEW(S)-ADMINISTRATIVE ACTION

Sew N Fit – 192 East 4500 South - Addition to an existing Tailor Shop - Project #26-013

Saeid Ahar was present to represent the request. David Rodgers presented the application requesting site plan approval for an addition to an existing building for a tailor shop in the C-D zone. He showed the site and floor plan, with the proposed expansion highlighted on the floor plan. Mr. Rodgers said that landscaping needs to be installed in some areas before planning and building permits can be issued. He discussed access and parking for the property. He said that one of the parking stalls will need to be relocated, per the fire and engineering departments, before permits can be issued. Notices were sent to surrounding property owners. One call was received. Staff recommends that the Planning Commission grant site plan approval for the proposed building addition.

Mr. Ahar approached the podium. Chair Hacker asked if he had been able to review and comply with the conditions. Mr. Ahar said, yes.

Chair Hacker opened the agenda item for public comment.

Ian McCracken, who owns a business east of Sew N Fit, spoke. He said he is supportive of their business. He asked if they had an approved permit prior to beginning the expansion. He said if a permit wasn't granted, he wanted to make the Planning Commission aware of construction that was taking place without a permit since mid-December. He said this was started without any conversation with adjacent businesses. He said that damage had been done to his property – his cement slab, fence and asphalt parking. He presented pictures of the construction and pictures of the damage. He expressed his frustration with the damage and with the loss of property value as a result. He asked if there was a penalty for creating the damage. He also asked for the damage to be repaired.

Chair Hacker said this will be addressed when the public comment period is closed.

Andrew Milam, the contractor for Sew N Fit, spoke. He said that it was not construction taking place, rather it was a required soils test before construction can begin. This involved a lot excavation, which impacted Mr. McCracken's property. He said a survey was completed, which he claims they had a legal right to perform. This survey showed that Mr. McCracken's fence is two feet over the property line, so part of the fence was removed. He said the property owner was aware of that. He said he wasn't aware that it was the neighbors fence. He said no construction has been started.

Commissioner Hristou asked Mr. Milam what prompted him to complete the soils study. He asked if Mr. Milan spoke with someone from the city. Mr. Milam said those are the instructions on the Murray City website before applying for permits. He said he did speak with city staff first. They had a discussion about the soils test and the fence encroaching onto the property line.

Chair Hacker closed the public comment period for this agenda item.

David Rodgers responded to the public comment. He said that the contractor applied for a building permit. That's when planning staff were flagged that site plan approval was required to move the project forward. The building division requires the soils test. He said the fence issue is a civil matter between the property owners.

A discussion was had regarding the requirement for a soils test. That is a building permit requirement. It would have been preferred for the applicant to obtain site plan approval prior to applying for the building permit. The issues regarding the fence will need to be addressed between the property owners. Mark Richardson, Murray City Deputy Attorney, confirmed that the Planning Commission's scope only involves administrative review of the site plan approval.

Chair Hacker called the applicant back to the podium. He asked Mr. Milam if he had an approved soils survey. He said, yes.

Chair Hacker reminded the neighbor at the adjacent property that the issue regarding reparations are a civil matter for them to address privately. He said he hopes Sew N Fit will be good neighbors and take care of the items damaged.

Commissioner Klinge made a motion that the Planning Commission grant site plan approval for the proposed building addition for a tailor business at the property addressed 192 East 4500 South, 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 meet all Murray Power 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 including the installation of 1 tree, 2 5-gallon shrubs, and 4 1-gallon shrubs within the first ten feet of landscaped area prior to the Planning Division's approval of a building permit.
8. The applicant shall meet all parking and access requirements of Chapter 17.72 of the Murray City Land Use Ordinance prior to the Planning Division's approval of a building permit.
9. The applicant shall relocate the parking space from the alley to a location on site deemed appropriate by Fire, Engineering and Planning.
10. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
11. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
12. The applicant shall apply for building permits for all signs and adhere to all sign requirements as described in Chapter 17.48 of the Murray City Code.

