MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

September 17, 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
Andy Hulka
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: Peter Klinge
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

Commissioner Pehrson made a motion to approve the minutes for August 6, 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 Hulka made a motion to approve the findings of fact for Gracie Jiu Jitsu School conditional use permit and Murray Kids conditional use permit and site plant approval. Vice Chair Rogers seconded. A voice vote was made with all in favor.

SUBDIVISION REVIEW(S)-ADMINISTRATIVE ACTION

Fox Grove Estates - Project # 26-083 - 5917 S Fox Grove Circle - Request to amend lot 6 of the Fox Grove Subdivision in the R-1-6 zone

Jake Larsen was present to represent the request. Ruth Ruach presented the application requesting approval to adjust the boundaries of two lots before the dwelling on one of the properties is sold. Ms. Ruach said the intention of the request is to create a more usable space on the southern portion of the property. She showed a map with the proposed boundary changes. She said the application meets all zoning requirements and staff recommends approval.

Mr. Larsen approached the podium. Chair Hacker asked if he had read and could comply with the conditions. Mr. Larsen 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 subdivision amendment for the property addressed 5917 South Fox Grove Circle subject to the following conditions:

1. The applicant shall address and resolve all technical comments from the City Engineer, Public Works Department, and outside irrigation/utility companies prior to plat recording.
2. The applicant shall be responsible for the preparation and formal recordation of the final amended plat with the Salt Lake County Recorder's Office.

Seconded by Commissioner Pehrson. Roll call vote:

A Hacker
A Hulka
A Pehrson

A Richards
A Rogers

Motion passes: 5-0

CONDITIONAL USE PERMIT(S)-ADMINISTRATIVE ACTION

A Rose from Concrete Body Art Collective - Project # 26-080 - 162 E 4500 S – Request to operate a tattoo business in the C-D zone

The applicant was not present to represent the request. Multiple attempts were made to contact them. The commissioners agreed to move forward with hearing the presentation for the application. David Rodgers presented the application requesting a conditional use permit approval to allow a tattoo business within an existing building in the Commercial Development (C-D) zone. Mr. Rodgers showed a site and floor plan of the business. He said the property is deficient in required landscaping. The applicant and property owner are encouraged to coordinate with staff to ensure compliance. Notices were sent to nearby property owners, with no comments being received. Staff recommends the Planning Commission approve a conditional use permit to allow a tattoo business at the property, subject to the following conditions.

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

Vice Chair Rogers made a motion that the Planning Commission approve a conditional use permit to allow a tattoo business at the property addressed 162 East 4500 South, 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.
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 Pehrson
A Richards
A Rogers

Motion passes: 5-0

LAND USE TEXT ORDINANCE AMENDMENT(S)-LEGISLATIVE ACTION

Murray Central Station Area Plan - Project # 26-075 - Citywide application Proposed amendment to the General Plan to adopt the Murray Station Central Station Area Plan

The Murray City Planning Division is requesting the Planning Commission recommend the City Council adopt the Murray Central Station Area Plan as an amendment to the 2017 Murray City General Plan. Mr. Rodgers provided an overview of the Utah state law requirement for cities with fixed-route transit stations to prepare a station area plan for a half-mile radius around each station, noting the plan was developed in coordination with the Utah Transit Authority (UTA), the Utah Department of Transportation (UDOT), stakeholders, and the community. He reviewed the history and environmental conditions of the area, as well as the results of a resident survey conducted by staff. Mr. Rodgers explained that, although the statute calls for a half-mile radius, the City has discretion to adjust the boundaries, and staff focused on the area bounded by I-15, State Street, 4800 South, and 5300 South due to the natural barriers these corridors create.

The plan area is divided into four districts: the Transit-Oriented Development District, the Historic Downtown District, the Cottonwood Creek Village District, and the Office Park District. He said the framework components address land use, mobility, and open space. While state guidance emphasizes housing near stations, staff sees an opportunity to also promote employment, building on the presence of Intermountain Medical Center.

Mobility goals include expanding connectivity, lane reconfigurations where feasible, streetscape improvements, and pathways separated from vehicle traffic. The open space framework seeks to connect Murray Park and the Jordan River Parkway through the Little Cottonwood Creek corridor, a Transit Plaza, the Riverside Terrace Plaza at 300 West and Little Cottonwood Creek, and a festival street called Poplar Plaza connecting the City Hall complex to Vine Street. Mr. Rodgers explained that the proposed Transit Plaza would be located on the site where the most heavily contaminated soil from the former smelter was consolidated during remediation. Because that land is difficult to develop, it would become a gathering space with a raised walkway over the TRAX line, giving pedestrians a safe connection between TRAX, FrontRunner, and Cottonwood Street. He stated that, unlike small area plans, station area plans are required by state statute to include an implementation plan. The implementation plan outlines goals, tasks, subtasks, and responsible parties, including Murray City, UTA, the Wasatch Front Regional Council, and Intermountain Health. It also includes a quarterly timeline distinguishing recommended tasks from critical path items and identifies potential funding sources. As an example, he cited the City's task of drafting and adopting a form-based code for the TOD area and the northwest quadrant of the plan area. He noted that critical path items relate to redevelopment of UTA-controlled properties if residential uses are introduced within the Murray Smelter Superfund site.

