



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

May 21, 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
Aaron Hildreth
Peter Klinge
Jake Pehrson
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: Pete Hristou
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 6:34 p.m. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Vice Chair Rogers made a motion to approve the minutes for May 7, 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 Pehrson made a motion to approve the findings of fact for Madelyn Mash Subdivision simple boundary adjustment and LV Auto conditional use permit. Seconded by Commissioner Klinge. A voice vote was made with all in favor.

CONDITIONAL USE PERMIT(S)-ADMINISTRATIVE ACTION

Little Learners Daycare - Project # 26-031 - 4511 South 600 East - Request to operate a Commercial Daycare item information here

Saran Kabba was present to represent the request. Ruth Ruach presented the application requesting conditional use permit approval to allow a commercial daycare center in an existing building within the G-O (General Office) zone. She provided details regarding the property. She said the applicant intends to use the existing building for the daycare center. They are planning on making internal modifications to comply with State of Utah Childcare Licensing standards. Ms. Ruach showed the floor plan and described the layout. She showed images of a proposed playground for the property, which includes a fence. She discussed parking and landscaping for the property, stating that the applicant meets the parking requirements. She said the applicant has to add additional landscaping to fully meet the requirements. Notices were sent to nearby properties, with one inquiry being received regarding the proximity of the daycare to a nearby group home. Staff recommends that the Planning Commission approve the conditional use permit to allow commercial daycare.

Ms. Kabba approached the podium. Commissioner Hacker asked if she had read and could comply with the conditions. She said, yes.

Commissioner Klinge asked Ms. Kabba about her experience operating a daycare center. She said she currently operates one in West Valley, Utah.

Commissioner Hacker and Ms. Kabba discussed the public comment regarding the proximity to the group home and whether that is of concern. She explained that she also operates a group home and knows that they are required to have 24-hour staff supervision. She said that licensed daycare centers have constant staff supervision and remained locked at all hours. She does not see it as a concern.

Commissioner Hacker and Ms. Kabba discussed various childcare licensing requirements. Ms. Kabba said they meet all requirements.

Commissioner Hacker 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 approve a conditional use permit to allow a commercial daycare at the property addressed 4511 South 600 East, subject to the following conditions:

1. The applicant shall meet all State of Utah childcare licensing requirements prior to beginning operations.
2. The applicant shall obtain a valid Murray City Business License prior to beginning operations.
3. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance prior to the issuance of a business license.
4. Any increase in the number of children or staff will require an amendment to the Conditional Use Permit and a demonstration of sufficient parking stalls.
5. Compliance with the parking requirements shall be verified annually during the Business License renewal process.
6. Fencing located within the front yard setback shall not exceed four (4') feet in height and must be an open-type fence. Any increase in height or change in fence type requires ten (10') feet between the property line and the fence.

Seconded by Commissioner Hildreth. Roll call vote:

A Hacker
A Hildreth
A Klinge
A Pehrson
A Rogers

Motion passes: 5-0

CONDITIONAL USE PERMIT, DESIGN REVIEW, AND SUBDIVISION REVIEW(S)-ADMINISTRATIVE ACTION

Galleria Flex - Project # 26-040 - 4950 South Galleria Drive - Request to Construct 20 Live/Work Townhome

Matt Snade was present to represent the request. David Rodgers presented the application requesting design review, conditional use, and preliminary subdivision approval to allow the development of a mixed-use townhome project in the MCMU zone. Mr. Rodgers showed the site plan, as well as renderings of the buildings where the units will be. He showed parking access and stalls. He also showed the floor plan, with garages and commercial space in the units. He discussed the landscaping requirements, which the applicant exceeds. He said the applicant needs to modify the spacing of street trees to meet code, which is included in the conditions. He discussed parking and road access for the property, including pedestrian sidewalk access. He said that the applicant will need to work with the city to improve trail and sidewalk access in order to meet city code for adequate pedestrian circulation. The parking stalls do meet the requirements. Mr. Rodgers said the applicant will need to modify the building plans to accommodate recessed entrances for the units. Notices were mailed to affected property owners, utilities, and nearby municipalities. Staff recommends the Planning Commission approve the design review, conditional use permit, and subdivision review for the Galleria Flex Town Homes development subject to the conditions.

Mr. Snade approached the podium. Commissioner Hacker asked if he had read and could comply with the conditions. He said, yes.

