



**Murray City Planning Commission Meeting
Notice of Meeting and Agenda**

Thursday, October 2nd, 2025

Pre-Meeting: 6:00 p.m. (Poplar Room #151, Public Welcome)

The pre-meeting is to briefly review the agenda items and ask any questions to staff.

Meeting Time: 6:30 p.m.

Murray City Hall, 10 East 4800 South, Council Chambers

The public may view the Murray Planning Commission meeting via live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at pc@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be entered into the meeting record. Please include your name and contact information.

Supporting materials are available at <https://www.murray.utah.gov/779/Agendas-Attachment>.

CALL MEETING TO ORDER

BUSINESS ITEMS:

1. Approval of Minutes
 - a. August 21st, 2025
 - b. September 4th, 2025
2. Conflict(s) of Interest
3. Approval of Findings of Fact
 - a. Lofts on Vine – Design Review
 - b. Lofts on Vine – Condo Subdivision
 - c. Murray Block One – Subdivision Amendment

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

4. MS Auto Sales
4195 South 500 West #26
Requesting approval for an auto sales business
5. Greenlight Auto
4205 South Commerce Drive #8
Requesting approval for an auto sales business

Project #25-087

Project #25-092

DISCUSSION ITEM(S):

6. Fashion Place West Station Area Plan
Update on progress made on the Fashion Place West Station Area Plan

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, October 16th, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Those wishing to have their comments entered into the record may send an email by 5:00 p.m. the day prior to the meeting date to pc@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

August 21, 2025

6:30 P.M. MDT

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

CALL MEETING TO ORDER

MEMBERS PRESENT

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

Excused: Ned Hacker

Chair Richards called the meeting to order at 6:30 MDT.

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.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Klinge made a motion to approve the minutes for July 17, 2025. Seconded by Commissioner 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

Vice Chair Hristou made a motion to approve the findings of facts for Automotive Addiction Museum for an amended conditional use permit and for AJ HVAC for a major home occupation. Seconded by Commissioner Hildreth. A voice vote was made, with all in favor.

DESIGN REVIEW(S) – ADMINISTRATIVE ACTION

Block One – Rockworth Companies - Project #25-076 - 4800 South to 5th Avenue & State Street to Hanauer Street - Design Review for a Horizontal Mixed-Use Project in the City Center Form-based Code

Serra Nemelka was present to represent the request. Zachary Smallwood presented the application for design review for a horizontal mixed-use project in the City Center Form-based Code on the properties of Block One. Mr. Smallwood noted this was the first project in the new form-based code to be reviewed. He indicated this was a collaborative effort, including David Rodgers and Ruth Ruach. He showed the area include in Block One property on a map. He said that the property spans two subdistricts – the Boulevard District and the Civic Center District. The residential portion will be in the Civic Center District. He showed the site plan indicating how the project is laid out. He said that applications in the City Center Form-based Code that are greater than one acre, or buildings that are more than 20,000 square feet, require review from the Planning Commission, after a recommendation from the Form-based Code Architectural Review Committee. He said there are three commercial mixed-use buildings and one multi-family building. He provided details regarding each type of building and its location. He discussed details of the parking garage. He said portions of the parking are allocated for Murray City employees and the remaining are for residents of the apartments. Mr. Smallwood reviewed specifications of each building type, including height standards for the zone. He showed floor plans for the ground floor, including frontages. He discussed landscaping and open space requirements. He discussed plans to build a plaza as part of the development. He discussed elevations and building materials, stating that the goal is for a traditional look. Mr. Smallwood talked about building articulation. Mr. Smallwood discussed the mixed-use buildings on the corner of 4800 South and State Street. He talked about the building materials, floor plans, articulation, and elevations. A feature he called out was the replica of the Mercantile Building façade on one of the buildings. He said that Rockworth will be dedicating some the property back to Murray City for sidewalk and traffic improvements. Mr. Smallwood said a bike lane will be installed in the existing turn lane on the corner. He said they are limited with what they can do on State Street because it is owned by UDOT (Utah Department of Transportation). He discussed the landscaping plan, which includes the preservation of existing trees, planters, benches and trash receptacles. He discussed the plaza landscaping and lighting.

Commissioner Klinge asked about the results and recommendations of the traffic study. Mr. Smallwood said the intersections will continue to operate at acceptable levels. He described how a traffic study works and that it is reviewed by the city engineer. He said that the intersection at 5th Avenue and State Street will continue to fail. He pointed out that Murray City does not have control over streets in the area because they are controlled by UDOT. He said that some recommendations

came out of the study that the city engineer will take into consideration. Public notices were sent to surrounding properties, with one email being received in favor of the project. Staff and the Architectural Review Committee recommends that the Planning Commission grant the design Review Approval subject to the nine conditions.

Commissioner Hildreth asked if above ground parking would be available for commercial use only or for residents as well. Mr. Smallwood said it's intended for use by the residents. Commissioner Hildreth expressed concern that there won't be enough parking for businesses. Mr. Smallwood said there is ample parking. He also said they are trying to encourage pedestrian traffic.

Commissioner Hildreth asked if there will be issues with wastewater routing. Mr. Smallwood said he doesn't anticipate any issues. Rockworth will work closely with that department to work out any issues that arise.

Commissioner Klinge asked if there's designated parking for the theater and what would keep a restaurant patron from parking there. Mr. Smallwood said the city won't regulate that. He said there should be more than enough parking.

Serra Nemelka approached the podium. Chair Richards asked if she had read and could comply with the conditions. She said yes, she could.

Ms. Nemelka answered questions from Mr. Smallwood's presentation. She said that there will be ten stalls to every 1,000 square feet in the evening, which is more than enough. She said the daytime parking is four stalls to every 1,000 square feet. She said they won't let residents use the surface level of parking, that it will only be for commercial use. She said they are actively working with UDOT regarding issues with State Street and traffic management. Ms. Nemelka spoke about her desire to build affordable condos instead of apartments, but said they were unable to do so due to issue with liability and insurance.

Commissioner Klinge asked if market economics was another reason for building apartments instead of condos. Ms. Nemelka explained that the pricing is driven by the capital gains taxes on the sale of condos the developer has to pay. Developers can't charge enough to recoup those costs. There are also specific liabilities that developers can be sued for, such as building defects for years after the condos are built. Developers aren't willing to take that risk.

Commissioner Klinge asked if Rockworth will be the property manager. Ms. Nemelka said yes.

Commissioner Klinge asked about rental demographics. Ms. Nemelka said they anticipate college graduates with roommates, young couples, older people looking to downsize, and people who want the city lifestyle.

Commissioner Klinge asked about the flexibility in allocating the space for various commercial uses. Ms. Nemelka said they've planned for ultimate flexibility. She said every space will be restaurant capable.

Commissioner Pehrson asked if they have a completion target date. She said it depends on the outcome of this meeting and future reviews. The next step is a 90-day drawing period. She hopes to break ground in Spring 2026. She said the buildings are modest and anticipates a 24-to-28-month construction period.

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

Commissioner Pehrson made a motion that the Planning Commission grant design review approval for the Block One Mixed-Use Project on the properties located between 4800 South to Fifth Avenue and State Street to Poplar Street, subject to the following conditions:

1. The applicant shall meet all Murray City Engineering Division requirements.
2. The applicant shall meet all Murray City Water and Wastewater Requirements.
3. The applicant shall meet all Murray City Fire Department Requirements.
4. The applicant shall meet all Murray City Power Department Requirements.
5. The applicant shall obtain the appropriate building permits prior to construction on the properties.
6. The applicant shall consolidate the multiple properties and record an amended subdivision plat prior to certificate(s) of occupancy.
7. The applicant shall work with Staff to ensure that all standards in the Form Based Code are addressed.
8. The applicant shall construct the project as depicted in this staff report.
9. The applicant shall ensure that any new business obtains a Murray City Business License prior to conducting operations.

Seconded by Commissioner Klinge. Roll call vote:

A Hildreth
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 September 4, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 7:14 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



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

September 4, 2025

6:30 P.M. MDT

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

MEMBERS PRESENT

Present: Michael Richards, Chair
Pete Hristou, Vice Chair
Ned Hacker
Aaron Hildreth
Peter Klinge
Jake Pehrson
Katie Rogers
Mark Richardson, Deputy Attorney
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
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 Richards called the meeting to order at 6:30 p.m. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Rogers made a motion to approve the minutes for August 7, 2025 Seconded by Commissioner Hildreth. 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 facts for Murray Block One Design Review. Seconded by Vice Chair Hristou. A voice vote was made, with all in favor.

