MURRAY CITY HEARING OFFICER

NOTICE OF MEETING AND AGENDA

October 11, 2023

12:30 PM

Murray City Hall, 10 East 4800 South,

Poplar Conference Room #151

CALL MEETING TO ORDER

1. Conflict(s) of Interest

   Declaration of Conflict(s) of Interest

EXPANSION OF NON-CONFORMING STRUCTURE(S)

2. Carlos Figueroa - 4742 South Hanauer Street

   Expansion of Non-Conforming Structure
   Case #1609
   Project #23-097

   Attachments

   1. Packet, Figueroa Expansion.pdf

VARIANCE(S)

3. Casey Roberts - 932 West Bullion Street

   Fence Height Variance in Rear Yard
   Case #1610
   Project #23-102

   Attachments

   1. Packet, Roberts Variance.pdf

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Wednesday, November 8, 2023, at 12:30 p.m. MST located at Murray City Hall, Poplar Room #151, 10 East 4800 South, Murray UT 84107.**

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

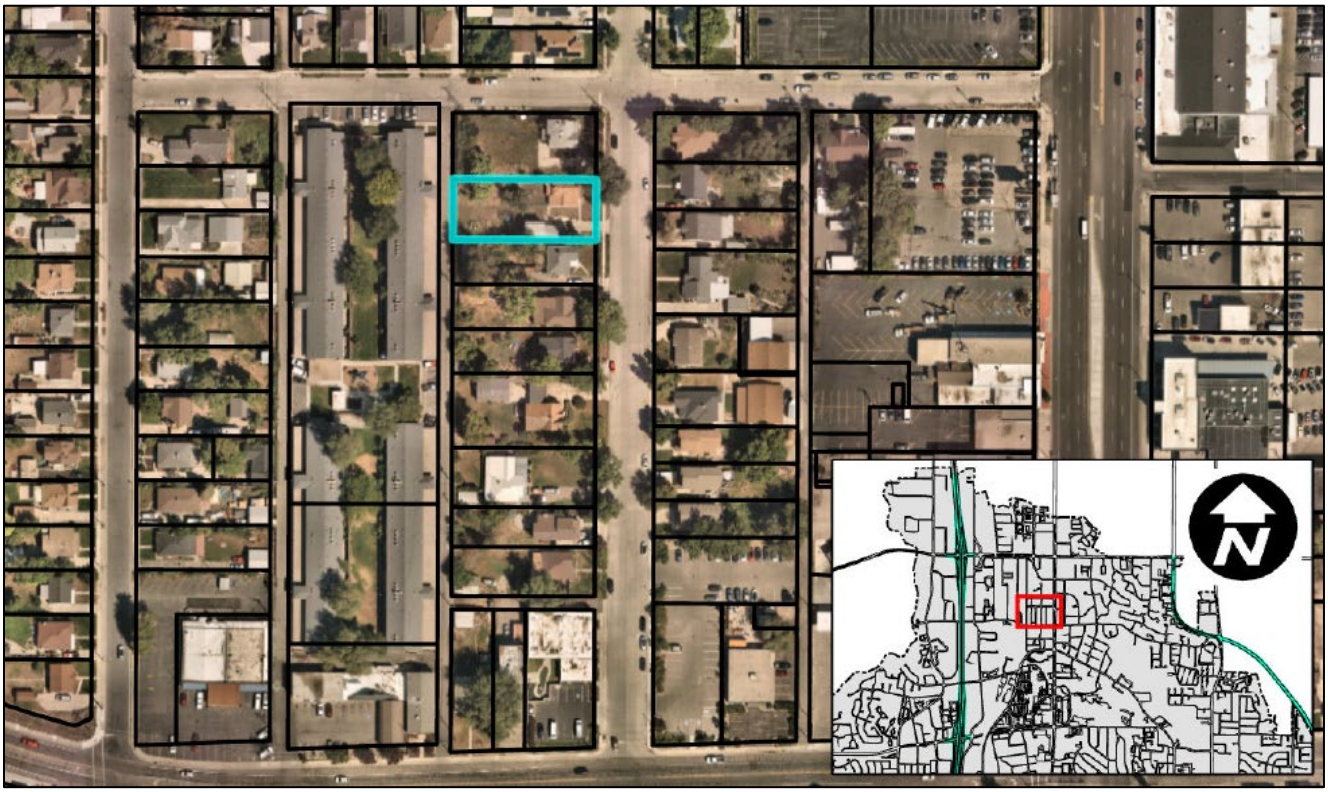
will be able to hear all discussions.

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 CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2420

AGENDA ITEM # 2 – Carlos Figueroa			
ITEM TYPE:	Expansion of a Non-Conforming Use/Building		
ADDRESS:	4742 South Hanauer Street	**MEETING DATE:**	October 11, 2023
APPLICANT:	Carlos Figueroa	**STAFF:**	Zachary Smallwood, Senior Planner
PARCEL ID:	22-06-357-004	**CASE NUMBER:**	1609
ZONE:	R-1-6, Low/Medium density single family	**PROJECT NUMBER:**	23-097
SIZE:	.24 acre lot | 1,216 ft^2 existing residence		
REQUEST:	The applicant would like to construct an addition to their existing single family home, which is currently non-conforming to side setback regulations of the current R-1-6 zone as written in Section 17.96.080 of the Land Use Ordinance.		



I. LAND USE ORDINANCE

Section 17.52.040 of the Murray City Land Use Ordinance allows for a building or structure occupied by a nonconforming use, or a building that is nonconforming as to height, area, or yard regulations to be added to, enlarged, or moved to another location on the lot subject to review by the Hearing Officer. The building on the subject property is nonconforming to yard regulations, and the proposed addition will increase the size of the structure.

II. PROJECT REVIEW

Subject Property + Background

The subject property is a single-family residence located along the west side of Hanauer Street. The request for expansion is to allow the property owner to construct a 1,434 ft^2 attached garage with living space onto the south side of the home. The Site Plan is attached to this report for review.

The house was constructed in 1907, prior to any zoning being adopted by Murray City. The first zoning ordinance was adopted in 1946 which designated this property as commercial. Zoning of the property has been changed to R-1-6, which requires side yards to be a minimum of five feet (5'), making the structure nonconforming. The building conforms to all other setbacks and area requirements of the current R-1-6 Zone. The site plan provided by the applicant shows a north side setback of four feet (4') but the applicant states that was added in error and the true setback is 0' from the property line. A survey may be required at the time of submitting a building permit if the expansion is approved to verify the actual setbacks. Because the request does not extend, or come near the nonconforming piece staff does not have any issue processing the application. The remaining setbacks are as follows:

	Existing	Proposed	Required
Front	27'	27'	25'
Rear	93'	61'	15'
Side	North: 0' South: 37'	North: 0' South: 11'	West: 5' East: 5'

Proposed Addition

The home currently does not meet the requirement of the R-1-6 Zone for the north side yard of five feet (5'). The proposed addition will occur on the south side of the property without any impact to the existing north side yard setback and will not violate any other required setbacks or regulations. In short, the request for an addition to the side and rear of the home would not increase the existing nonconformity on the property. Staff does not find that the proposed addition will cause any burden to neighboring properties.

III. PUBLIC NOTICE & COMMENT

Thirty (30) notices of the public meeting were mailed to all property owners within 300 feet of

the subject property. As of the writing of this report, staff has not received any comments.

IV. FINDINGS

The Hearing Officer acting as the Murray City Appeal Authority may authorize approval of an addition, enlargement, or moving of a structure occupied by a nonconforming use or a structure that is nonconforming as to height, area, or yard regulations subject to the following findings:

1. **The addition to, enlargement of, or moving of the building will be in harmony with one or more of the purposes of this title;**

   The proposed addition of the single-family home is in harmony with the purpose of the R-1-6, Single Family Residential Zone that promotes and encourages family life by adding square footage to an existing dwelling.

