



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

May 16, 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

April 4, 2024

Attachments

1. [PC 04.04.24 DRAFT.pdf](#)

2. Conflict(s) of Interest

3. Findings of Fact

Apollo Marble & Granite - Conditional Use Permit

Attachments

1. [Findings of Fact, Apollo Marble - CUP.pdf](#)

4. New Business

Jason Hindman - Fence Height Exception Request

Attachments

1. [Memo, Jason Hindman Fence Exception.pdf](#)

SUBDIVISION REVIEW(S) - ADMINISTRATIVE ACTION

5. Pontiac Subdivision Amended & Extended - 864, 872, 874, 875, 878, and 887 East Arrowhead Lane

Vacating Arrowhead Lane Condominiums Amended & Amending and Extending the Pontiac

Subdivision
Project # 24-052

Attachments

1. [Packet, Pontiac Amd Ext - SUBA.pdf](#)

DISCUSSION ITEM(S)

6. Planning Commission Policies, Procedures, and Protocols Review

Review and Recommendations for an Update to the Policies, Procedures, and Protocols

Attachments

1. [Packet, PC Policies, Procedures, and Protocol Review.pdf](#)

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

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

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

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 was able to submit comments via email at planningcommission@murray.utah.gov.

Present: Maren Patterson, Chair
Ned Hacker, Vice Chair
Michael Henrie
Pete Hristou
Lisa Milkavich
Jake Pehrson
Michael Richards
Zachary Smallwood, Planning Division Manager
Mustafa Al Janabi, Planner I
Mark Richardson, City Attorney's Office
Members of the Public (per sign-in sheet)

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

The March 7, 2024 minutes were presented for approval, but needed corrections and were not approved at this meeting.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

Vice Chair Hacker made a motion that Planning Commission approve the findings of fact and conclusions for the KB signs LLC and Golden West Federal Credit Union conditional use permits, as written.

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

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

Remedy Tattoo Parlor - 6578 South State Street - Tattoo Business - Project #24-038

Lonnie Tibbals was present to represent this request. Mustafa Al Janabi reviewed the application for a conditional use permit to have an additional space to operate a tattoo parlor with six new stations. Mr. Al Janabi showed images of the site plan, including access points from the north and south. He stated that the applicant is requesting the approval to move into 6578 South, while maintaining the current location at 6618. Mr. Al Janabi went over the proposed floor plan for the new location, with the new stations and indicated that no changes to the interior are needed. The business will have six parking spaces, with four of those having ADA access. Mr. Al Janabi said that the landscaping needs to be improved and that the property owner will need to work with planning staff to provide a landscaping plan that meets city ordinances. Public notices were sent to the surrounding area. Staff recommends the approval of the conditional use permit based on the conditions outlined below.

Lonnie Tibbals approached the podium. Chair Patterson asked Ms. Tibbals if she had reviewed and can comply with the conditions. She indicated that she could.

Chair Patterson opened the public comment period for this agenda item.

Zachary Smallwood read an email received from a neighbor adjacent to the business, Joanne Saltas. She stated she's in support of the conditional use permit. She said that they are a very good business. They are efficient, clean, and run safely.

Chair Patterson closed the public comment period for this agenda item.

Commissioner Hacker made a motion that the Planning Commission approve a conditional use permit to allow a tattooing business at the property addressed 6578 South State Street subject to the 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.

Commissioner Henry seconded. Roll call vote:

A Patterson
A Hacker
A Henrie
A Hristou
A Pehrson
A Richards

A Milkavich

Motion passes: 7-0

GENERAL PLAN / ZONE MAP AMENDMENT

Murray North Station Area Plan - West Fireclay - General Plan Amendment in the TOD Zone - Project #24-039

Mr. Smallwood introduced this agenda item by stating that the Murray North Station Area Plan is mandated by House Bill 462. He showed a map of the properties that are required to be included in the area plan for the commissioners to keep in mind during the presentation. Mr. Smallwood introduced Erika Chmielewski from GSBS Architects.

Ms. Chmielewski provided a comprehensive overview of the Murray North Station Area Plan process and the preferred scenario that emerged as a result. She began by explaining the state statute requirements for station area plans, which mandates the identification of opportunities and constraints within a half-mile radius of the station platform, with a particular emphasis on affordable housing and the development of a community-shared vision. To facilitate the planning process, the station area was divided into five distinct categories, with a focus on the area that showed the most potential for a five-year implementation plan while also considering a longer-term, 20-year perspective.

Ms. Chmielewski described the three-part planning process, which commenced in January/February of the previous year. The first part involved a thorough assessment of existing conditions and economic opportunities, accompanied by a round of public engagement to identify the area's strengths, weaknesses, opportunities, and threats. The second part delved into an in-depth public engagement process, exploring alternatives to achieve the desired vision, and identifying a preferred approach. The final part, conducted in the fall, focused on determining how to implement the vision, considering factors such as land use, design considerations, and funding opportunities.

The analysis of existing conditions revealed several key findings. The area has a significant amount of affordable and moderate-income housing, with nearly all of Millcreek's moderate-income housing located in close proximity. Additionally, there were ample spaces available for retail and commercial use, with a mixed-use transit-oriented zone requiring ground-floor commercial and retail beneath apartment buildings. However, connectivity issues were identified, particularly on the west side of the station, where early transit-oriented developments like Brickgate and Avida apartments had been built with assumptions about car ownership that proved to be inaccurate. This has led to parking issues in the area, which Murray addressed by updating zoning codes, resulting in newer developments with more adequate parking. Safety concerns and a lack of parks and trees were also noted.

Community engagement efforts, which included an online website, tabling events, open houses, and stakeholder interviews, revealed a desire for services, a positive perception of Fireclay, improved connectivity for bicycles and pedestrians, increased safety and visibility, more shade, and additional community gathering spaces. The overarching takeaway was the need to create a transit-oriented community rather than simply focusing on transit-oriented development.

The preferred scenario that emerged aimed to establish Fireclay (also known as the Murray North Station Area) as a distinct neighborhood, encompassing areas in both Murray and Millcreek. The plan framework focused on quality of life, safety, land use, connectivity, livability, and urban design. Key elements included redistributing the underutilized UTA parking lot on the east side of the tracks into shared parking structures within new developments, adding a three-quarter acre station plaza to increase green space and community interaction, enhancing the Main Street corridor to improve safety and connectivity, and introducing a small-scale grocery store to address the area's food desert status, potentially located underneath housing on a Salt Lake County-owned parcel at Main and 4500 South.

Commissioner Pehrson asked Ms. Chmielewski if Murray City would need to petition Salt Lake County to build it. She indicated that the county is already looking at developing that site for housing and have been talking to GSBS about changing their commercial to allow for a grocery store.

Ms. Chmielewski continued by discussing the proposed additions to the Murray North Station Area Plan, focusing on the implementation of a system of parks and greenways to address the area's lack of green spaces and low tree canopy coverage. She emphasized the potential to increase the tree canopy from the current 8% to a level closer to Murray's overall coverage of 18%, with a goal of adding 24.9 acres of green space over a 20-year period, including trails along Big Cottonwood Creek and 4500 South. These trails and parks would also serve to increase shade in the area.

Ms. Chmielewski stressed the importance of bringing income diversity to the area, explaining that a more diverse range of incomes would lead to increased spending power, decreased vacancy rates, and lower turnover rates, while also providing an opportunity to increase housing ownership. She then addressed the topic of safety, proposing youth programs focused on neighborhood improvement, a potential community or neighborhood council to sponsor cleanups and community-building activities, and the branding of Fireclay. Ms. Chmielewski emphasized that safety could be enhanced through both policy and design, including proactive policing, improved lighting, and natural surveillance achieved through added services and anchors like the Front Climbing Gym, which would increase activation during off-peak hours. Other safety measures discussed by Ms. Chmielewski included filling sidewalk gaps, proper pruning of trees and shrubs, and increased maintenance, particularly in the parking lot area. She also mentioned the concept of shared parking in the core, which would involve reducing the existing parking lot and adding three public parking areas. Ms. Chmielewski then discussed land use, identifying sites that could be redeveloped or are currently vacant, such as UTA properties and the Salt Lake County property. These sites would be used for various purposes, including housing, a grocery store, public parks, and mixed-use development with shared parking.

Ms. Chmielewski concluded by emphasizing the importance of the proposed system of parks and green spaces, which would not only provide amenities for residents to gather and build a sense of community but also attract new residents to the area and allow for activities that are currently not possible due to the lack of public spaces. She noted that these improvements would also contribute to the success of local services and businesses.

Chair Patterson asked Ms. Chmielewski to confirm that there's a long-term plan.

Ms. Chmielewski emphasized that the proposed improvements and additions to the Murray North Station Area Plan were being considered through a long-term, 20-year plan. She noted that the implementation plan, located at the back of the packet, outlined the anticipated timeline for the various

projects and developments. She acknowledged that many of the proposed changes were long-term in nature and that the green space additions were being planned in accordance with the projected population growth over the next 20 years. She explained that as the population in the area increases, new parks and green spaces would be gradually introduced, allowing for a phased approach rather than necessitating the simultaneous implementation of all the proposed improvements.

Mr. Smallwood acknowledged that while some aspects of the plan are long-term, the RDA is already actively working towards implementing certain elements of the plan. Although he couldn't provide specific details due to the sensitive nature of the real estate matters involved, Mr. Smallwood assured them that the plan served as a valuable guide for the RDA, informing staff, elected officials, and all other stakeholders of targeted areas and strategies for improvement. He emphasized that the RDA was currently in the process of exploring and pursuing ways to put the plan into action, demonstrating their commitment to the revitalization and enhancement of the Fireclay area.

Ms. Chmielewski emphasized that the Murray North Station Area Plan was designed to be a comprehensive neighborhood plan, rather than just a response to state statute requirements. She stressed the importance of creating a plan that would remain relevant and effective even if the state statute were to change or be eliminated in the future. The potential development program outlined in the plan demonstrated the projected growth in the area, with an increase in residents expected over the next five years, and even more significant growth anticipated over a 20-year period and at full build-out. Ms. Chmielewski noted that the plan was intended to be implemented in stages, ensuring a gradual and manageable approach to the area's development.

Ms. Chmielewski highlighted three main focal areas within the connectivity section: north-south connections, east-west connections, and connections within the station itself. She acknowledged that Fireclay currently felt isolated and emphasized the need to improve accessibility and mobility both through and around the station. The proposed Big Cottonwood Creek Trail and its southern extension would enable Fireclay residents to easily access City Hall and other amenities in the area. Additionally, Ms. Chmielewski mentioned the long-term goal of extending the Big Cottonwood Creek connection to the Jordan River Trail and eventually creating a connection across the Union Pacific rail line to facilitate development between the rail line and I-15, as well as improve safety by providing more access points to the area between the Union Pacific line and the tracks station.

Lastly, Ms. Chmielewski discussed the livability and urban design aspects of the plan, stressing the importance of branding the station as the Fireclay neighborhood. She proposed the addition of wayfinding elements to help people navigate the area and realize the proximity of public transportation, as many visitors to the Front Climbing Gym were unaware of the nearby tracks station. Improving multimodal corridors along Fireclay Main Street and Central Avenue through the incorporation of outdoor seating areas, banners, and wayfinding signage would enhance the walkability experience and encourage people to spend more time outdoors.

Ms. Chmielewski concluded by discussing the implementation of the area plan, which outlines potential funding sources, including grants, general funds, private developer funds, park impact fees, and UTA funds. The implementation plan is divided into one-year, two-year, three-year, four-year, five-year, five-to-ten-year, and ten-to-twenty-year goals, providing a flexible timeline that can adapt to changing market conditions, real estate trends, and demographic shifts. She emphasized that the plan was designed to be adaptable to meet growth and future needs.