DESIGN REVIEW(S) – ADMINISTRATIVE ACTION

Lofts on Vine - Project #25-010 - 368 West Vine Street - The applicant is requesting design review for a mixed-use project in the MCMU zone

This agenda item was combined with the subdivision review.

SUBDIVISION(S) – ADMINISTRATIVE ACTION

Lofts on Vine - Project #25-011 - 368 West Vine Street - The applicant is requesting subdivision approval for a mixed-use project in the MCMU zone

Adam Maher was present to represent the request. David Rodgers presented the application requesting design review, as well as preliminary and final subdivision approval to allow the development of a mixed-use project in the MCMU zone. Mr. Rodgers showed a map and site plan of the property. He described the details of the subdivision, which will include commercial development. He discussed elevations and heights, the drive aisle, open space, and building materials. Mr. Rodgers said the Planning Commission has discretion to determine if they feel the materials meet the intent of the ordinance. He showed renderings of the proposed project. He went into greater detail regarding parking, stating that the applicant will provide more than the required number of spaces. He said staff has concerns with the logistics of the commercial parking being located in the garage and patrons having to walk outside the garage around the building to access the business they are visiting. He discussed site access, saying that there is adequate vehicular access. He said there's not pedestrian access without walking directly on the drive aisle. He cited the condominium code and said it isn't being met. Staff feels there is not good pedestrian circulation and does not meet the intent of the code. He showed the floor plans and described the layout of each floor. Mr. Rodgers showed a map and chart of the landscaping and amenities. The applicant has requested to reduce the amount of commercial space that is required by increasing the amount of landscaping required. He provided details regarding the proposed landscaping amenities. Staff feels that the proposed reduction keeps the applicant from providing required amenities and open space and does not meet the ordinance requirements. Public notices were sent to property owners and affected entities, with no comments being received. Staff finds that the proposed development is not consistent with the requirements of the Murray City code due to not providing the required amount of landscaping, and the proposed amenities do not meet the intent of the open space and amenity code. He said the proposed subdivision does not meet all the development standards for condominiums. Staff recommends the Planning Commission vote to deny design review and subdivision approvals.

Mr. Rodgers indicated that the Planning Commission may choose to approve the request by drafting conditions that would bring the project into compliance with the ordinances or may choose to table the application to a later meeting.

Adam Maher approached the podium for questions. He spoke regarding the challenges with the parcel of land they wish to develop. He said he believes that landscaping challenges are easy to overcome. He also said they've addressed the issues with exits to be more accommodating. He discussed the noise levels at the property and said most residents will not utilize outdoor amenities. He said they've also increased the width of the five-foot sidewalk with pavers. Mr. Maher said they have worked to come into compliance with conditions outlined by staff.

Chair Richards and Mr. Maher had a discussion regarding the five-foot sidewalk. Mr. Maher said he feels a five-foot sidewalk is appropriate for a residential development. He expressed that he didn't agree with the requirement for the sidewalk to seven feet.

Chair Richards and Mr. Maher had a discussion regarding the extra doors and parking. Mr. Maher said he believed they've met the requirements since the staff report was presented to them. He said he was under the impression, after several meetings with staff, they met code on the topics discussed.

Commissioner Hildreth asked how they have addressed issues with garbage disposal. Mr. Maher said they created a space that's covered, with accessible containers.

Vice Chair Hristou confirmed that, other than the sidewalk extension, the applicant is able to comply with the rest of the conditions. Mr. Maher said yes.

Commissioner Klinge asked about the amount of commercial space proposed for the development. Mr. Maher said they worked with staff to meet an adjusted amount of that requirement by combining parking and additional amenities. Commissioner Klinge asked what kind of commercial they'd be serving. Mr. Maher said people who work from home or have a home occupation business.

Commissioner Pehrson commented that the project is short on open space, even after adjustments. Mr. Maher said they are continuing to work with staff to bring that into compliance and how amenities are interpreted.

Commissioner Rogers asked how commercial parking will work. Mr. Maher said customers will enter the businesses through their open garages. Residents will leave their garage doors open during their business hours.

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

David Rodgers acknowledged that the applicant did resubmit, but due to the deadline, that has not been taken into consideration for this meeting. He said he presented what was given to staff by the deadline. Staff have not reviewed the re-submittal yet.

Commissioner Pehrson and staff had a discussion regarding the reduction in commercial space. Staff said the applicant still needs to increase commercial space to get to the 60% requirement, as

well as increase landscaping space.

Commissioner Klinge asked for clarification of the purpose of the MCMU zone. He understands the applicant is requesting exceptions to the zone requirements. He wondered if those exceptions are in keeping with the intent of the transit corridor in the zone and setting a precedent for future applications to request exceptions that may not be in keeping with the intent of the zone. Mr. Smallwood approached the podium and said the State has set conditions the city has to comply with for a request to vary standards in the code and there's very little discretion for the Planning Commission to approve exceptions for conditional use permits.

Commissioner Hildreth asked why the application came to the Planning Commission before the necessary items were addressed. Mr. Smallwood said the applicant requested to go before the Planning Commission, but staff would not be recommending approval. Staff have performed reviews of resubmittals and informed the applicant of changes that needed to be made in order to be recommended for approval. He said additional changes from the application came in after the packet was sent out.

A discussion was had regarding the width of the sidewalk. Mr. Smallwood said he's not sure if city engineers will be able to approve the request for reduced width.

Commissioner Hildreth asked if the application can be approved considering changes that haven't been presented yet. Mr. Smallwood said no, staff have not vetted the changes.

The commissioners shared their thoughts on approving or denying the application. Concerns were raised about the request for reduction of landscaping requirement, the request for reduction of sidewalk width, and how the project adheres to the intent of the MCMU zone. The commissioners agreed that the project needs more work before it can be approved.

Vice Chair Hristou made a motion that the Planning Commission vote to deny the design review and subdivision approvals for the Lofts on Vine development on the property located at 368 West Vine Street.

Seconded by Commissioner Klinge. Roll call vote:

<u>A</u>	Hacker
<u>A</u>	Hildreth
<u>A</u>	Hristou
<u>A</u>	Klinge
<u>A</u>	Pehrson
<u>A</u>	Richards
<u>A</u>	Rogers

Motion passes: 7-0

Murray Block One Subdivision Amendment - Project #25-086 - 4816, 4836-4844, 4854, 4858-4860, 4868 South State Street, 65, 75 East Fifth Avenue, and 4843, 4837 South Poplar Street
The applicant is requesting subdivision amendment approval for the Murray Block One Subdivision

Serra Nemelka was present to represent the request. Zachary Smallwood presented the application

requesting approval to amend Lot 2 of the City Hall Subdivision approved by Planning Commission on March 2, 2023. He showed the properties on the map. He said this request is to consolidate all of the properties as part of the Block One development so that the RDA can convey the properties to Rockworth Companies. Mr. Smallwood described the properties and boundaries to be included in the consolidation. Notices were sent to affected properties, with no comments being received. Staff recommends approval of the property consolidation.

Serra Nemelka approached the podium. Chair Richards asked if she had read and could meet the conditions. She said, yes.

Chair Richards opened the agenda item for public comment.

Susan Wright spoke in support of the project. She asked what happened to the town square that was planned to go in front of the mansion and Townsend house.

Leanne Parker Reid said she agrees with Ms. Wright. She is concerned about the green space.

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

Mr. Smallwood addressed the public comments. He showed on the map the highlighted areas that will be included in the development. He said there are some slight adjustments to boundaries. He said the plaza and the green space will still be there. Mr. Smallwood said there is green space dispersed throughout the development connected by pedestrian walkways. He said that staff and the developers have worked to create meaningful and useful open space.

Commissioner Klinge made a motion that the Planning Commission approve the Block One Subdivision, amending and extending Lot 2 of the Murray City Hall Subdivision for the properties addressed 4816, 4836-4844, 4854, 4858-4860, 4868 South State Street; 65 & 75 East Fifth Avenue and 4843 & 4837 South Poplar Street subject to the four conditions:

1. The applicant shall meet the requirements of the City Engineer as stated in the staff report.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The property shall meet all the applicable requirements of Chapter 17.171 of the Murray Land Use Ordinance for the City Center Form Based Code.
4. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the final plat shall be null and void.

