



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

November 16, 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

BUSINESS ITEM(S)

1. Approval of Minutes

October 5, 2023

Attachments

1. [PC 10.05.23 DRAFT .pdf](#)

2. Conflict(s) of Interest

3. Findings of Fact

No Findings of Fact

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

4. Cottonwood Security - 79 West 4500 South #24

Project #23-105

Fabricated Metal Products and Contract Construction Services in the M-G Zone

Attachments

1. [Packet, Cottonwood Security.pdf](#)

5. Skin Care, Inc. - 6268 South 900 East

Project #23-107

Massage Therapist and Skin Care Business

Attachments

1. [SkinCare Inc Packet.pdf](#)

LAND USE TEXT ORDINANCE AMENDMENT(S)

6. Land Use Text Amendment - Citywide

Project #23-103

Amend Sections 17.152.020 and 17.152.030; (M-G Zoning District) to allow Land Use #6600: Contract Construction Services as a Permitted Use instead of Conditional Use.

Attachments

1. [Packet, M-G Zone Use Update TA.pdf](#)

7. Land Use Text Amendment - Citywide

Project #23-104

Amend Sections 17.144.020, 17.152.020, 17.156.020, and 17.160.020 of the Zoning Ordinance to remove Land Use #1113: Single-family dwelling, attached to nonresidential.

Attachments

1. [Packet- LU #1113 Remove.pdf](#)

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, December 7, 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>.

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, October 5, 2023, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Council Chambers, Murray, Utah.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item may submit comments via email at planningcommission@murray.utah.gov.

Present: Jake Pehrson, Chair
Lisa Milkavich, Vice Chair
Ned Hacker
Jeremy Lowry
Maren Patterson
Travis Nay
Michael Henrie
Susan Nixon, Senior Planner
Zachary Smallwood, Senior Planner
Elvon Farrell, CED
Christine Richmond, GSBS
Erika Chmielewski, GSBS

Members of the Millcreek Planning Commission:
Shawn LaMar, Chair
Victoria Reid, Vice Chair
Christian Larsen
Diane Soule

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

The first portion of this meeting was a joint discussion including the Millcreek Planning Commission and GSBS Consultants.

DISCUSSION ITEMS

Murray North Station Area Plan Workshop 1 - Discussion on Preliminary Concepts/Directions and Implementation Steps for the Murray North Station Area Plan

Christine Richmond, principal planner with GSBS Consulting, introduced herself and project planner Erika Chmielewski. GSBS was hired by Murray City, Millcreek City, and the Wasatch Front Regional Council to complete a station area plan for the area around the North Murray TRAX station. She explained that state law requires stationary plans for jurisdictions with fixed rail stations to address development within a half-mile radius of the platform. The purpose is to identify a shared community vision and implementation steps, focusing on opportunities, constraints, affordable housing, and short and long-term strategic recommendations. She showed a map of the half-mile radius around the station, encompassing parts of Murray and Millcreek. She pointed out the major roadways and transportation infrastructure, such as I-15, surrounding the area that impact connectivity. She noted there has already been a new development, so the plan aims to build on that momentum and identify further improvements. Once complete, the plan must be adopted by the city councils and get certified by the Wasatch

Front Regional Council and Utah Transit Authority. The timeline is a 20-year vision but with an emphasis on actions for the next five years.

Ms. Richmond confirmed the half mile radius circle on the map represents the area encompassed by the plan, extending into Millcreek since the radius overlaps both cities. She explained the planning process has three main phases:

1. Gathering information - They spent a lot of time walking the area, talking to stakeholders, reviewing existing plans, and conducting the first phase of community engagement to understand what's working well and what could be improved.
2. Identifying the preferred approach - Based on the input gathered, they are starting to identify the preferred direction moving forward, which is why they are meeting with the Planning Commissions now.
3. Creating the plan - The next stage will involve developing the graphics, maps, and implementation plans to provide a roadmap for achieving the shared vision of the future.

In terms of what has been done so far, Ms. Richmond said they mapped and analyzed data on existing land use, transportation, crime statistics, demographics, and zoning. They also conducted stakeholder interviews and public open houses. Key takeaways were desires for safer and more walkable neighborhoods, a mix of housing options, new development that fits the neighborhood character, and utilizing the station as an asset. She noted crime data showed this area has higher crime rates than other parts of the cities. The early feedback will help shape the preferred approach as they move into creating the final plan.

Vice Chair Milkavich asked how far back the crime data is. She said that before it was developed, there was less crime with the new development was more crime. More recently, crime has been addressed differently, so they're hoping to see a reduction.

Ms. Richmond noted that crime statistics lag since they are not reported in real-time. The team also analyzed other safety factors like crash data, pedestrian and bike safety issues, and community assets. They launched a website to communicate with the public, conduct surveys, gather input on maps, and enable conversations. They held several in-person events including open houses, outreach at the climbing gym, and giving away coffee/food on the TRAX platform. Stakeholder meetings included city staff, police, UTA, residents, business owners, and regional experts. One-on-one interviews were also conducted. She showed the existing land use map, noting the area's industrial history. When the station first opened, this was one of the first areas to see new housing and transit-oriented development, transitioning away from industrial uses. That development momentum has continued to spread outward over time.

Commissioner Hacker asked how much property within that half mile is owned by individuals or businesses, Mill Creek, Murray City or UTA.

Ms. Richmond said that most of it is owned by private landowners. UTA owns a small portion of parcels, but Salt Lake County owns a large portion.

Ms. Richmond provided a comprehensive overview of the ongoing discussions regarding the development plans for Birkhill Boulevard. This area is currently being considered for redevelopment by Murray and Salt Lake County in collaboration with the Utah Transit Authority

(UTA). The proposed plan involves extending Birkhill further south and redirecting it towards Main Street, a move aimed at improving traffic flow in the vicinity. Notably, there is an existing approval for a new apartment complex on a parcel owned by Evergreen, and Salt Lake County is actively engaged in negotiations with potential developers to introduce housing on their own parcel. This endeavor may also entail the acquisition of part of UTA's property, which currently contains contaminated soils requiring cleanup, along with potential environmental concerns due to its prior use as a public works facility. She emphasized the importance of careful land use planning to minimize conflicts arising from adjacent industrial activities. This involves ensuring a smooth transition from industrial to transit-supportive uses to enhance overall livability in the area. Additionally, the plan aims to improve the connectivity of the grid network, addressing the numerous roadways and railways that currently act as barriers hindering access to the station for neighboring communities. The presented map showcased the age distribution of housing in the area. Lighter shades represented older single-family homes, remnants of the pre-industrialization era, while darker reds signified newer multifamily developments that have emerged since the introduction of the tracks line. Ms. Richmond noted a scarcity of ownership opportunities, with a predominant presence of rental options. Striking a balance between renters and homeownership was identified as an area of concern. Furthermore, there was an urgent need to enhance access to social and economic opportunities, particularly groceries and services, especially for families with children residing in the area. Ms. Richmond highlighted the importance of providing access to recreational facilities, especially for children and youth. Additionally, she emphasized the necessity to expand transportation choices and connections, enabling various means of reaching the station, such as biking and walking, in order to reduce reliance on conventional driving and parking. Environmental considerations were also brought into focus, with a call to address contamination and enhance Big Cottonwood Creek, creating more space for recreational activities and trails. Additionally, there was a proposal to augment the tree canopy in the area, as it was comparatively sparse compared to other parts of Murray and Mill Creek, which would further contribute to overall livability. Ms. Richmond discussed safety and security concerns in the area, as depicted in the crime heatmap. Darker areas on the map represented higher crime rates, which, although partially influenced by the concentration of households, were notably elevated compared to other regions within the two cities. This underlined the need for careful attention to safety measures and community policing efforts.

Ms. Richmond expressed concern over Brick Gate Apartments, noting that area has experienced crimes, particularly those related to traffic. They clarify that not all the incidents in these locations are traffic-related, but they emphasize that there is a distinct issue in certain areas, particularly evident in specific spots they point out. She stresses the importance of forward-thinking urban design strategies. This includes implementing measures to enhance visibility, ensuring adequate lighting, avoiding the creation of blind alleys, and establishing seamless connectivity within the area. She also highlights the necessity of access control and regular maintenance to foster a safe environment. Ms. Richmond mentioned the dead-end areas within a portion of the location, indicating that these may warrant attention. She addressed the problem of vacant storefronts, which can give the impression of low activity levels despite a significant residential population. She expressed a desire to explore methods to revitalize and enhance these aspects of urban design, particularly in light of potential new developments.

Commissioner Larsen mentioned the proposed road connecting north Cottonwood Creek, which goes through an approved high-density area. He wondered if that was included in the plan. Ms. Richmond indicated that it is part of the plan.

Vice Chair Reid asked about responsibility for adding more trees along the creek, whether that falls to developers, cities, or grants.

Ms. Richmond responded it depends on whose property it is. For private property, requirements could be incorporated into development approvals. For public trails, it could be funded through capital improvement plans. Grants are also available from organizations like TreeUtah to increase tree canopy.

Vice Chair Reid followed up asking specifically about Millcreek's ownership along Big Cottonwood Creek and whether it's private or industrial.

Ms. Richmond clarified that Millcreek does not own any of the land along the creek in this area.

Ms. Richmond stated that connectivity is a major consideration in the station area. In addition to the obvious barriers like major roads and rail, there are also gaps in the sidewalk network and insufficient safe crossings of barriers like State Street. Millcreek's general plan includes a potential new mid-block crossing on State Street that UDOT seems receptive to currently. More crossings are needed to safely access bus stops like the common buses used by the neighborhood south of the station. Riders going south currently have no safe crossing options to legally access the bus stop traveling southbound. UTA has committed to adding more bus stops to reduce the distance between stops and crossing opportunities. Other connectivity priorities include improving bike and micro-mobility networks which are currently challenging. Urban design and placemaking could better identify the station location which is hard to find currently. Enhancing the identity and edges of the station area would make it more visible and welcoming.

Vice Chair Milkavich asked who would be responsible for improving the station's visibility - the city or the state, since placement on state property or right-of-way poses challenges. She noted potential limitations around municipal sign codes and expenses. She inquired about barriers if the city wanted to place something on private property to better identify the station location.

Mr. Smallwood responded that Murray could place signage or other identifiers on city right-of-way, but noted State Street would pose more challenges since it is under UDOT's jurisdiction. However, he acknowledged there are opportunities to enhance station visibility that they can continue to explore.

Ms. Richmond noted that enhancements don't all have to happen immediately. There are already small blue signs on State Street pointing to the station, but they get lost among other visual stimuli. Parking has also been a frequent complaint from the area west of the tracks developed under old regulations. Newer parking rules applied in the Birkhill area have not drawn as many concerns.

Vice Chair Milkavich feels like it's a tough topic. Suggestions to reduce parking so that people will walk don't always work, then there are complaints about not enough parking.

Commissioner Larsen stated that he can attest to the parking problem in that area west of the tracks at Fireclay. He understands that this was planned by previous city officials with different ideas in mind.

Commissioner Nay said that the occupancy of the nearby apartments exceeds what is attended, but the property owner continues to sell parking passes regardless of whether there's a parking spot available for them.

Ms. Richmond stated that reducing parking to encourage alternative transportation requires making those options easy and appealing. If the goal is for more biking and walking in the neighborhood, the experience has to be improved and made a convenient choice rather than seeming unsafe or difficult. The plan needs to consider how to make active transportation the easy and preferred option.

Mr. Smallwood shared an anecdote from a Technical Advisory Committee meeting where they probed about parking problems in Fireclay. When asked to identify specific locations with issues, the committee members all pointed only to the west side where earlier development occurred under old regulations. They indicated no parking problems on the newer east side like the Birkhill area. Mr. Smallwood found it enlightening but discouraging that people associate the whole Fireclay area with parking challenges based solely on the older west side projects. He felt it was important to clarify the parking issues are isolated and not district wide.

Commissioner Soule asked why it's so complicated to navigate getting out of the parking area, stating that you have to go onto Main Street instead of directly onto 4500 South, making multiple turns. She asked why that property can't be accessed.

Vice Chair Milkavich said that the property is owned by Salt Lake County, who will not sell it.

Commissioner Nay also pointed out the grading issues with the property.

Mr. Smallwood pointed out that it's also a UDOT-owned right-of-way, who limits access to their property and would not allow a new road there.

Ms. Richmond acknowledged there are parking issues specifically with older developments on the west side of the station area, while parking elsewhere is generally well-utilized without being overwhelmed. More parking options are desired for the west side. Market analysis shows strong regional demand for retail, housing and eventually office. The goal is attracting investment internally focused between State Street and 4500 South rather than spread along the major thoroughfares. This requires creating an appealing environment, not just adding housing units, since existing residents alone likely can't support significant retail. Residents, especially longer-term, want a complete community with amenities, social interaction, and basic shopping within walking distance. They value increased connectivity, high-quality urban design, safety improvements, and an enhanced sense of place. Alternatives focused on either the station platform or Main Street as the nucleus, but the preference is expanding the successful core outwards to create a cohesive transit-oriented neighborhood. The connectivity vision includes greenway trails along the rail, creek, and 4500 South, Main Street becomes a bikeway linking the station to Salt Lake City and pedestrian bridges improve south access. Major moves are extending Fireclay under the Union Pacific tracks to reach 300 West, and improving the Central Ave underpass for cars, bikes, and pedestrians. This dramatically improves access to unlock development west of the tracks. Additional State Street crossings are also proposed. This connectivity framework supports a more unified district.

Vice Chair Milkavich asked how realistic these concepts are.

Ms. Richmond said there are factors that could help with implementing the ambitious connectivity proposals, such as the federal Connecting Communities grant program. A grant application focused on overcoming the railroad barriers could be promising, especially since the federal Department of Transportation has more leverage engaging Union Pacific's cooperation.

Vice Chair Milkavich asked about the realism of the proposed north-south and east-west transportation bypasses shown on the plan, including how much land purchase might be required in the existing developed areas.

Ms. Richmond explained the cities currently expand the Creekside trail through development requirements as parcels redevelop. So, acquiring large swaths of land along the creek likely isn't needed. The cities mandate creek setbacks that can then incorporate trails, so redevelopment provides opportunities to implement the trail vision incrementally.

Commissioner Nay asked about the feasibility of a trail system along the creek on the east side outside the development area, where there is significant hardscaping installed for flood control. He inquired whether a trail along the creek is realistic in that area or if the hardscaping prevents it.

Mr. Smallwood responded that continuing the creek trail eastward from the development area would be very difficult since the land along that portion of the creek is largely residential backyards in Millcreek and Murray. He suggested it's not realistic to extend it farther east in the next 10-15 years. However, west of I-15 the land is owned by Salt Lake County, so connecting to the Jordan River Parkway on that side could be more feasible. He recommended focusing efforts on opportunities to go west once able to get under I-15.

