



# MURRAY CITY PLANNING COMMISSION

## MEETING MINUTES

April 2, 2026

6:30 P.M. MDT

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

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### MEMBERS PRESENT

Present: Ned Hacker, Chair  
Katie Rogers, Vice Chair  
Pete Hristou  
Peter Klinge  
Jake Pehrson  
Michael Richards  
Mark Richardson, Deputy Attorney  
Zachary Smallwood, Planning Division Manager  
David Rodgers, Senior Planner  
Members of the Public (per sign-in sheet)

Excused: Aaron Hildreth

### 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 6:35 p.m. MDT.

### BUSINESS ITEM(S)

### APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for March 19, 2026. Seconded by Commissioner Richards. 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 Klinge made a motion to approve the findings of fact for Sew N Fit site plan review, Pocket Shops conditional use permit, and Dow-Nielson, simple boundary adjustment. Seconded by Vice Chair Rogers. A voice vote was made with all in favor.

## DESIGN REVIEW(S)-ADMINISTRATIVE ACTION & SUBDIVISION REVIEW(S)-ADMINISTRATIVE ACTION

### Galleria Townhomes – 4998 South 360 West - Amendment to previously approved Master Site Plan Project #26-021 & Preliminary Subdivision for 76 Townhomes - Project #26-022

Brad Reynolds was present to represent the request. David Rodgers presented the application requesting an amendment to the previously approved master site plan and preliminary subdivision approval to allow the development of the townhouse phase of the Cottonwood Galleria mixed-use project. Mr. Rodgers said they are looking at a portion that's being updated and only looking at the design review for that portion. He showed the site plan with the portion under review highlighted. He explained details of the original review. He discussed details of the updated parking and vehicular access. He said that traffic connectivity will be improved with the parking updates. Staff is encouraging paths that connect from the trail to town home units. Mr. Rodgers discussed requirements for open space and amenities for that portion of the site, as well as landscaping. He discussed elevations, floor plans and materials used. Notices were sent to nearby property owners, with no comments being received. Staff recommends the Planning Commission grant design review and preliminary subdivision approval for the proposed townhome project.

Mr. Reynolds approached the podium. Chair Hacker asked if he had read and could comply with the conditions. He said, yes.

The commissioners and Mr. Reynolds discussed pathways from the townhomes, in which Mr. Reynolds stated that he will be including a connection that runs from the units to the trail, mesh fencing along trails, and the project timeline.

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

Commissioner Hristou made a motion that the Planning Commission granted design review amendment and subdivision approval for the Cottonwood Galleria Mixed-Use Project on the property located at 4998 South Galleria Drive, subject to the following conditions:

1. The project shall meet Murray City Engineering requirements.
2. The applicant shall meet all Murray City Building division requirements.
3. The applicant shall meet all Murray City Water division requirements.
4. The project shall meet all Murray City Wastewater requirements.
5. The applicant shall meet all Murray City Power Department requirements.

6. The applicant shall meet all Murray City Fire Department requirements.
7. The project shall meet all requirements of the Murray City Land Use Ordinance and the Subdivision Ordinance.
8. The applicant shall provide updated plans that show the correct landscaping and sidewalk connectivity requirements for the site.
9. The applicant shall draft a conservation easement for review and approval for the proposed Little Cottonwood Creek Trail in favor of Murray City.
10. The applicant shall connect the Little Cottonwood Creek trail to the adjacent townhome units to enhance connectivity around the site and encourage amenity usage.
11. The applicant shall obtain appropriate permits for any new signage on the property.

Seconded by Commissioner Klinge. Roll call vote:

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

Motion passes: 6-0

#### ORDINANCE TEXT AMENDMENT(S)-LEGISLATIVE ACTION

##### Subdivision Code Text Amendment – Citywide Amending Section 16.04.020 & 16.04.040 to Designate Land Use Authority - Project #26-025

Zachary Smallwood presented the request for amendments to the Subdivision Code inserting a table to delineate the review and approval process. This includes definitions of the different applications and review bodies. He said the proposed table includes the body responsible for reviewing and recommending, who the land use authority is and who the appeal authority is. It defines boundary adjustments that should come before the Planning Commission. It also defines development staff. Staff recommend that the Planning Commission forward a recommendation of approval to the City Council for the stated changes.

Mr. Smallwood and commissioners discussed who will approve boundary adjustments. Those will be approved by the Community & Economic Development Director.

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 adopt the findings and forward a recommendation of approval to the City Council for the proposed amendments to Sections 16.04.020 Definitions and 16.04.040 General Responsibilities as reviewed in the Staff Report.

Seconded by Commissioner Klinge. Roll call vote:

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

Motion passes: 6-0

#### ANNOUNCEMENTS AND QUESTIONS

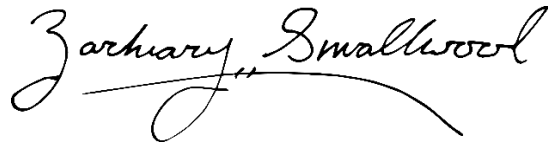
The next scheduled meeting will be held on Thursday, April 16, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

#### ADJOURNMENT

Chair Hacker adjourned the meeting at 6:58 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