MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

July 16, 2026

6:30 P.M. MDT

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

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MEMBERS PRESENT

Present: Ned Hacker, Chair
Katie Rogers, Vice Chair
Aaron Hildreth
Peter Klinge
Jake Pehrson
Michael Richards
Chad Wilkinson, Community and Economic Development Director
Mark Richardson, Deputy Attorney
David Rodgers, Senior Planner
Ruth Ruach, Planner I
Members of the Public (per sign-in sheet)

Excused: Pete Hristou

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 6:31 p.m. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

There were no minutes to be approved for this meeting.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

A finding of fact was listed on the agenda but was not included in the packet. No action was taken.

MAJOR HOME OCCUPATION REVIEW(S)-ADMINISTRATIVE ACTION

Affordable Bath LLC - Project # 26-060 - 203 East Mountain View Drive Request to conduct a contracting business office from place of residence as a major home occupation

Svatoslav Ondryas was present to represent the request. David Rodgers presented the application requesting approval to conduct a contracting business office from their place of residence as a major home occupation business in the R-1-8 zone. Mr. Rodgers showed the site plan. He said parking is off-street and only for personal vehicles. He pointed out the room in the house that the business will occupy. Mr. Rodgers cited the code regarding conditions for consideration and indicated the proposed request meets the requirements. Notices were sent to adjacent properties, with one question being received. Staff recommends the Planning Commission approve the request for a major home occupation to allow a contractor business to operate from the residential property.

Mr. Ondryas approached the podium. Chair Hacker asked if he had read and could comply with the conditions. Mr. Ondryas said yes. He added that there will be no materials stored at the location. He also said there will be no employees or vehicles either.

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

Commissioner Richards made a motion that the Planning Commission approve the request for a major home occupation to allow a contractor business office to operate from the residential property, addressed 203 East Mountain View Drive, as reviewed in the Staff report and subject to the following conditions:

1. All materials shall be located within the primary dwelling; no accessory structures may be used.
2. The applicant shall work with Planning Staff to ensure that the area for the home occupation is less than 25% of the main dwelling area.
3. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.
4. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
5. The applicant will not store any equipment that exceeds office supplies at the home.
6. The applicant shall obtain the necessary home occupation business license.

Seconded by Commissioner Klinge. Roll call vote:

_A_ Hacker

A Hildreth
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 6-0

CONDITIONAL USE PERMIT(S)-ADMINISTRATIVE ACTION

Flora Gardens LLC - Project # 26-058 - 4379 South State Street - Request to operate a tattoo business within an existing building

John Moore was present to represent the request. Ruth Ruach presented the application requesting conditional use permit approval to allow a tattoo business within an existing building in the Commercial Development (C-D) zone. Ms. Ruach described the property and showed the site plan, as well as the floor plan for the business. She noted there aren't any major site modifications being proposed, only basic tenant improvements. She discussed parking and lot access, stating that the applicant meets those requirements. She said the applicant does not currently meet the landscaping requirements. She said the landscaping was most likely established some time ago; however, because this application is a new conditional use, the property must be brought into compliance. Ms. Ruach said the applicant can utilize a deferral agreement to delay the landscaping requirement. Notices were sent to adjacent properties, with one comment being received. Staff recommends Planning Commission approval subject to the conditions.

The commissioners and Ms. Ruach discussed how city landscaping requirements work and who is responsible to fulfill that requirement.

Mr. Moore approached the podium. Chair Hacker asked if he had read and could comply with the conditions. He said yes.

Chair Hacker and Mr. Moore discussed meeting the landscaping requirements. Chair Hacker said that the property owner is responsible to meet the requirements. If the property owner doesn't, then the applicant will be responsible to do so. Mr. Moore and the commissioners discussed how the deferral works and that the property owner and applicant will have six months to fulfill the requirement.

Chair Hacker opened the agenda item for public comment.

Holly Moeller, who represents the property owner, spoke. She said the owner remodeled the plaza in 2017, which included landscaping. They've had issues with loitering on the corner of the plaza, which has deteriorated the landscaping. They are willing to comply with the condition, utilizing the deferral agreement. Chair Hacker thanked Ms. Moeller for speaking regarding the landscaping. He acknowledged the challenging situation with maintaining the landscaping on the corner.

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

Commissioner Klinge and Ms. Ruach discussed the deferral agreement and the issuance of the business license. She said the property owner will present the city with an estimate of the cost of work for the landscaping. The city will issue a bond on the property until the landscaping is installed. In the meantime, the applicant will have a business license issued.

Mr. Moore said he is still waiting for estimates to be completed to fulfill the bond requirement in order to get his business license. Chad Wilkinson said staff are waiting on some information from the applicant before they can issue the license.

Commissioner Klinge made a motion that the Planning Commission approve a conditional use permit to allow a tattoo business at the property addressed 4379 South State Street, 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 meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance prior to the issuance of a business license. Minimum landscaping required for the site includes: thirteen (13) trees, twenty-two (22) 5-gallon shrubs, and forty-four (44) 1-gallon shrubs along the State Street frontage and ten (10) trees, seventeen (17) 5-gallon shrubs, and thirty-four (34) 1-gallon shrubs along the 4500 South frontage with all landscaped areas being ten (10’) feet in width.
3. The applicant shall obtain a building permit prior to any remodeling that may occur.
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.

Seconded by Vice Chair Rogers. Roll call vote:

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

Motion passes: 6-0

VDS Salt Lake City - Project # 26-059 - 6045 South Fashion Boulevard - Request to operate a veterinary dentist office within an existing building

Mercedes De Paolo was present to represent the request. David Rodgers presented the application requesting conditional use permit approval to allow a Veterinary Dentist office within an existing building in the General Office (G-O) zone. Mr. Rodgers described the property, as well as presented the site and floor plan. He discussed parking and access for the property, stating the applicant fulfills the requirements. Staff will work with the applicant to ensure they meet the landscaping requirements. Notices were sent to adjacent property owners, with no comments being received. Staff recommends the Planning Commission approve the conditional use permit, subject to the conditions.

Ms. De Paolo approached the podium. Chair Hacker asked if she had read and could comply with the conditions. She said yes.

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

Commissioner Richards made a motion that the Planning Commission approve a conditional use permit to allow a veterinary dentistry office at the property addressed 6045 South Fashion Boulevard, subject to the following conditions:

1. The applicant shall obtain a valid Murray City Business License prior to beginning operations.
2. The applicant shall meet all requirements of the Murray City Fire Department.
3. The applicant shall meet all requirements of the Murray City Power Department.
4. The applicant shall meet all requirements of the Murray City Building division.
5. Operating hours shall be between 7:30 a.m. and 7:00 p.m.
6. The applicant shall work with staff to ensure all noise is adequately contained within the building.

Seconded by Commissioner Hildreth. Roll call vote:

_A_ Hacker
_A_ Hildreth
_A_ Klinge
_A_ Pehrson
_A_ Richards
_A_ Rogers

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

This was Commissioner Hildreth's last Planning Commission meeting. Mr. Wilkinson presented him with a certificate in gratitude for his service.

The next scheduled meeting will be held on Thursday, August 6, 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 7:09 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.

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Chad Wilkinson, Director of Community & Economic Development