Ms. Richmond said that using the creeks, that a creek system is a sort of regional goal to help with connectivity.

Chair LaMar asked about the idea of putting a park above 4500 South.

Ms. Richmond clarified she was referring to the idea of "capping" 4500 South by covering the below-grade highway to connect the areas on either side, similar to projects in other cities like Dallas, Boston, and Phoenix. She acknowledged this is possible but would be very expensive. From an infrastructure investment perspective, they want connectivity projects to unlock sufficient development potential to justify the cost. A highway cap across 4500 South would require more intensive development on both sides to warrant that level of investment. However, in community input residents expressed a desire for maintaining the medium density character rather than much higher intensity uses. So, while additional pedestrian bridges over 4500 South are proposed, the plan does not currently recommend a full highway cap based on community goals and the density needed to rationalize the expense.

Chair Pehrson asked about the green corridor, clarifying with Ms. Richmond that Murray City would be able to develop that when the properties are redeveloped. Based on the development age of some of these properties, that's going to be about fifty years from now.

Mr. Smallwood stated that most of the east-west, at least from state to pretty much to the Union Pacific, to the edge of Murray is already developed, showing on the map that it's already there.

Highlighting the areas included. He also showed some areas that aren't developing, where opportunities still exist.

Ms. Richmond agreed that's already in place. And Millcreek has, as part of the development that is under construction here. There, they have this section going in on the north side as well. So, some pieces of it are in place.

Chair Pehrson feels the area is mostly developed already. He doesn't see that it's feasible for this to be redeveloped. He feels it's going to take a long time to make that a walkable corridor.

Mr. Smallwood noted some of the area is newly developed but going toward Brick Gate Apartments there is a very wide sidewalk section with room to improve the area adjacent to the tracks. South of 4500 South the west side is very old and could be redeveloped, even if it remains manufacturing, to push buildings farther west and widen the corridor. He acknowledged this expanded right-of-way is not a short-term project but will take 10+ years. However, documenting it in the plan now provides direction so when redevelopment occurs the city can request dedication to incrementally achieve the vision over time.

Ms. Richmond noted they are thinking about phasing since this is a big plan covering a large area. There is already strong momentum in the core that can be built outward from over time. The full vision likely won't be realized for 10-15 years but documenting it now provides direction as redevelopment allows incremental progress. She pointed out the Millcreek portion of the creek trail was identified in a plan from 12 years ago, reinforcing the long timeline but the importance of memorializing future hopes. It would be ideal to implement the full connectivity vision immediately, but financial realities require a phased approach growing out from the existing vibrant core. She explained the area currently has a high concentration of affordable housing units. To attract desired services, amenities, and businesses, there needs to be greater housing diversity including market rate and ownership options to increase disposable income. Affordable housing should continue but in balance with other types. Public amenities and gathering spaces are also key, like potentially repurposing part of the UTA lot for an urban plaza lined with restaurants and activities. Urban trail concepts could incorporate adjacent cafes and patios. An urban central plaza adds greenspace and a safe enclosed feel. The Main/4500 intersection is ideal for a grocery store to serve the broader area, not just the immediate neighborhood. A public market concept with fresh foods and vendors may be more feasible than a large store. Housing above would boost units.

Commissioner Patterson noted that existing amenities were built by individual developments for their residents' private use. She asked how to better interconnect everything and share amenities between buildings beyond just trails and greenspace. She inquired whether certain public amenities could be required of developers or incorporated to promote more cohesion.

Ms. Richmond responded there would likely need to be some public investment in shared amenities. She noted multifamily projects are required to provide amenities for their residents, which is equivalent to a private backyard for a single-family home. But cities also furnish public parks available to all residents, even those with backyards. Just because developments have private amenities doesn't remove the need for public parks and spaces in the neighborhood for broader interaction.

Commissioner Patterson referenced discussions in the MCCD about enclosed yet publicly accessible spaces like plazas where amenities face a central gathering spot. She felt this concept would be helpful in the station area so required development amenities interconnect rather than remain restricted. The goal would be expanding access so residents aren't limited in which amenities they can utilize within the broader community.

Ms. Richmond clarified that it's publicly accessible private space and stated that they do that when they have a setback and are required to do a seating area.

Vice Chair Reid believed cities cannot collect park impact fees from developments to fund future public parks and amenities. She mentioned coming from a place where large projects had to contribute money for park dedication, which over time allowed the city to accrue funding to purchase public parks.

Ms. Richmond clarified that both Murray and Millcreek do impose park impact fees on new development, exactly for the purpose Vicky Reid described. Each city charges a set amount per housing unit that goes into a park impact fee fund. This money is then used to invest in new public parks and amenities to maintain a consistent level of park service as the population grows, rather than eroding service for existing residents. She confirmed there is existing funding accruing that can help provide new public spaces in this area through the fees collected.

Commissioner Soule pointed out they have an opportunity with former industrial areas transitioning to residential to designate new public park spaces, not just private amenities. She questioned whether, for instance on the west side where new road connections are proposed, they could identify a specific location for a new public park in the redevelopment areas while it is still undeveloped. She felt with the conversion of old industrial properties, the cities should consider designating some portion as new public open space rather than just allowing full residential redevelopment without a park component.

Mr. Smallwood agreed with Commissioner Soule's point and said he understands the desire to designate public park spaces, especially with former industrial areas transitioning. However, he noted the west side is still segmented by the railroad barrier, so that portion will likely evolve over 10 years as connectivity improves. He explained the plan won't get to the granular level just yet. The next phase will involve implementation details where they can specify code requirements for a certain percentage of new development areas to be public open space. So, setting aside specific park locations can happen in the more unified detailed planning the cities will continue refining. However, the vision plan starts the process and intention of ensuring public spaces amidst the redevelopment.

Ms. Richmond acknowledged Mr. Smallwood raised a good point that the plan needs to address - the existing park space per population is already below the level of service goals in both cities, even before recent housing growth. While they have included some new park spaces, she appreciated this triggering awareness that the plan should quantify the acreage needed to meet level of service targets and include strategies to attain those ratios. Whether or not specific locations are identified, at minimum the plan can establish a measurable goal for expanding park space commensurate with the additional residents.

Commissioner Nay pointed out that neither city currently owns a parcel of property that can do that.

Commissioner Patterson stated that given it was formerly industrial, the lack of parks and open space in the station area is severely deficient, especially on the Murray side. With no school or even school grounds, children are bused far away. The Murray portion in particular is very barren for community amenities and greenspace. She felt the industrial legacy resulted in an assumption of low need, but current resident demands require addressing the shortage.

Ms. Richmond noted they have heard desires for more youth activities and amenities for kids, not just in the Murray area but also in the Sunnyvale neighborhood west of the freeway in Millcreek. While Sunnyvale has a small community center, additional facilities are needed given the high concentration of families with children. With other neighborhoods developing, demand for recreational resources will likely continue increasing on both sides of the border.

Chair LaMar suggested an idea for future consideration by the planning staff of both cities. Rather than having a developer put all required amenities within their own project, perhaps they could split them with another nearby project to concentrate investments in larger shared amenities when strategic. For instance, a single consolidated dog park rather than small dog runs at each site, then paired with another more substantial amenity. This could produce better overall outcomes through synergies between projects versus having repetitive amenities in isolation.

Ms. Richmond noted that was a good idea and worth exploring.

Commissioner Larsen provided feedback that while he understands the rationale for locating the market at Main/4500, he doesn't think that placement will encourage biking and walking access very well. People are more likely to drive between the market and the nearby Smith's. Given the long-term outlook, he recommended the plan also include vision for an interior neighborhood market more accessible through active transportation from the station area core. While the Main/4500 location makes sense for visibility and regional access now, in 20 years an additional market located closer to the station could be feasible and better serve people bicycling or walking who want to grab items after work. The plan should incorporate improving walkability over time.

Commissioner Henrie asked what the current residential population in the study area is and if that has been projected out into the future. Ms. Richmond stated that it's right around 2000. The projected amount is about 7500 in the 20-year timeframe.

Commissioner Patterson acknowledged the ideal is to locate a grocery or other amenities directly within the Fireclay area. However, she asked how feasible it might be as an interim step to put something on State Street within reasonable proximity for residents to access without a car. While not perfect, a nearby State Street location could help fill the gap until the vision for interior neighborhood options is achievable.

Mr. Smallwood discussed trying to identify feasible interim grocery locations. Using software analyzing cell phone data, their economic development specialist explored where Fireclay residents currently shop and eat. They learned State Street is such a major barrier that access to the south side is very limited. Potentially a small location north of Parris RV, by the D I thrift store, could work as it's slightly more accessible, but State Street severely restricts connectivity to existing commerce on the south side.

Ms. Richmond clarified the public market concept they envision is not a full-scale grocery store, which would require more parcel depth. The Parris RV site likely has enough depth, but smaller parcels like the DI thrift store probably do not. In terms of size, the DI property could potentially work but likely couldn't accommodate a full grocery store footprint.

Commissioner Soule suggested considering a smaller-format grocery like a Walmart Neighborhood Market or the downtown Holiday Harmons. That more compact size could potentially fit in the neighborhood and attract people stopping by after work.

Ms. Richmond noted certain grocery formats like Harmons Market target different demographics than currently present in the neighborhood. And Walmart needs extensive parking. She explained the next steps are to incorporate the commission's feedback into the preliminary plan and then bring that back through staff review. They will start drafting goals, strategies and implementation steps. They also loop back with developers and landowners to get their feedback on the draft plan. The intent is to bring a more refined version back for additional guidance on shaping the final plan. She expressed that she felt this was a great conversation and thanked the commissioners for their time.

Chair LaMar adjourned the Millcreek Planning Commission. The Murray Planning Commission had one agenda item to attend to.

APPROVAL OF MINUTES

There were no minutes to be approved for this meeting.

FINDINGS OF FACT

Commissioner Hacker made a motion to approve the finding of fact for Legacy Materials, for a Concrete Block Production Manufacturing & Storage business are 4300 South Commerce Drive. Seconded Vice Chair Milkavich. A voice vote was taken, with all in favor. Vote was 7-0 in favor.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, October 19th 2023, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah. Chair Pehrson will be absent and Vice Chair Milkavich will be acting Chair for that meeting.

ADJOURNMENT

Commissioner Nay made a motion to adjourn the meeting at 8:08 pm. Seconded by Commissioner Patterson. A voice vote was taken, with all in favor of adjournment.



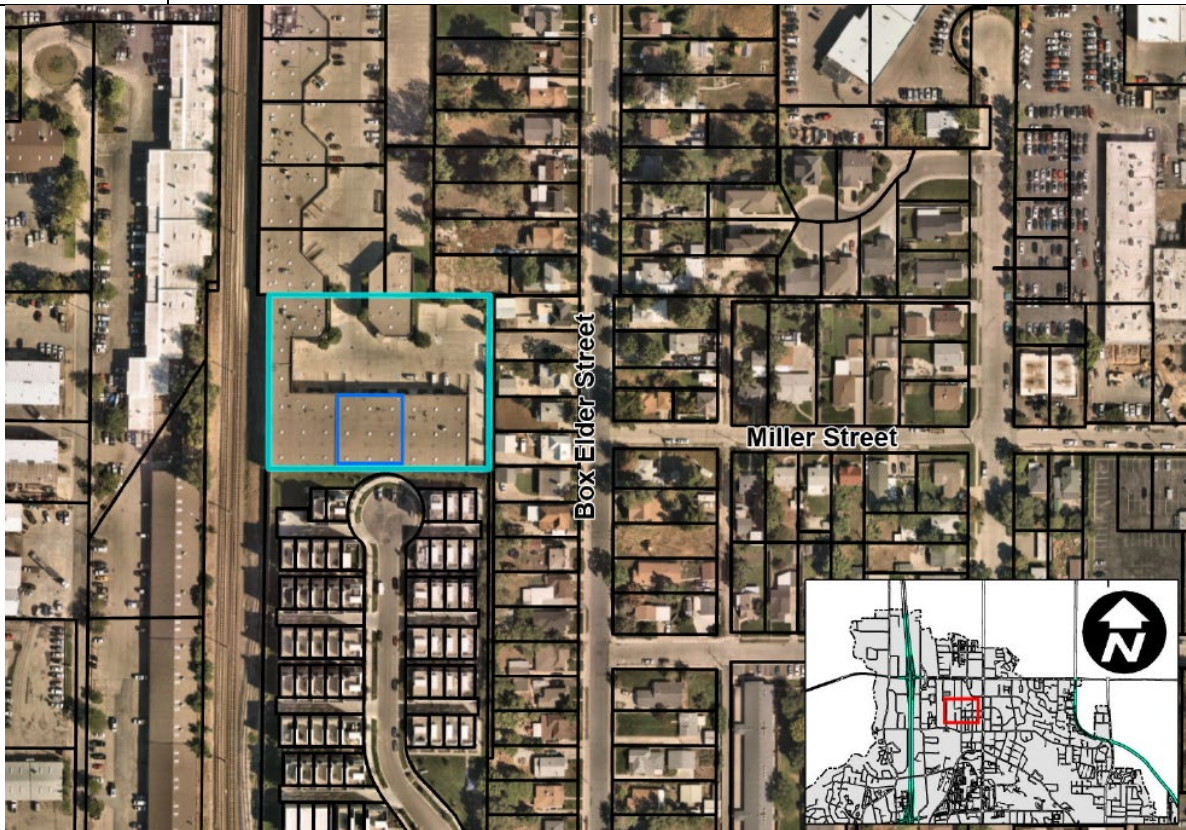
Philip J. Markham, Director
Community & Economic Development Department

DRAFT



AGENDA ITEM #04 Cottonwood Security

ITEM TYPE:	Conditional Use Permit to allow a light-duty metal fabrication and contractor's business		
ADDRESS:	79 West 4500 South, Suite #24	MEETING DATE:	November 16 th , 2023
APPLICANT:	Zack French	STAFF:	Mustafa Al Janabi, Planner I
PARCEL ID:	21-01-477-037	PROJECT NUMBER:	23-105
ZONE:	M-G, Manufacturing General		
SIZE:	1.83-acre site 10,432 ft ² building		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow a light-duty metal fabrication and construction contractor within the M-G Zone on the property located at 79 West 4500 South, Suite #24		



I. LAND USE ORDINANCE

Section 17.152.030 of the Murray City Land Use Ordinance allows a light-use metal fabrication (LU #3494) and contract construction services (LU #6600) within the M-G zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located within a large, multi-building and tenant industrial park on the south side of 4500 South, and west of Box Elder Street.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Industrial	M-G
South	Residential	MCMU
East	Residential	R-1-6
West	Industrial	M-G

Project Description

The applicant proposes to operate a metal fabrication business out of unit #24 of the shared industrial building at 79 West and 4500 S. The unit is used for both an office space and a shop space. The shop space would be used for the metal fabrication (i.e., steel, iron, wrought iron).

