MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

July 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 Aaron Hildreth Peter Klinge Jake Pehrson Chad Wilkinson, Community and Economic Development Director 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:	Michael Richards

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 Klinge made a motion to approve the minutes for May 21, 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

Commissioner Hristou made a motion to approve the findings of fact for Can Am Logistics conditional use permit. Vice Chair Rogers seconded. A voice vote was made with all in favor.

MAJOR HOME OCCUPATION REVIEW(S)-ADMINISTRATIVE ACTION

A+ Carpet Repairs - Project # 26-053 - 5488 South Hollow Spring Circle - Request to conduct a carpet repair business from place of residence as a major home occupation

Richard Miller was present to represent the request. Ruth Ruach presented the application requesting approval to conduct a carpet repair business from their place of residence as a major home occupation business in the R-1-8 zone. Ms. Ruach said this type of business is classified as contracting services and requires a major home occupation permit and a business license. She said this application would normally be addressed administratively; however, the applicant was not able to obtain signatures from all adjacent property owners because one of them is vacant. She said the impact of Mr. Miller's business is minimal. He has no employees and no clients will be coming to the home. No business will be conducted on the property, and his equipment is stored in his designated work vehicle. He has a designated parking spot for the vehicle in his driveway. His hours of operation are during the daytime only. Staff recommends the Planning Commission approve a major home occupation permit to allow carpet repair business at the property.

Mr. Miller approached the podium. Chair Hacker asked if he 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 Klinge made a motion that the Planning Commission approve the request for a Major Home Occupation to allow a carpet repair business to operate from the residential property addressed 5488 South Hollow Springs Circle, as reviewed in the Staff report and subject to the following conditions:

1. All materials shall be located within the primary dwelling; no accessory structures may be used.
2. The applicant shall work with Planning Staff to ensure that the area for the home occupation is less than 25% of the main dwelling area.
3. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.

4. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
5. The applicant shall obtain the necessary home occupation business license.

Seconded by Commissioner Hildreth. Roll call vote:

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

Motion passes: 6-0

CONDITIONAL USE PERMIT(S)-ADMINISTRATIVE ACTION

Click-it Auto - Project # 26-051 - 480 West 4800 South - Request to operate an auto sales business

Marcus Spikes 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 said the property has been existing as a residential use that is considered non-conforming. He said that once the conditional use permit is approved and the business permanently becomes a commercial building, the non-conforming residential use is no longer allowed. He presented the site and floor plan. He said the applicant exceeds the parking requirement. They will need to install striping on some of the stalls and work with staff to fulfill the landscaping requirements before a business license is issued. Notices were sent to adjacent property owners, with no comments being received. Staff recommends the Planning Commission approve an auto sales office at the property.

Mr. Spikes approached the podium. Chair Hacker asked if he 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 480 West 4800 South subject to the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer.
2. The applicant shall obtain a Murray City Business License in order to operate their business.
3. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance 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 attached or detached signs proposed for the business.

Seconded by Commissioner Klinge. Roll call vote:

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

Motion passes: 6-0

LAND USE TEXT ORDINANCE AMENDMENT(S)-LEGISLATIVE ACTION

Miscellaneous Text Amendments - Project # 26-057 - Amendment to the Land Use Ordinance to address administrative updates within Chapter 17.56 Conditional Uses and Zones

Ruth Ruach presented the application to amend The Land Use Ordinance to address administrative updates within Chapter 17.56 Conditional Uses and Zones. Ms. Ruach said this amendment is for clerical changes to the Land Use Ordinance. She said planning staff previously presented a package of miscellaneous text amendments. The Planning Commission did make a positive recommendation for the changes; however, the City Attorney's office suggested another edit for section 17.56.030 regarding specifically which types of conditional use permits can be approved by the Community & Economic Development Director. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for these proposed amendments to chapter 17.56 Conditional Uses and Zones.

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 forward a recommendation of approval to the City Council for the proposed amendments to CHAPTER 17.56 CONDITIONAL USES AND ZONES, as reviewed in the Staff Report.

Seconded by Commissioner Klinge. Roll call vote:

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

Motion passes: 6-0

LAND USE TEXT ORDINANCE AMENDMENT(S)-LEGISLATIVE ACTION

Rockworth Companies - Project # 26-041 - Amendments to the City Center Form Based Code regarding bicycle parking

Zachary Smallwood presented this agenda item, which was a continuation from the June 18th, 2026 Planning Commission meeting. He reminded the Planning Commission that this was brought forward to address a clerical error in the Multi-family Bicycle Parking Standard of the CC-FBC (City Center Form-Based Code). The code originally stated a parking standard of 0.50 spaces per bedroom. It should have stated 0.05 spaces per bedroom. Mr. Smallwood said commissioners requested planning staff to do additional research. Planning staff reviewed the working draft of the code from November 19th, 2025. This draft showed 0.05 spaces. He said this was based on the Midvale City Main Street Form-Based parking code. He said they also reviewed the Murray Central Mixed-Use (MCMU) zone and confirmed that the requirements are less than the 0.05 spaces required in the FBC. This illustrates that the statement of 0.50 is due to a typo and that the 0.05 spaces is the standard. Mr. Smallwood said that he reviewed bicycle parking code for each municipality in the county. He briefly covered standards for some of the cities. He said the corrected standard for the CC-FBC falls in the middle of the standards of other cities within the county. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to the City Center Form-Based Code.

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

Commissioner Hildreth said he still feels it's an overcorrection. He understands that it was a typo. He appreciates Rockworth voluntarily increasing the number of bicycle parking spaces of their development. Ideally, he would like to see something more like 0.10 spaces.

Commissioner Klinge said he acknowledges they need to set a minimum standard but understands the challenge is that they can't anticipate residential bicycle usage.

Chair Hacker said that, although there will be standard, it doesn't prevent developers from providing additional bicycle spaces beyond what is proposed.

Commissioner Klinge made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to the City Center Form-Based as reviewed in the staff report.

Seconded by Commissioner Hristou. Roll call vote:

A Hacker
N Hildreth
A Hristou
A Klinge
A Pehrson
A Rogers

Motion passes: 5-1

ANNOUNCEMENTS AND QUESTIONS

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

ADJOURNMENT

Commissioner Pehrson adjourned the meeting at 7:04 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.

Chad Wilkinson, Director of Community & Economic Development