Seconded by Commissioner Rogers. Roll call vote:

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

Motion passes: 7-0

ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

Lusso Office Services - Project #25-085 - 6446 South 900 East - The applicant is requesting a zone map amendment to change a property from R-1-8 to R-N-B

Enzo Dennet was present to represent the request. David Rodgers presented the application to amend the Zoning Map for the subject property from R-1-8 to R-N-B to allow for a commercial use. Mr. Rodgers showed a map of the property, as well as the future land use map. He said the future land use map calls for the parcel to be rezoned. He discussed the differences between the two zones. Public notices were sent to nearby property owners and affected entities. No comments have been received. Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zone map designation.

Commissioner Hildreth asked if the current building on site conforms to the R-N-B requirements or if it will need to be modified. Mr. Rodgers said it depends on the use.

Enzo Dennet approached the podium for questions.

Commissioner Klinge asked what the property is currently being used for and what the intended use will be.

Mr. Dennet said the building was a preschool and then was a residential rental property. He said they will be using it for office space.

Commissioner Hacker asked about parking access to the property. Mr. Dennet said it's already very accessible. He said the area previously used as a playground can be converted to parking.

Chair Richards opened the agenda item for public comment. Seeing none, the public comment period was closed.

Commissioner Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 6446 South 900 East from R-1-8, Low Density Single Family to R-N-B Residential Neighborhood Business as described in the Staff Report.

Seconded by Vice Chair Hristou. Roll call vote:

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

Motion passes: 7-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on September 18, 2025, 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 7:38 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

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Vine Street Lofts

PROJECT NUMBER: 25-010

APPLICANT: Adam Maher

APPLICATION TYPE: Design Review

I. REQUEST:

The applicant is requesting Design Review and Preliminary and Final Subdivision approval to allow the development of a mixed-use project.

II. MUNICIPAL CODE AUTHORITY:

The Murray Center Mixed Use Zone (MCMU) is intended to encourage compact, carefully planned mixed-use projects in the core of Murray City. This is done by emphasizing pedestrian-oriented design, promoting development, and protecting the public health, safety, and welfare of the residents and visitors of Murray in the vicinity of the Murray Central Frontrunner and Trax stations. The proposed project is a mixed-use residential project that includes the subdivision of Condominium units. This requires a conditional use permit under Section 17.62 of the Land Use Ordinance.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on September 4, 2025 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.146 based on the findings below:

1. The proposed mixed-use development is not consistent with the requirements of the Murray Code Section 17.146 Murray Central Mixed Use (MCMU) zone.
2. The applicant is currently not providing the required amount of commercial space

based on the amenities provided.

3. The applicant is not providing the required amount of landscaping, and the proposed amenities do not meet the intent of the open space and amenities code.
4. The proposed development does not comply with the requirements of the Murray Central Mixed-Use Zone and other applicable standards of the Murray City Land Use Ordinance.
5. The proposed subdivision does not meet all the development standards for Condominiums as outlined in Section 17.62.040.

VI. DECISION AND SUMMARY

The Planning Commission **DENIED** the request for Design Review on the property. The vote was 7-0 with Commissioners Richards, Hristou, Pehrson, Rogers, Hildreth, Hacker, and Klinge in favor and None opposed. The approval is contingent on the following conditions:

None

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 2nd DAY OF October, 2025.

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Vine Street Lofts

PROJECT NUMBER: 25-011

APPLICANT: Adam Maher

APPLICATION TYPE: Preliminary Subdivision

I. REQUEST:

The applicant is requesting Design Review and Preliminary and Final Subdivision approval to allow the development of a mixed-use project.

II. MUNICIPAL CODE AUTHORITY:

Title 16, Subdivision Ordinance, Section 16.04.040(F) requires the applications for subdivision of property to be reviewed and approved by the Murray City Planning Commission as the land use authority. This proposed subdivision has been designed to meet the requirements of both the MCMU zone and Code Section 17.62 Condominiums.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on September 4, 2025 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.146 based on the findings below:

1. The proposed mixed-use development is not consistent with the requirements of the Murray Code Section 17.146 Murray Central Mixed Use (MCMU) zone.
2. The applicant is currently not providing the required amount of commercial space based on the amenities provided.
3. The applicant is not providing the required amount of landscaping, and the proposed amenities do not meet the intent of the open space and amenities code.

4. The proposed development does not comply with the requirements of the Murray Central Mixed-Use Zone and other applicable standards of the Murray City Land Use Ordinance.
5. The proposed subdivision does not meet all the development standards for Condominiums as outlined in Section 17.62.040.

VI. DECISION AND SUMMARY

The Planning Commission **DENIED** the request for Preliminary Subdivision on the property. The vote was 7-0 with Commissioners Richards, Hristou, Pehrson, Rogers, Hildreth, Hacker, and Klinge in favor and None opposed. The approval is contingent on the following conditions:

None

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 2nd DAY OF October, 2025.

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Block One Subdivision

PROJECT NUMBER: PZ-25-086

APPLICANT: Murray City & Rockworth Companies

APPLICATION TYPE: Subdivision Amendment

I. REQUEST:

Murray City and Rockworth Companies are requesting approval to amend Lot 2 of the City Hall Subdivision approved by Planning Commission on March 2, 2023.

II. MUNICIPAL CODE AUTHORITY:

Section 16.04.030(C) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the Land Use Authority is to ensure that a proposed amended subdivision is consistent with established ordinances, policies, and planning practices of the City. The Planning Commission makes investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on September 4, 2025 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. With conditions, the proposed subdivision meets the requirements of Section 17.171 of the Murray City Land Use Ordinance.
2. With conditions, the proposed subdivision meets the requirements of the applicable sections of the Murray City Subdivision Ordinance, Title 16 of the City Code for the subdivision of land.
3. The subdivision of land is allowed by Utah State Code Section 10-9a-608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a subdivision amendment on the property. The vote was 7-0 with Commissioners Hildreth, Klinge, Pehrson, Rogers, Hristou, Hacker, and Richards in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet the requirements of the City Engineer as stated in the staff report.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The property shall meet all the applicable requirements of Chapter 17.171 of the Murray Land Use Ordinance for the City Center Form Based Code.
4. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the final plat shall be null and void.

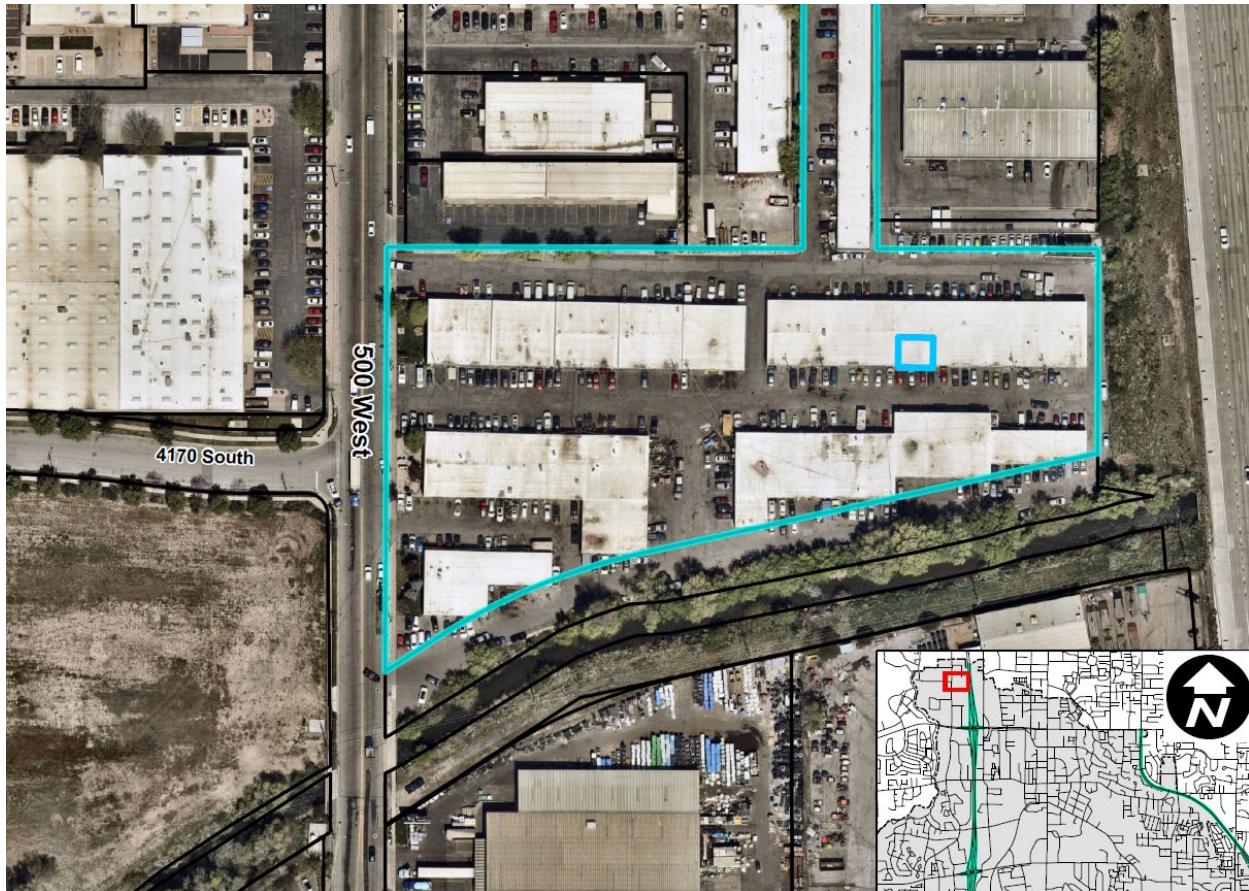
FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 2nd DAY OF October, 2025.

