



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

May 02, 2024

6:30 p.m.

Murray City Hall, 10 East 4800 South, Council Chambers

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

CALL MEETING TO ORDER

BUSINESS ITEM(S)

1. Approval of Minutes

March 7, 2024
March 21, 2024

Attachments

1. [PC 03.07.24 DRAFT_V2.pdf](#)
2. [PC 03.21.24 DRAFT.pdf](#)

2. Conflict(s) of Interest

3. Findings of Fact

Remedy Tattoo Parlor - Conditional Use Permit

Attachments

1. [Findings of Fact, Remedy Tattoo Parlor - CUP.pdf](#)

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

4. Apollo Marble & Granite - 4538 South 160 West

New Building for Granite and Marble Manufacturing in the M-G Zone
Project # 24-017

Attachments

1. [Packet, Apollo Marble & Granite CUP.pdf](#)

SUBDIVISION REVIEW(S) - ADMINISTRATIVE ACTION

5. Butler & Lowe Subdivision Amendment - 1216 & 1224 West Winchester Street

Amendment to the Butler & Lowe Flag Lot Subdivision
Project # 24-041

Attachments

1. [Packet, Butler & Lowe - SUBA.pdf](#)

GENERAL PLAN / ZONE MAP AMENDMENT

6. Brad Reynolds Construction - 5425 South Vine Street

General Plan Amendment from Commercial Development to High Density Residential
Project # 24-042

Attachments

1. [Packet, Reynolds Construction GP & ZMAP.pdf](#)

7. Brad Reynolds Construction - 5425 South Vine Street

Zone Map Amendment from C-D, Commercial Development to R-M-20, Multiple Family High Density Residential
Project # 24-043

**** SEE AGENDA #6 FOR STAFF REPORT ****

8. Kenneth & Jean Kitt - 1151 East 6600 South

Zone Map Amendment from R-1-8, Single Family Low Density to R-2-10, Medium Density Residential
Project # 24-047

Attachments

1. [Packet, Kenneth and Jean Kitt ZMAP.pdf](#)

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, May 16, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.**

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

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

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

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

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

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

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, March 7, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, 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: Maren Patterson, Chair
Lisa Milkavich
Jake Pehrson
Michael Henrie
Michael Richards
Pete Hristou
Phil Markham, CED Director
Zachary Smallwood, Planning Division Manager
Mustafa Al Janabi, Planner I
Mark Richardson, City Attorney's Office
Members of the Public (per sign-in sheet)

Excused: Ned Hacker, Vice Chair

The Staff Review meeting was held from 5:45 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:30 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for November 16, 2023, and January 4, 2024. Seconded by Commissioner Milkavich A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

There were no findings of fact for this meeting.

MOTION TO MOVE AGENDA ITEM NUMBER TEN

Commissioner Richards made a motion to move agenda item number ten to agenda item number four.

Seconded by Commissioner Milkavich. A voice vote was taken, with all in favor.

MCCD Strategic Area Plan

Review MCCD Strategic Area Plan as Amendment to the General Plan - Project # 24-005

Zachary Smallwood presented the request from planning staff to amend the General Plan and adopt the MCCD strategic area plan. On a map presented, the area highlighted in orange indicated the MCCD zone, which equates 4800 south down to the south of Vine Street and then approximately from Box Elder to Center Street (from east to west). Mr. Smallwood provided background and history on the MCCD zone.. Between 2017 and 2024, approximately six text changes have been made to the MCCD. He said that building heights had been lowered to ten stories to reduce the unlimited density down to 80 units per acre, as well as increased parking requirements in 2022. The RDA commissioned a city-wide survey sent to approximately 10,000 residents conducted by private consultants. Of those sent, 939 responded – which is considered significant. Staff were able to do a significant analysis of the data. Based on the survey, they realized additional information was needed. The RDA approved the development of this strategic plan in 2023, to determine materiality, massing, and overall look and feel for the downtown. It's comprised of a few chapters.

The first chapter is an introduction which summarizes what Mr. Smallwood discussed previously. The second chapter covers existing conditions analysis, looking at a baseline of the area. This chapter is focused on block one and block two. Block one is located from 4800 south to Fifth Avenue, to Hanauer Street and then back up. Block two is Fifth Avenue down to Vine Street. Then they looked at the built environment. The overall findings for this area determined that surface parking constitutes much of the historic downtown area. There's a mismatch between the historic district status and the area's urban design elements. Pedestrian infrastructure is minimal and bicycle-only infrastructure doesn't exist. The addition of various occupants throughout the district have resulted in a mixed-use downtown. The new city hall, Hanauer street and other public investments are catalysts for change in the area. The RDA-owned properties are a prime opportunity to expand downtown's footprint and improve the experience. He said that the RDA owns property from the corner on 4800 South and Vine over to Hanauer Street, then down to the Murray Mansion property, and back along Fifth to State Street.

The consultants who conducted the survey also performed a SWOT analysis on the downtown area plan, which Mr. Smallwood then went over. Strengths include the fact that the downtown area is less than a mile from the Front Runner and Trax stations, providing a critical non-vehicular connection to the entire metro area. Downtown Murray is already a designated mixed-use district joined by residential on the fringes with some commercial occupants. The current zoning code is a well thought out code that does help provide urban feel. It's detailed and achieves the value set forth. Weaknesses include limited landscaping throughout the district, which increases the “urban heat island” effect and makes pedestrian and bicycle activity less pleasant. The district has an urban design mismatch between the historic district status and the area's urban design elements. There is minimal pedestrian infrastructure, which compounds the issue with lack of bicycle-only infrastructure in that area. Opportunities include the fact that Murray is a regional retail commercial destination. Most of the shopping happens around Fashion Place Mall. The destinations are close and well connected via transit. Murray City is certified with the Utah State Historic Preservation Office. The Downtown Area is near Front Runner and Trax stations. Murray has a relatively young, highly educated growing population. The potential of the RDA-owned

properties is great opportunity. Lastly, the new medium-density development, which is generating significant tax revenue and additional pedestrian traffic. The threats to this area were discussed next. Tractor trailer traffic along State Street contributes to significant noise and air pollution in the area. The speed limit of 40 miles per hour along State Street is a threat to pedestrian and bicycle safety. The high amount of surface parking taking up most of the downtown area, threatens the urban nature and feel for downtown. The current requirements for minimum vehicle parking have raised the development costs for new construction.

The consultants also conducted an additional survey to gather more in-depth data. The results show that eighty-one percent (81%) of the respondents support downtown revitalization. Eighty-two percent (82%) always or nearly always drive to the downtown area, while seventy (70%) report that they sometimes walk or take public transit. Residents gave a rating of 3.6 out of 5 for accessibility and ease of transportation to and within downtown. Sixty percent (60%) of the respondents reported safety concerns that need to be addressed in the downtown area. A need for casual and full-service restaurants, retail boutique stores, and entertainment venues were ranked as the most important private amenities and services to have downtown. Mr. Smallwood then discussed the properties that the city anticipates being torn down. He showed a map of the buildings that were listed as potential for being torn down. He said this is based on communications with the property owner and/or developers. He made it clear that this doesn't mean that the city is proposing to demo these buildings. This was based on the analysis of the plan and talking with the developers and property owners of the area.

The first recommendation made by the plan is implementing a form-based code within two years. The responsible party is Murray City. He said they are currently working on implementing the form-based code. He showed pictures to illustrate the form, the building type, and the massing that they're striving for and is in keeping with what the citizens have called for, which includes a historic feel. The city plans on accomplishing that through the form-based code. The second recommendation is to update and enforce downtown design guidelines again. They plan on looking at that over the next two years. Recommendation three is perform a parking warrant analysis to see how much parking is needed for downtown. This will take place over the next three to six years. The fourth recommendation is to create infrastructure projects to improve multimodal accessibility. This would be to locate places for bicycle infrastructure and pedestrian only infrastructure. This would take place over the next two years. Recommendation five is to partner with UDOT to improve multimodal accessibility on State Street. UDOT is the owner of State Street, and they control what gets put there in terms of things like lane widths and accesses. They have been notoriously hard to work with. Recommendation six is to program public spaces within downtown Murray. The RDA is starting that process already in developing a historic plaza area near the mansion and the Townsend House. They've contracted with a landscape architect to get some ideas on how to provide some additional green space east of the plaza. Recommendation seven is to negotiate and enter into a master development agreement for the RDA own property in downtown Murray. This is three-to-six-year timeframe. Recommendation eight is to expand the scope of the study to the east side of State Street. This is dependent upon the success of recommendations one through seven. The timeframe for this is seven to ten years.

Mr. Smallwood then outlined some of the findings from the staff report. He said that the General Plan provides direction and implementation of the five key initiatives. The requested amendment has been carefully considered based on public input and review of City Planning best practices. The recommendations outlined in the plan provide clear goals for the city to move forward in implementing

the plan and furthering redevelopment in the downtown area. The proposed amendment is in harmony with the goals and initiatives of the Murray City General Plan.

He said that they mailed 326 notices to the public.

Staff is recommending that Planning Commission forward a recommendation of approval to the city Council for the proposed amendment to the General Plan, adopting the MCCD Strategic Area Plan as reviewed in the staff report.

Commissioner Milkavich asked if the city owns the Mercantile Building and the Harker Building on State Street.

Mr. Smallwood said someone else owns those buildings.

Commissioner Milkavich confirmed that the owners can choose to do what they want with their buildings, whether that be to keep them or tear them down. She asked Mr. Smallwood to confirm that it's out of the city's control.

Mr. Smallwood said that's correct.

Chair Patterson elaborated that the owners could decide if would want to redevelop it, according to the form-based code, keep it as it is, or tear it down. These recommendations wouldn't affect what that property owner would be doing with their property.

Mr. Smallwood said that's correct. He reminded them that these are just proposals of what something could look like, this is not a specific development plan. The proposal is just a guide as they move forward in writing a form-based code, which will help inform developers when they come forward to the city with a project that it should look historic in nature and have those traditional design elements.

Commissioner Milkavich said it sounds like the city has taken feedback from various meetings, noting specifically the four-story buildings and historic brick facades. She feels they are getting closer to what's desired.

Commissioner Henrie asked how the new code will change what the Planning Commission will review or decide with their responsibility as the land use authority.

Mr. Smallwood said this will provide future staff with a foundation for how proceed with the development of projects and codes. This process is simply asking the Planning Commission to move forward with implementing this code. It does not impact the commissions land use authority. Once the form-based code is developed, it still needs to be presented to the commission for review.

Commissioner Milkavich asked what will become of the current code used by the city.

Mr. Smallwood said it will stay in place until the new code is formally adopted.

Commissioner Milkavich confirmed that there's a sense of urgency to adopt the new code.

Mr. Smallwood said that there is.

Chair Patterson asked Mr. Smallwood to talk about other small area plans in the city that have been completed.

Mr. Smallwood talked about two that have been done recently. One was around the Murray Central Station and the other was around the Fashion Place West Trax Station. He said they started with the General Plan, which recommends about fifteen area plans that the city should work on. The transit stations were one of them and the downtown is another. Planners have been working on those. This MCCD area plan is more focused than that. Essentially the focus is on block one. He said that the form-based should be for the entire MCCD zone.

Commissioner Milkavich said when they've talk about the MCCD area, they've talked a lot about programming, because they want the community to be there all the time. She hopes these discussions will continue because she wants to make sure they see results that are appropriate for the community.

Mr. Smallwood reiterated that's how the process will continue. They'll be meeting with the landscape architect soon and working holding a kickoff event for the community to develop ideas for the space. The focus at this event will be on the Townsend House and the Cahoon House.

Commissioner Milkavich commented that when there's a discussion about the MCCD area, the topic of State Street often comes up. She said that it's out of their control. It isn't comfortable or communal. She wants to focus away from using State Street to make a community space.

Mr. Smallwood pointed out in the renderings that there are images of cut outs in the buildings that go back, away from State Street, where something like a farmers' market could be.

Chair Patterson said she feels that having the eight recommendations seems like a path forward. She is encouraged by the proposed plan to have individual developers for block one.

Chair Patterson opened the public comment period.

Margaret Pahl, Vice President of the Historic Murray First Foundation, spoke about the foundation's mission. She expressed her sincere passion for preserving the history of Murray, as she had witnessed the city lose its historic feel over the years. Ms. Pahl said she attended the MCCD Committee meeting and felt that Mr. Smallwood had glossed over some of the committee's recommendations during his presentation, which included the preservation of the Harker and Mercantile buildings. These buildings were featured on the cover of the report, and the foundation had requested for their status to be changed to green (to be kept). She emphasized the importance of a master plan, stating that when a property owner requests a zone change or demolition permit, the city can refer to the master plan and advocate for the preservation of the buildings in question. She suggested that all buildings should be marked as green (to be kept), questioning the purpose of keeping the yellow (potentially demolish) designation. Ms. Pahl pointed out that the city of Murray owned everything on the block except for the Harker and Mercantile. She noted that the city could have sought grant money and historic preservation incentives to renovate the buildings after evicting the antique dealer who had occupied the space for many years. However, the city did not take action, allowing the buildings to deteriorate through demolition by neglect. Furthermore, Ms. Pahl drew attention to page 23 of the report, which she

believed the committee had overlooked. The public input synopsis on that page indicated that one to three stories was one of the five most important development characteristics, and downtown historic building rehabilitation was one of the five most important elements for improving downtown. The preservation of existing facades was also highlighted in the public input synopsis. She noted that the word "historic" appeared 29 times throughout the report, emphasizing its significance. Despite this, the most significant part of Murray's historic downtown was proposed to be torn down.

Janice Strobel expressed her appreciation for the work done on the strategic plan, stating that most of the recommendations were important and much needed. She also mentioned her understanding that the strategic plan would serve as a framework for the RFP (Request for Proposal) for block one, as the city was eager to see block one developed. Strobel agreed with Margaret's comments and acknowledged the good recommendations they provided in addition to what was included in the strategic plan. Ms. Strobel pointed out that the current downtown area was a nationally registered Historic District. She emphasized that if the historic buildings recognized as contributing to the district were to be removed and the percentage fell below 50%, the area should be delisted as a historic district. This would mean that other historic buildings in the area would no longer be eligible for tax benefits. She acknowledged that DAR Properties owned the Mercantile and Harker buildings. However, she noted that with the many iterations that had happened for the MCCD, there was no longer any real protection for the historically significant properties in the downtown area. This meant that the owner would be able to do whatever they wanted with those buildings. Ms. Strobel mentioned that when the RFP was previously done and Eastland had their plan, they had already negotiated a purchase of those two buildings. She believed it was very likely that when the new RFP went out, the developer would be in talks with DAR Properties to purchase the buildings and actualize the plan outlined in the strategic plan.

Lloyd Jones, secretary of Historical Murray First Foundation, addressed a few points regarding the Y2 Analytics Survey. He pointed out that the survey not only referred to the historic nature of the downtown but also stated the importance of restoring and maintaining its historic character. Mr. Jones argued that this encapsulated more than simply acknowledging the historical nature by adding minor architectural elements, such as white caps or Art Deco nods, to the renderings provided. Mr. Jones acknowledged and appreciated Mr. Smallwood's statement that the renderings were not final and subject to change. He also mentioned the Edlen proposal from a couple of years prior, noting that he did not see much difference in the current renderings, apart from the reduced height of the buildings. He questioned the approach of trying to build something new and making it look "retro" instead of preserving the existing historic buildings and maintaining the national registry historic registration that Murray currently held. Mr. Jones suggested that the focus should be on meeting the public's desires, as described in the Y2 Analytics Survey and the public comments made during the open houses for the Edlen proposal. Mr. Jones acknowledged Commissioner Milkavich's comment that private owners could do whatever they wanted with their buildings, especially since the Murray City Council had removed the historic preservation requirements. He emphasized the need to closely examine this issue and ensure that the public's opinions were considered. Finally, Mr. Jones expressed his concern that the new proposal seemed to prioritize form over function.

Timmy Ulrich expressed his appreciation for the city's sense of community and small-town feel. While acknowledging that the plan was not final, he suggested considering vertical parking to reduce the amount of asphalt in the area. Additionally, he recognized that State Street could be a challenging, but he encouraged the commission to explore ways to drive traffic to small businesses and to unite Murray by connecting the east and west sides of the city.

David Rodgers, who currently works as a transportation planner in Salt Lake County, commended the staff for their work on the project. He mentioned that he had attended the open houses and participated in the survey. Mr. Rodgers acknowledged the emphasis on active transportation, making the corridor more walkable, and prioritizing bike infrastructure. He expressed his belief that by emphasizing active transportation, the community would become healthier, more active, and more involved. Mr. Rodgers also pointed out that the downtown area, including the plaza outside City Hall and the potential Historic District around the Murray mansion and the Townsend House, presented great opportunities to bring people and the community together, specifically through active transportation. He concluded his remarks by thanking the committee for their emphasis on these aspects.

John (no last name given) said that the plan doesn't mention the people he feels will be displaced and that bothers him.

Robert (no last name given) mentioned that he and the president of the Historic Murray First Foundation had met with someone from the city to discuss the possibility of turning Wrights' Costumes back into a happy hour theater. The idea was to create a theater district in Murray to drive business into the area and generate more revenue. However, he expressed frustration that they had not received any response from the city regarding this proposal. Robert suggested that grants could easily be obtained to renovate the old antique mall and costume shop, transforming them into a mixed-use theater or a hybrid dance hall, as the building had previously served as both a theater and a dance hall. He reminisced about the popularity of the dance hall. Additionally, he proposed turning the space into a cafe with a stage that could also function as a comedy club, bringing in people and encouraging them to stay. Robert highlighted the presence of the Desert Star theater across the street and the potential to create a small theater district, even suggesting the possibility of enticing Sundance Film Festival attendees to visit. He strongly opposed the idea of tearing down the buildings, emphasizing the potential they held. Robert echoed the concerns of others, warning that losing too many buildings would result in the loss of historical preservation and the associated benefits. Drawing from his experience growing up in a city with a protected historical district that provided grants and support, he cautioned against the negative consequences of demolishing buildings, such as increased prices and people moving out. Robert passionately argued that destroying the buildings would be the worst decision ever and that they should all be designated as green, not yellow. He advocated for securing grants from the state and federal government to renovate the buildings and repurpose them, rather than simply making them look new or tearing them down to build something retro.

Linda Fox expressed her frustration with the recurring meetings and discussions where the importance of maintaining a historical appearance is emphasized, yet the actual buildings constructed by the city fail to reflect those values. She specifically pointed out the building on Vine Street, describing it as humongous and lacking any historic appearance. Ms. Fox also criticized the fire station, stating that the city had opportunities to make these buildings look historic but chose not to do so. She argued that with every new construction, the city opts for a modern look, gradually erasing the historic character of Murray. Ms. Fox further critiqued the fire station's design, highlighting the mismatched windows with aluminum on the top and black on the bottom, questioning the competence of the city's design team and the lack of control over them. As a resident, she expressed her frustration with the situation, dismissing the city's excuses about not coming forward soon enough. Ms. Fox emphasized the overwhelming size of the building on Vine Street, which towers over everything, including the larger houses in her neighborhood, without any historic appearance. She also raised concerns about the potential impact on traffic in the

area. Ms. Fox concluded by expressing her disappointment as a citizen of Murray, feeling that the city does not care about preserving the historic sense of the community and fails to make an effort to make the buildings look historic, unlike neighboring Millcreek, which has successfully incorporated historical elements into their buildings.

Alexis Palmer expressed her deep concern regarding the new plans and initiatives put forth by Murray City. She argued that the plans fail to achieve the desired goals, particularly in preserving the historic nature of the area. Ms. Palmer criticized the design renderings, acknowledging that they are just proposals, but emphasizing that they lack the authentic historic feel. She drew comparisons to the Holladay area, where attempts to revitalize and make it more historic have resulted in a grandiose reiteration that doesn't truly look historic, but rather like a grand gesture to make it appear new and attract the community. Ms. Palmer pointed out that on hot, sunny days, people tend to avoid the bright marble buildings and instead seek out quiet, shady areas rather than sitting in the little avenues along the street. She expressed her desire to maintain Murray's distinct historic feel, which she believes the current renderings fail to accomplish. Additionally, Ms. Palmer questioned the plan's ability to meet the stated goals, such as adding more green space, as the renderings show only a small half-block of green space while most of the parking lot remains intact. She argued that the plan still contributes to the "Asphalt Jungle" by adding more buildings, which doesn't effectively address the heatwave problem. Furthermore, Ms. Palmer expressed skepticism about the plan's ability to improve walkability for the populace, sharing her recent experience of walking through the area and finding it already walkable and quiet. She cautioned that diverting traffic from these areas might make it less walkable, contrary to the intended goals. Ms. Palmer firmly believes that tearing down the buildings will not achieve the desired objectives and will only result in a different rendering of the same problem. She called for a re-evaluation, redesign, and refocusing on the goals, emphasizing her desire for a truly walkable Murray based on her experience living in Europe for several months. Ms. Palmer concluded by stating that while she supports the goals, the current plan falls short of achieving them.

Ben Peck expressed his belief in the importance of historic preservation, while also stating that he is not opposed to the proposed plan. However, he pointed out that the new form still includes a significant amount of asphalt, which he considers problematic for a walkable proposal. Mr. Peck estimated that over half of the area, briefly, would still consist of surface parking lots. He also mentioned the limitation of building heights to less than four stories, acknowledging that this decision was based on public feedback. Mr. Peck highlighted that most of the buildings currently marked in yellow are only a single story, which, in his opinion, does not evoke the feeling of a downtown area when surrounded by parking lots. He emphasized the need to dramatically reduce parking and increase density to revitalize the area and encourage people to live there. Mr. Peck described the current situation as historic buildings surrounded by a "crater of parking," which he considers an undesirable state. He concluded by expressing his concern that if the implementation of the plan takes as long as it did when the previous plan was introduced in 2011, it would be a shame.

Bree Tyson expressed her confusion regarding the proposal, as she thought it mentioned lowering the building heights to six stories, but the renderings only showed a maximum of four stories. She felt that this discrepancy did not provide an accurate representation of what the result would look like. Ms. Tyson, who lives on Box Elder, also highlighted the parking issues in the area, mentioning that she often struggles to turn out of Box Elder onto 4800 South, sometimes having to turn around and go out to State Street to reach her destination. She pointed out that the traffic flow is not being managed well and suggested that the city should consider installing a traffic signal. Additionally, Ms. Tyson brought up the

removal of the skybridge that previously connected the junior high to the high school, noting that many students walk between Hillcrest and Murray. She emphasized the high volume of pedestrian traffic and the ridiculous traffic flow, proposing that the city reconsider a way to facilitate safe passage for the students. Ms. Tyson concluded by expressing her appreciation for the officials' presence at the meeting but requested more notice for future discussions.

Rachel Morot, who represented the Historical Murray First Foundation on the steering committee, shared her experience and concerns about the committee's effectiveness. She mentioned that while the first meeting started with enthusiasm from the consultant, subsequent changes within the city staff led to a significantly worse situation. Ms. Morot reported that meetings were rescheduled at the last minute, switched between in-person and zoom formats, and had very little notice. She also found the consultant difficult to work with and obtain information from, ultimately considering her involvement a waste of time. As a result, she stopped engaging with the committee towards the end. Ms. Morot noted that many other members of the steering committee did not engage to the level that could have been ideal if the committee had been run more effectively, leading her to conclude that the steering committee was not a success. Ms. Morot also expressed her frustration with the city's approach to historic preservation, despite having spent significant personal time advocating for the preservation of historic neighborhoods and buildings in Murray. While she appreciates the individuals working for the city on a personal level, some of whom she considers friends, Ms. Morot disapproves of the "proof texting" and confirmation bias she has observed. She believes that while the city listens to citizens' concerns, it only does so partially. Ms. Morot shared that conversations with the mayor's chief of staff revealed that the city thinks they know what citizens want, but citizens desire the preservation of their historic buildings rather than replacement buildings that only somewhat resemble historic structures. Ms. Morot emphasized that fully replicating a historic look is too expensive in the current day and age, and any redevelopment will inevitably result in a compromise. She warned that losing these historic buildings means losing historic Murray, and that no real compromise can be achieved through this process.

Cindy Mae expressed her thoughts on the proposed plan. She questioned the need for a park with water features and a farmers' market on the corner of the block, pointing out that similar amenities are already available just down the street. Instead, Ms. Mae suggested that the area could be used for low-income housing, emphasizing that Murray needs more affordable housing options. She criticized the tendency to cater to wealthy individuals and builders, urging the city to consider the needs of low-income residents. Ms. Mae proposed that instead of allocating a large city block to the wealthy, a small park or playground area could be provided for low-income families. She concluded by emphasizing that the city should prioritize the needs of those who can afford to live in the area, rather than focusing solely on the desires of the affluent, who typically prefer larger houses.

Jason Weber expressed his concern about the planned demolition of the Harker and Mercantile buildings, which he described as the oldest buildings left on State Street. He emphasized the historical significance of these buildings, noting that Andrew Harker built both and that his house was located right behind the structures. Mr. Weber referred to these buildings as "witness buildings," having stood for many generations and representing a time when people built without government funding, relying on their own efforts and the help of their neighbors.

Chase Cornell said he appreciated the presence of historic buildings in the area, particularly in contrast to modern structures like the nearby giant dealership. While acknowledging the business benefits of such developments, Mr. Cornell emphasized the importance of maintaining a historic look, even when

surrounded by large, modern buildings. Drawing a comparison to his own residence in West Valley, which primarily consists of old housing and new buildings, Mr. Cornell stated his preference for older structures due to their aesthetic appeal. He also raised concerns about the potential impact of new construction on Utah's water supply, referencing the recent drought experienced in the state. Although authorities have declared an end to the drought, Mr. Cornell cautioned that the addition of more buildings would increase water consumption and potentially lead to another drought situation. Mr. Cornell expressed his desire to avoid such a scenario, not only in Murray but throughout the state. He concluded his remarks by reiterating his appreciation for the green spaces like Murray Park and thanking the audience for their attention.

Brandon Rappley introduced himself as a real estate agent and the interim president of the Historic Murray First Foundation. He mentioned that he is currently restoring a 146-year-old house, which has given him insight into the value of historic preservation. Mr. Rappley expressed his belief that there is a better way to approach the development of the area while maintaining a tasteful appearance. Although he did not provide specific details, Mr. Rappley emphasized that there are alternative methods to achieve the desired outcome without making the area resemble Sugarhouse. He offered to share ideas and discuss potential designs with the decision-makers, referencing listings he has on Vine Street as examples. Mr. Rappley also suggested that parking structures could be incorporated into the plan to accommodate visitors to both theaters while preserving the old feeling of the area.

Clark Bullen, a resident of the historic Murray district, expressed his gratitude for the proposal, acknowledging the city's efforts to listen to citizens and act upon their feedback. He cited examples such as the Edlen project, which was not approved based on citizen input, and the subsequent citywide survey and open houses that informed the current project's recommendations. Mr. Bullen recognized the potential impact of the proposal, as it could be incorporated into a form-based code and the General Plan, guiding all future developments. He offered suggestions to ensure that the plan aligns with citizens' desires for a historic look and downtown feel. Mr. Bullen supported the recommendation for a form-based code and proposed the involvement of a citizen committee in its development to ensure that it accurately reflects the community's preferences from the outset. Agreeing with the recommendations of MCCD Chair Andy Hulka, Mr. Bullen emphasized the need for a parking structure on the southwest corner to reduce the amount of parking lot space. He envisioned the heart of the valley as a plaza with a promenade on Poplar and 5th Street, featuring walkable areas, green spaces, seating, vendors, and art installations. Mr. Bullen also supported Chair Hulka's suggestion to preserve the Harker and Mercantile buildings, specifically changing their designation to green. He noted that the proposal would be used to create an RFP and cautioned against repeating the outcome of the previous Elden project, which was rejected and caused significant delays. To avoid a similar setback, Mr. Bullen recommended removing the Harker and Mercantile buildings, the only yellow-marked structures not owned by the city, from the demolition plan before forwarding the recommendation.

Mr. Smallwood read an email from Wilbert Lopez. He said he would like for the historic buildings to remain part of the city. The current trend of high-rise building should not continue.

Mr. Smallwood read an email from Shelley Eller expressed her distress upon learning about the city's plans to demolish more historic buildings to construct additional apartments. She strongly opposed this decision, stating that she is tired of the proliferation of apartment buildings throughout the city, particularly referencing the recently built large apartment complex on Vine Street. Ms. Eller argued that apartment dwellers are often transient and do not contribute to the sense of community or care about

the neighborhoods. She shared her personal experience of living on Atwood Boulevard, where residents are frustrated with people using the street as a cut-through, speeding well above the 25-mph limit, and littering. She emphasized the importance of valuing historic buildings, as they contribute to the charm and character of an area, in contrast to the "ugly, boxy apartments" being proposed. Ms. Eller urged the city to prioritize factors beyond financial gain, pleading with the decision-makers not to tear down the historic buildings. She concluded her remarks by reiterating that the community does not want more apartments in the area.

Chair Patterson closed the public comment period.

Commissioner Milkavich commented to the public that she and the other commissioners are volunteers and members of this community. It was discouraging and upsetting to her that community members would accuse them of doing things they have no control over without knowing who they are or their opinion on some of those topics.

Mr. Smallwood acknowledged the comments made by the public and stated that he completely understood their concerns. He explained that the recommendations from the MCCD meeting were included in the packet provided to the commission, apologizing for not including them in the presentation due to time constraints. Mr. Smallwood clarified that the MCCD review committee had recommended changing the designation of two buildings from yellow to green, indicating that the commission had the authority to move forward with that recommendation or any other suggestions provided by the MCCD committee. Regarding the framework for the RFP, Mr. Smallwood confirmed that the area plan would be involved. However, he emphasized that before any RFP is issued for block one, the first focus would be on developing a form-based code. He believes that this is the direction the mayor's office, and the RDA are taking, and that there will be numerous code changes implemented before any further progress is made.

Commissioner Milkavich suggested that they city should find out how much it would cost us to buy the Harken and Mercantile buildings and how much it would cost us to repair them, then survey the public, to see if we want to spend those tax dollars to do that.

Mr. Smallwood said it would require the city to engage the property owner to see if they're interested in selling the properties.

Commissioner Milkavich said that's what she'd like to have happen, as these buildings are of great concern to the public. Then they need to find out the costs associated with purchasing and repairs. After that, they can put it to the public for a vote.

Chair Patterson asked if the city would be willing to include incentives for someone to restore the property. She suggested this because the cost to restore historic buildings is quite high, that the building probably won't be restored otherwise. Her hope is that incentives would encourage someone to restore the buildings, rather the redevelop them.

Mr. Smallwood said that the City Council must make those determinations because they control the city funds.

Commissioner Milkavich asked if the current owners have the funds to refurbish the buildings.

Chair Patterson said another challenge with restoring historical buildings is bringing them up to modern building codes. It's a very expensive prospect. That's why she'd like to offer incentives.

Commissioner Milkavich expressed frustration that these buildings have been a topic of discussion for many years. That's why she's pushing to find out the cost to purchase and restore them. Then they'll have the information they need to move forward with a vote to see what the public wants to do.

Chair Patterson asked to discuss some of the other recommendations put forth by the MCCD Committee, specifically the second recommendation, which expressed a preference for parking structures over surface parking. She expressed frustration with the conflicting nature of the committee's multiple recommendations. By recommending lower building heights and reduced density, she argued that the committee had made it infeasible and not cost effective for developers to construct parking structures. The costs associated with building a parking structure need to be offset by the density of the development, determined by the number of residents. However, the committee's recommendations to decrease both heights and densities have eliminated the incentive for developers to invest in parking structures. Chair Patterson also pointed out that the surveys indicated people's desire to drive downtown and have a place to park when they visit. The need for parking is evident, but the recommendations have removed the means to incentivize developers to install parking facilities. Chair Patterson cited the example of City Hall, where a parking structure was not built due to the high costs involved. Emphasizing the conflicting nature of these recommendations, Chair Patterson questioned how to move forward with a proposal that is not feasible given the current circumstances.

Mr. Smallwood said he's aware that's one of the city's priorities with the sale of the old city hall.

Chair Patterson said that's too far into the future to be helpful.

Mr. Smallwood said the sale is under contract. The sale will provide funds for the city to invest in downtown parking. That is part what they want to spend some of that money on is structured parking downtown.

Commissioner Milkavich wanted to reiterate what is meant by walkable. It means that people are living where commercial development is, so that they walk downstairs and use it. They don't get in the car to go somewhere. It's supposed to be walkable because residents living upstairs and coming downstairs to participate.

Mr. Smallwood said a true downtown is active for eighteen hours a day, not only when workers are there for traditional office hours. Otherwise, the area becomes unsafe for people because there's nobody there occupying and maintaining the space. There needs to be a mix of living, shopping, working and entertainment. There needs to be a holistic view of the entire area for it to be a true city center.

Commissioner Henrie feels that some of Mr. Smallwood's code recommendations are in conflict. He feels it's conflicting to suggest mixing residential with commercial, yet limit developers to a height of four stories. He suggested that the area could have a historical feel on the street level and maybe off street allow more stories or higher density occupation that would bring more people to live there or a business that would support more commercial and more walkable communities. He feels if there's not enough

people coming into downtown, there can't be a welcoming, walkable community that supports businesses.

Chair Patterson said that what Commissioner Henrie is suggesting is the code that's currently in place, which is what the public does not want any longer.

Commissioner Henrie said he doesn't see how businesses in that area that require foot traffic can be supported with what's being proposed.

Chair Patterson said that's the dilemma they've had since the beginning of this process.

Commissioner Henrie said he does have sympathy for the people who want to preserve these two historic buildings. He wonders if they are structurally capable of being upgraded.

Chair Patterson said they don't know that and that's why they are colored yellow.

Chair Patterson said that the reason the buildings are not cohesive is that people previously had different ideas, and that's reflected in the previous code, which did not support the idea of looking historic. The commission can only approve what's in the code.

Commissioner Milkavich commented that, in the past, there have been applications that have come before the commission that she has disliked but legally they fit the code. Her job is to make sure they fit the city ordinance and then approve them. She said if she doesn't vote to approve those, she puts herself and city in a position to be sued by the application, thus wasting taxpayer dollars.

Commissioner Richards said that it seems to him that the community wants a historic downtown, but to do anything to revitalize this space, they need more density. So, the conflict is between those two things that both seem to be necessary. He feels the four-story proposal doesn't seem like it's going to work. He suggests preserving the historic part of but also have higher density housing.

Commissioner Milkavich said they first need to ask the property owner what they want to do. They need to find out how much it would cost to buy the buildings and to restore them to modern building code. She also doesn't want to feel like they are telling the property owner what they have to do with the property. She feels they need more information, then they can have the public vote on whether they want to spend that money for the city to buy the buildings.

Commissioner Pehrson said he's not generally in favor of the city buying property. If they could facilitate saving some of these buildings, he'd prefer that approach. He cited a study that was done, indicating that seventy-one percent (71%) of respondents' support replacing historic buildings with historic looking buildings, or at least some of them. He feels that's what the proposed plan has accomplished. He commented on the complaints about the renderings, stating that those are just examples and not what is going to happen. He said that the recommendation is to implement a form-based code that will help the city move forward with a path to have a historic looking downtown. This will probably include some new buildings. He says that's what the public indicated they wanted. He feels the proposed plan does exactly what the public asked for. He's not against changing the color of the two buildings from yellow to green, but he doesn't feel it will matter. He doesn't support buying those buildings.

Commissioner Henrie asked for clarification that the RDA has control over everything in block one except the Harken and the Mercantile buildings.

Mr. Smallwood said that's correct.

Commissioner Richards asked if they are considering adding incentivizing to restore the buildings.

Chair Patterson said it's best not to make the recommendation to change the color from yellow to green unless they have some recommendation of how they'd incentivize a developer to do that.

Commissioner Pehrson said that just because a building isn't labeled as yellow doesn't mean the city wants it torn down.

Commissioner Henrie asked for clarification on what they are voting on tonight.

Chair Patterson said they are voting on forwarding the eight recommendations presented in the slides to the City Council for approval.

Commissioner Pehrson said they want to do the right thing and what the citizens want. He doesn't want to revisit this again in a decade and feels this plan will avoid that. He thinks this plan is a good step forward for the downtown area. It's just a guiding document. And I think it's a good step forward to our downtown area. No one's going to come to downtown if it stays the way that it is.

Chair Patterson called for a motion.

Commissioner Henrie stated that felt there were a lot of valid public comments, and he wants to make sure those comments are taken into consideration.

Commissioner Patterson assured him that the public will have an opportunity to comment on the MCCD small area plan and the form-based code in the City Council meeting in April.

Commissioner Richards agreed that there were a lot of good comments, many of which he agreed with. He said at this point, they are just making a general motion to go forward with the process. He made a motion that the Planning Commission forward a recommendation of approval to the City Council for proposed amendments to the General Plan, adopting the MCCD strategic area plan as reviewed in the staff report.

Commissioner Pehrson seconded. Roll call vote:

A Patterson
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 6-0

MAJOR HOME OCCUPATION REVIEW - ADMINISTRATIVE ACTION

Cecilia Nahimana - 5948 South Starlite Drive - Residential Childcare Business - Project # 24-021

Mustafa Al Janabi presented the application for Cecilia Nahimana for a major home occupation for a daycare business located at 5948 South Starlite Drive, in zone R-1-8. He showed images of the area map and site plan. He stated there will be no more than 12 children enrolled in daycare. Drop-offs and pick-ups should not impact the neighborhood. Hours of operation will be from 6 a.m. to 4 p.m.

Chair Patterson had the applicant come forward.

Ms. Nahimana approached the podium. She read and can comply with the conditions.

Chair Patterson opened and closed the public comment period, with no comments being made.

Commissioner Pehrson made a motion that the Planning Commission approve the request for a major home occupation to allow a daycare business from the residential property addressed 5948 South Starlight drive with the eight conditions with one change on condition number two, the times will be 10pm to 6am.

1. The applicant may have one (1) vehicle associated with the business weighing less than 12,000 pounds.
2. The applicant shall not have pickups or drop offs from the hours of 10:00 pm to 6:00 am.
3. The applicant shall stagger the arrival/departure of children such that the number of pickup and drop off be limited to no more than one every ten minutes.
4. All materials shall be located within the dwelling, no accessory structures may be used.
5. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.
6. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
7. The applicant shall obtain the necessary home occupation business license.
8. The applicant be limited to 12 children other than those residing in the home.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 6-0

SUBDIVISION REVIEWS – ADMINISTRATIVE ACTION

Wendy's Subdivision Amendment - 280 West 4800 South - Vacate a Public Utility Easement and Consolidate Two Lots - Project # 24-008.

Zachary Smallwood presented the application for Christopher Lehman for the Wendy's Subdivision located at 280 West 4800 South, in the M-G zone. This is a request to consolidate the two lots at that address. The request is before the Planning Commission because there is a utility easement along the property line that requires the Land Use authority to approve vacating that easement before they can consolidate the lots. Mr. Smallwood showed a drawing that illustrates the seven-and-a-half-foot easement on both sides of the property line (totaling 15 feet). They'd like to combine those two lots in order to expand their veterinary business. Mr. Smallwood showed a rendering of what the lot would look like once the consolidation is approved. He said that subdivision of land is allowed by Utah State Code. The consolidation complies with all the M-G regulations. And the proposed subdivision amendment complies with the regulations of Title 16, the Subdivision Ordinance and 17.152 of the Murray City Land Use Ordinance. Staff recommends the approval for the lot consolidation, subject to the three conditions.

Chair Patterson had the applicant come forward.

Mr. Lehman approached the podium. He stated that he could comply with the conditions.

Chair Patterson opened and closed the public comment period, with no comments being made.

Commissioner Henrie made a motion for the planning commission to approve the amendment to the Wendy Subdivision to combine and lots one and two and vacate the easement between those two lots concurrent with the conditions that are recommended by the staff.

1. Meet the requirements of the City Engineer
2. Meet the Power, Water, Sewer and Fire Department requirements.
3. Meet all requirements of Section 17.152 of the Murray Land Use Ordinance for the M-G Zone.

Seconded by Commissioner Milkavich. Roll call vote:

A Patterson
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 6-0

Berger Station Subdivision & Berger Place Vacation - 171-277 West Berger Lane - Vacate Condo Subdivision and New 3-Lot Subdivision - Project # 24-010

Mr. Smallwood presented the application for Mighty Munchkins, MM Shupe Properties, LLC & Caltech Holdings, LLC to vacate the Berger Place Condominiums and obtain preliminary and final subdivision

approval for the three lot Berger Station Subdivision, located at 171-277 West Berger Lane, in the MCMU (Murray City Mixed Use) zone. Once vacated, they will create a new three-lot subdivision on the property. It will eliminate unit one and unit two, along with the common area, to form one lot. He said that lot will still be retained and held by Kaltech, who will retain the existing buildings and parking areas. Lots 102 and 103 will be held by Mighty Munckins LLC. Mr. Smallwood showed a map of the current property. The intent is to develop a multifamily project on lots 102 and 103.

Staff is recommending that the Planning Commission grant the approval to vacate Berger Place Condominiums and grant preliminary and final subdivision approval for the Berger Station subdivision located at 171, 173, 175, 177, 179, 237, 273, and 277 West Berger Lane, subject to the nine conditions.

Commissioner Henrie asked if there any easements that are going to be vacated.

Mr. Smallwood said there is a power line power easement, shown by a dashed line in the drawing presented, that will be maintained.

Chair Patterson asked the applicant to come forward.

Jared Shupe approached the podium.

Chair Patterson asked Mr. Shupe if he had read and can comply with the conditions. He indicated that he could.

Chair Patterson opened the public comment period.

Jennifer Richardson asked if they will be tearing down the Berger House and building from there back, or if that's a different project.

Chair Patterson said they'll address that question after public comments.

Chair Patterson closed the public comment period.

Mr. Smallwood said he believes the Berger house will be demolished in order to develop the Murray Station Apartments, which will be further discussed as the next agenda item.

Commissioner Richards made a motion for the Planning Commission to grant approval to vacate Berger Place condominiums and grant preliminary and final Subdivision approval for the Berger Station Subdivision on the properties located at 171, 173, 175, 177, 179, 237, 273, and 277 West Berger Lane, subject to the nine conditions.

1. The project shall meet Murray City Engineering requirements including the following:
 - a) Meet City Subdivision requirements and standards – City Code Title 16.
2. Meet all Wastewater Division requirements including the following:
 - a) All sewer laterals for existing buildings must be properly capped and abandoned according to Murray Wastewater Specifications.
3. Meet all Water Division requirements.
4. Meet all Power Department requirements.

5. Meet all Fire Department requirements.
6. The project shall meet all applicable requirements of the Murray City Land Use Ordinance.
7. The applicant shall prepare a Final Subdivision plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
8. All structures on the properties addressed 171, 173, 175, 177, 179, and 237 West Berger Lane shall be removed prior to recording the plat.
9. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Seconded by Commissioner Milkavich. Roll call vote:

A Patterson
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 6-0

DESIGN / MASTER SITE REVIEW & CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Murray Station Apartments - 171-273 West Berger Lane 1 of 2 - Mixed Use Project with 423 Multifamily Units and 1,185 Commercial Space - Project # 24-001

Mr. Smallwood presented the application for Mighty Munchkins LLC. The applicant is requesting Design and Master Site Plan Review approval to allow the development of a mixed-use project, located in the MCMU zone. Jared Shupe owns the property and is planning to develop 423 multifamily dwelling units and approximately 1,185 square feet of commercial space. The goal is to encourage redevelopment around the Murray Central Station to allow for better pedestrian-oriented design and include neighborhood-oriented retail. Mr. Smallwood showed a drawing of the site plan with the proposed development. He said that the access points meet engineering standards. He discussed the housing density of 58 units per acre, which is less than the maximum 65 units per acre. He said there will be a total of 546 parking spaces, 256 built in phase one and 290 built in phase two. He said they are allowed to reduce their commercial requirement to 75% because they elected to do two additional outdoor amenities, above the required five, and increase the total open space by 5%. Mr. Smallwood showed a map of the amenities, which include a club room, a fitness center, two sky lounges, two pool areas, and a courtyard. There are two more amenities, which are yet to be determined in phase two. Staff is requesting permission from the Planning Commission to review those when the applicant is ready to submit for building permits for phase two. Mr. Smallwood showed renderings of the apartments, which will be four stories (fifty feet) high. Because Berger Lane dips down about thirty feet, only twelve feet will be visible from the Front Runner station. Mr. Shupe's intention is for the apartments to be low profile.

The project will be completed in two phases. Phase one will include the 199 units, the central parking garage (with 256 spaces), the access points and a portion of the surface parking. Phase two will include the remaining 224 units, the commercial space, and the remaining surface parking area. Mr. Smallwood said that staff recommends that a temporary fire access or a turnaround be granted to get into an

adjacent section to ensure that the fire department has adequate access while building the two phases. He said elevations of the property will mostly consist of a mix of siding, brickwork, and stucco. One of the most important things the Planning Commission will need to consider is the long list of site plan requirements for Master Site Plan approvals. They will be memorialized in the development agreement that the developer will have to enter into that codifies the phasing. It's a contract between the city and the developer to make sure that the phasing is done adequately. If for some reason, this developer only builds phase one, for example, that the next person that buys the property will have to develop phase two or come back to the Planning Commission to amend their agreement.

Mr. Smallwood went over the five items of the development agreement. The first requirement is regarding building orientation. All buildings need to be oriented towards the street, which the plans show that they are. The second requirement is to have central features. The open courtyards and green space around the commercial area qualifies. The third requirement is for outdoor spaces. The development has ample outdoor spaces with rooftop amenities, pools, courtyards, green space located throughout. The fourth requirement is to have a development agreement. The staff report serves as the first draft of the development agreement. The last requirement is to meet all of the application requirements. The applicant outlines all the requirements, which include adequate public utilities and facilities review, public services review, parking analysis and traffic impact study.

Staff finds that the proposed mixed-use development is consistent with the goals and objectives of the General Plan. Land Use #1150, High Rise Multi-Family Residential is allowed in the MCMU Zone subject to Conditional Use Permit approval by the Murray City Planning Commission. Horizontal mixed-use developments are allowed, subject to Master Site Plan approval by the Murray City Planning Commission. With conditions, the proposed development complies with the requirements of the Murray Central Mixed-Use Zone and other applicable standards of the Murray City Land Use Ordinance. Staff is recommending that the Planning Commission approve the Murray Station Apartments subject to the nine conditions listed.

Commissioner Hristou asked how high the parking structure is.

Mr. Smallwood said it will be the same as the housing, which is four stories. The housing will wrap around the parking structure.

Commissioner Hristou asked if the parking structure will accommodate the entire development or will there be ancillary parking.

Mr. Smallwood said there won't be ancillary parking. There will be some surface parking, which is required. He said the structure provides 469 spaces, and 100 additional spaces. The surface parking will take care of that requirement.

