



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

March 21, 2024

6:30 p.m.

Murray City Hall, 10 East 4800 South, Council Chambers

The public may view the Murray City Planning Commission meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at planningcommission@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

CALL MEETING TO ORDER

BUSINESS ITEM(S)

1. **Approval of Minutes**

None

2. **Conflict(s) of Interest**

3. **Findings of Fact**

Murray Station Apartments

Attachments

1. [Findings of Fact, Murray Station Apartments - CUP.pdf](#)

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

4. **K B Signs, LLC - 5247 South Commerce Drive**

Sign Manufacturing in the MCMU Zone

Attachments

1. [Packet, KB Signs LLC - CUP.pdf](#)

5. **Goldenwest Credit Union - 6007 South Fashion Boulevard**

Electronic Message Center Sign

Attachments

1. [Packet, Goldenwest.pdf](#)

GENERAL PLAN / ZONE MAP AMENDMENT

6. **Paul Dodge - 5991 & 6001 S Belview Avenue**

Zoning Map Amendment from R-1-8 to R-1-6

Attachments

1. [Packet - Paul Dodge - ZMAP.pdf](#)

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, April 4, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.**

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to planningcommission@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Supporting materials are available on Murray City's website at www.murray.utah.gov.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Murray Station Apartments
PROJECT NUMBER: 24-001
APPLICANT: Mighty Munchkins LLC and MM Shupe Builders
APPLICATION TYPE: Conditional Use Permit and Master Site Plan Review
ADDRESS: 171-237 West Berger Lane

I. REQUEST:

The applicant is requesting Conditional Use, Design and Master Site Plan approval to allow the development of a mixed-use project

II. MUNICIPAL CODE AUTHORITY:

New and redevelopment of properties located in the MCMU Zone shall be reviewed by the Planning Commission for conformance to the requirements of Chapter 17.146. The application before the Planning Commission is for Design and Master Site Plan review. Land Use Code 1150, Apartments (High Rise) is designated as a Conditional Use and is also being considered for approval.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on March 7, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.146.040 based on the findings below:

1. The proposed mixed use development is consistent with the goals and objectives of the Murray City General Plan.

2. Land Use #1150, High Rise Multi-Family Residential is allowed in the MCMU Zone subject to Conditional Use Permit approval by the Murray City Planning Commission.
3. Horizontal Mixed Use developments are allowed subject to Master Site Plan approval by the Murray City Planning Commission.
4. With conditions, the proposed development complies with the requirements of the Murray Central Mixed Use Zone and other applicable standards of the Murray City Land Use Ordinance.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a new mixed use project on the property. The vote was 6-0 with Commissioners Pehrson, Patterson, Milkavich, Henrie, Hristou and Richards in favor and none opposed. The approval is contingent on the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a) Meet City storm drainage requirements, additional infiltration test may be required at the retention basin locations. Implement Low Impact Development (LID) practices.
 - b) Provide a secondary development access with sidewalk to Commerce Drive. Proposed access location may require relocation of a power pole.
 - c) Provide a UDOT level II Traffic Impact Study and implement recommendations.
 - d) Provide a site geotechnical study and implement recommendations. The study should also include infiltration test at the retention basin locations.
 - e) Dedicated property along Berger Lane and install MCMU sidewalk and park strip improvements.
 - f) Provide a drainage report and calculation.
 - g) Building footings should not extend into the proposed right-of-way.
 - h) Prohibit on-street parking on Berger Lane.
 - i) Must avoid using Berger Lane for construction staging, dumpster service, emergency service vehicles, delivery vehicles, tenant parking and moving trucks.
 - j) Water line in Berger Land needs to be upsized and looped through the site and reconnected to the new main in Commerce.
 - k) Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - l) Obtain a City Excavation Permit for work in the City right-of-way.
2. The applicant shall meet all Murray City Water division requirements.
3. The project shall meet all Murray City Wastewater requirements.
4. The applicant shall meet all Murray City Power Department requirements and meet with power department staff to plan power service to the new building.
5. The applicant shall provide details to Planning Division staff of the proposed amenities located on the first floor of phase two prior to submitting a building to verify they meet the land use ordinance.
6. The applicant shall install a temporary fire turnaround that meets Fire Department standards.
7. The proposed paseo in phase 1 shall remain open to the public at all times to allow access through the building.

8. The project shall meet all requirements of the Murray City Land Use Ordinance and the Master Site Plan.
9. The applicant shall enter into a development agreement with Murray City that reflects the requirements as stated in the land use ordinance.

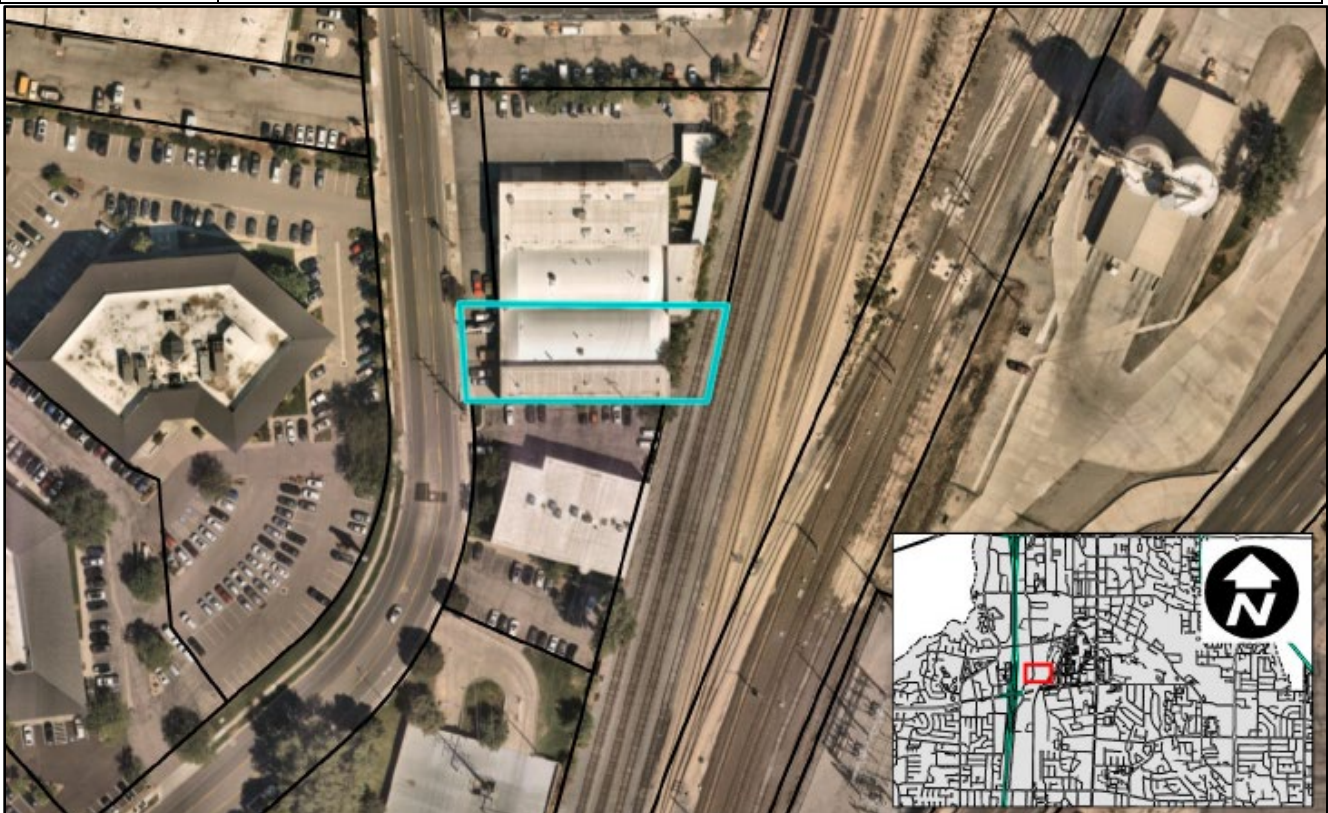
**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 21st DAY OF March 2024.**

Maren Patterson, Chair
Murray City Planning Commission



AGENDA ITEM # 4 KB Signs LLC

ITEM TYPE:	Conditional Use Permit		
ADDRESS:	5247 South Commerce Dr	MEETING DATE:	March 21, 2023
APPLICANT:	KB Signs LLC	STAFF:	Mustaf Al Janabi, Planner I
PARCEL ID:	21-12-402-011	PROJECT NUMBER:	24-031
ZONE:	MCMU, Murray Central Mixed Use	Land Use No.	3997
SIZE:	0.39-acre site 16,988.4ft ² building 6,400 ft ² unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow a sign manufacturing business (LU#3997).		



I. LAND USE ORDINANCE

The subject property is located in the MCMU, Murray Central Mixed Used Zone. Section 17.146.040 of the Murray City Land Use Ordinance requires Conditional Use Permit approval by the Planning Commission for Signs and advertising displays (including neon and electronic, etc.) (LU#3997) in this zone.

II. BACKGROUND

Project Location

Project Location: This property is located east of Commerce Drive and north of 5300 South. Planning staff does not have any business license or any other records as to what businesses have been located at this property.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Murray Central Mixed Use	MCMU
South	Murray Central Mixed Use	MCMU
East	Murray Central Mixed Use	MCMU
West	Commercial Development Mixed-Use	C-D

Project Description

The applicant is requesting a Conditional Use Permit to allow a sign manufacturing business at the existing building.

In general, the Murray Central Mixed Use District was written to encourage transit-supportive uses and the eventual removal of industrial uses that are prevalent within it. With that in mind, the Planning Commission and City Council included section 17.146.170: Nonconforming Uses and Developments that states "...Establishment of permitted or conditional uses on properties that are non-conforming in relation to building or parking setback, landscaping, or other site development standards shall not be required to bring the site into conformance with the standards of this chapter until the cost of improvements or renovations to a property or site exceeds fifty percent (50%) of the assessed value of the buildings on the property."

The following review of the application is based on the conformance to the applicable standards. Staff is not recommending that the applicant install new mixed-use sidewalk and improvements at this time because the applicant is simply using the building as-is and not proposing improvements to the property.

Operations

The applicant has been working from this location for some time and this application was the result of an inspection by the Fire Department that found they did not have an active Business License. There are 6 persons working in this location and there are 2 company trucks, and the rest are employee cars. The operation hours are 8 am-5 pm, Monday to Friday.

Parking

The parking standards in Section 17.146.110 of the Murray City Land Ordinance do not contemplate industrial/warehouse parking as it is intended to encourage redevelopment. In Table F: Required Parking in the MCMU Zone states that uses that are not listed within said table be considered by the Planning Commission based on comparable standards. The most comparable standard would be within the M-G Zoning district which allows for 1 parking space for every 750 square feet of warehouse space and 1 space for every 250 square feet of office space. Based on the floorplans provided, the applicant has approximately 591 square feet of usable office space which requires two (2) parking spaces. The warehouse space was measured at approximately 5,568 square feet which results in seven (7) spaces. The total required parking is nine (9) spaces.

The applicant has provided a copy of their lease of the parking lot north of the property with 6 parking stalls. There are currently 3 parking spaces facing Commerce Drive.

Staff conducted a site review and found that many of the stalls at this location have deteriorated and require maintenance. Staff also noticed the lack of parking spaces facing the property. Staff recommends that the applicant work with the property owner to restripe the required parking spaces for this unit. The applicant is advised that parking is not allowed in front of the overhead doors.

Access

The property is accessed by Commerce Drive and is forty (40') wide which already exists. Staff does not have any concerns with the access at this time.

Refuse Siting

During a site visit, staff found two refuse containers for the entire complex. Section 17.76.170 of the Murray City Land Use Ordinance requires that outdoor refuse containers be contained within a solid barrier fence with attached solid barrier access gates.

Landscaping

The entirety of the property is used for access to the overhead doors and parking. Because of this, staff is not recommending any changes to the front yard area of the building at this time.

III. LAND USE ORDINANCE STANDARDS REVIEW

Section 17.56.060 of the Land Use Ordinance outlines the following standards for review for conditional uses.

- A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.**

With conditions, the proposed use is desirable in this location and will contribute to the

general well-being of the community and provide for additional activity in this area of the city and will allow for the continued success of the development.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

With conditions, the proposed use will not be detrimental to the health, safety, or general welfare of persons working in the vicinity.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities and streets.**

With conditions, the proposed use and property will stress quality development with an active tenant. The proposed use is in harmony with the allowed uses in this zoning district and those found in the area.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

The applicant has submitted sufficient information for a review of this conditional use permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

Plans were distributed to multiple Murray City department staff on March 6th, 2024. The following comments have been provided by the departments that reviewed the proposal:

- The City Engineer had no comments.
- The Water Department had no comments.
- The Power Department had no comments.
- The Wastewater Department had no comments.
- The Fire Department had comments: Reference IFC 2021 & appendix B, C, D. FDC 100 ft hydrant, exterior door fire riser room. Knox box for sprinklered/alarm building, locking cap fdc and riser connections no dead ends +150 w/o turn around, road widths 26' for aerial apparatus. Dust Collection? Paint Booths?

The preceding comments are addressed as conditions of approval at the end of this report. No additional comments were provided by other Murray City departments.

V. PUBLIC INPUT

Twelve (12) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. Staff has received one phone call with concerns about buffering neighboring businesses and landscaping.