Michael Richards, Chair
Murray City Planning Commission



AGENDA ITEM #04 – MS Auto Sales

ITEM TYPE:	Conditional Use Permit to allow an auto sales business		
ADDRESS:	4195 South 500 West, #26	MEETING DATE:	October 2nd, 2025
APPLICANT:	MS Auto Sales LLC	STAFF:	Ruth Ruach, Planner 1
PARCEL ID:	21-01-126-007	PROJECT NUMBER:	#25-087
ZONE:	M-G, Manufacturing General		
SIZE:	5.37-acre site 847 ft ² unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow an auto sales business within the M-G Zone on the property located at 4195 South 500 West, #26.		



I. LAND USE ORDINANCE

Section 17.152.030 of the Murray City Land Use Ordinance allows auto sales businesses (LU #5511) within the M-G zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Description

This application is for an auto sales business on property situated east of I-15 and north of Big Cottonwood Creek, within the “GARCO” area. A conditional use permit for an identical use was reviewed and approved for an adjacent unit on the same property. Staff’s findings regarding the impacts of the proposed use on the surrounding area remain unchanged. The applicant proposes to operate a vehicle sales business as the primary use. Minor vehicle repair will be conducted at the adjacent unit, Unit #25. The proposal includes two (2) parking stalls outside of the building and one (1) parking stall within the unit. The site plan conforms to the general requirements for landscaping, access, and parking as stipulated by the code.

III. LAND USE ORDINANCE STANDARDS REVIEW

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.

With compliance to city regulations, the proposed use will provide a service that will contribute to the operations of an industrial and manufacturing complex.

B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.

The proposed use will not be detrimental to the health, safety, or general welfare of persons working in the vicinity.

C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking, and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.

Several auto oriented businesses are located on the subject property, which shows the proposed use is compatible with other uses in the area. Staff is anticipating very little impact on the surrounding area.

D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil

and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.

Murray City Planning Division Staff has determined that the applicant has submitted sufficient information for an adequate review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission. Additional materials may be required after the Planning Commission's review or as stated in the Staff Report.

IV. CITY DEPARTMENT REVIEW

The application materials for the auto sales business were made available to Murray City department staff for review and comment on August 19th, 2025. Reviewing personnel included the Engineering and Building Divisions, and the Water, Sewer, Power, and Fire Departments. All reviewing departments recommended approval without conditions or concerns.

V. PUBLIC INPUT

Eight (8) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow an automobile sales business, staff concludes the following:

1. The proposed use for an auto sales business (LU #5511), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

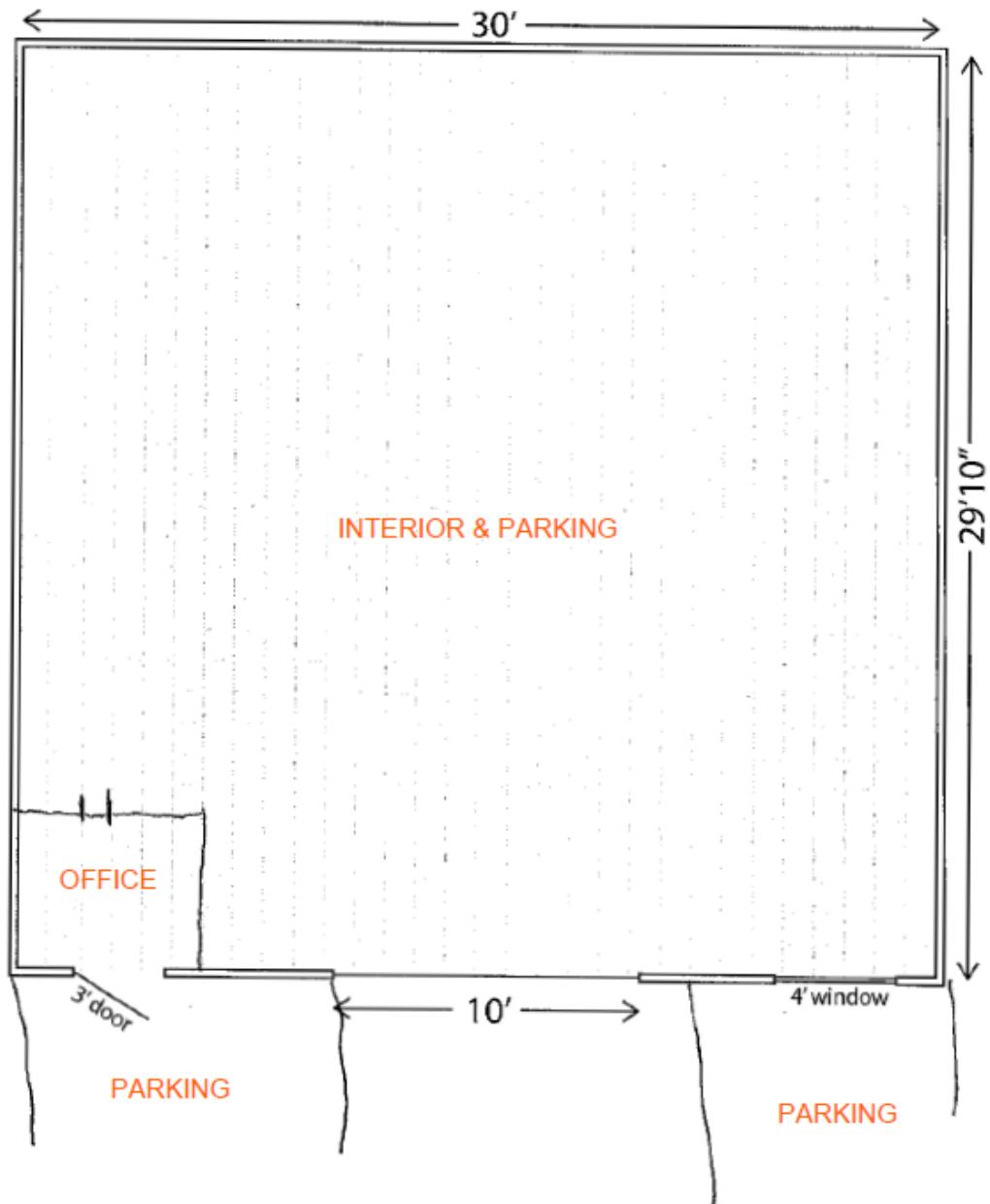
Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow an auto sales business at the property addressed 4195 South 500 West #26**, subject to the following conditions:

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. Prior to approval of the business license, the applicant and/or property owner must stripe parking.

