



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

August 20, 2026

6:30 P.M. MDT

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

MEMBERS PRESENT

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

Excused: Katie Rogers
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 6:30 p.m. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for July 16, 2026. Seconded by Commissioner Richards. 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 Klinge made a motion to approve the findings of fact for Skyline Auto Sales conditional use permit and Salt Lake Stronghold LLC conditional use permit. Commissioner Richards seconded. A voice vote was made with all in favor.

CONDITIONAL USE PERMIT(S)-ADMINISTRATIVE ACTION

Gracie Jiu Jitsu School - Project # 26-073 - 4371 South State Street

Logan Yuen was present to represent the request. David Rodgers presented the application requesting conditional use permit approval to allow a martial arts studio within an existing building in the Commercial Development (C-D) zone. Mr. Rodgers provided property details and showed the site plan for the business. He said the applicant doesn't intend on making major changes to the property. The site meets parking and access requirements. The site does not meet landscaping requirements. Because the requirements are substantial, the property owner recently entered into a deferral agreement with Murray City for landscaping to be installed by December 2026. Notices were sent to nearby property owners, with no comments being received. Staff recommends that the Planning Commission approve a conditional use permit to allow a martial arts studio subject to the conditions.

Mr. Yuen approached the podium. Chair Hacker asked if he had read and could comply with conditions. He 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 martial arts studio at the property addressed 4371 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 expiration of the approved deferral agreement. This landscaping will also need to be maintained going forward.
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 Commissioner Pehrson. Roll call vote:

A Hacker
A Hulka
A Klinge
A Pehrson
A Richards

Motion passes: 5-0

Murray Kids - Project # 26-047 & 048 - 20 East Winchester Street

Fred Cox was present to represent the request on behalf of the property owner, Sonia Cordero. David Rodgers presented the application requesting conditional use and site plan approval for a new building that will be used as a day care center. Mr. Rodgers showed the site and floor plan for the day care center. He described details of the layout and elevations. He said the applicant has been working with Murray Power regarding line placement and clearance to meet the condition requirements before a building permit can be issued. He said the site meets parking and access requirements. Mr. Rodgers said the applicant will need comply with the landscaping plan to meet the requirements for their building permit to be issued. Notices were sent to adjacent properties. One comment was received regarding alcohol sales being allowed nearby. Staff recommends the Planning Commission approve a conditional use permit and grant site plan approval for a new childcare building, subject to the conditions.

Commissioner Hulka asked Mr. Rodgers about the square footage requirements for the outdoor play area. Mr. Rodgers said the requirement is 40 square feet per child at a given time. The space allotted on the site plan allows for 25 children at one time.

Fred Cox approached the podium. Chair Hacker asked if he and the owner had read and could comply with the conditions. He said yes. He said that before the owner purchased the property, any easements for the power lines were removed from the site. He said a condition was added that clearances must meet National Electric Safety Code (NESC) standards. They will need to move some drinking fountains to comply.

Commissioner Hulka asked Mr. Cox how he intends to modify the design of the outdoor play area to accommodate the power lines. He also expressed concern regarding the freeway nearby. Mr. Cox said there will be a five-foot fence that can't be climbed. They had to restrict the location for the play area due to the parking requirements.

Commissioner Hulka asked about the five-foot fence. Mr. Cox said the requirement is only 48 inches. The challenge with a 48-foot fence is there will be portions of the ground that aren't even, causing the fence to be under 48 inches in those areas. This is why most childcare centers install five-foot fences. They will be replacing the current fencing with something other than chain-link, which can be climbed easily.

Commissioner Hulka asked if there's a sound barrier. Mr. Cox said the building itself can block sound but nothing specific has been installed.

Commissioner Klinge asked the age range and number of children expected at the facility. Mr. Cox said they are allowed to have 75 – 80 children. The owner can have children as young as infants.