VI. FINDINGS

Based on the analysis, a survey of the surrounding area and Conditional Use Permit application to allow a sign manufacturing business, staff concludes the following:

1. The proposed use as a sign manufacturing business (LU#3997), is allowed in the MCMU Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. Staff finds that the proposed use is consistent with the area, and will provide for additional activity in the area. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and site review, **staff recommends approval of a Conditional Use Permit for KB Signs LLC business at the property addressed 5247 South Commerce Dr** subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain building permits for any modifications to the property.
3. The applicants shall obtain permits for any signs prior to the installation of any new attached business signage.
4. The applicant shall not stripe any parking in front of the overhead doors.
5. The applicants shall obtain a Murray City Business License and pay applicable fees.

CONDITIONAL USE PERMIT APPLICATION

Type of Application(check one): New Construction Remodel Amendment to existing CUP
 Land Use Change Addition

Application Information

Project Name: KB SIGNS LLC

Project Address: 5247 S COMMERCE DR

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Current Use: _____ Proposed: LIGHT MANUFACTURING

Floor Area(square feet): 6400 Zoning District: _____ Land Use Code: _____

Applicant Information

Name: KB SIGNS LLC

Mailing Address: 5247 S COMMERCE DR City: MURRAY State: VT ZIP: 84107

Phone #: (801) 528-3400 Fax #: _____ Email Address: KENDRICK @ KB SIGN CONSTRUCTION.COM

Property Owner's Information (If different)

Name: Renfro Murray Properties, LLC

Mailing Address: 5288 S. Commerce DR BISO City: Murray State: VT ZIP: 84107

Phone #: 801-359-7130 Fax #: _____ Email Address: ashley@cvapt.com

Describe the request in detail (use additional pages, or attach narrative if necessary):

REQUESTING CONDITIONAL USE FOR SIGN MANUFACTURING.

Authorized Signature: _____ Date: 02-8-24

For Office Use Only

Project Number: 73-24-031 Date Accepted: 2/29/24

Planner Assigned: Mustafa Al Janabi

Property Owners Affidavit

I (we) Andrew Renfro, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
County of Salt Lake

Subscribed and sworn to before me this 26th day of February, 2024.

[Signature]
Notary Public

Residing in Murray UT
My commission expires: 11-8-2026



Agent Authorization

~~I (we), _____, the owner(s) of the real property located at _____ in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.~~

~~_____
Owner's Signature
State of Utah
County of Salt Lake~~

~~_____
Owner's Signature (co-owner if any)~~

~~On the _____ day of _____, 20____, personally appeared before me _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.~~

~~_____
Notary public~~

~~Residing in: _____
My commission expires: _____~~

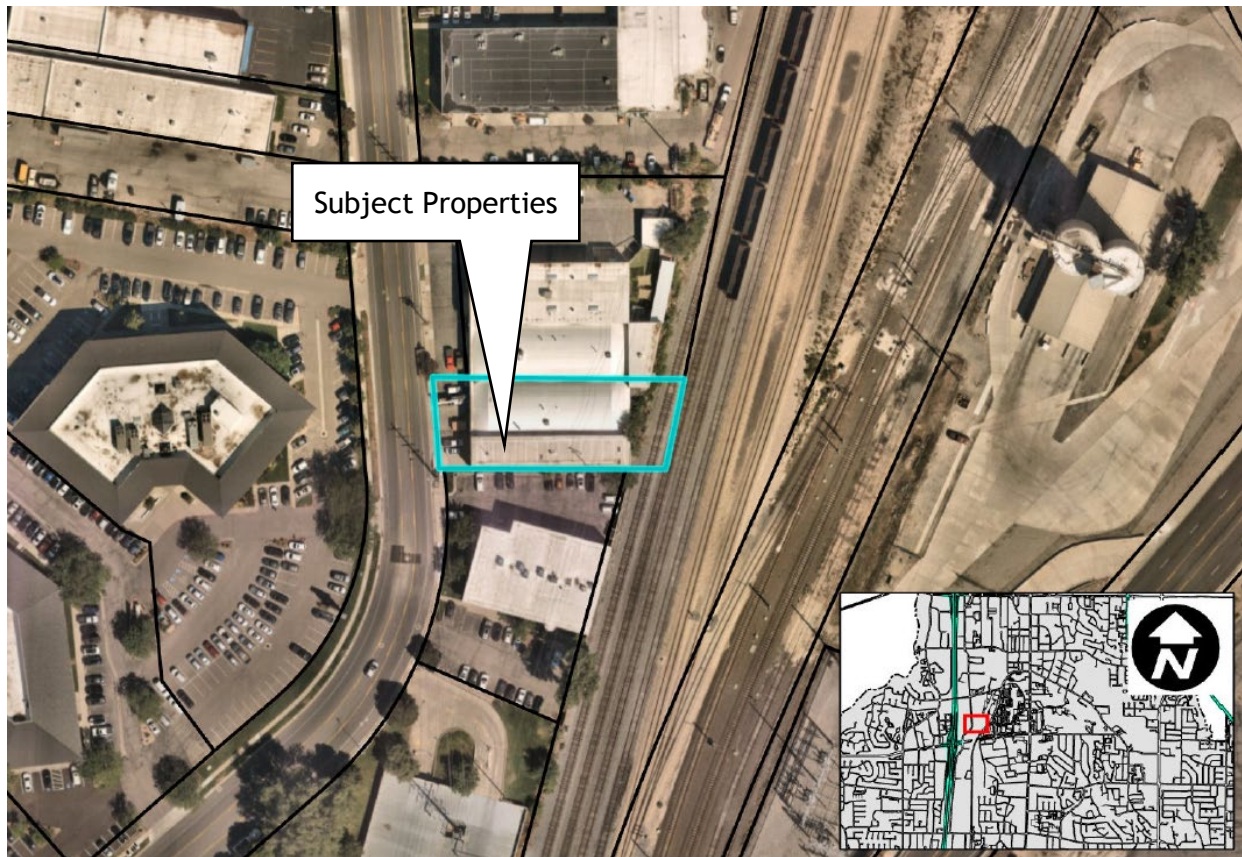


NOTICE OF PUBLIC MEETING

March 21st, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, March 21st, 2024 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **KB Signs LLC** for the property located at **5247 South Commerce Dr.** The request is for conditional use permit approval for a sign manufacturing business. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | March 8th, 2024

Murray City Hall | 10 East 4800 South | Murray | Utah | 84107

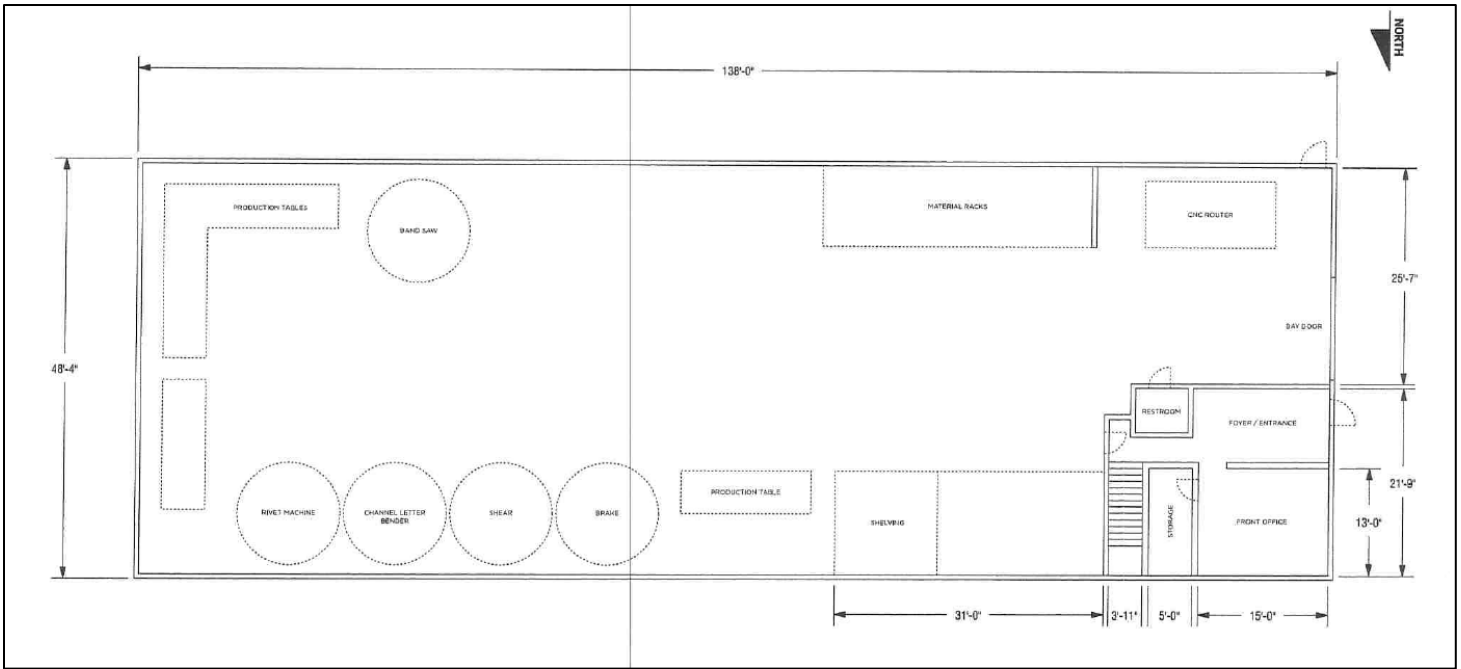


Figure 1: First Floor

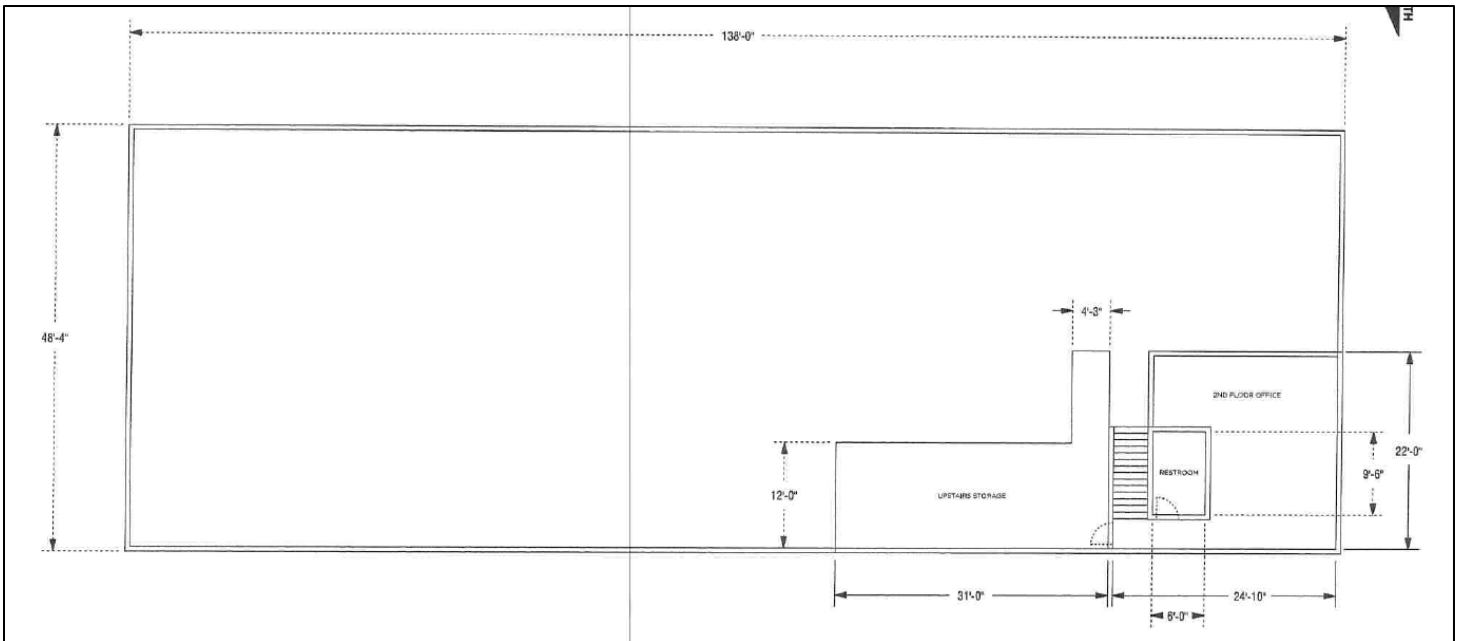


Figure 2: Second Floor

**COMMERCIAL AND INDUSTRIAL LEASE
“TRIPLE NET”**

THIS LEASE made and entered into this day August _____, 2018 by and between _____
UNLEASHED PROPERTIES, LLC (“Landlord”) and KB SIGNS, LLC (“Tenant.”)

RECITAL

In consideration of the covenants and promises contained in this Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed by the parties as follows:

I. PREMISES:

Landlord leases to Tenant and Tenant leases from Landlord all those certain premises hereinafter more fully described, together with the building and other improvements thereon, for the term and upon the rental rate herein consisting more particularly of a certain building containing approximately 34,529 square feet on 1.24 acres, commonly known as 5241 South Commerce Drive, Murray, Utah 84107 (“Building”).

Tenant, its employees, invitees and customers, shall have the right to use the Common Areas jointly with any other tenants of the Building. As used herein, “Common Areas” shall mean all areas that are available for the common use of tenants of the Building and that are not leased or held for the exclusive use of Tenant or other tenants or licensees, including, but not limited to, parking areas, driveways, sidewalks, loading areas, access roads, corridors, landscaping and planted areas. Tenant shall have the right to park in front of 5247 and use up to (6) unreserved common parking spaces on the North side of the Building as shown on **Exhibit E** attached.