4. The project shall comply with all applicable building and fire code standards.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

4195 South 500 West
Unit 26

Standard Unit
Floorplan

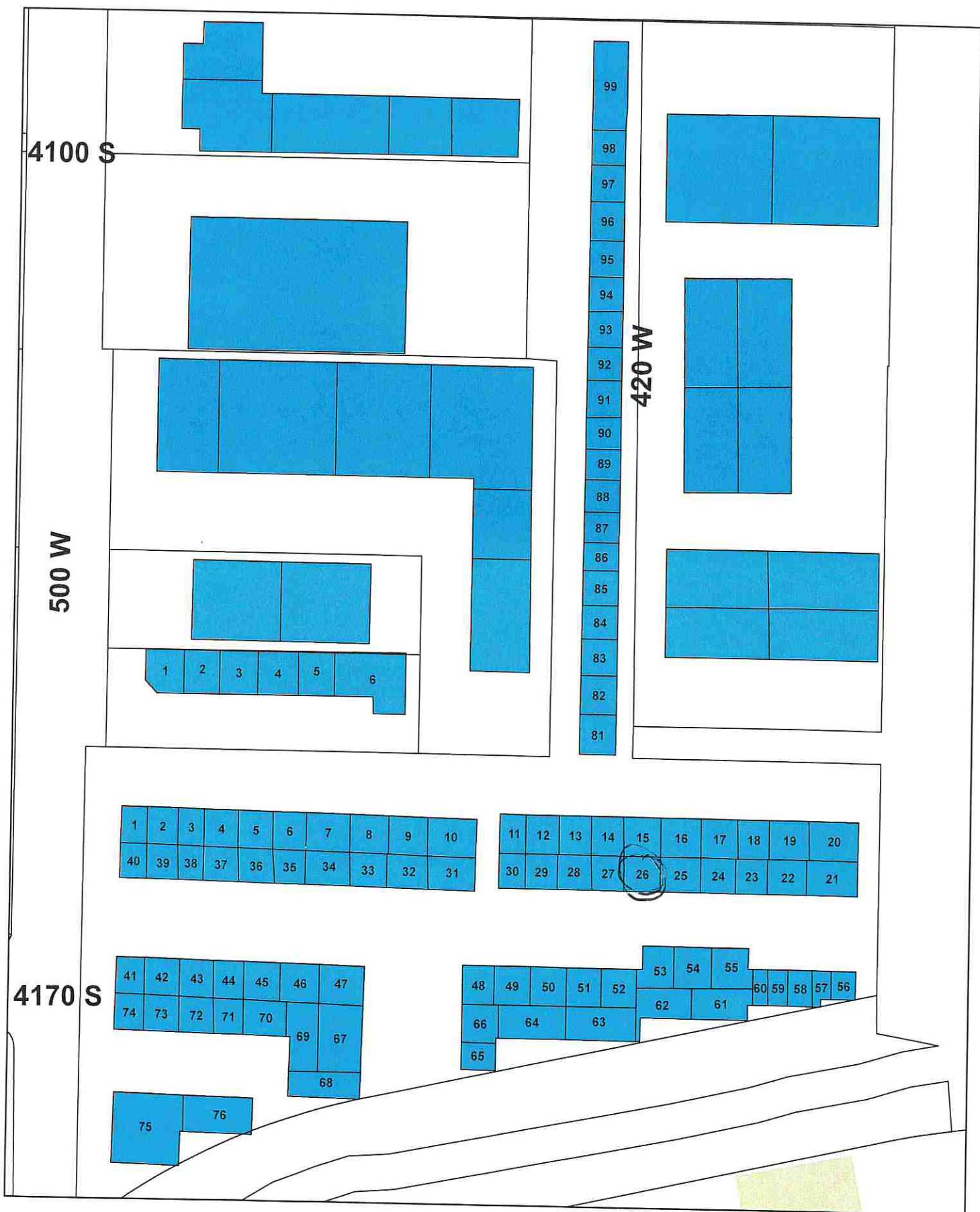


1 inch = 5 feet

- Fire Sprinklers
- Spray Booth
- ADA stalls
- Grease Trap

Garco Unit Numbers

4195 South 500 West





NOTICE OF PUBLIC HEARING

September 18th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **MS Auto Sale LLC** for the property located at **4195 South 500 West, #26**. The applicant is requesting Conditional Use Permit approval to allow for the operation of an auto sales dealership.

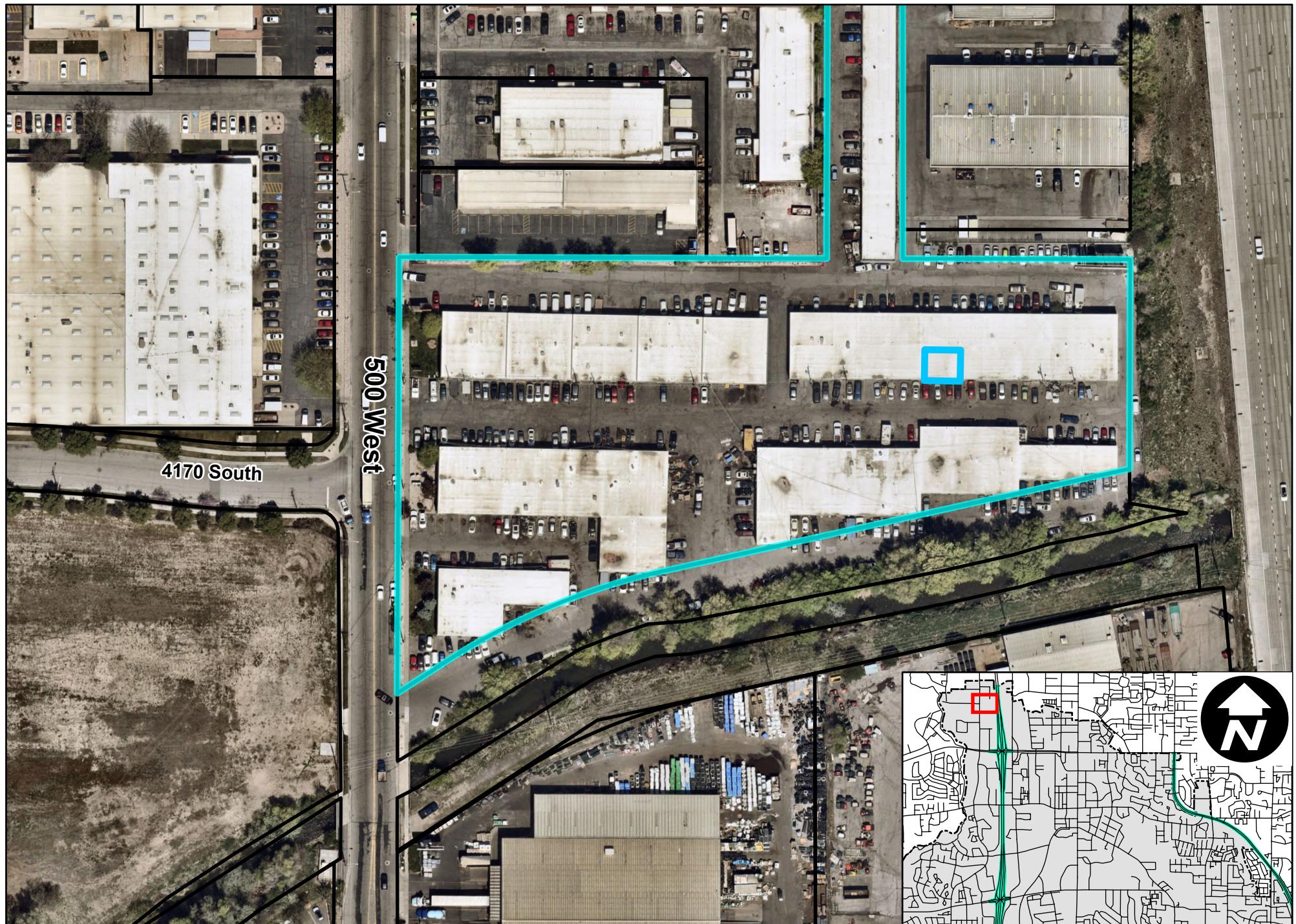
To make comments regarding this application, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 300 feet of the subject property.