Chair Patterson confirmed that parking is prohibited on Berger Lane. That's part of the conditions.

Mr. Smallwood said that's correct. The city engineer said there is to be no parking on Berger Lane.

A brief discussion occurred between the commissioners and Mr. Smallwood regarding whether the pool area is included in the open space. If it is, that means the public would be allowed to use that. It was determined that it isn't included as open space, but rather as an amenity.

Commissioner Henrie asked if the requirement of 20% density depends on the number of stories.

Mr. Smallwood said it is based on land area.

Commissioner Milkavich asked about the Master Site Plan. She said she sees six components that need to be addressed. The first five were discussed but she didn't see that Mr. Smallwood addressed the buffering to adjacent single-family residential zones or adequate public facilities and service.

Mr. Smallwood said they weren't in the presentation but are included in the packet. He said the Will Serve letters were provided in the packet from the various departments. There is no single-family residential zoning so there's nothing to buffer from.

Commissioner Henrie and Mr. Smallwood discussed the reports from each utility department included in the packet. They talked about water meter sizes for the apartments. Mr. Smallwood said he made sure to include conditions that would address that. They also discussed building a road to work around the power easement and that there will not be any overhead obstructions for the fire department. Mr. Henrie expressed concern that all the comment from each utility will be addressed. Mr. Smallwood assured him that, if they aren't already addressed in the conditions, they will certainly be addressed when the application applies for building permits.

Commissioner Milkavich asked if the renderings presented are an accurate representation of what the development will look like.

Mr. Smallwood said they're fairly accurate.

Mr. Shupe came forward and spoke regarding the power lines. He said he met with the fire department to determine the fall of the poles. They've completed fall studies and determined they are out of the way and will not interfere with the fire department.

Chair Patterson asked Mr. Shupe if he read and can comply with the conditions.

Mr. Shupe said he did read them and will comply.

Commissioner Pehrson asked for clarification on whether the open space is for residents only, or does it include visitors.

Mr. Shupe said it's available to the visitors as well. He also said the common areas would be available for people walking the neighborhood.

Commissioner Pehrson asked if the pool area and rooftop amenities are included in the open space.

Evan Haslam, the architect for the project spoke regarding the open space. He said the open space is exclusive of the amenities.

Chair Patterson opened the public comment.

Vaughn Carlson, who owns a commercial building at the end of Porter Street and two residential homes in the same cul-de-sac, expressed his primary concern regarding the construction process and ensuring that the access road is put in first. He pointed out that Berger Lane, which the development will rely on for access, is a narrow street without sidewalks and already poses challenges for getting in and out. Mr. Carlston mentioned that he needs to run his business there, and there are seven other businesses and two residential houses on the street, in addition to Tuck Landscaping at the very end. His main worry is the potential impact of the construction on access, as well as the dirt and debris that may accumulate on Berger Lane, which already suffers from these issues due to Tuck Landscaping. He had hoped that the construction would take place entirely from the new access road, as the site has sufficient space to facilitate all construction activities, without relying on Berger Lane. Mr. Carlston expressed concern about the impact of the additional 191 residents on Berger Lane and the street's ability to handle the increased traffic. He drew attention to the existing problems on Third West, where debris has accumulated on the road, and urged the decision-makers to consider the potential impact of the development on Berger Lane. Mr. Carlston concluded his comments by reiterating that his main concerns revolve around the construction process and its effects on access and the condition of Berger Lane.

Jennifer Richardson echoed the concerns raised by Mr. Carlston regarding the impact of increased traffic on the condition of the road in front of her house. She specifically mentioned a manhole cover that has already been damaged due to the current volume of traffic, particularly from larger trucks. Ms. Richardson recalled that years ago, there was a restriction on vehicles over a certain weight limit on the street to prevent damage to the road. However, this restriction was not enforced, and the continued use of heavy vehicles has led to the complete breakdown of the area around the sewer line's manhole cover. She expressed her agreement with Mr. Carlston's concerns, emphasizing that the expected increase in traffic resulting from the development will further deteriorate the condition of the road. Ms. Richardson concluded her comments by reiterating that the more cars that travel up and down the street, the more damage will be caused to the already vulnerable infrastructure.

Chair Patterson closed the public comment period.

Mr. Smallwood said that staff can work on addressing the staging with the applicant. They are aware that road is narrow and that there are existing businesses that will have to continue to operate. City engineering staff is quite strict when it comes to project staging. He encouraged residents to call and let staff know if they see any dust on the road. He acknowledged that the landscaping business was challenging in this regard.

Mr. Shupe said the roads in his development are concrete.

Chair Patterson said that, as part of the conditions, Mr. Shupe will have to develop a site SWIP plan that will mitigate the debris from the property. The businesses that are already there probably don't have that in place.

Commissioner Richards asked how wide the road is and wondered if it meets code.

Mr. Smallwood said he doesn't know how wide it is, but that it does meet code.

Commissioner Richards asked if it might make sense to widen it.

Commissioner Milkavich noted that two of the exits are along the same route, so if one is blocked, both exits are blocked. This means there are only two exits for the property, not three.

Mr. Smallwood said, that's correct. Technically that is considered only one access point. That is something Mr. Shupe has been dealing with. There are two access points, even though it says that there are three.

Chair Patterson read aloud for the public the condition that states the applicant must avoid using Berger Lane for construction, staging dumpster services, emergency services, vehicles, deliveries, tenant parking and moving trucks.

Mr. Smallwood reiterated the city engineering staff are strict about enforcing that.

Commissioner Hristou asked if the issue with manhole cover is something that Public Works needs to get involved with.

Mr. Smallwood said that the water division mentioned that they recognize the benefit to the public and the water system in upsizing and replacing the water main on Berger Lane. They are willing to provide all fire hydrants and valves for the project that will be installed on Berger Lane and Commerce Drive. He believes that would include the manhole covers but isn't sure. Mr. Shupe will be working with Public Works on this item.

Commissioner Milkavich made a motion for the Planning Commission to grant Design and Master Site Plan Review and Conditional Use Permit approval for the Murray Station Apartments on the property located at 171 to 237 West Berger Lane subject to conditions one through nine.

1. The project shall meet Murray City Engineering requirements including the following:
 - a) Meet City storm drainage requirements, additional infiltration test may be required at the retention basin locations. Implement Low Impact Development (LID) practices.
 - b) Provide a secondary development access with sidewalk to Commerce Drive. Proposed access location may require relocation of a power pole.
 - c) Provide a UDOT level II Traffic Impact Study and implement recommendations.
 - d) Provide a site geotechnical study and implement recommendations. The study should also include infiltration test at the retention basin locations.
 - e) Dedicated property along Berger Lane and install MCMU sidewalk and park strip improvements.
 - f) Provide a drainage report and calculation.
 - g) Building footings should not extend into the proposed right-of-way.
 - h) Prohibit on-street parking on Berger Lane.
 - i) Must avoid using Berger Lane for construction staging, dumpster service, emergency service vehicles, delivery vehicles, tenant parking and moving trucks.
 - j) Water line in Berger Land needs to be upsized and looped through the site and reconnected to the new main in Commerce.
 - k) Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - l) Obtain a City Excavation Permit for work in the city right-of-way.
2. The applicant shall meet all Murray City Water division requirements.
3. The project shall meet all Murray City Wastewater requirements.

4. The applicant shall meet all Murray City Power Department requirements and meet with power department staff to plan power service to the new building.
5. The applicant shall provide details to Planning Division staff of the proposed amenities located on the first floor of phase two prior to submitting a building to verify they meet the land use ordinance.
6. The applicant shall install a temporary fire turnaround that meets Fire Department standards.
7. The proposed paseo in phase 1 shall remain open to the public at all times to allow access through the building.
8. The project shall meet all requirements of the Murray City Land Use Ordinance and the Master Site Plan.
9. The applicant shall enter into a development agreement with Murray City that reflects the requirements as stated in the land use ordinance.

Seconded by Commissioner Richards. Roll call vote:

A Patterson
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 6-0

GENERAL PLAN / ZONE MAP AMENDMENT

Lartet Properties - 1177 West Bullion Street - General Plan Amendment from Low Density Residential to Medium Density Residential - Project # 24-020

Mr. Smallwood presented the request from Lartet Properties (Jake Larsen) to amend the General Plan, Future Land Use Map, from Parks and Open Space to Medium Density Residential and zone map amendment from A-1, Agricultural to R-1-6 Medium Density Single Family residential for the properties located at 1177 West Bullion Street. Mr. Smallwood showed a map of the property boundaries and size. The applicant has requested a change to medium density residential because it's the first zoning district that allows 6,000 square foot minimum lot size for single family zoning. This application has two parts. The first part is to make a recommendation for the General Plan amendment, the second part is the zone map amendment. Mr. Smallwood covered some of the General Plan considerations, citing objective nine of the plan. He said one of the strategies ensures residential zoning designations offer the opportunity for a spectrum of housing types. He stated that staff feels that R-1-6 zoning is a good choice and in keeping with the governor's desire to focus on smaller lot single family homes and starter homes. This amendment will also support The Neighborhoods and Housing Elements, objectives one and three. Mr. Smallwood discussed how the request is in alignment with those objectives. He discussed the proposed uses for the two zones, A-1 versus R-1-6. The R-1-6 allows for many of the same uses, except for agricultural. He discussed some of the differences between the zones, including single family lot size, building height, setbacks, and parking spaces.

Mr. Smallwood then discussed the findings. The General Plan provides that flexibility and execution of the goals and policies based on individual circumstances. The proposed zoning map amendment from A-1

to R-1-6 has been considered based on the characteristics of the site and surrounding area. The impacts of the change can be managed with the densities and uses allowed on that zone. The proposed zone map amendment from A-1 to R-1-6 conforms to important goals and objectives of the 2017 General Plan and will allow appropriate development of the subject property. Staff recommends both the General Plan amendment and the zone map amendment.

Jake Larsen came forward. He had no additional information.

Chair Patterson opened the public comment period.

Brittany Powell raised several questions and concerns regarding the potential zoning changes that she believes should be addressed before moving forward with the decision to rezone. She requested more clarification on the definition of medium-density housing, specifically the story limit, the number of residences being considered within the space, and the planned location of the potential housing on the property. Ms. Powell mentioned that citizens within 400 feet of the property had concerns about townhomes being built instead of single-dwelling homes. She also inquired about the considerations given to green space alternatives that would allow the area to maintain its current zoning as parks, open space, and agriculture, rather than converting it to additional medium-density residential or, at the very least, considering low-density residential zoning. She highlighted the concerns of citizens in the area about the potential increase in traffic that medium-density housing could bring, noting that the area already experiences high foot traffic due to the Jordan River Parkway Trail. Ms. Powell emphasized that this part of Murray is characterized by a more rural atmosphere, with horse pastures and larger green spaces, including the Jordan River Parkway. She stressed that this appeal is a significant factor in people's decision to move to this section of the city. Ms. Powell expressed concern that, depending on the definition of medium-density housing and the specific plans for zoning changes, the area could potentially be transformed into an urban design with higher-density housing that does not align with the energy, aesthetic, appeal, or charm of the neighborhood. She shared that she and her family chose to move to this neighborhood precisely because of its single-family dwellings and the natural appeal of the area, particularly the Jordan River Parkway. While Ms. Powell acknowledged that they understood the inevitability of development on the last remaining pieces of land in Murray when they moved into their house, which backs up to the property in question, she expressed hope that whatever is built there will match the strengths and charms that make the area such a delightful place to live.

Dan Potts, one of the past presidents of the Salt Lake County Fishing Game Association, spoke about the organization's history and their move to Murray to escape encroaching development. He mentioned that the association helped start the state's fishing game agency, which later became the Utah Division of Wildlife Resources. Mr. Potts acknowledged that they knew their property would eventually be overtaken by development, citing the example of a 22-acre development by Ivory Homes that nearly surrounded their property. He expressed a desire to have meetings with Murray Cove, HOA, and other residents on Bullion Street to introduce the association and its representation over the years, as well as to inform them that the association owns the entire property up to the river. He shared that the association traded a parcel with Ivory Homes to develop a nature preserve on half of their remaining property, while selling the other half to Lartet. He provided a document titled "Leaving a Wildlife Preserve Legacy" to the Planning Commission, outlining their plans and the grants they have received from the First Forestry State Lands for recreational development and tree planting. He expressed hope for future collaboration with Murray on the nature reserve, highlighting the city's reputation as the most

nature-oriented metropolitan area along the Jordan River Corridor. Mr. Potts concluded by thanking the audience for their time and attention.

Gregory Costello, who developed six acres and ran cattle for over 40 years, expressed his disagreement with the proposed R-1-6 zoning. He mentioned that he sold six acres in the past, and the Master Plan designated the area as R-1-10 and R-1-8, which he had to adhere to when building. Mr. Costello pointed out that the nearby Ivory Homes development is zoned R-1-10, and he still has an acre in front of his property that he can develop as either R-1-10 or R-1-8, despite being in an agricultural zone. He advocated for sticking to the Master Plan to avoid degrading the neighborhood, which primarily consists of single-family residences. Mr. Costello expressed his concern about the potential for "boxes" to be built, referring to higher-density housing that would be incongruous with the existing R-1-10 properties. He argued that having R-1-6 zoning adjacent to R-1-10 does not make sense.

Alexis Palmer shared her experience of moving to the area from a PUD (Planned Unit Development) in Midvale, which she and her family did not enjoy. She expressed concerns shared by many in the neighborhood regarding the potential impact of the proposed development on the view, given its proximity to the parkway. Ms. Palmer highlighted the community's appreciation for the two farms in the area and the enjoyment they bring to residents. She raised concerns about the potential increase in the number of residents and the consequent impact on traffic, particularly considering the development's location near the parkway and the existing challenges posed by people crossing the street from the parkway. She pointed out that the entrance to the development would be situated close to the parkway, with only one other house and the road into Murray Hollow separating them. Ms. Palmer advocated for the plan to be presented before the proposal is moved forward or approved, allowing the community to understand the details of the development. She reiterated the concerns about the difference between R-1-6 and R-1-10 zoning, emphasizing that her family had moved to the area specifically for the current zoning. Ms. Palmer expressed her disapproval of the high-density townhomes and the overall development that has occurred off Bullion Street. Additionally, she mentioned that a school is located just up the road, and the increased traffic resulting from the development could pose a safety risk to the many children in the neighborhood who walk home from school. Ms. Palmer concluded her comments by reiterating her concerns about the potential impact of the development on the neighborhood.

Chair Patterson closed the public comment period.

Chair Patterson asked Mr. Smallwood to address the issue of proposing zone changes to the General Plan without having site plans.

Mr. Smallwood said that it is against Murray policy to propose zone changes subject to specific site plans, so they asked the developer not to present those as part of the application. Instead of showing plans, they take the zone change on its merits alone. If that zone is appropriate for the area, that's what the Planning Commission and the City Council and make their decision on. That's why there are no site plans.

Commissioner Milkavich asked if the request can be disapproved for single family homes.

Chair Patterson said she believes if they approve the zone change, it's approved for all the allowed uses or conditional uses of that zone.

Commissioner Pehrson said what he thinks Commissioner Milkavich is asking is if they don't change the zone, then it couldn't be medium density housing.

Commissioner Milkavich asked to discuss R-1-6 zoning in more detail.

Mr. Smallwood and the commissioners discussed the types of dwellings and development size for the different zones. Mr. Smallwood informed them that attached dwellings are allowed in R-1-6, R-1-8, and R-1-10. The size of development changes per zone.

Mr. Larsen said that his plan is to build eleven single family dwellings, which is below the maximum allowed. They are smaller than others located in Murray. He believes the look and feel of the design is conducive to the area. He feels the plans are mindful of traffic and pedestrians. He's aware that many people that use the trailhead nearby. He's being mindful to consider all the surrounding home developments.

Commissioner Henrie asked, since it's only eleven units, is there a reason that can't be done in the current zoning.

Mr. Larsen said it reduces the number of homes. He stated that's the maximum number of homes that can fit in that space. He also addressed the concern about the number of stories, stating that the units will be two stories.

Commissioner Pehrson thanked Mr. Larsen for the information and pointed out that visually there's little difference between the R-1-6 and R-1-8 neighborhood. He appreciated what Mr. Smallwood explained regarding the application being for the zone, not for the applicant. This way, it won't be dependent on one developer who may go bankrupt.

Chair Patterson expressed that she's pleased the nature reserve will be close by for the neighborhood.

Commissioner Richards expressed appreciation for Mr. Potts comments in providing historical context, as well as the preserves mission and vision.

Commissioner Pehrson brought up the topic of traffic. He doesn't think they'll notice much of a traffic increase from this development.

Commissioner Richards does see the concern around the trailhead, as it is already busy. He also sees the concern for the school children. He'd like those issues taken into consideration in the development process.

Commissioner Milkavich said that it's often a struggle when zone changes are brought before the commission. She does feel better about this one because it is a change to single family homes instead of something larger.

Commissioner Pehrson spoke regarding the school children. He feels it will be safer to have a neighborhood there than the current fence against the sidewalk.

The commissioners discussed the difficulty seeing pedestrians crossing to the trailhead. They acknowledged that it may be more dangerous with some increased traffic. They also said that the existing crossing lights are the best option to help people cross safely.

Commissioner Henrie asked Mr. Smallwood to confirm that this is two separate lots.

Mr. Smallwood said that's correct. He said that, if this request goes through, the applicant can then apply for a subdivision review, where the commissioners will have a chance to see the subdivision plans. Notices will be sent out and the public will have the opportunity to review the plans at that meeting.

Chair Patterson informed the public this agenda item, just like the MCD Area Plan, are recommendations for the Planning Commission to forward the items on to the City Council. She encouraged the public to attend those meetings and share their comments.

Commissioner Henrie asked if there are any issues with easements on this property.

Mr. Smallwood said if there are, those would be taken care during the subdivision review process. The zone change won't have any impact on easements.

Chair Patterson called for a motion.

Commissioner Pehrson made a motion for the Planning Commission to forward a recommendation of approval to the City Council for the requested amendment to the Future Land Use Map, re-designating the properties located at 1177 West Bullion Street from Parks and Open Space to Medium Density Residential.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 6-0

Lartet Properties - 1177 West Bullion Street - Zone Map Amendment from A-1, Agricultural to R-1-6, Medium Density Single Family - Project # 24-019

Commissioner Pehrson made a motion for the Planning Commission to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1177 West Bullion Street from A-1, Agricultural to R-1-6, Single Family Medium Density Residential as described in the Staff Report.

Seconded by Commissioner Milkavich. Roll call vote:

A Patterson
A Milkavich
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

No announcements were made.

ADJOURNMENT

The next scheduled meeting will be held on Thursday, March 21, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Commissioner Michaels made a motion to adjourn the meeting at 10:00 p.m. Seconded by Commissioner Milkavich. A voice vote was taken, with all in favor of adjournment.



Philip J. Markham, Director
Community & Economic Development Department

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, March 21, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, 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: Maren Patterson, Chair
Ned Hacker, Vice Chair
Lisa Milkavich
Michael Henrie
Pete Hristou
Michael Richards
Zachary Smallwood, Planning Manager
Susan Nixon, Senior Planner
Mustafa Al Janabi, Planner I
Mark Richardson, City Attorney's Office
Members of the Public (per sign-in sheet)

Excused: Jake Pehrson

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

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:30 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

There were no minutes for this meeting.

CONFLICT(S) OF INTEREST

Commissioner Henrie declared a conflict of interest on agenda item number six, Paul Dodge - 5991 & 6001 South Belview Avenue. He indicated he will excuse himself when it is time for this item.

There were no other conflicts of interest.

FINDINGS OF FACT

Vice Chair Hacker made a motion that the Planning Commission approve the findings of facts and conclusions for the Murray Station Apartments.

Seconded by Commissioner Milkavich. A voice vote was taken, with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

KB Signs, LLC - 5247 South Commerce Drive - Sign Manufacturing in the MCMU Zone

Mustafa Al Janabi presented the application for Kendric Shumway of KB Signs, LLC requesting Conditional Use Permit approval to allow a sign manufacturing business in the MCMU zone. Mr. Al Janabi showed a map of the property. He said the striping of the parking stalls will need to be redone. Staff is not recommending the installation of a mixed-use sidewalk because the applicant is using the property as-is. They will need to restripe the parking spots in front of the business, as well as install three parking stalls. He showed drawings of the floor plan and stated there will be six employees working Monday – Friday, 8 a.m. to 5 p.m. Due to the limited amount of on-site parking, there is a parking agreement between the owner of the property to the north and KB signs. This agreement includes six parking spaces on a lot north of the subject property, which will be sufficient. Staff recommends approval of the application.

Kendric Shumway approached the podium. Chair Patterson asked if Mr. Shumway had reviewed and can comply with the conditions. He indicated that he could.

Chair Patterson opened the public comment period. Seeing no comments, the public comment period was closed.

Commissioner Milkavich made a motion for the Planning Commission to approve the conditional use permit for KB Signs LLC at the property addressed 5247 South Commerce Drive, with the five conditions listed and adding a sixth condition stating the parking spaces shall be restriped.

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

Seconded by Commissioner Richards. Roll call vote:

A Patterson
A Hacker
A Milkavich

A Hristou
A Henrie
A Richards

Motion passes: 6-0

Goldenwest Credit Union - 6007 South Fashion Boulevard - Electronic Message Center Sign

Ben Olsen was present to represent this agenda item. Mustafa Al Janabi presented the application for Charlie Taylor of YESCO, LLC requesting Conditional Use Permit approval to convert an existing monument sign into an electronic message center sign on the property at 6007 South Fashion Blvd in the G-O zone. He showed pictures of the proposed new sign, which will conform to current zoning standards. Staff recommends approval of the application.

Ben Olsen, a representative for YESCO, approached the podium. Chair Patterson asked Mr. Olsen if he reviewed and can comply with the conditions. Mr. Olsen indicated that he could.

Chair Patterson opened the public comment period. Seeing no comments, the public comment period was closed.

Commissioner Richards made a motion for the Planning Commission to approve the conditional use permit to allow an electronic message center sign at the property addressed 6007 South Fashion Boulevard subject to the eleven conditions listed.

1. The applicant shall follow all height and size restrictions listed for signs in the G-O zone in Chapter 17.48.210.
2. The sign shall meet all EMC regulations per Section 17.48.280.
3. The sign shall be set to dim and reduce sign intensity after dark.
4. The sign shall be oriented in a way that is not a traffic hazard or a nuisance to the surrounding properties.
5. Submit a building permit application for the sign.
6. The applicant shall provide documentation demonstrating that the sign will not emit light brighter than 0.3-foot candles before passing inspection.
7. Any display on the electronic sign must remain lighted for at least 2 seconds.
8. The sign may not operate between 10:00 p.m. and 6 a.m. unless it holds a static image that does not cause illuminance in excess of the amount listed in the formula found in Chapter 17.48.280(5) of the Murray City Land Use Ordinance.
9. A minimum of five percent (5%) of the time that the sign is in use shall be devoted to public service messages.
10. The project shall comply with all applicable building and fire code standards.
11. The applicant shall obtain a building permit for the proposed signage.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson

A Hacker
A Milkavich
A Hristou
A Henrie
A Richards

Motion passes: 6-0

Commissioner Henrie excused himself for the remainder of the meeting.

GENERAL PLAN/ZONE MAP AMENDMENT

Paul Dodge - 5991 & 6001 S Belview Avenue - Zoning Map Amendment from R-1-8 to R-1-6

Paul Dodge was present to represent this agenda item. Susan Nixon presented the application to amend the zoning of the subject properties to facilitate a residential development in the R-1-8 zone, Single-Family Low Density. This application is for a zone map amendment request made by Paul Dodge. The applicant's request is consistent with the future land use map within the General Plan. She showed a map of the properties currently, as well as with the proposed zoning changes.

She indicated that the primary difference is lot size. The R-1-8 zone requires 8,000 square feet per lot and the R-1-6 zone requires 6,000 square feet per lot. Ms. Nixon reviewed and compared the zoning standards for both the R-1-8 and R-1-6 zones. Ms. Nixon showed a map indicating that about 30% of the currently zoned R-1-8 properties are below the 8,000 square feet within the greater neighborhood. She then showed a future land use map, indicating the low density residential area. The General Plan outlines objectives and goals to provide a mix of housing options and residential zones to meet a diverse range of needs related to the lifestyle and demographics including age, household size and income. The strategy is to ensure that residential zoning designations offer the opportunity for a spectrum of housing types. If the zoning is approved for R-1-6, staff anticipates that the best-case scenario for these two properties would be to have an additional two homes, for a total of four homes.

Staff recommends that the Planning Commission make a positive recommendation and forward this zoning map amendment to the City Council.

Chair Patterson asked Ms. Nixon to clarify that this request is not for a specific project or site plan. This is a zoning request only.

Susan Nixon said that's correct. She said specific projects cannot be considered with a zoning map application.

Chair Patterson had Mr. Dodge come forward and asked if he had additional information to share.

Mr. Dodge approached the podium and stated that he is not a developer – he's just a homeowner. He discussed his history with the properties and being directly adjacent to them, he decided to develop the

property himself, so that he can have full control over what will be developed there. He indicated that he asked his builder, Sterling Tholen, to attend this meeting and answer any questions.

Chair Patterson opened the public comment period.

Debbie Black, a resident living north of the subject properties, expressed concerns with the loss of open space within the city. She is concerned with Mr. Dodge's lack of upkeep on the rental properties that he owns and his unwillingness to engage with the neighbors.

Dale Bennett, representing Benchmark Engineering and Land Surveying, spoke on behalf of Paul Dodge and Sterling Tholen. Mr. Bennett emphasized that Mr. Dodge's goal is to make the flag lots viable, with single-family homes that will have a very low impact on the surrounding area. Mr. Bennett explained that the property has the required area, but the flag lot configuration requires a little more than what Mr. Dodge currently has and is the reason for the zone change.

Mark Lurie, the owner of the property to the south of the subject properties stated that he has dealt with issues such as waste coming over his fence from the rental property. He added that there are currently five vehicles parked outside the rental property, two of which are parked illegally on the wrong side of the street. Mr. Lurie expressed concerns that if two more properties are added, there could be up to 20 vehicles in an area designed for only two or three. He expressed concern about Mr. Dodge's statement about what he didn't want to look at from his house, yet the rest of the neighbors have to deal with looking at Mr. Dodge's properties. Mr. Lurie added that Mr. Dodge claimed to have reached out to the people affected by the proposal, but he did not reach out to him or Ms. Black, the two people who would be most directly impacted. Lastly, Mr. Lurie raised concerns about the potential timeline of construction, affecting the daily lives of the residents in the area.

Carol Willis, who lives on a flag lot around the corner from the subject properties, spoke about the challenges she faces as a resident of a flag lot. She mentioned that someone's front yard may be someone else's backyard and vice versa, which requires residents to be very mindful of what they put in their yards. She added that the long driveway is difficult to shovel, especially when there is no place to push the snow due to neighboring fences or garages. Ms. Willis also addressed parking issues, explaining that while two spaces may seem sufficient, families with growing children and visiting relatives may require more parking. Additionally, she mentioned that she has no street footage and no place to put her garbage cans on her side of the street, as she doesn't have a curb. She acknowledged that these issues are not necessarily zoning issues but emphasized that the proposed development would clearly require flag lots, which would lead to these long-term challenges for both the future residents and their neighbors, extending well beyond the construction phase.

Geneal Smith, who lives near the subject properties, expressed her concerns about the proposed zoning changes. She stated that she was proud to live in Murray and had purchased her property for the lot size, neighborhood safety, uniqueness, and country feel of the area. Ms. Smith felt that the proposed zoning changes would alter the very reasons she and others, including Mr. Dodge, chose to live in the area. She pointed out that the lots were narrow, and there would be limited parking at the properties, especially if they were split or turned into flag lots. Ms. Smith believed that changing the zoning would open the possibility for more people to sell their homes and attempt to do the same thing. She

mentioned that the increased number of cars parked on the street would ruin the uniqueness, aesthetics, and safety of the area, potentially diminishing home values, despite a higher tax base. Ms. Smith emphasized that adding two more homes to the property would mean an additional four to six cars driving in and out of the neighborhood, which lacked sidewalks which she explained as a positive and hopes are never installed. The increased traffic would cause more safety issues for the residents that use this to walk or play on the street affecting visibility. Ms. Smith urged the planning commission to take these issues into consideration when making their decisions.

Aaron Abeyta expressed his concerns about the proposed zoning changes, clarifying that he had nothing against Mr. Dodge or the quality of the homes he would build. Instead, Mr. Abeyta's primary worry was that many homes in the subdivision had over 12,000 square feet, making it easier for them to subdivide their properties. He pointed out that many residents in the area had nice, expensive homes, with most having well over 0.27 acres (12,000 square feet), which was the minimum requirement for subdividing into two lots. Mr. Abeyta emphasized that many residents had invested large amounts of money into their properties. They chose to live in East Murray because of the high standards and expensive homes in the area. He believed that the presence of smaller single-family homes on R-1-6 lots with 10,000 square feet would drastically affect the value of the larger properties. He inquired about the potential construction of sidewalks in the area and whether the square footage of the proposed lots factored in the sidewalks. Additionally, he questioned why two of the properties couldn't be accessed from the private lane, suggesting that this could be a good compromise. Mr. Abeyta saw no reason why the properties should not be accessible from the private lane.

Doug Smith, who purchased his home 18 years ago, expressed his concerns about the proposed zoning change. He mentioned that when he first arrived, he didn't understand the uniqueness of the neighborhood, but as he lived there longer, he grew to appreciate how the area and homes were put together. A meeting was held last Sunday with homeowners in the neighborhood which resulted with a petition including 29 signatures from homeowners in the area who opposed the change, and out of the 30 people in attendance, only one person supported the proposal. He also noted that 10 people who signed the petition lived within a short distance of the property in question. Mr. Smith questioned whether the Planning Commission took into consideration the opinions of the homeowners in the area. He emphasized that the signed letters clearly stated that the residents did not want this change to happen and move forward. Mr. Smith expressed his concern about the apparent prioritization of one individual's desires over the wishes of the entire neighborhood. He urged the planning commission to consider the neighborhood's opinions and the signed papers before them, asserting that the change was not for the betterment of their community.

Kimbell Stewart, who lives around the corner from the subject properties, agreed with the concerns raised by the other residents. He drew attention to the map, pointing out that the 30% of homes under 8,000 square feet were primarily located south, not in the immediate area where they lived. Mr. Stewart mentioned that there was already a significant amount of traffic in their small circle, which posed a danger to his three young daughters. He expressed concern about Amazon drivers speeding through the neighborhood and the potential increase in cars that typically comes with renters, further endangering children. Mr. Stewart added that this could set a precedent for future zoning changes in the future. He acknowledged the challenges of buying and living in expensive areas but emphasized that allowing this change could lead to more residents attempting to build multiple houses on their large properties,

which would not be beneficial for the city, especially their small block. As someone involved in real estate, Mr. Stewart understood the concept of maximizing square footage; however, he believed that the main goal should be to build beautiful homes that enhance the view from the front window of the existing properties. He suggested that this could be easily accomplished by constructing two nice homes with ample space, avoiding issues related to flag lots and street parking. Mr. Stewart noted that there wasn't a single valid concern or comment that opposed the idea of building two nice homes instead of four.

Catalina Ochoa expressed her disappointment in not being able to see the project plans, which she considered the most important factor in deciding about the proposed zoning change. She understood that the commission did not review the plans at this stage but questioned what guarantees there were that the proposal would not change in the future. Ms. Ochoa pointed out that there was still conflicting information on the city's website regarding the zoning classification R-1-6, which described it as "single-family medium-density residential, intended to provide varied housing style and character, PUD as conditional use." She emphasized that this information was incorrect and contributed to the confusion surrounding the proposal. Ms. Ochoa expressed concern that the development might not be limited to what was currently being proposed, given the discrepancies in the available information. She reiterated her desire to see the plans to make a more informed decision, acknowledging that she understood the city's planning process but questioned whether it was more beneficial for the residents to truly comprehend what was going to happen. Ms. Ochoa agreed with the concerns raised by the other residents and stated that the potential changes were her main concern regarding the proposal.

Sean Mason, who purchased his house on the street 22 years ago, specifically sought an R-1-8 property and found this neighborhood. He expressed his disappointment in the planning staff's recommendation to proceed with the zone change process. Mr. Mason pointed out that, according to the Murray website and the General Plan, only 2% of properties in Murray are zoned R-1-6, and he believed that recommending this change based on a single applicant's request was a poor choice. He mentioned that flag lots were added to the street years ago, and they appeared out of place in the neighborhood, which has great character and livability, apart from the lack of sidewalks. Mr. Mason's children grew up in the area, playing in the street, and he believed that increased traffic would be an issue. He referred to the Murray General Plan, which states the goal to "preserve and protect viable residential neighborhoods" and argued that denying this request would align with that objective. Mr. Mason acknowledged that there were many reasons why the proposed project was not a good fit for the neighborhood and that approving it would open a door that the residents did not want to open. He expressed his desire to maintain what they have, even if it might be considered selfish, and stated that while the change was called an improvement, he did not see it as such, but rather as a loss for the neighborhood.

Julia McMillan, who lives directly west of the properties in question, acknowledged that like other residents, she has children and a dog that frequently used the road. However, she believed that one of Murray City's goals was to allow for more medium-density housing to provide places for people to live. Ms. McMillan recognized that more cars would lead to parking in front of her house and increased traffic, but she felt it was important to move away from some of the deep traditions in Murray. Despite being part of a pioneer family in the area, she believed that sometimes tradition could hinder progress and prevent necessary changes. Ms. McMillan expressed her minority opinion among the 30 residents, stating that she was okay with building the houses and believed it would add to the neighborhood by

bringing in more families. She mentioned that due to the aging population in Murray, her children didn't have many opportunities to interact with neighbors, and adding new families with children would be a positive change. Ms. McMillan emphasized that she didn't mind who moved in and wanted to represent the minority in the neighborhood that supported the construction of these properties and the changes they would bring. She extended her approval to any future similar developments on other blocks, as she believed change was acceptable. Recognizing the limited space available in Murray, a landlocked area, Ms. McMillan appreciated the convenience of living in Salt Lake County and expressed her love for Murray, encouraging more people to move to the city.

Marissa Kurby raised a question about whether she would benefit from the zoning change by potentially being able to sell the back of her land in the future, even if it was right in front of Mr. Dodge's property. She wondered whether he would appreciate her building two houses to sell. She added that Mr. Dodge had made her life difficult since she moved in, nailing the back gate on the private lane, preventing people from walking their dogs or accessing the area. Ms. Kurby felt that Mr. Dodge had bought his way into the neighborhood. Despite these issues, she expressed her support for progress, believing that the addition of only two more houses was manageable. She acknowledged the possibility of plans changing and expressed her desire to see what Mr. Dodge intended to build. Ms. Kurby also shared a positive experience with her neighbors, who were kind and helpful during her transition into the neighborhood.

Sterling Tholen stated his appreciation for the comments made by the residents. He acknowledged their concerns about change and the potential impact on their lives. Mr. Tholen recognized the inconvenience that construction projects can cause but pointed out that everyone lives in homes that were built at some point, likely inconveniencing others in the process. Although the meeting was not focused on design specifics, Mr. Tholen addressed the concerns raised about parking, traffic, and the perceived negative impacts of increased density. He clarified that the proposed homes would likely have three-car garages, allowing for three additional parking spaces in front of each garage, and some homes might even have RV parking for added parking capacity. While some residents might have five or six cars, he questioned whether this was the case for everyone. Mr. Tholen also challenged the notion that the neighborhood's quality of life would be dramatically diminished, stating that while it's easily claimed, the reality is that the impact would be marginal once the dust settles, as two additional homes would be added to the street. Regarding parking and traffic concerns, he doubted that there would be an extra 40 to 50 cars in traffic per day, as some residents had suggested, although he acknowledged that it might be a possibility.

Casey Butcher, who grew up on the street next door to the rental properties, highlighted the unique nature of the neighborhood compared to the other houses shown on the map. He pointed out that the neighborhood consists of only two streets that are not through streets, requiring residents to loop back out the same way they entered, which keeps the area more private. Mr. Butcher raised a concern about adding multiple smaller houses right next to, across from, and in front of very large houses, questioning whether the new residents would be as happy and if that would result in a different neighborhood dynamic that may not fit well. Regarding the concerns about the private lane and easements, Mr. Butcher acknowledged that the homeowners have invested a lot of money into the lane, but he believed that buying the property was the only way to control access to it, and any arising issues could be addressed through other means. He also mentioned that there is enough space to further develop the properties, even without resorting to flag lots, by focusing on quality rather than quantity of houses. Mr.

Butcher stated that development itself is not the problem, and understands that there will always be renters, which he did not consider an issue. He noted that the quality of renters and the care for rental properties can be a concern. Mr. Butcher also pointed out that Murray has seen a lot of development over the years, including apartments and condos that add diversity to the city. Lastly, he expressed skepticism about the ability to fit four homes with three-car garages and RV parking on the two properties in question, stating that it didn't make sense to him, acknowledging that the actual plan was unknown. Mr. Butcher concluded by expressing his thoughts as someone who grew up in and loved the neighborhood and still feels a strong connection to it.

Heidi Anderson, who has lived in the neighborhood with her husband for about 22 years, expressed her confusion regarding the public hearing portion of the meeting. She wanted to go on record stating that she agreed with most of the comments made by the other residents during the hearing. Ms. Anderson felt the need to stand up and verbally express her agreement with what had been said by others.

Joann Hanson expressed her concern about rental properties and the need for Mr. Dodge to monitor their renters' behavior. She mentioned that every morning, they hear a car with a loud engine speeding down their street when children are walking to school. Ms. Hanson also raised the issues of the high crime rate associated with the rental property, urging the commission to review police reports. She stated that police visit the rental house frequently and have had the Drug Enforcement Administration (DEA) and SWAT teams present as well. Ms. Hanson emphasized that the crime rate from this home is a significant concern for the residents, who all have families and do not want to see an increase in crime. She stated that if Mr. Dodge cannot properly manage his renters, he should not be allowed to build more rental homes. Ms. Hanson added that the police are familiar with the renters by name and stressed that the residents must worry about the crime rate stemming from these rental properties.

Egon Feday stated he is a relatively new resident compared others in the neighborhood and shared his experience of moving to the area with his family after their apartment building burned down. They were seeking a quiet space to raise their two children and now live in the vicinity of 15 to 20 kids. While appreciating the concerns raised by other residents, Mr. Feday found himself more on the fence regarding certain aspects of the issue. He acknowledged that the current renters on the property might not be ideal, but he believed that the quality of the houses would improve, leading to higher rental prices and the eventual relocation of the current renters, which could potentially resolve that issue. Mr. Feday agreed with the concerns about traffic and lack of sidewalks in the area. Mr. Feday's main concern was the lack of information and the disconnect between this part of the procedure and the actual plan itself, making it difficult for residents to make an informed decision without knowing what's coming. He indicated that the numerous previous rezoning instances suggest that the General Plan and zoning areas have not been adhered to, and he didn't believe that this should be a reason to continue the practice. Mr. Feday also criticized the analysis provided in the information packet, stating that it was more of an opinion piece advocating for the rezoning rather than a balanced analysis presenting both pros and cons. He noted that while the conditional uses might be similar between R-1-6 and R-1-8, the underlying purposes are very different. Additionally, he referred to the General Plan, which emphasizes protecting the integrity and quality of life in neighborhoods and ensuring a smooth transition from commercial to residential areas. Mr. Feday expressed that he didn't see any master plan on how this change would fit into the wider context, which he considered essential for residents to understand whether they should support the rezoning or not.

Lorilee Berry, who moved to the neighborhood 25 years ago, expressed her agreement with almost everyone who opposed the division of the lots. She stated that they chose to live in the area because of the large lots and she doesn't want to see that aspect of the neighborhood disappear. Ms. Berry emphasized her agreement with all the people who don't want the rezoning to happen and urged the Planning Commission to keep the residents' opinions in mind.

Colleen Abeyta addressed a specific concern regarding the map shown during the meeting, which displayed properties below 8,000 square feet. She pointed out that the map did not indicate whether those properties were zoned as R-1-6, and the quoted zoning percentage of 2% in Murray referred to properties zoned for R-1-6. Ms. Abeyta added that the properties built prior to zoning, or those that were not as critical to the zoning, should not be taken into consideration. Ms. Abeyta expressed concern that a change in zoning could lead to the potential increase in population in the area. Ms. Abeyta, a parent herself, acknowledged that while parents are responsible for ensuring their children's safety and the safety of the roads, they bought homes in Murray for the environment they desired. She expressed concern that if the zoning change is approved, it would not only impact the number of cars and the safety of children but also alter the character of Murray. Ms. Abeyta described Murray as a "small town in a big city" and feared that this aspect would disappear if the grassy areas for future generations to play in were lost and the smaller, close-knit communities were replaced by increased density. She pointed out that there are many dense areas and rental options available in the valley for those seeking such accommodations, and property owners can sell their properties and buy elsewhere that already has 6,000 square foot requirements. Ms. Abeyta emphasized that while property owners can do what they want with their property within the current zoning requirements, changing the zoning would change Murray, which she believes is not what any of the residents bought into Murray for.

Seta Ochoa said she really likes living in Murray. She says it's very quiet and beautiful. She doesn't want to see anything destroy that.

Mr. Smallwood read an email from Mike Conway. Mr. Conway has lived in the neighborhood for 17 years and expressed his support for Mr. Dodge's request. He pointed out that the area has many older homes situated on large lots, which can present difficulties and obstacles for the owners when it comes to maintaining and managing their properties. Mr. Conway, having known Mr. Dodge for many years, described him as someone who is deeply concerned about what is best for the neighborhood. He believed that the plan Mr. Dodge has presented, compared to all other possible options, would be the most beneficial for both Mr. Dodge and the neighborhood. Mr. Conway expressed concern of a trend replacing small homes in a neighborhood with large, expensive homes that seem out of place and do not fit well on the lots. He expressed his belief that Mr. Dodge had thoroughly investigated all possible options and that his plan does what is best for the neighborhood.

Mr. Smallwood read an email from Patty Dodge, a homeowner in the neighborhood and a partner in Down Home LLC, which owns the subject properties. She explained the decision-making process behind their plans for the properties. When the home was vacated, they initially chose to keep the two properties together with the intention of either selling, fixing, or building on them. Although there were interested parties who wanted to purchase both lots, Ms. Dodge and her partner realized that they would have no control over how the properties would be developed or what they would look like. Ms.

Dodge stated their reluctance to build on the lots, but upon assessing the two existing houses, they determined that they were old, small, and would require too much investment to improve them to a point where they could be viable options for selling or renting. Ms. Dodge also mentioned that when they first moved to the area, and for many years until they found someone to garden, the back half of both lots was nothing more than mowed down weeds. After considering the properties, Ms. Dodge concluded that it would be much more attractive to see nice single-family homes on the back lots rather than the state they had been in for the past 13 years. While it would be easier for them to sell both properties and let someone else develop them as they wished, Ms. Dodge and her partner decided to invest their time and money in ensuring that the changes made would be an improvement to the neighborhood and community, as they also live in the area. Recognizing that the aging neighborhood is likely to face changes in the coming years, they wanted to ensure that the changes made on those lots would be attractive and welcoming to both new families and the existing residents.

Mr. Smallwood read an email from Justin Bird, who said he's reviewed Paul Dodge's proposal and has decided that it's in the best interest of the neighborhood and surrounding area, and he believes it will improve and add value to our community.

Mr. Smallwood read an email from Gwyn Anglesey that stated she lives in the neighborhood and is not opposed to Paul Dodge building a low-density to medium-density single-family home on his property at 5991 & 6001 South Belview Avenue.

Mr. Smallwood read an email from Melissa Genaux, who expressed her strong opposition to the proposed change in their neighborhood's zoning from low-density to medium-density. She understood that Mr. Dodge had made this request to tear down the bungalows on his adjoining properties at 5991 and 6001 South Belview Avenue and build multiple dwelling buildings on each lot. Ms. Genaux opposes this proposal for several reasons. Firstly, she believed that large modern structures such as townhomes would not be in keeping with the nature and historic value of the neighborhood. Secondly, she expressed concern of increased traffic that multiple dwellings like townhomes would bring. Ms. Genaux pointed out that Mr. Dodge did not plan to allow access to the proposed structures from the existing lane at 450 East, meaning that a single driveway entrance on Belview Avenue would need to accommodate multiple units on each property. She believed this would have a serious negative impact on garbage pickup, snow removal, and parking in the neighborhood. Furthermore, Ms. Genaux suggested that there are numerous buyers who would be interested in purchasing the existing homes on these properties, and they could improve the homes with plumbing and electrical upgrades while maintaining the area's historical value. She thanked the Planning Commission for their attention to this matter and urged them to consider doing their part to prevent the further defacement of historical homes and neighborhoods for the short-term profit of a few property owners.

Mr. Smallwood read an email from Brian Peek. He stated that they could not support the proposal, as he believed it would be detrimental to their neighborhood. Mr. Peek mentioned that he understood from Mr. Dodge that the property would be developed into a group of townhomes. He was informed that there would not be a street connecting Belview Avenue to the lane at 450 East, but rather a driveway without curb and gutter to serve the dwellings. Mr. Peek expressed concern that the increased traffic, as well as issues related to garbage pickup and snow removal, had apparently not been addressed. He found it distressing to hear that no road would infringe upon the homes on 450 East,

leaving the problems for their neighborhood to deal with. Mr. Peek and his wife could not support the proposal, and they suggested that if the properties involved do not generate the income the owner desires, they should be sold to those who would be interested in improving the existing homes. They firmly stated their opposition to any change in the use of the property, emphasizing that any such change needs to benefit their neighborhood, not a business interest.

Mr. Smallwood read an email from Valeen Afualo, who expressed her support for the development. She has lived in the area since 2004 and noticed the increase in population within the city. Ms. Afualo acknowledged that people need to live somewhere, and she would rather see a small growth project in her neighborhood, involving one to four homes, than the large apartment blocks or projects of 50 to 100 people that she has observed in other parts of Murray, as well as in Midvale and South Salt Lake. She described Mr. Dodge as a kind and sensitive landlord who would consider community feedback in his project design and aesthetic. Ms. Afualo expressed her preference for having single-family homes built in her neighborhood rather than condos or apartments. She stated that she trusts Mr. Dodge to build homes that will blend in with the neighborhood and retain the spirit of Murray as a city.

Mr. Smallwood read an email from Cory Lains. He expressed his concerns regarding the proposed zoning changes for the lots in question. Mr. Lains' concerns were increased traffic and the risk that poses to children and secondly his fear that zoning change would lead to the creation of two additional poorly maintained rental units on their street, which could impact the safety of the area and the value of the surrounding homes. He noted that the current rental properties on the street are very poorly looked after. If the zoning change were to be approved, Mr. Lains believes that the new houses should be sold to families or owners who would live in them. Otherwise, he stated that he would not be in favor of additional rental homes on their street.