Mr. Smallwood said that staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the Murray North Station Area Plan.

Commissioner Hacker asked Mr. Smallwood if their comments will be implemented before the plan goes to the City Council.

Mr. Smallwood said, depending on the comments, planning staff will get those amended. He commented that they will have comments from several city departments to take into consideration, as well as Millcreek's feedback. He anticipates an updated draft before the plan is presented to the City Council.

Commissioner Hacker asked if Ms. Chmielewski had a sense of how the Millcreek Planning Commission feels about adopting this plan. Ms. Chmielewski said they feel strongly about implementing the plan.

Commissioner Hacker asked Ms. Chmielewski to talk about a cover over 4500 south as additional green space or open space. Ms. Chmielewski said in order to justify placing a park on top, there needs to be significant increases in density and services on both sides. Right now, there isn't any on either side. At this time, it isn't financially feasible. If the southern area does begin to change significantly, to allow more opportunities, that might allow for that concept to occur.

Commissioner Henrie asked why there was not much focus on the area south of 4500 South. Ms. Chmielewski said they wanted to start directly around the Fireclay station at first, because that area is the easiest to redevelop. Once the project gets going, they'll move the focus further out and incorporate more area into the Fireclay district.

Commissioner Henrie asked Ms. Chmielewski to talk more about why there is so much vacant retail and commercial space in the area. Ms. Chmielewski said they discussed that with developers who were in the steering committee meeting. They said that the residents in the area don't have enough disposable income to sustain those services over time. Developers and business owners also cited safety concerns as a reason that they have chosen not to stay in the area.

Mr. Smallwood said that another issue is that the Fireclay area is secluded and doesn't have a lot of visibility, which keeps businesses from wanting to open there.

Chair Patterson said that while the implementation plan for the area included different phases, there seemed to be no prioritization or weighting of the various elements within those phases. She suggested that certain aspects, such as connectivity, bike lanes, and green spaces, could be given higher priority, as they were more feasible in the near term compared to long-term projects like redeveloping buildings. She proposed communicating with the Parks and Recreation Department to incorporate these priorities into their master plan and budgets, and emphasized the importance of connecting the area to pedestrian and bike paths, particularly to provide access to a grocery store on 4500 South.

Mr. Smallwood said they'll make those changes to the prioritization of certain aspects of the plan.

Chair Patterson said that she'd like to see the Fireclay area and the MCCD have better connectivity, so that it can facilitate more business for a grocery store. She feels that would be in the best interest of both areas as this is a high priority. Mr. Smallwood acknowledges that is a priority and that both areas want a

grocery store. He says there will be a pedestrian connection, but currently there is not a vehicular connection. Chair Patterson said that if the city wants to attract a small grocer to the area, they'll need to show that they have enough potential customers. Commissioner Pehrson asked if they have data to show how much renters are paying in the area. He also asked what is considered low-to-moderate income housing. Mr. Smallwood said the majority of rentals are right around Fireclay. He pointed to a section of condos and townhomes on a map. Commissioner Pehrson said he was looking at a chart in the packet provided and wanted to know which of that housing was considered moderate versus low-income housing.

Ms. Chmielewski said anything under \$450,000 is considered moderate-income housing.

Mr. Smallwood clarified that what they are trying to provide is diverse housing, not necessarily affordable/low-income housing. Diverse housing would include market-rate housing prices. Offering that type of housing would increase diverse income brackets in the area that would provide more disposable income.

Commissioner Pehrson said he agreed and that was the point he was trying to make. He wanted to know if the TOD (Transit Oriented Development) zone would actually accomplish that.

Mr. Smallwood said that it can. He pointed out that there will be luxury apartments and luxury condo development at the old city hall site. He said that having diverse housing in the area is something that planning staff must engage in for it to happen. He stated that Elvon Farrell, the Economic Development Specialist, and he are actively engaged in meeting with developers to market the properties in the area.

Commissioner Pehrson said he feels like the General Plan sometimes drives a specific agenda. More specifically, that one line or sentence is taken from the plan and used to dictate how everything should be done. He cited the TOD zone as an example.

Mr. Smallwood said the overall, the General Plan, and the proposed area plan, are planning documents that are meant to drive planning for Murray City.

Commissioner Pehrson said that in the area plan it says to update the Future Land Use Map and apply TOD zoning to additional areas within a half mile of the Murray North Station Area. He understands that it makes sense in certain areas but doesn't want to see TOD become the standard everywhere in the city.

Mr. Smallwood said he doesn't feel that will be the case. He stated that in the area plan it states explicitly where TOD should be applied.

Commissioner Pehrson said he doesn't have an issue with how the plan is written. He's just expressing a concern. He also wanted to know, if that area is TOD, how will the bring in market-rate housing. He wants to make sure that's advocated for in the plan.

Mr. Smallwood believes the plan does explicitly state where TOD should be and spells out the implementation of market-rate housing.

Chair Patterson said that House Bill 462 states is that cities need to look at how to add more low-income housing around transit stations. Murray is in a unique situation. What's needed in Murray is more diverse-income housing around transit stations.

Commissioner Pehrson said he'd prefer to see the diversified housing mentioned more often in the area plan.

Mr. Smallwood said they could amend the text.

Chair Patterson agreed, saying it can't just be Murray City advocating for it, asking what will happen as time passes and there are new staff and city officials. It needs to be written in the text more plainly.

Commissioner Henrie asked if it's possible to create the kind of community they envision for the area.

Mr. Smallwood stated that communities change constantly. He said that it works in their favor that most of the properties in the area are government owned. Once they're aware of what the city is doing, they'll work with that.

Commissioner Henrie asked, even with that mind, are there still enough of the elements necessary to make this a viable, sustainable community.

Mr. Smallwood said that once investment in the area begins to happen, it will change the perception and management of the area. There are still ten years left for the RDA to invest in the area, which is plenty of time. He noted that is also mandated by the new house bill to improve the area.

Commissioner Hacker wanted go on record emphasizing a comment from Andy Hulka, a member of the Murray City Center District Design Review (MCCD) Committee, stating that the area plan should include the 4500 South corridor, which is identified in the Wasatch Front Regional Council's Regional Transportation Plan, as well as the Utah Unified Transportation Plan and include that 4500 South corridor as a shared use pathway. Showing it in this plan would be advantageous for the city and this area.

Mr. Smallwood said that it should be included during the motion by adding that to the Planning Commission recommendations for approval subject to the comment that were made. They'll make sure that all comments, including adjustments proposed by the Millcreek Planning Commission, will be addressed in the motion.

Chair Patterson opened the public comment period for this agenda item.

Ed Hackles spoke. He's on the the HOA board for the Birkhill townhomes. Overall, he's pleased with several aspects of the plan, including changes to street lighting. He made a suggestion for the vacant lot located on 44 West Fireclay. He wanted to know how much it would cost the city to purchase the lot for a community garden. He works for Wasatch Gardens and says he could approach them about helping that to come about.

James Jensen commented that he wants to see Murray stop bringing in high-rise communities and extra traffic into Murray City while current traffic concerns in the city go unaddressed. Parking for these apartment complexes is often on the street, instead of having parking available inside the complex.

Chair Patterson closed the public comment period for this agenda item.

Ms. Chmielewski clarified that phase one of the project will be building rentals. The next phase will have ownership opportunities.

Mr. Smallwood asked Mr. Hackles to discuss the matter of the community garden after the meeting. He said the RDA has been chatting with the property owner and could potentially use parks impact fees to purchase the land for the purpose of a community garden.

Mr. Smallwood addressed the comment regarding traffic. He said the state has mandated that cities plan housing around transit stations. Along with those plans, services will be provided in the area. Having services closer to housing will reduce the overall amount of traffic.

Ms. Chmielewski said that part of the plan is to increase grid connection, so people don't have to be circulating around in circles. She also said they did an extensive parking analysis (located in the appendix) They determined that when developers incorporate parking fees into rental fees, the parking structures are 85% to 94% utilized. When developers charge extra for use of the parking structures, they are only 46% utilized. They will be pushing developers to incorporate parking fees into rental fees to reduce street parking.

Commissioner Hacker commented regarding the issues with traffic. He described how the process of putting in infrastructure occurs within a city, stating that often the roads are built before the buildings. This makes it difficult to accommodate future traffic needs as a city grows. He said a traffic study had been done for the Fireclay area, but that was before the area was developed. Additional transportation studies have been done suggesting improvements. He doesn't know if any of those have been implemented yet, but there are plans to do so. He said it's a process that takes time and is difficult for the Planning Commission (as citizens) as well as for the city transportation staff, city planners and UDOT transportation planners.

Commission Hacker made a motion to forward a recommendation of approval to the City Council subject to including the items that were discussed as additions or modifications to the plan, for the proposed amendment to the General Plan adopting the Murray North Station Area Plan.

Commissioner Hristou seconded. Roll call vote:

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

Motion passes: 7-0

ANNOUNCEMENTS AND QUESTIONS

Commissioner Hacker said that the Utah Land Use Institute is holding a workshop on Monday, April 8th from 7 p.m. - 9 p.m. designed for planning commissions on how to run a successful planning commission meeting.

The next scheduled meeting will be held on Thursday, April 18th, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 8:04 p.m. Seconded by Commissioner Henrie. 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: Apollo Marble & Granite
PROJECT NUMBER: 24-017
APPLICANT: Eric Carter, Method Studio Architecture
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting a conditional use permit to build a new building and conduct granite countertop manufacturing

II. MUNICIPAL CODE AUTHORITY:

Municipal Code Ordinance 17.152.030 allows Cut Stone and Stone Product Manufacturing (LU#3270) within the M-G zoning district subject to Conditional Use Permit approval by the Planning Commission. New buildings in the M-G Zone require site plan approval.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on May 2, 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 granite countertop manufacturing business (LU #3270), is allowed in the M-G Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for the construction and operation of a granite and stone manufacturing business on the property. The vote was 7-0 with Commissioners Milkavich, Richards, Pehrson, Henrie, Hristou, Hacker and Patterson in favor and none opposed. The approval is contingent on 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.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 16th DAY OF MAY, 2024.**

Ned Hacker, Vice Chair
Murray City Planning Commission



May 10, 2024

Murray City Planning Commission

Subject Property: 6010 South Afton Avenue

RE: Request for Additional Fence Height Between Commercial and Residential Zoning

Dear Commissioners,

Mr. Jason Hindman recently contacted the Planning Division, requesting permission to increase his fence height from the allowed six feet (6') to eight feet (8'). His home is located at 6010 South Afton Avenue, within an R-1-8 zoning district. His rear property abuts the G-O, General Office zone. According to Section 17.64.090(D), "The Planning Commission is authorized to grant additional fence height for buffer fencing between commercial and residential zoning districts to a maximum height of eight feet (8')".

Currently, the Planning Division lacks an adequate process to handle this type of request. After consulting with the City Attorney's office, it was recommended we present this to the Planning Commission as a "New Business" item. Typically, such requests are addressed when an applicant comes forward with a new building. We anticipate proposing a text amendment that would allow property owners abutting commercial zoning to construct an eight foot (8') fence by right. Drafting this amendment and completing the adoption process could take several months. To avoid making Mr. Hindman wait, we have decided to bring this matter directly to the Planning Commission for approval of his request.

The Planning staff has provided a motion and an exhibit for you to review. This action does not require public comment or notice, as it is an administrative action that the Planning Commission is permitted to authorize. Please let me know if you have any questions, or if you need further clarification, I can speak with the attorney's office.

