



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

February 19, 2026

6:30 P.M. MDT

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

MEMBERS PRESENT

Present: Ned Hacker, Chair
Katie Rogers, Vice Chair
Pete Hristou
Aaron Hildreth
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: Peter Klinge
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 6:30 p.m. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Vice Chair Rogers made a motion to approve the minutes for January 15, 2026. Seconded by Commissioner Pehrson. 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 facts for Auto Expo LLC conditional use permit, Hell's Gate Gym conditional use permit, and Pointe at 53rd subdivision amendment. Seconded by Vice Chair Rogers. A voice vote was made, with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Muscle Therapy - 97 West Winchester Street - Request to allow a massage therapy business within an existing building in the R-N-B zone

Rebecca Snedegar was present to represent the request. Ruth Ruach presented the application requesting conditional use permit approval to allow a massage therapy business in an existing building within the R-N-B zoning district. Ms. Ruach provided property details, including a site & floor plan. She said the property meets parking and landscaping requirements, as well as requirements for massage therapy. Staff recommends that the Planning Commission approve a conditional use permit to allow a massage business at the property address.

Ms. Snedegar approached the podium. Chair Hacker asked if she had read and can complete the conditions. She 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 massage therapy to be conducted at the property addressed 97 West Winchester Street, subject to the following conditions:

1. The business shall not operate before 7:00 AM or after 10:00 PM in accordance with R-N-B zoning standards.
2. The applicant shall maintain the existing parking stalls and ensure continued compliance with R-N-B parking regulations.
3. The applicant must comply with all regulations and requirements set forth in Murray City Code Title 5, Chapter 5.20 Massage Establishments including professional licensing, background checks, and public health requirements.
4. The applicant shall obtain a valid Murray City Business License prior to beginning operations.

Seconded by Commissioner Hristou. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Pehrson
A Rogers

Motion passes: 5-0

SUBDIVISION REVIEW(S)-ADMINISTRATIVE ACTION

Milne Aire Estates - 5748 South 800 West and abutting properties - Request to amend subdivision and create a Flag Lot subdivision

Carolyn Milne was present to represent the request. Zachary Smallwood presented the application requesting Planning Commission approval to adjust the lot lines within the Milne-Aire Estates Subdivision and then create a flag lot subdivision in the R-1-8 zone. Mr. Smallwood said this request is to amend the subdivision and create a flag lot for three properties. He showed a site map of the subdivision and described the proposed changes. He discussed a variance that was previously approved for the property for the access easement to the rear flag lot. Staff recommends the Planning Commission approve the proposed subdivision amendment and the flag lot subdivision.

Ms. Milne approached the podium. Chair Hacker asked if she had read and could complete the conditions. She said yes.

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

Ms. Milne asked for further explanation regarding the soil report. Mr. Smallwood informed her that it's a standard requirement as part of the process of obtaining a building permit.

Commissioner Hildreth made a motion the Planning Commission approve the proposed subdivision amendment and flag lot subdivision for the Milne-Aire Estates subdivision located at 5712, 5720, and 5748 South 800 West subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The applicant shall obtain building permits for any new construction on the property.
4. The final plat shall adhere to the requirements for Flag Lot Subdivisions contained in Section 17.76.140 of the Murray City Land Use Ordinance and as outlined in the Staff Report.
5. The applicant shall meet all applicable Building and Fire Codes.
6. The applicant shall provide complete plans, structural calculations and soils reports stamped and signed by the appropriate design professionals at the time of submittal for building permits.
7. The subdivision plat shall be recorded within one year of the final approval or the final plat shall be null and void.
8. The applicant shall ensure that access to the flag lot meets the requirements of the granted variance established in case number 1532.
9. The properties shall meet all requirements of Chapter 17.100 of the Murray Land Use Ordinance for the R-1-8 Zoning District.

Seconded by Vice Chair Rogers. Roll Call Vote:

A Hacker
A Hildreth

A Hristou
A Pehrson
A Rogers

Motion passes: 5-0

A five-minute recess was taken. The meeting reconvened in the Poplar Room.

DISCUSSION ITEM(S)

Review of the proposed Land Use Table and transition strategy from the Standard Land Use Code

Mr. Smallwood provided some context for the discussion. He said that commissioners had previously asked staff to review permitted and conditional uses within Murray City zones. Staff decided this was a good opportunity to replace the standard land use code with a table that's specific to the uses in Murray. He said this is more common in cities. He said this will be a discussion about what could potentially be included on Murray's land use table.

Staff provided a copy of the table for the commissioners to indicate items they liked and were comfortable including and items they wanted to discuss further. They briefly discussed different uses for each zone. Planning Commissioners had a lengthy discussion about the permitted and conditional uses for each zone listed on the table.

After the discussion, Mr. Smallwood concluded by saying that staff will do research on the items indicated for further discussions. He said the staff would like to have the new land use table ready by summer 2026.

ANNOUNCEMENTS AND QUESTIONS

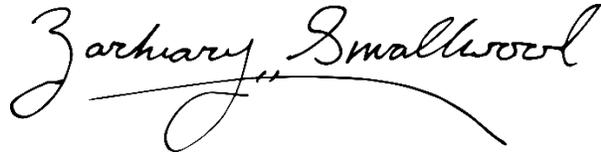
The next scheduled meeting will be held on Thursday, March 5, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Hacker adjourned the meeting at 8:18 p.m. MDT.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at planningcommission@murray.utah.gov.

A handwritten signature in black ink that reads "Zachary Smallwood". The signature is written in a cursive style with a long, sweeping underline that extends across the width of the name.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department