Mr. Smallwood read an email from Tarra Rossland. She expressed her opposition to the proposed zoning change for the subject properties, stating that these properties should remain single-family low-density lots. She indicated that one of the reasons her family chose their home was because the neighborhood's design allows for minimal traffic, making it ideal for raising their son, who can easily ride his bike, scooter, or skateboard around the block loop with minimal traffic encounters. Ms. Rossland pointed out that the neighborhood does not have any sidewalks, so children often ride their bikes in the road. She stated that with increased housing on the street, there would be an increase in the number of cars, as each dwelling requires two parking spaces, and average homes have two or more cars. Ms. Rossland urged the commission to visit the neighborhood to understand the huge impact this change would have. Beyond the practical concerns that increased density brings, such as traffic, power, electrical, and fire response issues, Ms. Rossland worried that any new medium-density development would cram houses onto these narrow lots, resulting in designs that are inconsistent with the look and feel of the neighborhood. She also pointed out that, as far as she could tell, there were no medium-density lots approved in this neighborhood or any of the surrounding areas, as shown in the future land use map in the meeting packet. While acknowledging that there are locations within Murray where approving these kinds of zoning changes would make sense, and she would fully support them, Ms. Rossland stated that the Afton-Belview subdivision is not the right location. She referred to the overall goal of Chapter Five Land Use and Urban Design Elements, which aims to provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces. Ms. Rossland believed that by denying the zoning

change, the Planning Commission would be supporting a livable neighborhood, as adding housing would not increase the livability of this area. She emphasized that one of the most appealing factors of the neighborhood is the large lots, describing it as an oasis tucked into the city, and any modifications to the lots would change that. Ms. Rossland strongly opposes any zoning change to the Belview and Afton neighborhood lots, urging the Planning Commission to protect the uniqueness of the area by voting against the proposed rezoning of 5991 and 6001 Belview Avenue.

Mr. Smallwood read and email from Ryan Stock. He stated his support of the zoning change from R-1-8 to R-1-6. This allows additional units of housing which the city and state are in desperate need of while still being residential and maintaining a great neighborhood feel. He thought this would be the best fit for the parcels in question and welcomed the zoning change in our neighborhood.

Chair Patterson closed the public comment period.

Ms. Nixon clarified that the proposal would not allow for multifamily or townhomes, as they are not permitted in the R-1-6 zone. Regarding the construction of potential new homes, Ms. Nixon acknowledged that construction can be an inconvenience for neighbors and pointed out that everyone lives in homes that have inconvenienced someone else during their construction. Ms. Nixon noted that there are regulations in place to mitigate some of the issues associated with construction, such as dust control and limits on hours of operation.

Ms. Nixon agreed with the difficulties associated with flag lots, such as one home's front yard facing another's backyard. She emphasized that when purchasing a home on a flag lot, buyers should be aware of what they are getting into. She also mentioned that flag lots have longer driveways due to the private drive accessing the property alongside another home. Ms. Nixon pointed out that flag lots are permitted uses throughout the city, with three flag lots already existing within the subdivision.

Chair Patterson asked Ms. Nixon if she would address some people's questions about the requirements for a flag lot and if other properties in this neighborhood meet those requirements what that would mean.

Ms. Nixon said there are three in the subdivision. The one on the west side of Belview, predates the city's current flag lot regulations. The regulation states that residents are only allowed one flag lot per existing dwelling, which requires a 28-foot-wide access way to the new home. Twenty feet of which must be hard asphalt and four feet must be landscaping on each side. It does require 125% of the underlining zone for the minimum area for a flag lot. In this case, 8,000 square feet is the standard minimum lot size. But if they were to have a flag lot, they would be required to have 10,000 square feet.

Chair Patterson clarified that if a property can meet those requirements, they would be able to do a flag lot.

Ms. Nixon said that's correct. She mentioned that another difference between the R-1-6 and R-1-8 zones is that the R-1-8 zone requires a minimum 80-foot width at the 25-foot front setback for an interior lot. The R-1-6 zone requires a 60-foot minimum lot width. She pointed out that Mr. Dodge's properties

currently are legal nonconforming to the current R-1-8 zone. As far as the lot width, they are less than the 80 feet.

Ms. Nixon stated that 450 East is a private lane and that the code was changed in 2008 which prohibited any new creation of single-family lots on a private road. It is not possible to have another lot or parcel access off 450 East.

Vice Chair Hacker asked if that is in Murray City ordinances.

Ms. Nixon said it's in the city's subdivision code.

Commissioner Richards asked if the code could be changed.

Ms. Nixon said the issue was discussed extensively. Staff held numerous meetings and it was studied for over a year. All the elected officials at the time, and many of the city departments agreed on this. She said it's possible, but not likely.

Commissioner Milkavich asked if this zoning change where approved, if there's an opportunity to build a townhomes or condos on this property.

Ms. Nixon said no.

Commissioner Milkavich asked if there were a chance the city would require that they put sidewalks in the subdivision.

Ms. Nixon said although there is a right-of-way as part of residents' front yards, she highly doubts that would happen because there would be two properties that would have sidewalks that went nowhere. She said the city could decide to do a special improvement district, and in that case, they might put sidewalks in.

Ms. Nixon then discussed parking issues. She said for single-family homes, the city only requires two spaces per home. For an apartment, the city requires 2.5 spaces, noting that apartments are not allowed. She mentioned the requirement for apartments to make the public aware that the city does require more spots for apartments.

Commissioner Milkavich asked Ms. Nixon if the city code can dictate whether homeowners must live on their property or if they can rent their property.

Ms. Nixon said that city code does allow for a single-family home to be rented as a single-family home, meaning that it must remain as one unit, not split into different units with different kitchens.

Commissioner Milkavich clarified that they cannot tell homeowners that they can't rent their property.

Ms. Nixon said that's correct. They can't prohibit someone from renting.

Mr. Smallwood pointed out that this isn't just city code. This is the Federal Housing Act.

Ms. Nixon then discussed traffic. She said that, per the Institute of Transportation Engineers, a single-family home generates an average 10 trips per day. This equates to about 20 vehicles.

Ms. Nixon addressed a comment that the Planning Commission has already recommended approval. She said that this is a staff presentation to recommend to the Planning Commission. The Planning Commission makes their own decision.

Chair Patterson asked Ms. Nixon to explain the process of presenting a staff report and why they are no pros and cons listed in the presentation, as well as if a project meets the requirements, how staff concludes recommending or denying a project.

Ms. Nixon said that when they get the application, they look to see if applicant's proposal is viable. Staff doesn't want to waste anyone's time if the project isn't viable, so they are very thorough in their work, in making sure the application meets the requirements of the zone. In this case, there is not an existing plan to look at yet, as this is a zoning request.

Chair Patterson asked Ms. Nixon to discuss what is the obligation of staff and the Planning Commission when an applicant can meet zoning requirement.

Ms. Nixon said that property owners have certain rights to their property. If a property owner can develop their property, according to the underlining zoning regulations and requirements, planning staff and the Planning Commission are obligated to approve the application. For example, if Mr. Dodge could meet the zoning requirements, they are obligated to approve that.

Chair Patterson said these are the same rights as any property owner in this area.

Commissioner Milkavich said it isn't about whether she likes an idea. If she voices her own opinion, and votes against a project based on her opinion, the applicant can sue the city, which will only waste tax dollars, since the applicant will win because their project meets city code.

Ms. Nixon clarified that a rezone or zoning map amendment is a legislative action. That is up to elected officials to vote upon, unlike the development of a property, which is determined by whether it's part of city code and a permitted use.

Commissioner Milkavich asked if residents wanted to voice their opinion in a legislative setting, would they do that with the City Council.

Ms. Nixon said that's correct. The Planning Commission is just a recommending body to the City Council, who will make the decision.

Ms. Nixon addressed the public comment regarding PUD's being allowed. She said that PUD's are allowed for single-family attached homes as a conditional use in the R-1-6 zone; however, there must be a minimum of two acres to have a PUD. That means this is not a possibility for this property.

Ms. Nixon said if the City Council approved the zoning, and if Mr. Dodge decides to subdivide it, there would be another public hearing with the Planning Commission that the public will receive notices for.

Vice Chair Hacker asked Ms. Nixon to define what a PUD is for the audience.

Ms. Nixon said it stands for planned unit development. They are allowed in most residential zones, but they are conditional use. She said they have strict regulations that they must meet, including a minimum of two acres of land.

Chair Patterson said that someone asked if the zoning change is applicable to the whole subdivision.

Ms. Nixon said no. This request is specific only to Mr. Dodge's property. The zoning is only for those two lots, not any other lots. Other property owners would have to petition if they wanted to do a zone change.

Chair Patterson confirmed that a property owner could do if they wanted to.

Commissioner Hristou said he feels that some of the concerns that were brought forward are very legitimate. He said there may be a disconnect as to what this commission's role is versus who ultimately makes approval. He said it's hard without the specific building plans and details.

Chair Patterson said she understands it is frustrating to have the zoning looked at independently of any kind of project. She said she's been on the commission long enough that she's seen situations occur where a project was approved that never ended up being developed because the developer's funding fell through. She feels this is a sound decision on the part of the city to not promise something that may not end up being delivered. The Planning Commission is only looking at whether this is worth forwarding a recommendation to the City Council, who will make this decision whether an R-1-6 single-family low-density residential zone is consistent with the General Plan for this property. She feels everyone's concerns are valid and she understands the frustration. She wants everyone to understand the role of the Planning Commission in this process and the experience they have in reviewing zoning changes of this nature.

Vice Chair Hacker addressed the audience with some comments. He said they know this development is going to be single-family homes if it gets developed at all. He said that some residents expressed concern that this development would decrease value of your property. He said that, based on the experience of the Planning Commission, they have not seen a decrease in property values from the development of such projects. He wanted to reiterate that anybody in this neighborhood can change their property from an ownership to a rental property. That is not going to change. He feels this project could add value to the neighborhood. He said there are already people in or properties in this area that can have flag lots on their properties. There are some bigger lots, so change is happening. Change is happening all over Murray. Like many residents, he would like to keep those neighborhoods the same, but he acknowledged that when property changes hands, it has the potential to become a rental property. That's the way things are going.

Vice Chair Hacker made a recommendation that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zoning map designation of the properties located at 5991 and 6001 South Belview Avenue from R-1-8 single-family low-density residential to R-1-6 single-family low/medium-density residential, because it is consistent with General Plan as described in the staff report.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Hacker
A Milkavich
A Hristou
A Henrie
A Richards

Motion passes: 6-0

Vice Chair Hacker asked to address the audience. He thanked them for coming and providing their thought-provoking comments. He said the Planning Commission appreciated them being here tonight.

ANNOUNCEMENTS AND QUESTIONS

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

ADJOURNMENT

Commissioner Richards made a motion to adjourn the meeting at 8:35 pm. Seconded by Vice Chair Hacker. A voice vote was taken, with all in favor of adjournment.



Philip J. Markham, Director
Community & Economic Development Department

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Remedy Tattoo Parlor
PROJECT NUMBER: 24-038
APPLICANT: Lonnie Tibbals
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting a conditional use permit to have an additional space to operate a tattoo parlor with six new stations inside an existing unit.

II. MUNICIPAL CODE AUTHORITY:

Municipal Code Ordinance 17.160.030 allows Tattooing Parlors (LU#6295) within the C-D zoning district subject to Conditional Use Permit approval by the Planning Commission.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on April 4, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed use for a tattooing parlor (#6295), is allowed in the C-D, Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City

General Plan in this area.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a tattoo business on the property. The vote was 6-0 with Commissioners Richards, Pehrson, Henrie, Hristou, Hacker and Patterson in favor and none opposed. The approval is contingent on 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.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
4. The applicant shall ensure that all required state and county health permits are in place and that all health department requirements are met with respect to the establishment itself and the professionals operating therein.
5. The owner shall provide staff with a landscape plan that meets the requirements of Chapter 17.68 of the Land Use Ordinance.

VII. FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 2nd DAY OF MAY, 2024.

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

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V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed use for a tattooing parlor (#6295), is allowed in the C-D, Commercial Development 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

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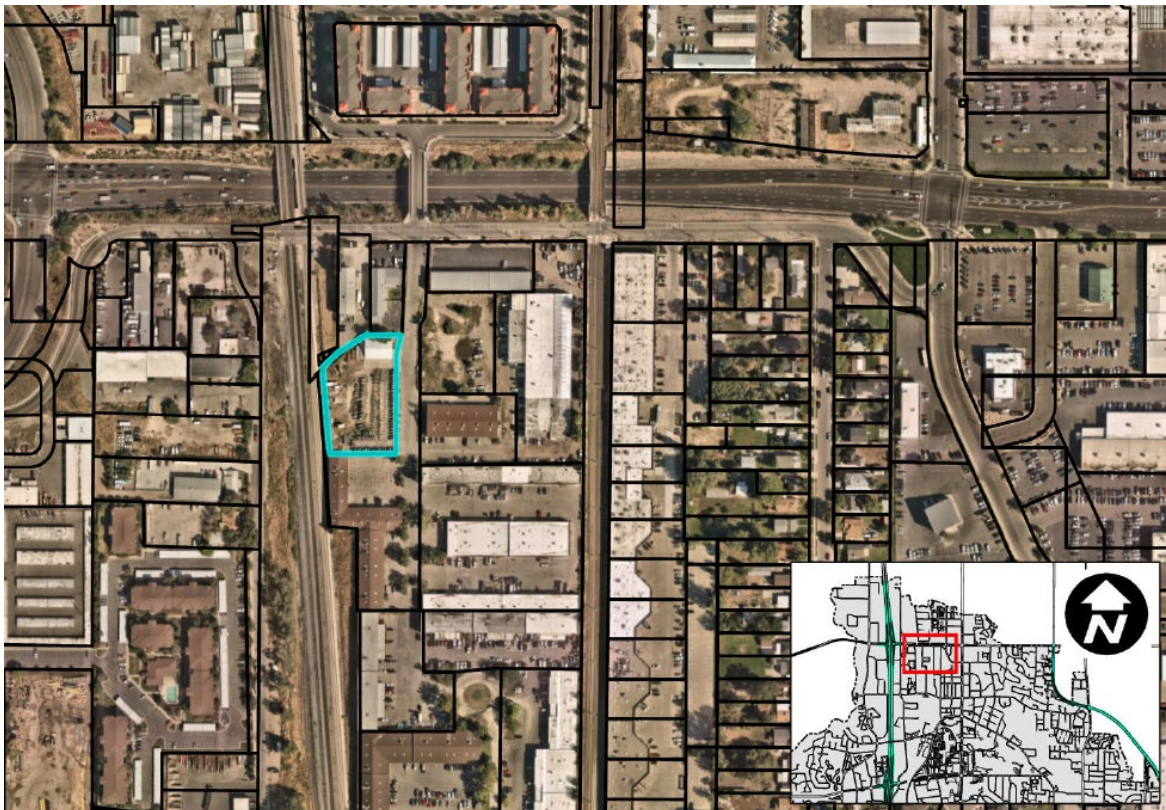
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AGENDA ITEM # 4 Apollo Marble & Granite

ITEM TYPE:	Conditional Use Permit and Site Plan Review		
ADDRESS:	4538 South 160 West	MEETING DATE:	May 2, 2024
APPLICANT:	Eric Carter, Method Studio Architecture	STAFF:	Mustafa Al Janabi, Planner I
PARCEL ID:	21-01-427-031	PROJECT NUMBER:	PZ-24-017
ZONE:	M-G, Manufacturing General	Land Use No.	3270
SIZE:	0.92 acre site 15,700 ft ² building		
REQUEST:	The applicant would like to build a new building to conduct granite countertop manufacturing		



I. LAND USE ORDINANCE

Section 17.152.030 of the Murray City Land Use Ordinance allows Cut Stone and Stone Product Manufacturing (LU #3270) within the M-G zoning district subject to Conditional Use Permit approval.

New buildings in the M-G, Manufacturing General zoning district require Site Plan review. Typically, these are conducted as a staff level approval. Because the applicant is required to obtain a CUP, staff is presenting the Site Plan review as well to consolidate applications.

II. BACKGROUND

Project Location

The subject property is located within a large industrial complex with multiple different light to heavy industrial buildings. This property fronts on 160 West, a private road.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Industrial	M-G
South	Industrial	M-G
East	Industrial	M-G
West	Rail Line	M-G

Project Description

The applicant proposes to operate a granite countertop manufacturing business at 160 West. and 4538 South. The warehouse space will be used to build a new fabrication, showroom, and office on site.

Operations

Apollo Marble & Granite, a local stone-working company, plans to build a new stone fabrication shop, showroom, and offices on a site currently used as their slab storage yard located at 4538 South 160 West. The applicant anticipates a total of ten (10) employees. Granite will be cut within the warehouse space. The employees will have five (5) trucks to associated with the business.

Site Plan

The applicant has provided a site, grading and drainage, and utility plans with this application. The M-G zoning district does not contain requirements for parcel area, width, or building coverage. There are the following setback requirements:

- Front setback is twenty feet (20') from the property line.
The applicant has indicated that the building will be located at the twenty foot (20')

- setback line.
- Side setback is twenty feet (20') only when located on a corner.
This property is not located on a corner and therefore does not have a required side yard setback.

Height Regulations

Height in the M-G Zone is restricted by its proximity to residential zoning. If a building is within 100 feet of a residential zone the building is limited to thirty-five feet (35'). Buildings may increase in height beyond thirty-five feet (35') by one foot (1') for every four feet (4') of setback from a residential zone.

The applicant's proposed building is thirty-one feet (31') in height. The nearest residential zoning district is approximately 657 feet away from this property. Staff has no concerns with the applicant's proposed height.

Floor Plans

The floorplans provided by the applicant includes approximately 15,700 square feet of space gross with a 15,641 sq ft on level one and 2,131 sq ft on level.

Access

The proposed building is located within a large industrial park that is accessed provided from 160 West, a private road, as it intersects with 4500 South. The property currently has two accesses onto 160 West. The proposal removes the southern access and leaves in place the forty-seven foot (47') access on the north side. Section 17.72.100(C)(1) requires that driveways be no less than twenty-five feet (25') and no more than fifty feet (50'). Staff does not have any concerns with the proposed access.

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 warehouse floor area, or one space for each employee, whichever is greater. The proposed building has a net total of 14,357 ft² of warehouse space requiring nineteen (19) parking spaces, and a total of 788 sq ft of office area, requiring three (3) parking spaces. This results in a parking need of twenty-two spaces. The applicant has proposed twenty two (22) spaces. Staff does not have concerns with the parking.

Landscaping

The M-G, Manufacturing General zone, section 17.152.100 does not require a minimum percentage or amount of landscaping on properties. The previous section and section 17.68 require ten feet (10') of landscaping within the front setback area for commercial properties. The subject property does provide landscaping along 160 West. Because 160 West is a private

street, the typical landscaping standard of three (3) trees, five (5) five-gallon shrubs, and ten (10) 1-gallon shrubs per 100 linear feet of frontage does not apply. There is no landscaping located on the rear of the property as this is used for fire apparatus access. The proposed landscaping meets the requirements of both sections and staff does not have any concerns.

Refuse

Section 17.76.170 requires that all refuse containers be closed and covered at all times. These containers must be enclosed by a solid barrier fence with attached solid barrier access gates. The enclosure may be up to eight feet (8') in height with a minimum gate width of nine feet (9').

The applicant has not provided a location for a container, if in the future the applicant would like to have one on site, they will need to comply with the above referenced requirements.

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 building will contribute to the reinvestment into an existing industrial park and will be a benefit to the larger neighborhood by ensuring the business' 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 granite countertop manufacturing and new building will be in harmony with the allowed uses in this zoning district and others found in the area. The granite stored outside will be relocated to inside the shop thus enhancing the area overall.

- 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 granite business were made available to Murray City department staff for review and comment on April 16th, 2024. The following comments have been provided by the reviewing departments:

- Engineering Division recommends approval and states:
 - Meet City storm drainage requirements, on-site retention of the 100-yr 12-hr storm is required. Implement Low Impact Development (LID) practices where applicable.
 - Provide site drainage report and calculations.
 - Develop a site erosion control plan and implement prior to beginning site work.
- The Murray City Fire Department recommends approval following the IFC 2018 code. The Fire Marshall have worked with the applicant and staff and as long as the occupancy remains F-2, fire extinguishers will be required per NFPA 10.
- Murray City Wastewater Division recommends approval and states:
 - On utility sheet note the size and type of material that will be used for the sewer lateral.
 - Will there be any floor drains in the shop area? If so separator and sampling manhole will need to be installed.
 - Need to see full plumbing plan in order to do a full review.
 - Note on the plan all work must meet Murray Wastewater Specification.
 - Include all applicable specification directly from the Murray Wastewater specification book.
 - <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>.
- Water Department recommends approval with the following comments:
 - All water utility work must follow Murray City Water Specification and Requirements: <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>
 - Water Meters are to be set in a landscaped area.
- The Power Department stated power will be served from the east side of 160 West. The customer will need to dig or bore across the road to a new primary junction cabinet.

When the time comes to build the new building(s), we will want to have an on-site meeting to plan the new electrical service(s).

The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.

Other reviewing departments recommended approval without conditions or concerns. The preceding comments are addressed as conditions of approval in the final section of this report.

V. PUBLIC INPUT

Seventeen (17) 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 cut stone and stone product manufacturing, staff concludes the following:

1. The proposed use for a granite countertop manufacturing business (LU #3270), is allowed in the M-G Zoning District subject to Conditional Use Permit approval.
2. With conditions, 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 the Site Plan and Conditional Use Permit to allow the operation of a granite and product manufacturing business at the property addressed 160 West 4538 South,** subject to the following conditions:

1. The applicant shall meet all requirements of the Engineering Department including:
 - a) Meet City storm drainage requirements, on-site retention of the 100-yr 12-hr storm is required. Implement Low Impact Development (LID) practices where applicable.
 - b) Provide site drainage report and calculations.
 - c) Develop a site erosion control plan and implement prior to beginning site work.
2. Stone products shall not be stored outside of the shop or in the parking lot.

3. The applicant shall meet all requirements of the Murray City Departments and shall ensure traffic flow allowing for emergency services vehicle access.
4. The applicant shall meet all requirements of the M-G Manufacturing General zone, Section 17.152.
5. The applicant shall meet all landscaping requirements in Section 17.68.
6. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
7. The applicant shall apply for applicable building permits for the building and any proposed signage.

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: APOLLO MARBLE & GRANITE: SHOP & SHOWROOM
Project Address: 4538 S 160 W
Parcel Identification (Sidwell) Number: 21014270310000
Parcel Area(acres): 0.92 Current Use: STORAGE Proposed: STONE SHOP
Floor Area(square feet): ~10,000 Zoning District: M-G Land Use Code: 3270

Applicant Information

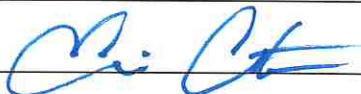
Name: ERIC CARTER
Mailing Address: 360 ASPEN AVE City: SLC State: UT ZIP: 84101
Phone #: 801-932-4422 Fax #: _____ Email Address: eric@method-studio.com

Property Owner's Information (If different)

Name: KIRAN (GARY) MANUKYAN
Mailing Address: 153 W 24650 S City: MURRAY State: UT ZIP: 84107
Phone #: 801-685-2444 Fax #: _____ Email Address: garymanukyan@yahoo.com

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

APOLLO MARBLE & GRANITE REQUESTS CONDITIONAL USE TO BUILD A
NEW FABRICATION SHOP, SHOWROOM, & OFFICES ON A SITE
CURRENTLY USED AS THEIR SLAB STORAGE YARD.

Authorized Signature:  Date: 02/08/2024

For Office Use Only

Project Number: P2-24-017 Date Accepted: 2/9/24
Planner Assigned: Mustafa Al Janabi

Property Owners Affidavit

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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 30 day of January, 2024.

[Signature]
Notary Public

Residing in DAVIS County

My commission expires: 02/21/2027



Agent Authorization

I (we), Nazeli Manukyan, the owner(s) of the real property located at 4538 s 160 w in Murray City, Utah, do hereby appoint ERIC CARTER, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize ERIC CARTER to appear on my (our) behalf before any City board or commission considering this application.

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the 30 day of January, 2024, personally appeared before me Nazeli Manukyan the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary public

Residing in: DAVIS County

My commission expires: 02/21/2027



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

Property Owner Name: Nazeli Manukyan Phone: 801-913-3630

Property Address: 4538 s 160 w Murray, UT 84107

Name of Organization/Business: Apollo Marble & Granite

Contact Person: Gary Manukyan Phone: 801-541-5026

Address: 153 W 4650 S City: Murray UT Zip 84107

Email address: garymanukyan@yahoo.com

Project Description: Commercial Development

Additional information or comments:

Per City Code Section 17.76.180: Multi Warehouse Facilities:

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

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

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

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

Signature:  Date: 1.30.2024

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

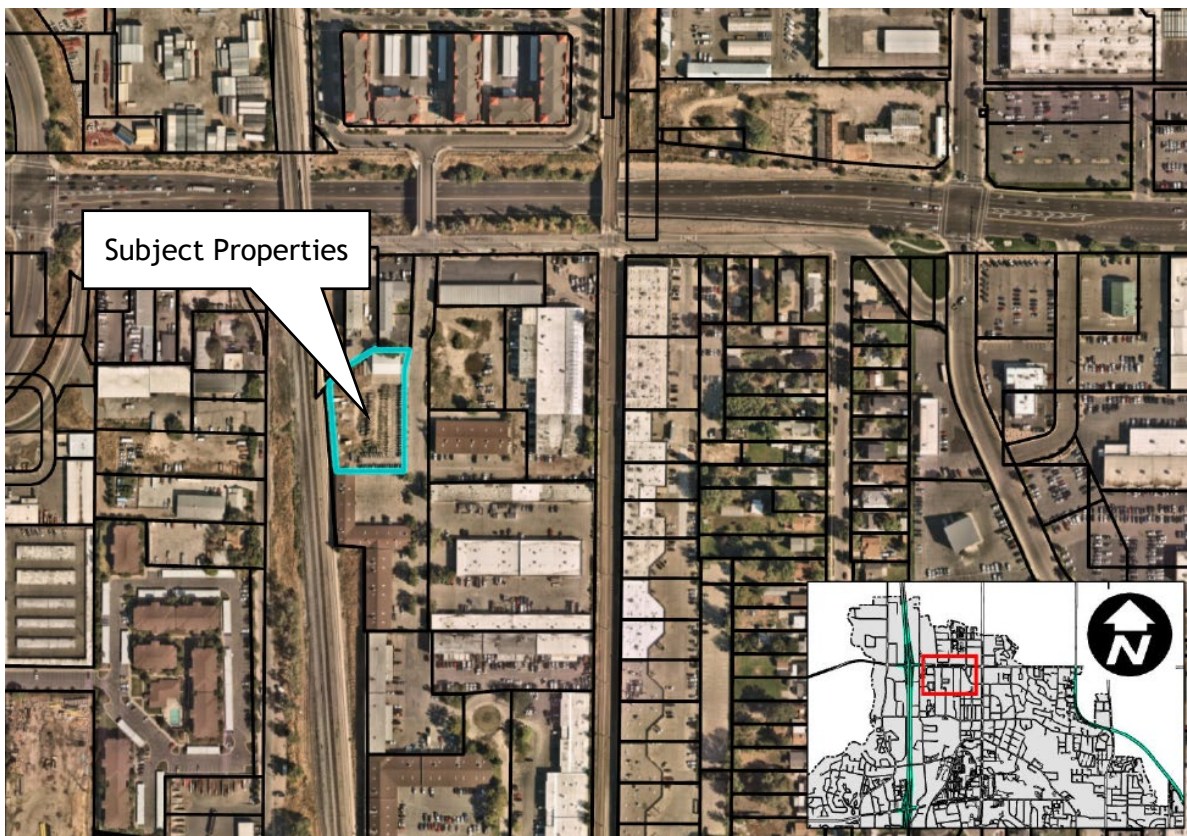


NOTICE OF PUBLIC MEETING

May 2nd, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, May 2nd, 2024 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by Eric Carter, representing **Apollo Marble & Granite** for the property located at **4538 South 160 West**. The request is for a conditional use permit to allow a new fabrication shop, showroom, and offices on a site currently as their slab storage yard. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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

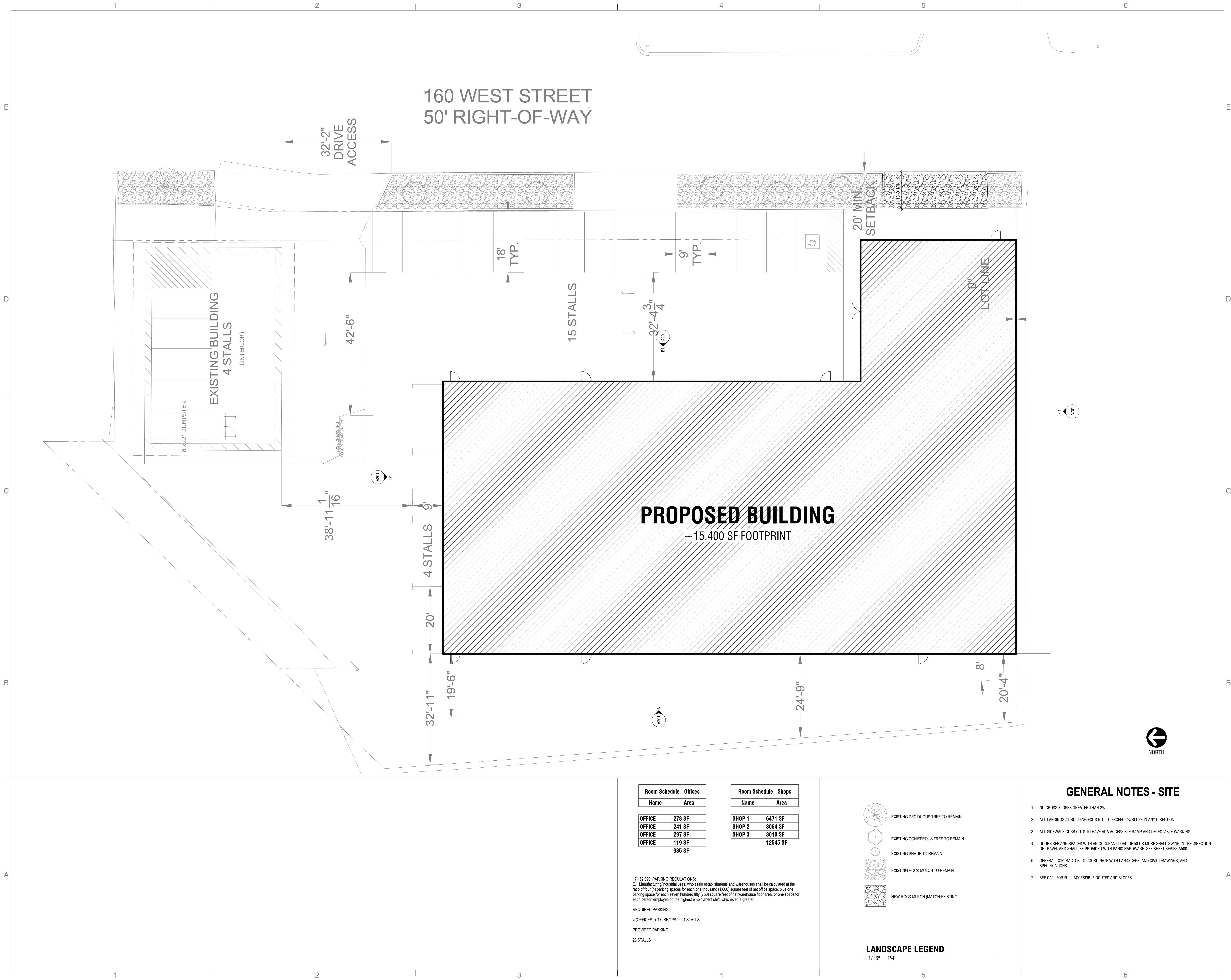


This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

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

Public Notice Dated | April 19th, 2024

[illegible]



Room Schedule - Offices	
Name	Area

OFFICE	278 SF
OFFICE	241 SF
OFFICE	297 SF
OFFICE	119 SF
935 SF	

17,152,090: PARKING REGULATIONS:
E. Manufacturing/Industrial uses, wholesale establishments and warehouses shall be calculated at the ratio of four (4) parking spaces for each one thousand (1,000) square feet of net office space, plus one parking space for each seven hundred fifty (750) square feet of net warehouse floor area, or one space for each person employed on the highest employment shift, whichever is greater.

REQUIRED PARKING:

4 (OFFICES) + 17 (SHOPS) = 21 STALLS

PROVIDED PARKING:

23 STALLS

Room Schedule - Shops	
Name	Area

SHOP 1	6471 SF
SHOP 2	3064 SF
SHOP 3	3010 SF
12545 SF	

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING SHRUB TO REMAIN
- EXISTING ROCK MULCH TO REMAIN
- NEW ROCK MULCH (MATCH EXISTING)

LANDSCAPE LEGEND
1/16" = 1'-0"

GENERAL NOTES - SITE

- NO CROSS SLOPES GREATER THAN 2%
- ALL LANDINGS AT BUILDING EXITS NOT TO EXCEED 2% SLOPE IN ANY DIRECTION
- ALL SIDEWALK CURB CUTS TO HAVE ADA ACCESSIBLE RAMP AND DETECTABLE WARNING
- DOORS SERVING SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE SHALL SWING IN THE DIRECTION OF TRAVEL AND SHALL BE PROVIDED WITH PANIC HARDWARE. SEE SHEET SERIES ASD0
- GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE, AND CIVIL DRAWINGS, AND SPECIFICATIONS
- SEE CIVIL FOR FULL ACCESSIBLE ROUTES AND SLOPES



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salt lake city, utah 84101
801 532 4422

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project:
**APOLLO
SHOP &
SHOWROOM**

4538 S 160 W
Murray, UT
84107

project#: 23.0040
date: 03.01.2024

revisions :

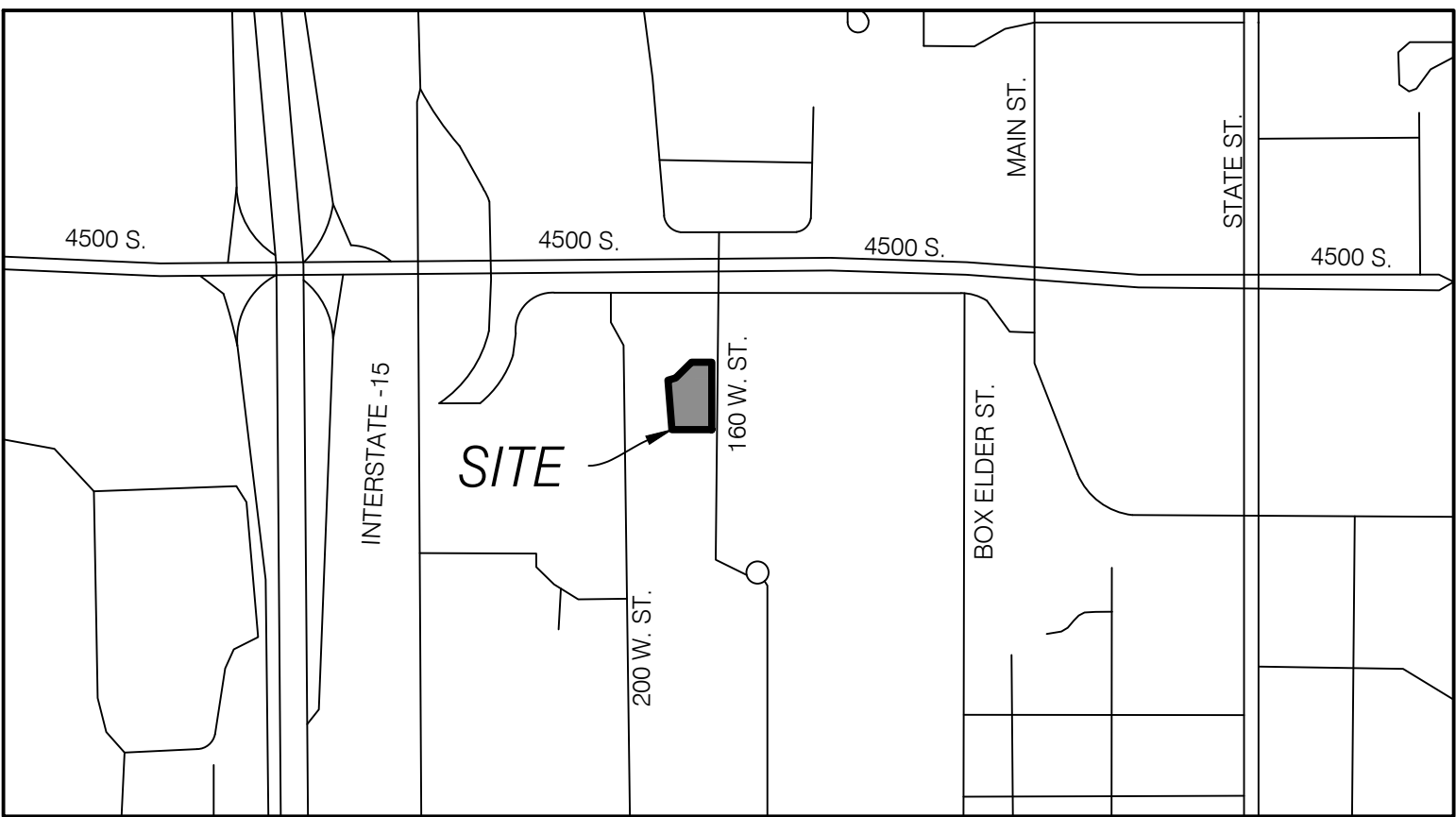
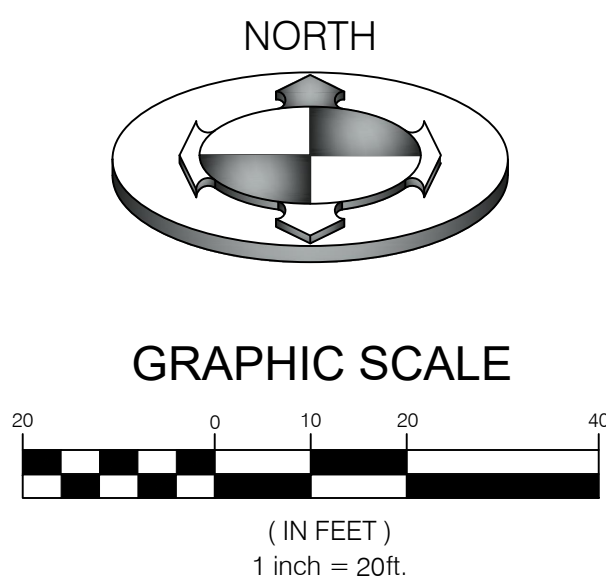
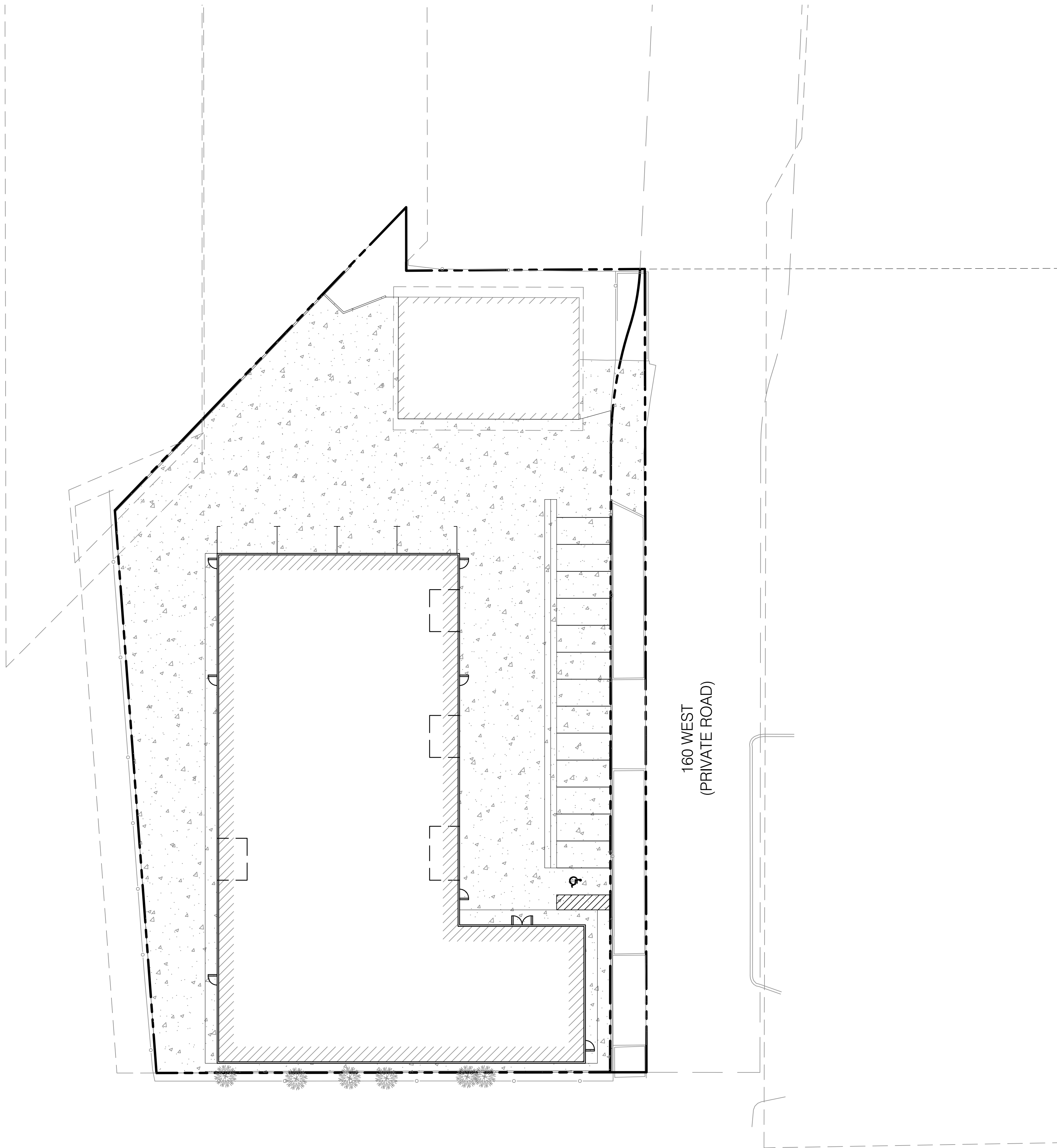
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PLAN**

sheet:
AS101
BID SET

APOLLO MARBLE & GRANITE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

4538 S. 160 W.
MURRAY, UTAH



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
APOLLO MARBLE & GRANITE
GARY MANUKYAN
153 W. 4650 S.
MURRAY, UTAH 84107
801-541-5026
garymanukyan@yahoo.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES

PRELIMINARY CIVIL PLANS
NOT FOR CONSTRUCTION

BENCHMARK CIVIL		PRELIMINARY PLAN No. 11866633 ALLISON G. ALBERT STATE OF UTAH		BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	
APOLLO SHOP & SHOWROOM 4538 S. 160 W. MURRAY CITY, UTAH				DESIGN TJB DATE: 06/15/2024	CHECK AGA DATE: 06/15/2024
PROJECT NO. 2302024					
No.	DATE	DESCRIPTION			

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

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salt lake city, utah 84101
801 532 4422

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project:

APOLLO
SHOP &
SHOWROOM

4538 S 160 W
Murray, UT
84107

project#: 2302024

date: 03.06.2024

revisions :

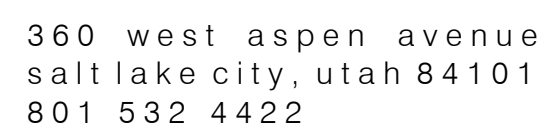
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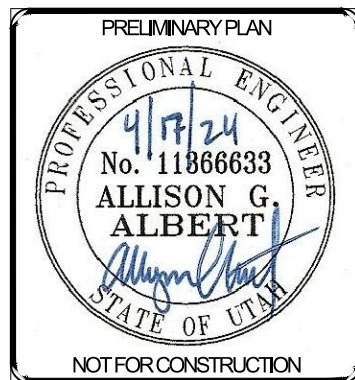
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project:

APOLLO SHOP & SHOWROOM

4538 S 160 W
Murray, UT
84107

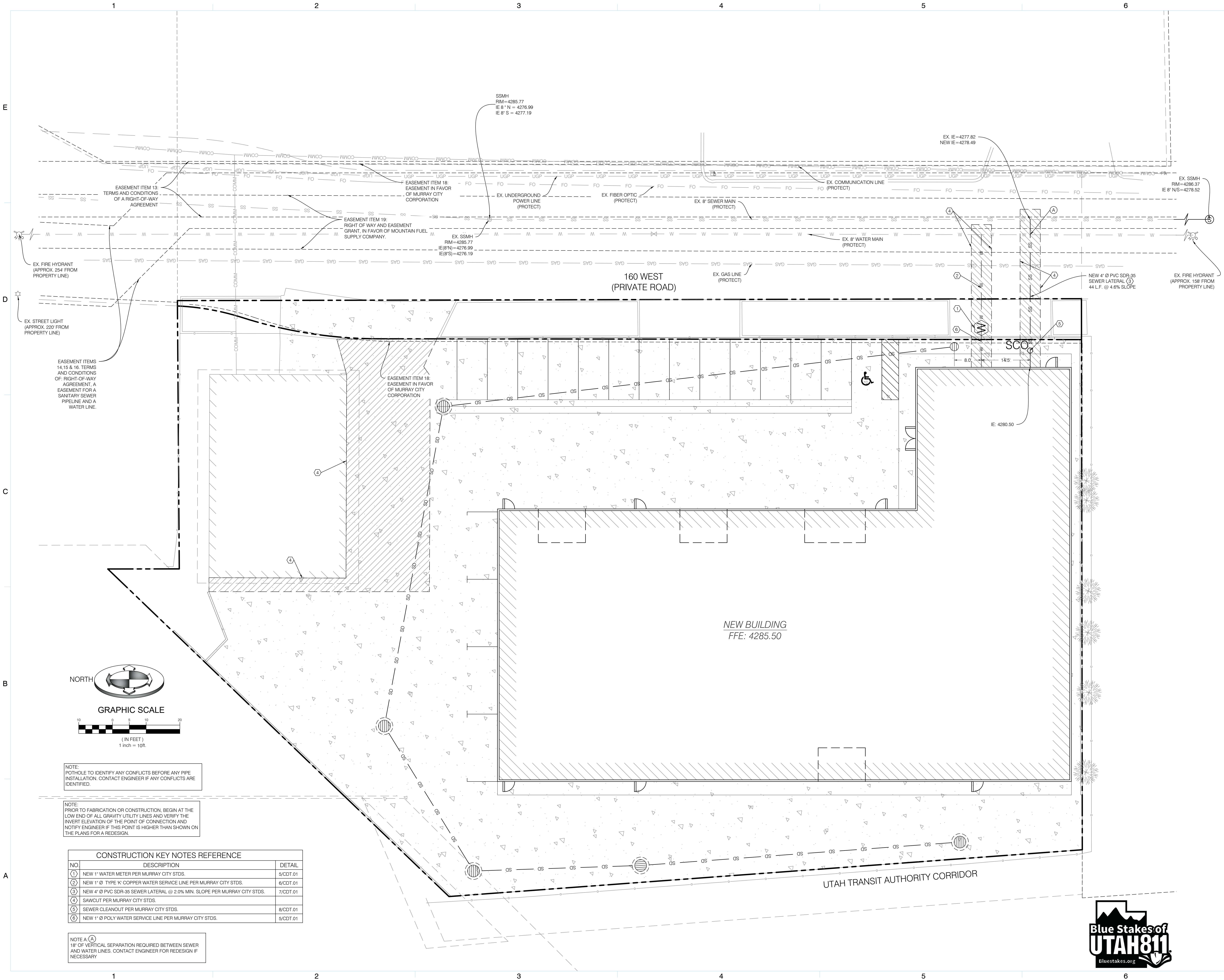
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sheet: 3 OF 8