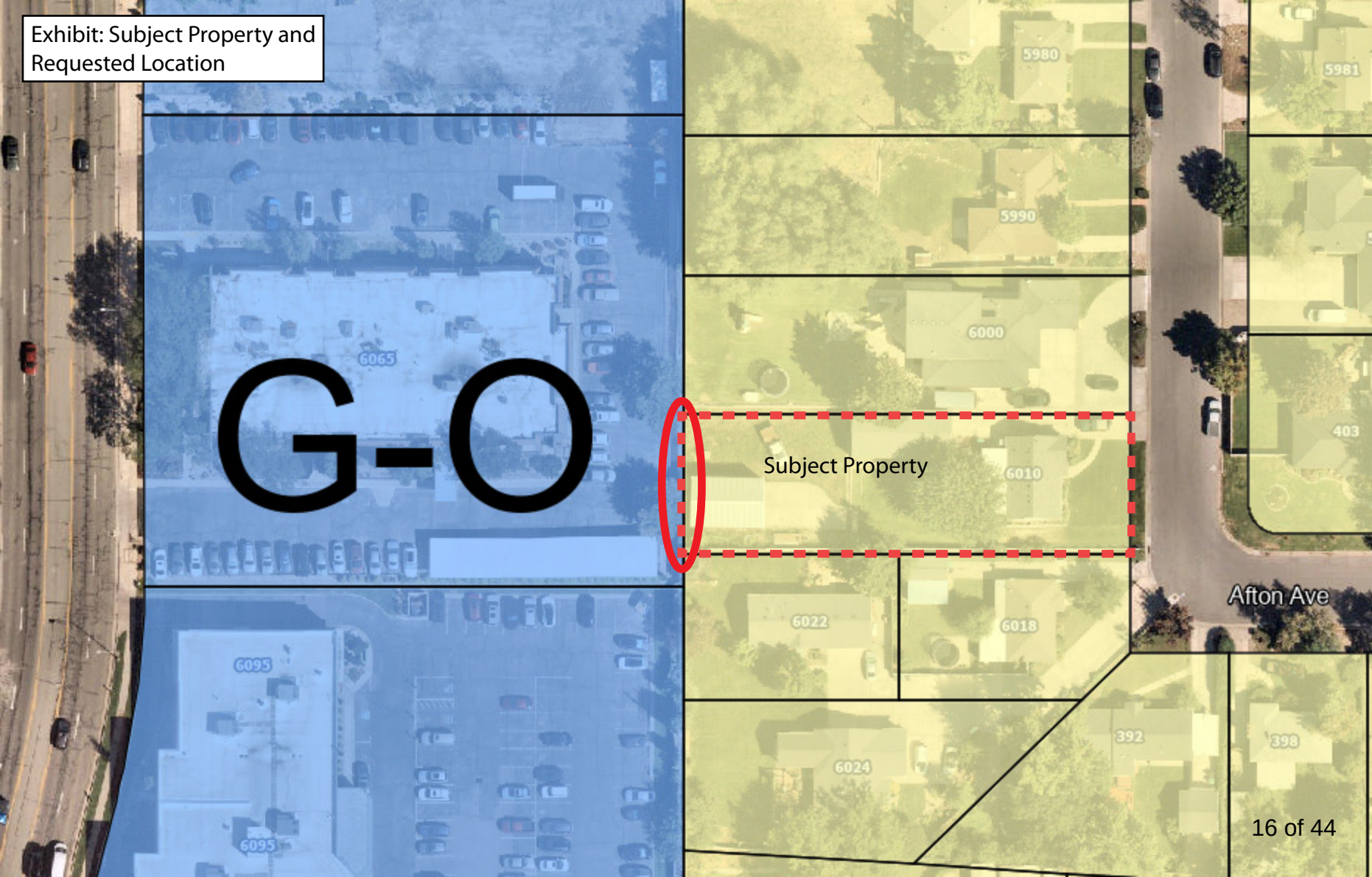
Motion:

I move that the Planning Commission grant Mr. Jason Hindman's request for a rear yard fence height exception up to eight feet for the property located at 6010 South Afton Avenue, as allowed in Section 17.64.090(D): Fence Height Exceptions.

Thank you,

Zachary Smallwood | Planning Manager
Community and Economic Development
Murray City Corporation
10 East 4800 South, Suite 260
Murray, UT 84107

Exhibit: Subject Property and
Requested Location



G-O

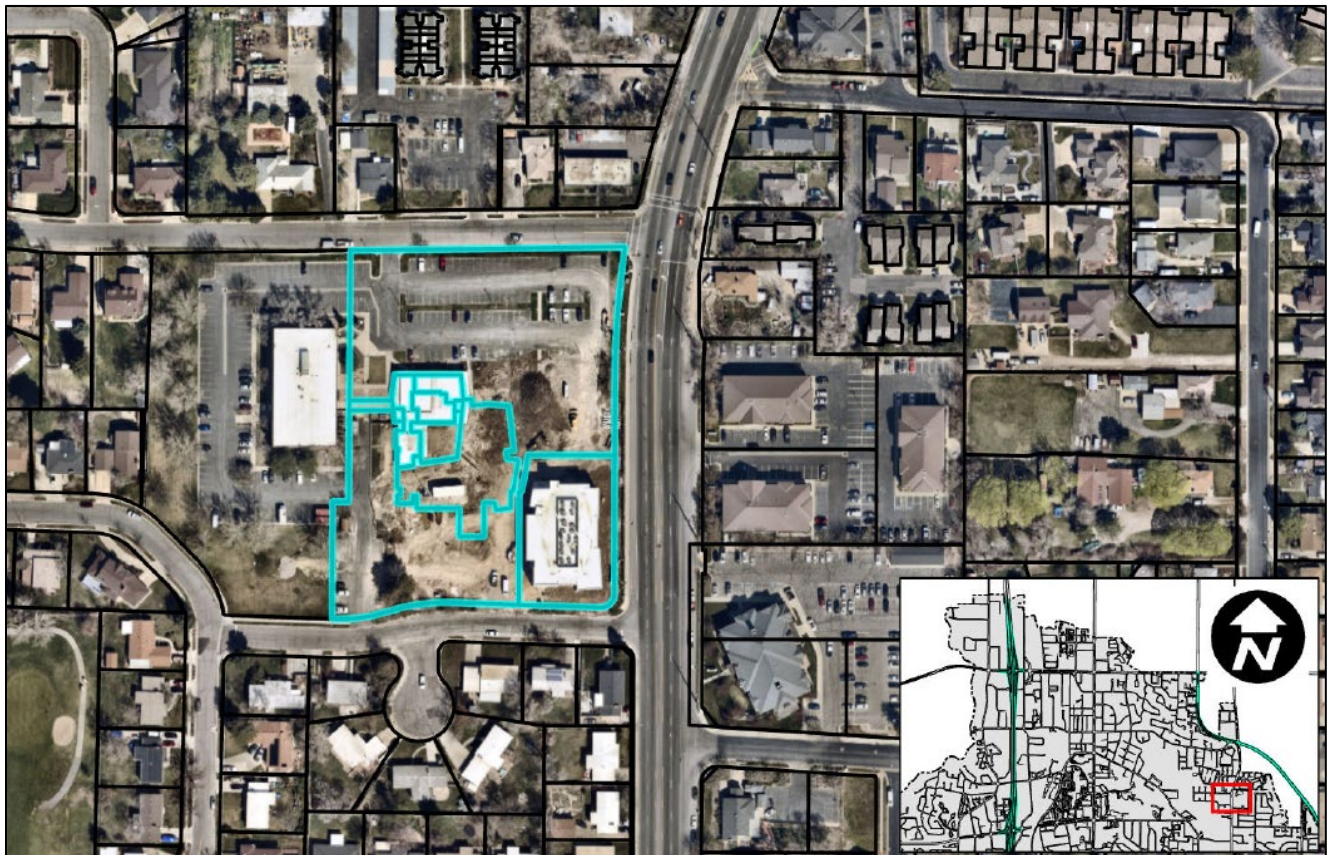
Subject Property

Afton Ave



AGENDA ITEM # 5 - Pontiac Subdivision Amended and Extended

ITEM TYPE:	Vacating an Office Condominium Subdivision and Subdivision Amendment		
ADDRESS:	864, 872, 874, 875, 878, and 887 East Arrowhead Lane	MEETING DATE:	May 16, 2024
APPLICANT:	UEA, Valcom Properties, Ketso Properties	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-08-335-001, 002, 003, 004, 005, 007, 008, & 22-08-336-002	PROJECT NUMBER:	24-052
ZONE:	G-O, General Office		
SIZE:	3.65 acre site		
REQUEST:	The applicants are requesting Land Use Authority approval to vacate the Arrowhead Lane Condominiums as well as amend and extend the Pontiac Subdivision.		



I. LAND USE ORDINANCE

Title 16, Subdivision Ordinance, Section 16.04.30(F) requires the subdivision of property to be reviewed and approved by Murray City Planning Commission as the Land Use Authority.

The proposed subdivision has been reviewed for compliance with the requirements of the G-O, General Office Zone as outlined in Chapter 17.144 of the Murray City Land Use Ordinance.

II. BACKGROUND

Project Location

The subject properties are located on the west side of 900 East at approximately 5100 South. It has been the headquarters of the Utah Education Association (UEA) for many years.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential, Multi-Family	R-M-10
South	Residential, Single Family	R-1-8
East	Office	G-O
West	Office	G-O

History and Process

The properties that make up the Arrowhead Condominiums were subdivided in August of 2010. Originally the office building was owned entirely by UEA. Creating office condos allowed UEA to sell portions of the building to new office users that could share in the maintenance of the building. In 2018, UEA determined that the cost to maintain the building outweighed the cost of a new building and approached the Planning Division to engage in a conversation on how to proceed with building on the same site. Staff has outlined the steps in figure one below.

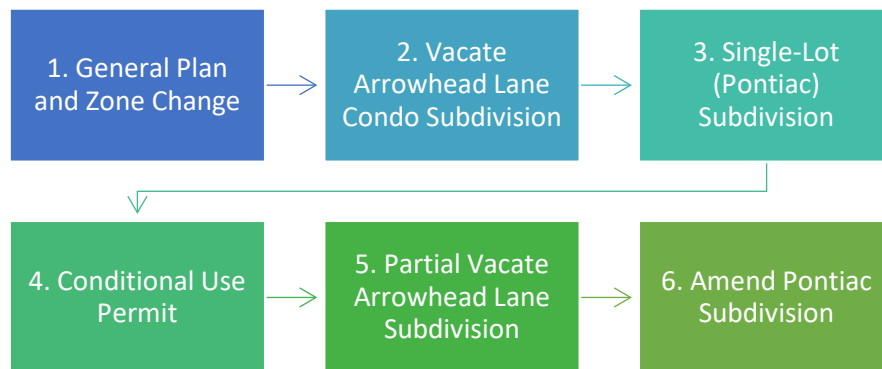


Figure 1: Process Diagram

Steps 1-4 have been completed and the application before the Planning Commission is for steps 5 and 6.

Step 1 required an amendment to the 2017 General Plan Future Land Use Map and a rezoning of the subject properties from R-M-10 to G-O. The Planning Commission forwarded a positive recommendation to the City Council who approved the change in December of 2018.

Step 2 is the execution of partial withdrawal of the Arrowhead Condominium Plat. This would allow for a portion of the existing Condominium Plat to be removed and placed into a new single lot subdivision.

Step 3 is the approval of the single-lot subdivision, hereto called the Pontiac Subdivision, to allow for the financing and additional improvements that would be required from the City.

Step 4 is Conditional Use Permit approval. The G-O Zone requires that any new construction be reviewed and approved by the Planning Commission.

UEA received approval by the Planning Commission for steps 2-4 on February 20, 2020. This allowed them to proceed with the construction of their building on a new lot. Due to the COVID-19 pandemic and changes within UEA the building did not begin construction until 2023. UEA's goal is to remove themselves from the Arrowhead Lane Condominium which allows them to own the building and land that they operate out of.