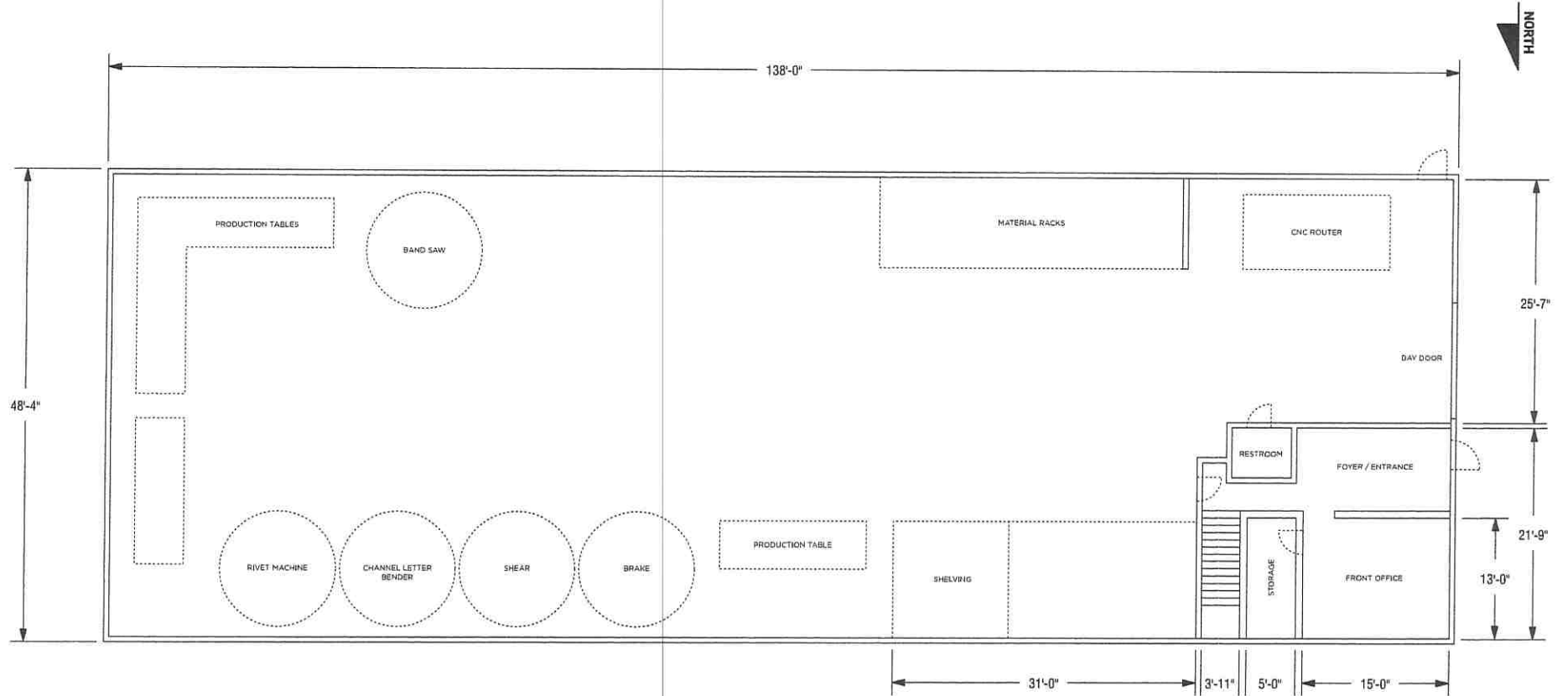
Upon the Commencement Date, defined below, Tenant shall take occupancy of 5247 Commerce Drive, Murray UT 84107, for a total of 7,413 square feet, as shown on the attached **Exhibit B** (“Premises”).

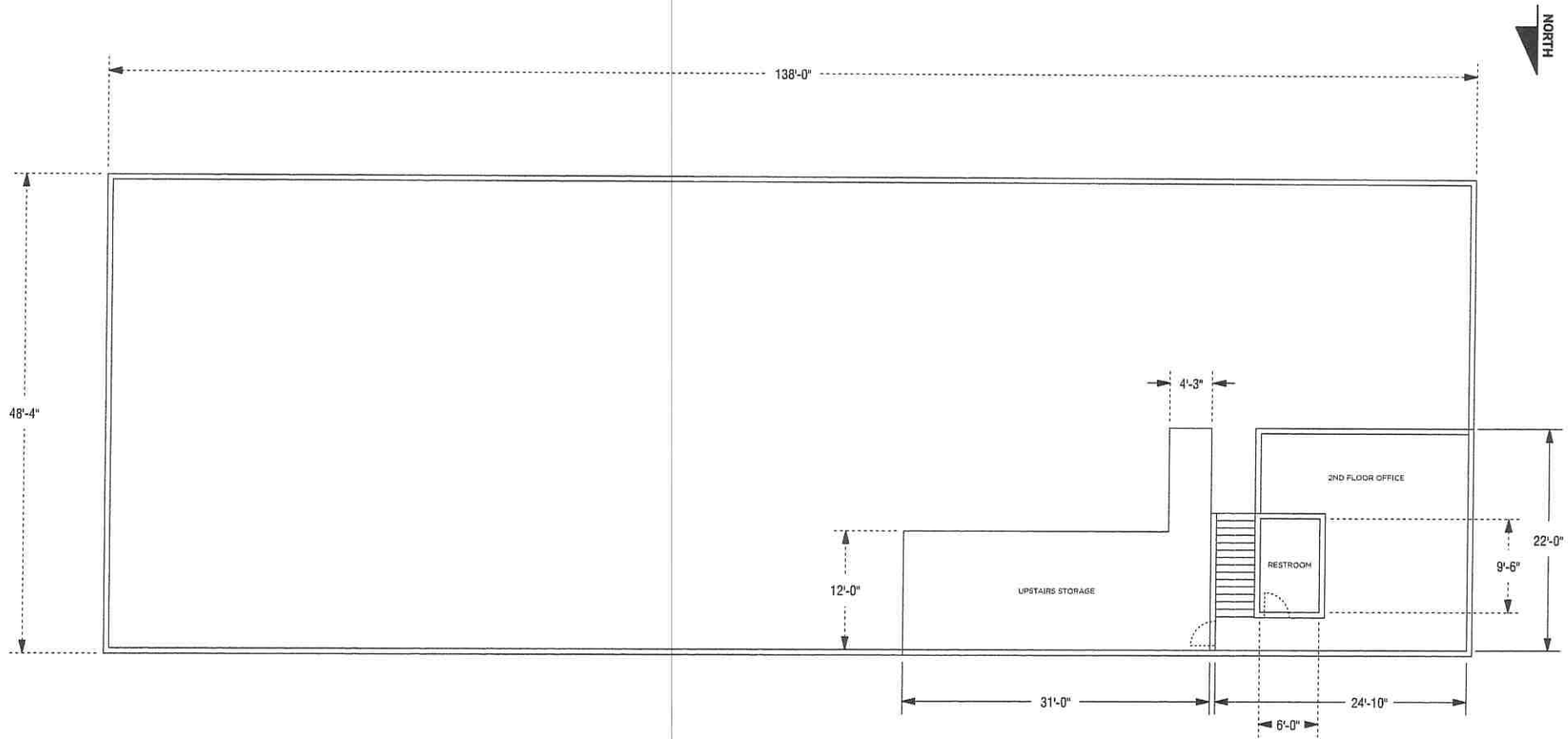
II. TERM:

TO HAVE AND TO HOLD said Premises unto Tenant for a term of 26 months, beginning on September 1, 2018 (“Commencement Date”).

Landlord shall not be liable to Tenant if Landlord fails to deliver possession of the Premises to Tenant on the Commencement Date. The obligations of Tenant under the Lease shall not be affected thereby, except that the Commencement Date shall be delayed until Landlord delivers possession of the Premises to Tenant, and the Term shall be extended by a period equal to the number of days of delay in delivery of possession of the Premises to Tenant, plus the number of days necessary to end the Term on the last day of a month.

Landlord must provide written notice to Tenant within ten (10) days of the Commencement Date of any anticipated delay in delivering possession of the Premises. The notice shall include a reasonable explanation for the delay, as well as an estimate for delivery possession to Tenant. If the Premises are not delivered within sixty (60) days of the Commencement Date, Tenant may void this Lease upon written notice to Landlord.







KB SIGNS OFFICE / SHOP FLOOR PLAN - SITE MAP OVERVIEW

Scale: 1" = 40'-0" (11" x 17" Page Size)

5247 COMMERCE DRIVE • MURRAY, UTAH 84107

02.16.2024

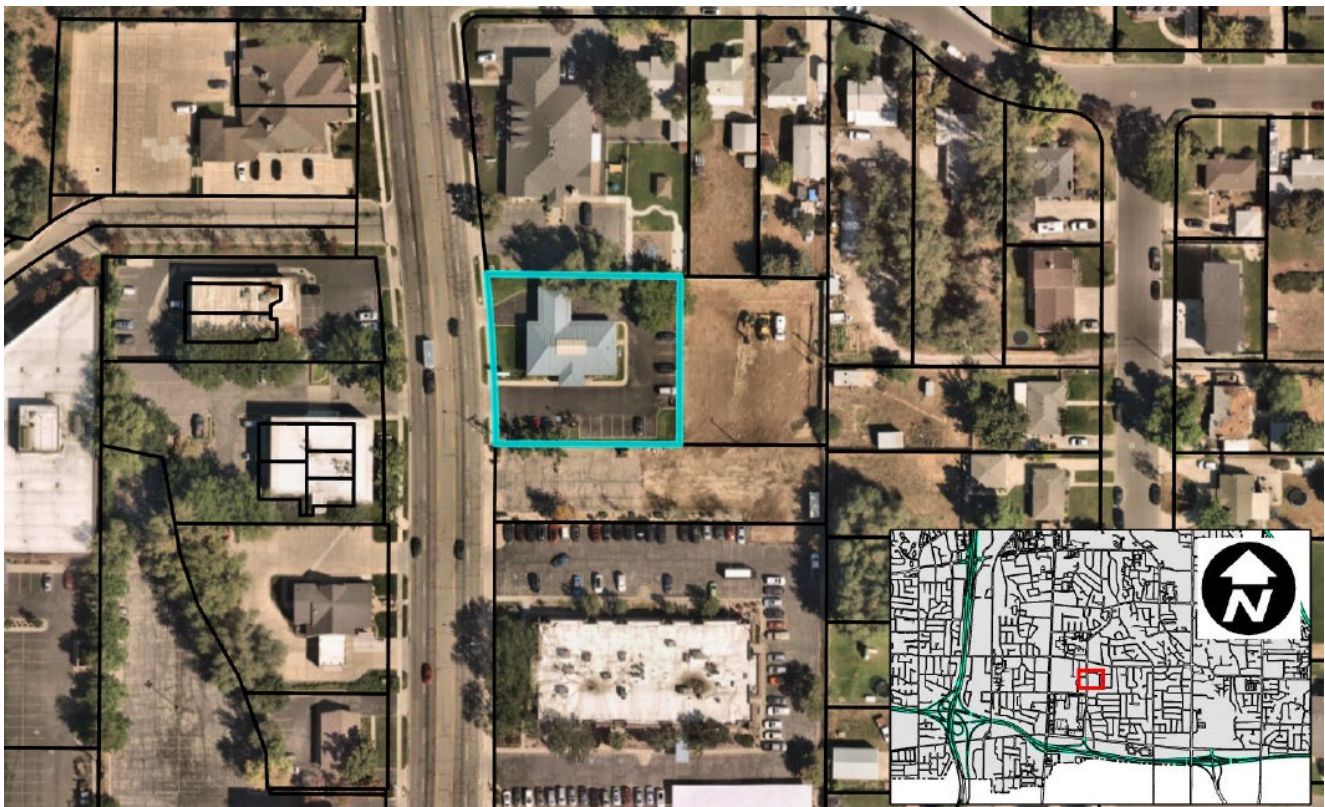
EXHIBIT E





AGENDA ITEM # 5 Goldenwest Federal Credit Union

ITEM TYPE:	Conditional Use Permit to allow an electronic message display sign.		
ADDRESS:	6007 South Fashion Blvd	MEETING DATE:	March 21 st , 2024
APPLICANT:	Charlie Taylor, YESCO LLC	STAFF:	Mustafa Al Janabi, Planner I
PARCEL ID:	22-18-379-011	PROJECT NUMBER:	22-137
ZONE:	G-O, General Office		
SIZE:	0.49-acre site		
REQUEST:	The applicant is requesting Conditional Use Permit approval to convert an existing monument sign into an electronic message sign on the property at 6007 South Fashion Blvd		



I. LAND USE ORDINANCE

Section 17.48.280. of the Murray City Land Use Ordinance allows electronic message center (EMC) signs within the G-O zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located north of the Fashion Place Mall, along the east side of Fashion Blvd. The sign will be facing Fashion Blvd. There is currently an existing monument sign, but the applicant wishes to remove the existing sign and build a new electronic sign for the tenants.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Office Space	G-O
South	Office Space	G-O
East	Single-Family Residential	R-1-8
West	Commercial/Retail	C-D

Project Description

Chapter 17.48.280 requires that all electronic message signs go through the Conditional Use process. This is to limit the effect that an electronic sign might have on people driving by or those who might live near the sign. With conditions, Staff does not anticipate that this sign will cause new problems.

The new sign will be a monument sign that complies with all requirements of Chapter 17.48.210 of the Murray City Land Use Ordinance. Signs in the G-O zone are limited to 8 feet in height and may not have an area larger than 50 square feet. The sign YESCO is proposing has approximately 48 square feet of sign area and proposed to be six feet (6') in height. ("The regulated area of a monument sign shall include all parts of the sign or structure that contain identification (words or symbols) and information"). The part of the sign that will be illuminated is approximately 37 square feet.