   The proposed addition is in harmony with the following statements that are located in Section 17.04.020(D), (F), and (H) of the Murray City Land Use Ordinance:

   - Preserve and create a favorable environment for the citizens and visitors of the city.
     - Reinvestment in existing dwellings contributes to a favorable environment for the citizens of the city.
   - Foster the city's residential, business and industrial development.
     - The proposed addition would allow for a more useable single-family home in an established area of Murray.
   - Promote the development of a wholesome, serviceable and attractive city resulting from an orderly, planned use of resources.
     - Reinvestment in this home will increase the property's value, and neighboring home values in the area as well.

2. **That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.**

   Staff does not believe that the proposed addition will impose any burden upon the lands located in the vicinity of the nonconforming structure. Staff does not have or anticipate any concerns with the proposed request.

V. CONCLUSION / RECOMMENDATION

Based on a review and analysis of the submitted material and applicable sections of the Murray City Land Use Ordinance, Staff finds that the proposal meets the standards for an expansion of a nonconforming structure and recommends **APPROVAL** subject to the following conditions:

1. The applicant shall obtain the appropriate Murray City Building Permits necessary for the proposed addition.

2. The proposed addition shall conform to all other yard and area requirements of the R-1-6 Zone.

HEARINGS OFFICER APPLICATION

Permit # PZ-23-097

Type of Application (check all that apply):

☐ Variance ☒ Expansion of Non-Conforming Use ☐ Appeal

Subject Property Address: 4742 S HANAUER ST.

Parcel Identification (Sidwell) Number: _____

Parcel Area (acreage): _____ Current Use: PRIMARY RESIDENCE

Floor Area: _____ Zoning Classification: _____

Applicant Name: CARLOS FIGUEROA

Mailing Address: 4742 S. HANAUER ST.

City, State, ZIP: MURRAY, UT, 84107

Daytime Phone #: (801) 856-3609 Fax #: _____

Email address: ~~thefiggy~~ thefiggy1987@gmail.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, Zip: _____

Property Owner Email Address: _____

Daytime Phone #: _____ Fax #: _____

Type of variance request, exact measurement, and reason for request: _____

BUILDING GARAGE TO OLD HOUSE THAT IS ON THE PROPERTY LINE

Authorized Signature: _____ Date: 9/12/2023

Property Owners Affidavit

STATE OF UTAH

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COUNTY OF SALT LAKE

I (we) CARLOS FIGUEROA, 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.

Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 11 day of May, 20 23.

NOTARY PUBLIC
John Zaldana
716662
My Commission Expires
02/05/2025
STATE OF UTAH

Notary Public

Residing in Utah

My commission expires: 02/05/2025

Agent Authorization

I (we), CARLOS FIGUEROA, the owner(s) of the real property located at 4742 S HANAUER ST, in Murray City, Utah, do hereby appoint CARLOS FIGUEROA, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize CARLOS FIGUEROA 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)

On the 11 day of MAY, 20 23, personally appeared before me John Zaldana the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

NOTARY PUBLIC
John Zaldana
716662
My Commission Expires
02/05/2025
STATE OF UTAH

Notary Public

Residing in Utah

My commission expires: 02/05/2025

Murray City Corporation
Community & Economic Development
10 East 4800 South
Murray, UT 84107
Welcome

09/13/2023 04:26PM Mustafa A
018892-0002

PERMITS / INSPECTIONS

Expansion/Alt of Nonconforming - REVIEW 2023 Item: PZ-23-097|Z020	250.00
	250.00
Subtotal	250.00
Total	250.00
CHECK Check Number 1049	250.00
Change due	0.00

Paid by: Carlos Figveroa

Thank you for your payment

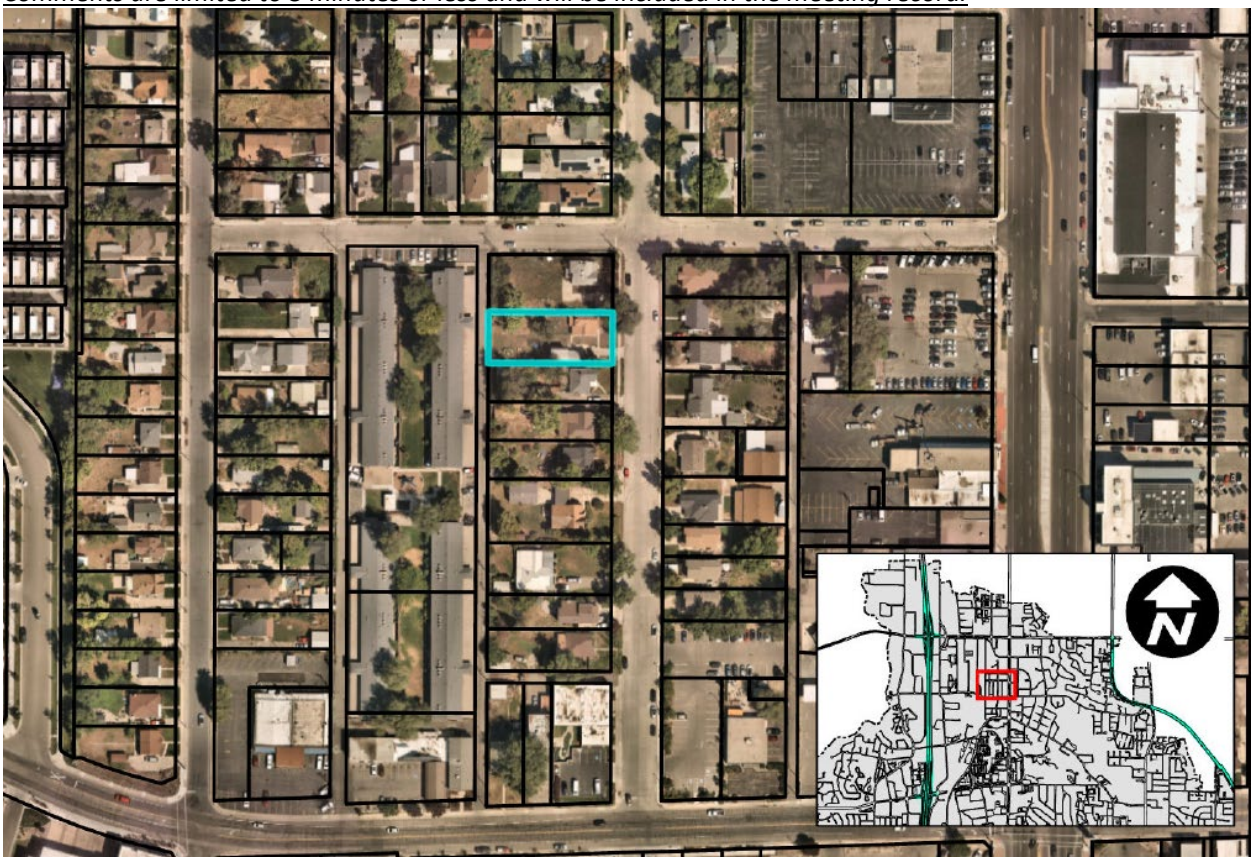
CUSTOMER COPY

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT
Planning Division 801-270-2430

HEARING OFFICER
NOTICE OF PUBLIC MEETING
October 11th, 2023, 12:30 PM

This notice is to inform you of a public meeting scheduled before the Murray City Hearing Officer for **Wednesday, October 11th, 2023, at 12:30 p.m**. at Murray City Hall in the Poplar Conference Room #151 located at 10 East 4800 South regarding the following application**: Carlos Figueroa is requesting an expansion of a Non-conforming Use to build a garage addition to an existing non-conforming dwelling on the property line addressed 4742 South Hanauer St.** Please see the attached plans. You may attend the meeting in person to provide public comment, or you may submit comments via email at planning@murray.utah.gov.

