



HEARING OFFICER MEETING

MEETING MINUTES

June 10, 2026

12:30 P.M. MDT

Poplar Conference Room #151, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

PRESENT

Jim Harland, Hearing Officer
Mark Richardson, Deputy Attorney
Chad Wilkison, CED Director
Zachary Smallwood, Planning Division Manager
Ruth Ruach, Planner I

Mr. Harland called the meeting to order at 12:30 p.m. MDT.

CONFLICT(S) OF INTEREST

There are no conflicts of interest for this meeting.

EXPANSION(S) OF NONCONFORMING USE

Quick Quack Expansion - Project #HO-26-005 - 6126 South Vine Way - Case #1625 - Request to add new structures on the site of a non-conforming car wash facility

Ruth Ruach presented the request of an expansion to allow the replacement of pay canopies, construction of a new employee station, and to allow building modifications at an existing nonconforming car wash facility. Ms. Ruach provided details regarding the site and noted that it's the only parcel in the area zoned as Commercial Neighborhood (C-N). She said that car washes aren't permitted in the C-N zone. Quick Quack is currently classified as a legally nonconforming use, having received approval from Salt Lake County in 1988. She also said the property pre-dates the adoption of the zone, as well as the 15-foot setback requirement. Ms. Ruach said this makes the building a legally non-conforming structure. Per the Land Use Ordinance, a non-conforming use or structure can be added to or modified, subject to the Hearing Officer's review. She said the primary reason for this review is for the installation of a new pay station. Because the station is technically an additional structure, it is considered an expansion. She said the application also includes the demolition of bays and the

modification of vehicle stacking lanes. Staff finds the request in harmony with the Land Use Ordinance. Public notices were sent to affected properties, with no comments being received. Staff recommends that the Hearing Officer approve the non-conforming structure and use expansion subject to the conditions:

1. The applicant shall obtain all appropriate building permits prior to commencing any structural work, including the installation of any new accessory structure, and all new construction shall conform to applicable building, fire, and safety codes.
2. The applicant shall confine the nonconforming use within the subject property's boundaries and ensure that the nonconforming use does not adversely impact neighboring properties.

Mr. Harland and Ms. Ruach discussed the requested changes. Mr. Harland confirmed the issues that make the property nonconforming.

Chase Kimball, from Lone Star Builders, and applicant Trista Millette, approached the table. Mr. Kimball said that Lone Star Builders acknowledged this property had issues that needed to be addressed. He said the request will address employee safety and better configuration for customer use.

Mr. Harland asked Mr. Kimball when he anticipates the work beginning. Mr. Kimball said once the approval of this expansion is approved, he will apply for a building permit. Once that's approved, work will begin.

Mr. Harland opened the agenda item for public comment.

Kathy Godfrey expressed her concerns regarding landscaping on the property. She said many of the pine trees adjacent to her property are dead. She pointed out the trees on a map. She wanted to know what might be causing that to happen and how it would be resolved. She asked how the water on the property would be reused. She said employee parking has previously been an issue and asked how it will be addressed. She said noise was previously an issue but feels that will not be an issue moving forward.

Mr. Kimball responded to Ms. Godfrey's comments. He said there are two bays available that can be allocated to employee parking. It was not specifically called out on the site plan, but he will designate them for employees. He said he didn't realize there were dead trees on the property. A full landscaping plan will be proposed, which will include removing dead trees and grass. He said they reuse water with reclamation tanks which will reclaim 100% of the water.

Mr. Harland asked Mr. Kimball if they could comply with the conditions. Mr. Kimball said yes.

Mr. Harland verbally approved the applicant. He said staff will provide a formal written response to the applicant, confirming the approval.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Wednesday, July 8, 2026, at 12:30 p.m. MDT in the Poplar Conference Room #151, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Mr. Harland adjourned the meeting at 12:55 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 planning@murray.utah.gov.

A handwritten signature in black ink, appearing to read "Chad Wilkinson", with a horizontal line extending from the end of the signature.

Chad Wilkinson, Director of Community & Economic Development