The meeting will be streamed online at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

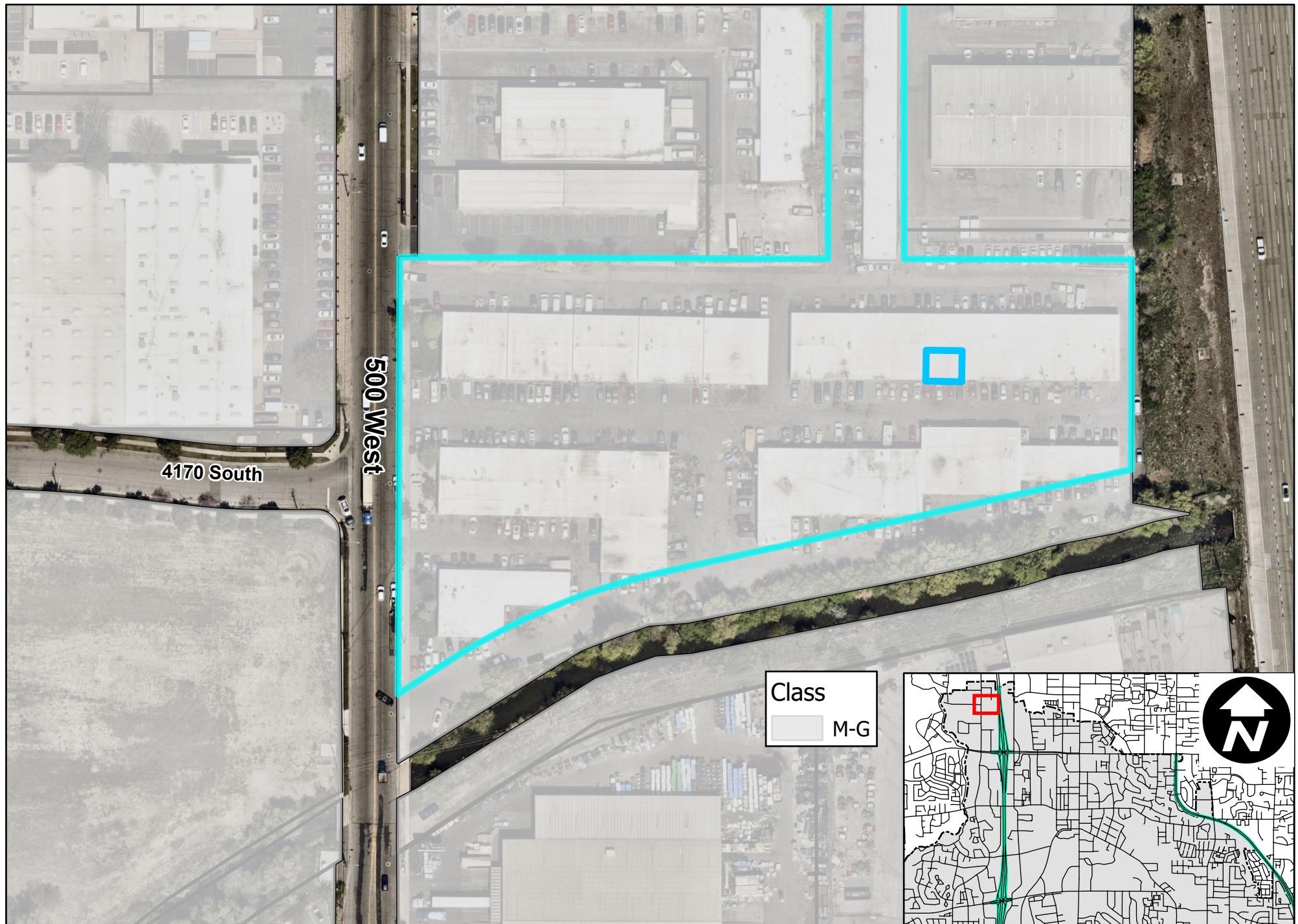


Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

4195 South 500 West #26



4195 South 500 West #26





AGENDA ITEM #04 – Greenlight Auto

ITEM TYPE:	Conditional Use Permit to allow an auto sales business.		
ADDRESS:	4205 South Commerce Drive #8	MEETING DATE:	October 2 nd , 2025
APPLICANT:	Khaled I. M. Himouda	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	21-01-205-010	PROJECT NUMBER:	PZ-25-092
ZONE:	M-G, Manufacturing General		
SIZE:	3.36-acre site 3,600 ft ² building 180 ft ² office		
REQUEST:	The applicant is requesting a Conditional Use Permit to allow for an auto sales business to be located on the property.		



I. LAND USE ORDINANCE

Section 17.152.030. of the Murray City Land Use Ordinance allows auto sales businesses (LU #5511) within the M-G zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located on the east side of Commerce Drive, across the street from the Humane Society of Utah.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Industrial	M-G
South	Industrial	M-G
East	Railroad Tracks	N/A
West	Professional Services	M-G

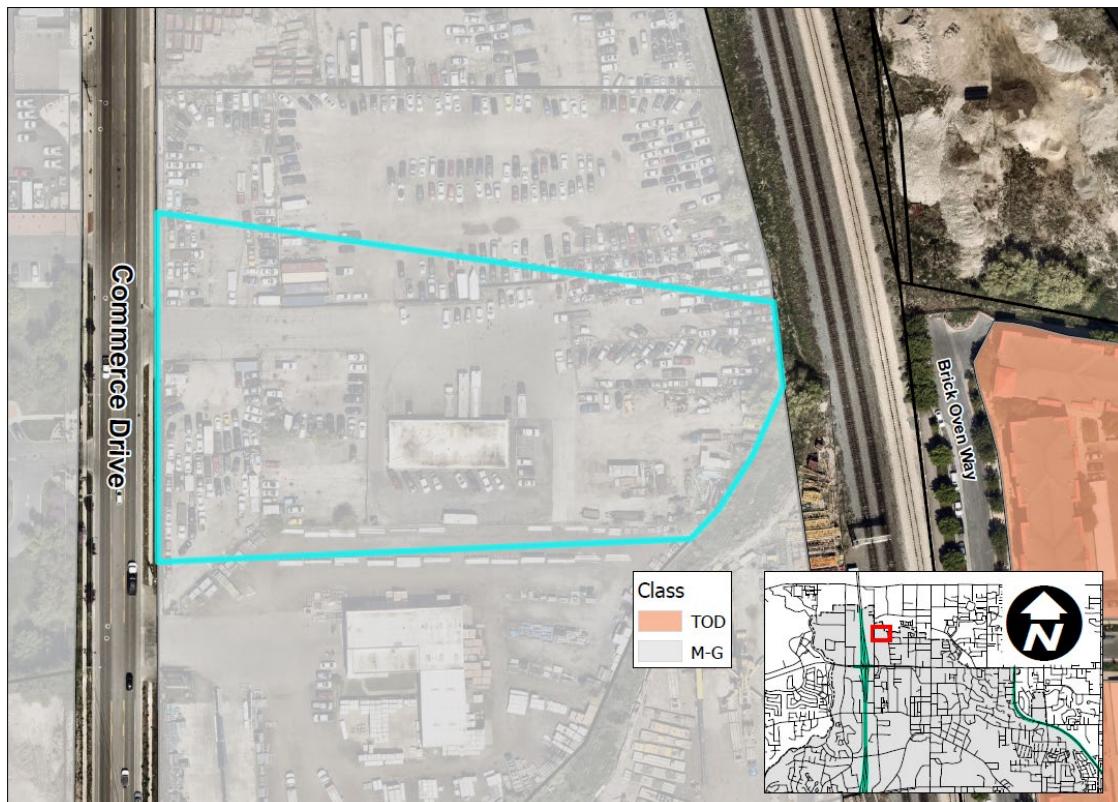


Exhibit 1: Zoning Map

Project Description

The applicant proposes to operate an auto sales business out of Unit #8 in the Industrial Park located at 4205 South Commerce Drive. The space is approximately 180 square feet. No changes to the existing floor plan are proposed. The applicant states that as part of the lease agreement the business will have access to three (3) total parking spaces.

This property has multiple businesses operating out of the building. According to the floorplan submitted to staff at least eight (8) businesses are located within the building. Additionally, there are multiple towing companies that use this property as a storage lot for vehicles.

The applicant states that this is a sales only lot. No body work or painting will be conducted at this location.

Access

The subject property has a single forty-eight foot (48') point of access. The access is not exclusive to this building and its tenants. It also allows access to the multiple storage yards on the property that are used by multiple towing companies.