Since the Planning Commission's approval, steps 5 and 6 have been modified. Valcom Properties, LLC have or are in the process of purchasing all of the remaining office condos. The desire is to eliminate the office condominium in its entirety. This has resulted in the request to vacate the arrowhead condominiums subdivision plat and to amend and extend the Pontiac Subdivision into two lots.

III. PROJECT REVIEW

The two (2) items before the Planning Commission are the vacating of a condominium subdivision and amending & extending a single-lot subdivision. Staff has outlined the steps of the project above and will review the project as each individual step (5 and 6) below.

Step 5: Vacate Arrowhead Lane Condominium Amended

The first of the requests is the vacating of the "Arrowhead Lane Condominiums Amended" subdivision. This would eliminate all of the condo units and common space thus leaving it as one single piece of property under a single ownership. There are no concerns from staff regarding this proposal as it directly leads to step 6.

Step 6: Amend and Extend the Pontiac Subdivision

The second part of the application is to amend and extend the Pontiac Subdivision to include what was vacated from Arrowhead Lane Condominiums. Doing this results in a two (2) lot subdivision instead of the single lot subdivision that the Pontiac Subdivision currently has.

Staff has conducted a review of the proposed Pontiac Subdivision Amended & Extended plat and the site plan is attached for review by the Planning Commission. Staff had only one concern with the proposed plat and that was that the new property lines do not create a nonconforming structure with the remaining office building. The side yard setback requirements of the G-O Zoning district are ten feet (10'). Staff measured the side yard setbacks on the proposed site plan and found that the required ten feet is provided along the eastern lot lines.

All other requirements of the G-O, General Office zone have been reviewed by the Planning Staff and no other issues presented themselves.

IV. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Title 16, Subdivision Ordinance, Section 16.04.030 requires the applications for modifications of subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance and Utah State Code (10-9a-604) outlines the process:

- A. Terms: Any division of real property located within the City is subject to the terms of this title. The division of real property includes any sale, gift, transfer, conveyances, split or other division that results in changing the boundaries or legal description of a given parcel of real property.
- C. City Approval Of Modifications: It is unlawful to amend, vacate, alter or modify any plat which has already been approved and/or recorded, without first receiving city approval of the amended, vacated, altered or modified plat.

V. CITY DEPARTMENT REVIEW

The application and materials were distributed to various departments for their review and comments on April 30, 2024. The following comments have been provided in response. Where appropriate, the comments are addressed as conditions of approval:

Engineering Division

1. Meet City Subdivision requirements and standards for an amended plat – City Code Title 16.
2. Address all engineering and Salt Lake County review comments prior to printing the plat to mylar.

3. Develop and provide required documents for vacating the Arrowhead Lane Condominiums.
4. The plat will not convey ownership, conveyance deeds will need to be recorded with the plat.

Wastewater Division

Murray Water and Sewer signature boxes will need be separated. No other issues or concerns with the amendment.

Power Department

There is an existing underground powerline that may be affected on the property. We hope to eventually feed the underground power from the south side of the property, currently it feeds underneath a large wall, and is not an ideal situation. No other concerns regarding this application.

All other reviewing departments had no concerns with the proposed amendment.

VI. PUBLIC INPUT

A total of 187 notices were mailed to property owners within a 500' radius and to affected entities. As of the writing of this staff report, there have been four (4) phone calls to clarify what the request is for. No comments in opposition have been received.

VII. FINDINGS

Based on the analysis and review of the proposed subdivision amendment and a survey of the subject properties, staff concludes the following:

1. The subdivision of land is allowed by Utah State Code Section 10-9a-608, and with conditions this proposed subdivision amendment will meet the requirements therein.
2. The proposed subdivision complies with the G-O, General Office zoning regulations.
3. The proposed subdivision amendment complies with the regulations of Title 16, the Subdivision Ordinance, and with the applicable standards of the Chapter 17.144, of the Murray Land Use Ordinance.

VIII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission grant approval to vacate the Arrowhead Lane Condominium Amended subdivision and amend and extend the Pontiac Subdivision on the properties located at 864, 872, 874, 875, 878, and 887 East Arrowhead Lane,** subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a. Meet City Subdivision requirements and standards for an amended plat – City Code Title 16.

- b. Address all engineering and Salt Lake County review comments prior to printing the plat to mylar.
 - c. Develop and provide required documents for vacating the Arrowhead Lane Condominiums.
 - d. The plat will not convey ownership, conveyance deeds will need to be recorded with the plat.
- 2. Meet all Wastewater requirements including the following:
 - a. Separate Murray Water and Wastewater as each should be their own signature box.
- 3. The applicant shall work with the Power Department regarding any potential changes to power service to both properties.
- 4. The project shall meet all requirements of the Murray City Land Use Ordinance.
- 5. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
- 6. 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.

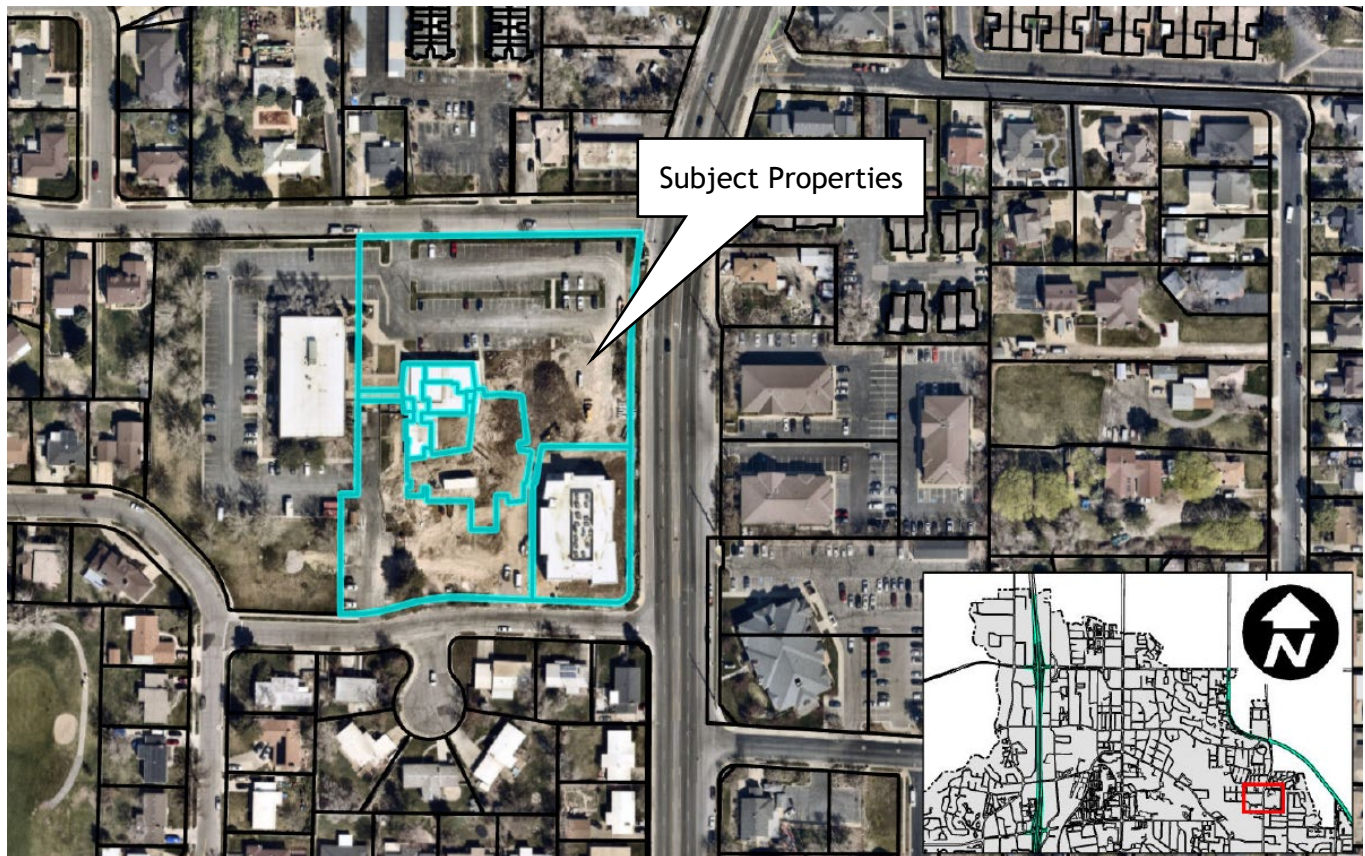


NOTICE OF PUBLIC HEARING

May 16th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, May 16th, 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 **Utah Education Association** for the properties located at 864, 872, 874, 875, 878, 887 East Arrowhead Lane. The applicant's request is to amend and extend the Pontiac Subdivision located in the G-O zone. The applicant wants to vacate the office condominium and extend the Pontiac Subdivision 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/.

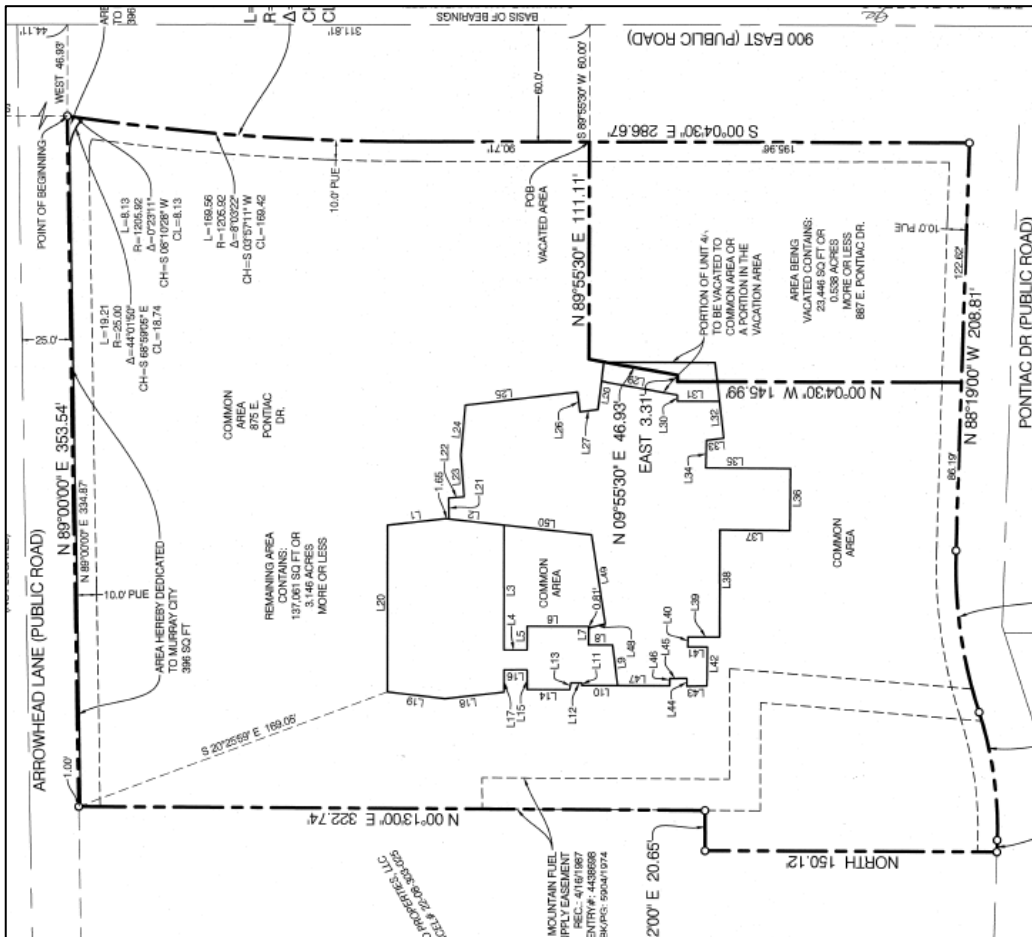
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