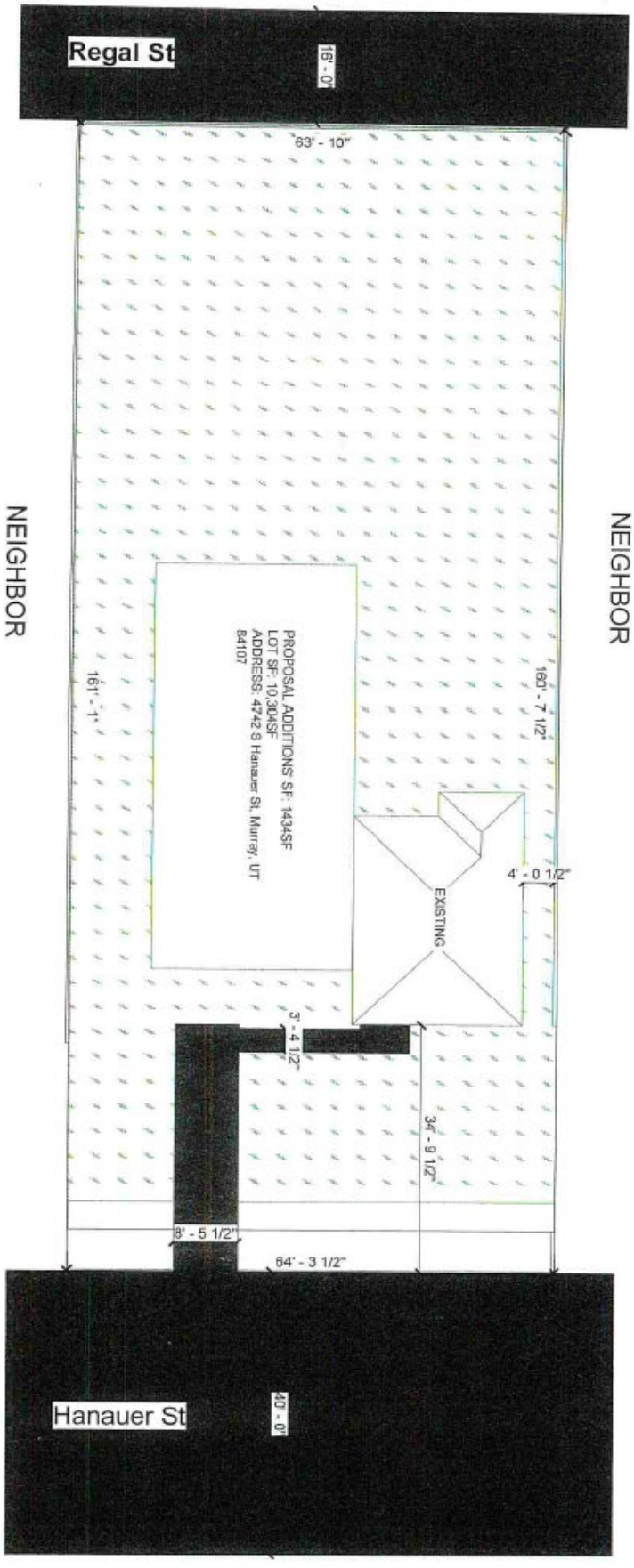
Comments are limited to 3 minutes or less and will be included in the meeting record.

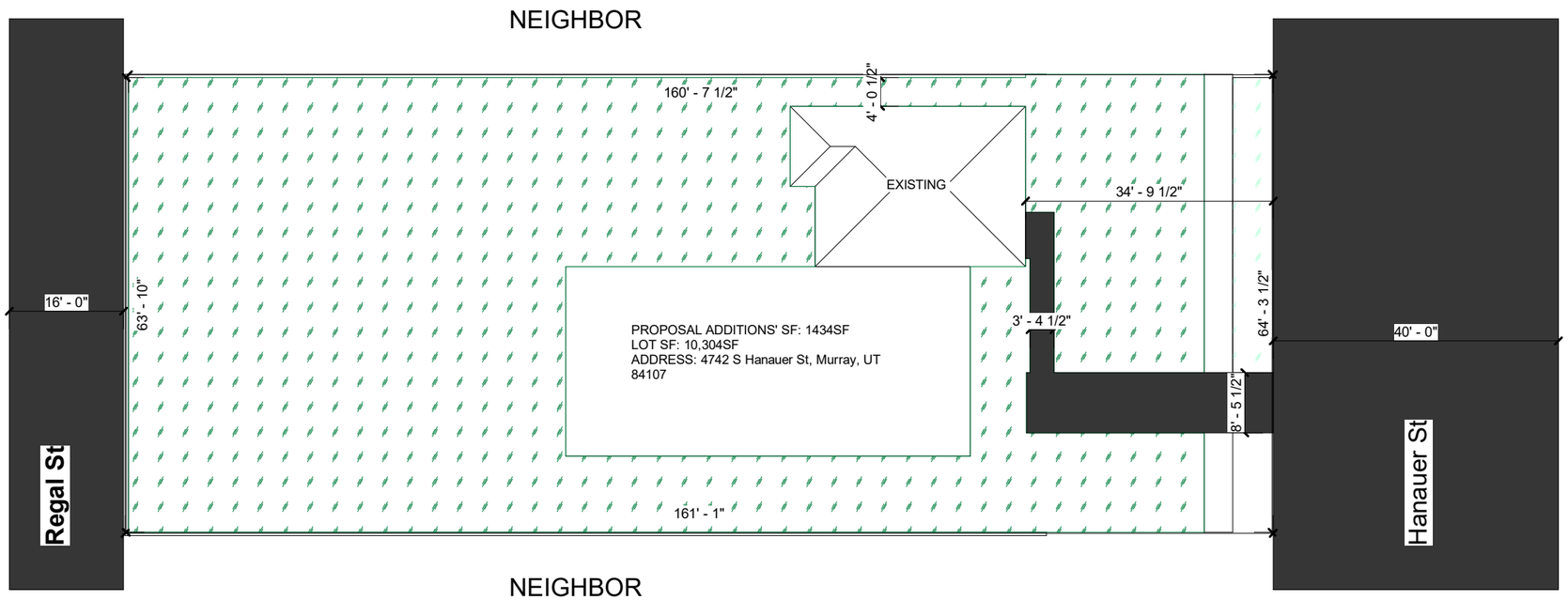


This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2430, or email zsmallwood@murray.utah.gov.