Parking

Parking requirements for industrial uses are four (4) spaces per 1,000 ft² of net usable office space and one (1) space for each 750 square feet of net usable warehouse area, or one (1) space per person employed on the highest shift, whichever is greater. Staff has calculated required parking based on the usable office space as the applicant is the only employee.

Based on the requirement above a total of two (2) spaces are required for this use. According to the site plan that was submitted with the application the proposed auto sales business will have three (3) dedicated "display" spaces, labeled as stalls 6, 7, and 8. The applicant will also have access to an additional four (4) guest spaces labeled as customer parking. There is an ADA van accessible space, on the east side of the building that would be available to anyone using the site. No additional parking spaces are required at this time.

All for-sale vehicles will need to be located in a striped parking space. No double or stacked parking will be allowed in this location.

Landscape

Exclusive of the access driveway, the property has approximately 271 feet of frontage along Commerce Drive. Section 17.68 of the Murray City Land Use Ordinance requires landscaping in the front setback area for commercial properties. This must include at a minimum: three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs for every one hundred (100) linear feet of property frontage. Based upon this requirement the front setback landscaping for this property must include a minimum of:

<i>300 West / Commerce Drive</i>	<i>Existing</i>	<i>Required</i>
Trees	0	8
5-Gallon Shrubs	0	14
1-Gallon Shrubs	0	27

There have been other CUP's approved with these same landscaping requirements that have not been completed. The property owner will be required to work with City Staff to provide a landscape plan and install the necessary landscape upgrades as a condition of approval and a business license will not be granted until the landscaping has been installed, inspected and approved or security posted in accordance with City code.

III. LAND USE ORDINANCE STANDARDS REVIEW

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well- being of the community and the neighborhood.

With compliance to city regulations, the proposed use will provide a service that will contribute to the general well-being of the area by providing a new business and increasing the desirability of the property.

B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.

With conditions, the proposed use will not be detrimental to the health, safety or general welfare of people in the vicinity.

C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking, and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.

With conditions, the proposed use will integrate well into the area. Staff does not anticipate a significant impact on the surrounding area and businesses because the area is currently used as a tow yard and impound lot by various other businesses.

D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.

The applicant has submitted sufficient information for the review of this Conditional Use

Permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

The application materials for the proposed conditional use permit were made available to Murray City department staff for review and comment on September 16th, 2025. Reviewing staff included the Engineering Division, Water, Wastewater, Power, Police, and Fire Departments. Fire provided the following comment:

- *Maintain access for FD Road surface and gate access. *IFC 2021 and applicable NFPA as reference.*

V. PUBLIC INPUT

Fourteen (14) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow an auto sales business, staff concludes the following:

1. The proposed use for an auto sales business (LU #5511), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow an auto sales business at the property addressed 4205 South Commerce Drive Unit #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 maintain three (3) parking spaces as display space for vehicles.
3. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
4. The project shall comply with all applicable building and fire code standards.

5. Prior to business license approval, the applicant shall obtain permits for any new attached or detached signs proposed for the business.
6. The property owner shall work with Community and Economic Development staff to bring the Commerce Drive frontage landscaping into compliance with Chapter 17.68 Landscape Requirements. Landscaping shall be installed prior to issuance of a business license for the use, or a performance security and deferral agreement shall be provided to the City which shall guarantee completion of all unfinished improvements.



NOTICE OF PUBLIC HEARING

October 2nd, 2025, 6:30 PM

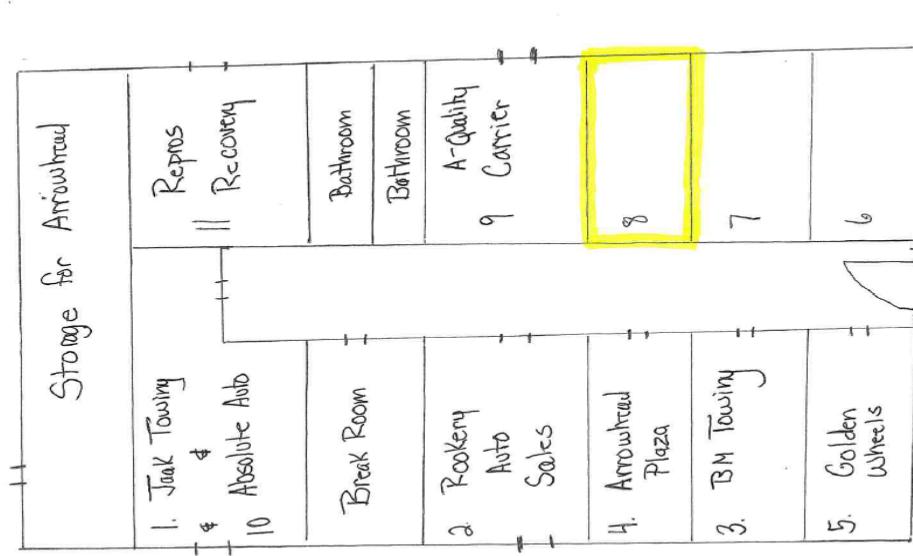
The Murray City Planning Commission will hold a public meeting in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Khaled I.M. Himouda** for the property located at **4205 South Commerce Drive Unit #8**. The applicant is requesting Conditional Use Permit approval to allow for the operation of an auto sales dealership.

To make comments regarding this application, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 400 feet of the subject property.