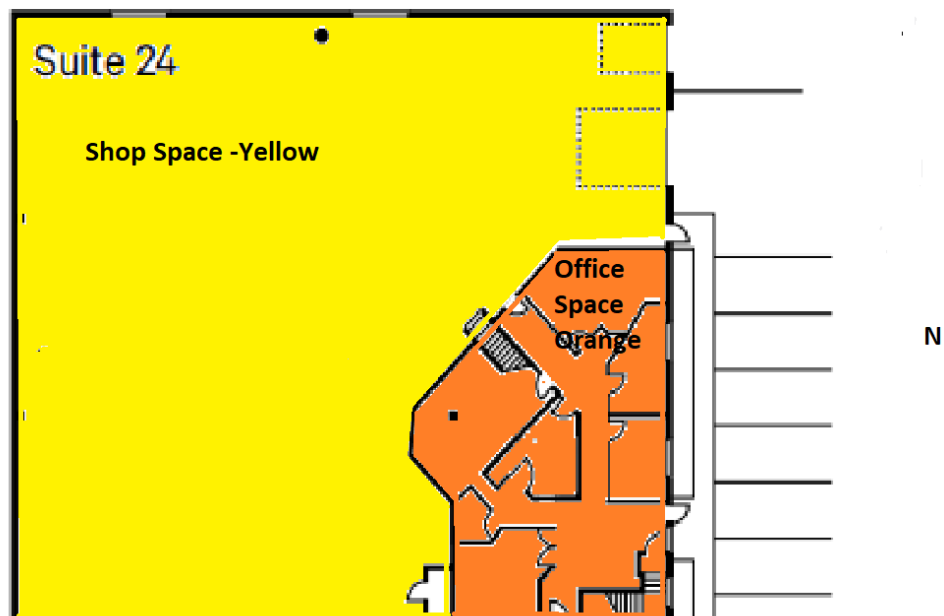


Figure 1: Site Plan

Operations

Nine (9) total employees are anticipated. Metal fabrication will be conducted in the shop space. The employees will use one (1) truck to be used by employees for the transportation of goods and people. The property owner has allowed twenty-five (25) parking spaces for their operation.

Floor Plans

No changes to the existing floor plan are proposed. Much of the floor area is used to fabricate and work on metal, both before and after the metal is cut. The applicant will use a machine to cut the metal. There is one office on the north side (front) of the building.

Garbage

The garbage dumpster is enclosed and available to use, according to section 17.76.170 of Murray City Ordinance.

Access

The building from which the metal fabrication business will be operated is located on the interior of the industrial park. Access is provided through parking lots that serve the subject property and several other buildings. Access to the parking lots is provided by way of a private road that loops through the industrial park from 4500 South.

Parking

Chapter 17.152.090 of the Murray City Land Use Ordinance requires 4 parking spaces for each 1,000 ft² of net usable office space and 1 parking space for every 750 ft² of net shop floor area, or one space for each employee present, whichever is greater, and 1 space for every 250 ft² of office space. The office space is calculated to be around 1,879 ft² based pm 80% of the gross making parking space for the office to be 6 parking spaces. The shop area is around 8,553 ft², making 11 parking spaces. Because the business has 9 employees. The total parking available for the shop and office is to be seventeen (17) spaces, with some extra overflow parking.

Landscaping

Section 17.68 requires “landscaping in the front setback area for commercial properties”. The subject property (the building addressed 79 West 4500 South) has no direct frontage on any public streets where frontage landscaping would be required by the Land Use Ordinance. Staff does not recommend any changes or additional landscaping.

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 proposed use will provide a service that will contribute to the operations of a successful business in the industrial park and will be a benefit to the larger neighborhood by ensuring the industrial park's continued success.

- 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.**

With conditions, the proposed use will not be detrimental to the health, safety, or general welfare of people 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 for metal manufacturing will be in harmony with the allowed uses in this zoning district and others 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 the review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

The application materials for the proposed vehicle sales business were made available to Murray City department staff for review and comment on October 17, 2023. The following comments have been provided by the reviewing departments:

- The Murray City Fire Department stated that confirmation of occupancy classification and square footage of the facility for fire code is required during business license review.
- Murray City Power Department stated that if the customer requires new power service they 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.

Other reviewing departments did not have any comments or concerns regarding this application.

V. PUBLIC INPUT

Eighty (80) 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 a metal fabrication and contract construction services business, staff concludes the following:

1. The proposed use for a metal fabrication and construction contractors' business (LU #3494 & 6600), 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.

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 the operation of a metal fabrication and contract construction services business at the property addressed 79 West 4500 South #24,** subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The applicant shall obtain any building permits for interior remodeling, or signage.
3. The applicant shall comply with Murray City Power and Fire Department requirements.
4. Metal products shall not be stored outside of the shop or in the parking lot.



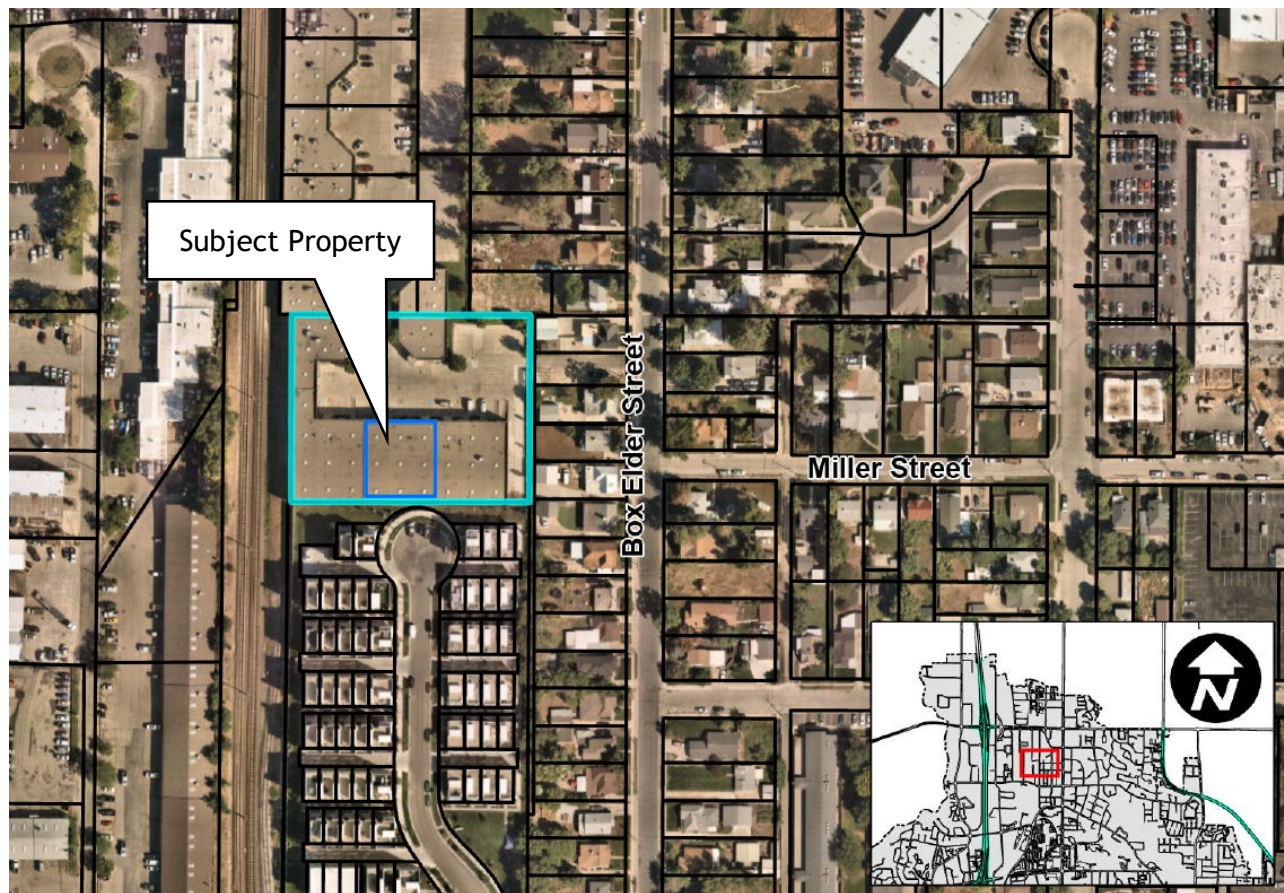
NOTICE OF PUBLIC MEETING

November 16th, 2023, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, November 16, 2023 at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application for a conditional use permit submitted by representatives of **Cottonwood Security** to allow a fabricated metal products (decorative metal railings) and general construction contractor's business at the property located at **79 West 4500 South #24**. Please see the attached plans.

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 properties. 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 | November 3rd, 2023

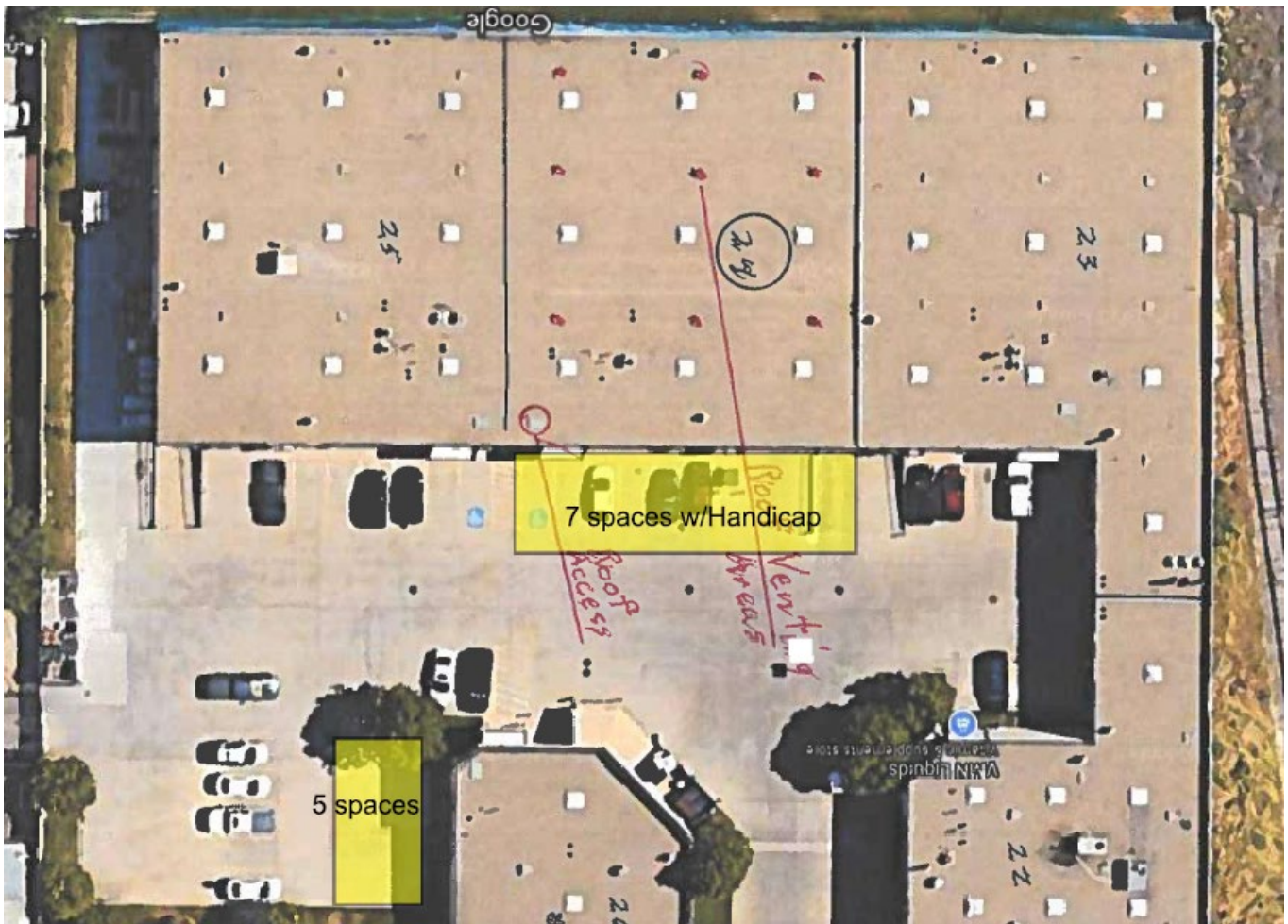


Figure 1: Site Plan

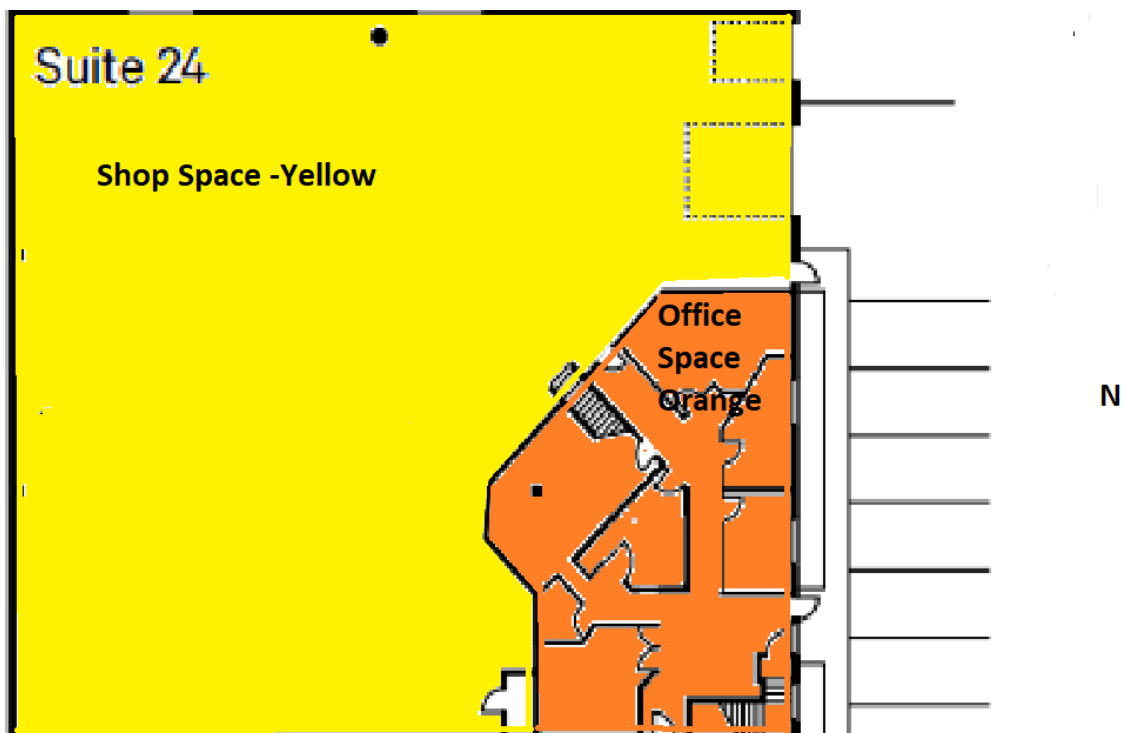


Figure 2: Floorplan

Project # _____

CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- ☐ New Construction ☐ Land use change ☐ Remodel ☐ Addition
☐ CUP Amendment

Subject Property Address: 79 W. 4500 S. Ste-24, Murray, Ut 84107

Parcel Identification (Sidwell)
Number: 21-01-477-037-0000

Parcel Area: 1.83 ac Current Use: Manufacturing

Floor Area: 10,432 sq. ft. Zoning Classification: M-G LU# 3494

Applicant
Name: Cottonwood Security - Zach French

Mailing
Address: PO Box 57212

City, State,
ZIP: Murray, Ut 84157

Daytime Phone #: 801-512-7019 Fax #: _____

Email Address: ~~z.french~~ Sales@cottonwoodsecurity.com

Business or Project Name: Cottonwood Security

Property Owner's Name (If different): Steven Jager

Property Owner's Mailing Address: 3139 E. 7000 S.