CSP.01

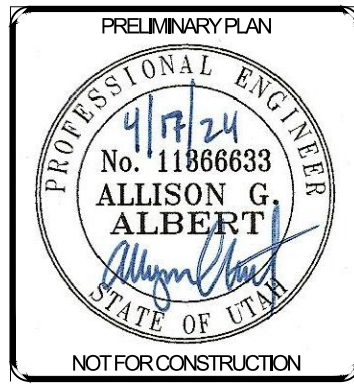
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project:
**APOLLO
SHOP &
SHOWROOM**

4538 S 160 W
Murray, UT
84107

project#: 2302024
date: 03.06.2024

revisions :

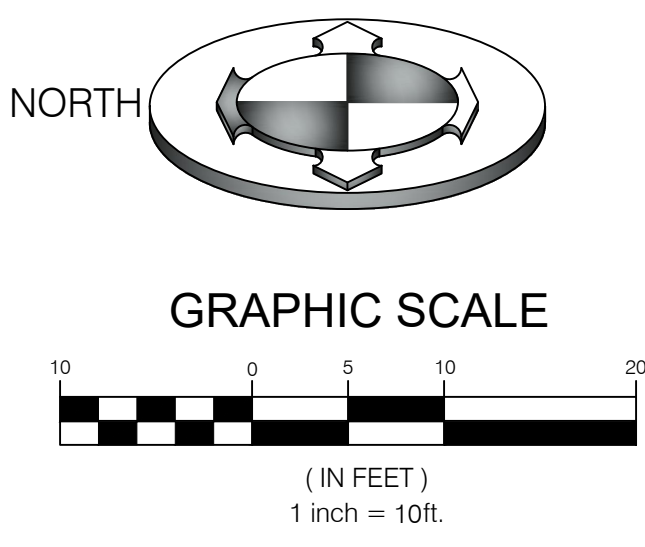
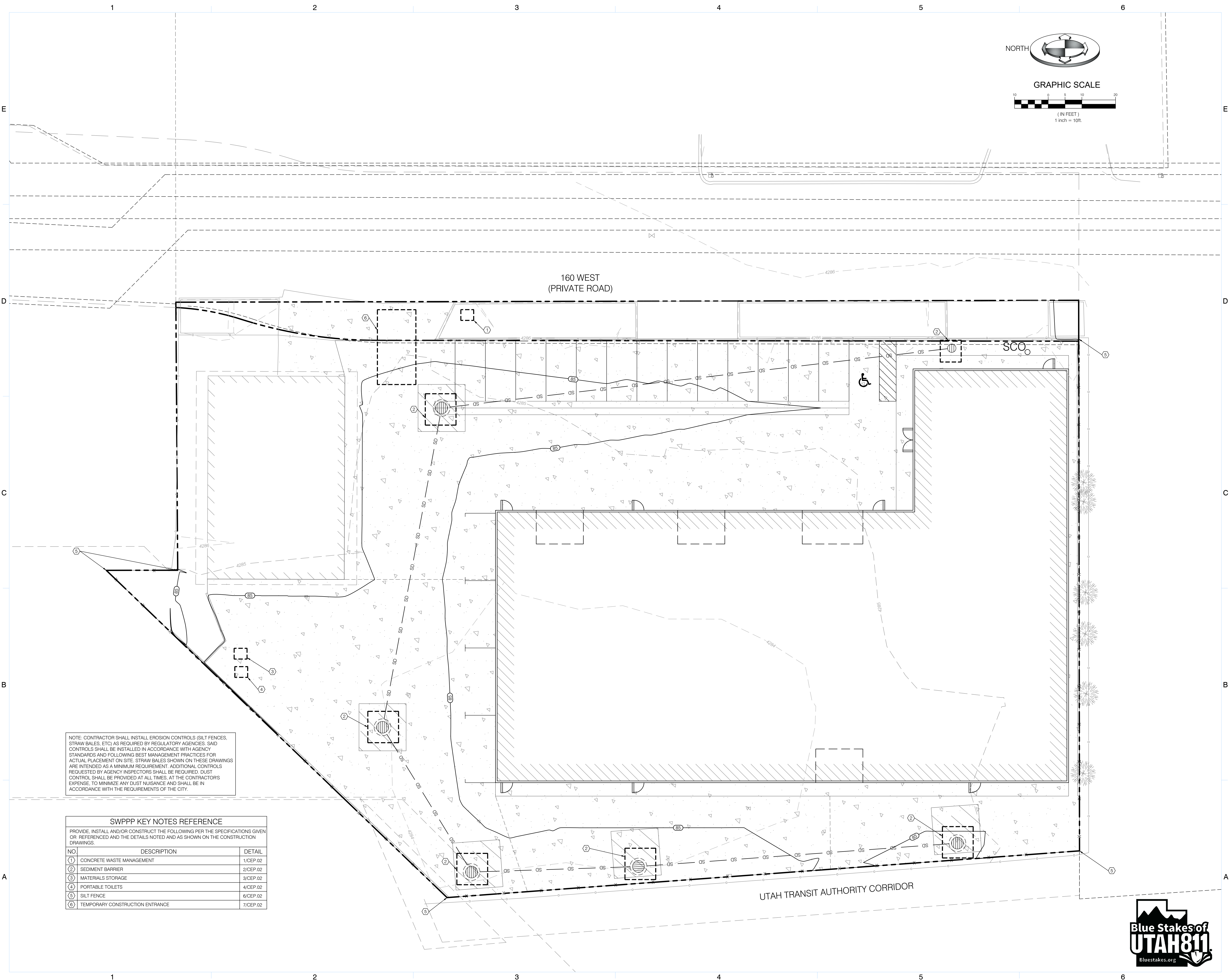
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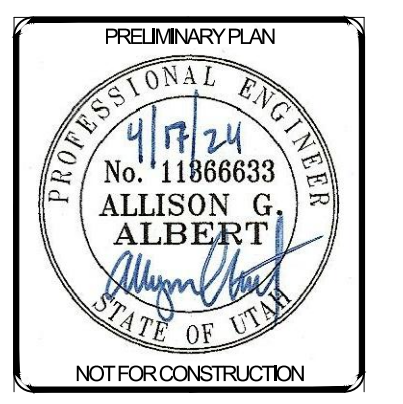




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project:
**APOLLO
SHOP &
SHOWROOM**

4538 S 160 W
Murray, UT
84107

project #: 2302024
date: 03.06.2024

revisions :

title:
**EROSION
CONTROL
PLAN**

sheet: 6 OF 8

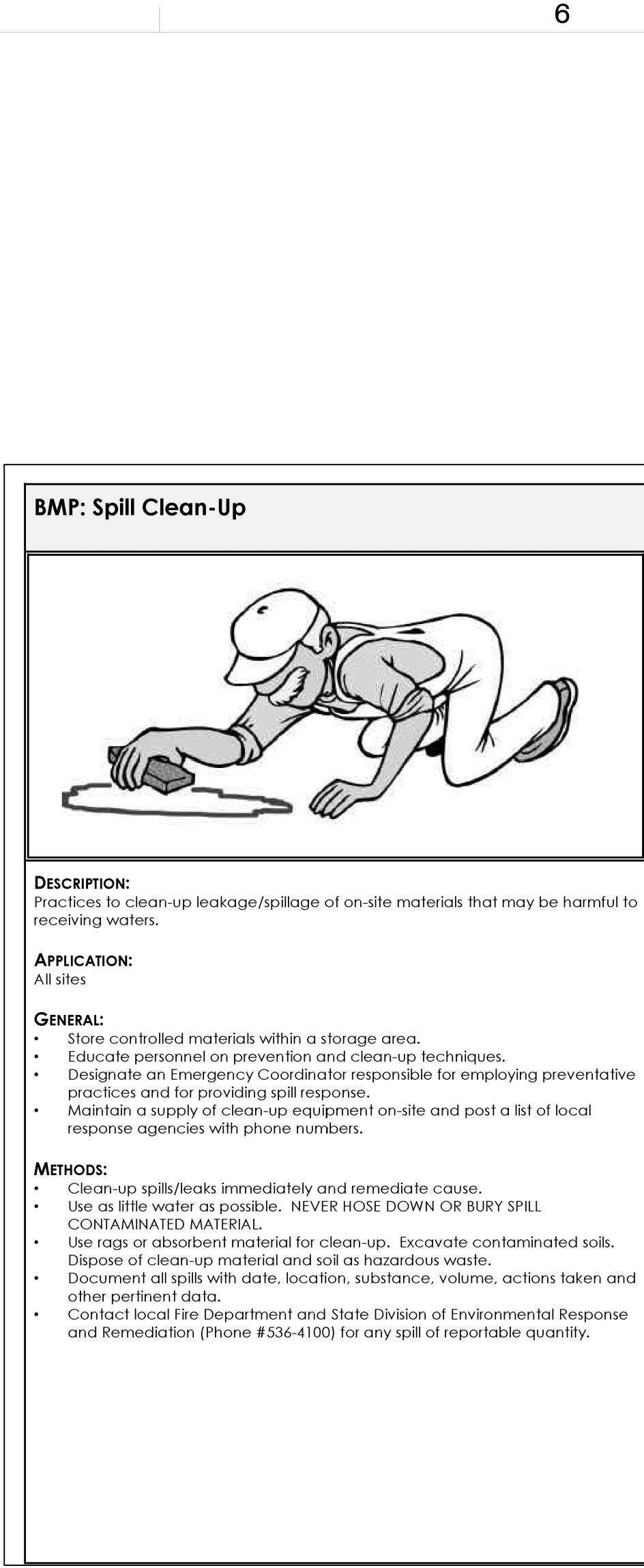
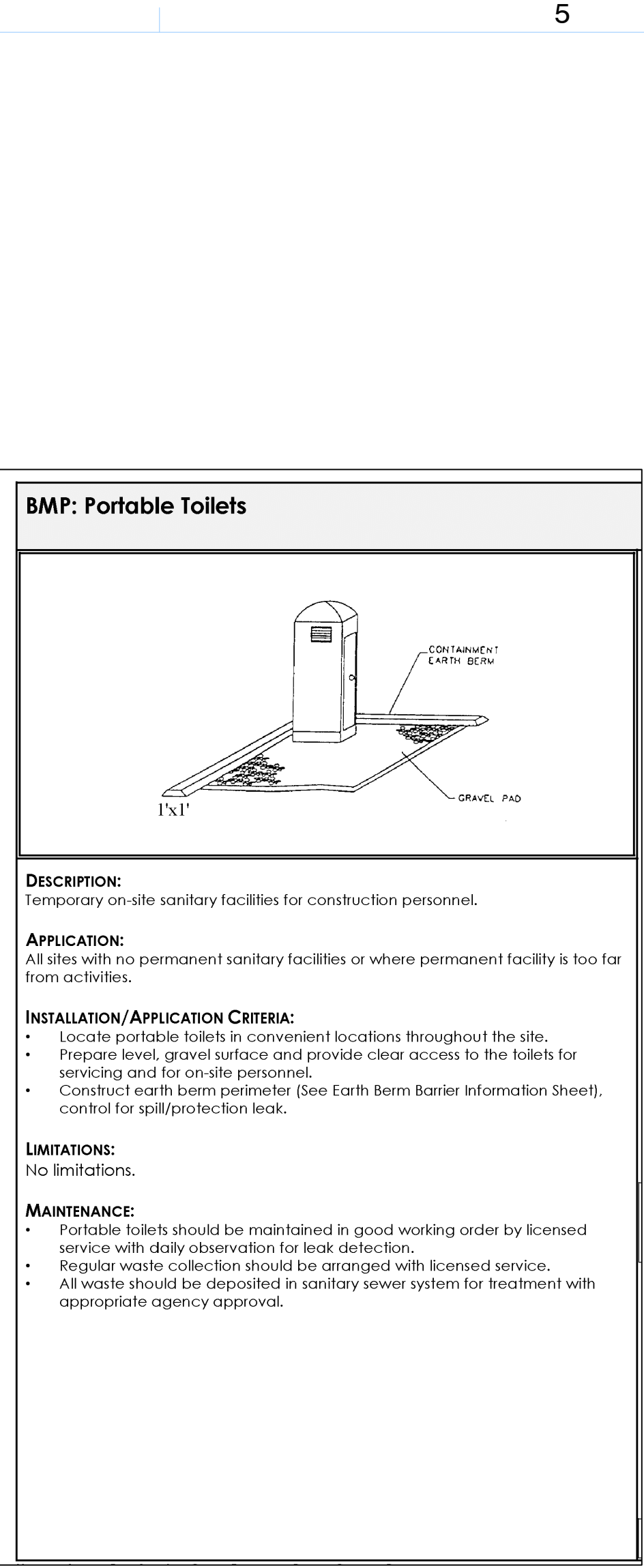
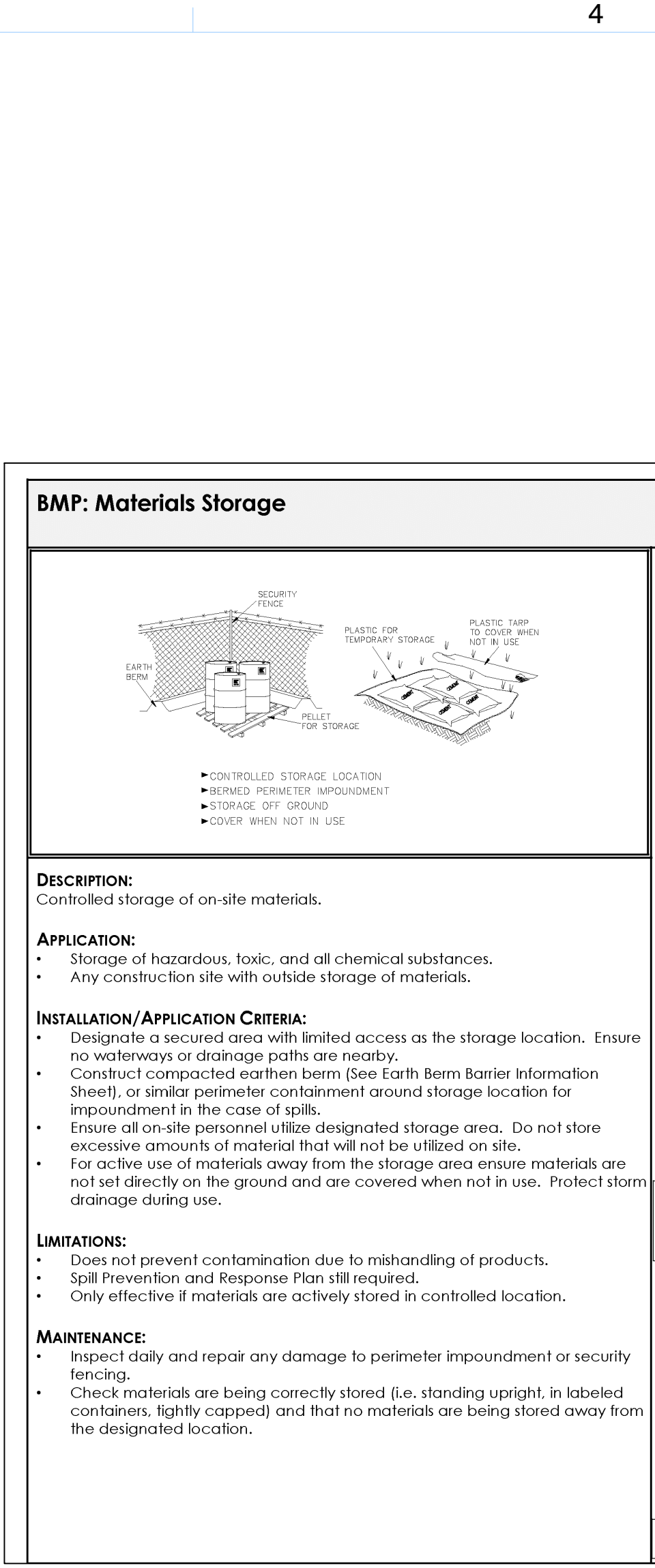
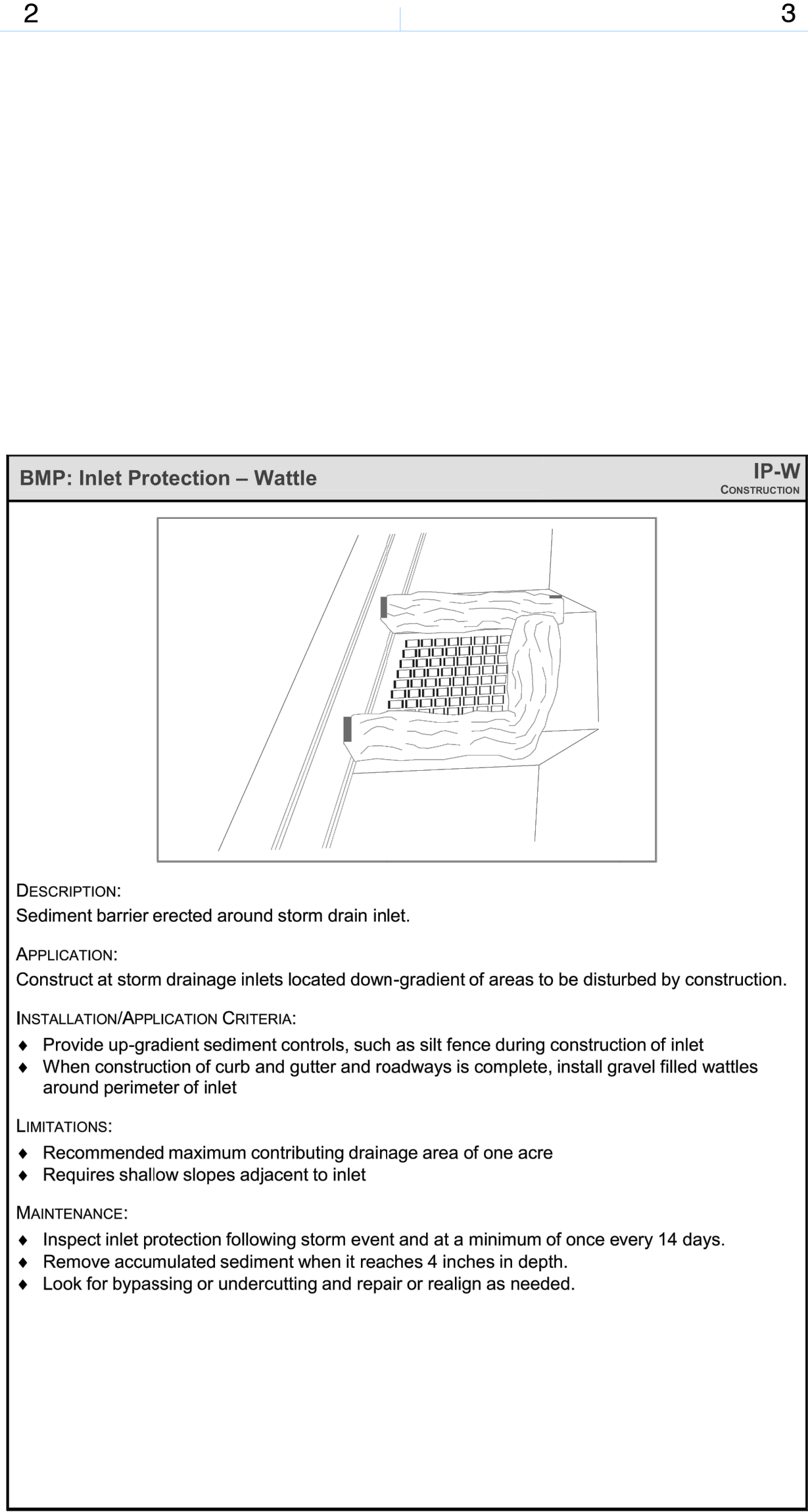
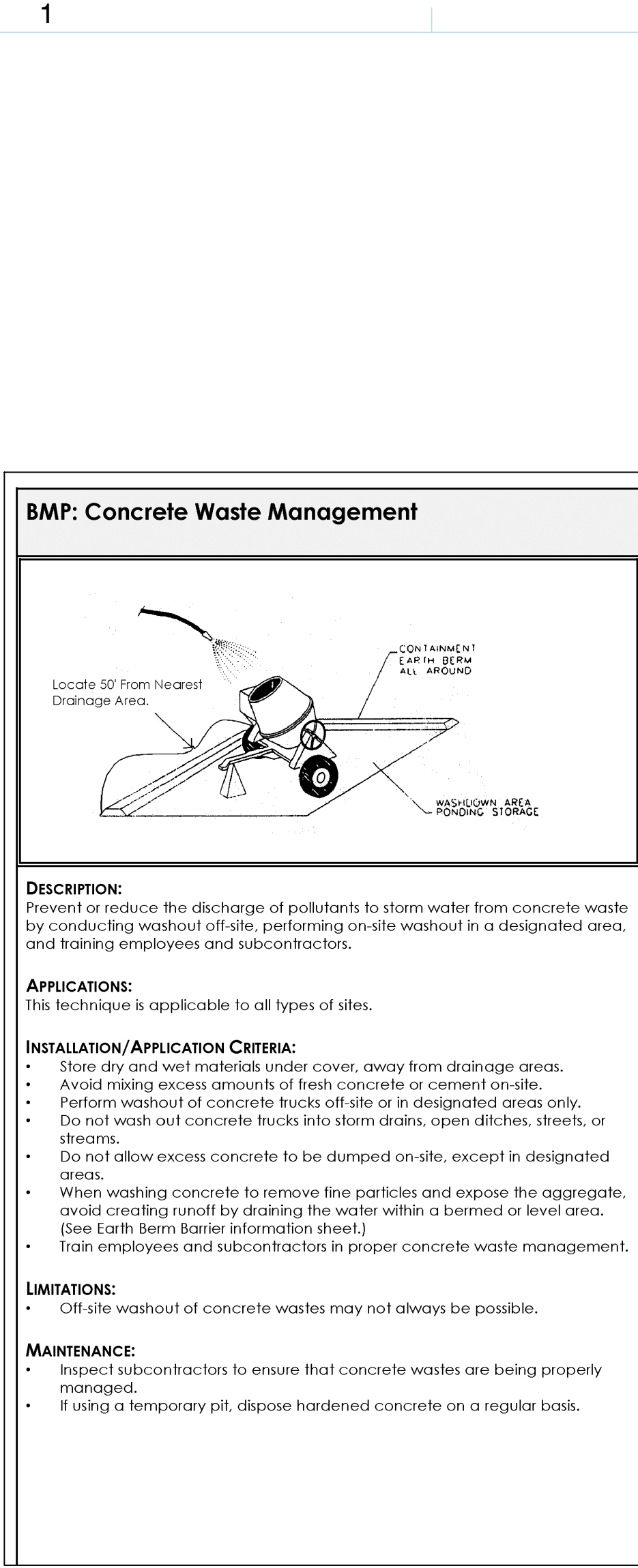
CEP.01

BID SET

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES. AT THE CONTRACTORS EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO.	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	SEDIMENT BARRIER	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02





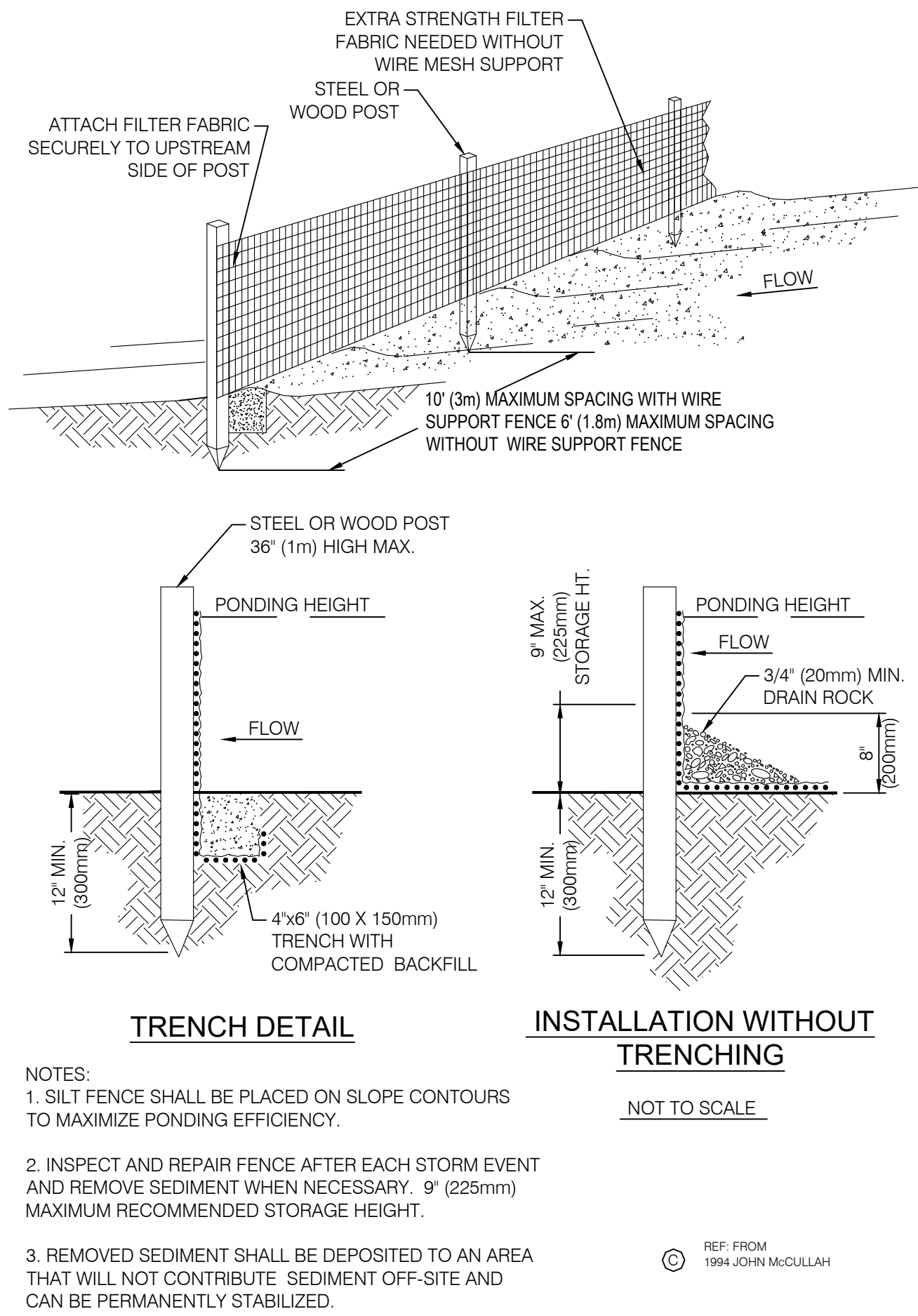
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INLET PROTECTION WATTLE
SCALE: NTS

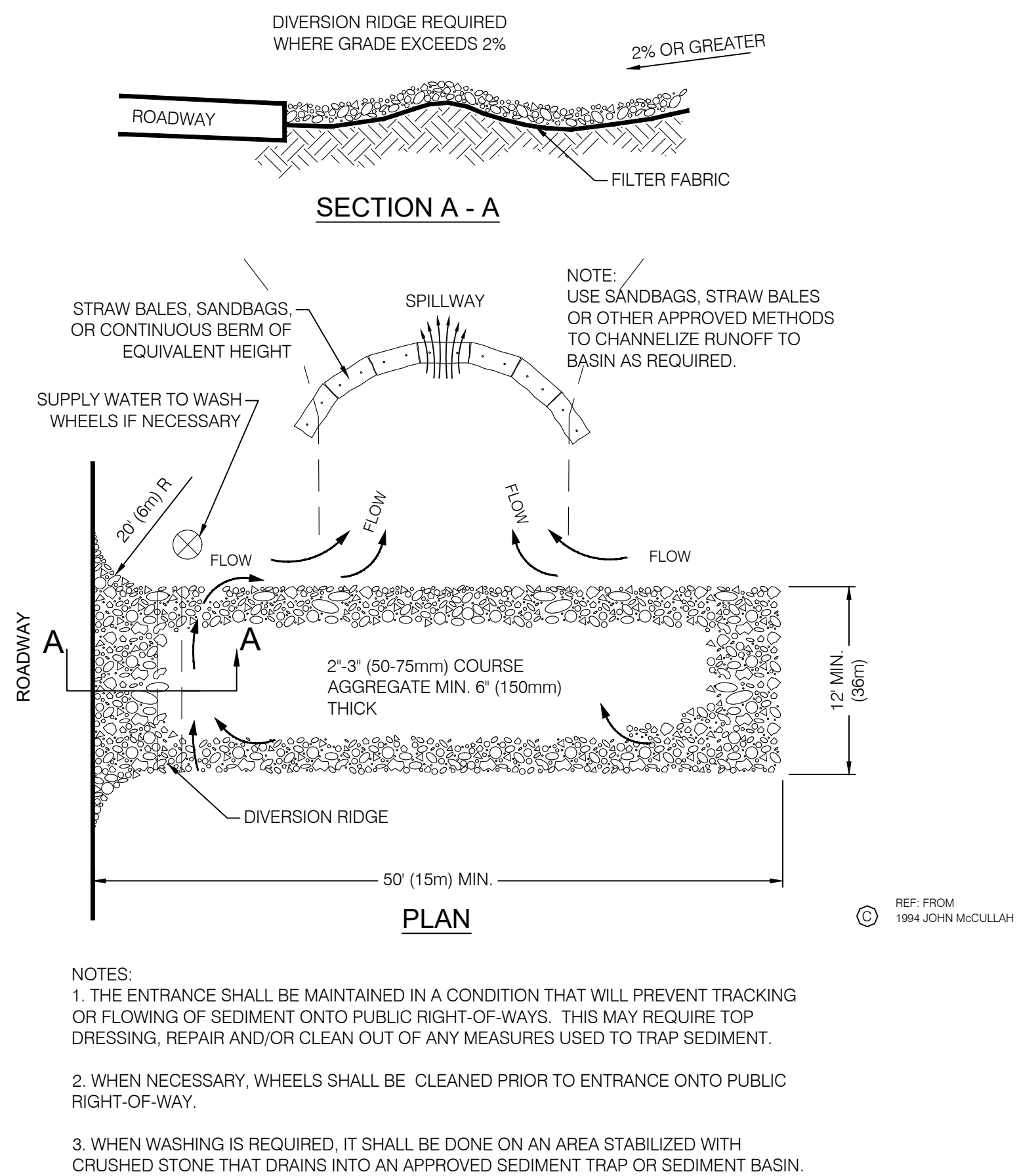
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PORTABLE TOILETS
SCALE: NTS

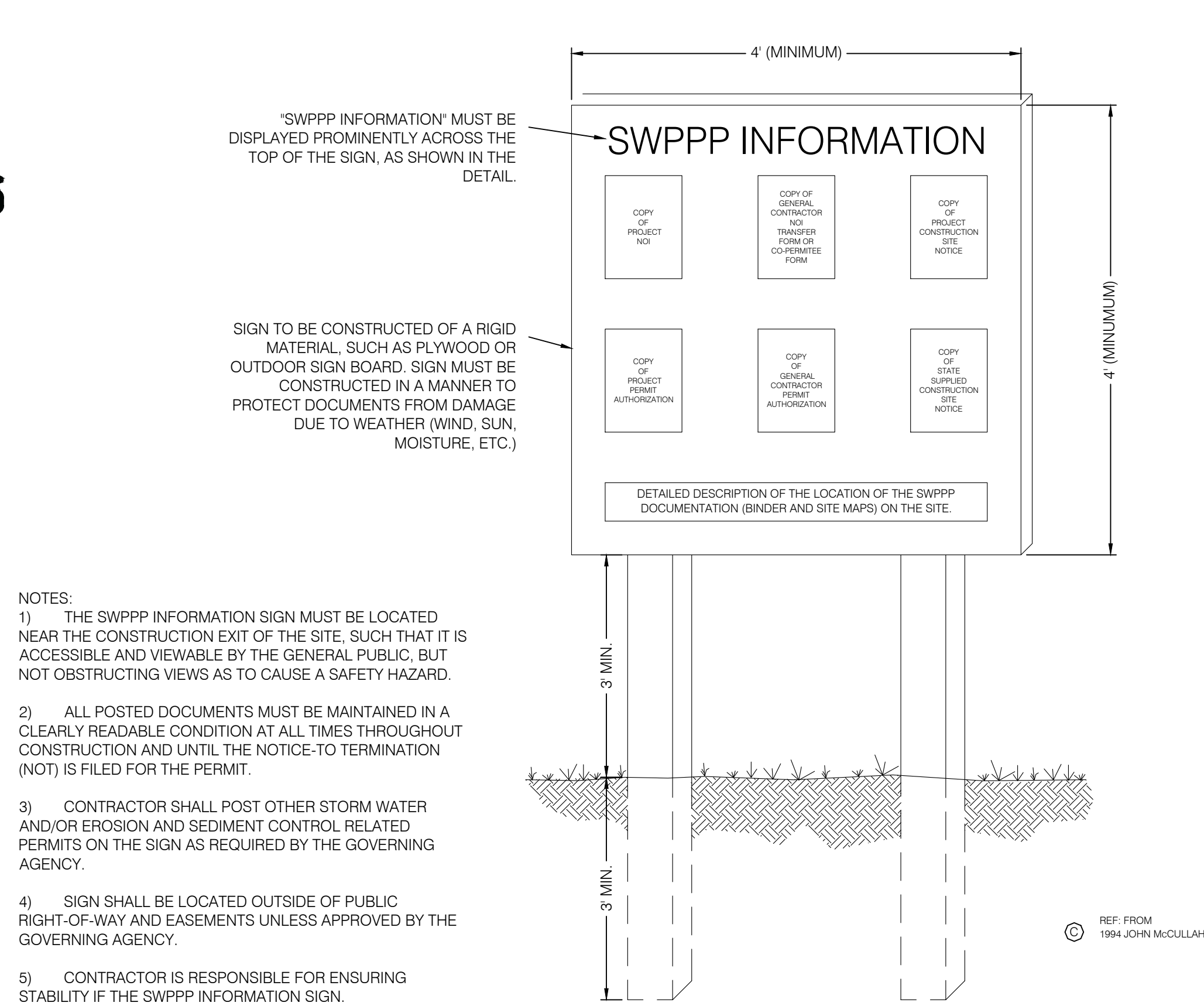
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SCALE: NTS



SILT FENCE
SCALE: NTS



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
SCALE: NTS

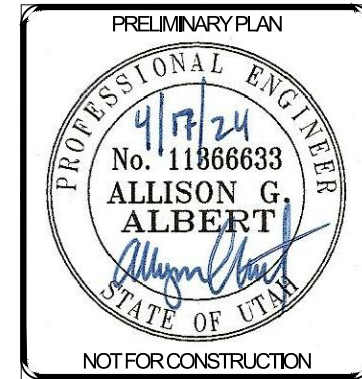


SWPPP INFORMATION SIGN
SCALE: NTS

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salt lake city, utah 84101
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project:
APOLLO SHOP & SHOWROOM

4538 S 160 W
Murray, UT
84107

project#: 2302024
date: 03.06.2024

revisions :

title:
EROSION CONTROL DETAILS

sheet: 7 OF 8

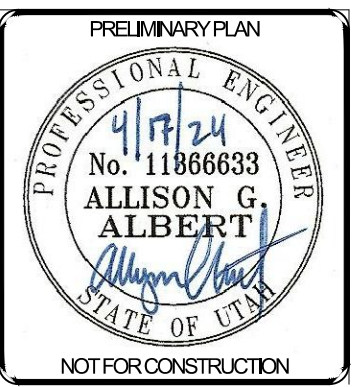
CEP.02

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project:
**APOLLO
SHOP &
SHOWROOM**

4538 S 160 W
Murray, UT
84107

project#: 2302024
date: 03.06.2024

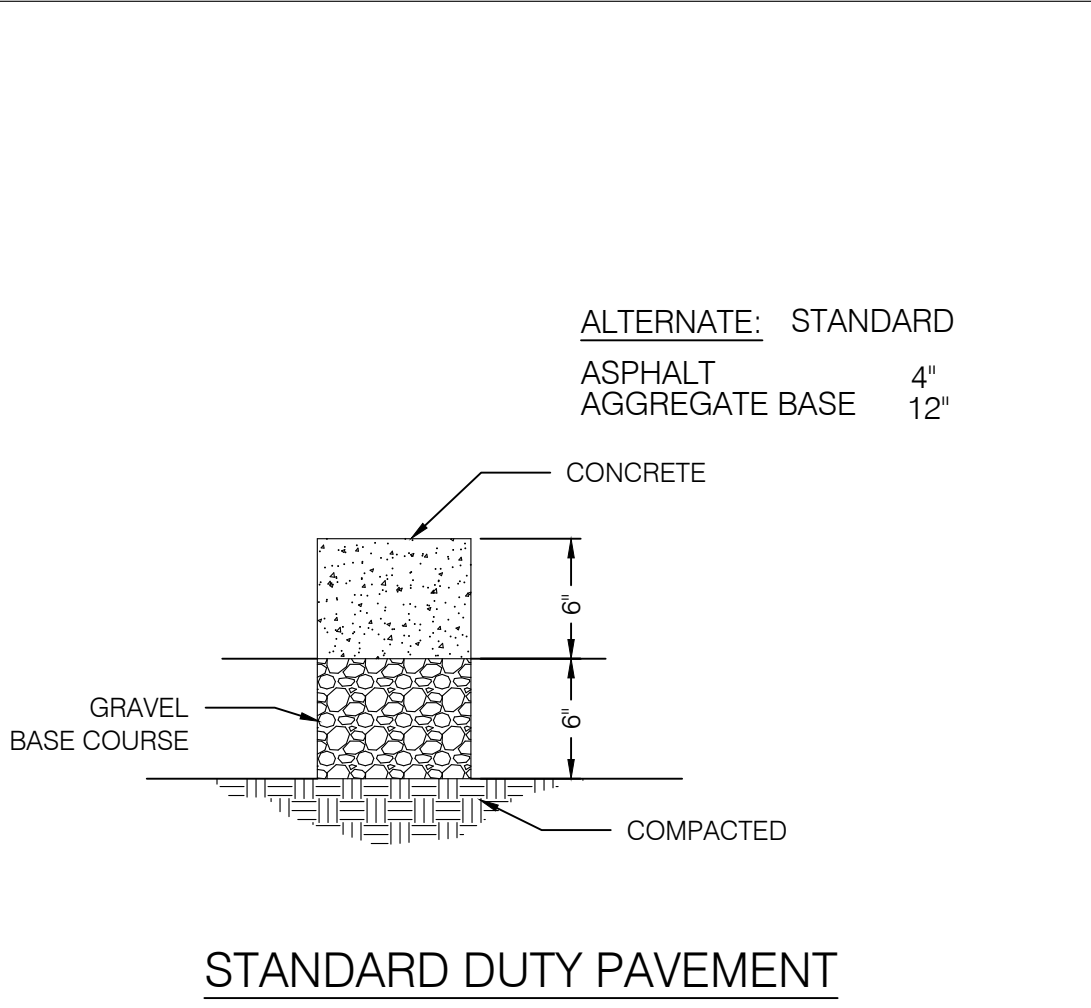
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SHEET**

sheet: 8 OF 8

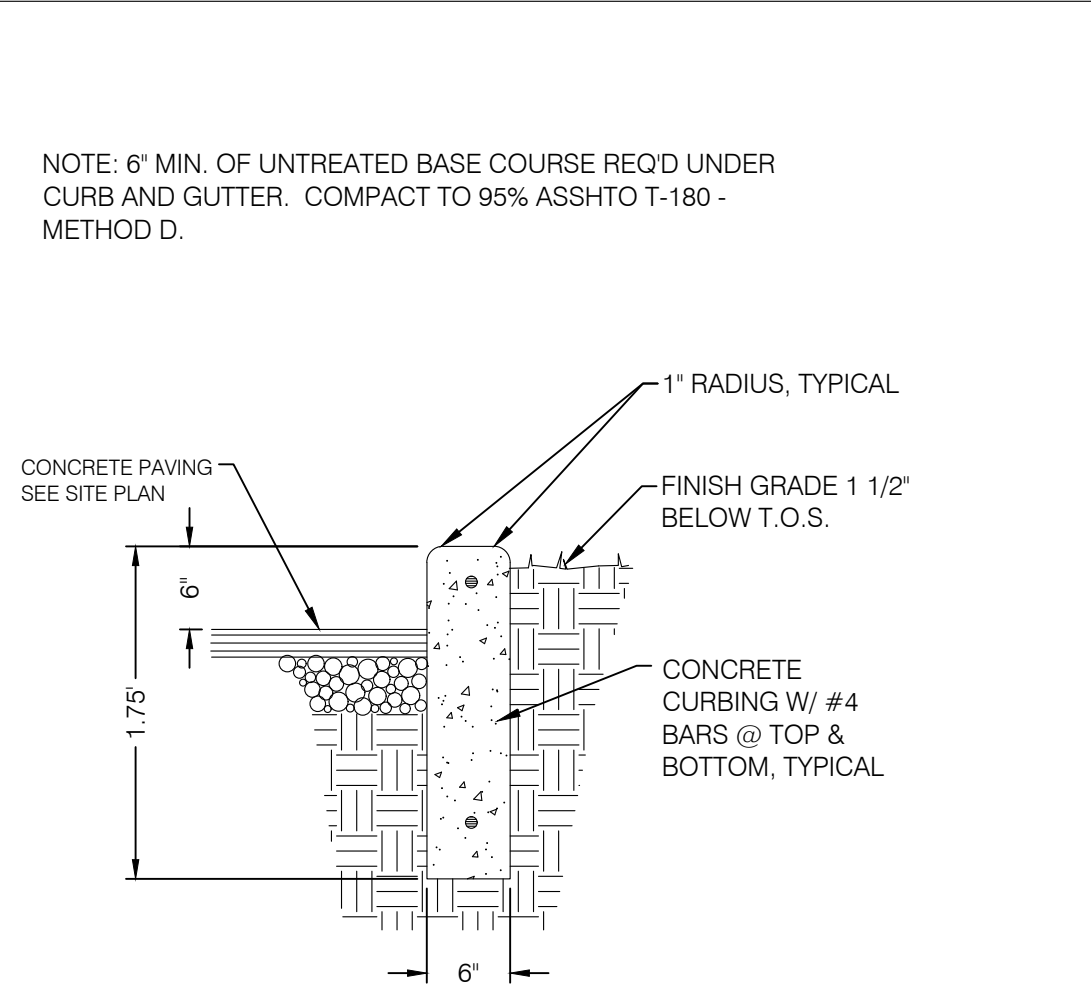
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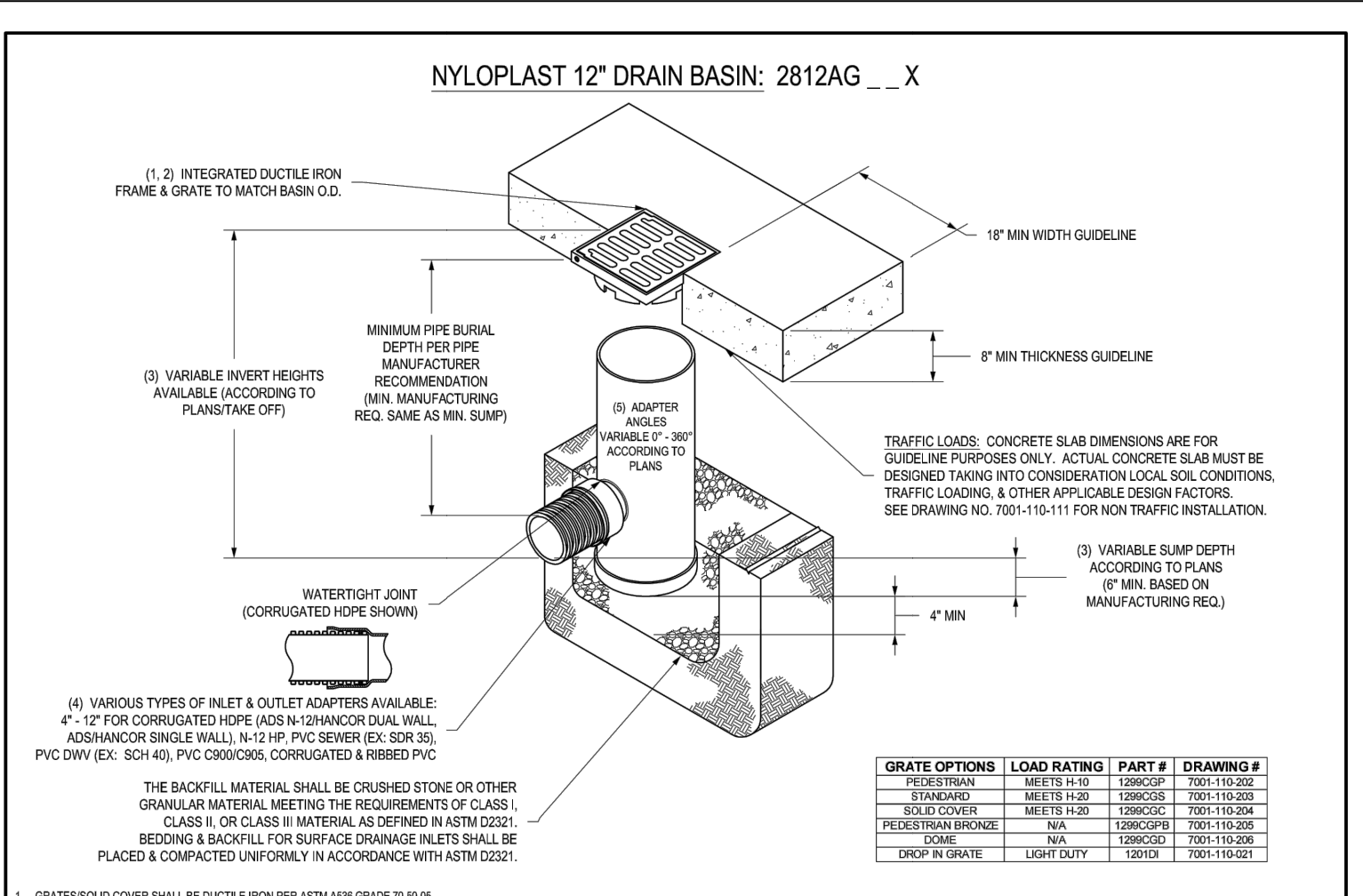


NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT
SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE
GEOTECHNICAL ENGINEER
3. FOLLOW ALL RECOMMENDATIONS FROM GEOTECH REPORT

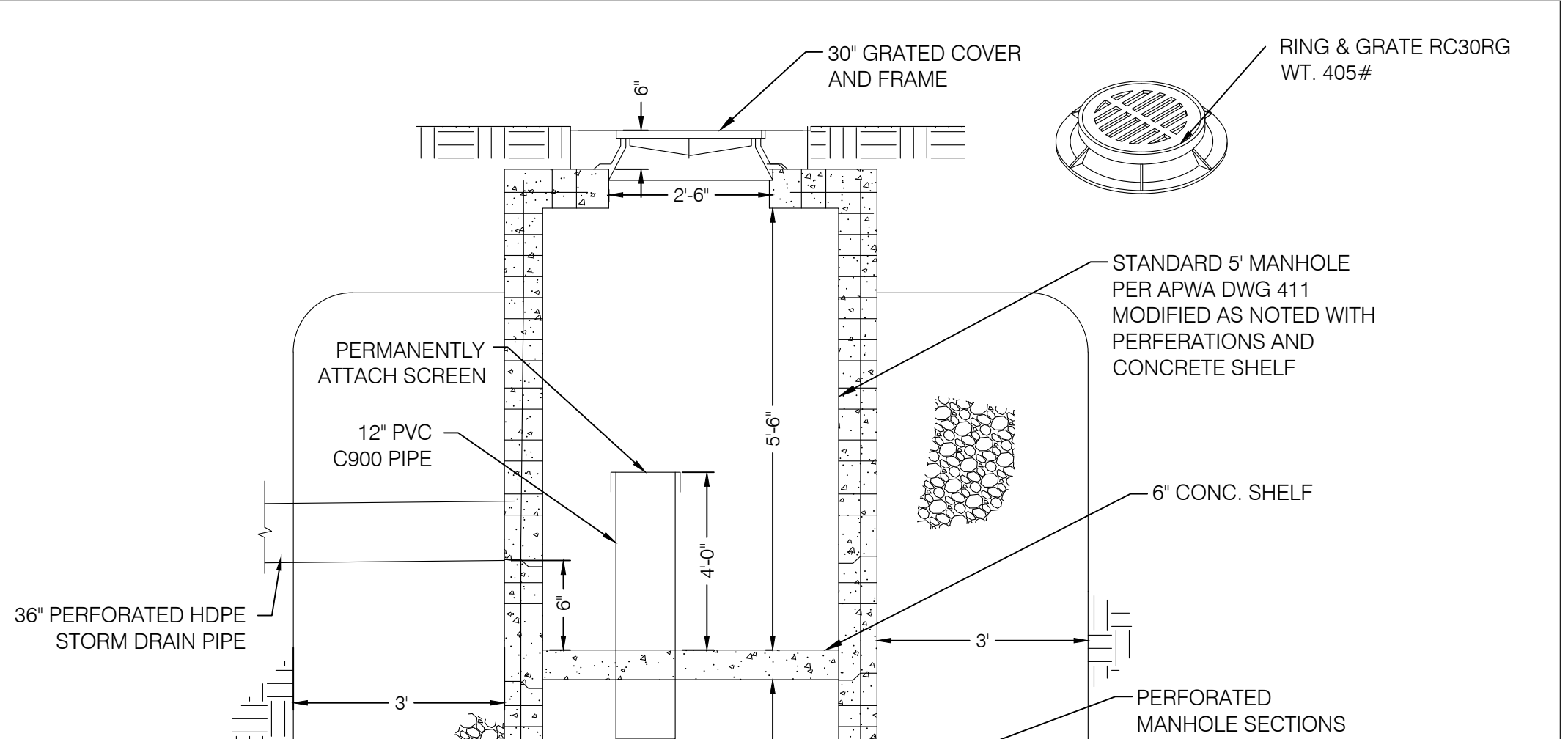
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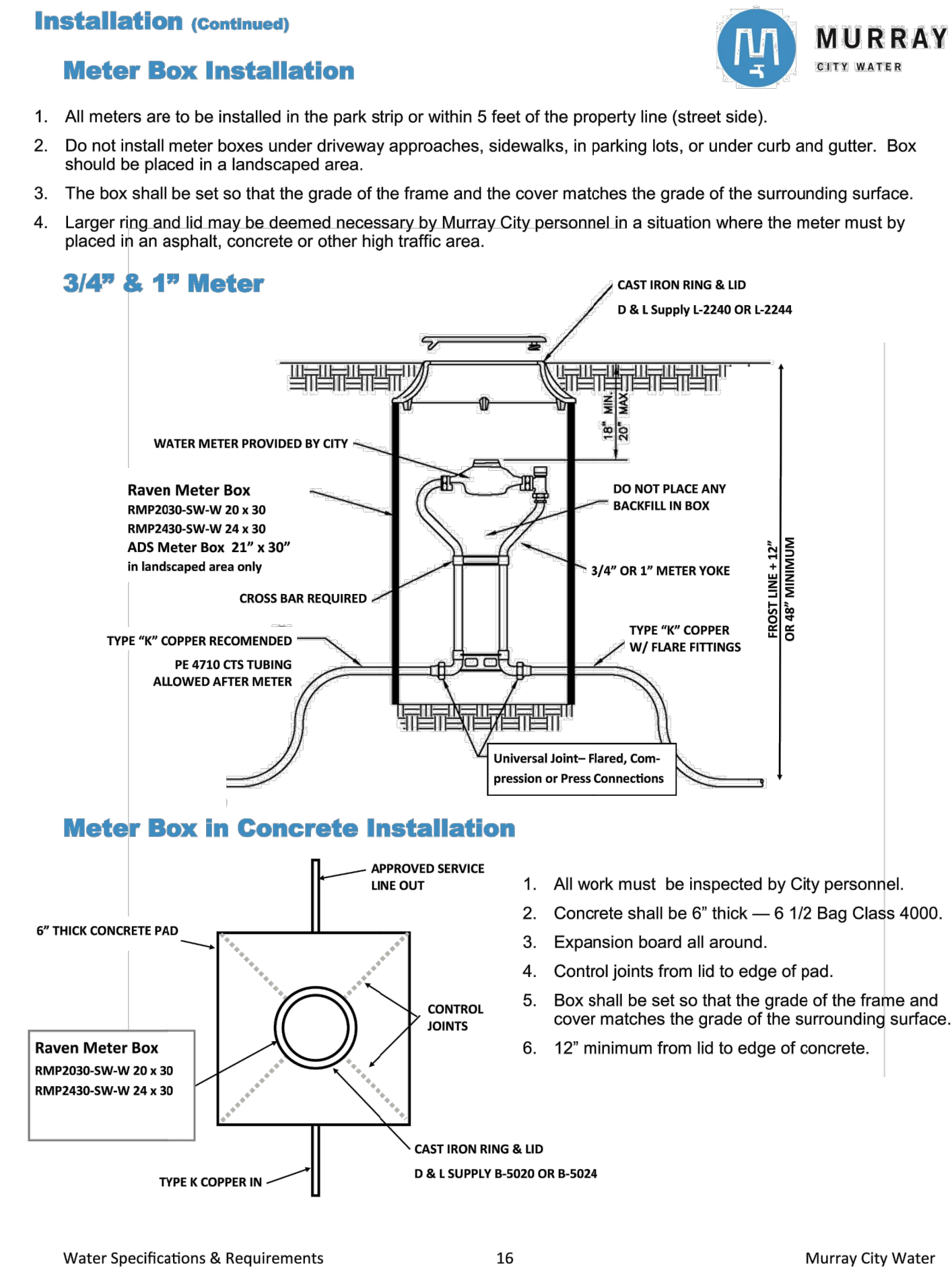
TYPICAL CONCRETE
CURB WALL SECTION
SCALE: N.T.S.



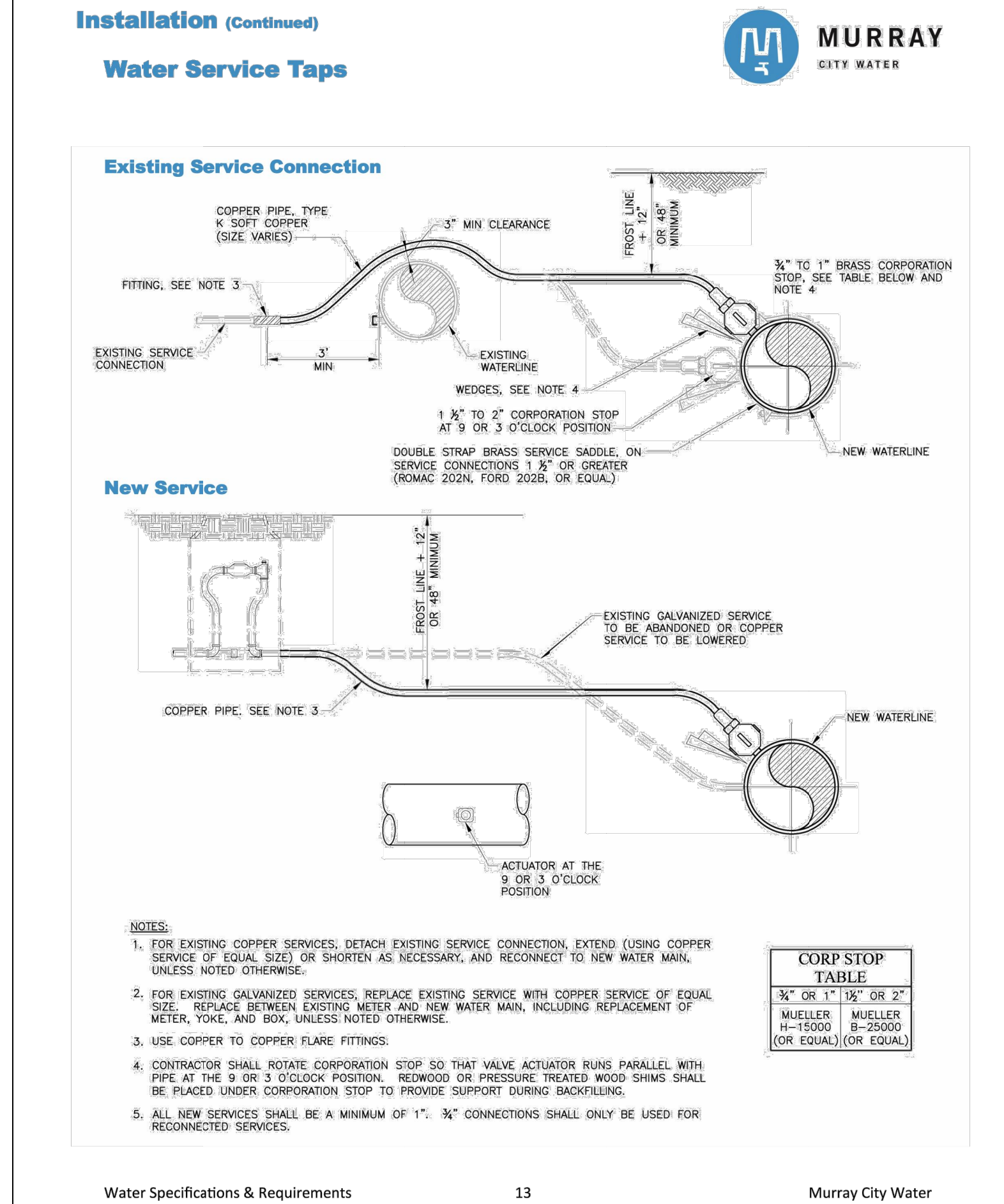
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SCALE: N.T.S.



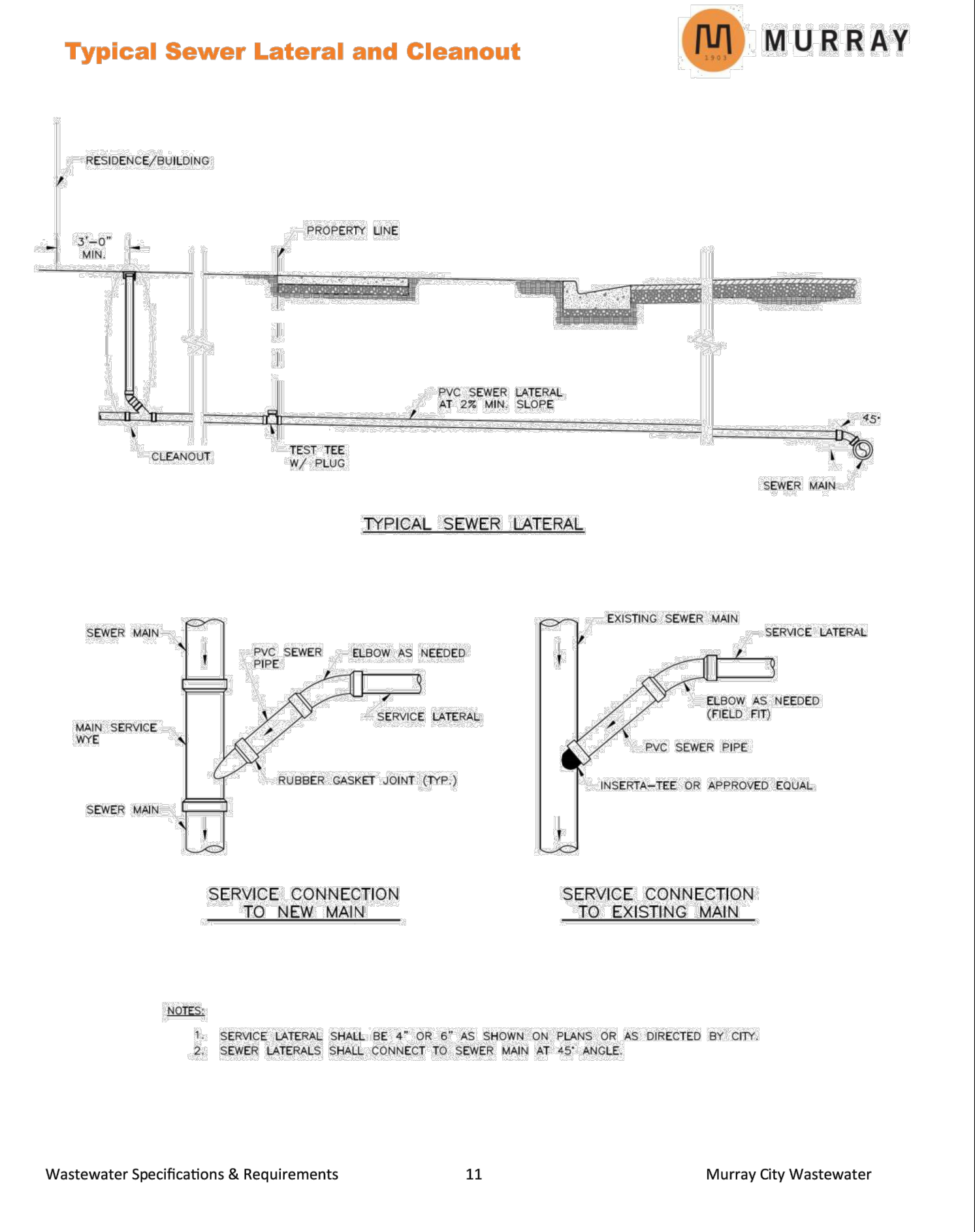
CONC. SUMP DETAIL
SCALE: N.T.S.



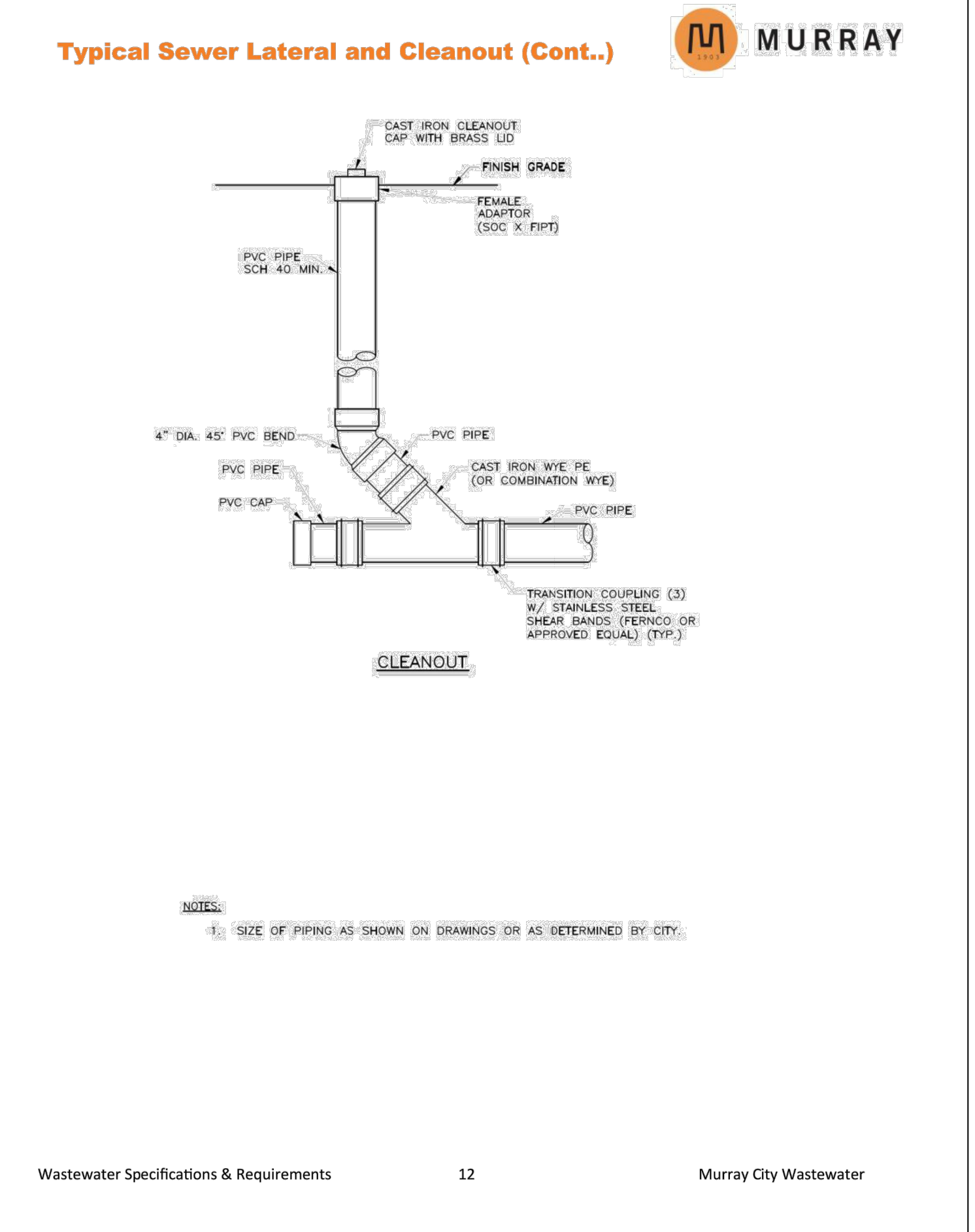
1" WATER METER
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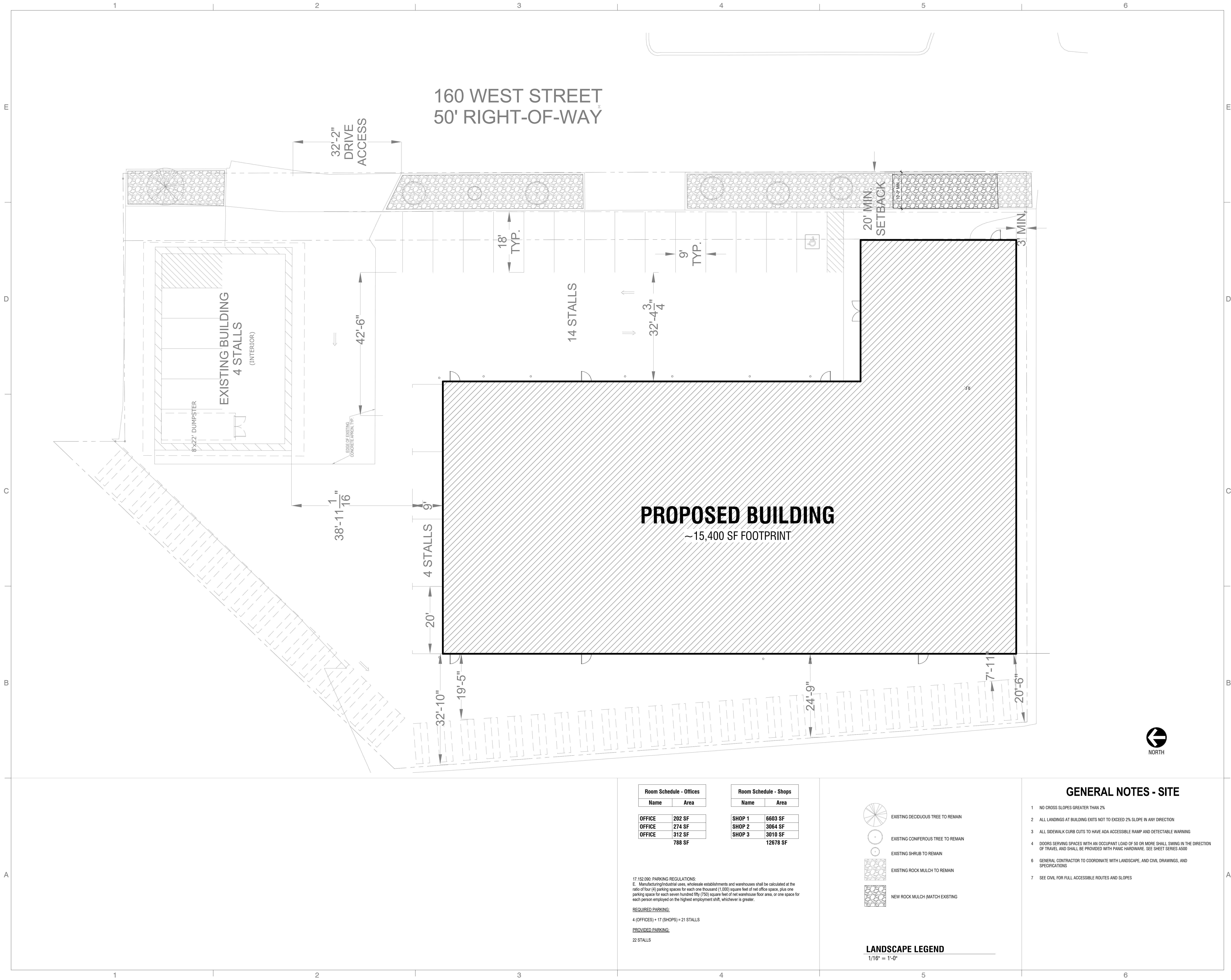
1" WATER SERVICE CONNECTION
SCALE: N.T.S.



SEWER LATERAL CONNECTION
SCALE: N.T.S.



SEWER CLEANOUT
SCALE: N.T.S.



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project:
**APOLLO
SHOP &
SHOWROOM**

4538 S 160 W
Murray, UT
84107

project#: 23.0040
date: 03.15.2024

revisions :

title:
**ARCH. SITE
PLAN**

sheet:
AS101
BID SET

Room Schedule - Offices	
Name	Area

OFFICE	202 SF
OFFICE	274 SF
OFFICE	312 SF
	788 SF

17,152,090: PARKING REGULATIONS:
E. Manufacturing/Industrial uses, wholesale establishments and warehouses shall be calculated at the ratio of four (4) parking spaces for each one thousand (1,000) square feet of net office space, plus one parking space for each seven hundred fifty (750) square feet of net warehouse floor area, or one space for each person employed on the highest employment shift, whichever is greater.

REQUIRED PARKING:

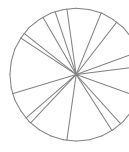
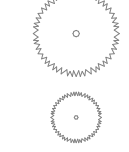
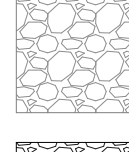
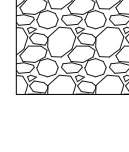

4 (OFFICES) + 17 (SHOPS) = 21 STALLS

PROVIDED PARKING:

22 STALLS

Room Schedule - Shops	
Name	Area

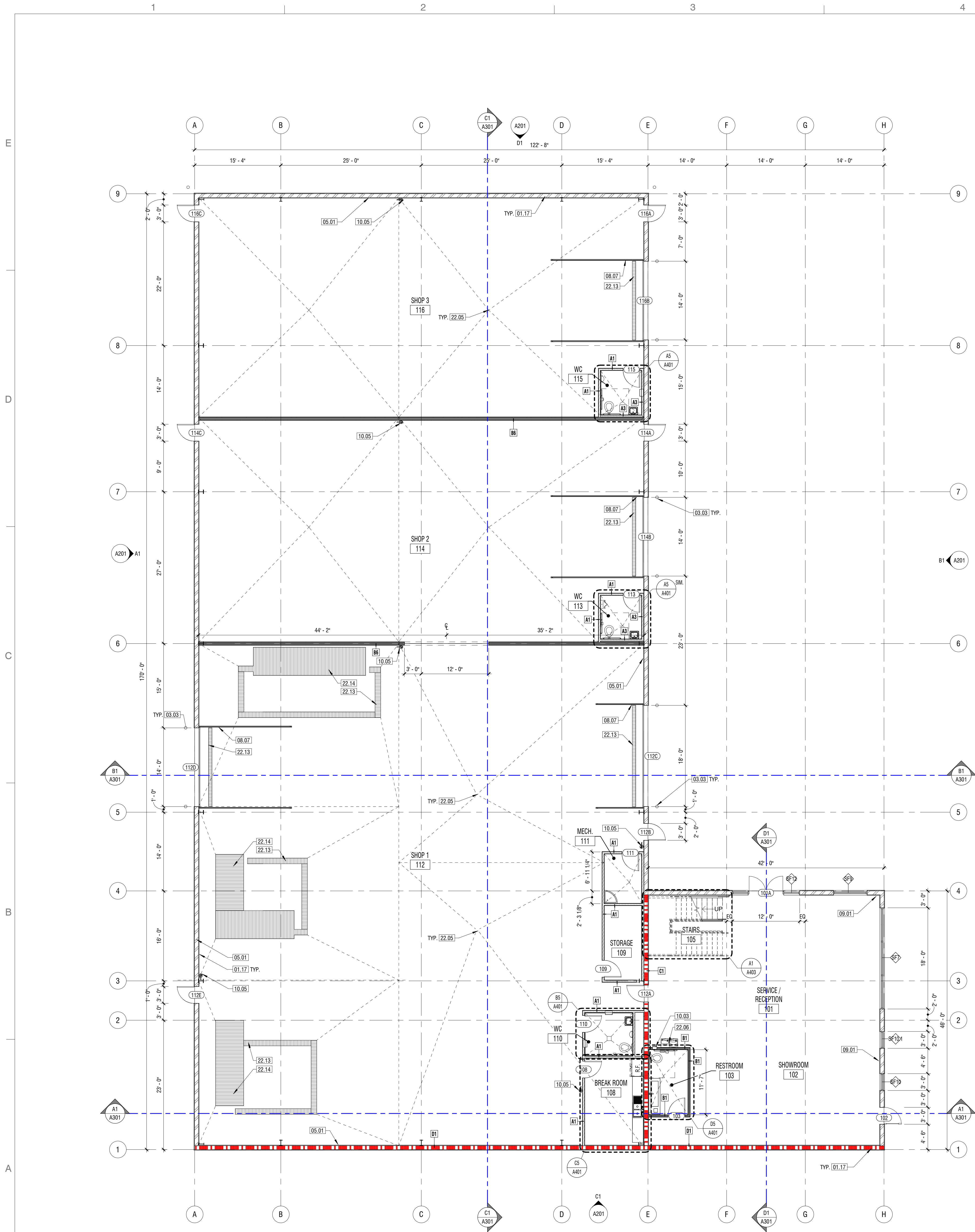
SHOP 1	6603 SF
SHOP 2	3064 SF
SHOP 3	3010 SF
	12678 SF

-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING CONIFEROUS TREE TO REMAIN
-  EXISTING SHRUB TO REMAIN
-  EXISTING ROCK MULCH TO REMAIN
-  NEW ROCK MULCH (MATCH EXISTING)

LANDSCAPE LEGEND
1/16" = 1'-0"

GENERAL NOTES - SITE

- NO CROSS SLOPES GREATER THAN 2%
- ALL LANDINGS AT BUILDING EXITS NOT TO EXCEED 2% SLOPE IN ANY DIRECTION
- ALL SIDEWALK CURB CUTS TO HAVE ADA ACCESSIBLE RAMP AND DETECTABLE WARNING
- DOORS SERVING SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE SHALL SWING IN THE DIRECTION OF TRAVEL AND SHALL BE PROVIDED WITH PANIC HARDWARE. SEE SHEET SERIES ASD
- GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE, AND CIVIL DRAWINGS, AND SPECIFICATIONS
- SEE CIVIL FOR FULL ACCESSIBLE ROUTES AND SLOPES



GENERAL NOTES

- A. RE: A600'S FOR FINISH MATERIAL SPECIFICATIONS.
- B. RE: A500'S FOR WALL TYPES
- C. RE: A100'S FOR DIMENSION PLANS
- D. RE: FURNITURE PLANS FOR FURNITURE LAYOUT
- E. DIMENSIONS SHOWN (UNLESS NOTED OTHERWISE) ARE FROM GRID LINES TO FACE OF STUD. FROM FACE OF STUD TO FACE OF STUD. FROM FINISH SURFACE OF EXISTING WALLS TO FACE OF STUD.
- F. DIMENSIONS MARKED 'CLR' ARE FROM FINISH SURFACE TO FINISH SURFACE.
- G. DOOR OPENINGS, WHEN NOT DIMENSIONED, ARE LOCATED 6" FROM FINISH OF ADJACENT PERPENDICULAR WALL TO INSIDE FACE OF JAMB, OR CENTERED IN WALL U.N.O.
- H. ADD VERTICAL GYPSUM EXPANSION JOINTS 16'-0" O.C. AT ALL PERIMETER GYPSUM WALLS & AT OUTSIDE CORNERS OF WINDOW FRAMES. COORDINATE EXACT LOCATIONS WITH ARCHITECT. RE: INTERIOR ELEVATIONS FOR ADDITIONAL PLACEMENT LOCATIONS

LEGEND

- NEW WALLS
- NEW WALLS TO DECK
- 1-HR RATED ASSEMBLY
- 2-HR RATED ASSEMBLY
- LINE OF CEILING OVERHEAD

REFERENCE NOTES

- 01.17 PRE-FABRICATED BUILDING & STRUCTURE (N.I.C.)
- 03.03 BOLLARD. SEE DETAILS
- 05.01 METAL SHEATHING APPLIED TO INSIDE OF WALL UP TO 8'-0" A.F.F. TYP.
- 08.07 GARAGE DOOR; RE: FLOOR PLAN(S) & DOOR SCHEDULE
- 09.01 5/8" PAINTED GYPSUM BOARD; RE: FINISH PLAN(S)
- 10.03 SEMI-RECESSED FIRE CABINET, NOT TO EXTEND MORE THAN 4" FROM ADJACENT WALL SURFACE; RE: CODE PLAN(S)
- 10.05 SURFACE MOUNTED FIRE EXTINGUISHER, NOT TO EXTEND MORE THAN 4" FROM ADJACENT WALL SURFACE; RE: CODE PLAN(S)
- 22.05 FLOOR DRAIN; SEE PLUMBING DRAWINGS LOCATED AS NOTED.
- 22.06 DRINKING FOUNTAIN/BOTTLE FILLER; SEE PLUMBING DRAWINGS.
- 22.13 TRENCH DRAIN; SEE DETAILS AND PLUMBING DRAWINGS
- 22.14 FLOOR VAULT; SEE DETAILS AND PLUMBING DRAWINGS



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project:
**APOLLO
SHOP &
SHOWROOM**

4538 S 160 W
Murray, UT
84107

project#: 23.0040
date: 03.15.2024

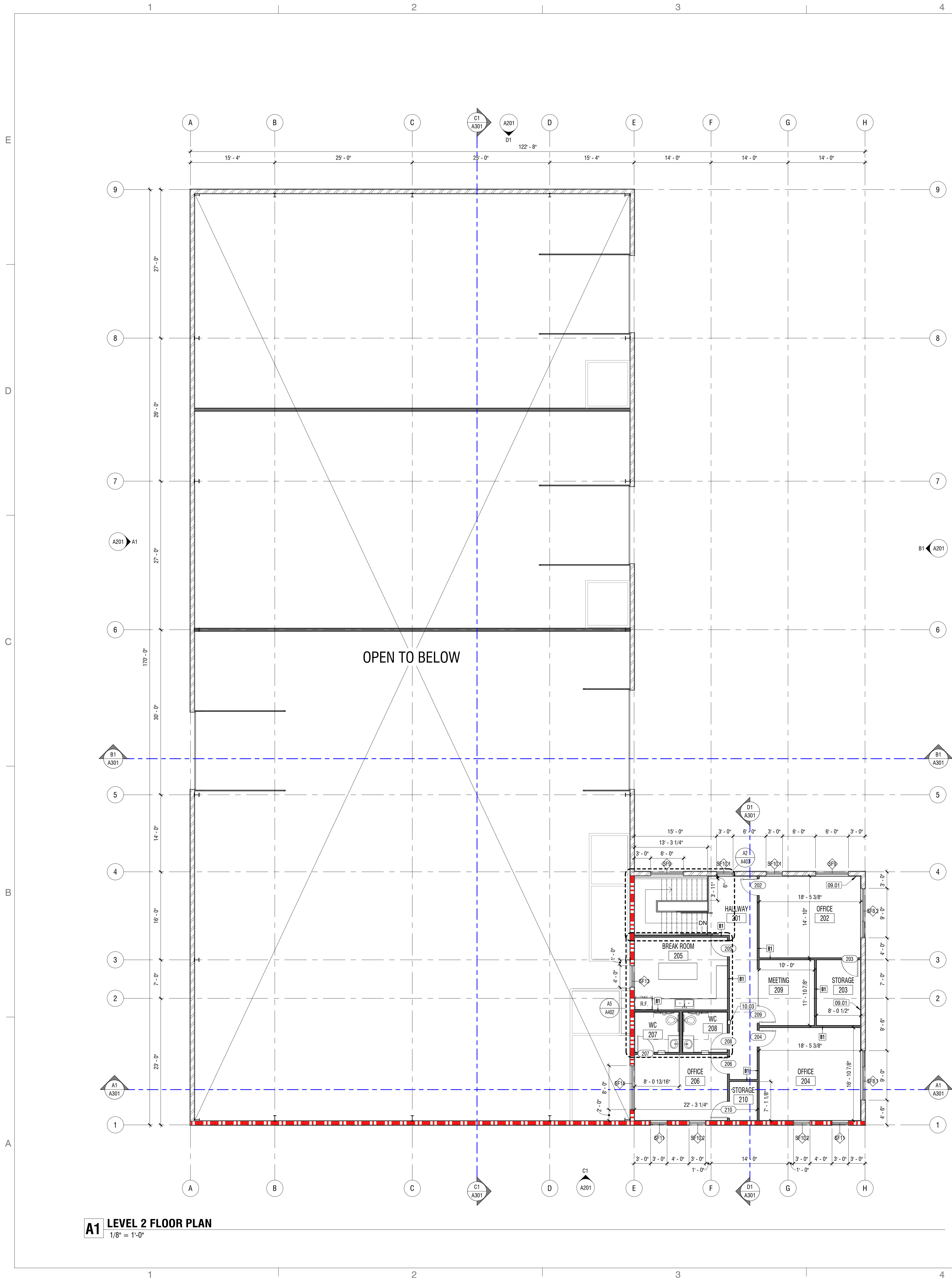
revisions :

title:
**LEVEL 1
FLOOR PLAN**

sheet:

A101
BID SET

A1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



GENERAL NOTES

- A. RE: A600'S FOR FINISH MATERIAL SPECIFICATIONS.
- B. RE: A500'S FOR WALL TYPES
- C. RE: A100'S FOR DIMENSION PLANS
- D. RE: FURNITURE PLANS FOR FURNITURE LAYOUT
- E. DIMENSIONS SHOWN (UNLESS NOTED OTHERWISE) ARE FROM GRID LINES TO FACE OF STUD. FROM FACE OF STUD TO FACE OF STUD. FROM FINISH SURFACE OF EXISTING WALLS TO FACE OF STUD.
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LEGEND

- NEW WALLS
- NEW WALLS TO DECK
- 1-HR RATED ASSEMBLY
- 2-HR RATED ASSEMBLY
- LINE OF CEILING OVERHEAD

REFERENCE NOTES

- 09.01 5/8" PAINTED GYPSUM BOARD; RE: FINISH PLAN(S)
- 10.03 SEMI-RECESSED FIRE CABINET, NOT TO EXTEND MORE THAN 4" FROM ADJACENT WALL SURFACE; RE: CODE PLAN(S)



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project:
APOLLO
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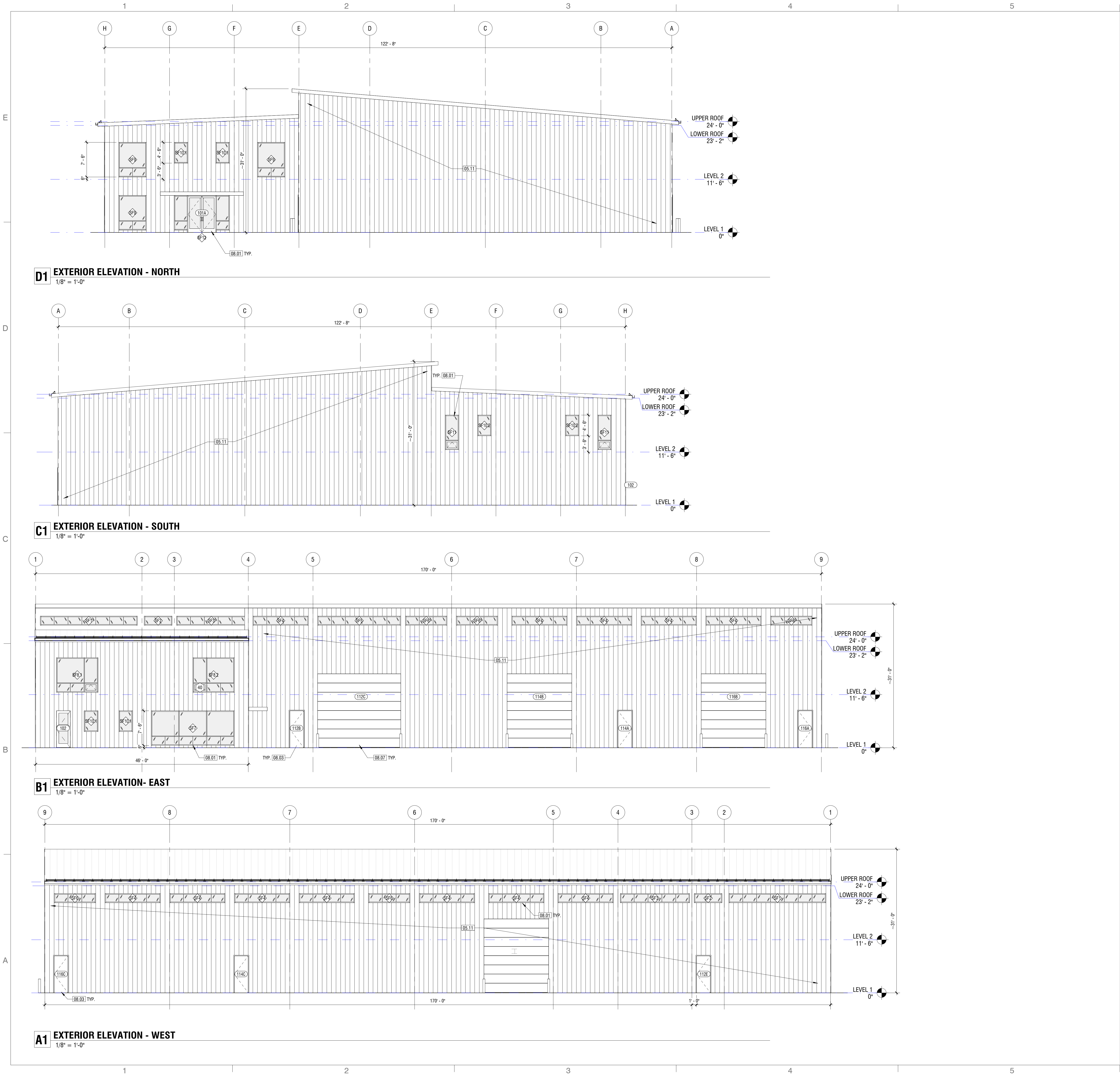
project#: 23.0040
date: 03.15.2024

revisions :

title:
LEVEL 2
FLOOR PLAN

sheet:

A102
BID SET



GENERAL NOTES - EXTERIOR...

- 1 ALL EXPOSED STRUCTURAL EXTERIOR STEEL SHALL BE GALVANIZED WITHOUT CHROMATE COATING, SHOP PRIMED WITH HIGH PERFORMANCE COATING
- 2 SEE SHEET SERIES A500 FOR WALL AND ASSEMBLY TYPES
- 3 SEE SHEET SERIES A600 FOR DOOR AND WINDOW TYPES

REFERENCE NOTES

- 05.11 POWDER-COATED, CORRUGATED METAL WALL PANEL BY PEMB MANUFACTURER. FINAL COLOR + FINISH TBD.
08.01 STOREFRONT ASSEMBLY; RE: WINDOW SCHEDULE
08.03 SCHEDULED DOOR; RE: FLOOR PLAN(S) & DOOR SCHEDULE
08.07 GARAGE DOOR; RE: FLOOR PLAN(S) & DOOR SCHEDULE



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project:
APOLLO
SHOP &
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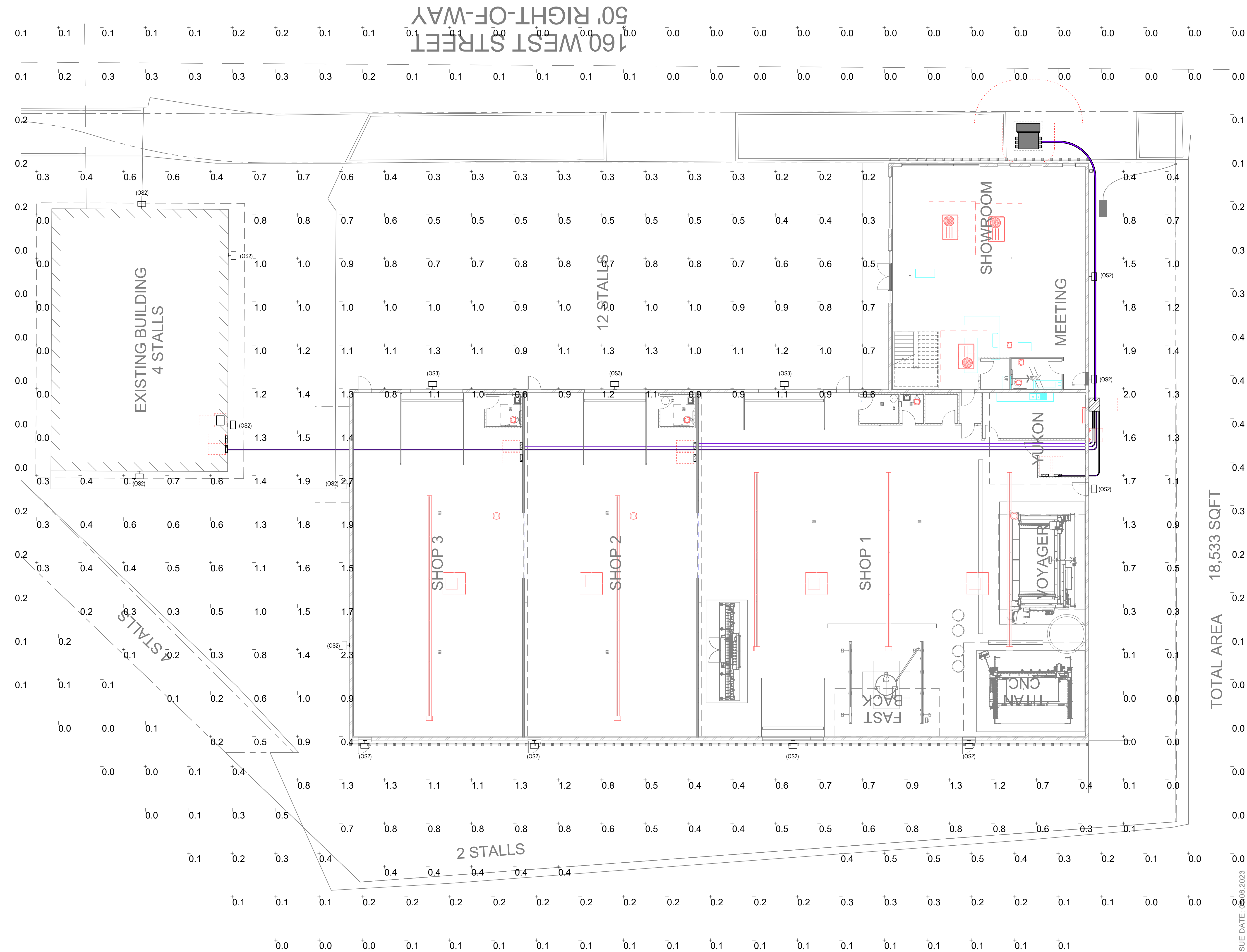
title:
EXTERIOR
ELEVATIONS

sheet:
A201
BID SET

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Luminaire Schedule						
Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
OS2	WALL PACK	0.765	1922	18.9815	246.76	B1-U0-G1
OS3	WALL PACK	0.765	2997	32.1375	96.413	B1-U0-G1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Illuminance	Fc	0.76	2.7	0.0	N.A.	N.A.
TRESPASS	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.