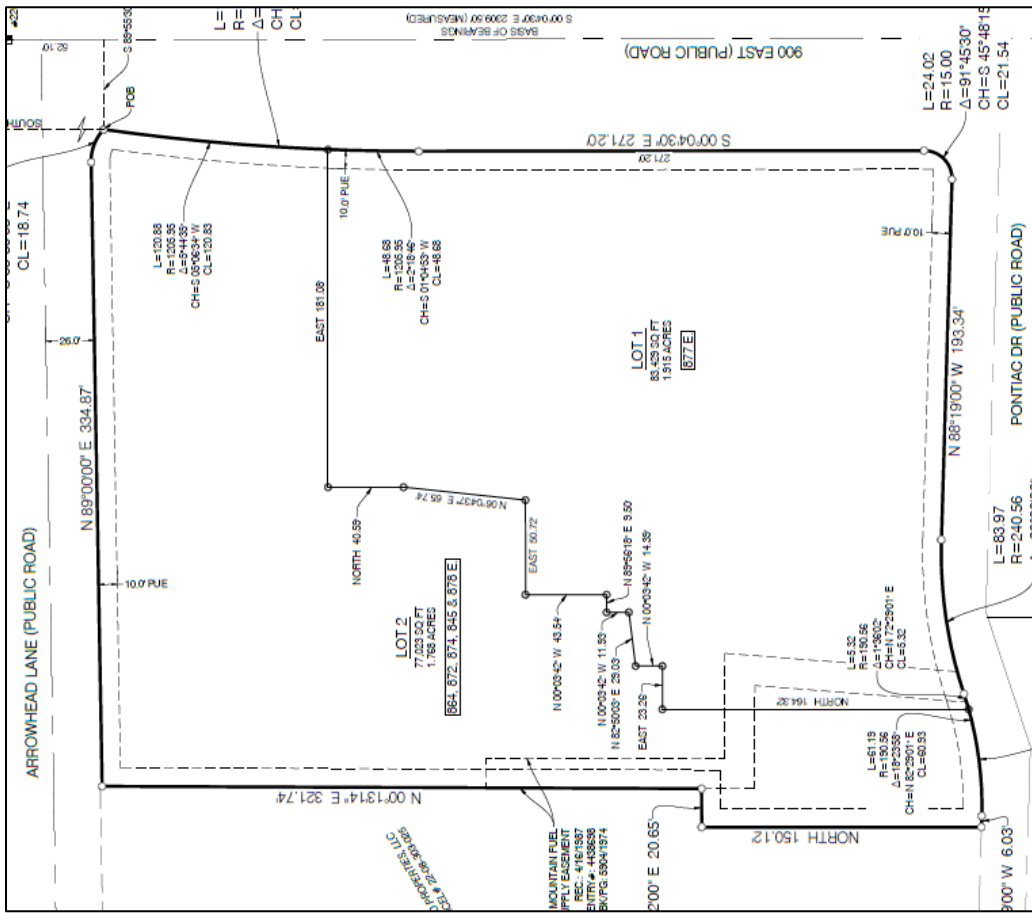
This notice is being sent to you because you own property within 500 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

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 | May 2, 2024



Existing Subdivision



Proposed Subdivision

PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: Pontiac Subdivision Amended & Extended

Project Address: 875 East Pointiac Drive, Murray, Utah
22-08-335-001, 22-08-335-002, 22-08-335-003, 22-08-335-004, 22-08-335-005

Parcel Identification (Sidwell) Number: 22-08-335-007, 22-08-335-008, 22-08-336-002

Parcel Area(acres): 3.685 Zoning District: G-O Total # of Lots: 2

Applicant Information

Name: Utah Education Association

Mailing Address: 7070 South union Park Avenue City: Midvale State: Utah ZIP: 84047

Phone #: 801-790-9000 Fax #: _____ Email Address: _____

Property Owner's Information (If different)

Name: (See Attached)

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

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

Licensed Engineer Information

Name: Allison G. Albert

Mailing Address: 9138 South State Street, Suite 100 City: Sandy State: Utah ZIP: 84070

Phone #: 801-810-2370 Fax #: n/a Email Address: allison@benchmarkcivil.com

Authorized Signature:  Date: 4/2/2024

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

I, **Jennifer Boheme**, the Executive Director for the Utah Education Association, being first duly sworn, depose and say that I am the agent authorized by the UEA's Board of Directors to act on its behalf as the current owner of the property involved in this application: I 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.

Jennifer Boheme
Agent's/ Owner's Signature

Owner's Signature (co-owner if any)

Title Executive Director, Utah Education Association
State of Utah

§

County of Salt Lake

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

Sophia A. Fradelakis
Notary Public

Residing in Murray

My commission expires: 9-9-2027



SOPHIA A. FRADELAKIS
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 732968
COMM. EXP. 9-9-2027

Agent Authorization

I (we), Utah Education Association, the owner(s) of the real property located at
887 East Pontiac Drive, in Murray City, Utah, do hereby appoint

John Morris (Attorney for UEA), as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

John Morris (Attorney for UEA) to appear on my (our) behalf before any City board or commission considering this application.

Jennifer Boheme
Agent's/ Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the 26th day of February, 2024, personally appeared
before me Jennifer Boheme the signer(s) of the above Agent
Authorization who duly acknowledge to me that they executed the same.

Sophia A. Fradelakis
Notary public

Residing in Murray

My commission expires: 9-9-2027



SOPHIA A. FRADELAKIS
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 732968
COMM. EXP. 9-9-2027

Property Owners Affidavit

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

[Signature]
Owner's Signature

Title Owner
State of Utah

Owner's Signature (co-owner if any)

§
County of Salt Lake

Subscribed and sworn to before me this 5th day of March, 2024.

[Signature]
Notary Public

Residing in Sandy My commission expires: 9/21/2024



Agent Authorization

I (we), Rich Linton, the owner(s) of the real property located at
852 E Arrowhead Ln, in Murray City, Utah, do hereby appoint

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

Tyler LaMarr 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 5th day of March, 2024, personally appeared
before me Richard H. Linton the signer(s) of the above Agent

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

[Signature]
Notary public

Residing in Sandy My commission expires: 9/21/2024



Property Owners Affidavit

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

[Signature]
Owner's Signature

Title Partner

State of Utah

§

County of Salt Lake

[Signature]
Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 5th day of March, 2024.

Residing in Sandy

My commission expires: 9/21/2024

[Signature]
Notary Public



Agent Authorization

I (we), Rich Linton & Michael Linton, the owner(s) of the real property located at

264 E Arrowhead Ln, in Murray City, Utah, do hereby appoint

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

Tyler La Marr to appear on my (our) behalf before any City board or commission considering this application.

[Signature]
Owner's Signature

[Signature]
Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the 5th day of March, 2024, personally appeared