City, State, Zip: Cottonwood Heights, Ut 84121

Daytime Phone #: 801-942-3811 Fax #: _____

Email address: S-Aleasing@live.com

Describe your request in detail (use additional page if necessary): CUP for
M-G Zoned property to be used for light
duty metal fabrication. IE: railing, etc.

Project # _____

Authorized Signature: _____

Date: _____

10-12-23

Property Owners Affidavit

I (we) Steven A. Wager, 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) _____

State of Utah

County of Salt Lake

Subscribed and sworn to before me this 12th day of Oct., 20 23.

Residing in SC

Notary Public

My commission expires: 2025 12/03

Agent Authorization

I (we), Steven A. Wager, the owner(s) of the real property located at #49 W. 4500 S. #24 Crestone 4500 Business Park, in Murray City, Utah, do hereby appoint

Zack French, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Zack French 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

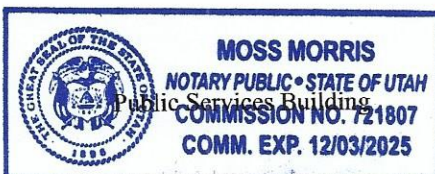
On the 12th day of October, 20 23, personally appeared

before me Steven Wager the signer(s) of the above Agent

Authorization who duly acknowledge to me that they executed the same.



MOSS MORRIS
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 721807
COMM. EXP. 12/03/2025



Notary public

10 East 4800 South

Murray, Utah 84107

Project # _____

Residing in SLC My commission expires: 2025 12 03

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

Property Owner Name: Steven Ar Jager Phone: 801-942-3811

Property Address: #79 W. 4500 So Frontage Rd Murray, UT 84107

Name of Organization/Business: S+H Leasing L.L.C.

Contact Person: Same as above Phone: _____

Email address: s+hleasing@live.com

Address: 3139 E 7000 So Cottonwood Heights
City: _____ UT Zip 84121

Project Description: Leasing unit #24 @ Crestone Business Park

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: Steven Ar Jager Date: 10/13/23

Murray City Corporation
Community & Economic Development Division

Public Services Building

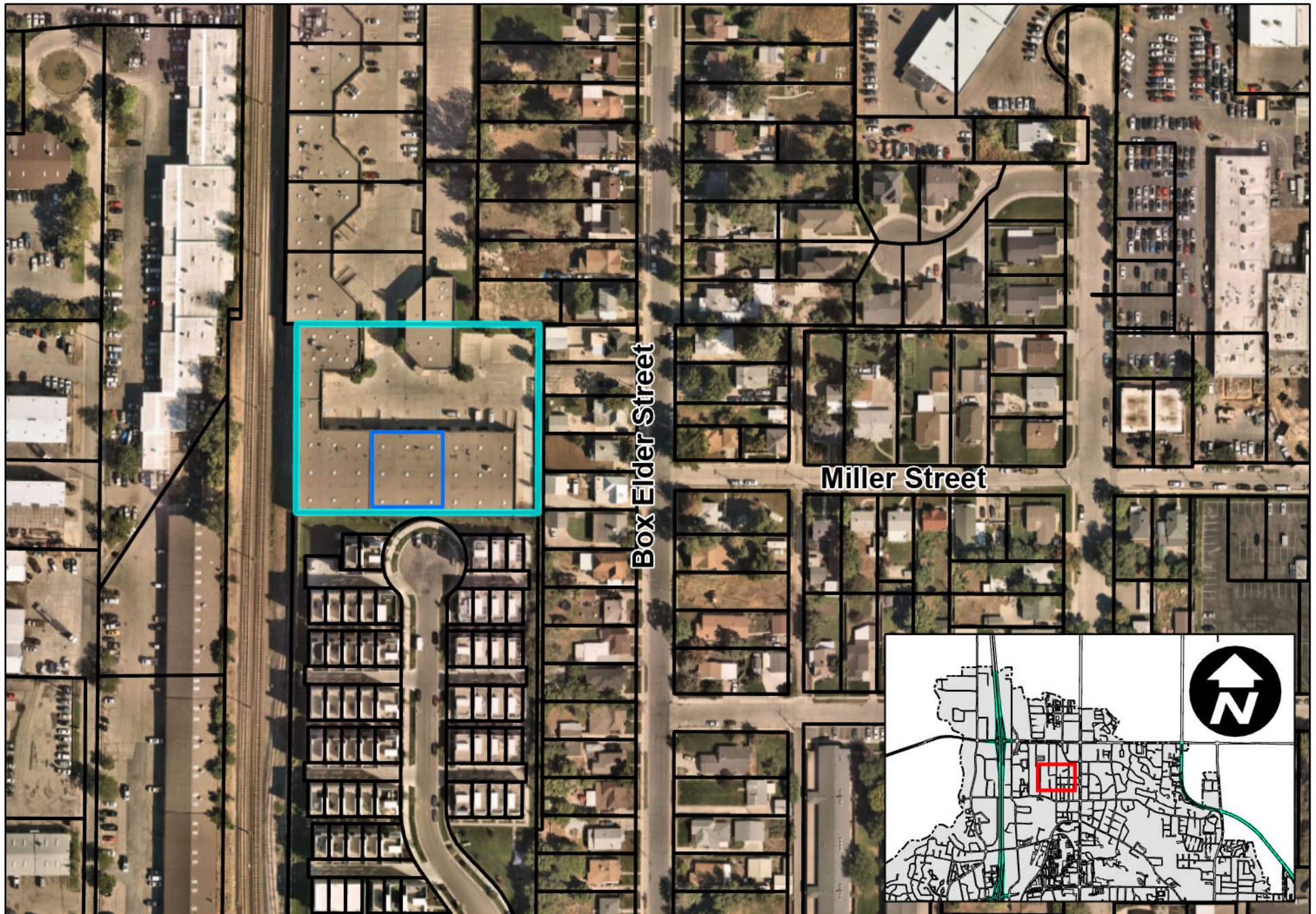
10 East 4800 South

Murray, Utah 84107

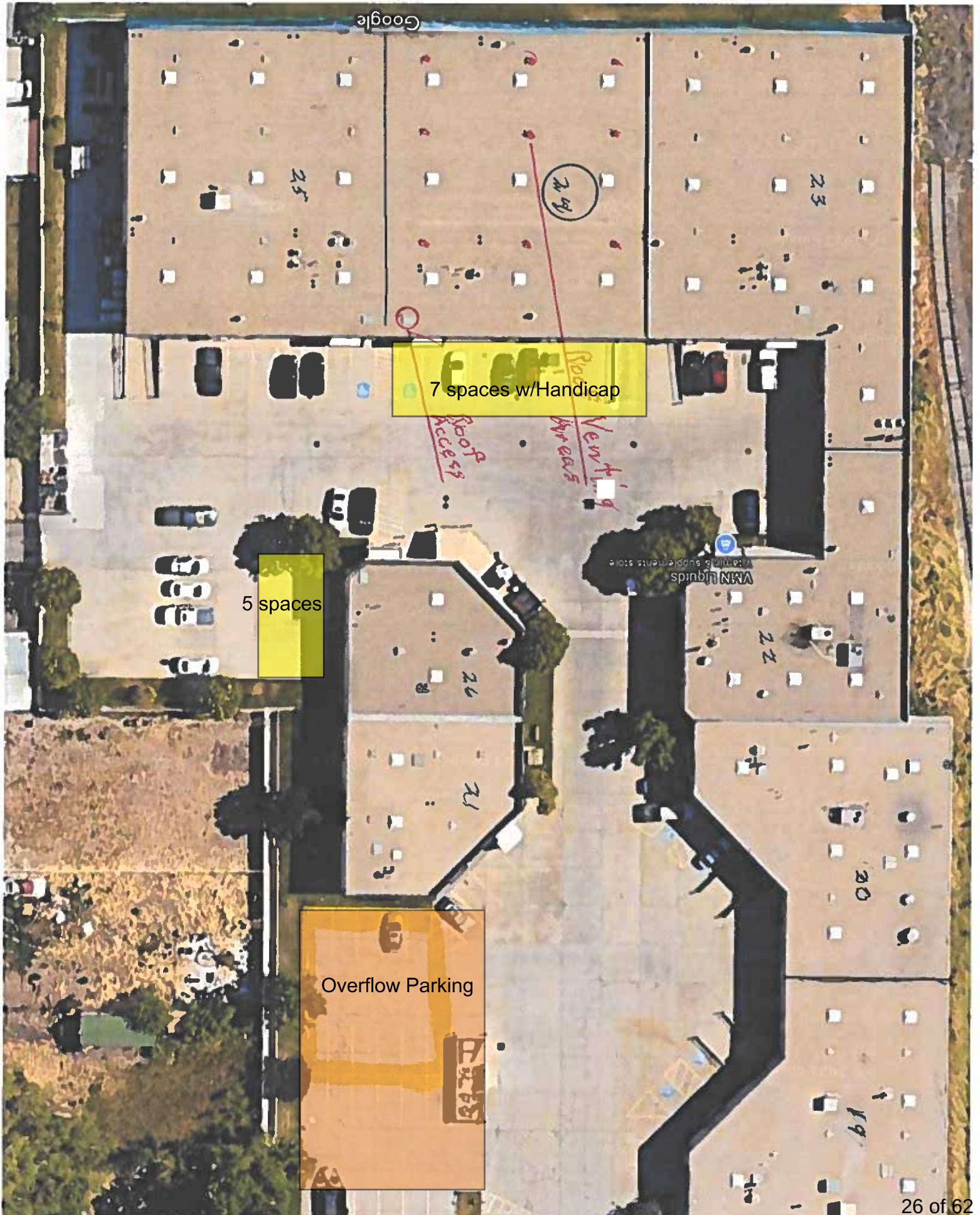
79 W: 4500 58.



79 West 4500 South #24



Yellow - Dedicated Space 12 spaces including handicap
Orange - Overflow parking 50+