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 September 28, 2023

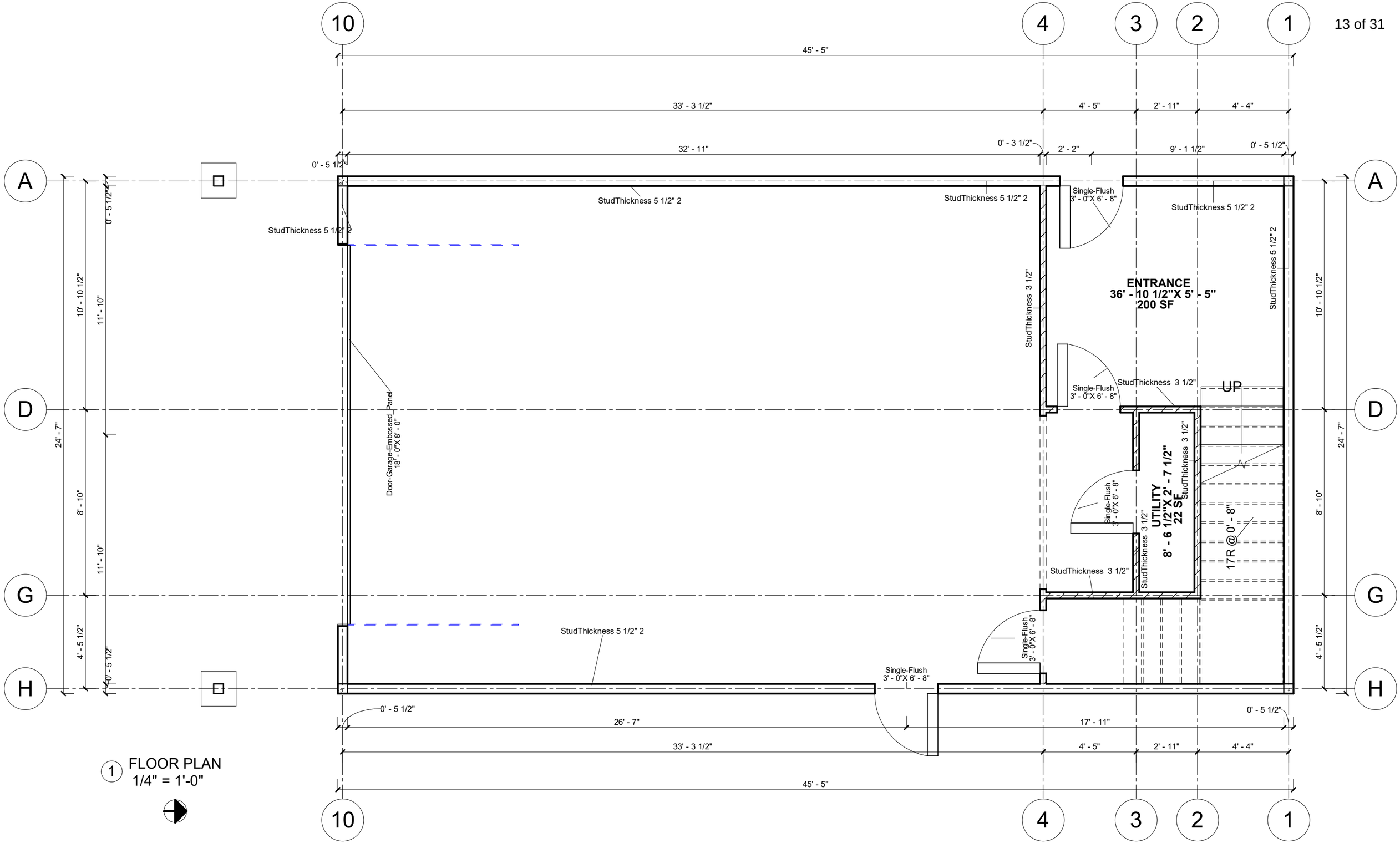

Regal St
16' - 0"
63' - 10"
NEIGHBOR
NEIGHBOR
PROPOSAL ADDITIONS' SF: 1434SF
LOT SF: 10,304SF
ADDRESS: 4742 S Hanauer St, Murray, UT
84107
161' - 1"
160' - 7 1/2"
4' - 0 1/2"
EXISTING
3' - 4 1/2"
34' - 9 1/2"
8' - 5 1/2"
64' - 3 1/2"
Hanauer St
40' - 0"



17 Site
1" = 20'-0"

OWNER DETAILS	PROJECT ADDRESS	DRAWN BY	REVIEWED BY	PRINTING PAPER	SCALE	APPROVED BY
Carlos Figueroa (801) 856-3609	4742 S Hanauer St, Murray, UT 84107	SAM MOE	osra3drenderings	A3	AS MENTIONED	

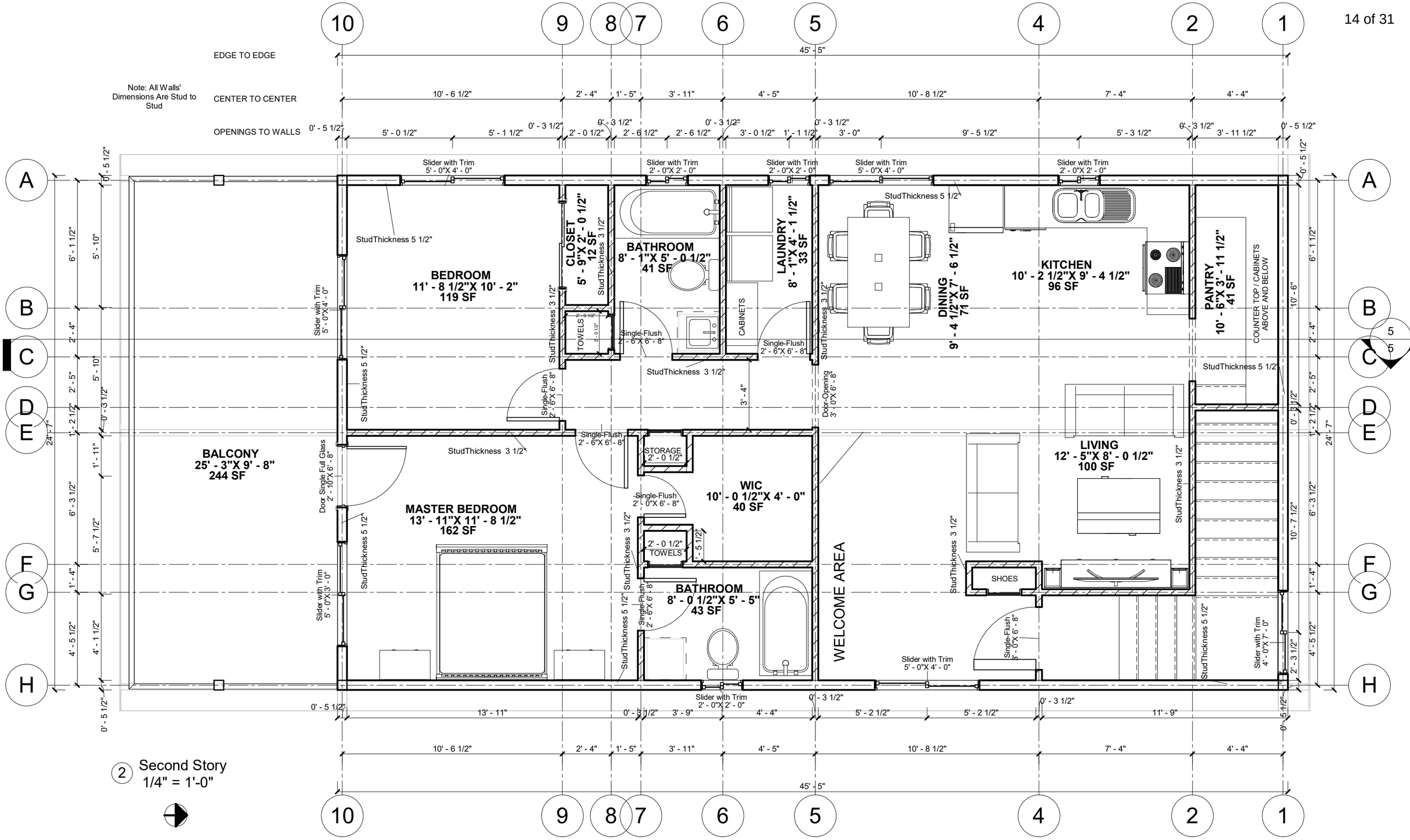
Osra 3D Renderings



1 FLOOR PLAN
1/4" = 1'-0"

OWNER DETAILS	PROJECT ADDRESS	DRAWN BY	REVIEWED BY	PRINTING PAPER	SCALE	APPROVED BY
Carlos Figueroa (801) 856-3609	4742 S Hanauer St, Murray, UT 84107	SAM MOE	osra3drenderings	A3	AS MENTIONED	

