



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

**Thursday, September 18<sup>th</sup>, 2025**

**Pre-Meeting: 6:15 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](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at [pc@murray.utah.gov](mailto: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
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

Project #25-087

**DISCUSSION ITEM(S) AND TRAINING(S):**

**Planning Commission to adjourn to the Poplar Room #151 for the remaining items**

5. Open and Public Meetings Act Training  
Yearly training on the Utah State Open and Public Meetings Act
6. General Land Use Training

**ANNOUNCEMENTS AND QUESTIONS**

**ADJOURNMENT**

The next scheduled meeting will be held on Thursday, October 2nd, 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](mailto: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](http://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

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### 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 5<sup>th</sup> 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 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](mailto:planningcommission@murray.utah.gov).

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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 4th DAY OF September, 2025.

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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 4th DAY OF September, 2025.

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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 18th DAY OF September, 2025.

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Michael Richards, Chair  
Murray City Planning Commission



## AGENDA ITEM #04 – MS Auto Sales

<b>ITEM TYPE:</b>	Conditional Use Permit to allow an auto sales business		
<b>ADDRESS:</b>	4195 South 500 West, #26	<b>MEETING DATE:</b>	September 18 <sup>th</sup> , 2025
<b>APPLICANT:</b>	MS Auto Sales LLC	<b>STAFF:</b>	Ruth Ruach, Planner 1
<b>PARCEL ID:</b>	21-01-126-007	<b>PROJECT NUMBER:</b>	#25-087
<b>ZONE:</b>	M-G, Manufacturing General		
<b>SIZE:</b>	5.37-acre site   847 ft <sup>2</sup> unit		
<b>REQUEST:</b>	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 19<sup>th</sup>, 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:

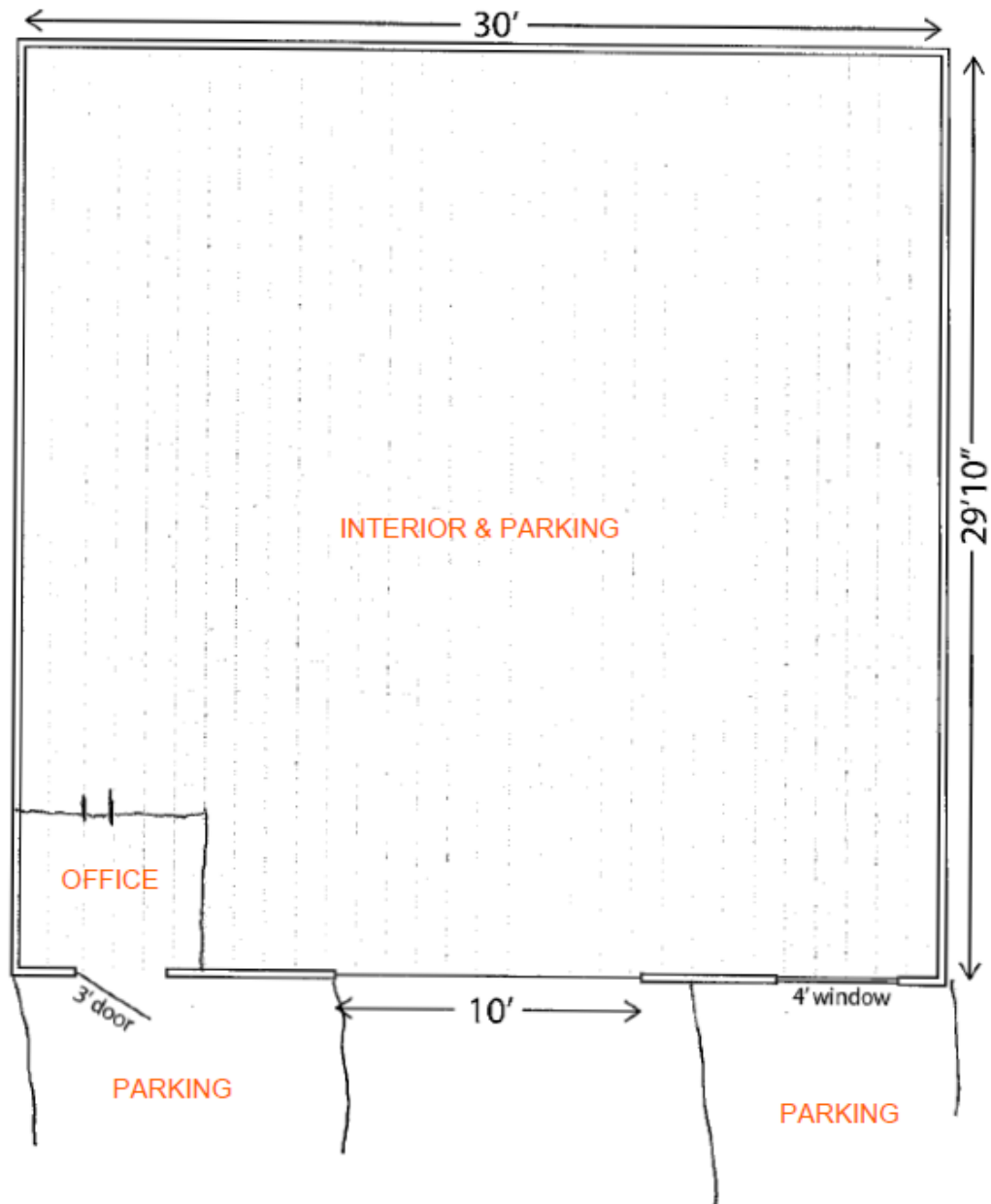
1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The applicant shall obtain a building permit prior to any remodeling that may occur.
3. Prior to approval of the business license, the applicant and/or property owner must stripe parking.