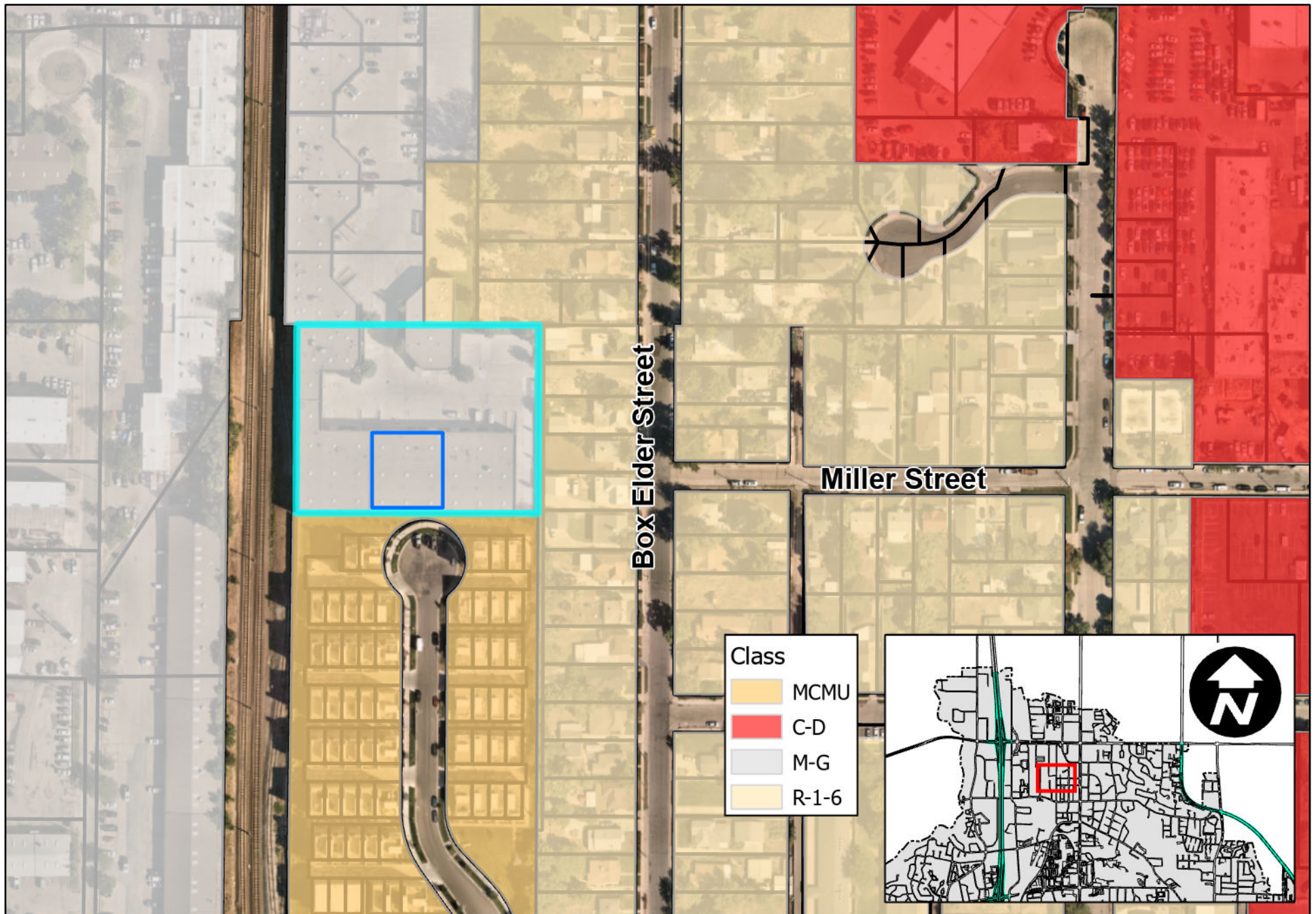
Suite 24

Shop Space -Yellow

Office
Space
Orange

N

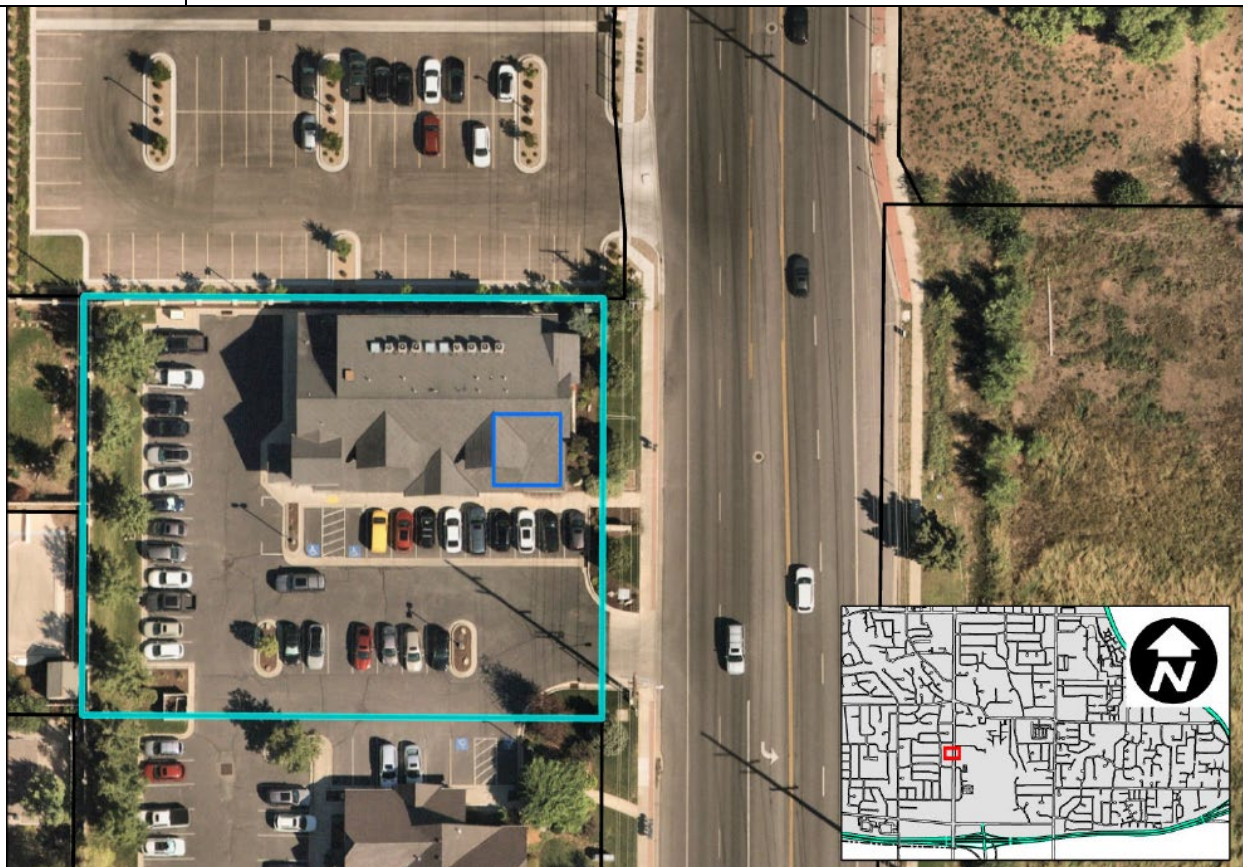
79 West 4500 South #24





AGENDA ITEM # 05 - SkinCare Inc

ITEM TYPE:	Conditional Use Permit to allow two massage therapists in a pre-existing business.		
ADDRESS:	6268 South 900 East, Suite 200	MEETING DATE:	November 16 th , 2023
APPLICANT:	Cheryl Edvalson	STAFF:	Mustafa Al Janabi, Planner I
PARCEL ID:	22-20-126-013	PROJECT NUMBER:	PZ-23-107
ZONE:	R-N-B, Residential Neighborhood Business District		
SIZE:	0.65-acre site 28,314 sq ft building 3,000 sq ft unit 110 sq ft office		
REQUEST:	The applicant is requesting a conditional use permit to bring two massage therapists into an existing business.		



I. LAND USE ORDINANCE

Section 17.140.030. of the Murray City Land Use Ordinance allows massage therapists (#6296) within the R-N-B zoning district subject to Conditional Use Permit Approval.

II. BACKGROUND

Project Location

The subject property is a multi-use commercial building west of 900 East near Wheeler Farm. The applicant proposes to utilize a small 110-square-foot space within an existing Skin Care business located in unit two-hundred (200).

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	R-N-B
South	Commercial	R-N-B
East	Parks and Open Space	O-S
West	Residential	R-1-8

Project Description

The applicant is requesting a Conditional Use Permit to allow a Massage Therapist to be established. This business would share space with SkinCare Inc. The applicant would be using two rooms within the unit. No changes to the interior of the unit are proposed.

Access

The property has one direct point of access. This access is located at 900 East, on the east side, and is approximately twenty-eight feet (28') wide. Skincare Inc. is directly connected to 900 E street. Staff has no concerns with the points of access.

Parking

Section 17.140.200 of the Murray City Land Ordinance states that, one (1) space per 200 sq ft. The applicant states that the space they are renting and would like to use is approximately 110 square feet. This will require approximately one (1) parking space. The existing multi-tenant buildings have sufficient parking to accommodate the proposed use with 54 total spaces available for parking close to and across from the building. Staff has no issue with parking.

Landscaping

The property has approximately 109 feet of landscaped frontage along 900 East. The landscaped area consists largely of trees and bushes, the entire frontage of the property does

meet the landscaping standards with the zoning ordinance Chapter 17.68. The current landscaping standards require that the front setback area for any commercial property must include at a minimum: three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs for every one hundred (100) linear feet of property frontage. Based upon this requirement, staff recommends that the property owner continue to maintain the quality of landscaping based on the table below:

Landscaping, Cherry Street Frontage: 100'			
Type	Trees	5-gallon shrubs	1-gallon shrubs
Required	3	5	11
Provided	6	7	17

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.**

The tenant will add to the variety of uses in the commercial medical complex and will be a benefit to the larger neighborhood by ensuring that the business is kept in good working condition and that the property is maintained. The proposed use will provide an active tenant that will contribute to the operations of a successful business in Murray.

- 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 in the area.

- 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.**

While the tenant is not required to make landscape and parking improvements, the use will contribute to the overall quality of the site. The site will benefit from having a tenant to provide maintenance to the unit. The proposed site is in harmony with the allowed uses in this zoning district.

- 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 the review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

The application materials for the proposed conditional use permit were made available to Murray City department staff for review and comment on October 31st, 2023. Reviewing personnel included the Engineering Division, Water, Sewer, Power, and Fire Departments. All reviewing departments recommended approval without conditions or concerns.

V. PUBLIC INPUT

Thirty Four (34) 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 a massage therapy business, staff concludes the following:

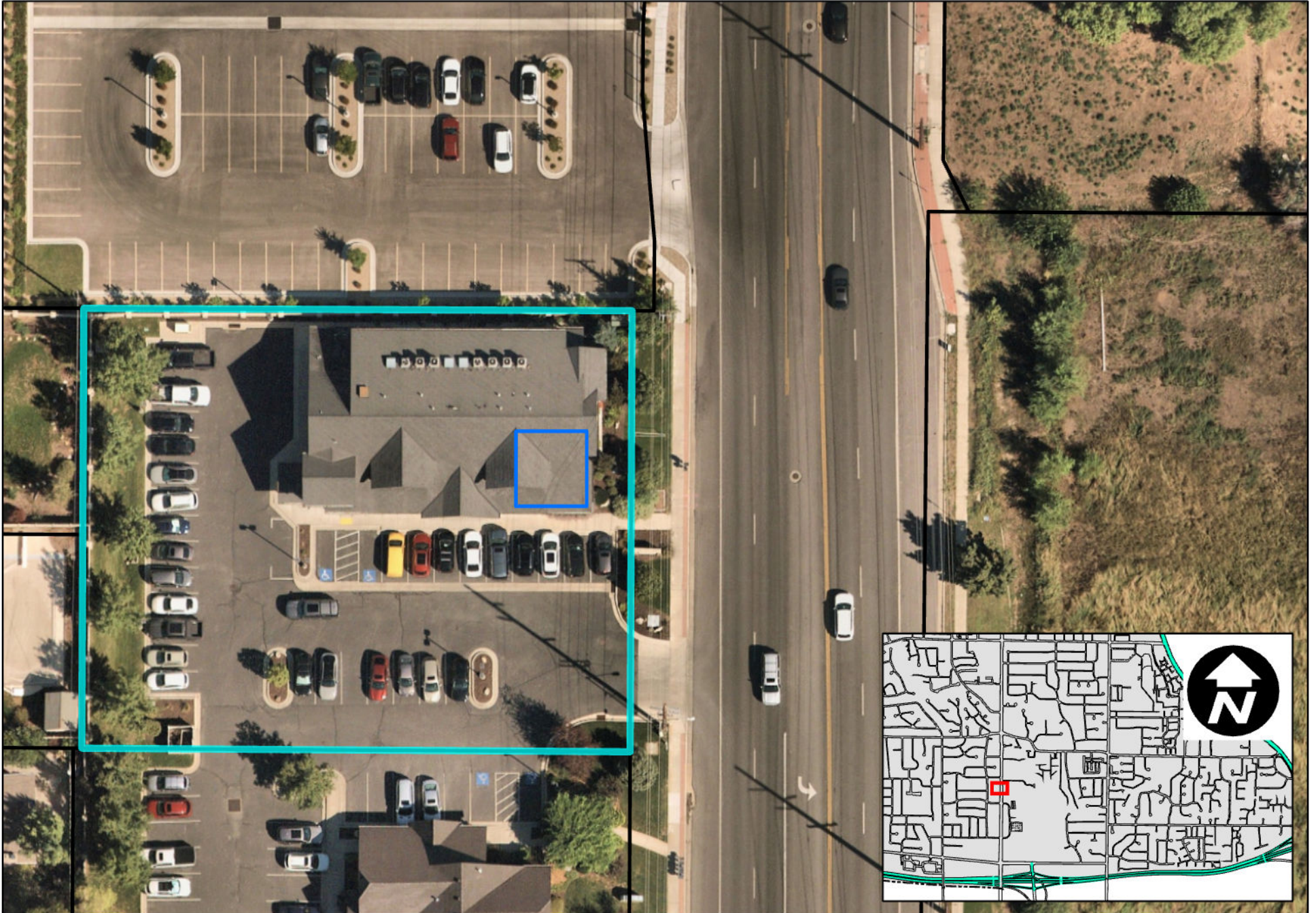
1. The proposed use for massage therapy (#6296), is allowed in the R-N-B Residential Neighborhood Business Zone District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land 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

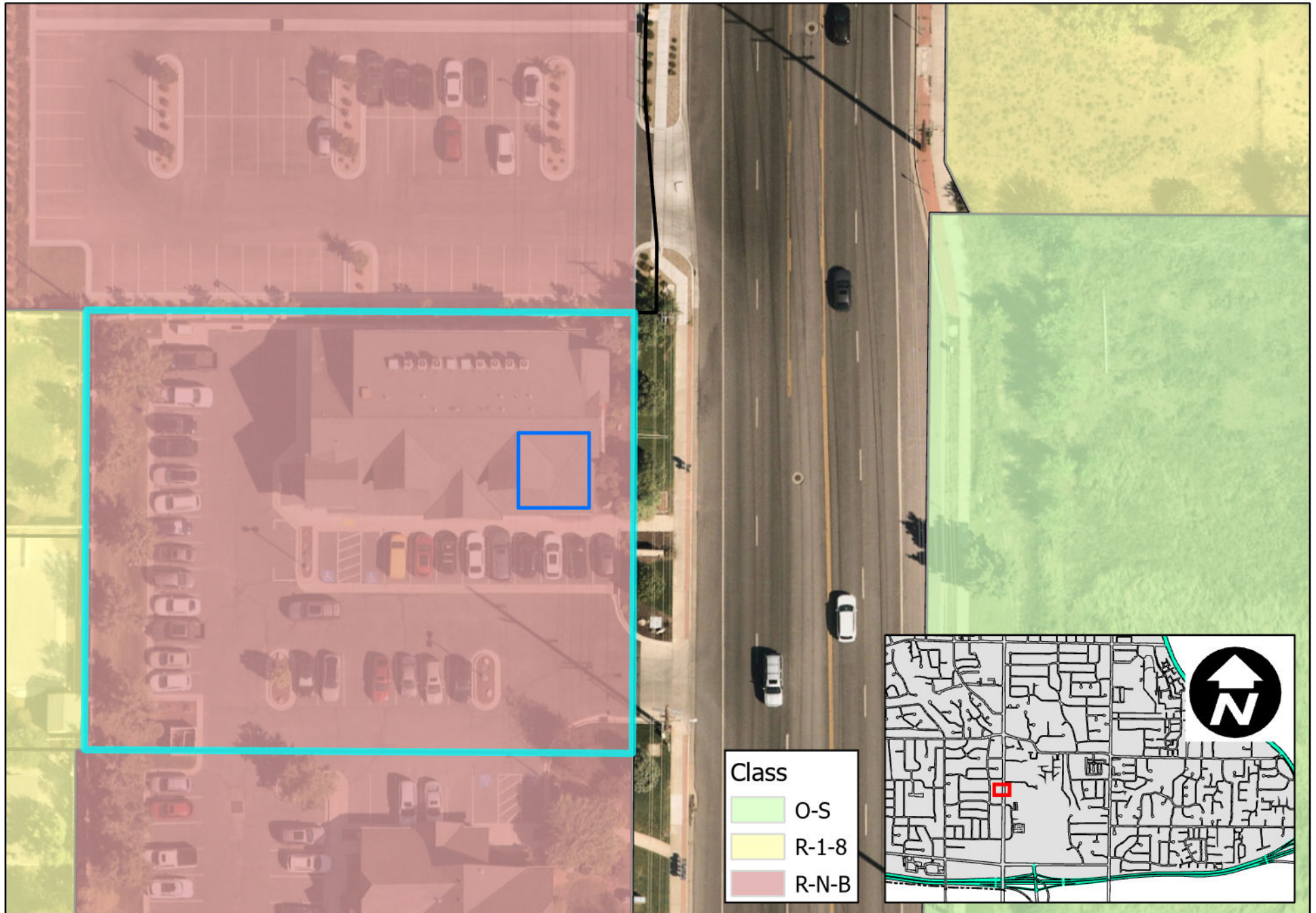
Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow a Massage Therapist business at the property addressed 6268 South 900 East Suite 200,** subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards and obtain any necessary permits prior to the operation of the business.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