GENERAL SHEET NOTES

- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- 4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
- 5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- 6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
- 7 PROVIDE PHOTOCCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
- 8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
- 9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- 10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- 12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24 (B).

SHEET KEYNOTES



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801 532 4422



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project:

APOLLO
SHOP &
SHOWROOM

4538 S 160 W
Murray, UT
84107

project#: 23.0040

date: XXXX.XXXX.

revisions :

title:

SITE
PHOTOMETRIC
PLAN

sheet:

ES201

DESIGN
DEVELOPMENT

E

D

C

B

A

1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.

2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.

3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.

4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.

5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.

6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.

7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

ID	DESCRIPTION	SIZE (NOMINAL)	BUG RATING			LUMINAIRE			DRIVER			MANUFACTURER
			BACK	UP	GLARE	LUMENS	COLOR TEMP	CRI	TYPE	VOLTAGE	WATTS	
(OS2)	DESCRIPTION: LED WALL PACK; WET RATED; FULLY GASKETED; MOUNTING: WALL FINISH: SCBA OPTICS: TYPE IV; FULL CUT OFF OPTIONS: EM:	LENGTH: 9" WIDTH: 11.5" DEPTH: 7" DIAMETER: -	1	0	1	2,000	3000K	80	LED (0-10V DIMMING)		20	LITHONIA (WDGE2 LED P2)
(OS3)	DESCRIPTION: LED WALL PACK; WET RATED; FULLY GASKETED; MOUNTING: WALL FINISH: SCBA OPTICS: TYPE IV; FULL CUT OFF OPTIONS: EM:	LENGTH: 9" WIDTH: 11.5" DEPTH: 7" DIAMETER: -	1	0	1	3,000	3000K	80	LED (0-10V DIMMING)		30	LITHONIA (WDGE2 LED P3)



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project:
**APOLLO
SHOP &
SHOWROOM**

4538 S 160 W
Murray, UT
84107

project#: 23.0040
date: XXXX.XXXX

revisions :

title:
**EXTERIOR
LIGHTING
FIXTURE
SCHEDULE**

sheet:
EL602
DESIGN
DEVELOPMENT



ITEM # 5 - Butler & Lowe Subdivision Amendment

ITEM TYPE:	Flag Lot Subdivision Amendment of the Marlowe Subdivision		
ADDRESS:	1216 & 1224 W Winchester St	MEETING DATE:	May 2, 2024
APPLICANT:	Scott Butler & Justin Lowe	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	21-23-302-010 & 21-23-302-011	PROJECT NUMBER:	24-041
ZONE:	R-1-10		
SIZE:	.764 acres 33,280 ft ²		
REQUEST:	The applicant is requesting approval to amend the Marlowe Subdivision approved by Planning Commission on June 4, 2020.		



I. LAND USE & SUBDIVISION ORDINANCE

Section 16.04.30(F) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions and new subdivisions to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-608) requires the Land Use Authority to conduct a public hearing and review all subdivision amendments of property within the City a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the Land Use Authority is to ensure that a proposed subdivision is consistent with established ordinances, policies, and planning practices of the City. The Planning Commission makes investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary. After completing its review of the proposed amendment, the Planning Commission shall approve or disapprove the amended plat in accordance with Section 16.12.070 of City Code.

"Flag Lot" Subdivision is the term applied to a subdivision of residential property where an existing, larger lot is split, and where the new lot may have a smaller access to the public right of way than otherwise allowed. This results in a lot shaped somewhat like a "flag"; with a larger area behind or to the rear (the flag) of a remaining conventional lot, and a narrower portion (the pole) extending to the public street. Flag lot subdivisions are often sought in cases like this, where the developed lot is large enough to split, but where frontage requirements will prevent creating lots side by side along the street.

II. BACKGROUND

The Butler and Lowe Subdivision was recorded with the Salt Lake County Recorder's office in November 2022. The applicants would like to add approximately twenty feet (20') along the westerly boundary adjacent to the North Jordan Canal pending a sale of the property. The applicants indicated that when they bought the property and going through the original Marlowe Subdivision process they realized the size of the two lots totaled .686 acres. The engineering survey showed the discrepancy of .078 acres. on the canal side of the property. The deed for the property shows the total size of .80 acres. This amendment is intended to show the correct size of the subdivision plat to be more consistent with the existing deed showing the size of .80 acres.

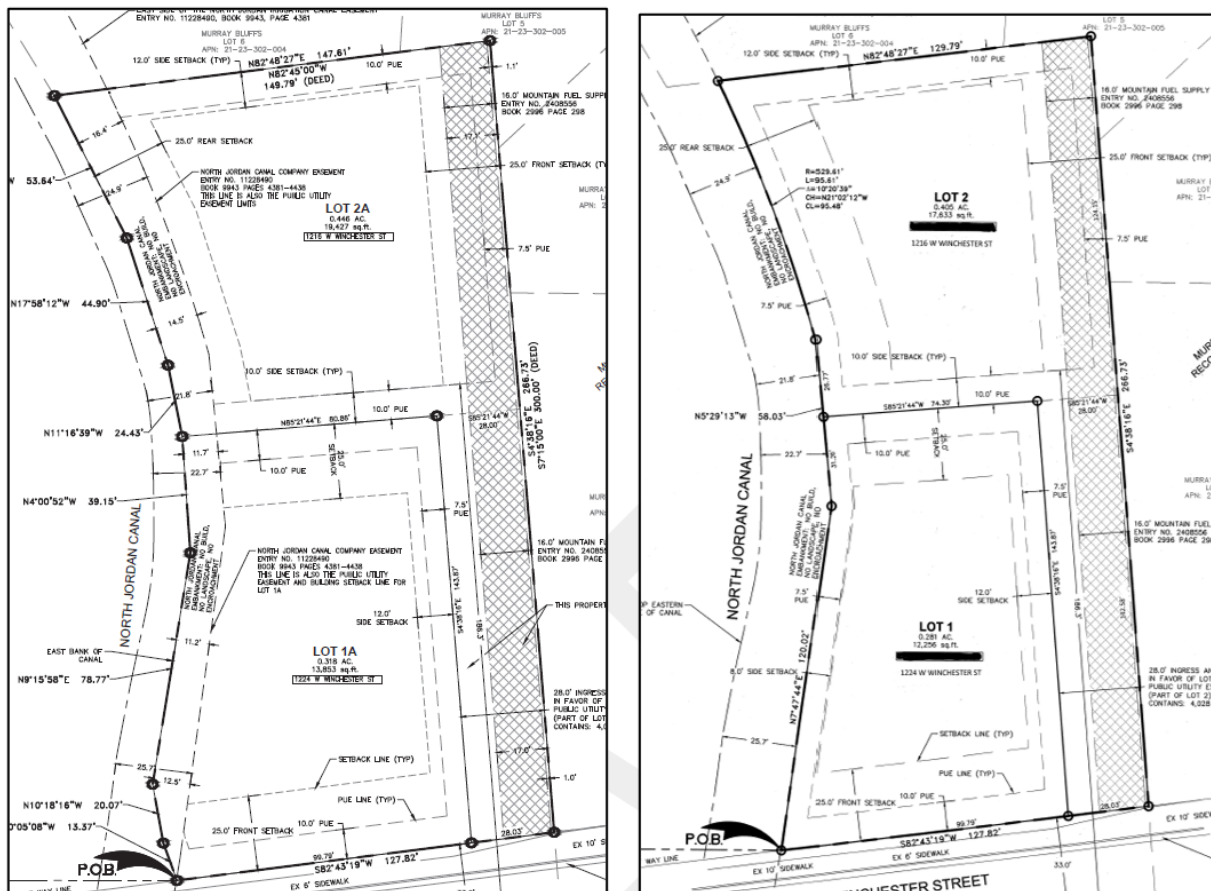


Figure 1: Butler & Lowe Amended Subdivision and existing Butler & Lowe Subdivision

Project Location

The subject properties are on the north side of Winchester Street and adjacent to the east of North Jordan Canal. The subject property is west of the Murray Bluffs Subdivision.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Residential, Single-Family	R-1-10
South	Residential Single-Family	R-1-8
East	Residential, Single-Family	R-1-10
West	North Jordan Canal & Single-Family	R-1-10

III. PROJECT REVIEW

The proposed amendment will adjust the west boundary line to make the area larger for both amended lots, lot 1A and lot 1B. Both lots are currently vacant.

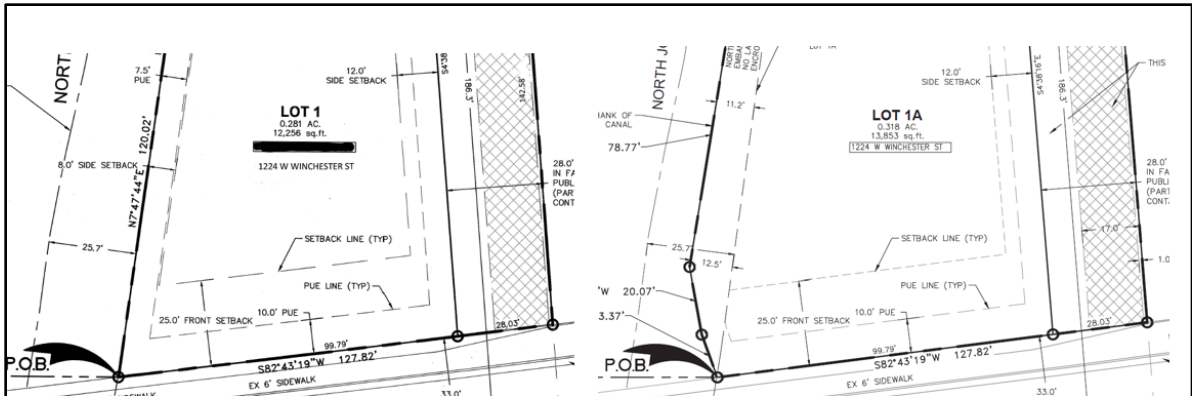


Figure 2: Lots 1 & proposed 1A comparison

Public Utilities

Public utilities are available within Winchester Street to serve the proposed subdivision. Utility easements have been indicated on the proposed plat for both lots as required by the City Engineer and Public Works Department. The Water and Sewer Department has asked for a new Utility Plan that shows the water and sewer connection designs.

Utilities, Grading

Utility and grading plans have been provided and preliminary reviews have been conducted. Further review will be required by the City Engineer before recordation of a final plat.

Subdivision Improvements

No new public improvements will be required with this subdivision. The City Engineer will require the replacement of any damaged curb, gutter and sidewalk along Winchester Street.

Access

Vehicular and pedestrian access is provided to from Winchester Street. The proposed subdivision has existing curb, gutter, sidewalk, and park strip improvements meeting Murray City requirements.

Setbacks

The R-1-10 Zone requires the following:

Height:	35' maximum (dwelling)
Front Yard:	25' minimum
Rear Yard:	25' minimum
Side Yard, interior:	8' minimum (must total 20')
Side Yard, corner:	20' minimum

In the amended plat, new dwellings must meet the setback requirements of the R-1-10 Zone.

Subdivision amendments require that the plat show public utility easements (PUEs). The required PUEs are typically 10' wide along the front and rear property lines and 5' wide on the

interior sides. The proposed Butler & Lowe Subdivision Amendment shows the correct PUE's and the buildable areas.

IV. CITY DEPARTMENT REVIEW

The application and materials were distributed to city staff from various departments for their review and comments on April 2, 2024. The following comments have been provided in response by the reviewing departments:

- Meet the requirements of the City Engineer, including the following:
 1. Meet City Subdivision requirements and standards for an amended plat – City Code Title 16.
 2. Address all engineering review comments prior to printing the plat to mylar.
 3. Provide standard PUE's on lots, the North Jordan Canal Easement cannot be used as a PUE.
 4. Obtain written approval from the North Jordan Canal Company for any grading, excavation, landscaping, or other encroachments within the North Jordan Canal Easement.
- The Murray Power Department had no concerns.
- Meet the requirements of the Murray Water Department, including the following:
 - All water utility work must follow Murray City Water Specification and Requirements
 - <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>
 - Ensure the meter box for Lot 2A is in a landscaped area. We do not allow them in to be installed in hardscape.
 - The current service and meter for Lot 1A is ¾". Our current minimum meter sizing for new construction is 1" According to city ordinance this service and meter should be upsized to 1". You will not have to pay an impact fee for this service, but it shall be brought up to code.
- The Murray Sewer Department had no concerns.
- The Fire Department recommends approval subject to the following conditions:
 - Maintain a twenty foot (20') paved access to lot 2.
 - Meet all applicable Building and Fire Codes.
- The Building Division states that a geotechnical report will be required with a Building Permit application and recommends approval.

Other reviewing staff recommended approval without specific conditions or comments.

V. PUBLIC COMMENTS

Thirty-eight (38) public notices were mailed in connection with this proposed subdivision amendment. As of the date of this report, staff has received no public inquiries.

VI. FINDINGS

Based on the analysis of the application and materials provided and a survey of surrounding area, staff concludes the following:

1. The proposed subdivision meets the requirements of Section 17.104 of the Murray City Land Use Ordinance.
2. The proposed subdivision meets the requirements of the applicable sections of the Murray City Subdivision Ordinance, Title 16 of the City Code for the subdivision of land.
3. Section 17.76.140 (Flag Lots) allows flag lot subdivisions under conditions which are present in this application. The proposed subdivision adheres to the specific requirements for flag lot subdivisions as contained in Section 17.76.140 of the Murray City Land Use Ordinance.
4. The proposed subdivision allows for a more efficient use of land which furthers the goals of the Murray City General Plan regarding stabilization of residential areas and providing increased housing options.

VIII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission **APPROVE the Amendment for Lots 1A & 2A and grant the amendment to the Butler & Lowe Subdivision for the properties addressed 1216 & 1224 West Winchester Street subject to the following conditions:**

1. Meet the requirements of the City Engineer, including the following:
 - a. Meet City Subdivision requirements and standards for an amended plat – City Code Title 16.
 - b. Address all engineering review comments prior to printing the plat to mylar.
 - c. Provide standard PUE's on lots, the North Jordan Canal Easement cannot be used as a PUE.
 - d. Obtain written approval from the North Jordan Canal Company for any grading, excavation, landscaping, or other encroachments within the North Jordan Canal Easement.
2. Meet the requirements of the Fire Departments including the following:
 - a. Maintain a twenty foot (20') paved access to lot 2.
 - b. Meet all applicable Building and Fire Codes.
3. The applicant shall prepare the Subdivision plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
4. The subdivision to meet the requirements of Murray City Municipal Code Section 17.104, R-1-10 Zone.
5. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the final plat shall be null and void.

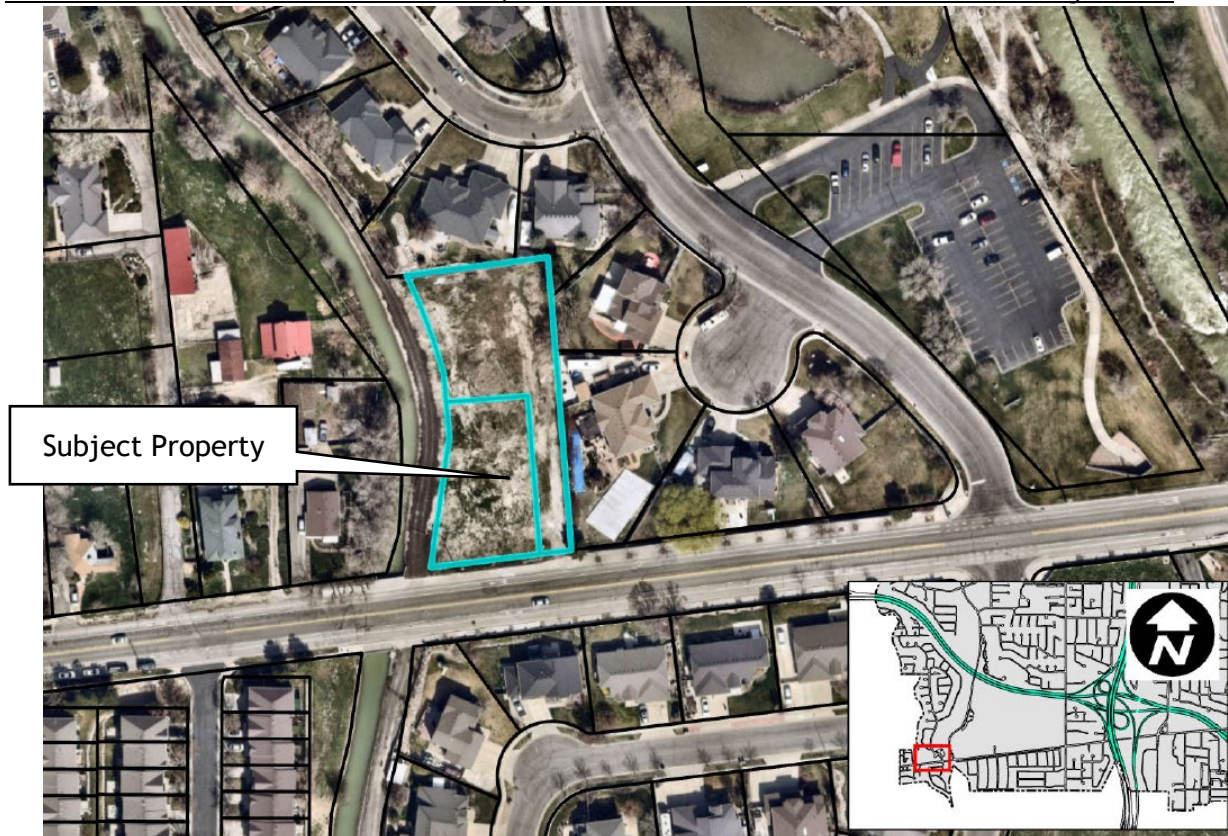


NOTICE OF PUBLIC HEARING

April 18th, 2024, 6:30 PM

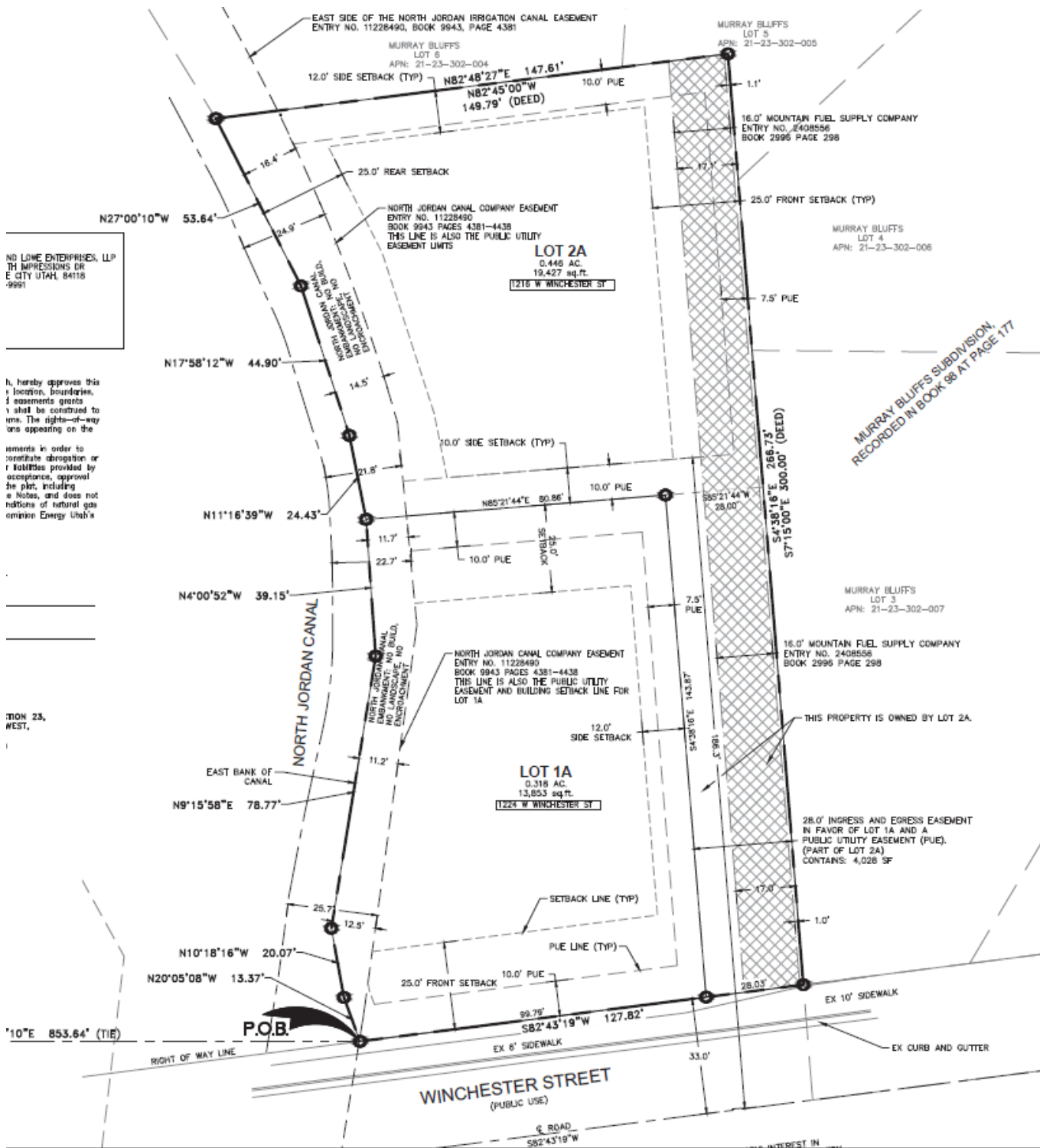
The Murray City Planning Commission will hold a public hearing on Thursday, April 18th, 2024, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Scott Butler, and Justin Lowe representing Butler and Lowe Enterprises** for the properties located at 1216 & 1224 West Winchester Street. The applicant's request is to amend the Marlowe Flag Lot Subdivision located in the R-1-10 zone. The applicant wants to amend the lots to expand the current lots to include additional property. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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



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

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





******Planning Commission Meeting Date UPDATED******

NOTICE OF PUBLIC HEARING

Mat 2nd, 2024, 6:30 PM

The **April 18th** Planning Commission meeting **has been canceled**. The request for **Butler and Lowe Enterprises** has been **rescheduled to Thursday, May 2, 2024**. The public hearing for this item will be heard on **Thursday, May 2nd, 2024**, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Scott Butler, and Justin Lowe representing Butler and Lowe Enterprises** for the properties located at 1216 & 1224 West Winchester Street. The applicant's request is to amend the Marlowe Flag Lot Subdivision located in the R-1-10 zone. The applicant wants to amend the lots to expand the current lots to include additional property. 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/.

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Public Notice Dated | April 9, 2024

PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: Butler and Lowe Subdivision
Project Address: 1216 W Winchester St, 1224 W Winchester St
Parcel Identification (Sidwell) Number: 21-23-302-010-0000, 21-23-302-011-0000
Parcel Area(acres): 0.446, 0.318 Zoning District: 1100 Total # of Lots: 2

Applicant Information *Butler and Lowe Enterprises*
Name: Scott Butler *Justin Lowe*
Mailing Address: 6168 S Impressions Dr City: S.L.C State: Ut. ZIP: 84118
Phone #: 801-815-9991 Fax #: _____ Email Address: scottbutler2580@gmail.com

Property Owner's Information (If different) *Butler and Lowe Enterprises*
Name: Scott Butler *Justin Lowe*
Mailing Address: 6168 S Impressions Dr City: S.L.C State: Ut. ZIP: 84118
Phone #: 801-815-9991 Fax #: _____ Email Address: scottbutler2580@gmail.com

Licensed Engineer Information
Name: Wilding Engineering, Shad D Hall
Mailing Address: 14721 S Heritage Crest Way City: Bluffdale State: Ut ZIP: 84065
Phone #: 801-553-8112 Fax #: _____ Email Address: wildingengineering.com

Authorized Signature: *Scott Butler* Date: 3-14-24

For Office Use Only

Project Number: 24-041 Date Accepted: 3/20/24

Planner Assigned: _____

Property Owners Affidavit

I (we) Scott Butler, 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.

Scott Butler

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 14th day of March, 2024.

[Signature]

Notary Public



NOTARY PUBLIC
Robbins Suarez
Comm. # 719543
My Commission Expires
08/18/2025
STATE OF UTAH

Residing in West Jordan

My commission expires: 08/18/2025

Agent Authorization

I (we), Scott Butler, the owner(s) of the real property located at 1224 W Winchester ST
in Murray City, Utah, do hereby appoint Scott Butler, as my (our) agent to represent me (us)
with regard to this application affecting the above described real property, and authorize Scott Butler
to appear on my (our) behalf before any City board or commission considering this application.

Scott Butler

Owner's Signature

[Signature]

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the 14th day of March, 2024, personally appeared before me Scott Butler and Family
the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]

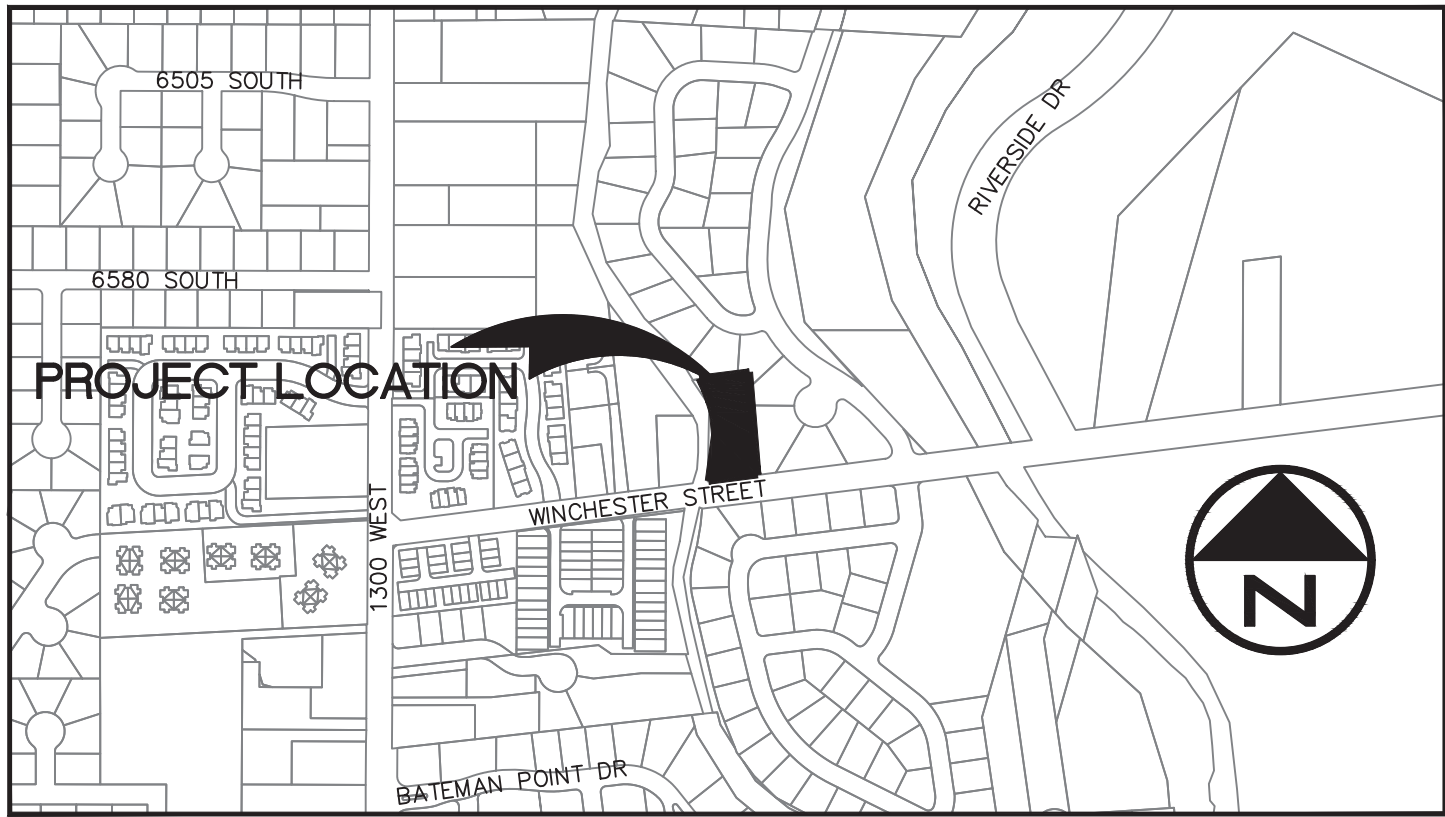
Notary public



NOTARY PUBLIC
Robbins Suarez
Comm. # 719543
My Commission Expires
08/18/2025
STATE OF UTAH

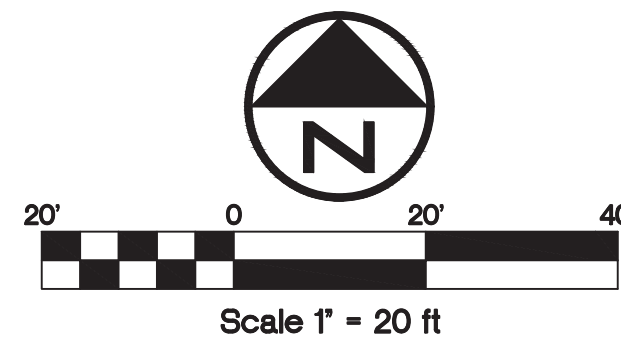
Residing in: West Jordan

My commission expires: 08/18/2025



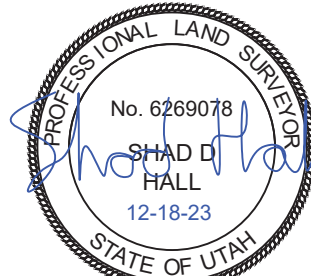
VICINITY MAP
SCALE: 1" = 500'
MURRAY, UTAH

BUTLER AND LOWE SUBDIVISION AMENDED
AMENDING LOTS 1 AND 2 OF BUTLER AND LOWE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MURRAY, UTAH
FINAL PLAT



SURVEYOR'S CERTIFICATE:

I, SHAD D HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6269078 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREFTER TO BE KNOWN AS:



BUTLER AND LOWE SUBDIVISION AMENDED
AMENDING LOTS 1 AND 2 OF BUTLER AND LOWE SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WINCHESTER STREET AND THE EAST BANK OF THE NORTH JORDAN CANAL COMPANY, SAID POINT BEING SOUTH 00°00'50" WEST 396.52 FEET (SOUTH 569.25 FEET), ALONG THE SECTION LINE, AND SOUTH 89°59'10" EAST 853.64 FEET (NORTH 82°45'00" EAST 850 FEET) FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING ALONG SAID EAST BANK THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 20°05'08" WEST 13.37 FEET; 2) NORTH 10°18'16" WEST 20.07 FEET; 3) NORTH 09°15'58" EAST 78.77 FEET; 4) NORTH 04°00'52" WEST 39.15 FEET; 5) NORTH 11°16'39" WEST 24.43 FEET; 6) NORTH 17°58'12" WEST 44.90 FEET; 7) NORTH 27°00'10" WEST 53.64 FEET TO THE SOUTHWEST CORNER OF LOT 6, OF MURRAY BLUFFS SUBDIVISION PLAT, RECORDED IN BOOK 98 AT PAGE 177, (NORTH 01°10' EAST 230 FEET AND NORTH 33°53' WEST 80 FEET, RECORD); THENCE RUNNING ALONG THE SOUTH AND WEST LINES OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) NORTH 82°48'27" EAST 147.61 FEET (NORTH 82°45' EAST 149.79 FEET); 2) SOUTH 04°38'16" EAST 266.73 FEET (SOUTH 07°15' EAST 300 FEET) TO THE NORTH RIGHT OF WAY LINE OF WINCHESTER STREET; THENCE SOUTH 82°43'19" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 127.82 FEET (SOUTH 82°45' WEST 140.62 FEET) TO THE POINT OF BEGINNING.

CONTAINS 33,280 SF OR 0.764 ACRES, MORE OR LESS
BEARINGS AND DISTANCES IN () ARE OF DEED RECORD.
VESTING DEED RECORDED AS ENTRY NO. 13442643 IN BOOK 11049 AT PAGE 705-706

BOUNDARY NARRATIVE

SEE RECORD OF SURVEY ON FILE WITH SALT LAKE COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION ABOUT THE BOUNDARY OF THIS PROPERTY

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°00'50" WEST FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF SAID SECTION 23.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREAFTER KNOWN AS:

BUTLER AND LOWE SUBDIVISION AMENDED

DO HEREBY DEDICATE, FOR ACCESS, AS UTILITY EASEMENTS, AND FOR THE PERPETUAL USE OF THE PUBLIC, THE PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR USE AS A PRIVATE MAINTAINED STREET. IN WITNESS WHEREOF WE HAVE HEREUNTO SIGNED THIS PLAT.
THIS ____ DAY OF _____ A.D., 20____.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS ____ DAY OF _____ A.D.; 20____ PERSONALLY APPEARED
BEFORE ME, _____ WHO BEING
BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____
OF _____, AND THAT THE FOREGOING INSTRUMENT WAS
SIGNED IN BEHALF OF SAID _____ BY AUTHORITY
OF ITS _____, AND HE/SHE ACKNOWLEDGED
TO ME THAT SAID _____ EXECUTED THE SAME.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES: _____
NAME, NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS ____ DAY OF _____ A.D.; 20____ PERSONALLY APPEARED
BEFORE ME, _____ WHO BEING
BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____
OF _____, AND THAT THE FOREGOING INSTRUMENT WAS
SIGNED IN BEHALF OF SAID _____ BY AUTHORITY
OF ITS _____, AND HE/SHE ACKNOWLEDGED
TO ME THAT SAID _____ EXECUTED THE SAME.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES: _____
NAME, NOTARY PUBLIC COMMISSIONED IN UTAH

BUTLER AND LOWE SUBDIVISION AMENDED

AMENDING LOTS 1 AND 2 OF BUTLER AND LOWE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MURRAY, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____
FEE _____ DEPUTY SALT LAKE COUNTY RECORDER

LEGEND	
	SECTION LINE
	Found Section Corner
	EXISTING ROW MONUMENT LINE
	Found Street Monument
	Set 5/8 rebar & cap
	(Wilding Engineering)
	SUBDIVISION BOUNDARY
	ADJACENT PROPERTY LINE
	PUBLIC UTILITY EASEMENT (PUE)
	BUILDING SETBACK LINE

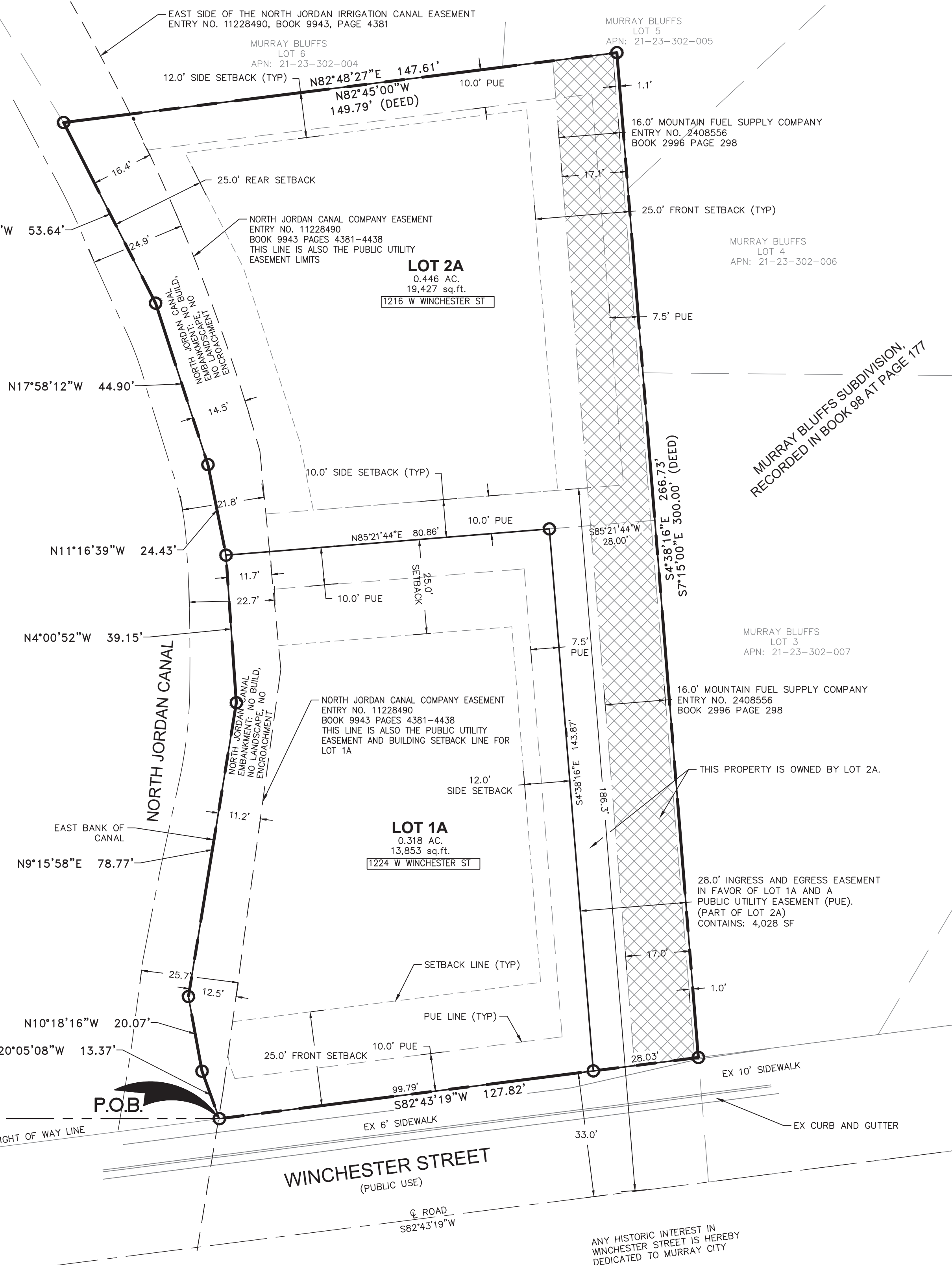
UTILITY NOTE:
PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.
CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

DOMINION ENERGY
COMCAST
CENTURY LINK
UTOPIA

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

MURRAY CITY ENGINEER



CITY PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____ A.D. BY THE MURRAY CITY PLANNING COMMISSION.

CHAIR, MURRAY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____ A.D.

REPRESENTATIVE

CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____ A.D.

MURRAY CITY ATTORNEY

CITY MAYOR

PRESENTED TO MURRAY THIS ____ DAY OF _____ A.D.

MAYOR, MURRAY CITY

ATTEST: MURRAY CITY RECORDER

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this ____ day of _____, 20____

By- _____

Title- _____

WEST QUARTER CORNER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
SITE BENCHMARK= 4351.08'

BASIS OF BEARINGS
500°00'50"W 2643.03' (MEASURED MON TO MON)
396.52' (TIE)

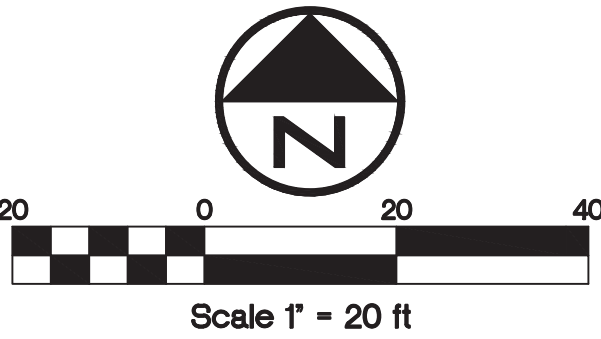
SOUTHWEST CORNER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

G:\DATA\19013 1246 W Winchester Survey\dwg\19013 Plat.dwg
PLOT DATE: Dec 18, 2023



BUTLER & LOWE PROPERTIES

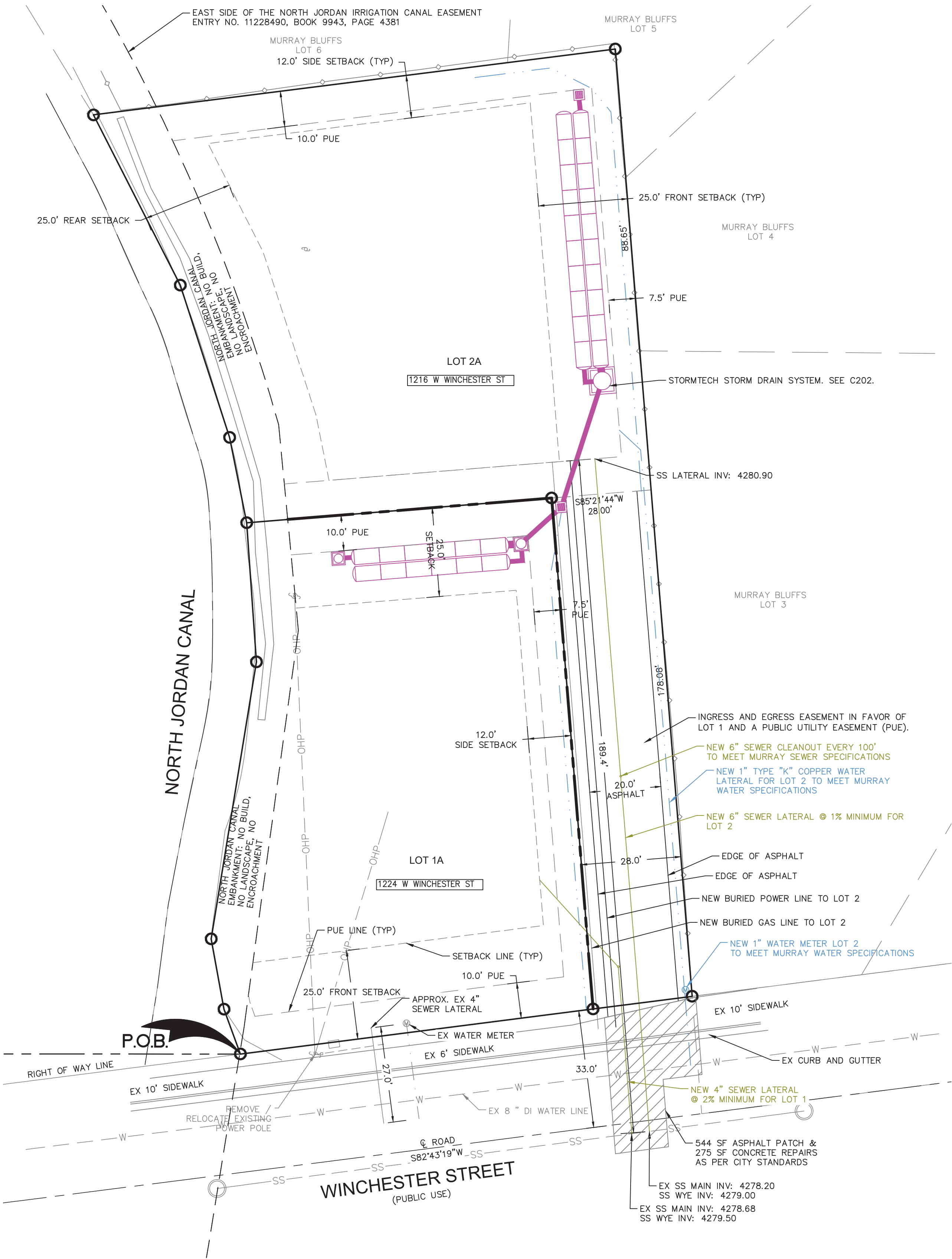
UTILITY PLAN



WILDING
ENGINEERING

14721 SOUTH HERITAGE DRESS WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
- GENERAL NOTES
- LOT 1 MUST HAVE SEWER LATERAL LOCATED, VIDEOED AND INSPECTED BEFORE SEWER REUSE, AND IF ANY DEFECTS ARE NOTED WILL NEED TO BE LINED - BY DEVELOPER.
 - WATER AND SEWER TO MEET MURRAY SEWER AND WATER SPECIFICATIONS.
 - 6" LATERAL FOR LOT 2 WILL HAVE TO HAVE 2 CLEANOUTS. MAXIMUM SPACING FOR CLEANOUTS IS 100 FT AND CLEANOUTS LOCATED IN THE DRIVEWAY MUST HAVE CAST IRON TRIANGULAR BOX PLACED OVER AND POURED FLUSH WITH THE CONCRETE.
 - KEEP WATER METER OUT OF DRIVE OR CONCRETE.
 - FOLLOW CITY MATERIAL SPECIFICATIONS FOR TAP, YOKE, AND BOX.
 - AN EXCAVATION PERMIT IS NEEDED FOR WORK IN THE CITY RIGHT-OF-WAY.