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

- 3 Parking stalls
- ADA stalls
- ☐ Fire Sprinklers
- ☐ Spray Booth
- ☐ Grease Trap

# Garco Unit Numbers 4195 South 500 West





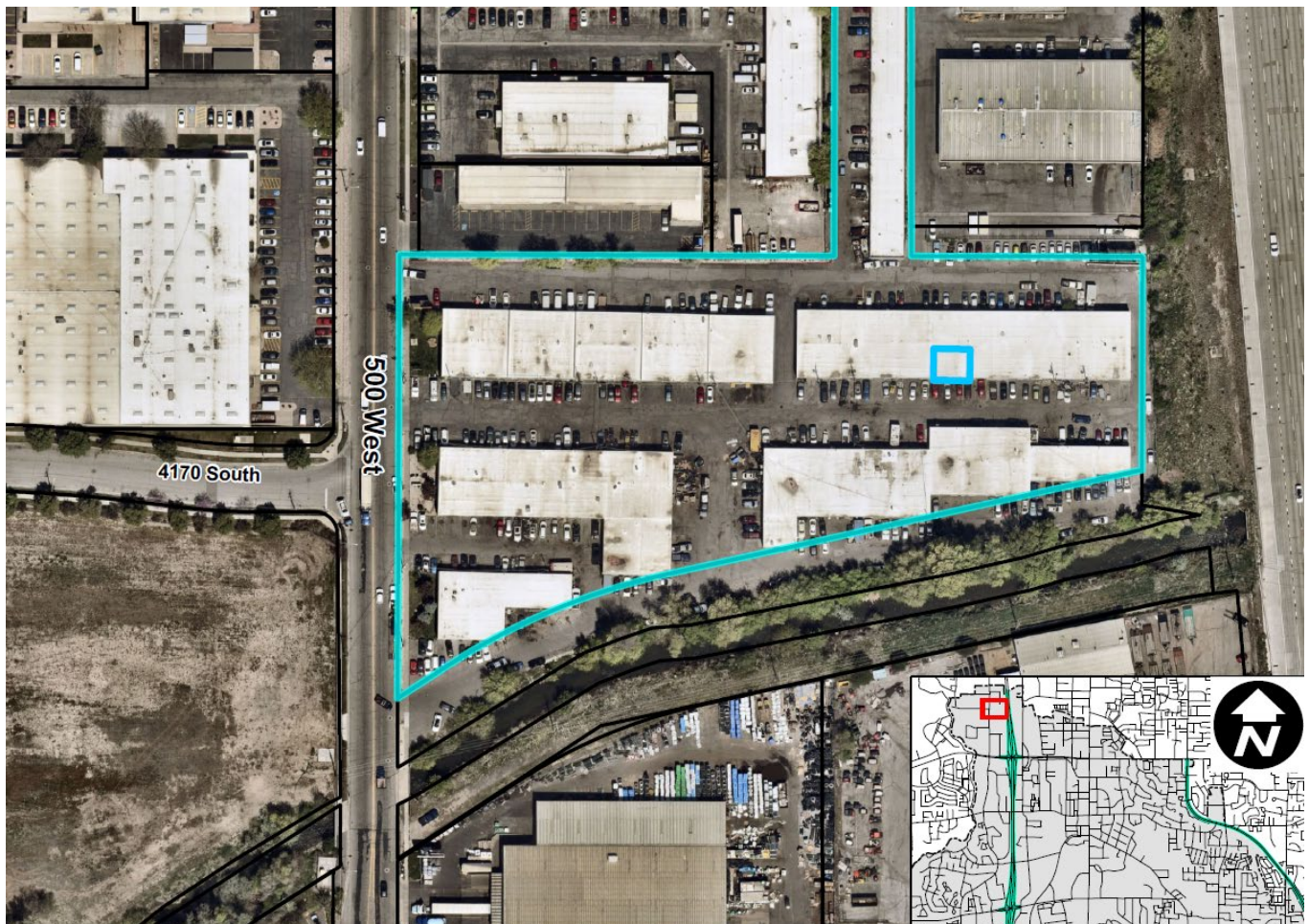
## NOTICE OF PUBLIC HEARING

September 18<sup>th</sup>, 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](mailto: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](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).