6268 South 900 East



6268 South 900 East





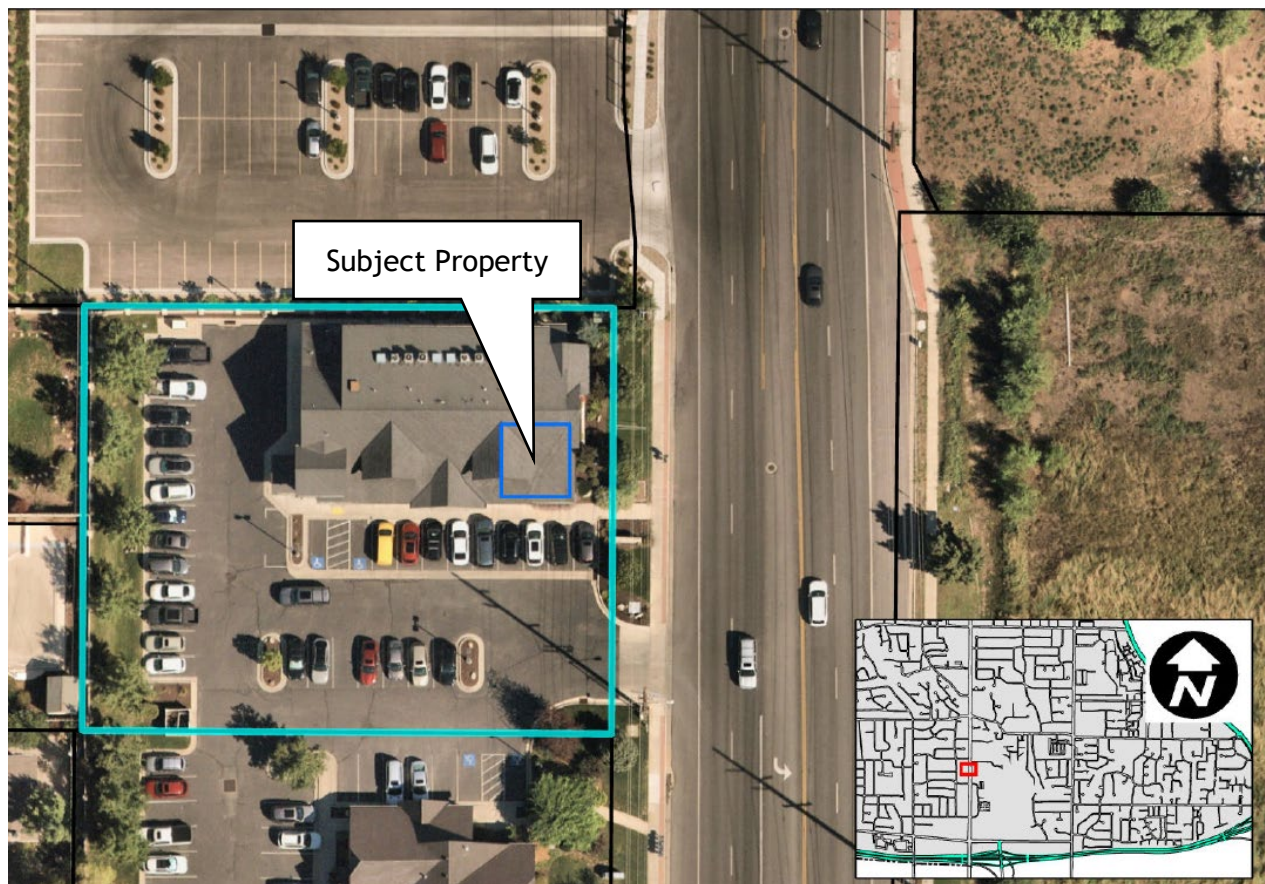
NOTICE OF PUBLIC MEETING

November 16th, 2023, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, November 16, 2023, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application for a conditional use permit submitted by representatives of **SkinCare Inc** to allow two massage therapists to do body work at a pre-existing business located at the property located at **6268 South 900 East Suite #200**. Please see the attached plans.

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/.

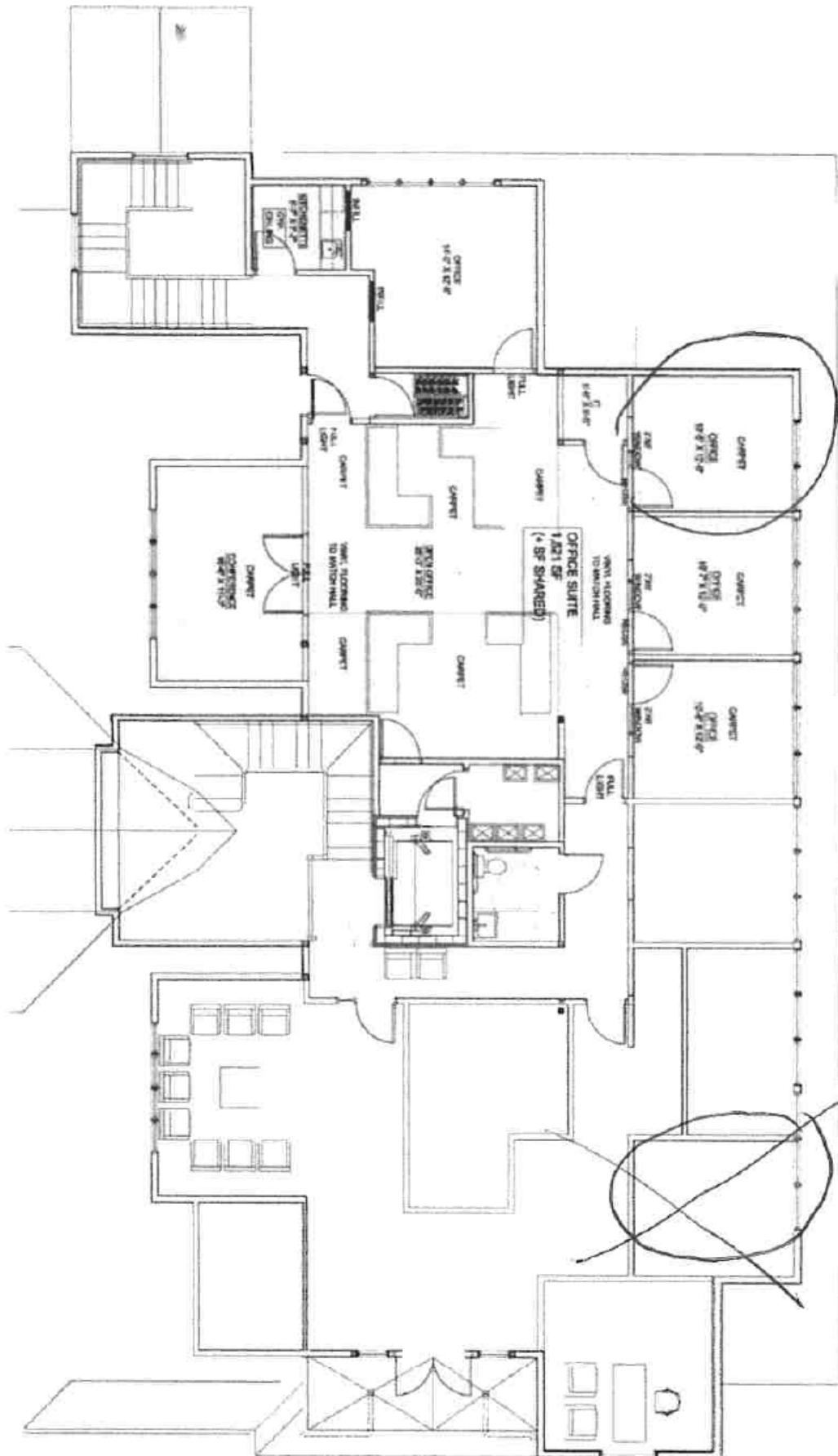
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



This notice is being sent to you because you own property within 300 feet of the subject properties. 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 | November 3rd, 2023



UPPER LEVEL FLOOR PLAN

Nov. 16th zoning meeting
Zach

Project # 23-107

CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- ☐ New Construction ☐ Land use change ☐ Remodel ☐ Addition
☒ CUP Amendment

Subject Property Address: 6268 South 900 East Murray 84121

Parcel Identification (Sidwell) Number: 22-20-126-013

Parcel Area: _____ Current Use: Esthetician

Floor Area: _____ Zoning Classification: RNB LU# 6296

Applicant Name: Cheryl Edviken

Mailing Address: 6268 South 900 East Suite 200

City, State, ZIP: Murray UT 84107 SLC UT 84121

Daytime Phone #: 801.560.8827 Fax #: _____

Email Address: cherylinc@comcast.net

Business or Project Name: Skincare Inc

Property Owner's Name (If different): AT Stosich

Property Owner's Mailing Address: 6268 South 900 East Suite 100

City, State, Zip: Murray UT 84107 / SLC UT 84121

Daytime Phone #: 801.576.5910 Fax #: _____

Email address: _____

Describe your request in detail (use additional page if necessary): _____

We are bringing on two Massage Therapist to do body work at Skincare Inc. They will share a room in the Suite. They will work between the hours of 10 AM to 7:00 pm, Monday through Saturday

Public Services Building

10 East 4800 South

Murray, Utah 84107

Our Suite has no designated parking spaces however there are 34 spaces available all day and evening. The clients per day will vary as schedules allow.

(1st page design)

Project # _____

Authorized Signature: Cheryl Edwards Date: 10/13/2023

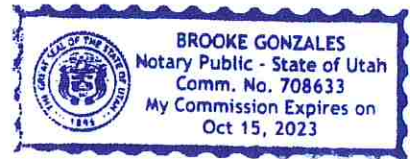
Property Owners Affidavit

I (we) AJ STOSICH, 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 [Signature] Owner's Signature (co-owner if any) _____

State of Utah

County of Salt Lake §



Subscribed and sworn to before me this 13 day of October, 20 23.

Residing in State of Utah Notary Public B. Gonzales
My commission expires: Oct 15, 2023

Agent Authorization

I (we), AJ Stosich, the owner(s) of the real property located at
Cheryl Edwards, 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 [Signature] Owner's Signature (co-owner if any) _____

State of Utah

County of Salt Lake §



On the 13 day of October, 20 23, personally appeared
before me B. Gonzales the signer(s) of the above Agent
Authorization who duly acknowledge to me that they executed the same.

B. Gonzales
Notary public

0, Murray

50

Send to phone

Share

84121

S 900 E Suite 250

Floor 1

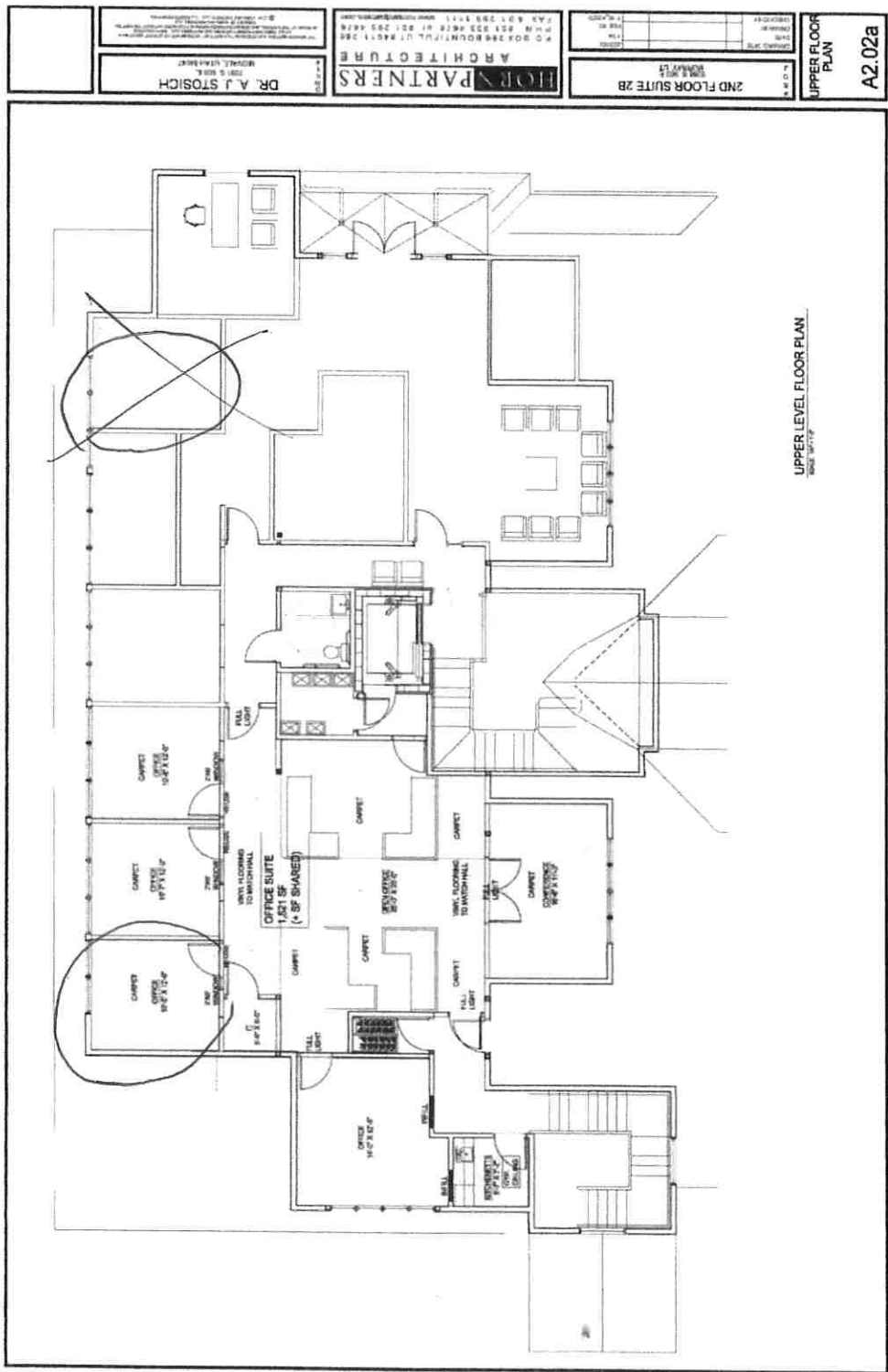
Directions

Skip passwords for in

Sign in to your Google just your fingerprint o

Not now

EXHIBIT "A"
FLOOR PLAN



Landlord Initials () Tenant Initials (M) (B2)



AGENDA ITEM # 06

Amendment to Chapter 17.152 M-G, Manufacturing General Zone

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	November 16, 2023
APPLICANT:	Planning Division Staff	STAFF:	Zachary Smallwood, Senior Planner
PARCEL ID:	N/A	PROJECT NUMBER:	23-103
APPLICABLE ZONE:	M-G, Manufacturing General		
REQUEST:	Planning Division Staff proposes an amendment to the M-G Zoning District Chapter 17.152 of the Land Use Ordinance to move land use code #6600, Contract Construction Services, from a conditional use to a permitted use.		