before me Richard K Linton and Michael Linton the signer(s) of the above Agent

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

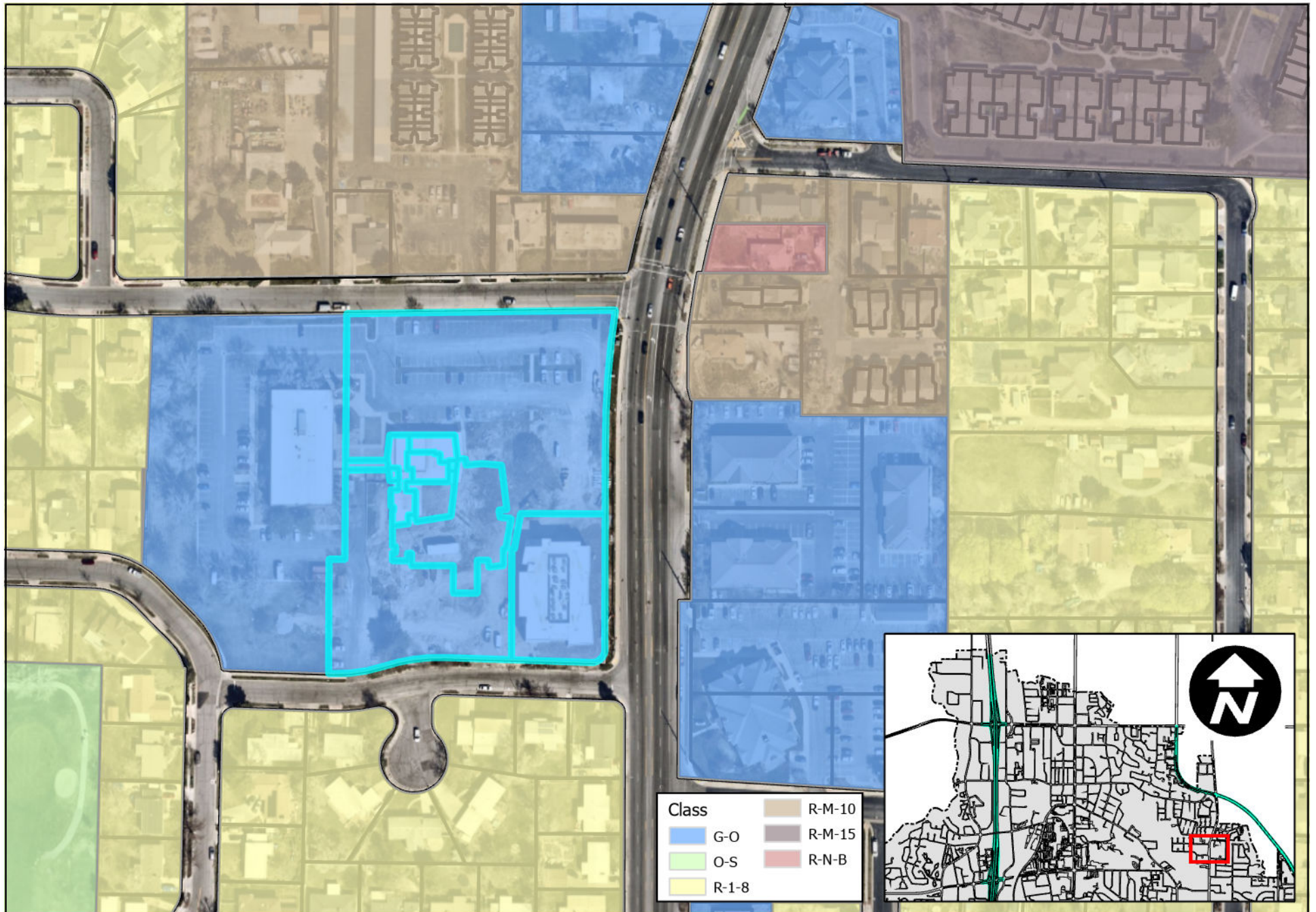
Residing in Sandy

[Signature]
Notary public

My commission expires: 9/21/2024

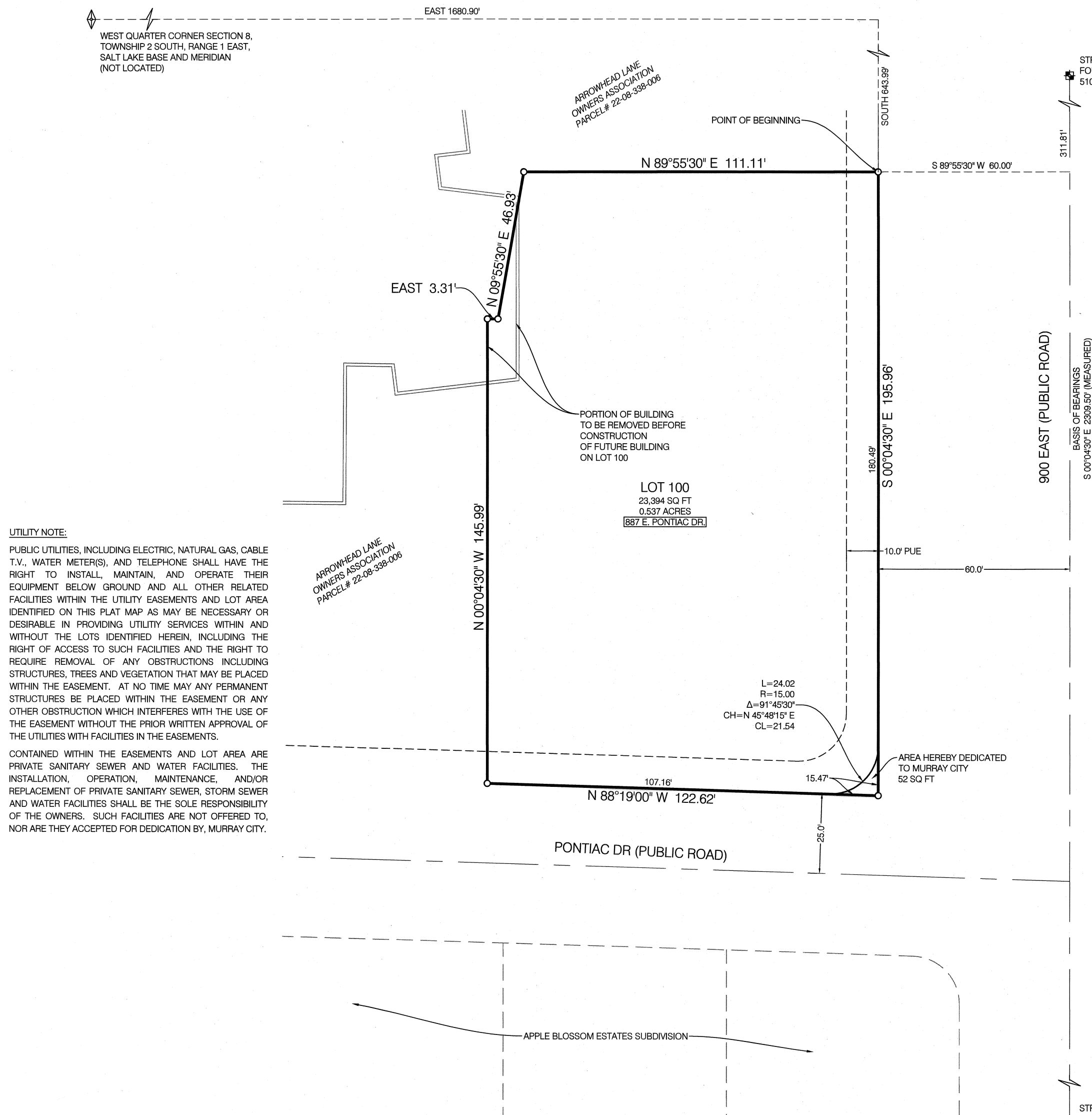


875 East Pontiac Drive



PONTIAC SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

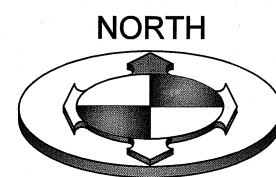
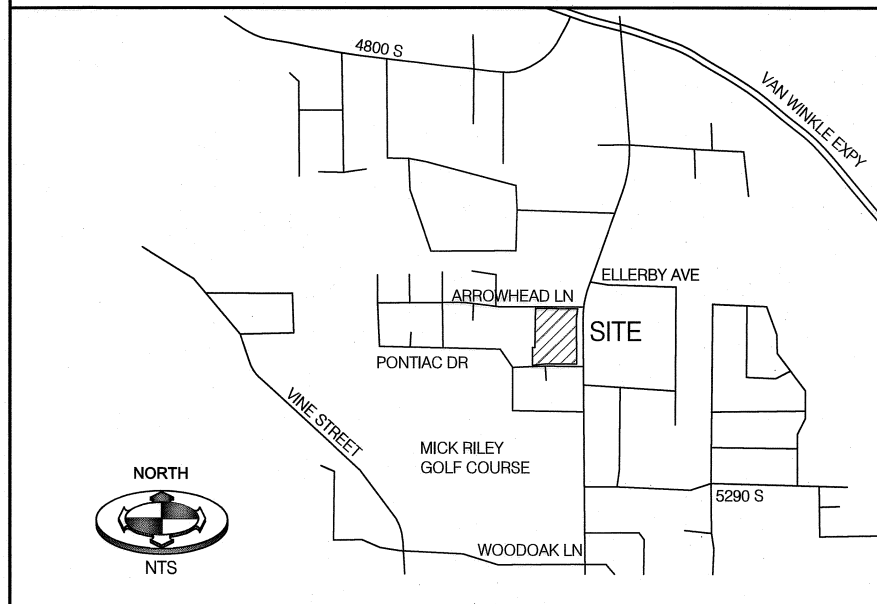


UTILITY NOTE:

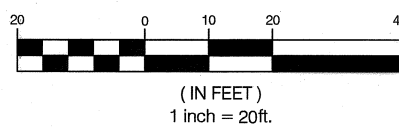
PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METERS(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY 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 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.

VICINITY MAP



GRAPHIC SCALE



LEGEND

- STREET MONUMENT (FOUND)
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP)
- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- PUBLIC UTILITY EASEMENT
- FIRE HYDRANT
- SECTION CORNER (NOT LOCATED)

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS BEEN FILED AT THE SALT LAKE COUNTY SURVEYORS OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

PONTIAC SUBDIVISION

BOUNDARY DESCRIPTION

A PORTION OF ARROWHEAD LANE CONDOMINIUMS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 900 EAST STREET, SAID POINT BEING EAST 1680.90 FEET AND SOUTH 643.99 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING MORE ACCURATELY DESCRIBED AS BEING SOUTH 00°04'30" EAST 311.81 FEET ALONG THE MONUMENT LINE AND SOUTH 89°55'30" WEST 60.00 FEET FROM THE STREET MONUMENT AT 5100 SOUTH & 900 EAST; AND RUNNING THENCE SOUTH 00°04'30" EAST 195.96 FEET ALONG SAID WESTERLY LINE TO THE SOUTHERLY CORNER OF SAID ARROWHEAD LANE CONDOMINIUMS, SAID POINT ALSO BEING THE NORTHERLY LINE OF PONTIAC DRIVE; THENCE NORTH 88°19'00" WEST 122.62 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 00°04'30" WEST 145.99 FEET; THENCE EAST 3.31 FEET; THENCE NORTH 09°55'30" EAST 46.93 FEET; THENCE NORTH 89°55'30" EAST 111.11 FEET TO THE POINT OF BEGINNING.

CONTAINS 23,446 SQ FT OR 0.538 ACRES

1 LOT



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 THE

PONTIAC SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5 DAY OF June, A.D., 2020.

ARROWHEAD LANE OWNERS ASSOCIATION

Jessica Dwyer
SIGNATURE
PRINT NAME: Jessica Dwyer
TITLE: Managing Director
member

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake
ON THIS 5 DAY OF June, IN THE YEAR 2020, BEFORE ME, Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Jessica Dwyer, THE MANAGING MEMBER OF Arrowhead Lane Owners Association, WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID Arrowhead Lane Owners Association AND ACKNOWLEDGED THAT HE/SHE/IT EXECUTED THE SAME.

MY COMMISSION EXPIRES October 18, 2023 (DATE)

Kristi S. Critchlow
PRINT NAME

COMMISSION NUMBER 708779

Kristi S. Critchlow
(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

PONTIAC SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1



BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 562-7192
www.benchmarkcivil.com

SUBDIVISION ADDRESS:
875 E PONTIAC DR
MURRAY, UT

MURRAY CITY SEWER AND WATER

APPROVED THIS 18 DAY OF May, A.D., 2020 BY
MURRAY CITY SEWER AND WATER.

BY: Cory Wells

MURRAY CITY GIS

APPROVED THIS 18 DAY OF May, A.D., 2020 BY

BY: Brian Linam

Rosanna Colman
DOMINION ENERGY

5-13-2020
DATE

E. Valdez
COMCAST

5-14-20
DATE

MURRAY CITY FIRE DEPARTMENT

APPROVED THIS 16 DAY OF May, A.D., 2020 BY

Charles D. Smith
MURRAY CITY FIRE DEPARTMENT

CITY PLANNING COMMISSION

APPROVED THIS 20 DAY OF May, A.D., 2020 BY THE MURRAY PLANNING COMMISSION.

Robert Mankie
MURRAY PLANNING COMMISSION

MURRAY POWER

APPROVED THIS 15 DAY OF May, A.D., 2020 BY

Shane Hammy

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 11 DAY OF May, A.D., 2020 BY

Dan M
SALT LAKE COUNTY HEALTH DEPARTMENT

MURRAY CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

5-20-2020
DATE

Bob
CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 20 DAY OF May, A.D., 2020 BY

[Signature]
MURRAY CITY ATTORNEY

MURRAY CITY MAYOR

PRESENTED TO THE MAYOR OF MURRAY CITY THIS 20 DAY OF MAY, A.D., 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Bob MAYOR Jenif Kennedy ATTEST: CLERK

SALT LAKE COUNTY RECORDED # 12308021

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Anna Atkinson, DATE June 25, 2020 TIME 10:21 AM BOOK 12209 PAGE 155

