



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

August 6, 2026

6:30 P.M. MDT

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

MEMBERS PRESENT

Present: Katie Rogers, Vice Chair
Pete Hristou
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: Ned Hacker

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

Vice Chair Rogers called the meeting to order at 6:30 p.m. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for June 18, 2026 and July 2, 2026. Seconded by Commissioner Klinge. 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 fact for Click it Auto – conditional use permit, Affordable Bath LLC – major home occupation, Flora Gardens LLC – conditional use permit, and VDS Salt Lake – conditional use permit. Commissioner Richards seconded. A voice vote was made with all in favor.

CONDITIONAL USE PERMIT(S)-ADMINISTRATIVE ACTION

Skyline Auto Sales - Project # 26-069 - 139 West 4500 South #14 - Request to allow an auto sales business within an existing building in the M-G zone

Elver Jose Jimenez was present to represent the request. Ruth Ruach presented the application requesting Conditional Use Permit approval to allow an auto sales business within an existing building in the Manufacturing General (M-G) zone. Ms. Ruach described the property, showing the site and floor plans. She said the applicant meets the parking requirements, with a condition to finish the pavement to comply with access requirements. The applicant must work with staff to meet landscaping requirements. Staff recommends the Planning Commission approve a conditional use permit to allow an auto sales business, subject to the conditions.

Mr. Jimenez approached the podium. Vice Chair Rogers asked if he had read and could comply with the conditions. He said yes.

Vice Chair Rogers 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 an auto sales business at the property addressed 139 West 4500 South #14, 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 construction that may occur.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
4. Designated parking stalls shall be striped prior to the issuance of a business license.
5. All display and inventory vehicles must be parked in designated parking stalls and shall not obstruct driving aisles, public rights-of-way, or fire lanes.
6. The property shall meet all landscaping requirements according to Murray City Code Chapter 17.68 before the issuance of business license, which includes landscaping in the amount of three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs along 4500 South.
7. Prior to the issuance of a business license, the applicant or property owner shall pave 100% of the subject property's surface area-including all driveways, access points, parking stalls, and staging areas-in accordance with any specifications from the City Engineer.

8. For any future site improvements, the applicant shall work with the property owner to replace any damaged curb or gutter on the site, meet City Stormwater Requirements pursuant to Section 13.52.050, and provide a 100-year drainage plan.

Seconded by Commissioner Hristou. Roll call vote:

A Hristou
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 5-0

Salt Lake Stronghold LLC - Project # 26-066 - 4395 South 500 West
Request to operate a private gym in an existing building in the Manufacturing General (M-G) zone

Charles Pickett was present to represent the request. David Rodgers presented the application requesting conditional use permit approval to operate a private gym in an existing building in the Manufacturing General (M-G) zone. Mr. Rodgers described the property, showing the site plan and floor plan. He said the business meets access and parking requirements. The applicant will work with staff to fulfill the landscaping requirements. Staff recommends that the Planning Commission approve a conditional use permit to allow a private gym, subject to the conditions.

Commissioner Klinge asked about the percentage of landscaping that is already complete. Mr. Rodgers said a detailed analysis hasn't been performed yet. He said most of the landscaping is complete and what is needed will be determined at the business licensing phase.

Mr. Pickett approached the podium. Vice Chair Rogers asked if he had read and could comply with the conditions. He said yes.

Vice Chair Rogers opened the agenda item for public comment.

Lauren Wheeland, a former employee of the gym, spoke in support of the business and said she appreciates that it's a private gym.

Vice Chair Rogers closed comment period for this agenda item.

Commissioner Richards made a motion that the Planning Commission approve a conditional use permit to allow a gymnasium, athletic club, and body building studio at the property addressed 4395 South 500 West, 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. The applicant must meet all parking requirements.

4. The applicant shall meet all requirements of Chapter 17.68 Landscaping Requirements before a business license is issued.
5. The project shall comply with all applicable building and fire code standards.
6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Commissioner Klinge. Roll call vote:

A Hristou
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 5-0

ANNOUNCEMENTS AND QUESTIONS

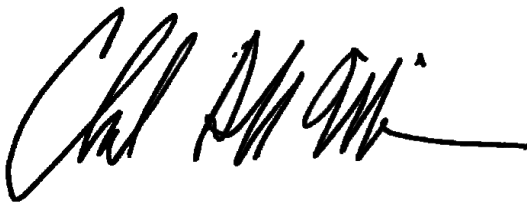
The next scheduled meeting will be held on Thursday, August 20, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Vice Chair Rogers adjourned the meeting at 6:47 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, appearing to read 'Chad Wilkinson', with a long horizontal stroke extending to the right.

Chad Wilkinson, Director of Community & Economic Development