EMC signs have additional requirements other than regular signage in the G-O zone. All electronic signs must include the ability to dim to reduce sign intensity after dark. The sign must be oriented in a way that will not be a nuisance to traffic or adjacent properties. The applicant will be required at building permit submittal that sign's brightness does not exceed the allowed limit of .3 foot candles over ambient light as required in Section 17.48.280 of the Murray City Land Use Ordinance.

Because the sign will be within 300 feet of a residential area, it cannot operate between the hours of 10:00 p.m. and 6 a.m. or it must hold a static image during these hours that cannot

exceed illuminance of 0.3 foot candles. Because the EMC is in a monument sign facing the public street and away from the residential area, staff does not anticipate any light spillover or negative effect to any residential dwellings. When the sign is changing faces during the day, it must maintain the image for at least 2 seconds and 5% of the time the sign is in use must be devoted to public service messaging.

III. LAND USE ORDINANCE STANDARDS REVIEW

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

- A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.**

With compliance to city regulations, the sign will replace a nonconforming pole sign and will provide a more modern look for the office building.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

The proposed use will not be detrimental to the health, safety, or general welfare of persons working and living in the vicinity. The sign will not be oriented in the direction of the homes to the east and will face Fashion Blvd. There are also certain conditions which will limit the impact that the sign may have, like reducing the brightness after dark.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking, and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.**

The proposed sign will be in harmony with the surrounding office uses. It will not impact the existing landscape and buffering. The nearby homes will not be able to see the sign because it will be oriented towards the street.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

Murray City Planning Division Staff has determined that the applicant has submitted sufficient information for an adequate review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission. Additional materials may be required after the Planning Commission's review or as stated in the Staff Report.

IV. CITY DEPARTMENT REVIEW

The application materials for the electronic message center sign were made available to Murray City department staff for review and comment on March 5th, 2024. Reviewing personnel included the Building Division, Engineering Division, Wastewater, Water, Power, Police, and Fire Departments.

- The Engineering Division comment: Ensure sign placement does not impede the line of sight for drivers exiting the site
- Power Department comment: The sign must be fed from an existing electrical panel from the building.

All other reviewing departments recommended approval without conditions or concerns.

V. PUBLIC INPUT

Thirty (30) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow an electronic sign, staff concludes the following:

1. The proposed use of an electronic message center sign is allowed in the G-O (General Office) Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow an electronic message center sign at the property addressed 6007 South Fashion Blvd,** subject to the following conditions:

1. The applicant shall follow all height and size restrictions listed for signs in the G-O zone in Chapter 17.48.210.
2. The sign shall meet all EMC regulations per Section 17.48.280.
3. The sign shall be set to dim and reduce sign intensity after dark.

4. The sign shall be oriented in a way that is not a traffic hazard or a nuisance to the surrounding properties.
5. Submit a building permit application for the sign.
6. The applicant shall provide documentation demonstrating that the sign will not emit light brighter than 0.3 foot candles before passing inspection.
7. Any display on the electronic sign must remain lighted for at least 2 seconds.
8. The sign may not operate between 10:00 p.m. and 6 a.m. unless it holds a static image that does not cause illuminance in excess of the amount listed in the formula found in Chapter 17.48.280(5) of the Murray City Land Use Ordinance.
9. A minimum of five percent (5%) of the time that the sign is in use shall be devoted to public service messages.
10. The project shall comply with all applicable building and fire code standards.
11. The applicant shall obtain a building permit for the proposed signage.

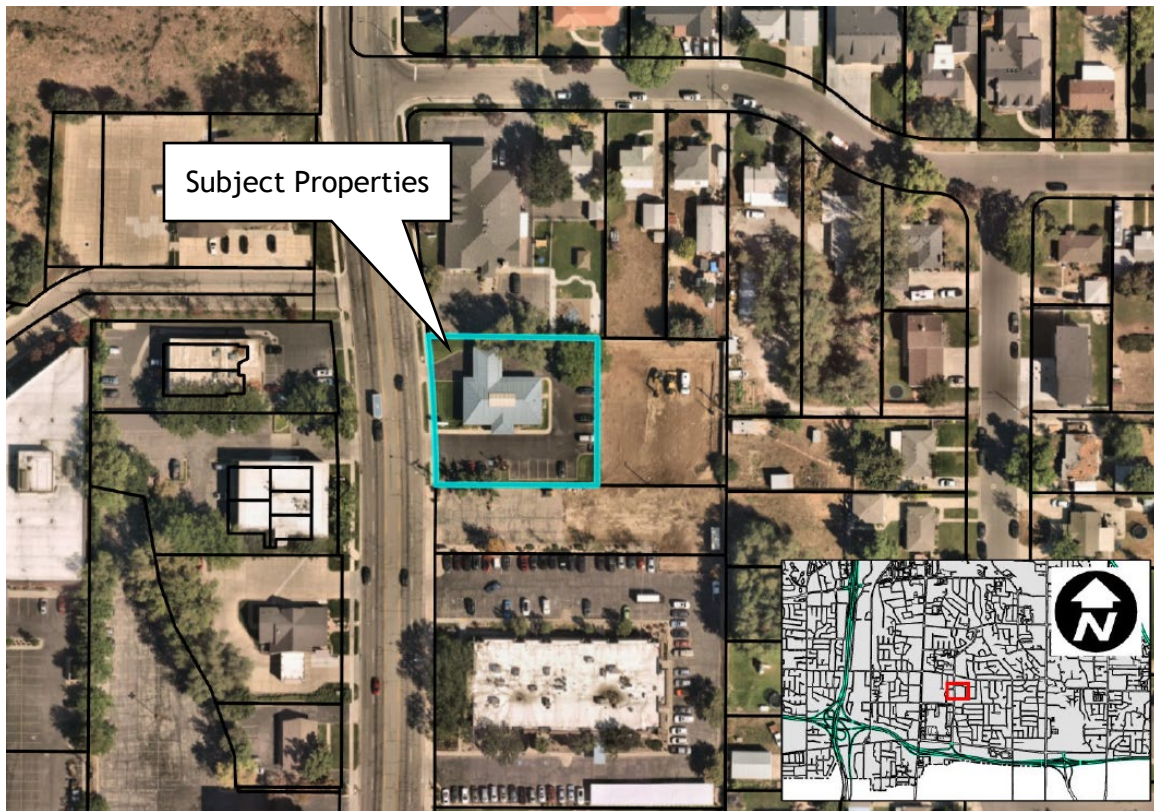


NOTICE OF PUBLIC MEETING

March 21st, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, March 21st, 2024 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by Yesco LLC, representing **Goldenwest Federal Credit Union** for the property located at **6007 South Fashion Blvd.** The request is for a conditional use permit to allow an electronic messaging center (EMC) sign. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

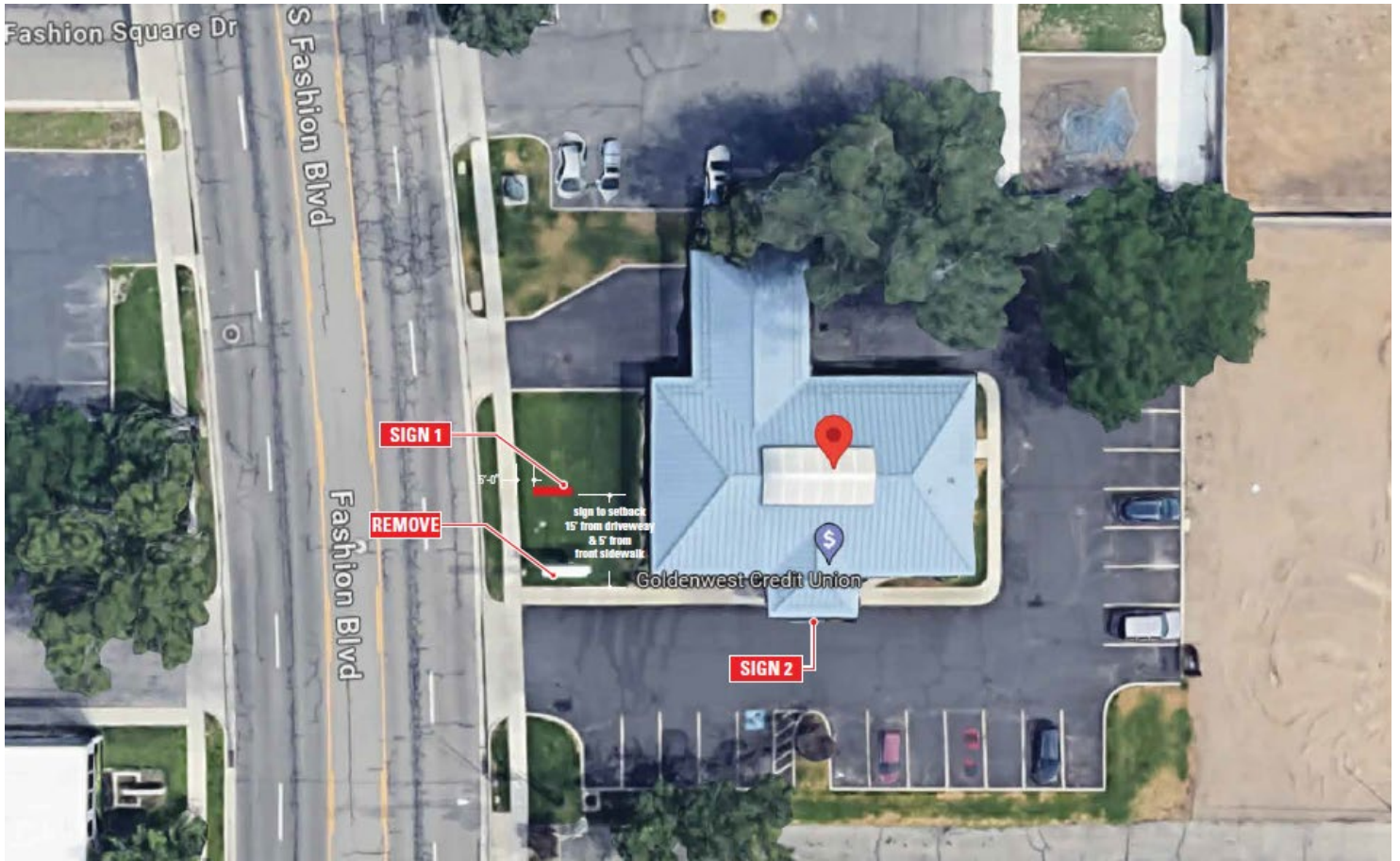
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | March 8th, 2024



CONDITIONAL USE PERMIT APPLICATION

Type of Application(check one): New Construction Remodel Amendment to existing CUP
 Land Use Change Addition

Application Information

Project Name: Goldenwest Federal Credit Union

Project Address: 6007 S Fashion Blvd.

Parcel Identification (Sidwell) Number: 22183790110000

Parcel Area(acres): 0.49 Current Use: Commercial Proposed: Commercial

Floor Area(square feet): 2688 Zoning District: G-O Land Use Code:

Applicant Information

Name: YESCO LLC, attn: Charlie Taylor

Mailing Address: 1605 Gramercy Road City: Salt Lake City State: UT ZIP: 84104

Phone #: 801-464-6468 Fax #: Email Address: ctaylor@yesco.com

Property Owner's Information (If different)

Name: Goldenwest Federal Credit Union, attn: Diana Windley

Mailing Address: 5025 S Adams Ave. City: Ogden State: UT ZIP: 84403

Phone #: 801-337-8361 Fax #: Email Address: dwindley@gwcu.org

Describe the request in detail (use additional pages, or attach narrative if necessary):

1.Remove the existing static display sign cabinet on the existing sign support, and replace it with
a new sign cabinet that includes an Electronic Message Display.

Authorized Signature: *Charlie Taylor* Date: 1-24-2024

For Office Use Only

Project Number: PZ-24-036 Date Accepted: 3/4/24

Planner Assigned: Mustafa Al Janabi

Property Owners Affidavit

I (we) Diana Windley, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Diana Windley
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

County of ~~Salt Lake~~ WEBER

Subscribed and sworn to before me this 19th day of January, 2024.

SharLinn Webb
Notary Public

Residing in WEBER County State of Utah

My commission expires: 8/27/2025



Agent Authorization

I (we), Diana Windley, the owner(s) of the real property located at 6007 S Fashion Blvd in Murray City, Utah, do hereby appoint YESCO LLC, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Ben Olson to appear on my (our) behalf before any City board or commission considering this application.

Diana Windley
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

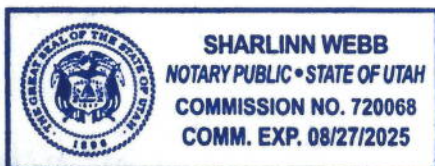
County of ~~Salt Lake~~ WEBER

On the 24th day of January, 2024, personally appeared before me Diana Windley the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

SharLinn Webb
Notary public

Residing in: WEBER County State of Utah

My commission expires: 8/27/2025



OWNERS CERTIFICATION FORM
(To Be Complete and Signed by Property Owner)

Property Owner Name: Diana Windley Phone: 801 337 8361
Property Address: 6007 S Fashion Blvd Murray, UT 84107
Name of Organization/Business: Goldenwest Credit Union
Contact Person: Diana Windley Phone: 801 337 8361
Address: 5025 S Adams Ave City: Ogden UT Zip 84403
Email address: dwindley@gwcu.org
Project Description: update signage
Additional information or comments:

Per City Code Section 17.76.180: Multi Warehouse Facilities:

A. Owners Certification: Upon application for planning and zoning commission or community development division approval for each tenant of a multiuse warehouse facility, the owner's affidavit must reflect in addition to other required information:

1. Certification that the Owners property complies in all respects to all applicable zoning ordinances; and
2. Where applicable, further certification that the Owner's property will comply with any further conditions imposed as a result of each tenant's application for approval.