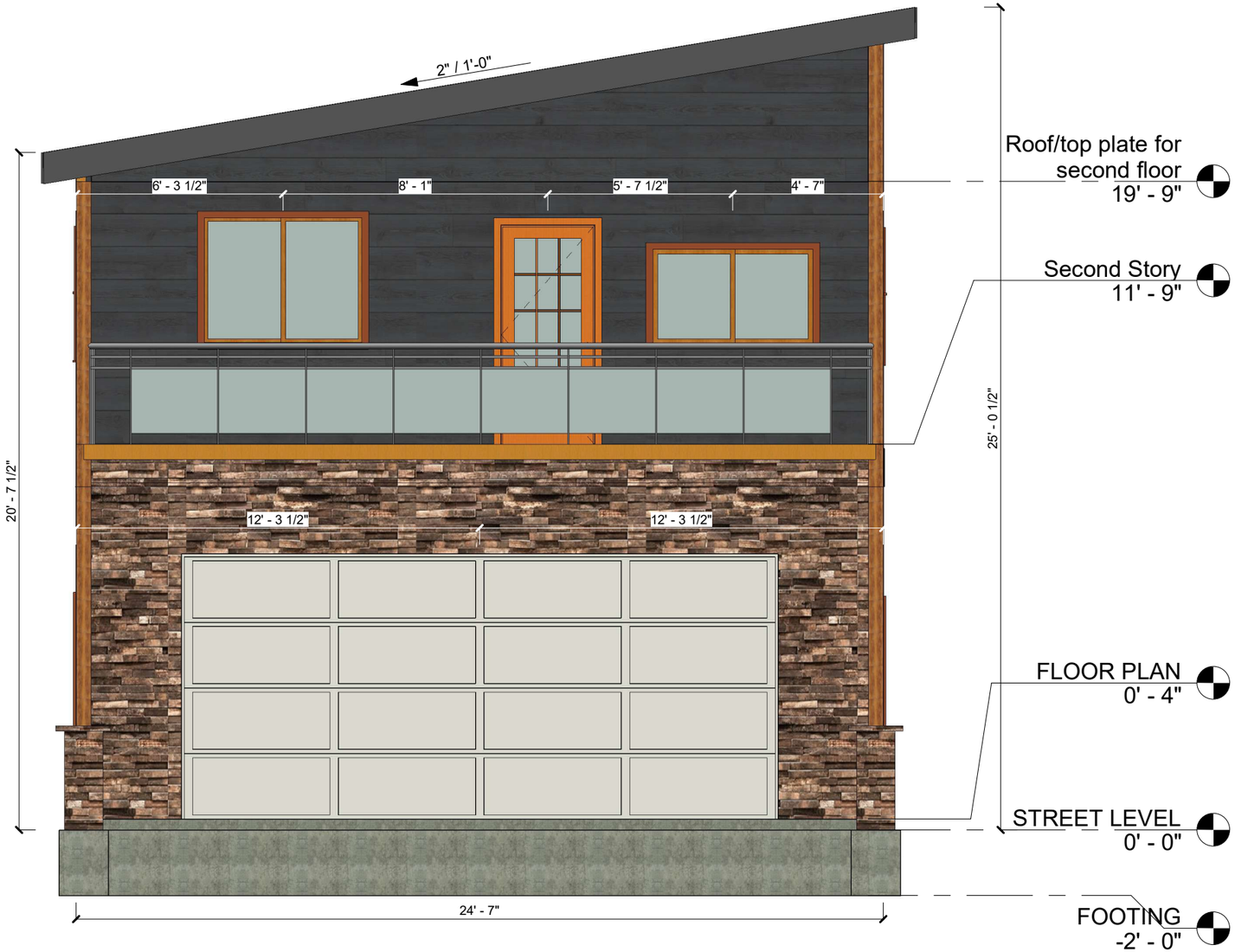
Osra 3D Renderings



2 Second Story
1/4" = 1'-0"

OWNER DETAILS	PROJECT ADDRESS	DRAWN BY	REVIEWED BY	PRINTING PAPER	SCALE	APPROVED BY
Carlos Figueroa (801) 856-3609	4742 S Hanauer St, Murray, UT 84107	SAM MOE	osra3drenderings	A3	AS MENTIONED	

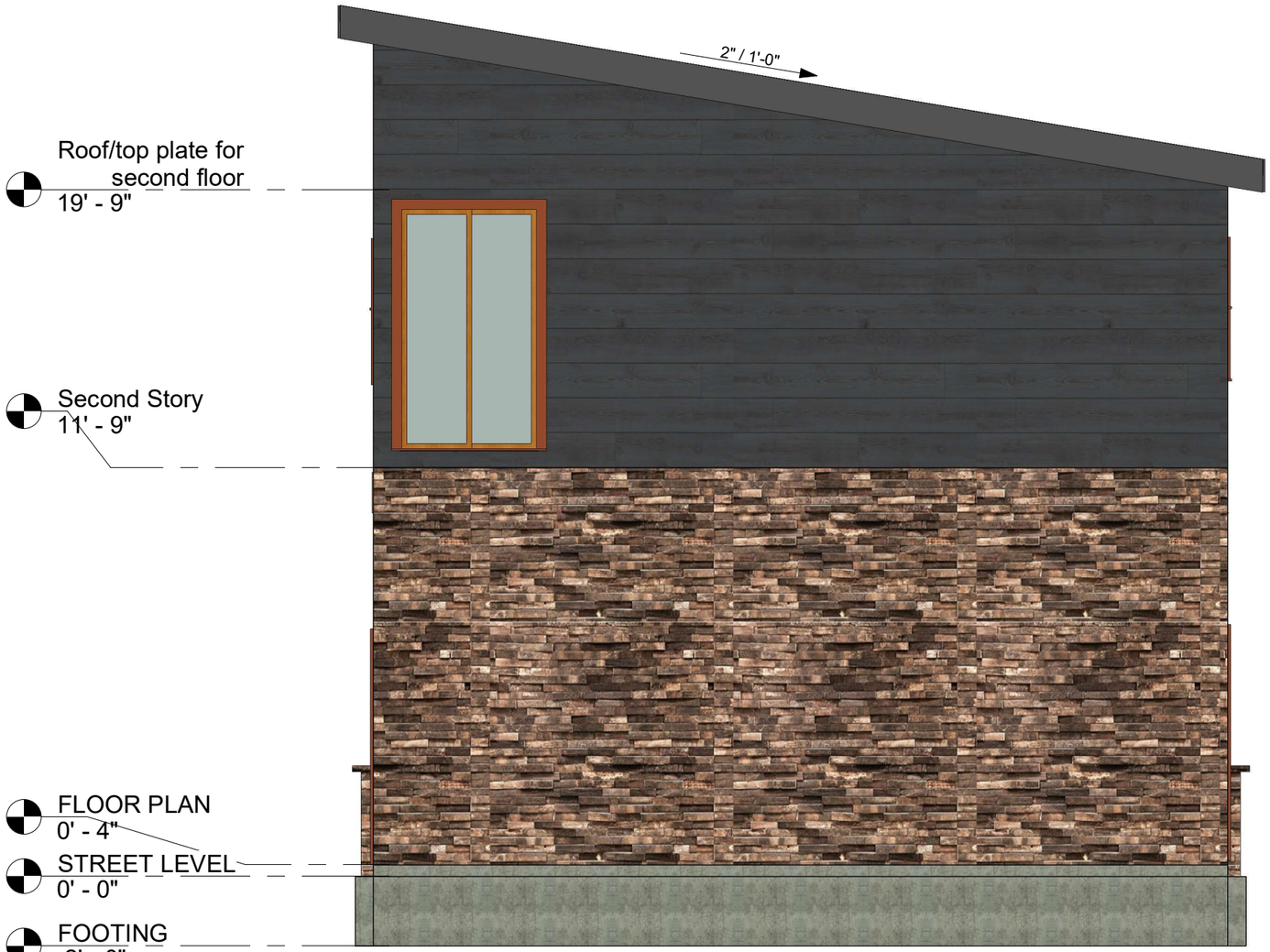
Osra 3D Renderings



7 FRONT ELEVATION
1/4" = 1'-0"

OWNER DETAILS	PROJECT ADDRESS	DRAWN BY	REVIEWED BY	PRINTING PAPER	SCALE	APPROVED BY
Carlos Figueroa (801) 856-3609	4742 S Hanauer St, Murray, UT 84107	SAM MOE	osra3drenderings	A3	AS MENTIONED	