Mr. Rodgers said the plan aligns with four of the five key initiatives of the General Plan: Initiative 2, creating office and employment centers; Initiative 3, creating livable and vibrant neighborhoods; Initiative 4, linking centers and districts to surrounding contexts; and Initiative 5, a city geared toward multimodality. Notices were mailed to affected entities, including neighboring cities and utility companies. No comments have been received. Staff recommends the Planning Commission forward a recommendation of approval to the City Council to adopt the Murray Central Station Area Plan as an amendment to the 2017 Murray City General Plan.

Chair Hacker opened the agenda item for public comment. Seeing no comment, the public comment period was closed. Chair Hacker noted that the public comment has been asked numerous times on this plan, with very little comment being received.

Chair Hacker and Mr. Wilkinson discussed the idea of a grade separation between the transit station and the hospital. Mr. Wilkison said that the hospital is willing to discuss adding something to address this.

Vice Chair Rogers and Mr. Rodgers discussed park and ride options for the new station. Mr. Rodgers said that park and ride spaces would be provided on the ground level of parking structures. He said that's what UTA is already providing at other stations.

Commissioner Hulka said he'd like to see more bike lanes included in the plan. He is specifically in favor of using the Spartan Boulevard Shared Use Path. Commissioner Pehrson recommended merging the plan with the Utah's Unified Transportation Plan. Mr. Rodgers said the consultant who put the station area plan together consulted that plan. The commissioners and Mr. Rodgers agreed there needs to be consistency in the plan regarding the bike network diagram in the documentation.

Commissioner Pehrson mentioned some technical wording issues about the timeline in the document and table labeling. These were noted by staff. He said he didn't fully agree with the wording that the plan would reduce surface parking in favor of structured parking. He is concerned with the cost per parking space for small parking structures. He believes small surface parking areas can be useful in some places. He doesn't want to eliminate surface parking areas. Mr. Rodgers said that's not fully up to planning staff. This is an initiative driven by Intermountain Medical and UTA, who Murray City is partnering with. Commissioner Pehrson said he supports the initiative but still feels it doesn't apply to every plot of land in the station area. He said the surface area parking makes more sense next to small businesses and small buildings. Mr. Wilkinson said this is not a code document or ordinance – it's a general plan document. He said the language could be softened to say that phasing out surface parking areas as appropriate is encouraged.

Commissioner Richards said he didn't have an issue with how the document handled surface parking areas and believes it's only a broad vision. Commissioner Pehrson said it clearly states that surface parking areas will be phased out, which is very specific. He would prefer the language was not that specific. Chair Hacker agreed with Commissioner Pehrson. Staff noted the suggested language change to be less specific.

Commissioner Pehrson said the table on page 33, The Transit-oriented Development District Land Use Split, is difficult to compare to multi-family housing data that's split into acres with the rest that is not. That's the same issue with tables on pages 35, 37 and 38. He said the drawings on pages 40 and 41 should say that they are conceptual. He noted there are three engineering comments that should be considered. On page 54, he said the graph is difficult to read because it's split on two pages. In the parking ordinance, he thinks they should review Key Performance Indicators (KPI's) for parking utilization. He recommended tracking parking complaints because KPI's don't always tell the full story. This would include complaints from businesses, as well as residents. He pointed out that businesses may have issues due to insufficient parking, which may limit their business or cause customers to park in adjacent residential areas, creating additional issues. He added that he supports the station area plan. He understands that it's a long-term vision, but he hopes that it leads to better outcomes. He's concerned about the language being too strong and suggests soften the verbiage of the plan.

Commissioner Hulka said he believes the intention of the plan is to still have parking, not to eliminate it. He would like to see more guidance provided regarding bike infrastructure, connections to the hospital, and clarification on parking. Vice Chair Rodgers agreed with that statement.

Commissioner Hulka made a motion that the Planning Commission forward a positive recommendation to the City Council, with three additional recommendations to be considered by the City Council to be added to the plan. The recommendations are to add emphasis on a direct connection from the transit station to the hospital property – preferably grade separated, the addition of the bike lanes included in Utah's Unified Transportation Plan and clarifying language regarding surface parking with an emphasis on the use of data to maintain the appropriate levels of parking in the area.

Seconded by Vice Chair Rogers. Roll call vote:

A Hacker
A Hulka
A Pehrson
A Richards
A Rogers

Motion passes: 5-0

ANNOUNCEMENTS AND QUESTIONS

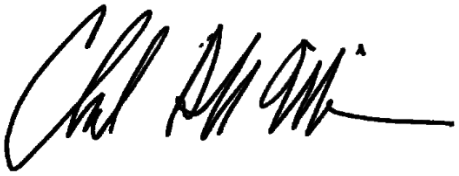
The next scheduled meeting will be held on Thursday, October 1, 2026, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Hacker adjourned the meeting at 7:50 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