\$ 57.00
FEE \$

Gordon Linn Deputy
SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

22-08-32

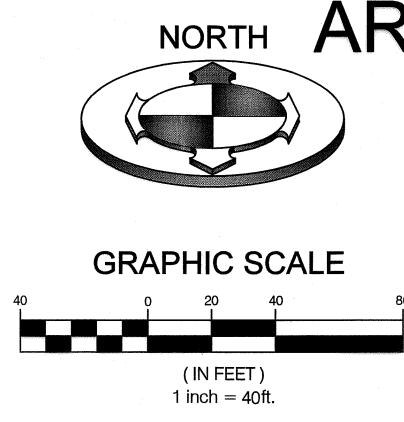
22-08-335-000

\$ 97.00

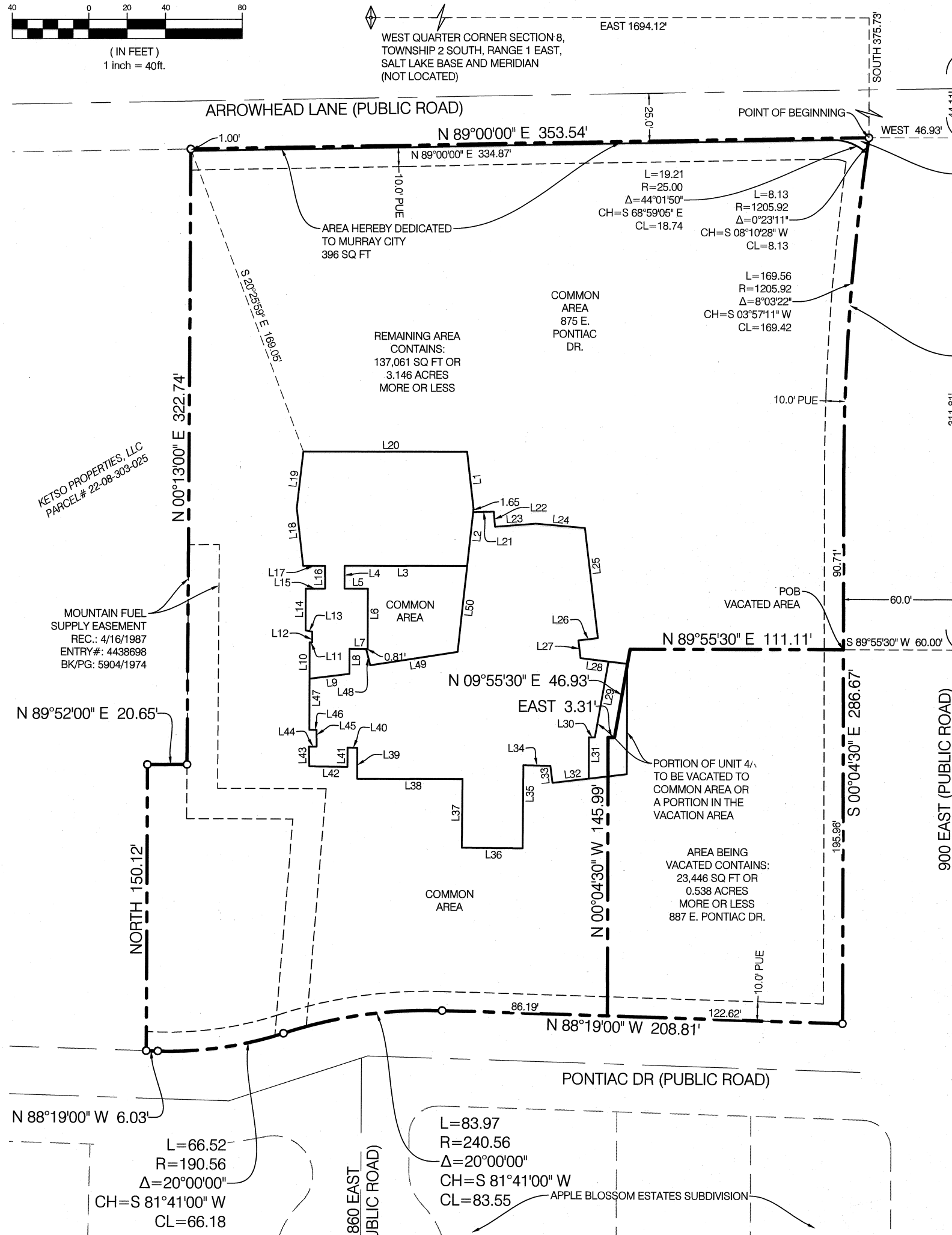
1906180sp-1 LOT.dwg

ARROWHEAD LANE CONDOMINIUMS AMENDED VACATING A PORTION OF ARROWHEAD LANE CONDOMINIUMS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE
(IN FEET)
1 inch = 40ft.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 06°24'59" E	30.20'
L2	S 06°04'37" W	30.03'
L3	S 89°56'18" W	63.91'
L4	S 00°03'42" E	12.00'
L5	N 89°56'18" E	12.17'
L6	S 00°03'42" E	31.54'
L7	S 89°56'18" W	9.50'
L8	S 00°03'42" E	13.10'
L9	S 82°50'03" W	20.97'
L10	N 00°03'42" W	19.14'
L11	N 89°56'18" E	1.35'
L12	N 00°03'42" W	5.62'
L13	N 79°21'08" W	3.54'
L14	N 00°00'48" W	21.77'
L15	N 01°05'45" W	10.07'
L16	N 00°03'42" W	12.00'
L17	S 89°56'18" W	11.40'
L18	N 06°29'40" W	30.47'
L19	N 06°34'38" W	29.85'
L20	N 89°56'18" E	85.32'
L21	N 89°09'15" E	10.74'
L22	S 04°34'05" E	7.97'
L23	N 85°25'55" E	21.48'
L24	S 85°06'06" E	25.63'
L25	S 06°51'57" E	58.13'
L26	S 83°11'13" W	10.21'
L27	S 07°03'43" E	9.38'
L28	S 83°07'51" E	14.68'

LINE TABLE		
LINE #	BEARING	DISTANCE
L29	S 09°55'30" W	40.36'
L30	N 90°00'00" E	3.16'
L31	S 00°04'30" E	21.75'
L32	S 83°08'22" W	19.10'
L33	N 07°00'57" W	9.05'
L34	N 89°00'29" W	14.10'
L35	S 00°14'41" W	43.53'
L36	N 89°39'22" W	31.65'
L37	N 00°14'43" E	36.19'
L38	S 89°56'18" W	54.92'
L39	N 00°02'58" E	16.25'
L40	N 89°22'28" W	5.05'
L41	S 00°02'58" W	10.01'
L42	N 89°31'21" W	19.92'
L43	N 01°05'45" W	10.31'
L44	N 89°52'44" E	3.97'
L45	N 00°19'08" W	8.83'
L46	S 89°56'18" W	3.72'
L47	N 00°03'42" W	26.86'
L48	S 13°46'05" E	8.87'
L49	S 81°02'55" W	46.16'
L50	S 06°04'37" W	45.28'

LEGEND

- STREET MONUMENT (FOUND)
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP)
- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- PUBLIC UTILITY EASEMENT
- FIRE HYDRANT
- SECTION CORNER (NOT LOCATED)

LIEN HOLDER CONSENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON AUGUST 13, 2018, KETSO PROPERTIES LLC, ENTERED INTO A DEED OF TRUST WITH AMERICAN FIRST FEDERAL CREDIT UNION, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON AUGUST 13, 2018, ENTRY NO. 1268881 IN BOOK 10702 AT PAGE(S) 5005-5026, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE. AMERICAN FIRST FEDERAL CREDIT UNION IS FULLY AWARE THAT KETSO PROPERTIES LLC IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS ARROWHEAD LANE CONDOMINIUMS AMENDED SUBDIVISION, AND AMERICAN FIRST FEDERAL CREDIT UNION HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 15th DAY OF May, IN THE YEAR 2020, BEFORE ME Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Robert Anderson, THE MANAGING MEMBER OF AMERICAN FIRST FEDERAL CREDIT UNION, WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING LIEN HOLDER CONSENT REGARDING THE ARROWHEAD LANE CONDOMINIUMS AMENDED SUBDIVISION, AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID AMERICAN FIRST FEDERAL CREDIT UNION AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 22 June 2022 COMMISSION NUMBER: 700603
PRINT NAME: Robert Anderson (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

MURRAY CITY SEWER AND WATER
APPROVED THIS 15 DAY OF May, A.D., 2020 BY Comp with
MURRAY CITY SEWER AND WATER.

MURRAY CITY GIS
APPROVED THIS 15 DAY OF May, A.D., 2020 BY Ryan Kim

Posam Colonares
DOMINION ENERGY
DATE: 5-13-2020

E. Valdez
COMCAST
DATE: 5-14-20

MURRAY CITY ENGINEER
I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: 5-20-2020
CITY ENGINEER: John

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 20 DAY OF May, A.D., 2020
MURRAY CITY ATTORNEY: John

MURRAY CITY MAYOR
PRESENTED TO THE MAYOR OF MURRAY CITY THIS 20 DAY OF May, A.D., 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR: John ATTEST: CLERK: John

VICINITY MAP

BOUNDARY DESCRIPTION VACATED PORTION
A PORTION OF ARROWHEAD LANE CONDOMINIUMS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 900 EAST STREET, SAID POINT BEING EAST 1680.90 FEET AND SOUTH 64.99 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 8, SAID POINT BEING MORE ACCURATELY DESCRIBED AS BEING SOUTH 00°04'30" EAST 311.81 FEET ALONG THE MONUMENT LINE AND SOUTH 89°55'30" WEST 80.00 FEET FROM THE STREET MONUMENT AT 5100 SOUTH & 900 EAST, AND RUNNING THENCE SOUTH 00°04'30" EAST 168.36 FEET ALONG SAID WESTERLY LINE TO THE SOUTHEAST CORNER OF SAID ARROWHEAD LANE CONDOMINIUMS, SAID POINT ALSO BEING THE NORTHERLY LINE OF PONTIAC DRIVE; THENCE NORTH 89°19'00" WEST 122.62 FEET ALONG SAID NORTHERLY LINE, THENCE NORTH 00°04'30" WEST 145.99 FEET, THENCE EAST 3.31 FEET, THENCE NORTH 09°55'30" EAST 46.93 FEET, THENCE NORTH 89°55'30" EAST 111.11 FEET TO THE POINT OF BEGINNING.
CONTAINS 23,446 SQ. FT. OR 0.538 ACRES

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 15th DAY OF April, IN THE YEAR 2020, BEFORE ME Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Jessica Dunn, THE MANAGING MEMBER OF ARROWHEAD LANE OWNERS ASSOCIATION, INC., PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID ARROWHEAD LANE OWNERS ASSOCIATION, INC., AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: October 18, 2023 COMMISSION NUMBER: 708779
PRINT NAME: Kristi S. Critchlow (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 15th DAY OF April, IN THE YEAR 2020, BEFORE ME Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Brandon J. Post, THE EXECUTIVE DIRECTOR OF JORDAN UNISERV, WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID JORDAN UNISERV AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: October 18, 2023 COMMISSION NUMBER: 708779
PRINT NAME: Kristi S. Critchlow (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 15th DAY OF April, IN THE YEAR 2020, BEFORE ME Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Richard K. Linton, THE OWNER OF KETSO PROPERTIES, LLC, WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID KETSO PROPERTIES, LLC, AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: October 18, 2023 COMMISSION NUMBER: 708779
PRINT NAME: Kristi S. Critchlow (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 15th DAY OF May, IN THE YEAR 2020, BEFORE ME Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Richard K. Linton, THE OWNER OF KETSO PROPERTIES, LLC, WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID KETSO PROPERTIES, LLC, AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: October 18, 2023 COMMISSION NUMBER: 708779
PRINT NAME: Kristi S. Critchlow (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH BENCHMARK ENGINEERING AND LAND SURVEYING, LLC AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE BEEN MADE UNDER MY DIRECTION THIS CONDOMINIUM PLAT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE BUILDINGS AND PROPERTY ARE SHOWN CORRECTLY. THIS PLAT SHALL BE KNOWN AS:
**ARROWHEAD LANE CONDOMINIUMS AMENDED
VACATING A PORTION OF ARROWHEAD LANE CONDOMINIUMS**

BOUNDARY DESCRIPTION
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ARROWHEAD LANE AND THE WEST LINE OF 900 EAST STREET, SAID POINT BEING EAST 1684.12 FEET AND SOUTH 375.73 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING MORE ACCURATELY DESCRIBED AS BEING SOUTH 00°04'30" EAST 44.11 FEET ALONG THE 900 EAST STREET MONUMENT LINE AND WEST 46.93 FEET FROM A STREET MONUMENT FOUND AT THE INTERSECTION OF ARROWHEAD LANE AND 900 EAST STREET, AND RUNNING THENCE SOUTHWESTERLY 177.68 FEET ALONG THE ARC OF A 1235.92 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 04°08'47" WEST 177.53 FEET WITH A CENTRAL ANGLE OF 8°29'37") ALONG THE WEST LINE OF SAID 900 EAST STREET, THENCE SOUTH 00°04'30" EAST 286.67 FEET ALONG THE WEST LINE OF SAID 900 EAST STREET, THENCE NORTH 89°19'00" WEST 208.81 FEET ALONG THE NORTH LINE OF PONTIAC DRIVE, THENCE SOUTHWESTERLY 83.97 FEET ALONG THE ARC OF A 240.58 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 81°41'00" WEST 83.55 FEET, WITH A CENTRAL ANGLE OF 20°00'00") ALONG THE WEST LINE OF SAID PONTIAC DRIVE, THENCE NORTH 89°19'00" WEST 6.03 FEET ALONG THE NORTH LINE OF SAID PONTIAC DRIVE, THENCE NORTH 150.12 FEET, THENCE NORTH 89°55'30" EAST 20.65 FEET, THENCE NORTH 07°13'00" EAST 322.74 FEET TO THE SOUTH LINE OF ARROWHEAD LANE; THENCE NORTH 89°00'00" EAST 353.54 FEET ALONG THE SOUTH LINE OF SAID ARROWHEAD LANE TO THE POINT OF BEGINNING.
CONTAINS 160,903 SQ. FT. OR 3.684 ACRES
4 UNITS & COMMON AREA