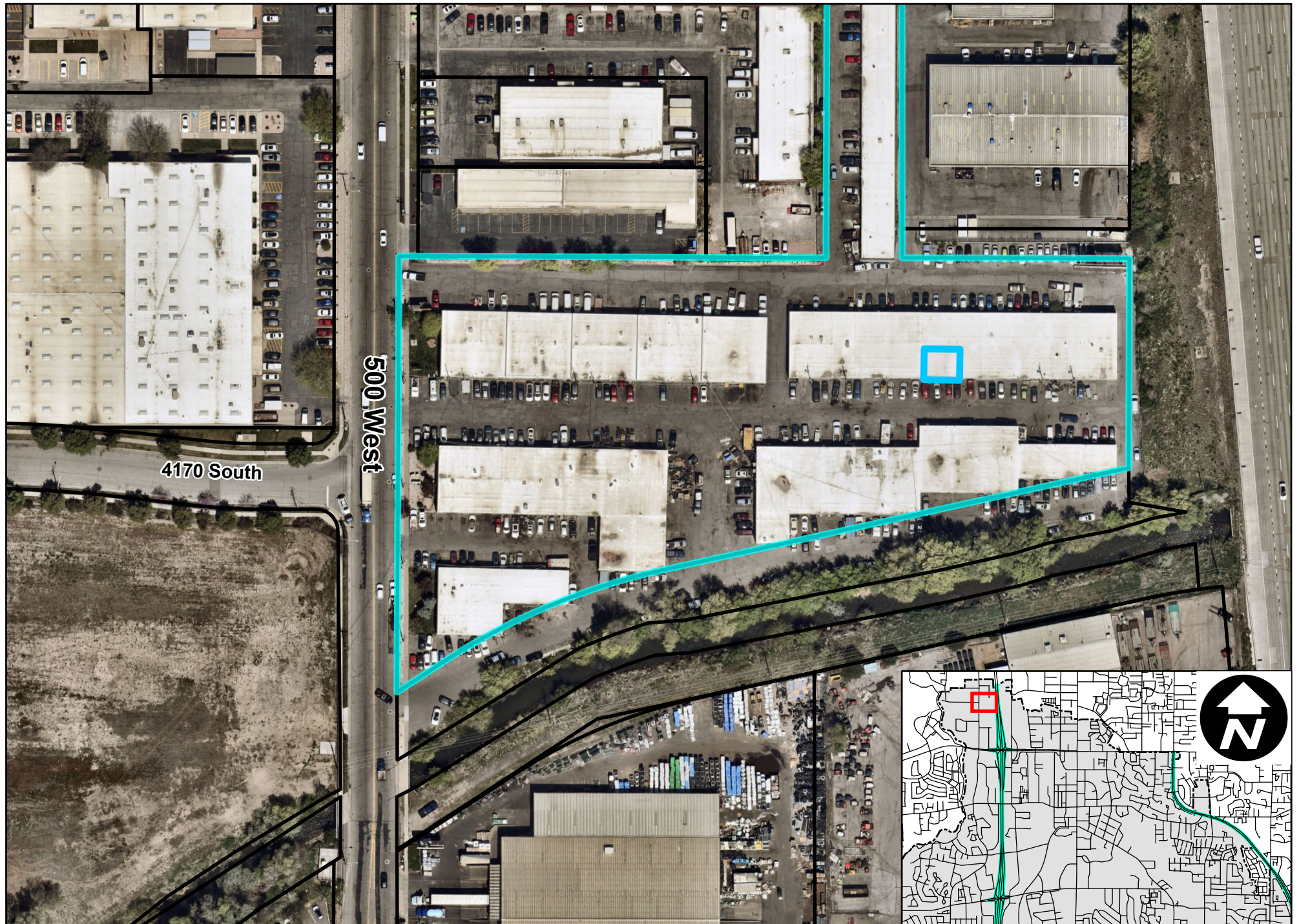
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | September 5<sup>th</sup>, 2025

Murray City Hall | 10 East 4800 South | Murray | Utah | 84107



# 4195 South 500 West #26





# 4195 South 500 West #26