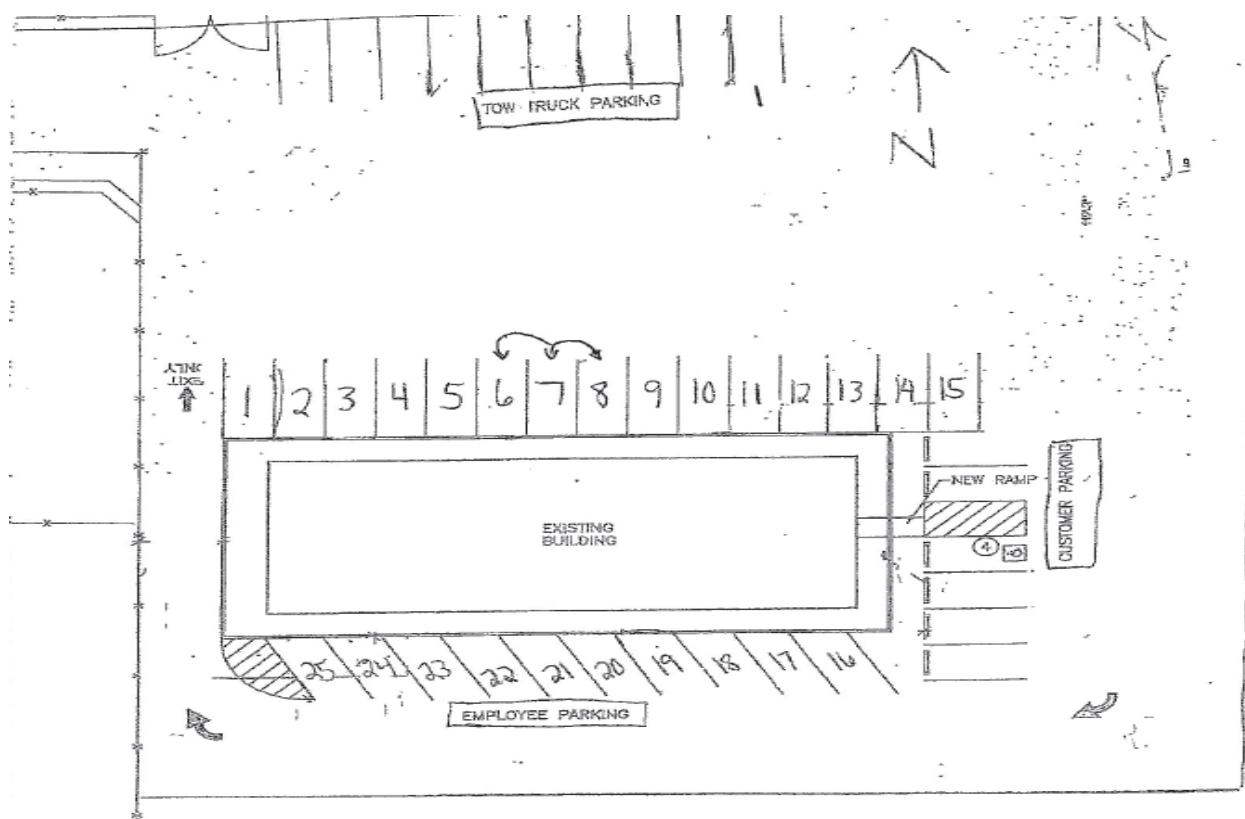
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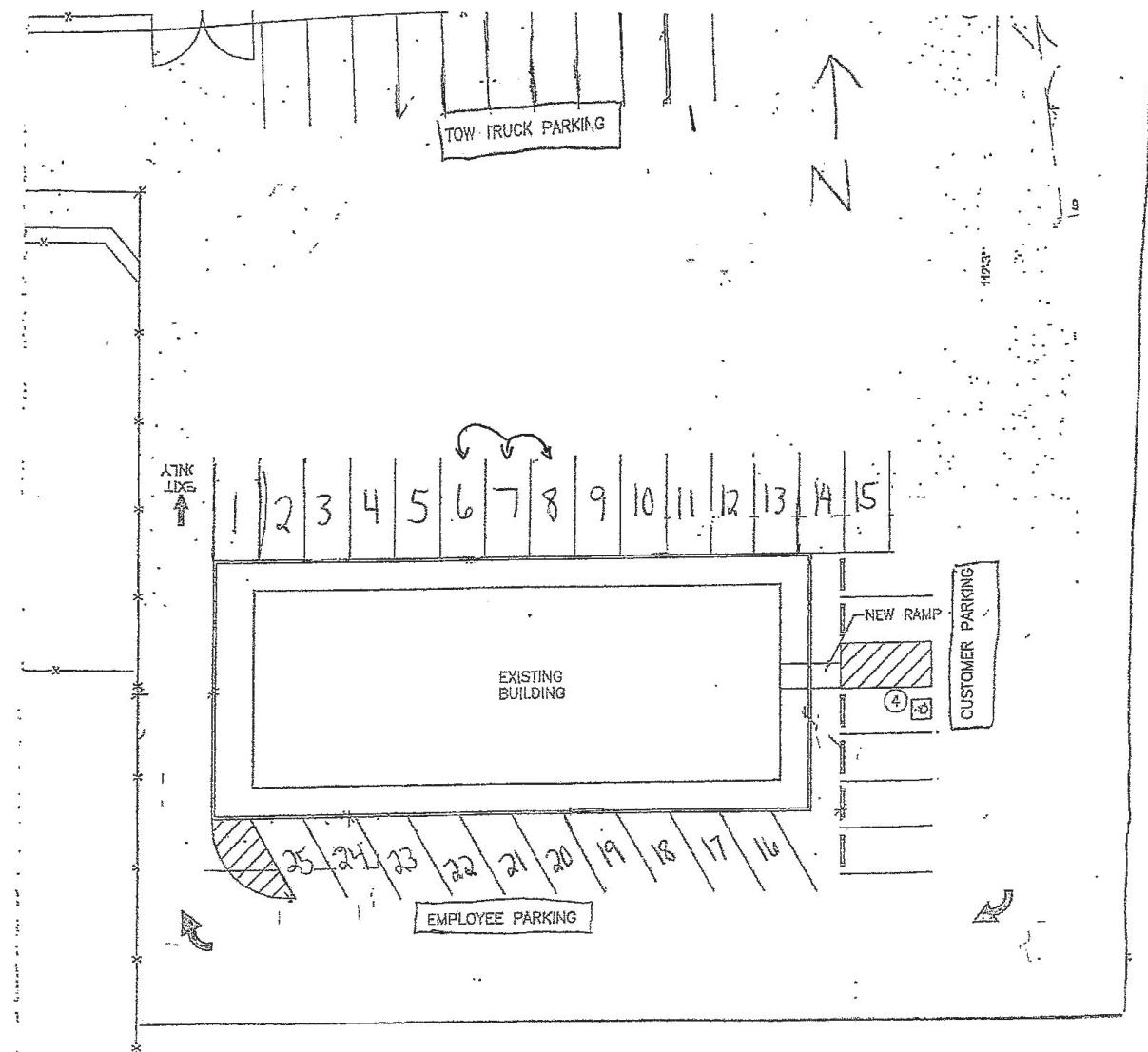


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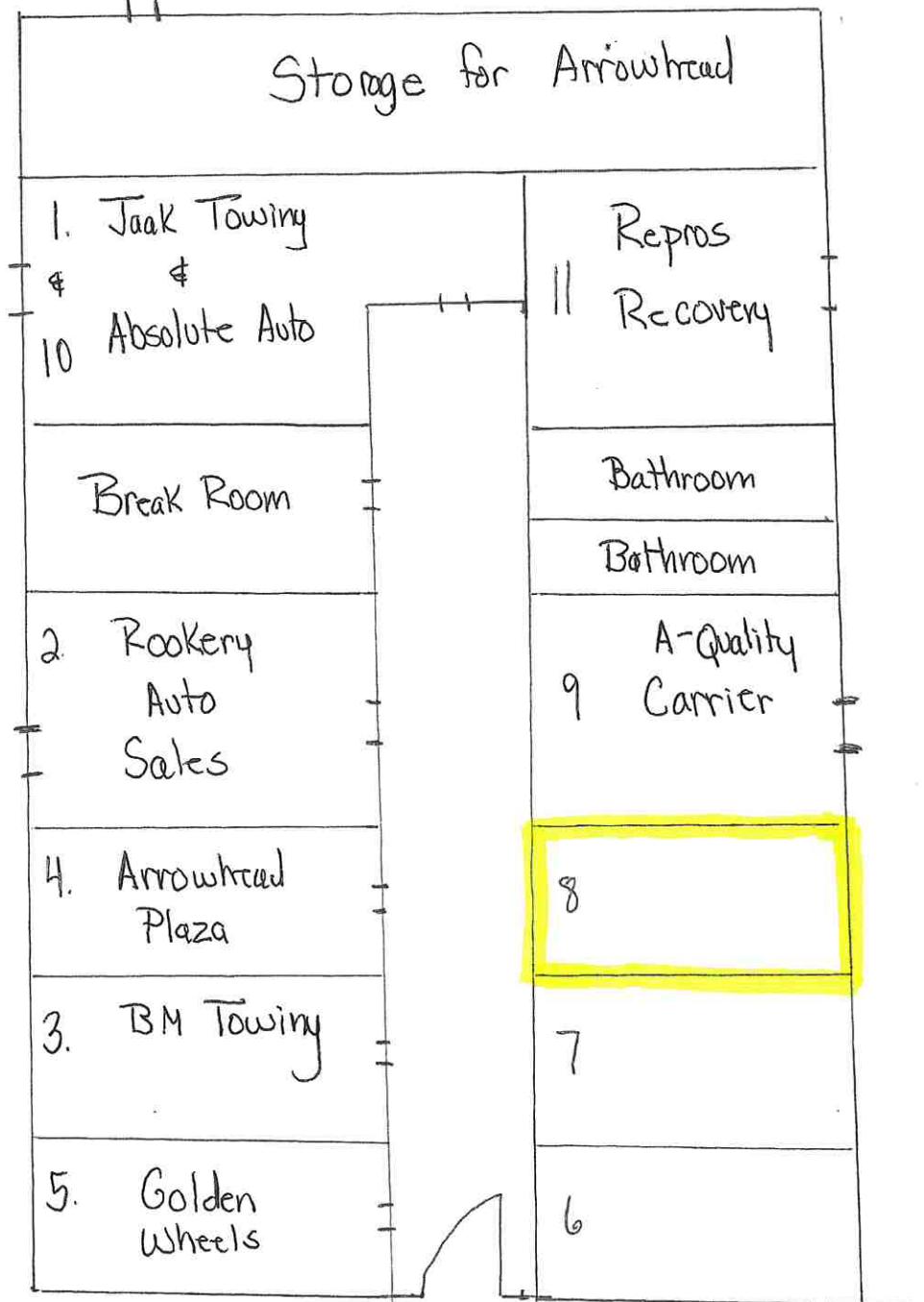


Office Map





Storage for Arrowhead



Office Map

4205 South Commerce Drive



4205 South Commerce Drive