Commissioner Klinge and Mr. Snade discussed the types of businesses that would potentially be there. Mr. Snade said other similar types of developments have had car storage, office use, and vacation homes. He chose Murray because of the flexibility of the form-based code. They discussed the appeal of small business owners getting to have a workspace where they live.

Commissioner Hacker asked if the parking provided will be enough to accommodate a small business. Mr. Snade said he feels it's sufficient. He's anticipating that the types of businesses that would need more parking would simply not be approved for business by the Planning Commission if they came in for a conditional use permit.

Commissioner Hacker asked about signage for businesses. Mr. Snade said they intend to allow each business to have appropriately sized signage. A discussion was had regarding sign placement. Mr. Smallwood said that staff need to review the proposed signage for compliance with the sign code.

Commissioner Pehrson and Mr. Snade discussed the use of commercial versus residential square footage used in the calculation for parking space ratios. Mr. Snade said they may adjust that at a later date depending on the market desire for commercial space. They also discussed the entrance to the commercial space of the units.

Commissioner Pehrson asked how a customer would enter the commercial space of a unit. Mr. Rodgers explained how that will work. Commissioner Pehrson said that it's not shown on the plan. Mr. Snade said he's aware.

Commissioner Klinge and Mr. Snade discussed the elevation for the stories of the finished building. Mr. Snade described the layout for each story.

Mr. Snade, Mr. Smallwood and the commissioners discussed the flexibility of the commercial space for residents who do not want to have a business. Depending on the desired alternate use, the resident may have to submit for Planning Commission approval. The resident is not required to use the space for commercial use.

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

Commissioner Hildreth made a motion that the Planning Commission vote to approve Design Review, Conditional Use Permit, and Subdivision approvals for the Galleria Flex Townhomes development on the property located at 4950 South Galleria Drive subject to the following conditions:

1. The project shall meet Murray City Engineering requirements.
2. The project shall meet all Murray City Building Division requirements.
3. The applicant shall meet all Murray City Water division requirements.
4. The project shall meet all Murray City Wastewater requirements.
5. The applicant shall meet all Murray City Power Department requirements and meet with power department staff to plan power service to the new building.
6. The applicant shall meet all Murray City Fire Department requirements as stated in the staff report.
7. The project shall meet all requirements of the Murray City Land Use Ordinance, including enhancing the sidewalk size between the two buildings.

8. The applicant shall provide updated landscaping plans that show the correct spacing for street trees prior to approval of the building permit.
9. The applicant shall work with staff to ensure that the multi-use trail lines up with the proposed trail locations on adjacent properties.
10. The applicant shall obtain appropriate permits for any new signage on the property.
11. The applicant shall ensure any new businesses going into the commercial units obtain a business license prior to conducting operations.
12. All lots within the subdivision shall comply with the standards for lots in the MCMU Zone as outlined in Chapter 17.146 of the Murray City Land Use Ordinance.
13. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
14. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Seconded by Chair Hacker. Roll call vote:

A Hacker
A Hildreth
A Klinge
A Pehrson
A Rogers

Motion passes: 5-0

The Planning Commission reconvened in the Poplar Room #151 for the following item:

DISCUSSION ITEM(S)

Discussion on proposed changes to the Multi-family Zoning Districts

Mr. Smallwood presented this agenda item. He informed the Planning Commission that the city has placed a 180-day pause on all multi-family zones. He said there are not many more multi-family parcels remaining for development. Some issues these zones created are poor spacing between units, pedestrian and bicycle accessibility, measurements of setbacks, lack of meaningful open space, heights adjacent to single-family zone. Mr. Smallwood is rewriting the zoning code. He intends to omit the separate RM zones and combine them into one zone. He plans to focus more on in-fill development. He said there are opportunities to improve parking, incentivizing smaller scale residential, providing density bonuses for deed-restricted owner-occupied housing. Staff and commissioners had a question-and-answer session about the potential revisions to the code and examples of what the changes would look like.

ANNOUNCEMENTS AND QUESTIONS

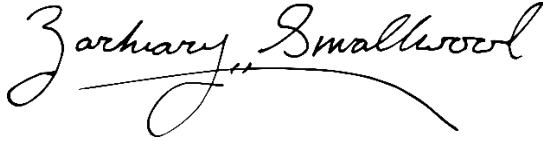
The next scheduled meeting will be held on Thursday, June 4, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Hacker adjourned the meeting at 8:15 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 fluid and cursive, with a long horizontal flourish extending from the end of the name.

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department