Seconded by Commissioner Hildreth. 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

Pocket Shops – 5585 South Commerce Drive #16 - Request to operate an auto sales business - Project #26-018

The applicant was not present to represent the request. The Planning Commission agreed to move forward with reviewing the application. David Rodgers presented the application requesting conditional use permit approval to allow an auto sales business within the M-G zone. He discussed details of the property. He showed site plans, indicating where the business is located. He showed the floor plan, parking and access. Mr. Rodgers said that the parking stalls will need to be striped. Since this property has active site plan approval, some provisions that are normally required for conditional use approval are not applicable, such as landscaping. Staff recommends the Planning Commission approve a conditional use permit for an auto sales business.

Chair Hacker 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 an auto sales business at the property addressed 5585 South Commerce Drive #16, 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. The applicant must meet all parking requirements.
4. Prior to approval of the business license, the applicant and/or property owner must stripe all parking stalls on site.
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 Commissioner Richards. Roll call vote:

A Hacker
A Hildreth

A Hristou
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 7-0

SUBDIVISION REVIEW(S)-ADMINISTRATIVE ACTION

Dow-Nielson Subdivision Amendment – 277 and 285 East Mountain View Drive - Simple Boundary Adjustment - Project #26-019

Mark Nielson was present to represent the request. Ruth Ruach presented the application requesting to align the recorded subdivision plat with the de facto boundary line set by an existing fence and landscaping. She said this is being presented to the Planning Commission as the land use authority. She showed the land survey for the property line and indicated where the boundary adjustment is located. She said the proposed changes will more accurately reflect the current physical conditions of the property. Staff recommends that the Planning Commission approve the boundary adjustment between the properties addressed 277 and 285 East Mountain View Drive subject to the conditions.

Mr. Nielson provided context regarding the request. Chair Hacker asked if he had reviewed and could comply with the conditions. He said, yes.

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

Commissioner Richards made a motion that the Planning Commission approve a simple boundary adjustment between the properties addressed 277 & 285 East Mountain View Drive subject to the following conditions:

1. The adjusted boundaries shall not be in conflict with any provisions of Title 16 Subdivision or Title 17 Zoning Ordinances.
2. The applicant shall be responsible for the preparation and recordation of a new deed or establishment document with the Salt Lake County Recorder's Office

Seconded by Commissioner Hristou. Roll call vote:

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

Motion passes: 7-0

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

DISCUSSION ITEM(S)

Continuation of discussion of the proposed conversion of the Standard Land Use Code to a Land Use Table

The Planning Commission held a working session to review the standard land use code table for the C-D (Commercial District) zone. Using an interactive polling tool, staff solicited commissioner feedback on whether the number of listed use types was appropriate, and whether any uses were missing or should be consolidated. Discussion covered the distinction between general and intensive office uses, the potential consolidation of similar uses such as convenience stores with and without fuel, and the appropriate classification of aviation facilities, data centers, live-work units, and detention centers. Commissioners also considered whether gyms, gas stations, hotels, and auto sales should remain as conditional uses or be reclassified as permitted uses in the CD zone and discussed the possibility of applying proximity-based standards to trigger additional review for uses adjacent to residential zoning.

ANNOUNCEMENTS AND QUESTIONS

Staff provided an update on two recently awarded grants: a \$110,000 Wasatch Front Regional Council grant to fund a small area plan for the Oakwood neighborhood, and a \$125,000 grant to support text amendments and a full rewrite of the Murray Central Mixed Use zoning code.

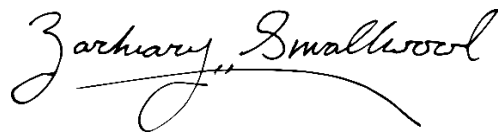
The next scheduled meeting will be held on Thursday, April 2, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Hacker adjourned the meeting at 8:37 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