Osra 3D Renderings



8 REAR ELEVATION
1/4" = 1'-0"

	OWNER DETAILS	PROJECT ADDRESS	DRAWN BY	REVIEWED BY	PRINTING PAPER	SCALE	APPROVED BY
Osra 3D Renderings	Carlos Figueroa (801) 856-3609	4742 S Hanauer St, Murray, UT 84107	Sam SAM MOE	osra3drenderings	A3	AS MENTIONED	

9 LEFT ELEVATION
1/4" = 1'-0"

OWNER DETAILS	PROJECT ADDRESS	DRAWN BY	REVIEWED BY	PRINTING PAPER	SCALE	APPROVED BY
Carlos Figueroa (801) 856-3609	4742 S Hanauer St, Murray, UT 84107	SAM MOE	osra3drenderings	A3	AS MENTIONED	

Osra 3D Renderings

10 RIGHT ELEVATION
1/4" = 1'-0"

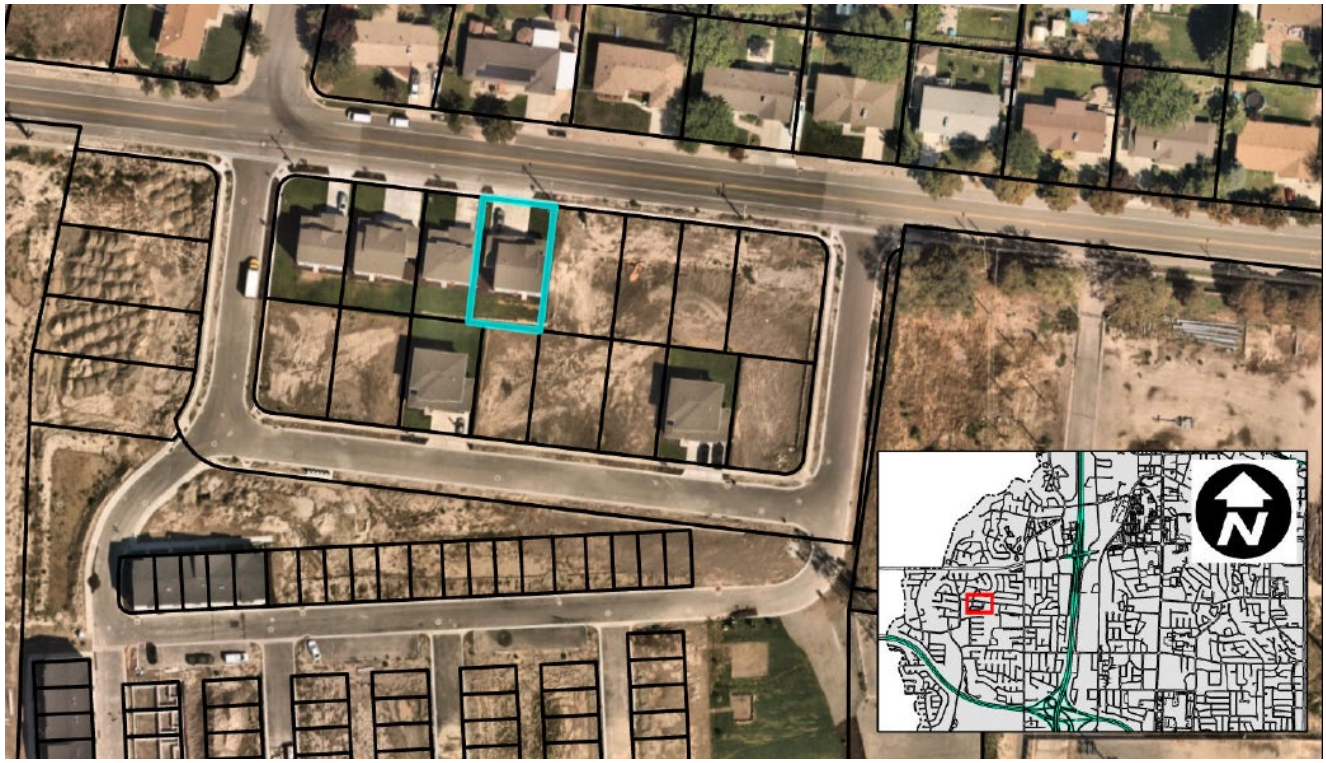
OWNER DETAILS	PROJECT ADDRESS	DRAWN BY	REVIEWED BY	PRINTING PAPER	SCALE	APPROVED BY
Carlos Figueroa (801) 856-3609	4742 S Hanauer St, Murray, UT 84107	Sam SAM MOE	osra3drenderings	A3	AS MENTIONED	

Osra 3D Renderings

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2430
Business Licensing 801-270-2425

AGENDA ITEM # 3 – Casey Roberts			
ITEM TYPE:	Variance Application		
ADDRESS:	923 West Bullion Street	**MEETING DATE:**	October 11, 2023
APPLICANT:	Casey Roberts	**STAFF:**	Zachary Smallwood, Senior Planner
PARCEL ID:	21-14-254-007	**CASE NUMBER:**	1610
ZONE:	R-1-6, Single Family Residential	**PROJECT NUMBER:**	23-102
SIZE:	0.13 acre lot		
REQUEST:	The applicant is requesting a variance to Section 17.64.020(A) of the Murray Land Use Ordinance, which limits the height of residential fencing to six feet (6').		



I. DESCRIPTION of REQUEST

The applicant is requesting a variance to a restriction in the land use ordinance that allows rear yard fencing in residential zones to be six feet (6') in height. The applicant is requesting the variance to be allowed to build up to eight feet (8'). All other land use regulations would apply as normal (setbacks, lot width, etc.).

