



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

October 05, 2023

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

DISCUSSION ITEM(S)

1. Murray North Station Area Plan Workshop

Discussion on Preliminary Concepts/Directions and Implementation Steps for the Murray North Station Area Plan

BUSINESS ITEM(S)

2. Approval of Minutes

None

3. Findings of Fact

Legacy Materials - Concrete Block Production Manufacturing & Storage

Attachments

1. Findings of Fact, Legacy Materials- CUP.pdf

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, October 19, 2023, 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: Legacy Materials

PROJECT NUMBER: 23-079

APPLICANT: Mike Balls

ADDRESS: 4300 South Commerce Drive

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting approval to allow a Concrete Block Production Manufacturing & Storage business.

II. MUNICIPAL CODE AUTHORITY:

Section 17.152.030. of the Murray City Land Use Ordinance allows concrete brick and block manufacturing businesses (LU #3261) within the M-G zoning district subject to Conditional Use Permit 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 September 7, 2023 and September 21, 2023 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 17.56.060 based on the findings below:

1. The proposed use for Block Production and Storage (LU #3261), is allowed in the M-G 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.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for allowing a concrete block production, manufacturing and storage business on the property. The vote was 6-0 with Commissioners Hacker, Pehrson, Patterson, Milkavich, Lowry and Nay in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall comply with all city engineer requirements including:
 - a. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
 - b. Provide a formal grading, drainage, and utility plan.
 - c. Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
 - d. Replace any damaged curb and gutter and sidewalk along the property frontage to Commerce Drive.
 - e. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - f. Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:
 - (a) Nine(9) trees;
 - (b) Fourteen (14) 5-gallon shrubs; and
 - (c) Thirty (30) 1-gallon shrubs.
9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.
11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
12. The applicant shall meet all requirements of the building, water, and wastewater departments.

13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.
14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.
16. No dry concrete cutting is allowed on the site.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 5th DAY OF October, 2023.

Lisa Milkavich, Vice-Chair
Murray City Planning Commission