G:\DATA\19013 1246 W Winchester Survey\dwg\19013 Bose.dwg
PLOT DATE: Feb 14, 2024

NO.	REVISION	DATE
4	UPDATED BOUNDARY AND LOTS	2/14/24
3	UPDATED DATE	12/20/23
2	CITY COMMENTS	5/19/2021
1	CITY COMMENTS	4/30/2021

PROJECT INFORMATION

BUTLER & LOWE
PROPERTIES
UTILITY PLAN

MURRAY, UTAH

DRAWN
TMS

CHECKED
MEC

PROJECT #
19013

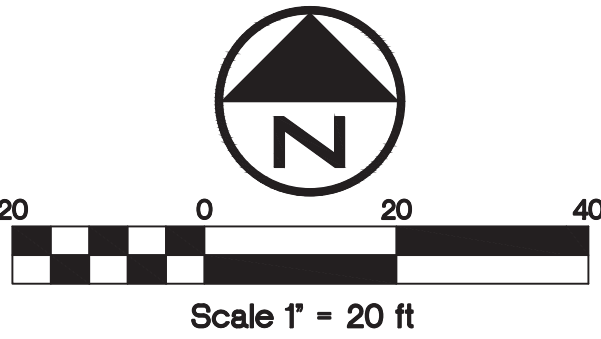
DATE
1-20-2021

SCALE
1" = 20'

SHEET
C201

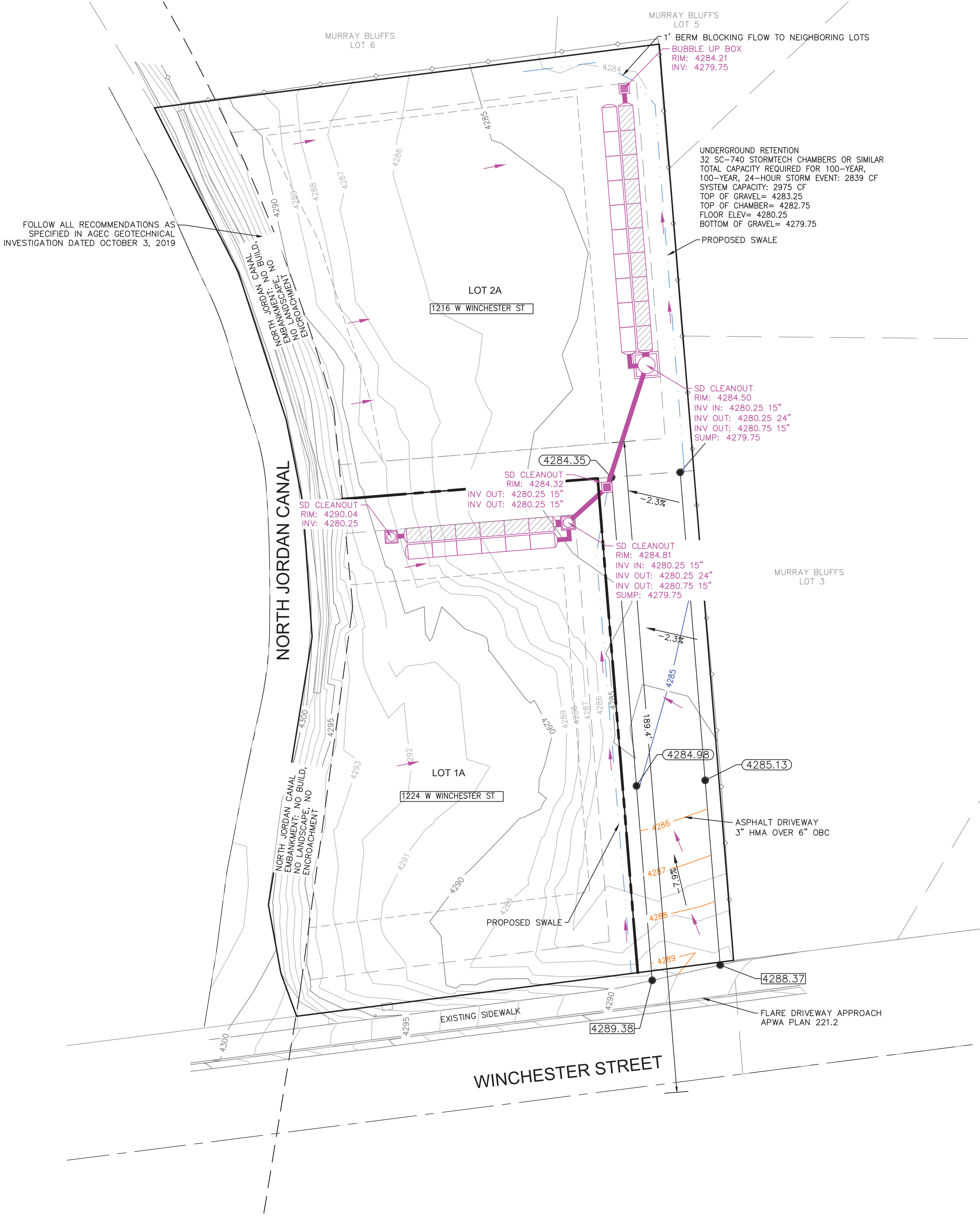
ENGINEER'S STAMP

BUTLER & LOWE PROPERTIES
GRADING & DRAINAGE



WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
1. GRADING AROUND BUILDINGS SHALL PROVIDE 5 PERCENT SLOPE FOR A MINIMUM OF 10 FEET AWAY FROM THE BUILDING
 2. SLC FLOOD CONTROL PERMIT REQUIRED.
 3. NORTH JORDAN CANAL APPROVAL REQUIRED.
 4. REFER TO AGEC GEOTECHNICAL INVESTIGATION DATED OCTOBER 3, 2019 FOR SITE SPECIFIC SOILS RECOMMENDATIONS.
 5. SWALES SHALL BE LOCATED AT THE PROPERTY LINES TO DIRECT RUNOFF TOWARD THE STORMTECH SYSTEM ON EACH LOT.
 6. ALL DOWNSPOUT SHALL BE DIRECTED TO THE STORMTECH SYSTEM.
 7. FINAL GRADING WILL BE INCLUDED ON THE SITE PLAN AT THE BUILDING PERMIT SUBMITTAL.
 8. EXCAVATION PERMIT REQUIRED FOR WORK IN CITY RIGHT OF WAY.



Storm Drainage Detention Calculations
Marlowe Subdivision - Murray, Utah
Building and lot runoff - Lot 1 & Lot 2 Combined (Retention required for each lot)
100-yr, 24-hr Post-Development Rational Method Calculations

Area and Weighted C Calculation							
Description	Acres	C					
Total Impervious	0.25	0.90					
Total Pervious	0.42	0.20					
Total:	0.68	0.47					

Storage requirements by duration (maximum volume is bolded)

Duration (min)	Cw	i (100 yr.)	Area (ac)	Q(cfs)	Vol. (cf)	Allowable Release (cf)	Storage³ (cf)	Storage (ac-ft)
5	0.47	6.50	0.68	2.07	622	0.00	622	0.01
10	0.47	4.94	0.68	1.58	946	0.00	946	0.02
15	0.47	4.09	0.68	1.30	1,174	0.00	1,174	0.03
30	0.47	2.75	0.68	0.88	1,579	0.00	1,579	0.04
60	0.47	1.70	0.68	0.54	1,953	0.00	1,953	0.04
120	0.47	0.92	0.68	0.29	2,122	0.00	2,122	0.05
180	0.47	0.63	0.68	0.20	2,153	0.00	2,153	0.05
360	0.47	0.34	0.68	0.11	2,322	0.00	2,322	0.05
720	0.47	0.20	0.68	0.06	2,715	0.00	2,715	0.06
1,440	0.47	0.10	0.68	0.033	2,839	0.00	2,839	0.07

1) Per Murray City Storage Requirements
2) Runoff Coefficients from "Hydrologic Analysis and Design", Richard H. McCuen, 1998
3) Storage = Storm Volume - Allowable Release

LEGEND

EXISTING SPOT ELEVATION 4499.20

PROPOSED SPOT ELEVATION 4499.20

DRAINAGE DIRECTION

PROPOSED CONTOUR 4500

PROPOSED INDEX CONTOUR 4500

EXISTING CONTOUR 4500

EXISTING INDEX CONTOUR

STORMTECH SC-740 CHAMBER & CAP

ISOLATOR ROW

NO.	REVISION	DATE
4	UPDATED BOUNDARY AND LOTS	2/14/24
3	UPDATED DATE	12/20/23
2	CITY COMMENTS	5/19/2021
1	CITY COMMENTS	4/30/2021

PROJECT INFORMATION

BUTLER & LOWE PROPERTIES

GRADING & DRAINAGE

MURRAY, UTAH

DRAWN TMS	CHECKED MEC	PROJECT # 19013
DATE 1-20-2021		SCALE 1" = 20'
SHEET C202		ENGINEER'S STAMP

ENGINEER'S STAMP: MIKE E. CARLTON, No. 5251757, State of Utah, 02/14/2024

BUTLER & LOWE PROPERTIES

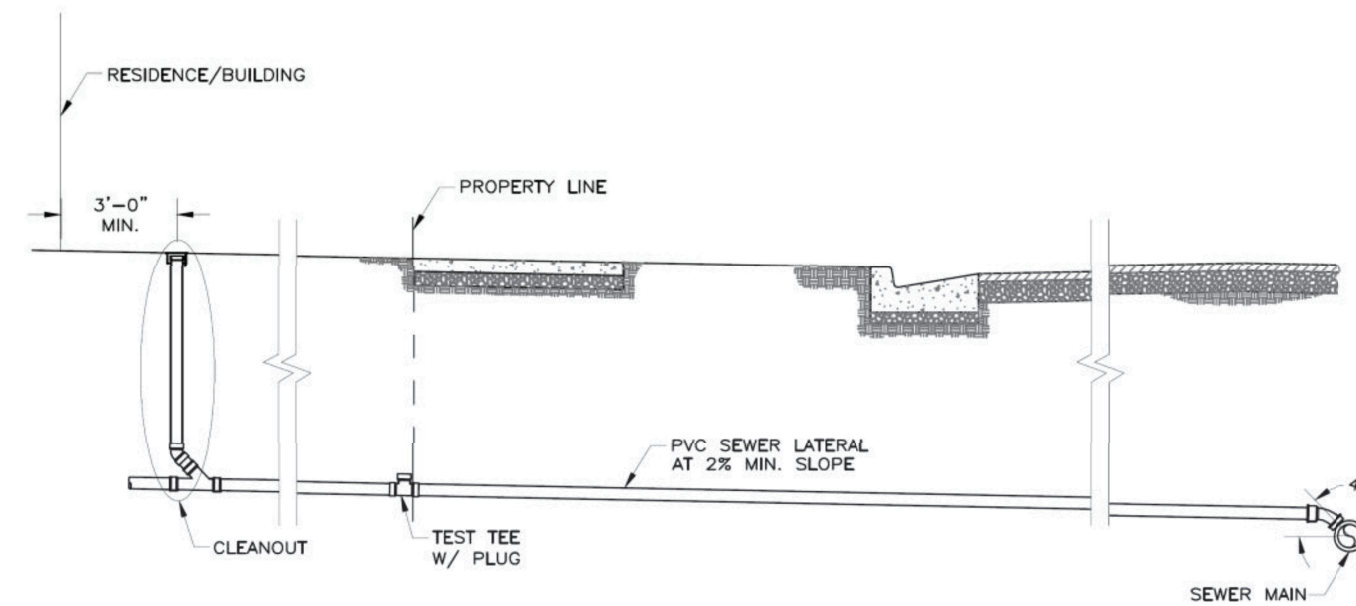
DETAILS



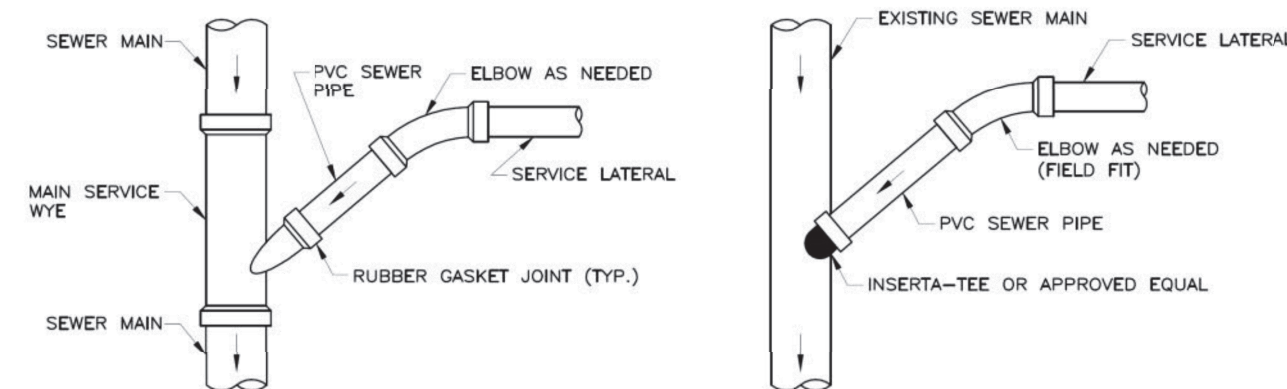
DRAWING NOTES:

1. GRADING AROUND BUILDINGS SHALL PROVIDE 5 PERCENT SLOPE FOR A MINIMUM OF 10 FEET AWAY FROM THE BUILDING.
2. SLOPE FLOOD CONTROL PERMIT REQUIRED.
3. NORTH JORDAN CANAL APPROVAL REQUIRED.
4. REFER TO AGEC GEOTECHNICAL INVESTIGATION DATED OCTOBER 3, 2019 FOR SITE SPECIFIC SOILS RECOMMENDATIONS.
5. SWALES SHALL BE LOCATED AT THE PROPERTY LINES TO DIRECT RUNOFF TOWARD THE STORMTECH SYSTEM ON EACH LOT.
6. ALL DOWNSPOUT SHALL BE DIRECTED TO THE STORMTECH SYSTEM.
7. EXCAVATION PERMIT REQUIRED FOR WORK IN CITY RIGHT OF WAY.

Typical Sewer Lateral and Cleanout



TYPICAL SEWER LATERAL



SERVICE CONNECTION TO NEW MAIN

SERVICE CONNECTION TO EXISTING MAIN

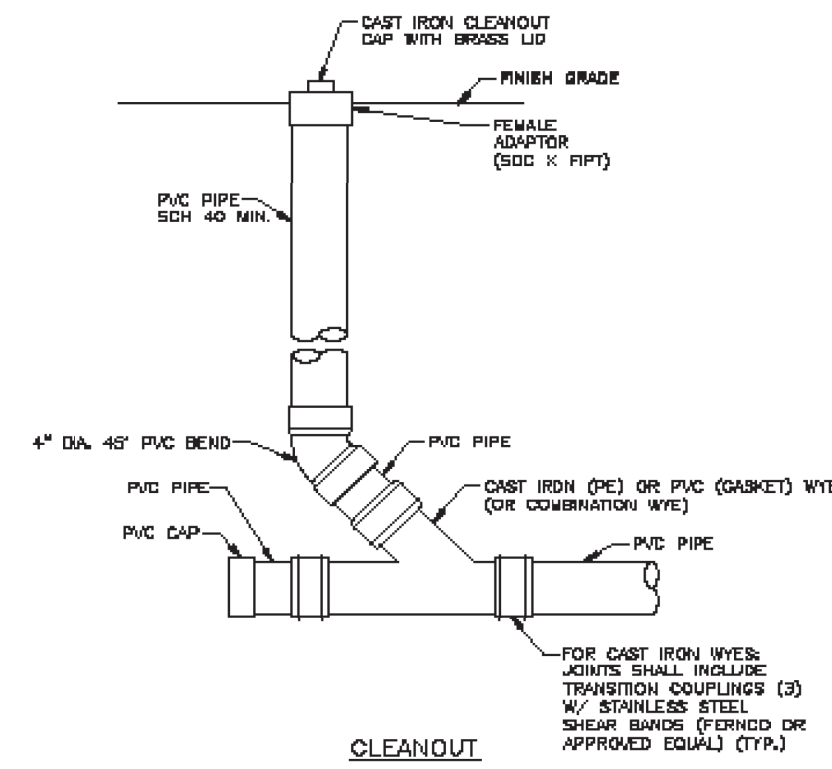
- NOTES:
1. SERVICE LATERAL SHALL BE 4" OR 6" AS SHOWN ON PLANS OR AS DIRECTED BY CITY.
 2. SEWER LATERALS SHALL CONNECT TO SEWER MAIN AT 45° ANGLE.

Wastewater Specifications & Requirements

12

Murray City Wastewater

Typical Cleanout Detail



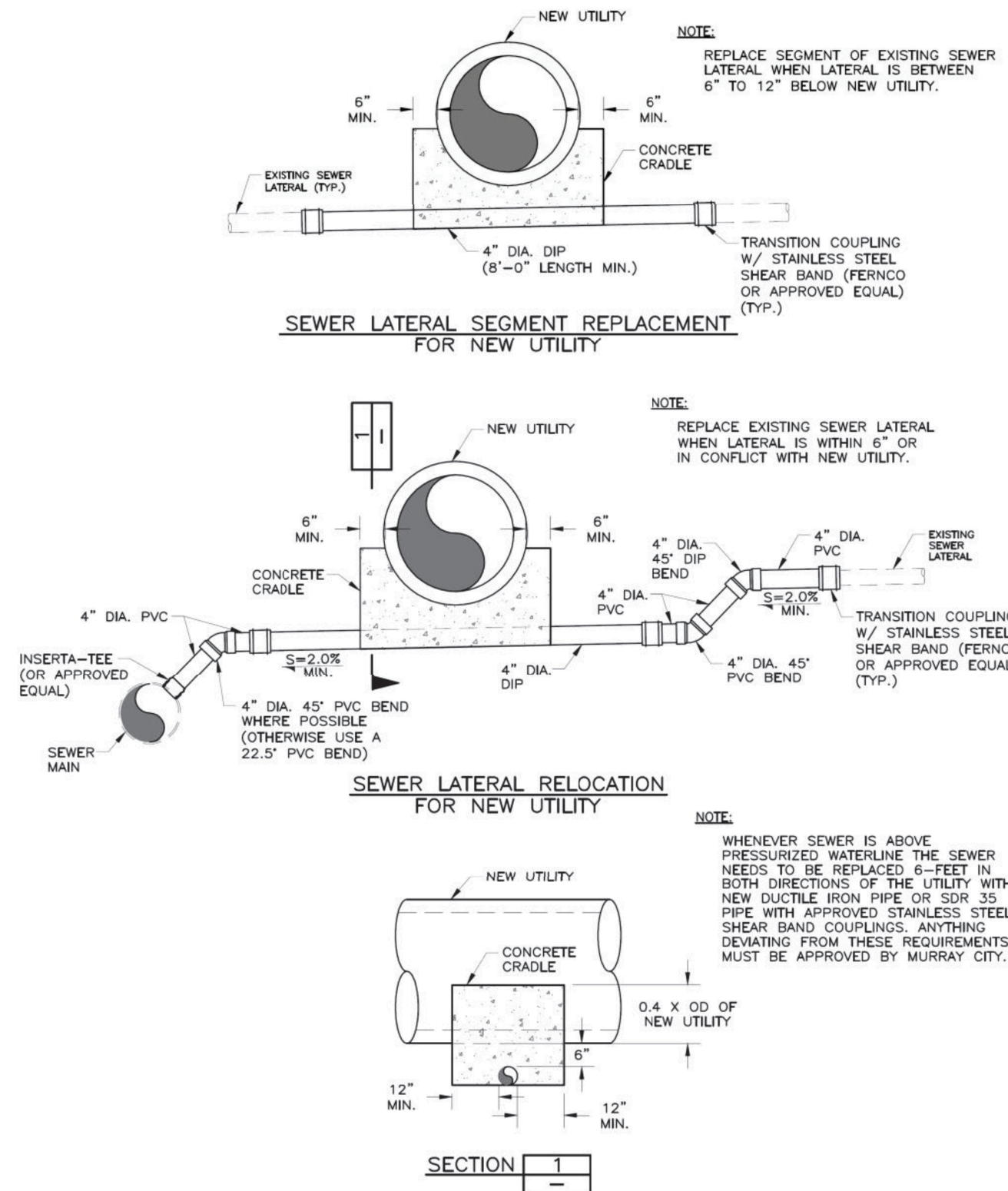
- NOTES:
1. SIZE OF PIPING AS SHOWN ON DRAWINGS OR AS DETERMINED BY CITY.
 2. PVC JOINTS SHALL BE GASKETED JOINTS. NO GLUE JOINTS ARE ALLOWED.

Wastewater Specifications & Requirements

13

Murray City Wastewater

Lateral Replacement For New Utility



Wastewater Specifications & Requirements

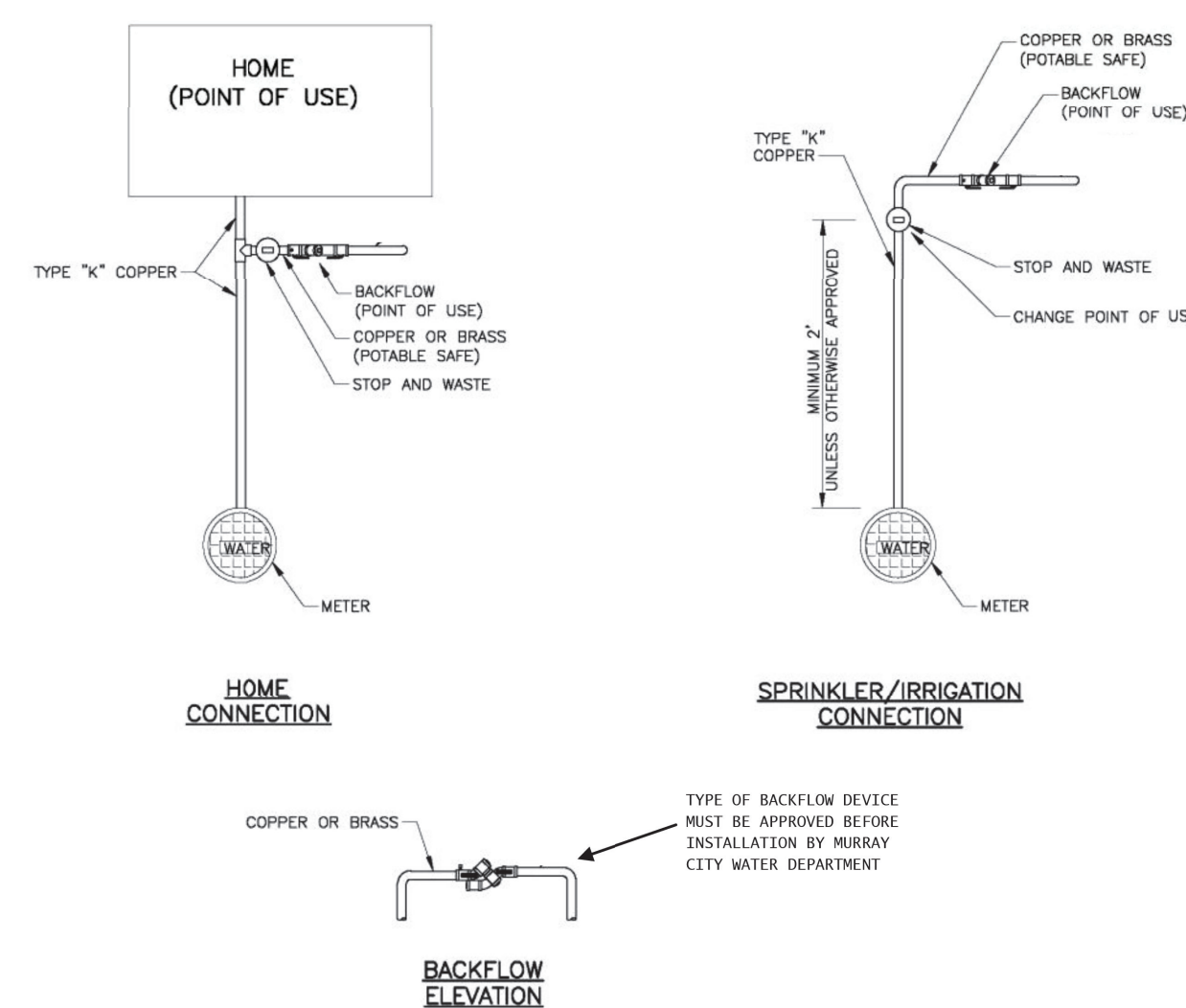
14

Murray City Wastewater

Installation (Continued)



Point of Use



Water Specifications & Requirements

11

Murray City Water

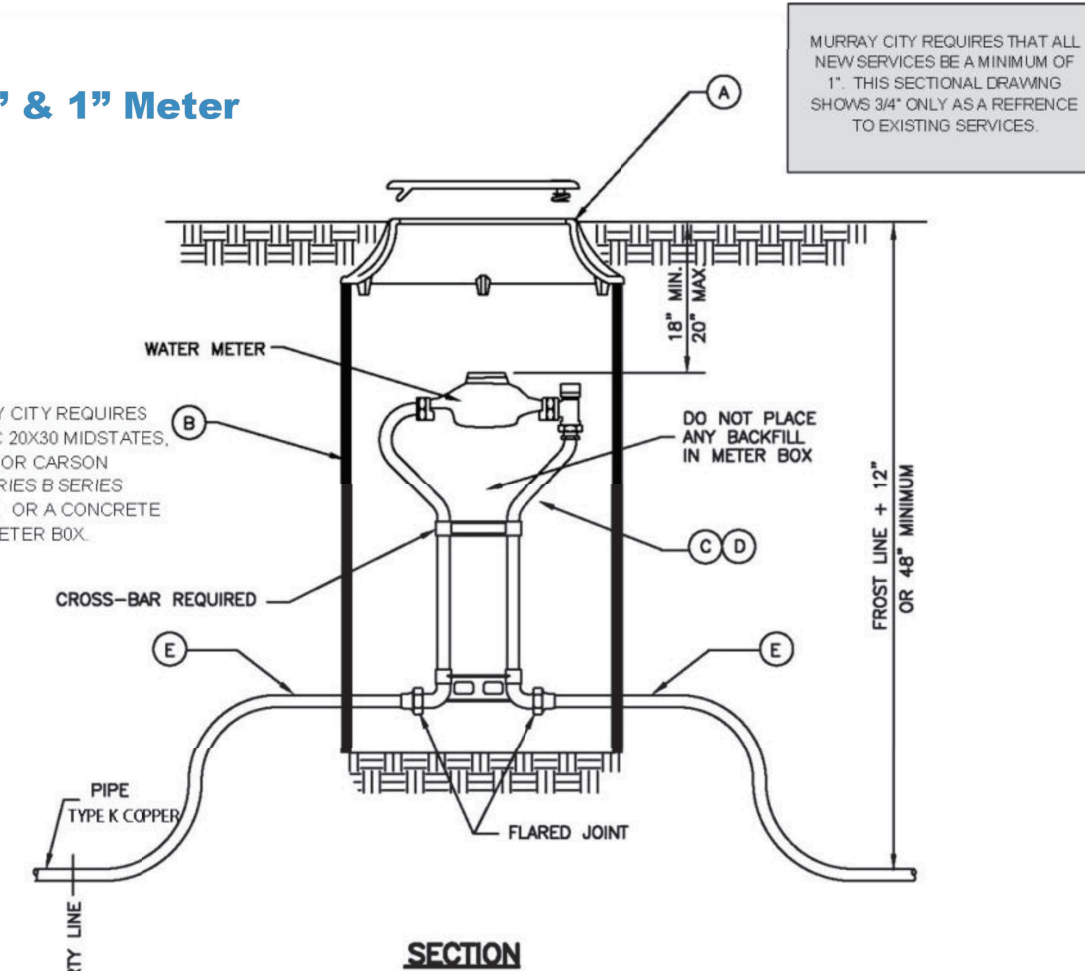
Installation (Continued)



Meter Box Installation

1. All meters are to be installed in the park strip or within 5 feet of the property line (street side).
2. Do not install meter boxes under driveway approaches, sidewalks, in parking lots, or under curb and gutter. Box should be placed in a landscaped area.
3. The box shall be set so that the grade of the frame and the cover matches the grade of the surrounding surface.
4. Concrete meter boxes with larger lids may be deemed necessary by Murray City personnel in a situation where the meter must be placed in an asphalt, concrete or other high traffic area.

3/4" & 1" Meter



SECTION

No.	ITEM	DESCRIPTION
1	FRAME AND COVER	CAST IRON WITH HOLES FOR AMV SYSTEMS
2	METER BOX	SEE MATERIAL SPECIFICATIONS
3	3/4" METER YOKE	30 COPPER SETTER WITH BALL VALVE (NO BACKFLOW)
4	1" METER YOKE	30 COPPER SETTER WITH BALL VALVE (NO BACKFLOW)
5	COPPER PIPE	TYPE K (SOFT)

Water Specifications & Requirements

12

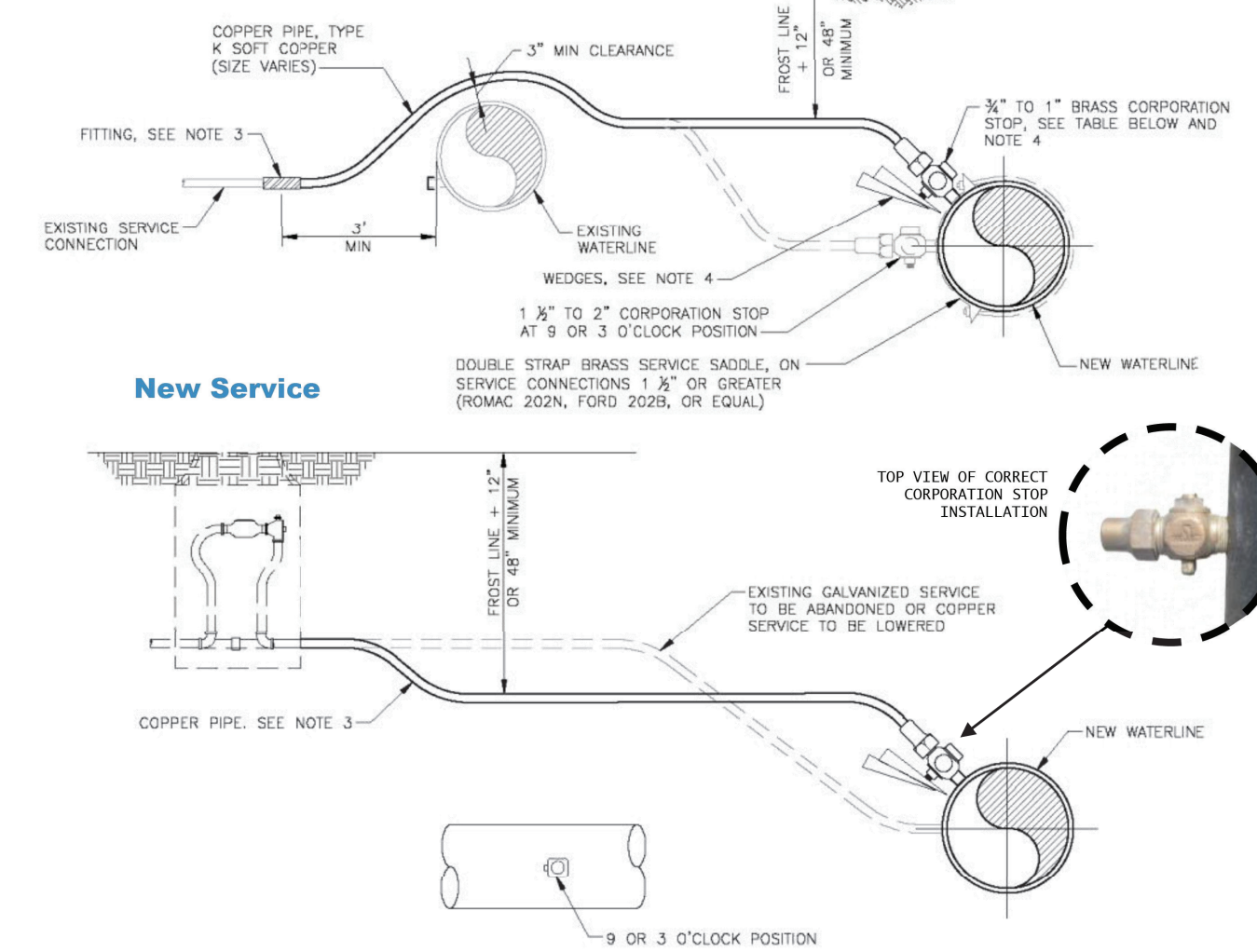
Murray City Water

Installation (Continued)



Water Service Taps

Existing Service Connection



- NOTES:
1. FOR EXISTING COPPER SERVICES, DETACH EXISTING SERVICE CONNECTION, EXTEND (USING COPPER SERVICE OF EQUAL SIZE) OR SHORTEN AS NECESSARY, AND RECONNECT TO NEW WATER MAIN, UNLESS NOTED OTHERWISE.
 2. FOR EXISTING GALVANIZED SERVICES, REPLACE EXISTING SERVICE WITH COPPER SERVICE OF EQUAL SIZE. REPLACE BETWEEN EXISTING METER AND NEW WATER MAIN, INCLUDING REPLACEMENT OF METER, YOKE, AND BOB, UNLESS NOTED OTHERWISE.
 3. USE COPPER TO COPPER FLARE FITTINGS.
 4. CONTRACTOR SHALL ROTATE CORPORATION STOP SO THAT VALVE ACTUATOR RUNS PARALLEL WITH PIPE AT THE 9 OR 3 O'CLOCK POSITION. REDWOOD OR PRESSURE TREATED WOOD SHIMS SHALL BE PLACED UNDER CORPORATION STOP TO PROVIDE SUPPORT DURING BACKFILLING.
 5. ALL NEW SERVICES SHALL BE A MINIMUM OF 1". 1/2" CONNECTIONS SHALL ONLY BE USED FOR RECONNECTED SERVICES.

CORP STOP TABLE
3/4" OR 1" 1/2" OR 2"
MUELLER H-15000
MUELLER H-25000
(OR EQUAL) (OR EQUAL)

Water Specifications & Requirements

10

Murray City Water

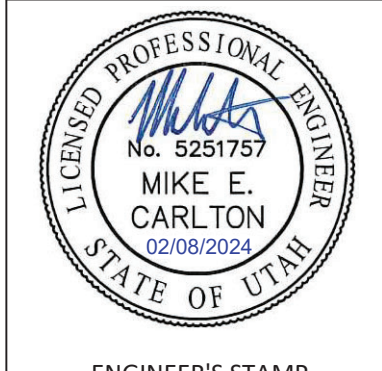
PROJECT INFORMATION

BUTLER & LOWE PROPERTIES

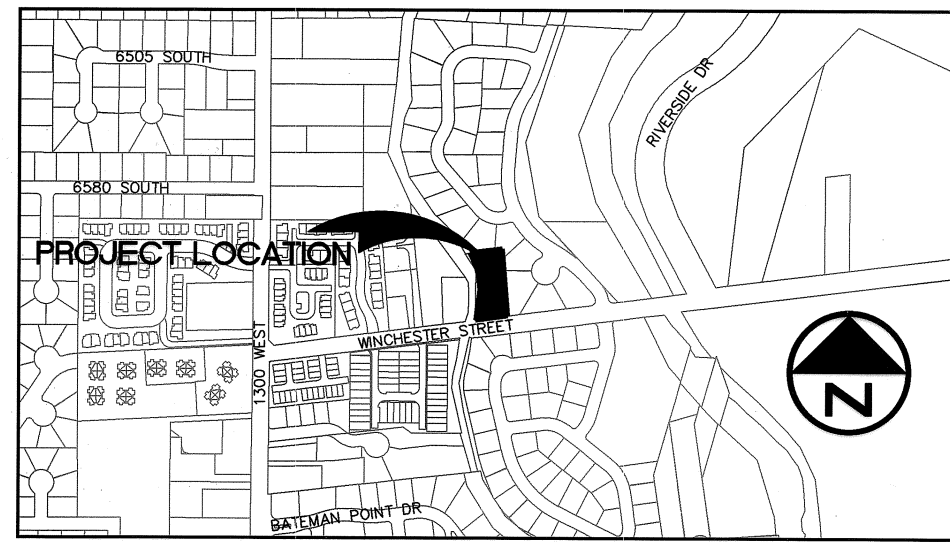
DETAILS

MURRAY, UTAH

DRAWN	CHECKED	PROJECT #
TMS	MEC	19013
DATE		
1-20-2021		
SCALE		
1" = 20'		
SHEET		
C301		



G:\DATA\19013 1246 W Winchester Survey\dwg\19013 Base.dwg
PLOT DATE: Dec 20, 2023

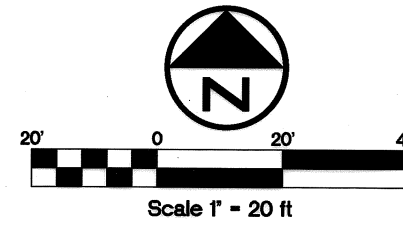


VICINITY MAP
SCALE: 1" = 500'
MURRAY, UTAH

BUTLER AND LOWE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

MURRAY, UTAH
FINAL PLAT
JULY, 2021



SALT LAKE COUNTY SURVEYOR

ROS# S2021-07-0419

PLAT REVIEWER DATE

NORTH JORDAN CANAL
APPROVED THIS 1 DAY OF March A.D. 2022

Julie J. Smith
SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS 9th DAY OF June A.D. 2022

Kate Mancuso
SALT LAKE COUNTY FLOOD CONTROL
APPROVED THIS 9th DAY OF June A.D. 2022

MURRAY POWER
APPROVED THIS 9th DAY OF July A.D. 2022

MURRAY CITY FIRE DEPARTMENT
APPROVED THIS 7th DAY OF July A.D. 2022

GIS
APPROVED THIS 6th DAY OF July A.D. 2022

MURRAY WATER AND SEWER
APPROVED THIS 6th DAY OF July A.D. 2022



DEVELOPER:
BUTLER AND LOWE ENTERPRISES, LLP
8168 SOUTH IMPRESSIONS DR
SALT LAKE CITY, UTAH, 84118
801-915-2991

OWNER:
BUTLER AND LOWE ENTERPRISES, LLP
8168 SOUTH IMPRESSIONS DR
SALT LAKE CITY, UTAH, 84118
801-915-2991

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the right-of-way and easements granted and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The right-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this day of 20

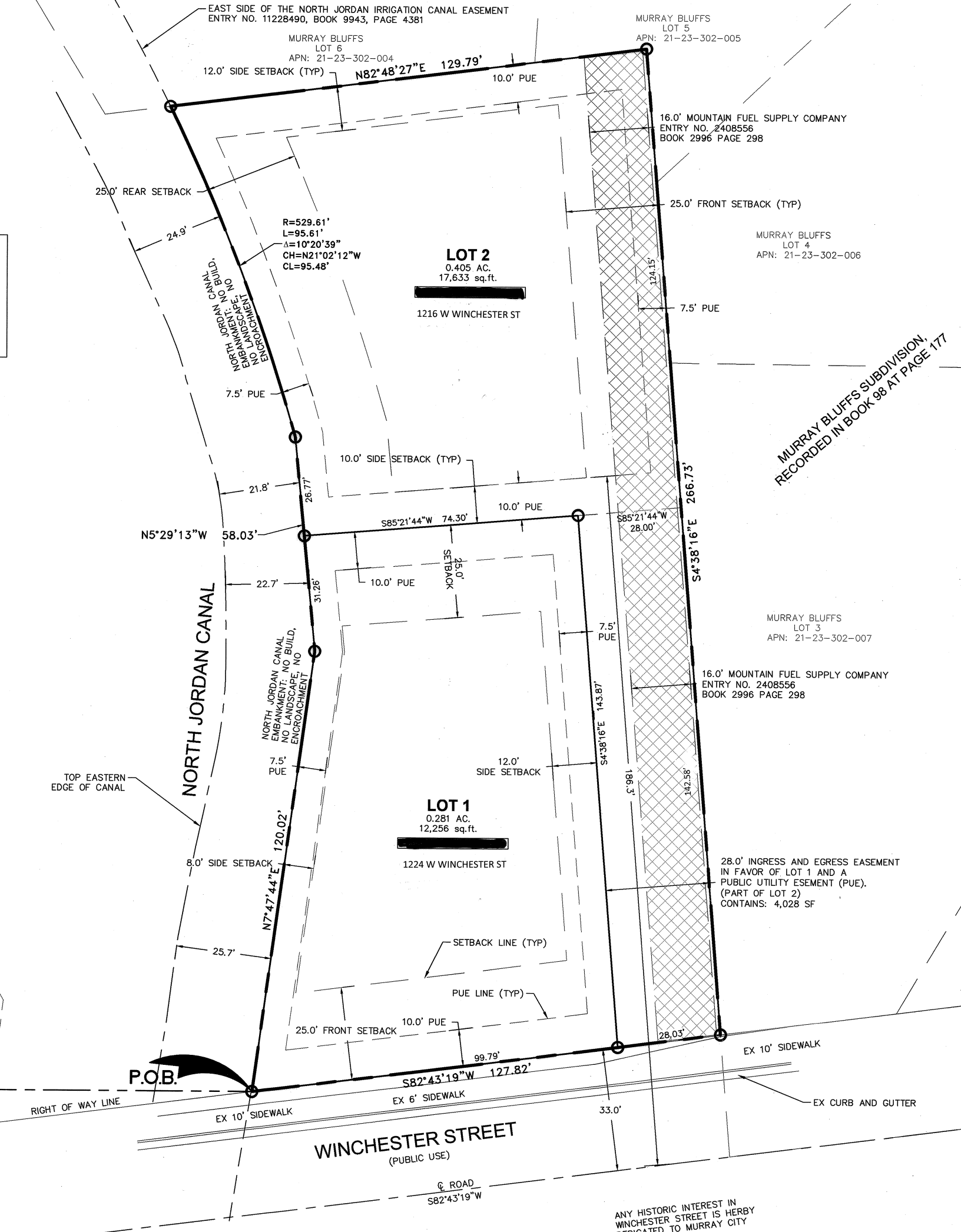
By: _____
Title: _____

WEST QUARTER CORNER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)
SITE BENCHMARK = 4551.08'

300'00"00"00" W 2845'03" (MEASURED MON TO MON) 396.52' (TIE)

SOUTHWEST CORNER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

G:\DATA\19013 1246 W Winchester Survey\dwg\19013 Plat.dwg
PLOT DATE: Oct 07, 2021



UTILITY NOTE:
PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METERS, AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

Rosana O. Adames
DOMINION ENERGY
COMCAST
CENTURY LINK
UTOPIA

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
10/14/22
MURRAY CITY ENGINEER

CITY PLANNING COMMISSION
APPROVED THIS 7 DAY OF July A.D. 2022 BY THE MURRAY CITY PLANNING COMMISSION.
CHAIR, MURRAY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 25th DAY OF April A.D. 22
REPRESENTATIVE

CITY ATTORNEY
APPROVED AS TO FORM THIS 14th DAY OF October A.D. 2022
MURRAY CITY ATTORNEY

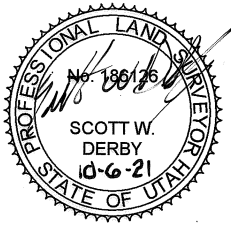
CITY MAYOR
PRESENTED TO MURRAY THIS 14 DAY OF October A.D. 2022
MAYOR, MURRAY CITY
ATTEST: MURRAY CITY RECORDER

SURVEYOR'S CERTIFICATE:

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 18612 IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-25-17. I HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREINAFTER TO BE KNOWN AS:

BUTLER AND LOWE SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



BOUNDARY DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WINCHESTER STREET AND THE EAST LINE OF THE NORTH JORDAN CANAL COMPANY EASEMENT AS RECORDED IN ENTRY NO. 11228490 IN BOOK 9943 AT PAGES 4381-4438 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT BEING SOUTH 07°00'50" WEST 306.52 FEET (SOUTH 569.25 FEET) AND SOUTH 89°29'10" EAST 853.64 FEET (NORTH 82°45'00" EAST 850 FEET) FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EAST LINE OF THE NORTH JORDAN CANAL THE FOLLOWING THREE (3) COURSES: 1) NORTH 07°47'44" EAST 120.02 FEET; THENCE NORTH 05°29'13" WEST 58.03 FEET; THENCE 80.61 FEET ALONG THE ARC OF A 529.61 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 21°02'12" WEST 95.48 FEET) TO THE SOUTH LINE OF MURRAY BLUFFS SUBDIVISION PLAT, RECORDED IN BOOK 98 AT PAGE 177 (NORTH 01°10' EAST 230 FEET AND NORTH 33°53' WEST 80 FEET, RECORD); THENCE RUNNING ALONG THE SOUTH AND WEST LINES OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) NORTH 82°48'27" EAST 129.79 FEET (NORTH 82°45' EAST 149.79 FEET); 2) SOUTH 04°38'16" EAST 266.73 FEET (SOUTH 07°15' EAST 300 FEET) TO THE NORTH RIGHT OF WAY LINE OF WINCHESTER STREET; THENCE SOUTH 82°43'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 127.82 FEET (SOUTH 82°45' WEST 140.62 FEET) TO THE POINT OF BEGINNING.

CONTAINS 29.889 SF OR 0.686 ACRES, MORE OR LESS
BEARINGS AND DISTANCES IN () ARE OF RECORD.
VESTING DEED RECORDED AS ENTRY NO. 13442643 IN BOOK 11049 AT PAGE 705-706

BOUNDARY NARRATIVE

SEE RECORD OF SURVEY ON FILE WITH SALT LAKE COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION ABOUT THE BOUNDARY OF THIS PROPERTY

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°00'50" WEST FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF SAID SECTION 23.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TO BE HEREINAFTER KNOWN AS:

BUTLER AND LOWE SUBDIVISION

DO HEREBY DEDICATE, FOR ACCESS, AS UTILITY EASEMENTS, AND FOR THE PERPETUAL USE OF THE PUBLIC, THE PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR USE AS A PRIVATE MAINTAINED STREET. IN WITNESS WHEREOF WE HAVE HEREUNTO SIGNED THIS PLAT.

THIS 13 DAY OF Oct., A.D., 2022
BUTLER AND LOWE ENTERPRISES, LLP
by: Scott Butler, AUTH. AGENT Justin Lowe, AUTH. AGENT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 13 DAY OF Oct., A.D., 2022 PERSONALLY APPEARED BEFORE ME, SCOTT BUTLER, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE AUTHORIZED AGENT OF BUTLER AND LOWE ENTERPRISES, LLP, A UTAH LIMITED LIABILITY PARTNERSHIP, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLP, BY AUTHORITY OF ITS PARTNERSHIP AGREEMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LLP, EXECUTED THE SAME.

703775
COMMISSION NUMBER 1/10/2023
NAME, ROSANA O. ADAMES, PUBLIC COMMISSIONED IN UTAH
BRETT G. HERBERT
Notary Public
State of Utah
My Commission Expires 01-14-2023
COMMISSION NO. 703775

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THIS 13 DAY OF Oct., A.D., 2022 PERSONALLY APPEARED BEFORE ME, JUSTIN LOWE, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE AUTHORIZED AGENT OF BUTLER AND LOWE ENTERPRISES, LLP, A UTAH LIMITED LIABILITY PARTNERSHIP, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLP, BY AUTHORITY OF ITS PARTNERSHIP AGREEMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LLP, EXECUTED THE SAME.