The subject property is a single-family dwelling located in the Bullion Place Subdivision. The dwelling was built on a significant elevation difference from the front of the house to the rear property line. Engineering staff approximated the grade change between ten and twelve feet from the back of the dwelling to the rear property line. Additionally, there is a retaining wall that allows for the property to drain into a "French drain" which elevates the property a few feet higher than their rear neighbor. See approximate location of the proposed fence below:

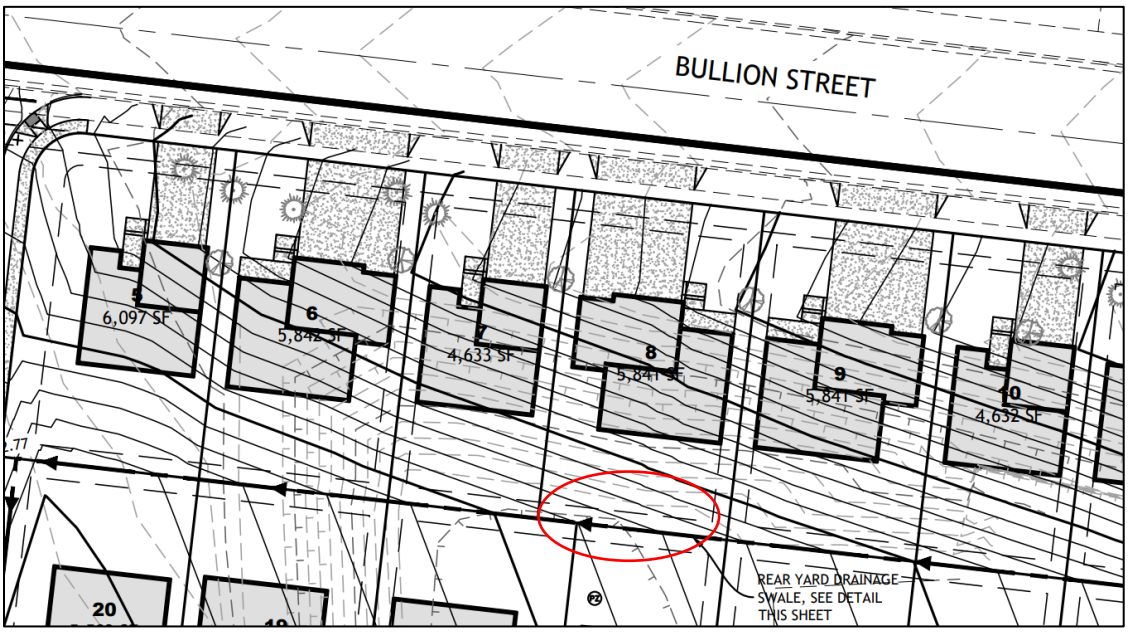


Figure 1: Topography and Site

II. LAND USE REGULATIONS

The subject property is located in the R-1-6, Single Family Medium Density Residential District. Fencing regulations for residential properties are located in Chapter 17.64 Fence Regulations. Section 17.46.020(A) states that in any side or rear yard area, fencing may be constructed to a maximum height of six feet (6') with standard type fencing material.

III. PROJECT REVIEW

The subject property is a single-family dwelling located on Bullion Street. It is part of the Bullion Place subdivision that included a mix of townhome and single-family residential. It

was noted during the planning stages of the project that there is a significant change in grade. After the homes started being built, it ended up that the properties on Bullion will have a large grade change (between 8-10 feet) from the back of the dwellings to the property lines.

Typically, property owners are allowed to measure their fence height from the highest side of the property on which the fence will sit. Unfortunately for the applicant there is a French drain that lowers the owner's property by approximately three feet. Without placing a fence substantially on the applicants property, it wouldn't leave much privacy with an approximate three foot (3') high fence.

The applicant is request that they be allowed to erect an eight foot (8') fence. This would help to alleviate some privacy issues and would benefit both the applicant's property and the property owner adjacent to the south.

Applicant's Narrative and Materials

The applicant has provided written responses on the "Variance Analysis Form" which has been attached for review. The applicant has also provided photos of the French drain to illustrate the change in grade at their rear property line.

Public Input

Fourteen (14) notices were sent to all property owners within 300 feet of the subject property. No comments or questions were received as of the date of this report.

IV. VARIANCE FINDINGS

Staff analysis and findings for compliance with standards for a variance as contained in Land Use Ordinance Section 17.16.060 are listed below.

A. The literal enforcement of the Land Use Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance.

The Fence Regulations Chapter of the Land Use Ordinance was created to allow a wide variety of fence styles and construction to promote security, privacy and architectural compatibility. By enforcing the Land Use Ordinance as written, the applicant would be subject to a fence, that for all intents and purposes, is three feet (3') in height. This would be unreasonable to both the property owner that made the application, and the property owner whose fence he would share. The topography of the property creates an unreasonable hardship for providing privacy that is not necessary to carry out the general purpose of the Land Use Ordinance. Staff finds that the application **meets** this requirement for granting a variance.

B. There are special circumstances attached to the property that do not generally apply to other properties in the district.

The subject property is located in the R-1-6 Zoning District. This is primarily a single-family district. The property is surrounded by R-1-8, Single Family residential zoning in addition to the neighboring R-1-6. Most single-family dwellings have a gentle slope to allow for drainage away from the dwelling. The applicant's property is significantly higher in the rear yard as it goes from the dwelling to the property line. Murray City Engineering stated it is approximately 8-10 feet drop, that does not include the three foot sudden drop to allow a French Drain to allow for stormwater runoff. Most properties in single-family neighborhoods do not have this type of drainage system. Because of these issues staff finds that the application **meets** this requirement for granting a variance.

C. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district.

A right to privacy is a primary property right. Granting this variance would allow the applicant to build a fence that is closer to a standard size fence on their side of the property. Many property owners have the opportunity to build a privacy fence in their rear yard. Due to the steep slope and sudden drop to allow the French drain this right has been hindered unreasonably. Staff finds that allowing the additional fence height does not conflict with the neighboring single-family dwellings and can be considered a substantial property right and finds that the application **meets** this requirement for granting a variance.

D. The variance will not substantially affect the General Plan and will not be contrary to the public interest.

The requested variance to allow a fence height greater than six feet (6') does not substantially affect the General Plan. The General Plan does not specifically call out any provisions with regard to fencing. In Initiative 3: Livable & Vibrant Neighborhoods it states that people are interested in staying in their same neighborhoods over time. Allowing this variance now, will help keep the current owners in the property for longer. The public interest will not be impacted by allowing the fence to be increased by an additional two feet (2'). Staff finds that the application **meets** this requirement for granting a variance.

E. The spirit of the Land Use Ordinance is observed, and substantial justice done.

The applicant will be able to comply with all other aspects of the Land Use Ordinance and provide a fence that does not impact neighboring properties. Staff finds that granting the specific variance will not violate the spirit or intent of the ordinance, and that the application **meets** this requirement for granting a variance.

V. UNREASONABLE HARDSHIP ANALYSIS

In determining whether enforcement of the Land Use Ordinance would cause unreasonable hardship, the Hearing Officer may not find an unreasonable hardship unless the applicant

proves that the alleged hardship:

A. Is located on or associated with the property for which a variance is sought.

The alleged hardship is associated with the property for which the variance is sought.

B. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. Special circumstances must: (1) Relate to the hardship complained of, and (2) Deprive the property owner of privileges granted to other properties in the same district.

As established in the analyses of the tests of hardship, there are circumstances that arise from the nature of the particular property and locating a fence that would provide privacy for both property owners. Staff finds that the imposition of the requirement without the requested variance may deprive the property owner of privacy rights that many other single-family dwellings in the area are afforded.

VI. CONCLUSION/RECOMMENDATION

Based on review and analysis of the application materials, the subject property, the surrounding area, and applicable sections of the Murray City Land Use Ordinance, Staff finds that the application meets all applicable standards of review for the granting of a variance and recommends APPROVAL of the requested variance to the requirements of Section 17.64.020(A) of the Murray City Land Use Ordinance subject to the following conditions:

1. The applicant shall obtain required building permits for any fence over seven feet (7').

2. The property shall meet all other applicable requirements of Chapter 17.96 of the Murray City Land Use Ordinance.

HEARINGS OFFICER APPLICATION

Permit # 23-102
Case # 1610

Type of Application (check all that apply):

☒ **Variance** ☐ **Expansion of Non-Conforming Use** ☐ **Appeal**

Subject Property Address: 923 W Bullion St

Parcel Identification (Sidwell) Number: 21-14-254-007

Parcel Area (acreage): _____ Current Use: _____

Floor Area: _____ Zoning Classification: _____

Applicant Name: Casey Roberts

Mailing Address: 923 W Bullion St

City, State, ZIP: Murray UT 84123

Daytime Phone #: 801 349 9431 Fax #: _____

Email address: Casey@Vigosgroup.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, Zip: _____

Property Owner Email Address: _____

Daytime Phone #: _____ Fax #: _____

Type of variance request, exact measurement, and reason for request:

Fence height, would like to go up to 8ft.

