



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

May 7, 2026

6:30 P.M. MDT

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

MEMBERS PRESENT

Present: Ned Hacker, Chair
Pete Hristou
Jake Pehrson
Michael Richards
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Ruth Ruach, Planner I
Members of the Public (per sign-in sheet)

Excused: Katie Rogers
Aaron Hildreth
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 Hacker called the meeting to order at 6:31 p.m. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for April 2, 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 Hristou made a motion to approve the findings of fact for Galleria Townhomes Design Review and Galleria Townhomes Subdivision Review. A voice vote was made with all in favor.

SUBDIVISION REVIEW(S)-ADMINISTRATIVE ACTION

Madelyn Mash Simple Boundary Adjustment – 451 & 457 East 4800 South - Request to adjust boundary line between two lots - Project #26-028

Blake Mash was present to represent the request. Ruth Ruach presented the application requesting approval to adjust the boundaries of two lots before the dwelling on one of the properties is sold. Ms. Ruach shared images of the land survey with boundary changes indicated. She described what the changes include. Staff recommends that the Planning Commission approve a simple boundary adjustment between the properties, subject to the conditions.

Mr. Mash approached the podium. Chair Hacker asked if he had read and could comply with the conditions. He said, yes. He provided explanation for the request. He said the property line was never clearly defined.

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 451 & 457 East 4800 South subject to the following conditions:

1. The adjusted boundaries shall not 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 Pehrson. Roll call vote:

A Hacker
A Hristou
A Pehrson
A Richards

Motion passes: 4-0

CONDITIONAL USE PERMIT(S)-ADMINISTRATIVE ACTION

LV Automotive – 139 West 4500 South #8 - Request for Conditional Use Permit approval for an auto sales business - Project #26-030

Abraham Lopez was present to represent the request. David Rodgers 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. Mr. Rodgers provided a detailed description of the property and the zone. He described the access and parking for the property. He showed the floor plan for the business. He indicated that the site does need to be landscaped before obtaining a business license or they must obtain a weather-permitting deferral. He said that improvements must be made to the parking stalls. Notices were sent to surrounding properties, with no public comments being received. Staff recommends the Planning Commission approve a conditional use permit for the proposed business.

Mr. Lopez approached the podium. Chair Hacker asked if Mr. Lopez had read 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 Pehrson made a motion that the Planning Commission approve a conditional use permit to allow auto sales to be conducted at the property addressed 139 West 4500 South #8, 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 operating the business and prior to the issuance of a business license.
3. The applicant and/or property owner must pave the access drive aisles and parking on the site prior to operating the business and prior to the issuance of a business license.
4. The applicant must meet all parking requirements, including striping the designated parking stalls on site prior to operating the business and prior to the issuance of a business license.
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 Hristou. Roll call vote:

A Hacker
A Hristou
A Pehrson
A Richards

Motion passes: 4-0

LAND USE TEXT ORDINANCE AMENDMENT(S)-LEGISLATIVE ACTION

Classification Request Text Amendment – Citywide Amending Chapter 17.76 to establish process for classifying new or unlisted uses

Ruth Ruach presented this agenda item. Ms. Ruach said that changes were made to Utah code regarding unlisted or unclassified uses. One of the changes allow new and unlisted businesses a pathway to go directly to City Council for approval. The other change more clearly outlines the appeal process for classification decisions. The changes apply to emerging industries not contemplated when the code was originally adopted, unlisted categories that don't align with any existing land use definition, and situations where the Planning Director cannot fit a proposed use into an existing category. This does not apply to prohibited uses or standard text amendments. The Planning Commission still has discretion over established uses or existing uses. All requests will initially go through the department director and staff for review before proceeding to the City Council. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments.

Commissioner Pehrson entered a dissenting comment. He expressed clear disagreement with the state requirement. He believes the Planning Commission is being removed from the process at precisely the moment when their input matters most — when a use is genuinely new and has never been evaluated before. He said he understands the need for efficiency but believes that can be achieved without removing the Planning Commission from the process.

Chair Hacker and Commissioner Hristou agreed.

Chair Hacker said that he does not agree with state's involvement in city regulations and ordinances.

Chair Hacker asked if the Planning Commission is allowed forward a recommendation of denial.

Mr. Smallwood said they are allowed to do so, but they would have to state findings as to why. He does not recommend that the commissions moves in that direction.

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 forward a recommendation of approval to the City Council for the proposed amendments of chapter 17.76, supplementary development, development standards as reviewed in the staff report.

Commissioner Richards noted that the recommendation was made with reluctance.

Seconded by Commissioner Hristou. Roll call vote:

A Hacker
A Hristou
A Pehrson
A Richards

Motion passes: 4-0

The commissioners expressed it is with reluctance that they voted “yes” on this agenda item.

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood answered questions regarding the old city hall site and the selection of new developer.

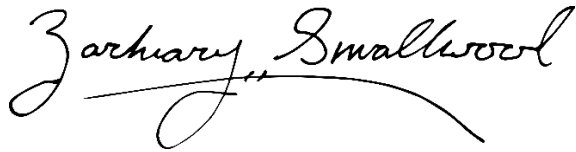
The next scheduled meeting will be held on Thursday, May 21, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Hacker adjourned the meeting at 6:57 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 that reads "Zachary Smallwood". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department