B. Parking Stalls: Each tenant shall have designated parking stalls meeting all city, state and federal requirements, including signage clearly assigning the required number of stalls to each tenant's business.

As owner of the property being considered for site plan review/conditional use permit, I will comply with Section 17.76.180 as specified above.

Signature:  Date: 1-19-24

Murray City Corporation
Community & Economic Development
10 East 4800 South, Suite 260
Murray, UT 84107
(801) 270-2430



Presented By



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Site Address

Goldenwest Credit Union
6007 S Fashion Blvd
Murray UT 84107

Package Version

- OPY-60684-R0 / 2023.12.06
- OPY-60684-R1 / 2023.12.27
- OPY-60684-R2 / 2024.01.05
- OPY-60684-R3 / 2024.01.09
- OPY-60684-R4 / 2024.01.26
- OPY-60684-R5 / 2024.02.08

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



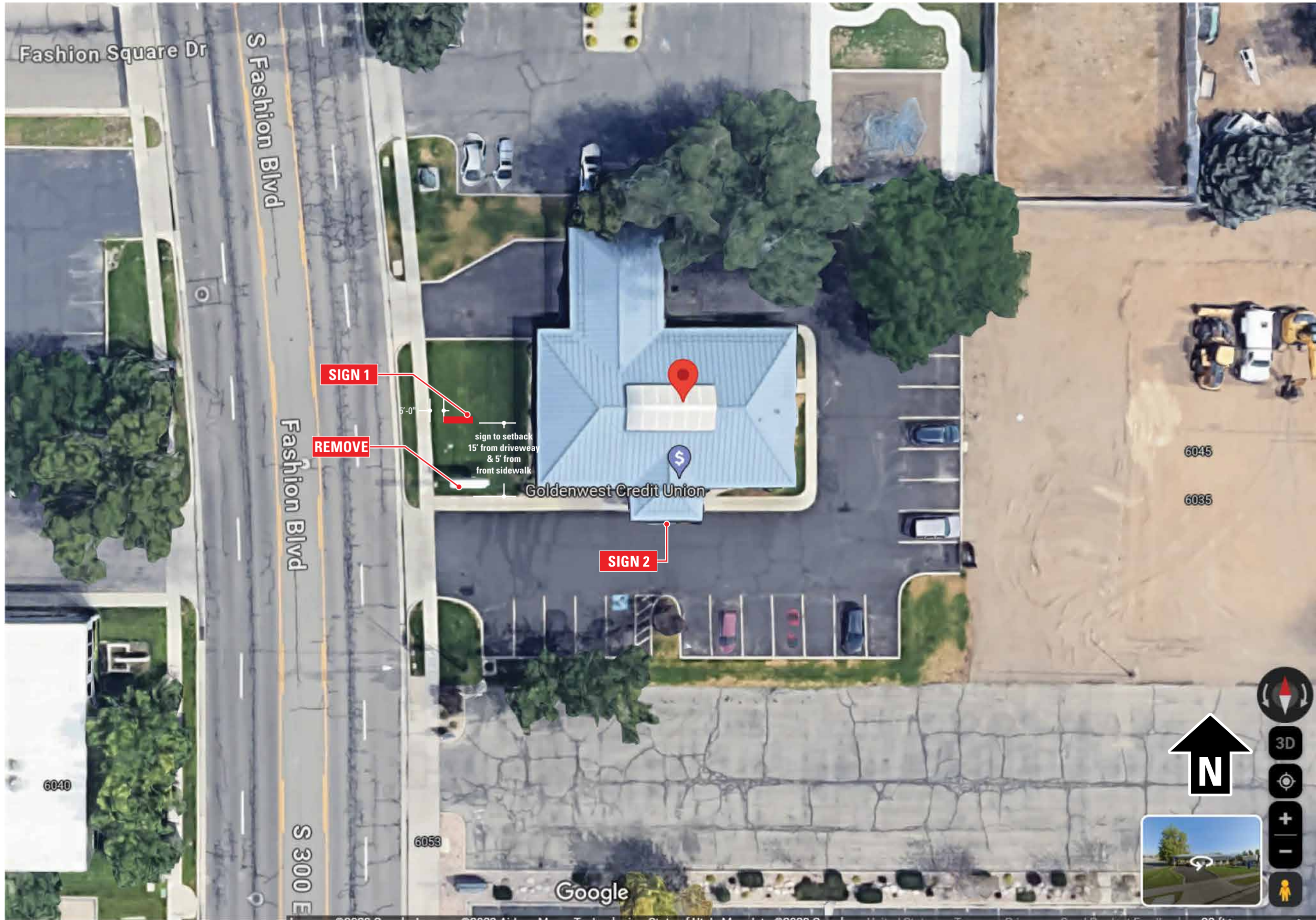
COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

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THIS PACKAGE DOES NOT CONSTITUTE PRODUCTION READY ARTWORK AND IS TO BE USED EXCLUSIVELY FOR PROOFING AND REVIEW PURPOSES ONLY. SOURCE FILES ARE AVAILABLE TO BE USED FOR PRODUCTION PURPOSES.



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com
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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	2023.12.06 [LC]
R1	2023.12.27 / no loc chg [LC]
R2	2024.01.05 / add # 2 [LC]
R3	2024.01.09 / no chg [LC]
R4	2024.01.26 / no chg [LC]
R5	2024.02.08 / no chg [LC]
R6	---
R7	---
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Goldenwest Credit Union
6007 S Fashion Blvd
Murray UT 84107-7399

Acct. Exec: Ben Olson
Designer: Larry Cohen

OPY-60684 R5

LOC 0.1



3 EXISTING PYLON TO REMOVE

SCALE: NTS

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** D/F MONUMENT SIGN.
REMOVE EXISTING PYLON SIGN & DISCARD.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

PERMITTING INFO

AREA: 36.7 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1	SW# Goldenwest Blue
P2	SW# Goldenwest Yellow
V1	3M# 3630-25 Sunflower

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

DESIGN

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Revisions

No.	Date / Description
Org.	2023.12.06 [LC]
R1	
R2	
R3	
R4	2024.01.26 / add dsgr in, remove exist. [LC]
R5	2024.02.08 / chg to match PG sign [LC]
R6	---
R7	---
R8	---
R9	---
J0 #	

Approval

 A/E Sign / Date

 Client Sign / Date

Goldenwest Credit Union
 6007 S Fashion Blvd
 Murray UT 84107-7399

Acct. Exec: Ben Olson
 Designer: Larry Cohen

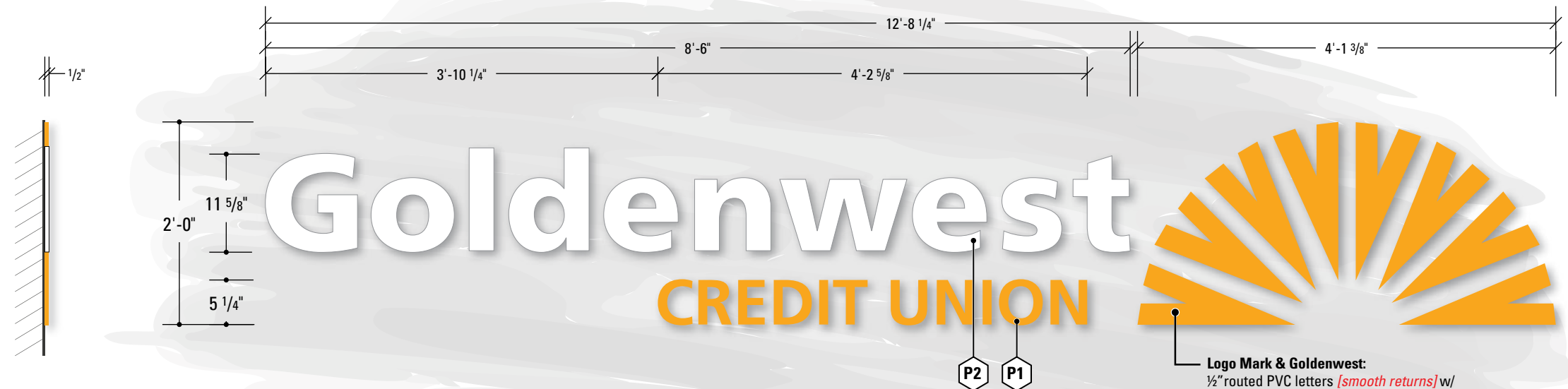


2 SIDE VIEW
 SCALE: 3/4" = 1'-0"

1 SIGN 1 - D/F MONUMENT / FRONT
 SCALE: 3/4" = 1'-0"

OPY-60684 R5

ART 1.0



2 SIDE VIEW
SCALE: 3/4" = 1'-0"

1 SIGN 1 - PVC LOGO / FRONT VIEW
SCALE: 3/4" = 1'-0"

Logo Mark & Goldenwest:
1/2" routed PVC letters [smooth returns] w/ painted finish [see color key].
CREDIT UNION:
1/4" routed PVC letters [smooth returns] w/ painted finish [see color key].
Flush mount to wall.

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** PVC LOGO.

ELECTRICAL

THIS DISPLAY IS NON-ILLUMINATED / NO ELECTRICAL.

PERMITTING INFO

AREA: 25.3 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

COLOR KEY

P1	SW Paint# match PMS 123 C
P2	SW Paint# YESCO White

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

LAYOUT INFO

ORIG DSGN: OPY 28193 R1 ART1.0

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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Revisions

No.	Date / Description
Org.	2023.12.06 [LC]
R1	2023.12.27 / chg logo / upper cab [LC]
R2	2024.01.05 / no chg, chose opt B [LC]
R3	2024.01.09 / no chg [LC]
R4	2024.01.26 / no chg [LC]
R5	2024.02.08 / no chg [LC]
R6	---
R7	---
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Goldenwest Credit Union
6007 S Fashion Blvd
Murray UT 84107-7399

Acct. Exec: Ben Olson
Designer: Larry Cohen

OPY-60684 R5

ART 2.0

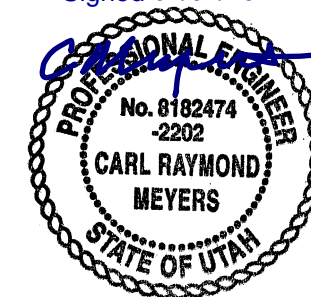


3 CONCEPTUAL VIEW
SCALE: 3/4" = 1'-0"

Revisions

No.	Date
Orig	2/2/2024
△	
△	
△	
△	
△	
△	
△	
△	
△	

Signed 02/02/2024



Drawn by..... Craig C.

Checked by..... Carl M.

Goldenwest Credit Union

1554 W. Pleasant Grove Blvd.
Pleasant Grove Ut. 84062

Account Exec..... Ben O.
Designer..... Larry C.

Date: 2/2/2024

Project No.

OPY-55915

S1 34 of 51

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

- BUILDING CODE: IBC 2021
- DEAD LOAD:
 - DOUBLE FACE STEEL FRAMED SIGN CABINETS <= 15 PSF
- WIND LOAD: $V_{ULT} = 102$ MPH (3 SECOND GUST), RISK CATEGORY II, EXPOSURE B

STRUCTURAL STEEL

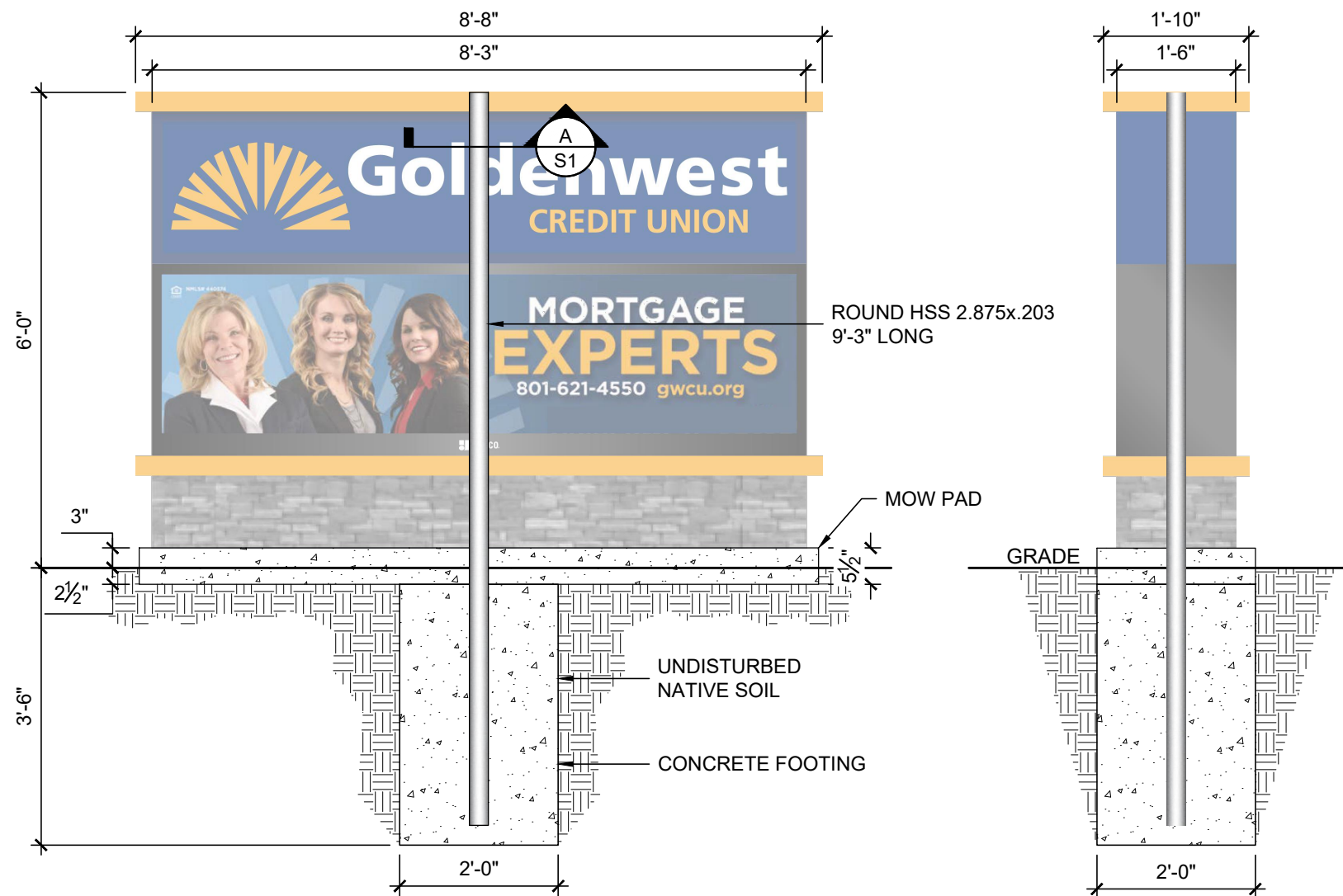
- DESIGN AND FABRICATION ACCORDING TO ANSI/AISC 360
- PIPE OR ROUND HSS: ASTM A500 GRADE B OR API 5L - GRADE X42, $F_y = 42$ KSI
- SQUARE & RECTANGULAR TUBE (HSS):
 - FOR $1\frac{1}{2} \times 1\frac{1}{2}$ " OR SMALLER: ASTM A513, $F_y = 32$ KSI
 - FOR ALL OTHERS: ASTM A500 GRADE B, $F_y = 46$ KSI