I. STAFF REVIEW & ANALYSIS

Background

Planning Division staff is proposing a change to the M-G Zoning District, Chapter 17.152 of the Land Use Ordinance. Currently Land Use Code #6600 Contract Construction Services is listed as a conditional use, staff is requesting to move this land use code from conditional to permitted. The proposed amendment involves only relocating the specific land use code; no changes to other regulations such as parking, building height, buffering or others are included.

Existing Allowed Uses

Staff review of the permitted and conditional uses allowed finds that the M-G Zone represents allowances for all types of manufacturing, office, professional uses, largely as permitted uses. These activities include things such as food production, cabinet and furniture making, glass blowing, auto repair, veterinarian services, and various agricultural activities.

A common example staff comes across from potential business owners is that they produce a product (for this example we'll use wood cabinet making). The business owner is allowed to cut wood, fabricate the cabinet, paint, and stain the product as permitted uses. The issue arises when they indicate they would like to install the cabinets in people's homes and businesses. That requires the business owner to apply for a Conditional Use Permit and come before the Planning Commission. The business owner is not allowed to operate, or modify the site until this is complete. The CED department has seen a number of businesses decide not to relocate to Murray because of the extra burden that this causes.

Purpose of the M-G Zone

The purpose of the M-G Zone is "To provide for areas in appropriate locations where light industrial processes necessary to the economy may be conducted. The regulations of this district are designed to impose only so much regulation as necessary to ensure purity of air and water and to protect environmental quality of the district and adjacent areas."

With the stated purpose, staff believes that the contract construction services category is more appropriate as a permitted use. Utah State Code defines a conditional use as "...a land use that, because of the unique characteristics or potential impact of the land use on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts". When reviewed against other uses in the Manufacturing General zoning district, staff is of the opinion that allowing contractors as a permitted use is less of an impact than a number of other uses that are considered permitted in this district.

Proposed Amendments

Staff's proposed amendment to the Permitted Uses (Section 17.152.020) and Conditional Uses

(Section 17.152.030) are outlined below.

- **Move** LU #6600 Contract Construction Services from the list of Conditional Uses to the list of Permitted Uses.

A redlined version of the use table for Chapter 17.152, Permitted and Conditional Uses, reflecting the proposed amendments described here is included as an attachment to the staff report.

II. CITY DEPARTMENT REVIEW

The proposed text amendments were included with notices and materials provided for Planning Review Meeting on October 17, 2023. The proposed amendments were considered by City Staff from various departments. No comments or concerns were submitted by any reviewers.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this Text Amendment. As of the date of this report there has not been any comment regarding this application.

IV. FINDINGS

Based on the analysis of the proposed text amendment and review of the Murray City General Plan and Land Use Ordinance, staff concludes the following:

1. The proposed text amendments have been carefully considered and provide additional opportunity and flexibility for the continued viability of properties and developments located within the M-G Zone.
2. The proposed text amendments support the goals and objectives of the General Plan by facilitating a mix of uses while maintaining appropriate transitions and buffers between commercial corridors and residential areas.
3. The proposed text amendment is consistent with the purpose of the M-G, Manufacturing General Zone as contained in Chapter 17.152 of the Murray City Land Use Ordinance.

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed text amendments to Sections 17.144.020 and 17.144.030 as reviewed in the Staff Report.**



NOTICE OF PUBLIC HEARING

November 16, 2023, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South, Murray, UT to receive public comment on the following application:

A request to amend Murray City Code Sections 17.144.020 (G-O Zone), 17.152.020 (M-G Zone), 17.156.020 (C-N Zone), and 17.160.020 (C-D Zone) of the Zoning Ordinance to remove Land Use #1113: Single-family dwelling, attached to nonresidential.

Amend Sections 17.152.020 and 17.152.030; (M-G Zoning District) to allow Land Use #6600: Contract Construction Services as a Permitted Use instead of Conditional Use.

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.

If you have questions or comments concerning this proposal, please contact the Murray City Planning Division at 801-270-2430, or e-mail planning@murray.utah.gov.

17.152.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the M-G zone:

Use No.	Use Classification
1113	Single-family dwelling, attached to nonresidential.
2130	Canned and preservative fruits and vegetables (except 2131, 2138).
2143	Cereal preparation.
2145	Blending and preparing flour.
2146	Corn oil, starch and syrup.
2150	Bakery products.
2170	Confectionery and related products.
2185	Bottling and canning soft drinks and carbonated waters.
2186	Fountain flavors.
2189	Flavor extracts and syrups.
2190	Food preparations (except 2194).
2200	Textile mill products (except 2296).
2300	Apparel and other finished products made from fabrics, leather, etc. (except 2361).
2500	Furniture and fixtures.
2700	Printing, publishing, and allied industries.
3210	Flat glass.
3220	Glass and glassware.
3250	Pottery and related products (except 3255).
3424	Metal working machinery and equipment.
3427	Office machines, small.
3428	Service industry machines.
3430	Miscellaneous machinery.
3500	Professional, scientific, and controlling instruments: photographic and optical goods, watches and clocks.
3900	Miscellaneous manufacturing (except 3993).
4100	Railroads, rapid rail transit (except 4113, 4114, 4115, 4116, 4123).
4200	Motor vehicle transportation (except 4214, 4222).
4600	Automobile parking.

4700	Communications.
4800	Utilities (except 4812, 4813, 4822, 4823, 4850).
4900	Miscellaneous transportation, communications, and utilities (except 4910).
5100	Wholesale trade (except 5123, 5129, 5156, 5157, 5191, 5192, 5193).
5200	Building materials, hardware, farm equipment, and supplies.
5300	General merchandise.
5400	Food sales.
5520	Tires, batteries, and accessories.
5599	Automotive, marine accessories.
5600	Apparel and accessories.
5700	Furniture, home furnishings, and equipment.
5810	Eating places.
5900	Miscellaneous retail trade (except 5920, 5935, 5938, 5981).
5913	Medical cannabis pharmacy.
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6200	Personal services (except 6256, 6294, 6295).
6300	Business services (except 6372).
6400	Repair services.
6500	Professional services (except 6513, 6516).
<u>6600</u>	<u>Contract construction services.</u>
6700	Governmental services (except 6740, 6750, 6770).
6800	Educational services.
6900	Miscellaneous service organizations.
8100	Resource production - agricultural (except 8140, 8150, 8160).
8122	Cannabis production establishments.
8215	Egg processing (does not include egg production).
8221	Veterinarian services.
8222	Animal hospital services.
8224	Pet grooming.
8229	Other animal husbandry services.
8290	Other agricultural related amenities.

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the M-G Zone.

(Ord. 19-37 § 4: Ord. 07-40 § 3: Ord. 07-30 § 2)

17.152.030: CONDITIONAL USES:

The following uses and structures are permitted in the M-G Zone only after a conditional use permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

Use No.	Use Classification
1210.1	Supervised youth group home.
1240	Retirement homes.
1511	Hotels.
1512	Motels.
2111	Meatpacking (slaughtering done at another site).
2112	Sausages and other prepared meat products.
2113	Poultry and small game packing.
2120	Dairy products.
2141	Flour and other grain mill products.
2142	Preparation of feed for animals and fowl.
2144	Rice milling.
2160	Sugar, beet and cane.
2181	Malt liquors and extracts (including beer and near beer).
2182	Malt, barley, rye, wheat, and corn byproducts. (Includes whiskey, bourbon, rye, scotch and corn liquors.)
2183	Wine, brandy, and brandy spirits.
2184	Distilling, rectifying, and blending liquors, except brandy.
2361	Leather tanning and finishing.
2430	Millwork, veneer, plywood products, prefabricated wood products.
2440	Wooden containers.
2490	Other lumber and wood products.
2640	Converted paper and paperboard products.
2650	Paperboard containers and boxes.
2800	Chemical products excluding use no. 2834, radiopharmaceutical manufacturing.
3110	Tires and inner tubes.
3120	Rubber footwear.
3140	Miscellaneous plastic products.
3190	Other fabricated rubber products.

3230	Cement, hydraulic.
3240	Structural clay products.
3255	Statuary and factory made art goods of clay.
3260	Concrete, gypsum, and plaster products.
3270	Cut stone and stone products.
3360	Nonferrous foundries (small items only).
3415.1	Small arms (parts only. No manufacturing of finished firearms on site).
3444	Aircraft parts other than engines.
3445	Motor vehicle parts and accessories.
3448	Motorcycles, bicycles and parts.
3490	Fabricated metal products.
4113	Railroad terminals (passenger).
4114	Railroad terminals (freight).
4115	Railroad terminals (passenger and freight) (includes ticket office at terminal).
4116	Railroad equipment and maintenance yards.
4123	Rapid transit maintenance yards.
4214	Bus garaging and equipment maintenance.
4222	Motor freight garaging and maintenance.
4392	Heliport (pad only).
4812	Electric generation plants - conventional.
4813	Electric generation plants - nuclear energy.
4852	Central garbage grinding and composting plants.
4853	Solid waste disposal company office.
4858	Solid waste transfer station.
4859	Other solid waste disposal, NEC. Limited to recycling and recycling sorting (including breaking up, sorting, wholesale distribution of scrap and waste such as metal, paper, etc. Excludes dismantling of objects for purposes of selling secondhand parts).
4910	Pipeline right-of-way.
5123	Industrial chemicals.
5129	Other drugs, chemicals and allied products.
5191	Metals and minerals.
5192	Petroleum bulk stations.
5510	Motor vehicles.
5530	Gasoline service stations.
5591	Marine craft and accessories.
5592	Aircraft and accessories.

5593	New and used house trailers, campers, and recreational vehicles.
5594	Motorcycles, motor scooters.
5820	Drinking places - alcoholic beverages.
5920	Liquor, package (State store).
5981	Fuel wood, coal.
6112	Check cashing.
6123	Pawnbrokers.
6124	Bail bonds.
6256	Locker clubs.
6294	Escort services.
6295	Tattooing.
6297	Reiki business (or other similar business/establishment).
6518.1	Detoxification center.
~~6600~~	~~Contract construction services.~~
7310	Fairgrounds and amusement parks.
7390	Amusements.
7410	Sport activities.
7425	Gymnasiums, athletic clubs, body building studios.
7451	Archery range (indoor only).
7452	Pistol and rifle range (indoor only).
7490	Recreation.
8121	Indoor farming. Includes crops grown wholly indoors for commercial distribution to other locations and/or retail sale on site.
8212	Grist milling services.
8224	Animal kennels.

(Ord. 21-31: Ord. 19-20: Ord. 12-09: Ord. 12-03: Ord. 11-02: Ord. 10-12: Ord. 07-40 § 3:
Ord. 07-30 § 2)



AGENDA ITEM # 07

Remove Land Use #1113 from G-O, M-G, C-N & C-D Zones

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	November 16, 2023
APPLICANT:	Planning Staff	STAFF:	Susan Nixon, Senior Planner
PARCEL ID:	N/A	PROJECT NUMBER:	23-104
AFFECTED CHAPTERS:	Sections 17.144.020, 17.152.020, 17.156.020 and 17.160.020		
REQUEST:	To remove LU #1113, Single-family attached to nonresidential, from the Permitted Uses in the G-O, M-G, C-N and C-D Zones		

I. STAFF REVIEW & ANALYSIS

Background

The planning staff is requesting to amend Sections 17.144.020, 17.152.020, 17.156.020 and 17.160.020, removing LU #1113, Single-family residential attached to nonresidential, as a permitted use. There has been some confusion over the years with LU #1113 where the zoning is a nonresidential zone but yet allows a single-family dwelling attached to a nonresidential use. The current code allowing a single-family dwelling to be attached to a nonresidential use has created confusion and without specificity. Recently it caused confusion specifically with Home Occupation businesses. Home occupation businesses are allowed only in residential zones. In the case where a single-family dwelling is a legal nonconforming use in a nonresidential zone, the homeowner is not allowed to obtain a home occupation business license. This was recently challenged by a homeowner with a legal nonconforming dwelling in the G-O Zone. Staff is requesting that #1113 be removed entirely from the G-O, M-G, C-N and C-D Zones in order to eliminate further confusion.

Code Comparison

In March of 2015, planning staff drafted a Land Use definition for live/work units. The text amendment received a positive recommendation from the Planning Commission and the City Council adopted the Land Use #1113 – Live/Work Units text amendment. LU #1113 was also listed as a “Single-family dwelling, attached to nonresidential”. At that time LU#1113, “Single-family dwelling, attached to nonresidential” should have been removed from the G-O, M-G, C-N and C-D Zones, but inadvertently was not. LU #1113 “Live/Work Units” was subsequently

added only to sections 17.146 (MCMU); 17.162 (CMU); 17.164 (VMU); 17.168 (TOD); and 17.170 (MCCD). The definition for Live/Work Unit is defined in Section 17.08.020:

LIVE/WORK UNIT: A dwelling unit in which a significant portion of the space includes a nonresidential use that is operated by the owner/occupant. The nonresidential area of the unit shall be limited to the ground floor and shall not occupy greater than fifty percent (50%) of the live/work unit total floor area. The live/work unit shall not be greater than three thousand (3,000) total square feet and no more than five (5) nonoccupant workers or employees are to occupy the nonresidential area of the live/work unit at any one time.

