MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

June 18, 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 Aaron Hildreth Peter Klinge Jake Pehrson Michael Richards Chad Wilkinson, Community and Economic Development Director Mark Richardson, Deputy Attorney Zachary Smallwood, Planning Division Manager David Rodgers, Senior Planner Members of the Public (per sign-in sheet)
Excused:	Pete Hristou

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

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 Klinge made a motion to approve the findings of fact for Little Learners Daycare conditional use permit, Galleria Flex Townhomes conditional use permit, design review, and preliminary subdivision review. Seconded by Commissioner Richards. A voice vote was made with all in favor.

CONDITIONAL USE PERMIT(S)-ADMINISTRATIVE ACTION

Can Am Logistics - Project # 26-037 - 4350 South 500 West - Request to operate an office for auto sales

Kyle McMullen was present to represent the request. David Rodgers presented the application requesting conditional use permit approval to allow an auto sales office to be conducted on a property within the M-G, Manufacturing General zone. Mr. Rodgers showed the floor and site plans. He said the majority of vehicles will be stored off-site. He discussed parking access and stalls for the site, which do meet requirements. He said the applicant will need to add striping as a condition. The applicant also needs to work with staff to ensure the landscaping meets code requirements. Public notices were sent to property owners located within 300 feet. No comments have been received. Staff recommends that the Planning Commission approve a conditional use permit to allow an auto sales office.

Mr. McMullen approached the podium. Chair Hacker asked if he had read and could comply with the conditions. He said, yes. He added that they are changing from a foreign title to a U.S. title, and the Department of Transportation requires the office to be in a zone approved for auto sales. He said they need to redo some asphalt before striping but will fulfill the requirement. He said they will work on the landscaping requirement as well.

The commissioners and Mr. McMullen discussed the logistics of the business. He described how vehicles are purchased from broker dealers and sold through his auto sales business.

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

Commissioner Klinge made a motion that the Planning Commission approve a conditional use permit to allow an auto sales office at the property addressed 4350 South 500 West, 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 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.
4. The project shall comply with all applicable building and fire code standards.

5. The applicant shall obtain a building permit prior to any construction that may occur.
6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Vice Chair Rogers. Roll call vote:

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

Motion passes: 6-0

LAND USE TEXT ORDINANCE AMENDMENT(S)-LEGISLATIVE ACTION

Colliers / Alisha Knapp - Project # 26-045 - Amendment to allow wall signage on multi-tenant buildings

Alisha Knapp was present to represent the request. Zachary Smallwood presented the application requesting an amendment to the sign code to allow wall signage on the ground floor of multi-tenant buildings. Mr. Smallwood said the code currently states that a multi-tenant building with shared access does not allow for wall signage for ground-level businesses. The request for a change in the code would remove the wording that multi-tenant buildings be treated differently than other buildings. He showed examples of other buildings in Murray that allow wall signage. He said they will limit the amount of signage allowed to cover no more than roughly 20% of a wall. Public notices were sent to affected entities, which includes sign operators in the surrounding area. Staff recommend that the Planning Commission forward a recommendation of approval to the City Council.

Alishia Napp approached the podium. Chair Hacker asked if she had anything to add to the report. .She added that the tenant, Utah Cancer Specialists, want to make it easier for patients to locate them in the building and grow brand recognition.

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

Commissioner Klinge expressed concern regarding wall signage, feeling it would be difficult to enforce. He suggested the use of stack signage as an alternative.

The commissioners and Mr. Smallwood discussed what was being requested by staff. Mr. Smallwood said the request is not for an increase in overall signage. The amount per wall still remains 20% per wall. The request would allow for businesses in a building with shared access to have signage on the ground level of the building.

Vice Chair Rogers 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.

Seconded by Commissioner Hildreth. Roll call vote:

A Hacker
A Hildreth
N Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 5-1

Rockworth Companies - Project # 26-041 - Amendments to the City Center Form Based Code regarding multifamily entrances, bicycle parking, and administrative changes to approved site plans

Serra Nemelka was present to represent the application. Zachary Smallwood presented the request for amendments to the City Center Form Based Code (CC-FBC). He said that Ms. Nemelka and he worked together to identify changes to be made to the code. He reminded the commission that staff anticipated amendments would need to be made to the code after its adoption. Mr. Smallwood said the first change is regarding approved site plans. He said the code currently says an applicant is allowed to work with staff without having to go before the Planning Commission for changes affecting less than 10% of the site plan, as well as for changes affecting 10% to 20% of the site plan. That was not staff's intention. Staff recommends requiring changes between 10% to 20% be formally reviewed by staff and a written decision signed by the Director. Mr. Smallwood said the next change is regarding bicycle parking requirements. He said the current code contains a typo with the decimal point. The text reads 0.50 parking spaces per bedroom. It should read 0.05 parking spaces per bedroom. The next amendment is regarding primary entrances for building types. Mr. Smallwood said the current code states that primary entrances for all building types shall be located along the front street facade. Rockworth Companies said they would prefer to have interior individual apartment entrances for safety. He proposed to change the code to allow for alternative residential entrance types, as long as certain conditions are met. The conditions include that the units are accessed from a secured interior corridor, connected to a structured parking facility, the building type maintains an active pedestrian-oriented streetscape, and the primary entrance to any residential building meets the entrance standards for the building type. Another change is regarding the list of items that Murray City is not allowed to regulate. He proposed removing the actual list from the code and, instead, instructing interested parties to refer to the state code directly. Notices were sent to affected entities. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

Some of the commissioners suggested negotiating the amount of bicycle spaces because they felt that 0.05 was an overcorrection and would not provide sufficient bicycle parking.

Ms. Nemelka spoke regarding the current requirement and stated that providing 0.50 spaces for bicycle parking would mean that they would have to provide roughly 90 bike stalls for their 140-unit development. She said they would not have space to provide that. She anticipates they will provide around 25 spaces total.

The commissioners discussed an appropriate calculation for spaces per bedroom. Mr. Smallwood said there needs to be a balance between the 0.05 and the 0.50 spaces per bedroom.

Chad Wilkinson said the standard should be based on a specific measurement, not decided based on what feels appropriate. He discouraged the commissioners from arbitrarily coming up with a number during the meeting. He reminded them that the issue was only because of a typo and should have been presented in the code as 0.05 spaces. He said the code adopted in other cities is the 0.05 standard. He talked about the dimensions of bicycle spaces and the amount of space that takes as well. He understood that the commissioners may not want to agree to the 0.05 standard, but that they should table that portion of the motion for further research by staff as to how the 0.05 standard was determined.

The commissioners discussed moving forward with approving the motion with the correction from 0.50 to 0.05 spaces. Some felt comfortable with that, while others preferred to have staff research the calculation more closely to decide what is the best fit for the development.

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

Commissioner Hildreth made a motion to divide the question, separating Table 8.2 (Bicycle Parking Requirements) for individual discussion, and further moved to postpone the consideration of Table 8.2 to the next regularly scheduled meeting.

Commissioner Klinge seconded.

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

Motion passes: 6-0

Commissioner Hildreth made a motion to forward a recommendation of approval to the City Council for the proposed text amendments to the City Center Form Based Code, excluding Table 8.2 (Bicycle Parking Requirements).

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

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, July 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 7:20 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.

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Chad Wilkinson, Director of Community & Economic Development