WELDING (STEEL)

- DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
- WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES.
- E70XX ELECTRODES FOR SMAW PROCESS
- $\frac{3}{16}$ " MIN FILLET WELD UNLESS OTHERWISE NOTED

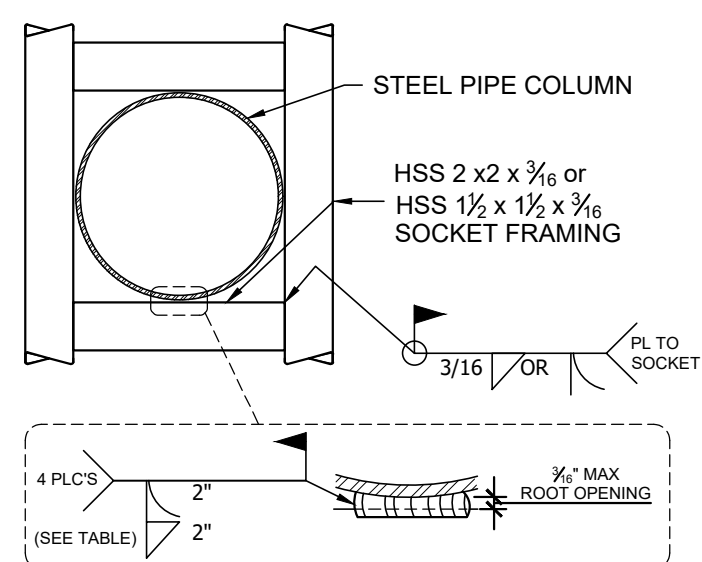
FOOTING NOTES

- CONCRETE COMPRESSIVE STRENGTH, $f'_c = 3000$ PSI AT 28 DAYS MIN. DESIGN BASED ON $f'_c = 2500$ THEREFORE PER IBC SECTION 1705.3, EXCEPTION 2.3, NO SPECIAL INSPECTION REQUIRED.
- CONCRETE POURED AGAINST UNDISTURBED NATIVE SOILS
- NATIVE SOILS ASSUMED TO BE IBC CLASS 5, WORST CASE PRESCRIPTIVE IBC 2021/CBC 2022 TABLE 1806.2
 - SOIL ALLOWABLE LATERAL BEARING CAPACITY = 100 PSF/FT
 - ALLOWABLE BEARING AT GRADE = 1500 PSF
- NOT REQUIRED
- STRUCTURAL OBSERVATION
- NOT REQUIRED



2 FRONT VIEW
SCALE: 1/2" = 1'-0"

1 SIDE VIEW
SCALE: 1/2" = 1'-0"

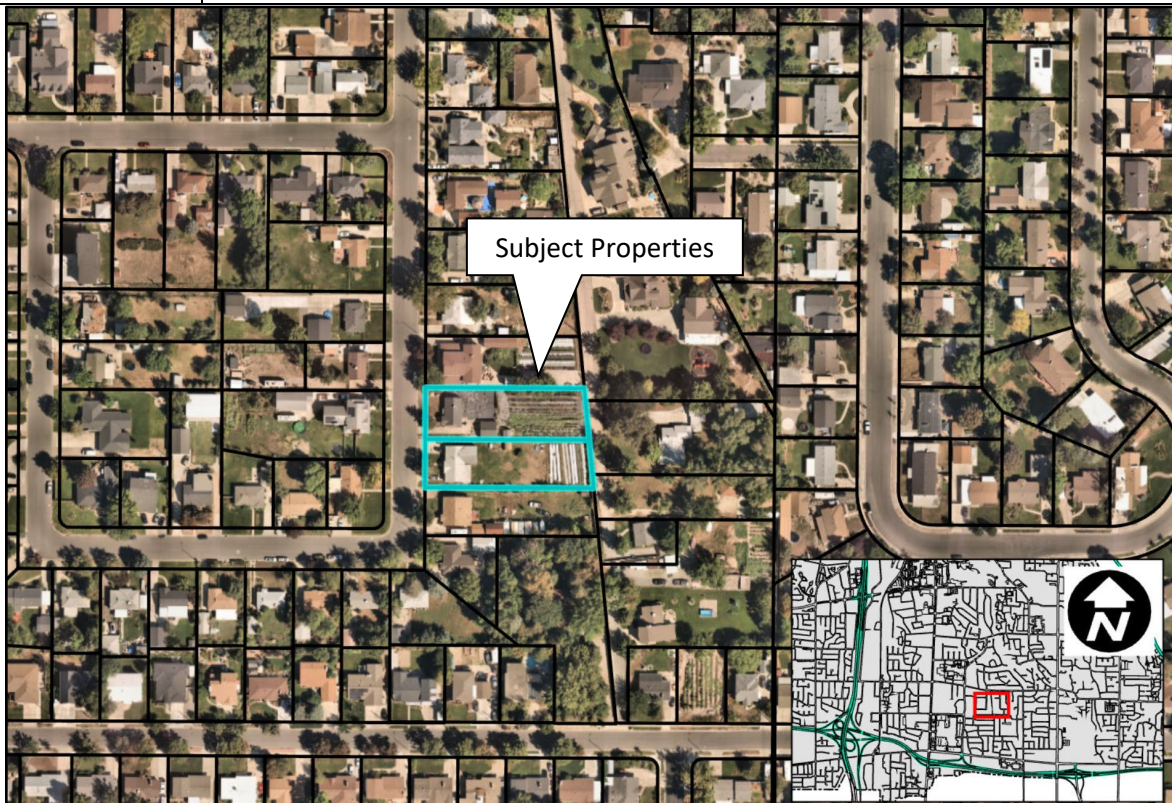


ROOT OPENING	REQ'D WELD SIZE
0-1/16"	3/16"
1/16"-1/8"	1/4"
1/8"-3/16"	5/16"

A HSS FRAME AT COLUMN
TYPICAL AT TOP & BOTTOM OF EACH SIGN SCALE: N.T.S SECTION



AGENDA ITEM # 06 - Paul Dodge			
ITEM TYPE:	Zone Map Amendment		
ADDRESS:	5991 & 6001 South Belview Ave	MEETING DATE:	March 21, 2024
APPLICANT:	Paul Dodge	STAFF:	Susan Nixon, Senior Planner
PARCEL ID:	22-18-453-029 & 22-18-453-030	PROJECT NUMBER:	24-029
CURRENT ZONE:	R-1-8, Single Family Low Density	PROPOSED ZONE:	R-1-6, Single Family Low/Medium Density
Land Use Designation	Low Density Residential	PROPOSED DESIGNATION	Low/Medium Density Residential
SIZE:	.79 acre		
REQUEST:	The applicant would like to amend the Zoning of the subject properties to facilitate a residential development.		



I. BACKGROUND

Paul Dodge with Down Home LLC has requested amendments to Zoning Map in order to allow residential development of the property. The properties are currently owned by Paul Dodge.

The subject properties are comprised of two parcels totaling approximately .79 acres in the R-1-8, Residential Single Family Zoning District on the east side of Belview Avenue. The surrounding properties have been developed as single-family homes in the R-1-8 Zone. The existing two properties are currently nonconforming to the required 80' lot width at of the R-1-8 zone. One parcel is 70' width and the other is 75' in width.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential	R-1-8
South	Single Family Residential	R-1-8
East	Single Family Residential	R-1-8
West	Single Family Residential	R-1-8

IV. ANALYSIS

Zoning Considerations

The subject properties are in the R-1-8, Residential Single Family Zoning District. Most of the properties nearby have been developed as single-family residential subdivisions. Staff supports the proposed zone map amendments noting that the potential development into two new flag lot subdivisions would facilitate additional reinvestment into the area and provide much needed housing into the city.

Allowed Land Uses

The most significant difference between the allowable uses in the existing R-1-8 Zone and the proposed R-1-6 Zone is the allowed residential density. The permitted and conditional uses themselves are very similar or the same between the two zones.

- **Existing R-1-8, Single Family Low Density Residential Zone:**
Permitted Uses in the R-1-8 Zone include single-family dwellings on 8,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the R-1-8 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-1-6, Single Family Low/Medium Density Residential Zone:**
Permitted Uses in the proposed R-1-6 include single-family detached dwellings on 6,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-6 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-1-6 zones are summarized in the table below.

	R-1-8 (existing)	R-1-6
Single-Family Lot Size	8,000 ft ² min per lot	6,000 ft ² min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

Figure 1: Compared Regulations in existing and proposed zone.

General Plan & Future Lane use Designation Considerations

The purpose of the General Plan is to provide overall goal and policy guidance related to growth and planning issues in the community. The General Plan provides for flexibility in the implementation of the goals and policies depending on individual situations and characteristics of a particular site. Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for all properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use Designations” are intended to help guide decisions about the zoning designation of properties.

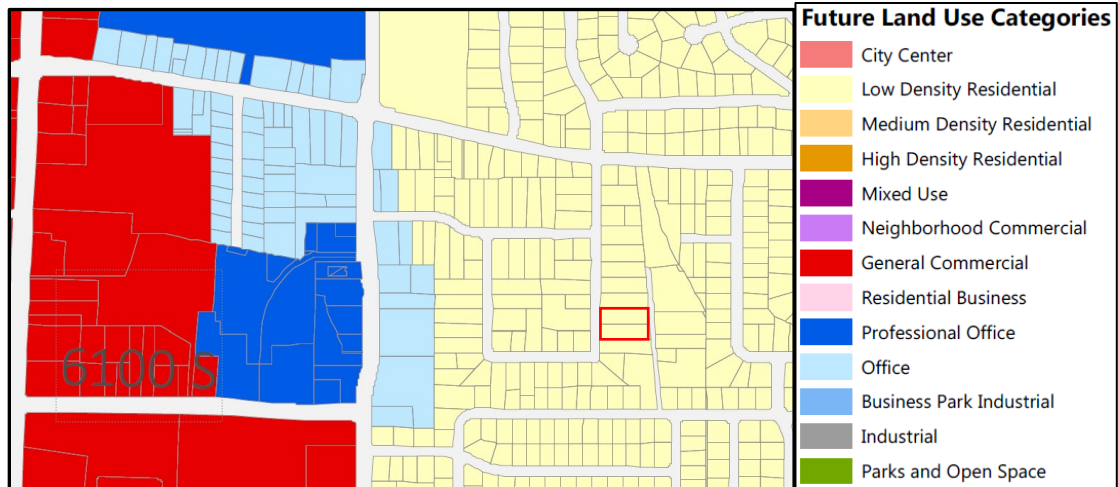


Figure 2: Future Land Use Map

The subject property is currently designated “Low Density Residential”. The Low-Density Residential designation corresponds to six zoning districts including both the existing R-1-8 Zone and the proposed R-1-6 Zone. When the General Plan was updated in 2017, the R-1-6 Zone was included in both “Low Density Residential” and “Medium Density Residential” (see figure 3 below). Because of this, the proposed rezone is supported by the General Plan. Staff supports this proposal for a Zone Map amendment to R-1-6.