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

Commissioner Hulka expressed concerns regarding noise and safety of the play area being next to the freeway. He felt having a taller fence would be a good idea. Other commissioners said they shared his concerns. Mr. Rodgers said the requirement per Utah Childcare Licensing is a four-foot fence. Chair Hacker asked if there's a requirement regarding noise. Mr. Rodgers said not that he's aware of. Commissioner Hulka asked the maximum height allowed by that zone. Mr. Rodgers said it's eight feet. Chair Hacker asked if that's the case with a sound barrier wall. Commissioner Pehrson said he believes that Utah Childcare Licensing is the expert on what's the best. Commissioners noted that the noise would be buffered by the fact that the facility was located above the freeway. It would also be dampened by a large grade separation. The commissioners had further discussion on what would be best for noise and safety. Mr. Cox said he'd pass along the concerns about noise and safety with regard to the fence height to the owner.

Commissioner Hulka made a motion that the Planning Commission grant site plan approval for the proposed daycare center at the property addressed 20 East Winchester Street, subject to the following conditions with the 11 conditions as recommended by staff, plus one additional condition requiring a six-foot solid fence around the outdoor play area. The motion died for lack of a second.

Commissioner Klinge made a motion that the Planning Commission grant site plan approval for the proposed daycare center at the property addressed 20 East Winchester Street, subject to the following conditions:

1. The applicant shall meet all Murray City Engineering requirements.
2. The applicant shall meet all Fire Department requirements.
3. The applicant shall meet all Water Division requirements.
4. The applicant shall meet all Wastewater Division requirements.
5. The applicant shall meet all Murray Power requirements, including those regarding the location of the building in relation to the overhead transmission lines.
6. The applicant shall obtain a building permit prior to any construction occurring on the site.
7. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance prior to the Planning Division's approval of a building permit.
8. The applicant shall meet all parking and access requirements of Chapter 17.72 of the Murray City Land Use Ordinance prior to the Planning Division's approval of a building permit.
9. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
10. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
11. The applicant shall apply for building permits for all signs and adhere to all sign requirements as described in Chapter 17.48 of the Murray City Code.

Seconded by Commissioner Pehrson. Roll call vote:

A Hacker
A Hulka
A Klinge
A Pehrson
A Richards

Motion passes: 5-0

DISCUSSION ITEM(S)

Murray Central Station Area Plan - Project # 26-075 - 10 East 4800 South

Chad Wilkinson and David Rodgers presented the draft of the Murray Central Station Area Plan, the last of the station area plans to come before the Planning Commission and asked for general feedback. The plan focuses on strategic intensification near transit, contextual transition to established neighborhoods, and a market-responsive mix of land uses. It includes mobility and open space frameworks centered on the Little Cottonwood Creek trail corridor, a transit plaza, Riverside Terrace Plaza, and pedestrian-oriented festival street on the Poplar Street. It also includes an implementation plan, with strategies such as adopting form-based code around the transit-oriented development area, updating mixed-use zoning, and amending the Murray Smelter Superfund site record of decision. Staff reported that UTA and Intermountain Health have been involved in the process, and that UDOT has funded a feasibility study for the creek trail. Commissioners were generally supportive of the vision. Their comments concerned improving public communication and outreach, softening the plan's language on eliminating surface parking, expanding the bike network map, adding historic preservation goals, and including community services and nonprofit uses. Mr. Wilkinson said staff would respond to the commissioners' comments and anticipated bringing the plan back for a vote at the second meeting in September, with a public hearing and City Council review to follow.

ANNOUNCEMENTS AND QUESTIONS

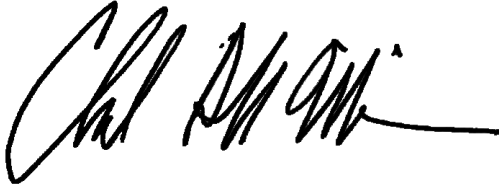
The next scheduled meeting will be held on Thursday, September 3, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Hacker adjourned the meeting at 8:36 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