Authorized Signature: _____ Date: 9/7/23

Property Owners Affidavit

STATE OF UTAH

`§

COUNTY OF SALT LAKE

I (we) Casey Roberts, 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.

Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 7th day of September, 2023.

SUSAN NIXON
Notary Public - State of Utah
Comm. No. 730745
My Commission Expires on
May 9, 2027

Notary Public

Residing in Salt Lake County

My commission expires: 5/9/2027

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)

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: _____

VARIANCE ANALYSIS FORM

Permit #_____

(To be filled out by the applicant)

1. Is the applicant being deprived of property rights possessed by other property owners in the area?

Yes, I am being deprived the right to a fence that will allow privacy that others in the same zoning district would be able to build.

2. Is the problem caused by actions of the land owner?

NO

3. What special circumstances are associated with your property that is different from other properties in your zoning district?

There is a 3ft tall retaining wall 4ft from the edge of our property line. A 6ft fence will only allow for 3ft of privacy for both sides of the property line. Allowing an 8ft fence will give roughly 5ft of height above the retaining wall for privacy.

4. What special conditions associated with this application constitute a hardship?

The retaining wall was required by the city to allow for a French drain to be placed below for proper drainage of the development.

MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT
Planning Division 801-270-2430

HEARING OFFICER
NOTICE OF PUBLIC MEETING
October 11th, 2023, 12:30 PM

This notice is to inform you of a public meeting scheduled before the Murray City Hearing Officer for **Wednesday, October 11th, 2023, at 12:30 p.m**. at Murray City Hall in the Poplar Conference Room #151 located at 10 East 4800 South regarding the following application**: Casey Roberts is requesting a variance to allow an eight foot (8') fence on the property 923 West Bullion Street.** Please see the attached plans. You may attend the meeting in person to provide public comment, or you may submit comments via email at planning@murray.utah.gov.

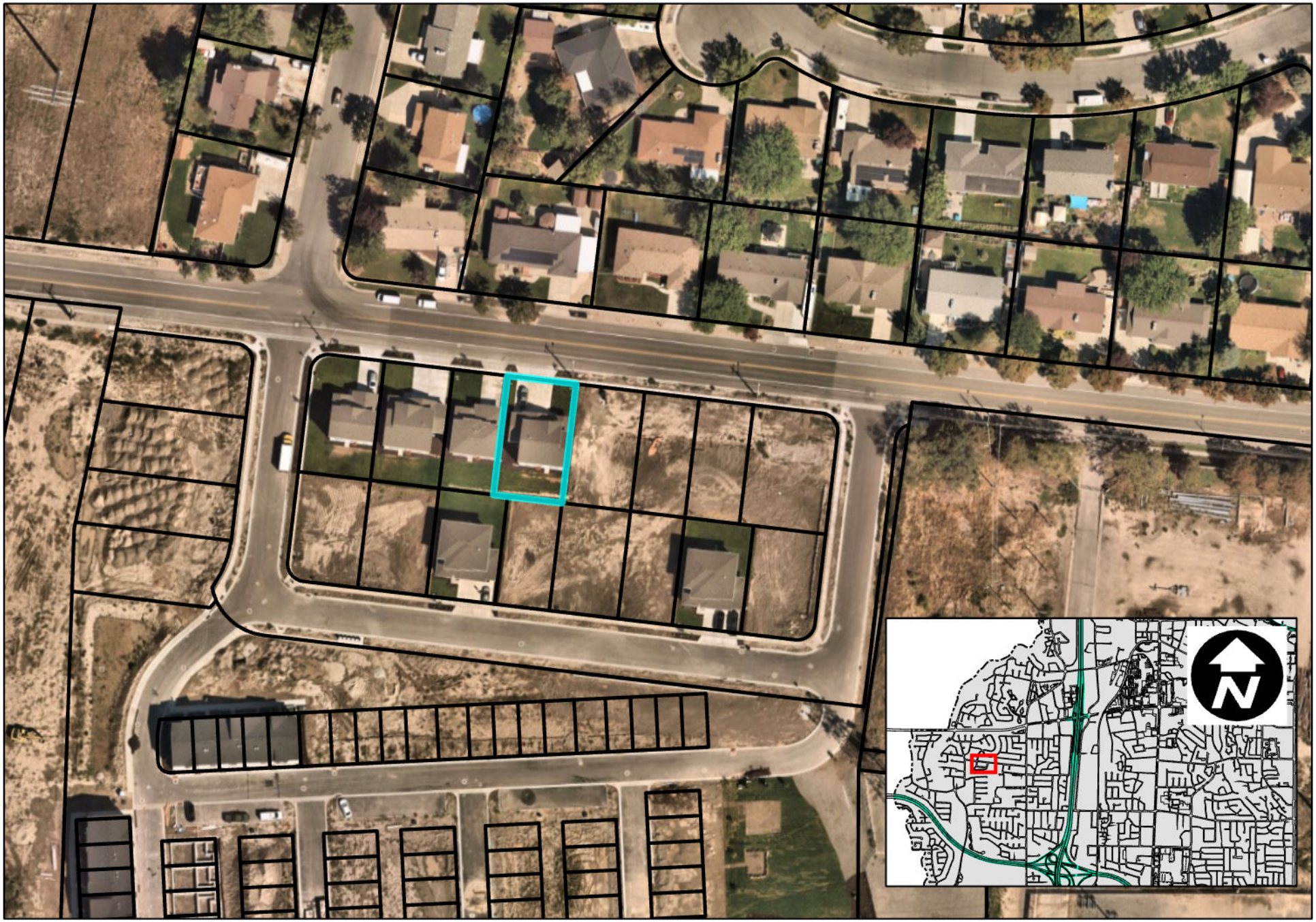
Comments are limited to 3 minutes or less and will be included in the meeting record.

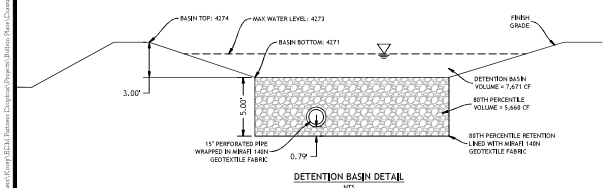
This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call Zachary Smallwood with the Murray City Planning Division at 801-270-2430, or email zsmallwood@murray.utah.gov.

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.

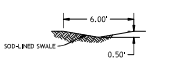
Public Notice Dated September 28, 2023

923 West Bullion Street





DETENTION BASIN DETAIL
NTS



REAR YARD DRAINAGE SWALE
NTS

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 40'
0 20 40 80 120

OWNER:
Hamlet Development
84 West 4800 South, Suite 300
Murray, UT 84107
801-506-9611

HAMLET DEVELOPMENT

NOTES:
1. All sanitary sewer improvements shall conform with the standards and specifications of Murray City.
2. All culinary water improvements shall conform with the standards and specifications of Murray City.
3. All improvements in the public right of way shall conform with the standards and specifications of Murray City.
4. All private improvements shall conform to APWA standards and specifications.
5. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

LICENSED PROFESSIONAL ENGINEER
No. 386281
NICHOLAS M. MINGO
08/10/21
STATE OF UTAH

Bullion Place

Overall Grading and Drainage Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE REMARKS

DATE: August 10, 2021

SHEET NUMBER: O-5