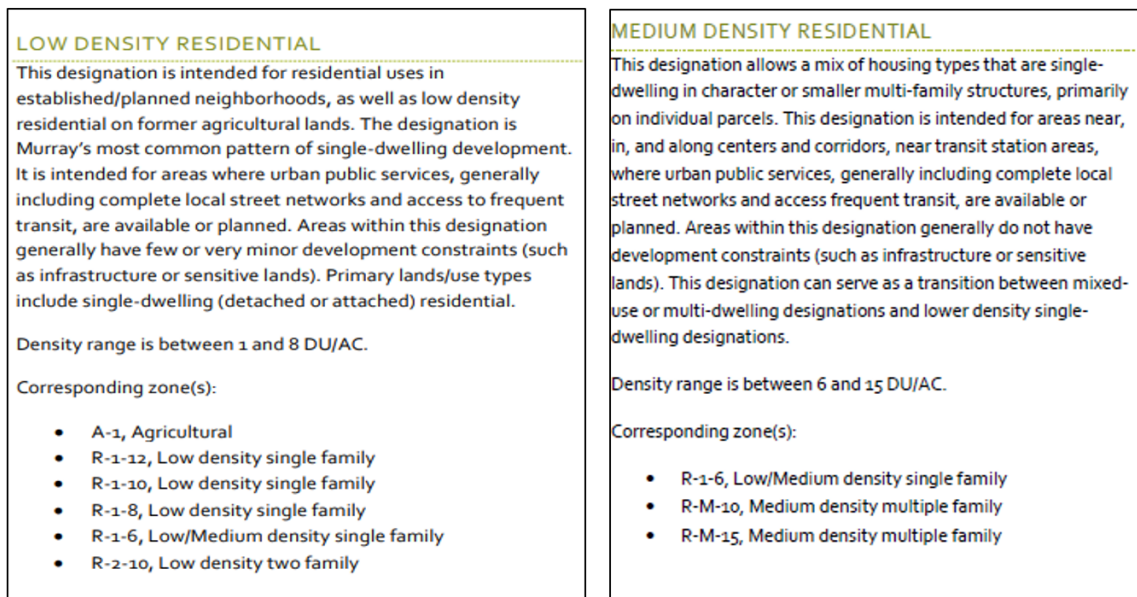


Figure 3: General Plan showing the corresponding Zoning Districts

General Plan Objectives

There are several goals and objectives taken from various chapters of the General Plan that would be supported by development of the subject property under the R-1-6 Zone. The overall goal of Chapter 5, Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”. The following sections from the General Plan support the proposal for the R-1-6 Zone change:

Objective 9 of the Land Use & Urban Design element is shown below (from pg. 5-20 of the General Plan)

OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.

Strategy: Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

Strategy: Simplify the residential zoning district designations.

The applicant’s proposed zone amendment, which is supported by the amended land use designation, will result in a development that provides for widely asked for single family housing with smaller yards that can contribute to lower costs overall. The overall density will be consistent with the surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

The overall goal of Chapter 8, Neighborhoods and Housing is to “provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents”.

OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.

Strategy: Protect the character and integrity of residential neighborhoods through landscape buffers, use, and visual buffer transitions.

Strategy: Continue detailed landscape buffer requirements to commercial and institutional zoning codes.

Strategy: Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

Strategy: Support residential infill projects of a compatible scale and form.

The first objective, shown above, encourages supporting residential infill projects and housing transitions that integrate well with the surrounding neighborhoods.

OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.

Strategy: Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

Strategy: Promote the construction of smaller-scaled residential projects that are integrated with current and future employment, retail, and cultural areas.

Strategy: Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

Strategy: Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

Strategy: Continue to support ADUs (Accessory Dwelling Units) in all single-family residential zones and allow ADUs for single-family homes located in multi-family zones.

Objective three encourages the development of a range of housing types, smaller scaled residential projects, transitional housing types and reducing setbacks in implementing the plan. An R-1-6 Zone would allow the two properties to potentially be subdivided into flag lots.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering, Water, Wastewater, and Building Divisions and the Fire, Police, and Power Departments. The following comments were submitted.

Engineering Department had no comments.

Water Department had no comments.

Police Department had no comments.

Wastewater Department made the following comments:

- Approve the Zone Map amendment.
- Will need to see a proposed utility layout in order to conduct a full review. Sewer modification will be required.

Fire Department made the following comment:

- Dead ends in excess of 150' length will require a turnaround to meet fire and city regulations.

Building Department made the comment to obtain any and all required building and demolition permits.

Power Dept stated the following:

- When the time comes to build the new building(s), we will want to have an on-site meet to plan the new electrical service(s) and figure best equipment placement for the development.
- The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
- Please contact John Galanis 801-264-2723 for meter placement on the building.

III. PUBLIC COMMENTS

Sixty-four (64) notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 300' of the subject property and to affected entities. As of the writing of this report no comments have been received.

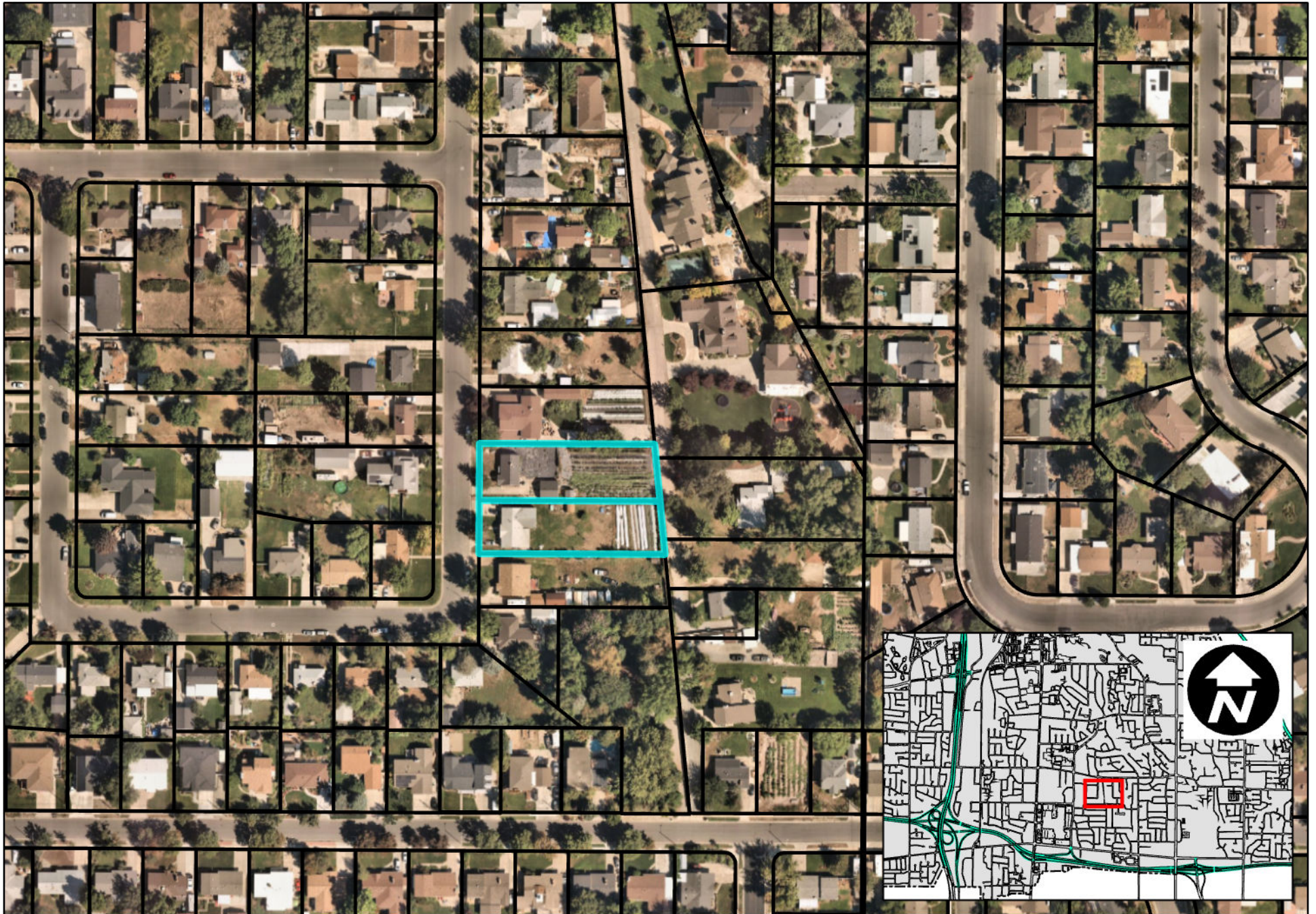
IV. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-1-6 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-6 Zone.
3. The proposed Zone Map Amendment from R-1-8 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.

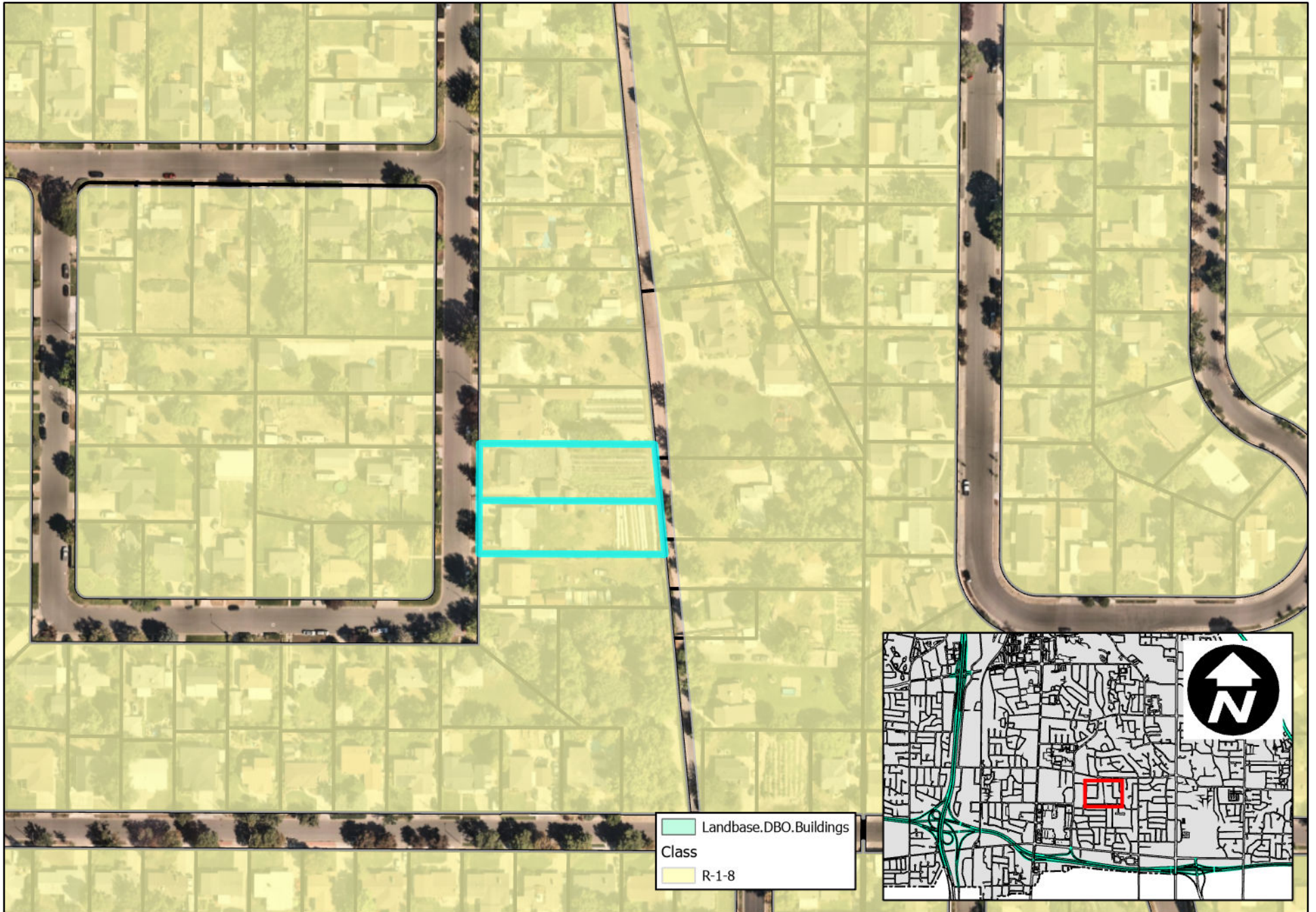
V. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 5991 & 6001 South Belview Avenue from R-1-8, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.**

5991 South & 6001 South Belview Dr



5991 South & 6001 South Belview Dr





NOTICE OF PUBLIC HEARING

March 21st, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, March 21st, 2024 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Paul Dodge** for the properties located at **5991 South Belview Ave & 6001 Belview Ave**. The requests are to amend the General Plan from low-density residential to Medium Density Residential and amend the Zone Map from R-1-8, Single Family Low Density to R-1-6, Single Family Medium Density. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | March 8th, 2024

ZONING AMENDMENT APPLICATION

Type of Application(check one): Text Amendment: _____ Map Amendment: _____

Applicant Information

Name: Paul Dodge

Mailing Address: 5969 So 450 E City: Murray State: Ut ZIP: 84107

Phone #: 801 514 7749 Fax #: _____ Email Address: paulw.dodge@yahoo.com

Property Owner's Information (If different)

Name: Dawn Home LLC

Mailing Address: 5969 So 450 E City: Murray State: Ut ZIP: 84107

Phone #: 801 514 7749 Fax #: _____ Email Address: paulw.dodge@yahoo.com

Application Information

For Map Amendments:

Property Address: 5991 So Belview Ave & 6001 Belview Ave

Parcel Identification (Sidwell) Number: 22-18-453-029-0000 & 22-18-453-030-0000

Parcel Area(acres): 0.40 & 0.39 Existing Zone: R-1-8 Proposed: R-1-b

Request Complies with General Plan: Yes: No: _____

For Text Amendments:

Describe the request in detail (use additional pages, or attach narrative if necessary):

Authorized Signature: Paul W. Dodge Date: 2/20/2024

For Office Use Only	
Project Number: <u>24-029</u>	Date Accepted: <u>2/29/24</u>
Planner Assigned: <u>Susan Nixon</u>	

Property Owners Affidavit

I (we) Paul W Dodge for Down Home LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Paul W Dodge, partner
Owner's Signature

Owner's Signature (co-owner if any)

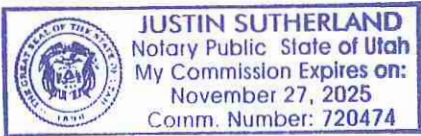
State of Utah
§
County of Salt Lake

Subscribed and sworn to before me this 20th day of February, 20 24.