703775
COMMISSION NUMBER 1/10/2023
NAME, JUSTIN LOWE, PUBLIC COMMISSIONED IN UTAH
BRETT G. HERBERT
Notary Public
State of Utah
My Commission Expires 01-14-2023
COMMISSION NO. 703775

BUTLER AND LOWE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MURRAY, UTAH

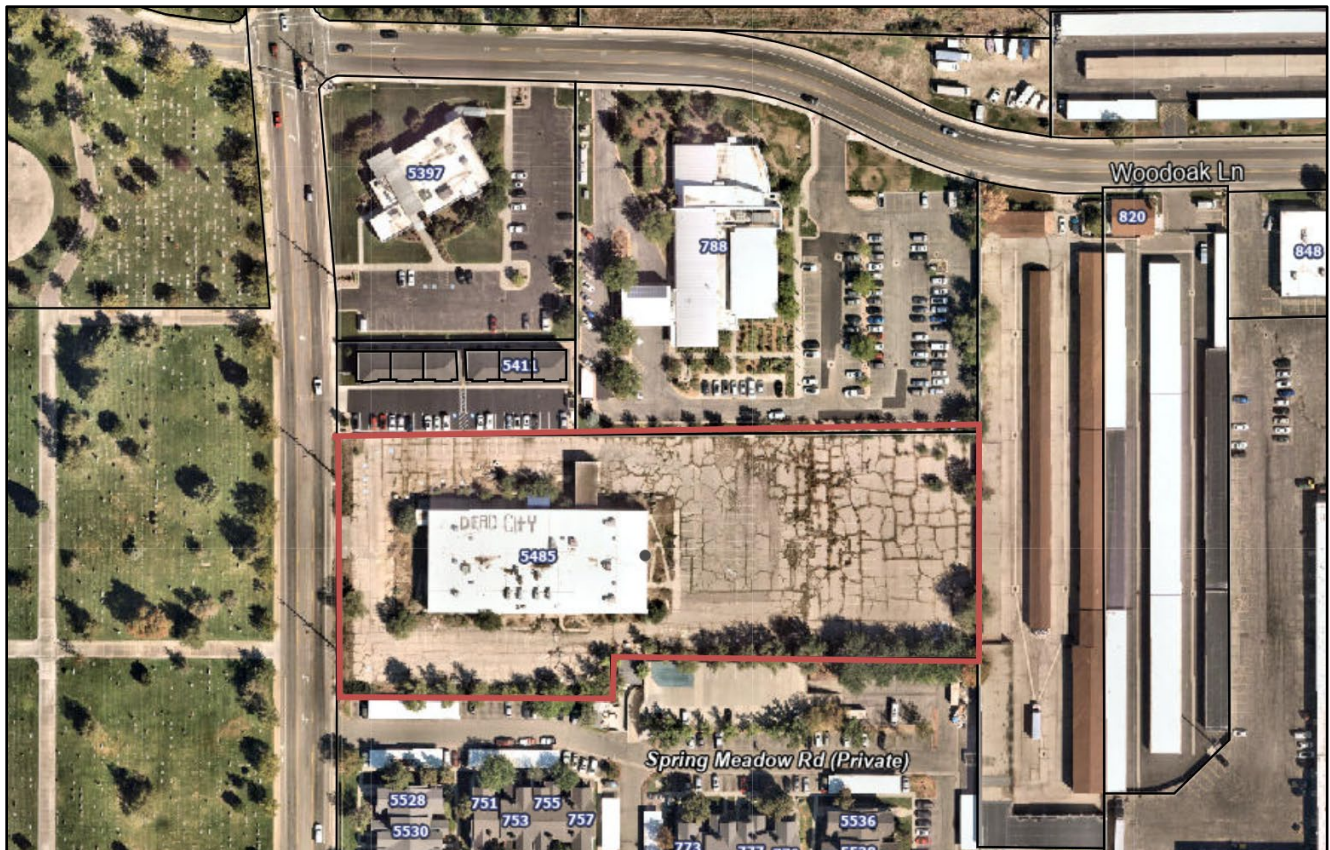
SALT LAKE COUNTY RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF BUTLER AND LOWE ENTERPRISES, LLP
DATE: 10-23-2022 ENTRY BOOK 2022P PAGE 300
#14045841
\$54.00
FEE
Wanda Talbot-Walker
SALT LAKE COUNTY RECORDER

21-23-302-001 \$54.00
21-23-31



AGENDA ITEM # 6 & 7 Brad Reynolds Construction

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	5425 South Vine Street	MEETING DATE:	May 2, 2024
APPLICANT:	Brad Reynolds Construction	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-17-102-010	PROJECT NUMBER:	24-042 & 24-043
CURRENT ZONE:	C-D, Commercial Development	PROPOSED ZONES:	R-M-20, Multi-Family Residential, High Density
Land Use Designation	General Commercial	PROPOSED DESIGNATION	High Density Residential
SIZE:	3.50 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning of the subject properties to facilitate a residential development		



I. BACKGROUND & REVIEW

Brad Reynolds has requested an amendment to the General Plan and Future Land Use Map in order to allow a residential development of the property. The property was most recently used as a haunted house known as “Dead City”. The haunted house closed approximately 18 months ago and has been vacant since that time. The property is approximately 631 feet in length and varies from 257’ width along the west boundary and 275’ width on the east boundary.

Mr. Reynolds filed an application to amend the General Plan’s Future Land Use designation of the properties from General Commercial to High Density Residential in order to support the proposed R-M-20 Zone on the property. The intent is to develop a residential project on the site.

Surrounding Land Uses & Zoning

The subject property is comprised of one parcel totaling 3.50 acres in the C-D Zone located on the east side of Vine Street across from the Murray City Cemetery. The staff report will focus on review and comparison of the differences between the existing and proposed Future Land Use and Zoning Map designations of the 3.5 acre subject property.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial/Office	C-D
South	Residential Multi-Family	R-M-20
East	Commercial/Warehouse Units	C-D
West	Open Space/Cemetery	O-S

Zoning Considerations

The subject property is in the C-D, Commercial Development Zone. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts. There has been redevelopment of office condominiums to the north. The adjacent Stillwater Apartments to the immediate south were developed in 1985 on a 15.34-acre parcel under the R-M-30C Zone with a total of 456 units averaging 29.7 units per acre and are considered legal nonconforming to the R-M-20 Zone. For comparison purposes, the existing Stillwater apartments are three-story structures (apx 35’ in height). The proposed zone change would be in harmony with the neighboring property to the south.

Staff supports the proposed general plan and zone map amendments noting that the potential development into a multifamily project would be a complement to the apartments and further stabilize the adjacent multifamily and commercial developments, and that there is precedent for this type of use in the immediate area. Comparisons of land uses and other zoning regulations in the existing and proposed zones follow.

Allowed Land Uses

The existing C-D Zone largely allows for commercial uses and is flexible on the types of uses. They are to be built at a more of “shopping center” scale. The existing zone does not allow for any residential other than retirement/assisted living establishments. The R-M-20 Zone allows for multi-family housing at a base density of seventeen units per acre.

- **Existing C-D, Commercial Development Zone:**

Permitted Uses in the C-D Zone include variety stores, various retail establishments, shopping centers, financial, and real estate businesses, banking, and other professional level businesses.

Conditional Uses in the C-D Zone include retirement homes, assisted living facility, education services, department stores, medical and health services, pawnbrokers, tattoo salons, gasoline service stations, dance halls, athletic clubs/gym and sports assembly.

- **Proposed R-M-20, Multi-Family High Density Residential Zone:**

Permitted uses in the proposed R-M-20 include single-family detached dwellings on 8,000 ft² lots, two-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare as permitted uses.

Conditional uses in the R-M-20 Zone include attached single-family dwellings, multi-family dwellings (17 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, parks, assisted living facilities and retirement homes.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing C-D and proposed R-M-20 zones are summarized in the table below.

	C-D (existing)	R-M-20
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft ² min per lot 17 units per acre
Height	35' when within 100' of residential zone; may increase 1' in height per additional 4' of setback	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	8' (total of 20')
Corner Yard setback	20'	20'
Parking Required	Between 4 and 5 spaces for every 1000 square feet	2.5 spaces per unit

Figure 1: Compared Regulations in existing and proposed zones

General Plan Considerations

In order to support the Zone Map amendment to R-M-20, the applicant has also made an application for General Plan amendment, specifically to amend the Future Land Use designations of the subject properties from Development Commercial to High Density Residential. General Plans are not intended to be static documents. Significant evaluations and revisions are common every five to ten years, and in growing and complex communities like Murray it is reasonable to expect that additional adjustments may be appropriate and should be considered individually.

Future Land Use Map Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use” designations are intended to help guide decisions about the zoning designations of properties. The subject properties are currently designated Development Commercial. The applicant proposes to amend the Future Land Use designations described above to “High Density Residential”.

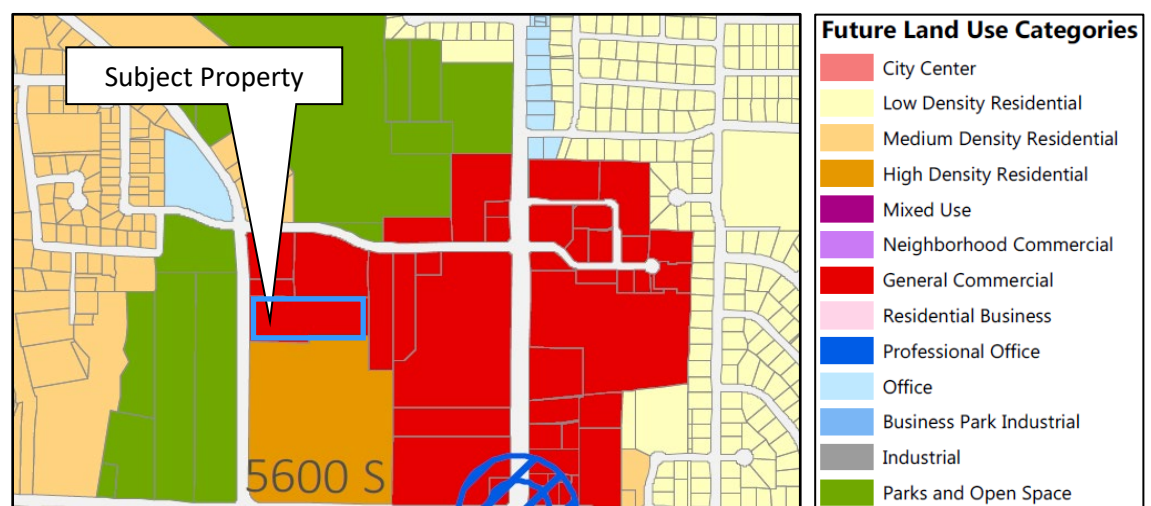


Figure 2: Future Land Use Map segment

- Existing: The existing properties are currently designated as “General Commercial”. This category is intended for “primarily larger retail destinations”.
- Proposed: The applicants propose to amend the Future Land Use Map designations of the subject property to “High Density Residential.” The High-Density Residential designation allows a mix of housing types that are smaller multi-family structures. The designation is intended for areas near or along centers and corridors. Densities should range between 6 and 15 units per acre. Corresponding Zones are:
 - R-M-20, High Density Multiple Family

- R-M-25, High Density Multiple Family

The High-Density Residential categories assume that areas within this designation “generally have few or very minor development constraints (such as infrastructure or sensitive lands).” Staff finds that the impacts of the change to High Density Residential can be adequately overcome through conditional use permit review combined with stabilizing the existing single-family development around the subject property. The illustration below is from pg. 5-13 of the 2017 General Plan.

GENERAL COMMERCIAL

While this designation is primarily for larger retail destinations, including regional shopping centers and stand-alone big box, it may also include mixed-use developments that are mainly commercial in nature and use. High density, multi-family residential complexes will only be considered as part of a larger master-planned mixed-use development. Smaller-scale medium density residential projects may be considered for neighborhood or community node areas.

Corresponding zone(s):

- C-D, Commercial development



Figure 3: p. 5-16, Murray City General Plan 2017

HIGHER DENSITY RESIDENTIAL

This designation allows a mix of housing types, primarily multi-dwelling structures. Single-dwelling types may be mixed in, but at a denser scale than the other residential designations. This designation is intended for areas that are near, in, and along centers and corridors, and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas are designed to be transit-supportive. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands).

Density range is between 10 and 25 DU/AC.

Corresponding zone(s):

- R-M-20, High density multiple family
- R-M-25, High density multiple family



Figure 5: p. 5-13, Murray City General Plan 2017

General Plan Objectives

There are several goals and objectives taken from elements of the General Plan that would be supported by development of the subject property under the R-M-20 Zone. The primary goal of the Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable Development s, vibrant economic districts, and appealing open spaces”.

There are a number of strategies in this section of the General Plan that would support the change, including the first objective to “Preserve and protect the quality of life for a range of viable residential Developments”. A strategy under this objective is to “prioritize infill and redevelopment for commercial development over expansion into residential Developments”. Allowing high-density residential development of the subject properties can help to stabilize the area which has seen multiple tenant changes over the past few years and is currently sitting vacant as a result of a fire.

Within the Development s & Housing element, objective 3 (below), states that the city should “support a range of housing types, including townhomes, rowhomes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.”

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

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

The strategy and objective above are one of many intended to support the overall goal of the element, which is to “Provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents.”

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

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

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

Strategy: Simplify the residential zoning district designations.

The applicant’s proposed zone amendment, which is supported by the amended land use designation, will result in a development that helps to stabilize the surrounding communities, including the apartments, existing condominiums, and the single-family Development with a mix of housing types and densities. The overall density will be consistent with the

surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

Traffic Information

Traffic Impact Studies (TIS) are not required with General Plan Amendments and Zone Map Amendments. The 2020 Murray City Master Transportation Plan shows Vine Street to have a A - B level of service. The City Engineer has indicated that if the general plan amendment and zone map amendment is approved by the City Council, any potential residential development will not rise to the level to require a TIS.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment on April 2, 2024 by City Staff from various departments including the Engineering Division, Fire Department, Power Department, Water Division, and Sewer Division. Staff has compiled their comments below:

- Murray City Engineering: no comments.
- Murray City Power: recommends approval and notes the following:
 - However, there are existing underground powerlines running through the property that will need to be protected in place or re-located. The existing underground vaults will require change-out to above ground Primary Junction Cabinets during development.
 - When the time comes to build the new building(s), we will want to have an on-site meet to plan the new electrical service(s).
 - The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
 - Please contact John Galanis 801-264-2723 for meter placement on the building.
- Murray City Sewer recommends approval and notes the following:
 - OK with property changing from commercial to high density residential and to “R-M-20, Multiple Family High Density Residential District” if the following is met with the project.
 - Need to maintain full drivable access to manholes and easement with the 8” sewer main that runs through the rear of the property.
 - Sewer reroute of the existing main be required for this project.
 - Concept 2 shows building on top of existing private main to the east. This will not be allowed and will have to be modified. Both concept plans have issues and will have to be sorted out with drawings but there are solutions to make the project work.
 - Sewer should tie into the main that runs through the east side of the property which is deeper and has better access. Should not attempt to tie the sewer into the property from Vine street.

- Future plans must note all work must meet Murray City Wastewater Specification.
- Include all applicable specification directly from the Murray Wastewater specification book.
- <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>
- Murray City Water:
 - All water utility work must follow Murray City Water Specification and Requirements
 - <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>
 - Currently the property has a shared private 6” Ductile Iron Water Main with the property at 788 E Woodoak Ln. This serves both properties water and fire protection. The city also utilizes this line to loop the water, to and from, Woodoak Ln to Vine St. We have in our master plan to upsize the line on Woodoak Ln and create the loop by extending the watermain on Woodoak Ln to Vine St. We are ok with the loop being eliminated.
 - Brad Reynolds will have to create a plan and work with Salt Lake County Health Department (The owners of 788 E Woodoak Ln) to separate the shared 6” watermain on Salt Lake County Health Departments property. It could be done by plugging the south end of the fire hydrant tee that is located on the south end of Salt Lake County Health Departments property. All parties must be in agreeance on the plan.
 - Brad Reynolds must abandon the 6” main at Vine St. that is currently providing service to the property, before installing new watermain to meet minimum city standards of 8”.
 - The water division is indifferent as to which plan Brad Reynolds and the planning committee choses.

These comments are provided for the benefit of the applicant; as this application is not for a specific project, they are provided to make the applicant aware of potential issues if/when they receive the General Plan and Zone Map Amendment.

III. PUBLIC COMMENTS

Forty-Eight (48) notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 400’ of the subject property and to affected entities. Notices were prepared and mailed on Tuesday, April 9, 2024. No comments have been received as of the date of this report.

V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.

2. The proposed Zone Map Amendment from C-D to R-M-20 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-M-20 Zones.
3. The proposed Zone Map Amendment from C-D to R-M-20 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.

VI. STAFF RECOMMENDATION

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff, but the Planning Commission must take actions individually. The two separate recommendations of Staff are provided below:

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 5425 South Vine Street from Commercial Development to High Density Residential.**

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 5425 South Vine Street from C-D, Commercial Development to R-M-20, Multi-Family High Density Residential as described in the Staff Report.**



NOTICE OF PUBLIC HEARING

April 18th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, April 18th, 2024, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Brad Reynolds Construction** for the property located at **5425 South Vine Street**. The requests are to amend the General Plan from General Commercial to High-Density Residential and amend the Zone Map from C-D, Commercial Development to R-M-20, Multi-Family High Density. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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



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

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

Public Notice Dated | April 5, 2024



******Planning Commission Meeting Date UPDATED******

NOTICE OF PUBLIC HEARING

May 2nd, 2024, 6:30 PM

The **April 18th** Planning Commission meeting **has been canceled**. The request for **Brad Reynolds Construction** has been **rescheduled to Thursday, May 2, 2024**. The public hearing for this item will be heard on **Thursday, May 2nd, 2024**, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Brad Reynolds Construction** for the property located at **5425 South Vine Street**. The requests are to amend the General Plan from General Commercial to High-Density Residential and amend the Zone Map from C-D, Commercial Development to R-M-20, Multi-Family High Density. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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



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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 | April 9, 2024

GENERAL PLAN AMENDMENT APPLICATION

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

Applicant Information

Name: Brad Reynolds Construction

Mailing Address: PO BOX 17958 City: SLC State: UTAH ZIP: 84117

Phone #: 801-281-2200 Fax #: 801-281-2202 Email Address: brad@bradreynoldsconstruction.com

Property Owner's Information (If different)

Name: Michael J. Todd - Vine Street LLC

Mailing Address: PO Box 57727 City: SLC State: UT ZIP: 84157

Phone #: 435-640-1080 Fax #: _____ Email Address: Mike@TheStarStage.com

Application Information

For Map Amendments:

Property Address: 5425 S Vine St

Parcel Identification (Sidwell) Number: 22171020100000

Parcel Area(acres): 3.50 Land Use Designation: Wharehouse Proposed: Multifamily

For Text Amendments:

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

Authorized Signature:  Date: _____

For Office Use Only

Project Number: 24-042 Date Accepted: 3/21/24

Planner Assigned: SN

Property Owners Affidavit

I (we) Michael J. Todd, 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

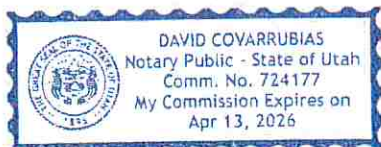
Subscribed and sworn to before me this 20 day of March, 2024.

[Signature]

Notary Public

Residing in Murray

My commission expires: Apr 13, 2026



Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

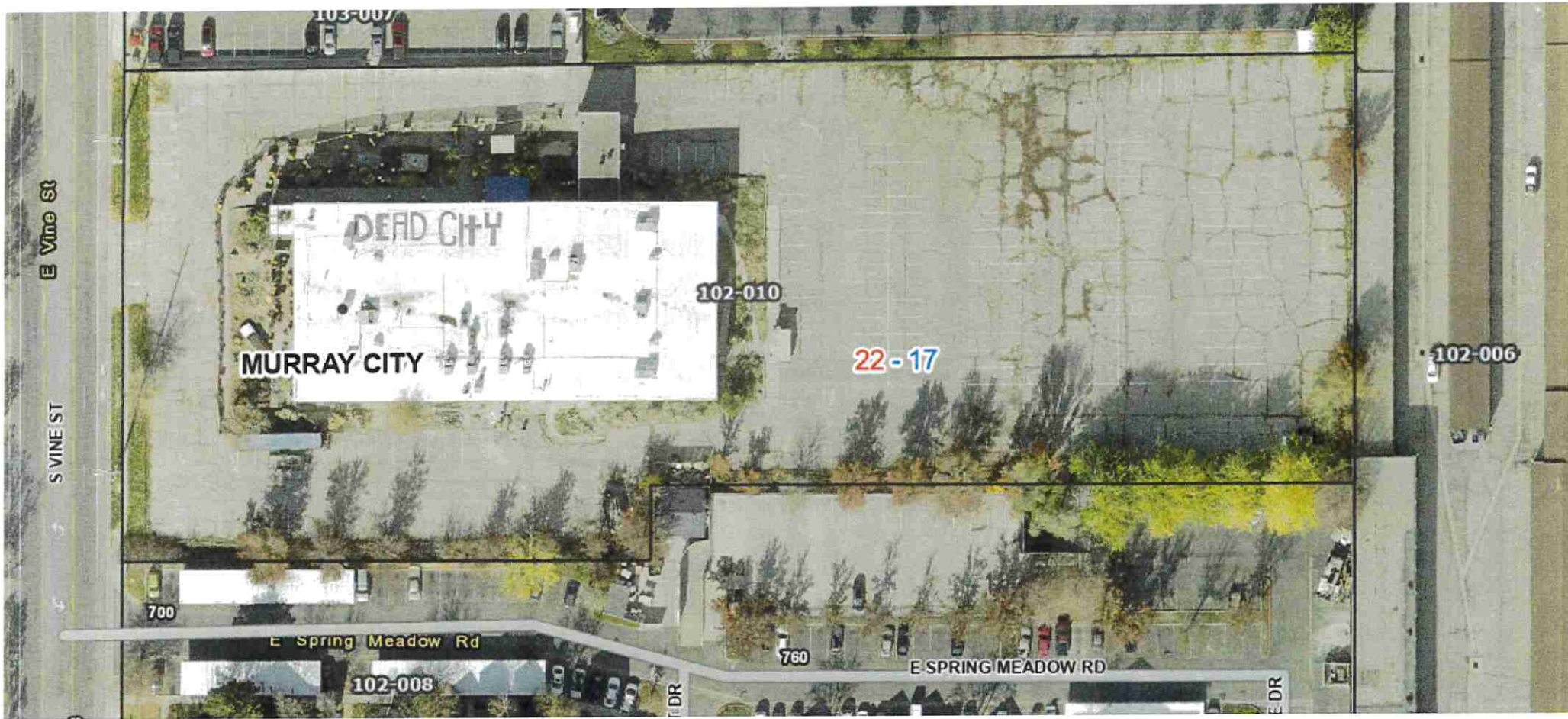
County of Salt Lake

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

Notary public

Residing in: _____

My commission expires: _____



Parcel 22171020100000 Legal description

BEG N 89°48'51" E 296.59 FT & S 0°00'35" W 386.27 FT
FR NW COR OF SEC 17, T 2S, R 1E, S L M; N 0°00'35"
E 257.296 FT; N 89°33'26" E 641.083 FT; S 0°04'30" E
224.103 FT; N 89°4 '35"W 366.33 FT; S 0°00'35" W 40
FT; N 89°49'35" W 275 FT TO BEG. 3.5 AC M OR L.
6192-2688 8302-3399 9081-9652 9083-3367

Legal Description for 5425 South Vine Street:

Beginning at the point on the East Right of Way line of Vine Street, said point being North 89°48'51" East along the Section line 296.59 feet and South 0°00'35" West 386.27 feet from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°00'35" East along said East line 257.296 feet; thence North 89°33'26" East 641.083 feet thence South 0°04'30" East 224.103 feet; thence North 89°49'35" West 366.33 feet; thence South 0°00'35" West 40.00 feet; thence North 89°49'35" West 275.00 feet to the point of beginning.

ZONING AMENDMENT APPLICATION

Type of Application(check one):

Text Amendment: _____

Map Amendment: X

Applicant Information

Name: Brad Reynolds Construction

Mailing Address: PO BOX 17958 City: SLC State: UTAH ZIP: 84117

Phone #: 801-281-2200 Fax #: 801-281-2202 Email Address: brad@bradreynoldsconstruction.com

Property Owner's Information (If different)

Name: Michael J Todd - Vine Street LC

Mailing Address: PO BOX 57727 City: SLC State: UT ZIP: 84157

Phone #: 435-640-1080 Fax #: _____ Email Address: Mike@TheStarStage.com

Application Information

For Map Amendments:

Property Address: 5425 S Vine Street

Parcel Identification (Sidwell) Number: 22171020100000

Parcel Area(acres): 3.50 Existing Zone: CD Proposed: RM-20

Request Complies with General Plan: Yes: _____ No: _____

For Text Amendments:

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

Would like to re zone this parcel to accommodate up to 17 units per acre

Authorized Signature: _____

Date: _____

For Office Use Only

Project Number: 24-043

Date Accepted: 3/21/24

Planner Assigned: SN

Property Owners Affidavit

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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
§
County of Salt Lake

Subscribed and sworn to before me this 20 day of March, 2024.

[Signature]
Notary Public

Residing in Murray

My commission expires: Apr 13, 2026



Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
§
County of Salt Lake

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

Notary public

Residing in: _____

My commission expires: _____

5425 South Vine Street

Parcel #22-17-102-010



Legal Description for 5425 South Vine Street:

Beginning at the point on the East Right of Way line of Vine Street, said point being North 89°48'51" East along the Section line 296.59 feet and South 0°00'35" West 386.27 feet from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°00'35" East along said East line 257.296 feet; thence North 89°33'26" East 641.083 feet thence South 0°04'30" East 224.103 feet; thence North 89°49'35" West 366.33 feet; thence South 0°00'35" West 40.00 feet; thence North 89°49'35" West 275.00 feet to the point of beginning.



AGENDA ITEM # 08 - Kenneth R & Jean M. Kitt

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	1151 East 6600 South	MEETING DATE:	May 2, 2024
APPLICANT:	Kenneth R. & Jean M. Kitt	STAFF:	Mustafa Al Janabi, Planner I
PARCEL ID:	22-20-255-009	PROJECT NUMBER:	24-047
CURRENT ZONE:	R-1-8, Single Family Low Density	PROPOSED ZONE:	R-2-10, Medium Density Residential
Land Use Designation	Low Density Residential		
SIZE:	.28 acre		
REQUEST:	The applicant would like to amend the Zoning of the subject properties to facilitate a residential development .		



I. BACKGROUND

Kenneth and Jean are requesting an amendment to the Murray City Zoning Map in order to allow a residential development of the property. The properties are currently owned by the applicant.

The subject property is 0.28 acres (12,197 sq ft) in the R-1-8, Residential Single Family Zoning District on the southeast side of Wheeler Farm. It faces 6600 South, across the street from the Cottonwood Grove Condominiums.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential	R-1-8
South	Residential Multiple High Density	R-M-25
East	Single Family Residential	R-1-8
West	Parks and Open Space	O-S

IV. ANALYSIS

Zoning Considerations

The subject property is in the R-1-8, Residential Single Family Zoning District. The properties to the north and east have largely been developed as single-family residential dwellings. Staff supports the proposed zone map amendment noting that the potential development would facilitate additional reinvestment into the area and provide much-needed housing into the city.

Allowed Land Uses

The most significant difference between the allowable uses in the existing R-1-8 Zone and the proposed R-2-10 Zone is the allowed residential density. The permitted and conditional uses themselves are very similar or the same between the two zones.

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

Conditional Uses in the R-1-8 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.
- **Proposed R-2-10, Single Family Medium Density Residential Zone:**
Permitted Uses in the proposed R-2-10 include single-family detached dwellings on a minimum of 10,000 ft² lots, two-family dwellings (duplexes), residential facilities for elderly persons, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-2-10 include attached, and detached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-2-10 zones are summarized in the table below.

	R-1-8 (existing)	R-2-10
Single-Family Lot Size	8,000 ft ² min per lot	10,000 ft ² min per lot For twin homes, 5,000 per side
Height	35'	35'
Front yard setback	25'	25'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	8' , total 20'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

Figure 1: Compared Regulations in existing and proposed zone.

General Plan & Future Land use Designation Considerations

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

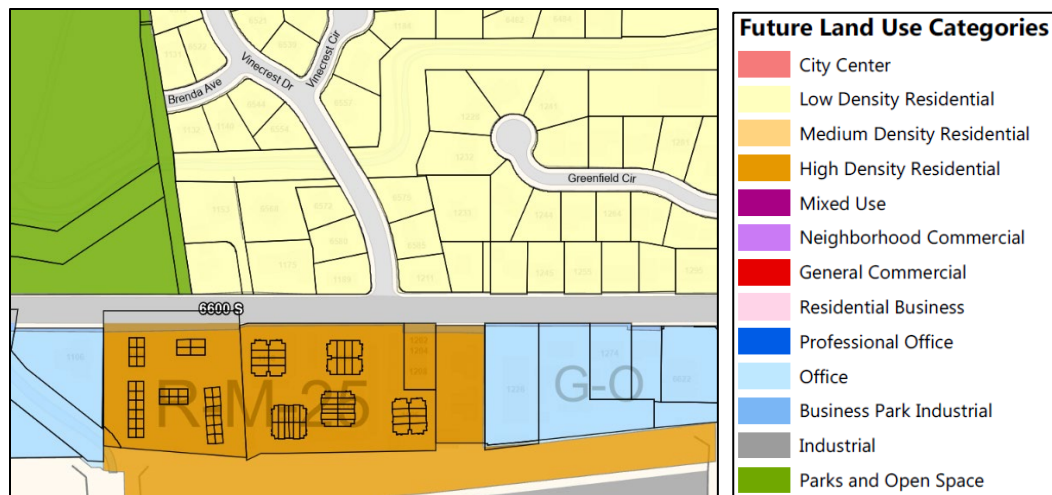


Figure 2: Future Land Use Map

The subject property is currently designated “Low-Density Residential”. The Low-Density Residential designation corresponds to six zoning districts including both the existing R-1-8 Zone and the proposed R-2-10 Zone. The proposed Zone Map Amendment is supported by the General Plan.

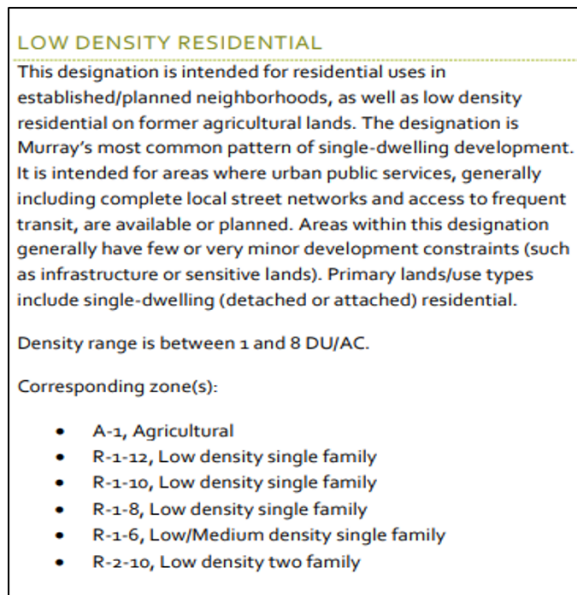


Figure 3: General Plan showing the corresponding Zoning Districts

General Plan Objectives

There are several goals and objectives taken from various chapters of the General Plan that would be supported by development of the subject property under the R-2-10 Zone. The overall goal of Chapter 5, Land Use & Urban Design element is to “provide and promote a mix

of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”. The following sections from the General Plan support the proposal for the R-1-6 Zone change:

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

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

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

Strategy: Simplify the residential zoning district designations.

The applicant’s proposed zone amendment, which is supported by land use designation, will result in a development that provides for widely asked-for Twin Home/Duplex housing within Murray City. The overall density will be consistent with the surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

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

OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.

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

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

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

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

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

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

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

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

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

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

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

Objective three encourages the development of a range of housing types, smaller scaled residential projects, transitional housing types, and duplexes in implementing the plan.

II. CITY DEPARTMENT REVIEW

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

Engineering Department had no comments.

Water Department had no comments.

Police Department had no comments.

Wastewater Department made the following comments:

- Approve the Zone Map amendment.
- Noting, the property is serviced by Cottonwood Improvement District for sewer. All future sewer work must be approved by Cottonwood Improvement District.

Fire Department had no comment

Building Department had no comment

Power Dept had no comment

III. PUBLIC COMMENTS

Eighty-eight (88) notices of the public hearing were sent for the requested amendment to the Zoning Map to all property owners within 300' of the subject property and to affected entities. As of the writing of this report no comments have been received.

IV. FINDINGS

1. The General Plan supports the requested change in zoning and provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-2-10 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-2-10 Zone.
3. The proposed Zone Map Amendment from R-1-8 to R-2-10 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.

V. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1151 East 6600 South from R-1-8, Single Family Low-Density Residential to R-2-10, Single Family Medium Density Residential.**

ZONING AMEENEMENT APPLICATION

Type of Application(check one):

Text Amendment: _____

Map Amendment: X

Applicant Information

Name: Kenneth R & Jean M. Kitt

Mailing Address: 959 E. Vine Street City: Murray State: UT ZIP: 84121

Phone #: 385-414-3875 Fax #: _____ Email Address: kenk3@g.com

Property Owner's Information (If different)

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

Application Information

For Map Amendments:

Property Address: 1151 East 600 South Murray, UT 84121

Parcel Identification (Sidwell) Number: 22-20-255-009-0000

Parcel Area(acres): .28 Existing Zone: R-1-8 Proposed: R-2-10

Request Complies with General Plan: Yes: _____ No: _____

For Text Amendments:

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

Would like this property rezoned to be
able to build a twin home or duplex

Authorized Signature: Kenneth R. Kitt / Jean M. Kitt Date: March 19, 2024

For Office Use Only

Project Number: P2-24-047 Date Accepted: 4/19/24

Planner Assigned: Mustafa Al Janabi

Property Owners Affidavit

I (we) Kenneth K. H. Kanm K. H. 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.

Kenneth K. H. Kanm K. H.
Owner's Signature

Kenneth K. H. Kanm K. H.
Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 20th day of March, 2024.

[Signature]
Notary Public

Residing in Murray, UT

My commission expires: 03/14/2027



Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

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

Notary public

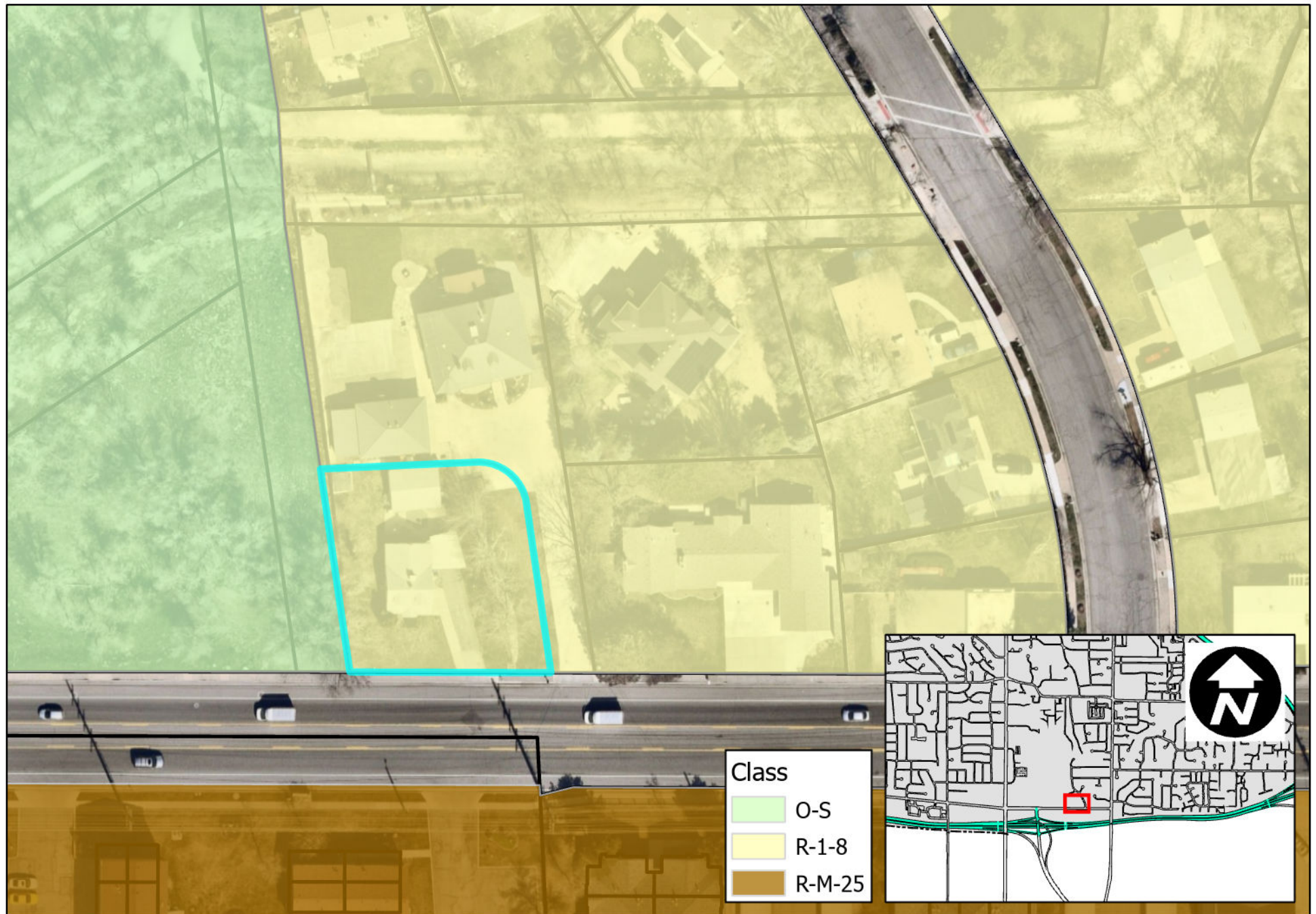
Residing in: _____

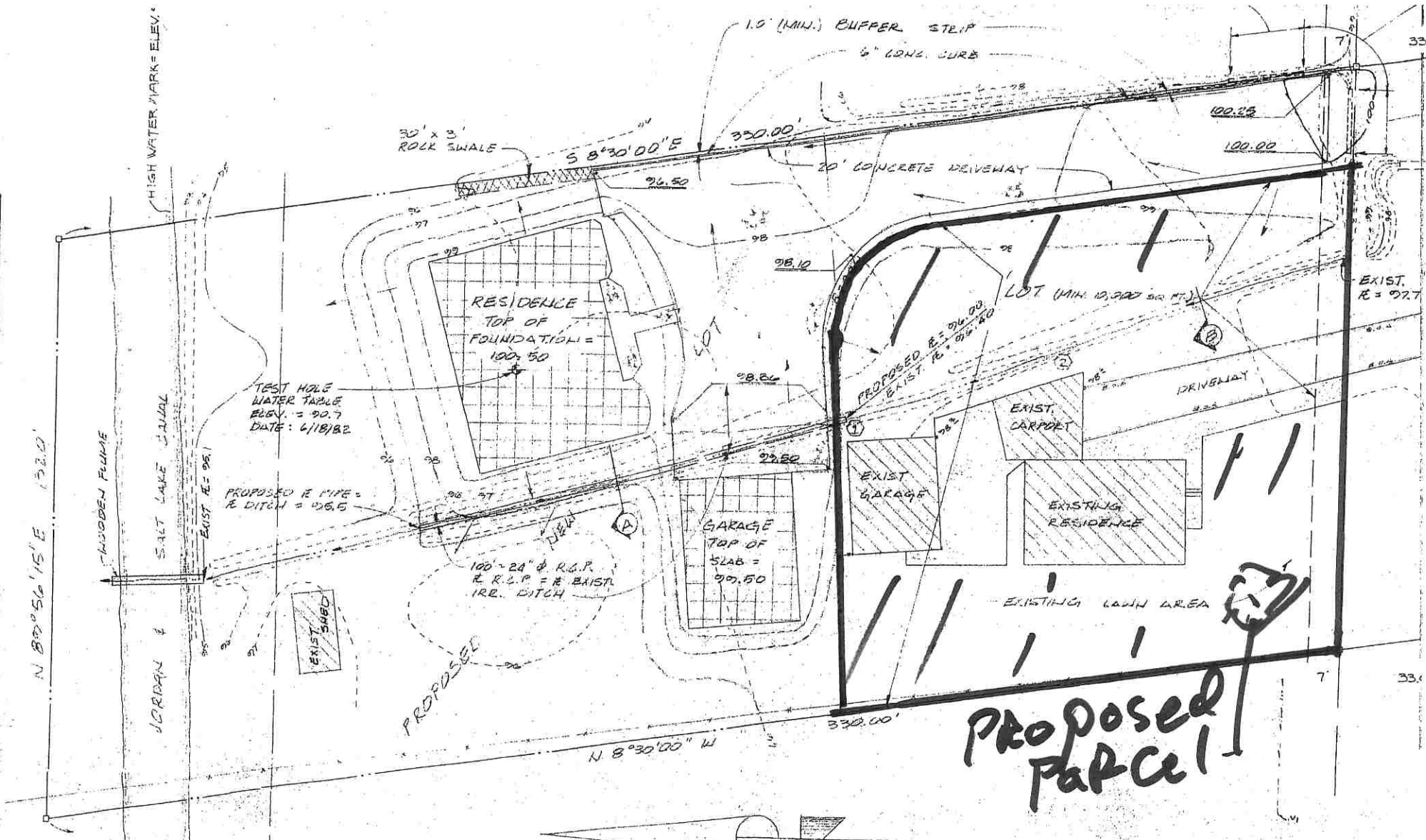
My commission expires: _____

1151 East 6600 South



1151 East 6600 South





Proposed Parcel

SCALE: 1"=20'

LEGEND

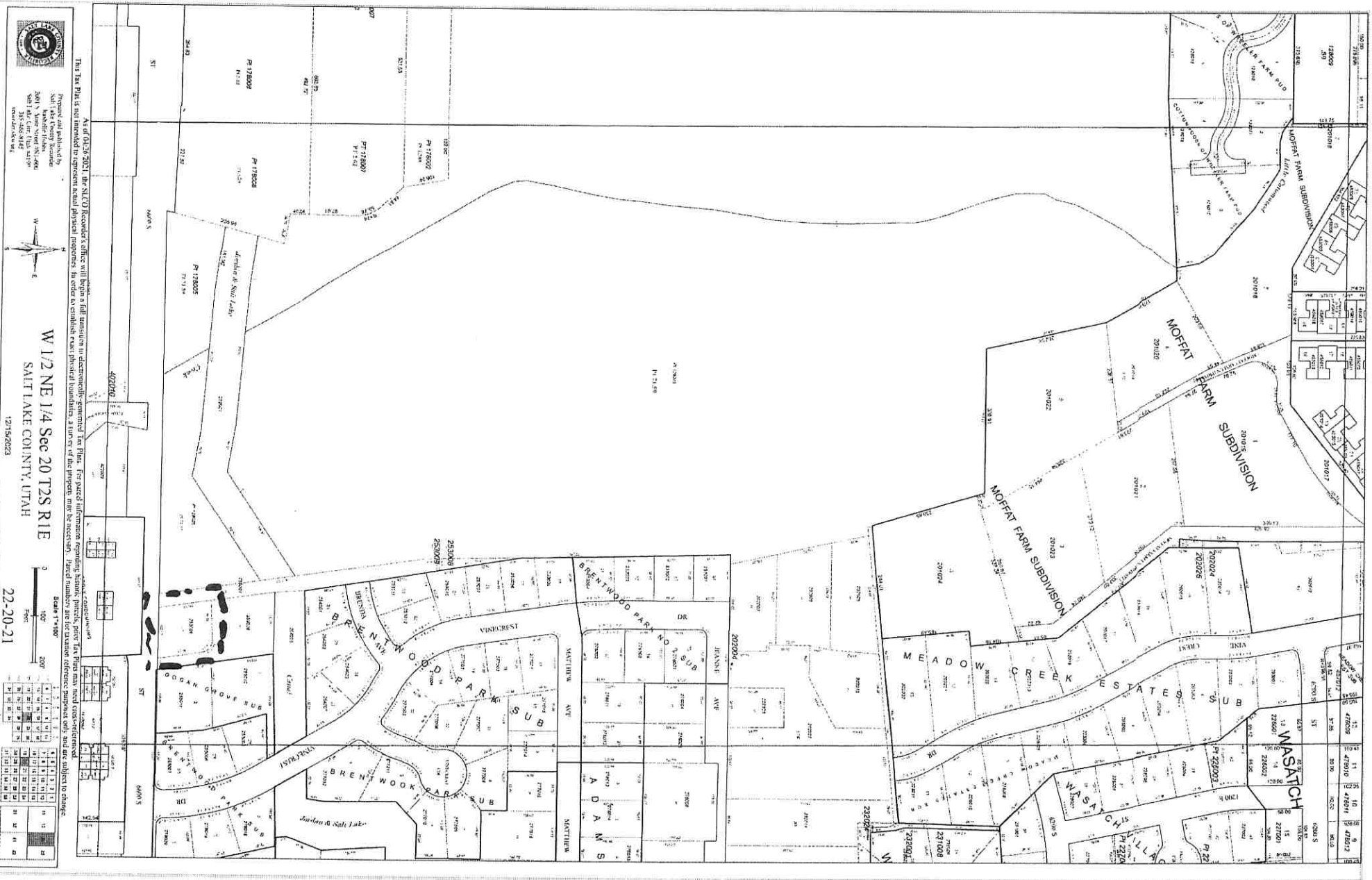
- PROPERTY LINE
- EXISTING DRIVEWAY

— E.P.A. — EDGE OF ASPHALT

Existing street 1151 & East 6600 S.

GENERAL NOTES

1. BOTTOM OF FOOTINGS SHALL BE AT ELEVATION 92.7 (2.0' ABOVE ESTIMATED HIGH WATER TABLE).
2. PLACEMENT OF 4" PERFORATED R.V.C. DRAIN TILE AROUND FOOTINGS, DISCHARGING INTO CANAL, IS RECOMMENDED BUT NOT REQUIRED.
3. RE-EXCAVATE (DAYLIGHT) FLOWLINE OF DITCH FROM POINT (1) TO POINT (7) (1+00') AS PER PLAN.



Plat map published by
Salt Lake County Auditor
Salt Lake City, Utah 84143
2022-20-21



W 1/2 NE 1/4 Sec 20 T2S R1E
SALT LAKE COUNTY, UTAH
12/15/2023

Scale 1" = 100'
0 100 200
Feet

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80	81	82	83	84
85	86	87	88	89	90	91	92	93	94	95	96
97	98	99	100	101	102	103	104	105	106	107	108
109	110	111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130	131	132
133	134	135	136	137	138	139	140	141	142	143	144
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169	170	171	172	173	174	175	176	177	178	179	180
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193	194	195	196	197	198	199	200	201	202	203	204
205	206	207	208	209	210	211	212	213	214	215	216
217	218	219	220	221	222	223	224	225	226	227	228
229	230	231	232	233	234	235	236	237	238	239	240
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253	254	255	256	257	258	259	260	261	262	263	264
265	266	267	268	269	270	271	272	273	274	275	276
277	278	279	280	281	282	283	284	285	286	287	288
289	290	291	292	293	294	295	296	297	298	299	300



NOTICE OF PUBLIC HEARING

May 2nd, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, May 2nd, 2024 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Kenneth & Jean Kitt** for the property located at **1151 East 6600 South**. The requests are to amend the Zone Map from R-1-8, Single Family Low Density to R-2-10, Single Family Medium Density. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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



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

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

Public Notice Dated | April 16th, 2024