Section 17.144.010. The G-O Purpose: *“To provide for a wide variety of general office uses in an attractive office environment. This zone is often used in buffer or transition areas separating commercial/industrial uses from residential areas. Increased emphasis is given to quality design, materials, landscaping, neighborhood compatibility, and off-street parking facilities.”*

Section 17.152.010. The M-G Purpose: *“To provide for areas in appropriate locations where light industrial processes necessary to the economy may be conducted. The regulations of this district are designed to impose only so much regulation as necessary to ensure purity of air and water and to protect environmental quality of the district and adjacent areas.”*

Section 17.156.010. The C-N Purpose: *“To provide areas in appropriate locations where convenience buying may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of residential*, retail, office and service facilities which in character and scale are necessary to meet day to day needs of area residents.” *The term “residential” referred to in this section is with regard to how it integrates with adjacent retail, commercial or office uses.)*

Section 17.160.010. The C-D Purpose: *“To provide areas in appropriate locations where a mixed use of businesses, commercial, entertainment and related activities may be established and maintained.”*

For better clarity, staff is proposing to remove LU #1113 “Single Family dwelling attached to nonresidential” and retain only #1113 as Live/Work units as defined in Section 17.08.020 where they are true mixed-use zones such as the VMU, MCMU, CMU, TOD and MCCD Zones.

Additionally, the proposed amendments will help with confusion resulting in the situation where there is a legal nonconforming residential dwelling in, for example, the G-O Zone, and the homeowner would like to obtain a Home Occupation business license. This becomes problematic because the homeowner could argue their “legal nonconforming residential dwelling” even though Section 17.24. Home Occupation Business state:

17.24.010: PURPOSE:

The purpose of this chapter is to allow and regulate certain income producing accessory uses in residential districts which are compatible with, and not detrimental to, the neighborhood in

which they are located. Home occupations are limited to those uses which may be conducted within a residential dwelling without changing the appearance or condition of that residence. HOME OCCUPATION, GENERALLY: A business, occupation, profession, operation, managing or carrying on of a business for the purpose of economic gain, which activity is carried on as an accessory use in a residential zone by a bona fide resident of the dwelling. This definition shall not be construed to allow an employee, working in the employee's own home in the service of an employer who does not reside in the same dwelling.

Proposed Amendments

Planning staff is of the opinion that it would be best to remove the LU #1113 “Single-family dwelling attached to nonresidential” from the G-O, M-G, C-N and C-D Zones and leave the “Live/Work Units” as specifically listed in the VMU, TOD, CMU and MCCD which are truly mixed-use zoning districts.

17.144.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the G-O zone:

Use No.	Use Classification
~~1113~~	~~Single family dwelling, attached to nonresident.~~
2834	Radiopharmaceutical manufacturing, preparations, meaning an entity that is engaged in manufacturing, preparing, propagating, compounding, practice of pharmacy, processing, packaging, repackaging, or labeling or pharmaceutical drugs containing radioactive isotopes.

17.152.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the M-G zone:

Use No.	Use Classification
~~1113~~	~~Single family dwelling, attached to nonresidential.~~
2130	Canned and preservative fruits and vegetables (except 2131, 2138).

17.156.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the C-N zone:

Use No.	Use Classification
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~~1113 Single family dwelling, attached to nonresidential.~~

4800 Utilities (lines and rights of way only).

17.160.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the C-D zone:

Use No.	Use Classification
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~~1113~~	~~Single family dwelling, attached to nonresidential.~~
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2772	Bookbinding and miscellaneous related work (library bookbinding only).
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II CITY DEPARTMENT REVIEW

The proposed text amendments were included with notices and materials provided for Planning Review Meeting on October 17, 2023. The proposed amendments were considered by City Staff from various departments. No comments or concerns were submitted by any reviewers.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this text amendment. As of the date of this report, no public comments have been made.

IV. FINDINGS

Based on the analysis of the proposed text amendment planning staff concludes the following:

1. The proposed text amendment has been carefully considered and will clarify the confusion of not allowing single-family dwellings attached to nonresidential while keeping live/work units as allowed in the appropriate zones.
2. The proposed text amendment is consistent with the purpose of the Murray City Land Use Ordinance Code for promoting the health, safety, and general welfare of its citizens.
3. The proposed text amendment is not contrary to the 2017 General Plan.

V. CONCLUSION/RECOMMENDATION

Planning Division staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed text amendment to remove LU#1113, "Single family residential attached to nonresidential" from Sections 17.144.020, 17.152.020, 17.156.020 and 17.160.020, G-O, M-G, C-N and C-D Zones respectively.**



NOTICE OF PUBLIC HEARING

November 2, 2023, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South, Murray, UT to receive public comment on the following application:

A request to amend Murray City Code Sections 17.144.020 (G-O Zone), 17.152.020 (M-G Zone), 17.156.020 (C-N Zone), and 17.160.020 (C-D Zone) of the Zoning Ordinance to remove Land Use #1113: Single-family dwelling, attached to nonresidential.

Amend Sections 17.152.020 and 17.152.030; (M-G Zoning District) to allow Land Use #6600: Contract Construction Services as a Permitted Use instead of Conditional Use.

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.

If you have questions or comments concerning this proposal, please contact the Murray City Planning Division at 801-270-2430, or e-mail planning@murray.utah.gov.

17.144.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the G-O zone:

Use No.	Use Classification
~~1113~~	~~Single-family dwelling, attached to nonresidential.~~
2834	Radiopharmaceutical manufacturing, preparations, meaning an entity that is engaged in manufacturing, preparing, propagating, compounding, practice of pharmacy, processing, packaging, repackaging, or labeling or pharmaceutical drugs containing radioactive isotopes.
4800	Utilities (lines and rights of way only) (except 4850).
5912	Prescriptions pharmacy (intended for the convenience of permitted, established uses and/or clients thereof, provided that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
5913	Medical cannabis pharmacy.
5996	Optical shops (intended for the convenience of permitted, established uses and/or clients thereof; provided, that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6221	Portrait photography.
6222	Commercial photography.
6230	Beauty and barber services.
6254	Shoe repair services.
6255	Shoeshine stands.
6296	Massage therapy (massage therapy only).
6297	Reiki, spiritual healing art.
6299	Life coaching, consulting.
6311	Advertising services (office only).
6316	Direct mail advertising (office only).
6319	Other advertising services NEC (office only).
6320	Consumer credit services.
6330	Duplicating, stenographic, and office services (except 6332).

- 6340 Dwelling, janitorial and other building services (office only) (except 6344, 6345).
- 6350 News syndicate services (office only).
- 6360 Employment services.
- 6390 Business services (office only).
- 6500 Professional services (office only) (except 6513, 6516).
- 6600 General contract construction (office only).
- 6700 Governmental services (except 6714, 6740, 6750, 6770).
- 6814 Charter school.
- 6830 Special training and schooling (except 6833, 6836 - classroom only).
- 6900 Miscellaneous service organizations (office only).

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the G-O zone. Accessory buildings and structures may be located in side and rear yard areas provided:

1. They must be located at least one foot (1') from all property lines;
2. Runoff drainage may not be directed onto adjacent property;
3. They are prohibited in a front yard area;
4. They must be located ten (10) or more feet from a dwelling on an adjacent lot;
5. On a corner lot, the accessory building must maintain a minimum twenty foot (20') setback;
6. Illumination shall be directed down and away from adjoining residences; and
7. If adjacent to a residential zoning district accessory buildings must maintain the ten foot (10') setback from required buffer landscaping.

(Ord. 22-17: Ord. 21-31: Ord. 19-37 § 4: Ord. 13-01: Ord. 07-40 § 3: Ord. 07-30 § 2)

17.152.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the M-G zone:

Use No.	Use Classification
~~1113~~	~~Single-family dwelling, attached to nonresidential.~~
2130	Canned and preservative fruits and vegetables (except 2131, 2138).
2143	Cereal preparation.
2145	Blending and preparing flour.
2146	Corn oil, starch and syrup.
2150	Bakery products.
2170	Confectionery and related products.
2185	Bottling and canning soft drinks and carbonated waters.
2186	Fountain flavors.
2189	Flavor extracts and syrups.
2190	Food preparations (except 2194).
2200	Textile mill products (except 2296).
2300	Apparel and other finished products made from fabrics, leather, etc. (except 2361).
2500	Furniture and fixtures.
2700	Printing, publishing, and allied industries.
3210	Flat glass.
3220	Glass and glassware.
3250	Pottery and related products (except 3255).
3424	Metal working machinery and equipment.
3427	Office machines, small.
3428	Service industry machines.
3430	Miscellaneous machinery.
3500	Professional, scientific, and controlling instruments: photographic and optical goods, watches and clocks.
3900	Miscellaneous manufacturing (except 3993).
4100	Railroads, rapid rail transit (except 4113, 4114, 4115, 4116, 4123).
4200	Motor vehicle transportation (except 4214, 4222).
4600	Automobile parking.

4700	Communications.
4800	Utilities (except 4812, 4813, 4822, 4823, 4850).
4900	Miscellaneous transportation, communications, and utilities (except 4910).
5100	Wholesale trade (except 5123, 5129, 5156, 5157, 5191, 5192, 5193).
5200	Building materials, hardware, farm equipment, and supplies.
5300	General merchandise.
5400	Food sales.
5520	Tires, batteries, and accessories.
5599	Automotive, marine accessories.
5600	Apparel and accessories.
5700	Furniture, home furnishings, and equipment.
5810	Eating places.
5900	Miscellaneous retail trade (except 5920, 5935, 5938, 5981).
5913	Medical cannabis pharmacy.
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6200	Personal services (except 6256, 6294, 6295).
6300	Business services (except 6372).
6400	Repair services.
6500	Professional services (except 6513, 6516).
6700	Governmental services (except 6740, 6750, 6770).
6800	Educational services.
6900	Miscellaneous service organizations.
8100	Resource production - agricultural (except 8140, 8150, 8160).
8122	Cannabis production establishments.
8215	Egg processing (does not include egg production).
8221	Veterinarian services.
8222	Animal hospital services.
8224	Pet grooming.
8229	Other animal husbandry services.
8290	Other agricultural related amenities.

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the M-G Zone.

17.156.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the C-N zone:

Use No.	Use Classification
~~1113~~	~~Single-family dwelling, attached to nonresidential.~~
4800	Utilities (lines and rights of way only).
5230	Paint, glass, and wallpaper.
5240	Electrical supplies.
5251	Hardware.
5256	Swimming pool supplies.
5330	Variety stores (not department stores).
5390	Dry goods and general merchandise (not department stores).
5400	Food (except 5412).
5600	Apparel and accessories.
5711	Furniture.
5712	Floor coverings.
5713	Draperies, curtains, and upholstery.
5714	China, glassware, metalware.
5716	Window shades.
5718	Picture frames, mirrors, etc.
5719	Other furniture, home furnishings, and equipment.
5720	Household appliances.
5730	Radios, televisions, and music sound systems.
5740	Office equipment, furniture, machines, and supplies.
5810	Eating places.
5910	Drug and propriety.
5913	Medical cannabis pharmacy.
5940	Books, stationery, art, and hobby supplies.
5950	Sporting goods, bicycles, and toys.
5969	Garden supplies (no farm supplies).
5970	Jewelry.
5984	Ice (ice dispensing machine only).
5990	Miscellaneous retail trade (except bait shops, monuments and tombstones).

6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6110	Banking and bank related services.
6121	Savings and loan associations.
6122	Agricultural, business, and personal credit services.
6140	Insurance carriers, agents, brokers and services.
6150	Real estate and related services.
6213	Dry cleaning.
6220	Photographic services.
6230	Beauty and barber services.
6250	Pressing, alteration, and garment repair (except 6256).
6254	Shoe repair.
6296	Massage therapy.
6311	Advertising services (office only).
6320	Consumer credit services.
6332	Photocopying.
6360	Employment services.
6390	Business services (office only).
6493	Watch, clock, jewelry repair, engraving.
6496	Locksmiths and key shops.
6500	Professional services (office only) (except 6513, 6516, 6518, 6540).
6516	Convalescent, rest home services and sanatoriums.
6720	Protective functions and related activities.
6730	Postal services.
6814	Charter school.
6817	Schools for disabled; residential facility for disabled.
6900	Miscellaneous service organizations (office only).
8224	Pet grooming.

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the C-N zone.

(Ord. 19-37 § 4: Ord. 07-40 § 3: Ord. 07-30 § 2)

17.160.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the C-D zone:

Use No.	Use Classification
~~1113~~	~~Single-family dwelling, attached to nonresidential.~~
2772	Bookbinding and miscellaneous related work (library bookbinding only).
4700	Communications.
4800	Utilities (lines and right of way only).
5220	Heating and plumbing equipment.
5230	Paint, glass, and wallpaper.
5240	Electrical supplies.
5251	Hardware.
5254	Janitorial supplies.
5255	Building maintenance materials.
5256	Swimming pool supplies.
5310	Shopping centers/department stores.
5320	Mail order houses.
5330	Variety stores.
5390	Retail trade - general merchandise.
5400	Food stores (except 5412).
5600	Apparel and accessories.
5700	Furniture, home furnishings, and equipment.
5810	Eating places.
5910	Drug and proprietary.
5913	Medical cannabis pharmacy.
5940	Books, stationery, art, and hobby supplies.
5950	Sporting goods, bicycles, and toys.
5970	Jewelry.
5984	Ice dealers (automated machines or pick up stations only).
5990	Miscellaneous retail trade.
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6213	Dry cleaning.

6216	Self-service laundries.
6218	Rug cleaning and repair.
6220	Photographic services.
6230	Beauty and barber services.
6250	Apparel repair, alteration, and cleaning, shoe repair services (except 6256).
6291	Clothing rental.
6292	Costume rental.
6296	Massage therapy.
6299	Other personal services.
6310	Advertising services (office only).
6320	Consumer credit reporting services.
6330	Duplicating, mailing, stenographic, and office services.
6340	Dwelling and building services (6342, 6345 office only).
6350	News syndicate services.
6360	Employment services.
6390	Business services (except 6394, 6397).
6493	Watch, clock, jewelry repair, engraving.
6496	Locksmiths and key shops.
6498	Saw, knife, and tool sharpening.
6499	Miscellaneous small item repair.
6500	Professional services (except 6513, 6516).
6600	Contract construction services (office only).
6700	Governmental services (except 6714, 6740, 6750, 6770).
6814	Charter school.
6817	Residential facility for the disabled.
6900	Miscellaneous service organizations.
8224	Pet grooming.

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the C-D Zone.

(Ord. 19-37 § 4: Ord. 07-40 § 3: Ord. 07-30 § 2)