[Signature]
Notary Public

Residing in _____

My commission expires: _____



Agent Authorization

I (we), _____, the owner(s) of the real property located at _____ in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
§
County of Salt Lake

On the _____ day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary public

Residing in: _____

My commission expires: _____



Esc / CLEAR Logoff Applications

VTDI 22-18-453-029-0000	DIST 21		TOTAL ACRES	0.40
DOWN HOME, LLC	TAX CLASS	UPDATE	REAL ESTATE	258200
		LEGAL	BUILDINGS	100300
		PRINT P	TOTAL VALUE	358500

5969 S 450 E NO:
MURRAY UT 84107 EDIT 1 FACTOR BYPASS
LOC: 5991 S BELVIEW AVE EDIT 0 BOOK 10360 PAGE 1944 DATE 09/10/2015
SUB: MURRAY BURTON ACRES AMD & EXT TYPE SUBD PLAT

02/20/2024 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
LOT 9, MURRAY BURTON ACRES 4860-1178 5821-1220 5821-1221
7799-2836 8796-8565 8796-8585 9991-8646 10319-8640
10319-8641

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV
1=RXPH 4=VTAU 6=NEXT 7=VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

HostKeyPad ▼

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Reset Default Refresh Disconnect Turn Keyboard Off

Salt Lake County Government Center – 2001 South State Street Salt Lake City, UT 84190 – 801 468-3000



Esc / CLEAR

Logoff

Applications



VTDI 22-18-453-030-0000	DIST 21	TOTAL ACRES	0.39
DOWN HOME, LLC	TAX CLASS	UPDATE	REAL ESTATE 255500
		LEGAL	BUILDINGS 162000
		PRINT P	TOTAL VALUE 417500

5969 S 450 E NO:
MURRAY UT 84107 EDIT 1 FACTOR BYPASS
LOC: 6001 S BELVIEW AVE EDIT 0 BOOK 10360 PAGE 1945 DATE 09/10/2015
SUB: MURRAY BURTON ACRES TYPE UNKN PLAT
02/20/2024 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
LOT 10 MURRAY BURTON ACRES 8862-8337 9371-3373 9982-4734
10319-8635

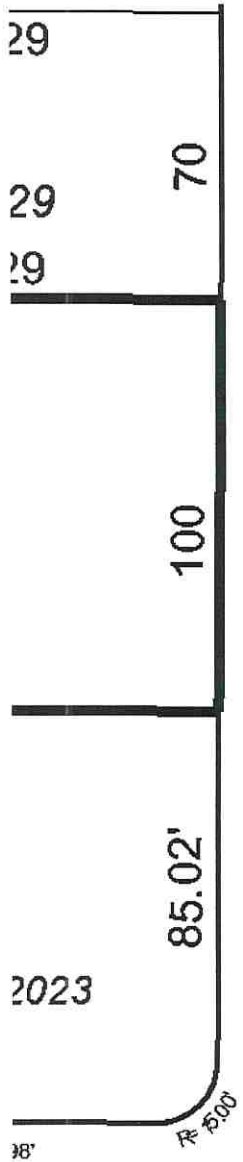
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1=RXPH 4=VTAU 6=NEXT 7=VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

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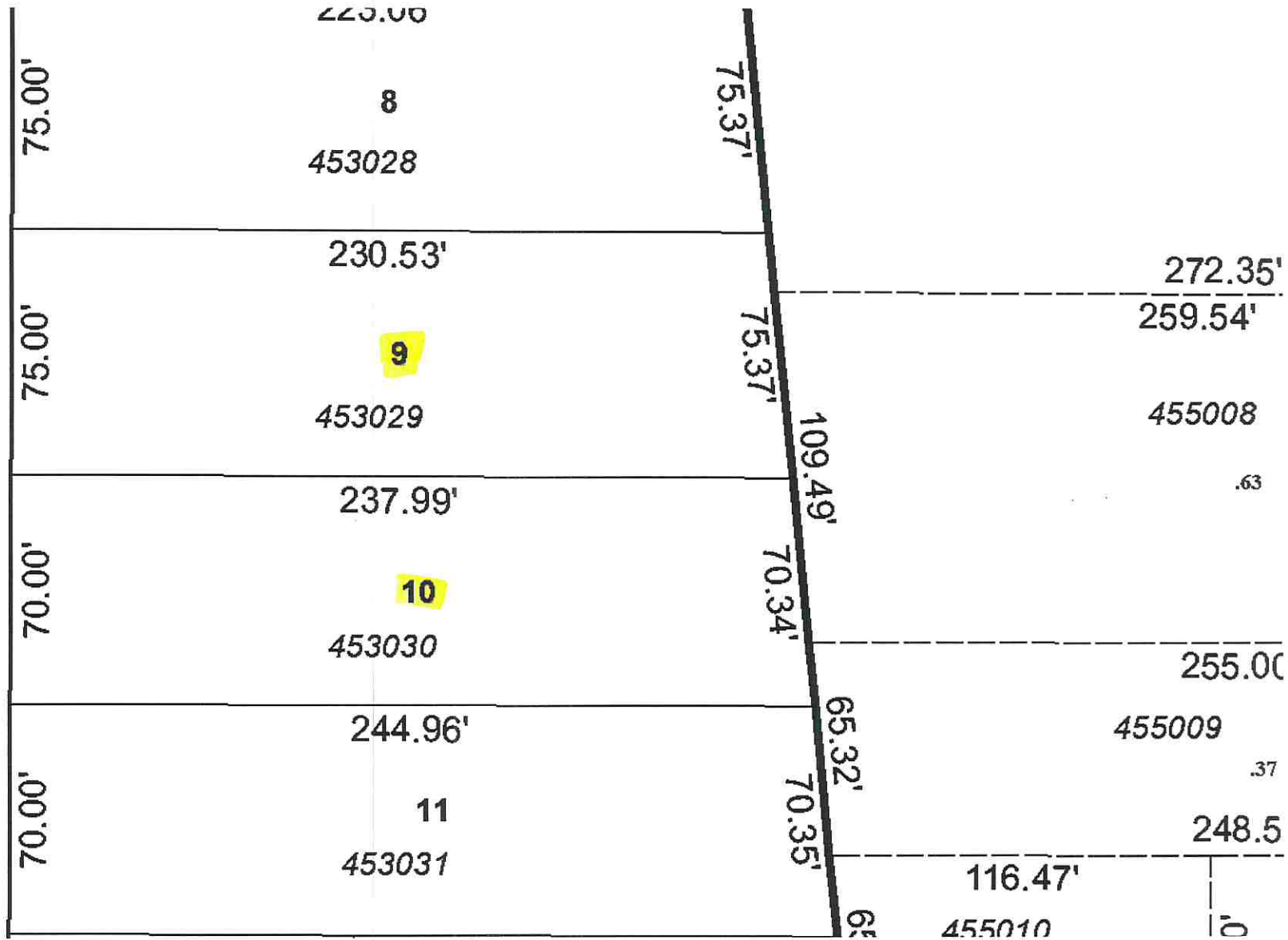
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Reset	Default	Refresh	Disconnect	Turn Keyboard Off
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Salt Lake County Government Center – 2001 South State Street Salt Lake City, UT 84190 – 801 468-3000



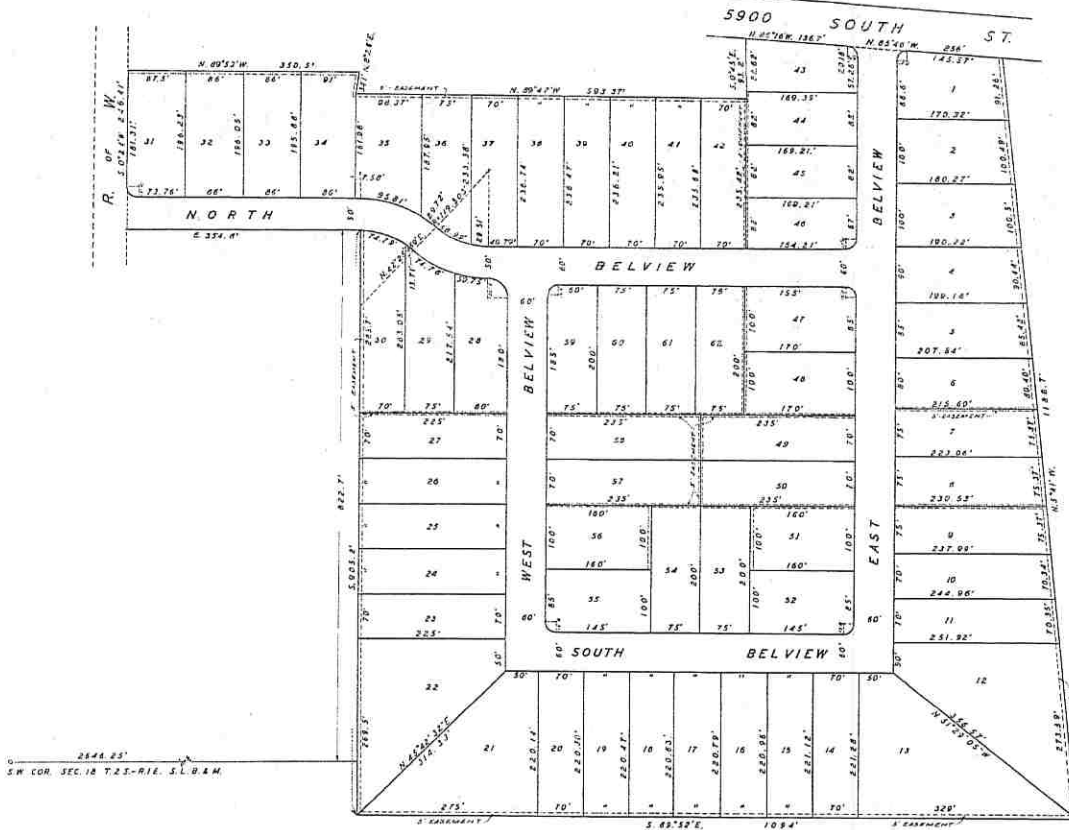
E BELVIEW



MURRAY BURTON ACRES

A SUBDIVISION
OF PART OF THE S.E. AND S.W.
QUARTER OF SECTION 18, T.2S.-
R.1E. S.L.B.&M.

SCALE 1 IN. = 100 FT.



SURVEYOR'S CERTIFICATE

I, GEORGE C. FISHER, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND HOLDING CERTIFICATE NO. 603, DO HEREBY CERTIFY THAT THE TRACT OF LAND SHOWN ON THIS MAP AND OWNED BY MRS. AFTON S. FARNSWORTH, MRS. VILITE S. CHAPMAN, CLIFFORD M. BURTON & ANNIE H. BURTON IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS TRUE NORTH 222.7 FEET AND TRUE EAST 244.2 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, T.2S. R.1E. S.L.B.&M. SAID POINT OF BEGINNING IS ALSO ABOUT 428.32 FEET SOUTH FROM THE NORTH-EAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, T.2S. R.1E. S.L.B.&M.; RUNNING THENCE TRUE SOUTH 952.2 FEET; THENCE S. 28° 32' E 104 FEET; THENCE N. 2° 41' W 1182.7 FEET TO THE SOUTH PROPERTY LINE OF 33TH SOUTH STREET; THENCE N. 0° 54' W 256 FEET; THENCE N. 86° 16' W 126 FEET; THENCE S. 0° 58' E 92.2 FEET; THENCE N. 89° 52' W 592.314 FEET; THENCE N. 89° 52' E 111 FEET; THENCE N. 89° 52' W 150.5 FEET TO THE EAST SIDE OF EXISTING RIGHT OF WAY; THENCE S. 0° 24' W 242.41 FEET; THENCE TRUE EAST 354.8 FEET TO POINT OF BEGINNING.

THAT I HAVE BY THE AUTHORITY OF SAID OWNERS SUBDIVIDED SAID LAND INTO LOTS AND STREETS TO BE KNOWN AS "MURRAY BURTON ACRES" THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND IS AS SHOWN ON THIS MAP.

George C. Fisher
SURVEYOR

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MRS. AFTON S. FARNSWORTH, MRS. VILITE S. CHAPMAN, CLIFFORD M. BURTON & ANNIE H. BURTON OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREINAFTER KNOWN AS "MURRAY BURTON ACRES" A SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS MAP AS INTENDED FOR PUBLIC STREETS.

Clifford M. Burton
Annie H. Burton
Afton S. Farnsworth
Vilite S. Chapman

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 17th DAY OF JUNE, A.D. 1946 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF SALT LAKE OF SAID STATE OF UTAH MRS. AFTON S. FARNSWORTH, MRS. VILITE S. CHAPMAN, CLIFFORD M. BURTON & ANNIE H. BURTON THE SIGNERS OF THIS INSTRUMENT, WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED.

RESIDING IN SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES 5/14/49

Walter A. Winder
NOTARY PUBLIC

PRESENTED TO THE BOARD OF COMMISSIONERS OF MURRAY CITY
AND THE CITY ENGINEER AUTHORIZED TO SIGN
Ernest Smith Mayor
Holger E. Jensen Engineer
R. P. Peterson Recorder

DATE June 17, 1946 June 8, 1946 June 17, 1946

NO 1050013
STATE OF UTAH - COUNTY OF SALT LAKE
Filed and recorded at the request of
R. J. CHAPMAN
July 26, 1946 at 2:51 PM in Book J of Plat Records
Page 22
Corrie S. Lund
COUNTY CLERK

J-104

J 104