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 THE
**ARROWHEAD LANE CONDOMINIUMS AMENDED
VACATING A PORTION OF ARROWHEAD LANE CONDOMINIUMS**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15 DAY OF June, A.D., 2020

ARROWHEAD LANE OWNERS ASSOCIATION, INC. JORDAN UNISERV KETSO PROPERTIES, LLC
Jessica Dunn Brandon J. Post Richard K. Linton
SIGNATURE SIGNATURE SIGNATURE
PRINT NAME: Jessica Dunn PRINT NAME: Brandon J. Post PRINT NAME: Richard K. Linton
TITLE: Managing Member TITLE: Executive Director TITLE: Owner

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 15th DAY OF June, IN THE YEAR 2020, BEFORE ME Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Jessica Dunn, THE MANAGING MEMBER OF ARROWHEAD LANE OWNERS ASSOCIATION, INC., PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID ARROWHEAD LANE OWNERS ASSOCIATION, INC., AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: October 18, 2023 COMMISSION NUMBER: 708779
PRINT NAME: Kristi S. Critchlow (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 15th DAY OF June, IN THE YEAR 2020, BEFORE ME Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Brandon J. Post, THE EXECUTIVE DIRECTOR OF JORDAN UNISERV, WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID JORDAN UNISERV AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: October 18, 2023 COMMISSION NUMBER: 708779
PRINT NAME: Kristi S. Critchlow (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake }
ON THIS 15th DAY OF June, IN THE YEAR 2020, BEFORE ME Kristi S. Critchlow, A NOTARY PUBLIC, PERSONALLY APPEARED Richard K. Linton, THE OWNER OF KETSO PROPERTIES, LLC, WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID KETSO PROPERTIES, LLC, AND ACKNOWLEDGED THAT HE/SHE/IT/ THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: October 18, 2023 COMMISSION NUMBER: 708779
PRINT NAME: Kristi S. Critchlow (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

**ARROWHEAD LANE CONDOMINIUMS AMENDED
VACATING A PORTION OF ARROWHEAD LANE CONDOMINIUMS**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Posam Colonares DATE: June 15, 2020 TIME: 12:12 BOOK: 10702 PAGE: 154

\$59.00 FEE \$ John SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS



MURRAY CITY FIRE DEPARTMENT
APPROVED THIS 15 DAY OF May, A.D., 2020 BY Comp with
MURRAY CITY FIRE DEPARTMENT

CITY PLANNING COMMISSION
APPROVED THIS 20 DAY OF May, A.D., 2020 BY THE MURRAY PLANNING COMMISSION.
John MURRAY PLANNING COMMISSION

MURRAY POWER
APPROVED THIS 15th DAY OF May, A.D., 2020 BY Thomas Parnoff

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 11 DAY OF May, A.D., 2020
SALT LAKE COUNTY HEALTH DEPARTMENT

MURRAY CITY ENGINEER
I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: 5-20-2020
CITY ENGINEER: John

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 20 DAY OF May, A.D., 2020
MURRAY CITY ATTORNEY: John

MURRAY CITY MAYOR
PRESENTED TO THE MAYOR OF MURRAY CITY THIS 20 DAY OF May, A.D., 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR: John ATTEST: CLERK: John

**DECLARATION OF DISSOLUTION OF THE
ARROWHEAD LANE CONDOMINIUMS AND REMOVAL OF ALL UNITS
AND COMMON AREA
FROM THE PROVISIONS OF
THE UTAH CONDOMINIUM OWNERSHIP ACT**

This instrument is executed on the date hereinafter set forth by the undersigned unit owners of Condominiums and the Arrowhead Lane Owners Association (the "Declarants").

RECITALS:

A. DECLARATION AND MAP OF THE ORIGINAL ARROWHEAD LANE CONDOMINIUMS. The Original Condominium plat was recorded in the office of the Salt Lake County Recorder on December 20, 2013 as Entry No. 11778474, in Book 2013P at Page 263 (the "Original Arrowhead Lane Condominium Plat"). In connection with the recording of the Original Arrowhead Lane Condominiums Plat, the instrument styled "Declaration of Covenants, Conditions and Restrictions for Arrowhead Lane Condominiums (A Business Office Development)" was recorded on December 20, 2013, as Entry No. 11778475, in Book 10200, at Pages 5925-5965. (Said documents are hereinafter referred to as the Original Arrowhead Lane Condominiums Plat and Declaration).

B. CREATION OF A CONDOMINIUM PROJECT. The recording of the above-described Plat and Declaration purported to create a condominium project under the Utah Condominium Ownership Act (Title 57, Chapter 8, Utah Code annotated 1953), as amended), hereinafter the "Act". Said Condominium Units were then and are now more particularly described as follows:

Units 1, 2, 3, 4, and 5, contained within the ARROWHEAD LANE CONDOMINIUMS, A Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah. Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax Serial Nos.: 22-08-335-001; 28-08-335-002; 22-08-335-003; 22-08-335-005;
22-08-335-007, 22-08-335-008

C. PRIOR AMENDMENT AND VACATION OF PORTION OF THE PROJECT.

On June 25, 2020, a Declaration of Removal of the Arrowhead Lane Condominiums a Business Office Development a Portion Unit No. 4 and a Portion of Common Area from the Provisions of the Utah Condominium Ownership Act was recorded in the office of the recorder of Salt Lake County with entry No. 13308689 at book 10967 and at pages 4625-4633. On June 25, 2020 an Arrowhead Lane Condominiums Amended Vacating A Portion of Arrowhead Lane Condominiums plat was recorded in the office of the recorder of Salt Lake County with entry No. 13308690 at book 2020P page 154. The effect of these two recordings was to remove a portion of Unit 4 and a portion of the common area from the Project. The previously removed and vacated portions of the Project are not intended to be altered or affected by this instrument.

D. REMOVAL OF ALL UNITS (1-5) AND ALL REMAINING COMMON AREA FROM THE UTAH CONDOMINIUM ACT. Each and every Unit (Units 1- 5) and all of the remaining common area, as more particularly described below, is hereby intended to be removed from the Utah Condominium Act (the "Removed Property"), to the extent of its applicability. There will be no remaining Units or Common Area that will remain under the Utah Condominium Act.

E. OWNERSHIP OF CONDOMINIUM UNITS. The undersigned owners of Units (hereinafter referred to as Declarants for purposes of this document) represent all of the owners of the Units and of the associated Common Area in the Arrowhead Lane Condominiums project as described in the above paragraphs.

F. INTENTION OF DECLARANTS. The Declarants now desire to remove the Removed Property described above from the provisions of the Act.

G. MORTGAGE INTEREST. America First Federal Credit Union (the "Mortgage Interest Holder") has a mortgage interest encumbering Unit 5 and its associated interest in the Common Areas of the Condominiums, more particularly described as follows:

A "Line of Credit" Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount: \$3,000,000.00

Dated: August 13, 2018

Trustor: KETSO Properties LLC, a Utah limited liability company

Trustee: Cottonwood Title

Beneficiary: America First Federal Credit Union

Recorded: August 13, 2018 as Entry No. 12828581 in Book 10702 at Page 5005 of Official Records. (UNIT 5, Includes other Property)

An Assignment of all the monies due, or to become due as rental, as additional security for the obligations secured by Deed of Trust;

Assignor: KETSO Properties LLC, a Utah limited liability company

Assignee: America First Federal Credit Union
Recorded: August 13, 2018 as Entry No. 12828582 in Book 10702 at Page 5026 of Official Records.

NOW, THEREFORE, the undersigned declare and certify as follows:

1. REMOVAL. The Removed Property, more particularly described above, subject to the Original Arrowhead Lane Condominiums Plat and Declaration set forth above, IS HEREBY REMOVED FROM THE PROVISIONS OF THE ACT pursuant to the removal provision of Section 57-8-22(1) of the Act. As provided for under 57-8-22(2) of the Act, upon removal of the Removed Property from the provisions of the ACT, the Removed Property shall be owned in common by the unit owners. The undivided interest in the Property owned in common which shall appertain to each unit owner shall be the percentage of undivided interest previously owned by such owner in the common areas and facilities.

2. CONSENT. The Mortgage Interest Holder consents to the terms of this Declaration by its signature below. No other Mortgage Interest Holder consents are necessary.

[Signatures follow on attached Counterpart(s).]

IN WITNESS, WHEREOF, the undersigned have executed this instrument as of the _____ day of January, 2024.

DECLARANTS:

VALCOM PROPERTIES LLC

By: _____
Name: _____
Title: _____

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of January, 2024, by _____, the _____ of Valcom Properties LLC, who executed this instrument by authority.

NOTARY PUBLIC

UTAH EDUCATION ASSOCIATION,
a Utah nonprofit corporation

By: _____
Name: _____
Title: _____

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of January, 2024, by _____, the _____ of Utah Education Association, a Utah nonprofit corporation, who executed this instrument by authority.

NOTARY PUBLIC

By: _____
Name: _____
Title: _____

NOTARY PUBLIC

By: _____
Name: _____
Title: _____

NOTARY PUBLIC

MORTGAGE INTEREST HOLDER:

AMERICA FIRST FEDERAL CREDIT UNION

By: _____
Name: _____
Title: _____

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of January, 2024, by _____, the _____ of America First Credit Union, who executed this instrument by authority.

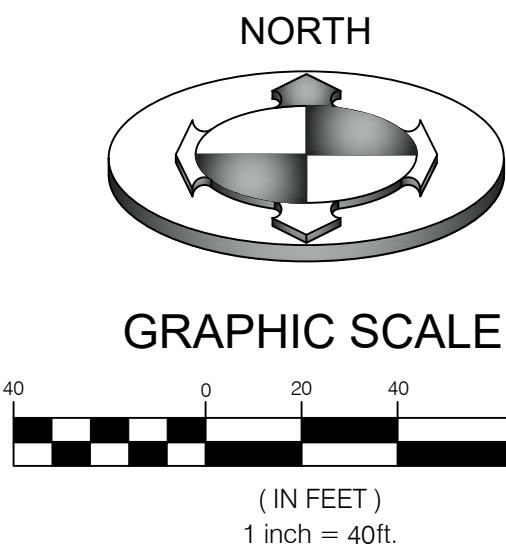
NOTARY PUBLIC

PONTIAC SUBDIVISION AMENDED & EXTENDED

AMENDING LOT 100, PONTIAC SUBDIVISION
VACATING ARROWHEAD LANE CONDOMINIUMS AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

WEST QUARTER CORNER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)



LEGEND

	SECTION CORNER (NOT LOCATED)
	BOUNDARY CORNER (SET 3/4 REBAR AND CAP)
	MONUMENT LINE
	BOUNDARY LINE
	ADJACENT PROPERTY
	STREET CENTERLINE EXISTING
	PUBLIC UTILITY EASEMENT
	FIRE HYDRANT
	STREET MON. (FOUND)

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF UTAH EDUCATION ASSOCIATION PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID UTAH EDUCATION ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME

(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

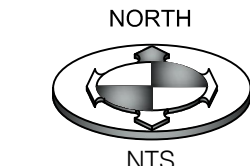
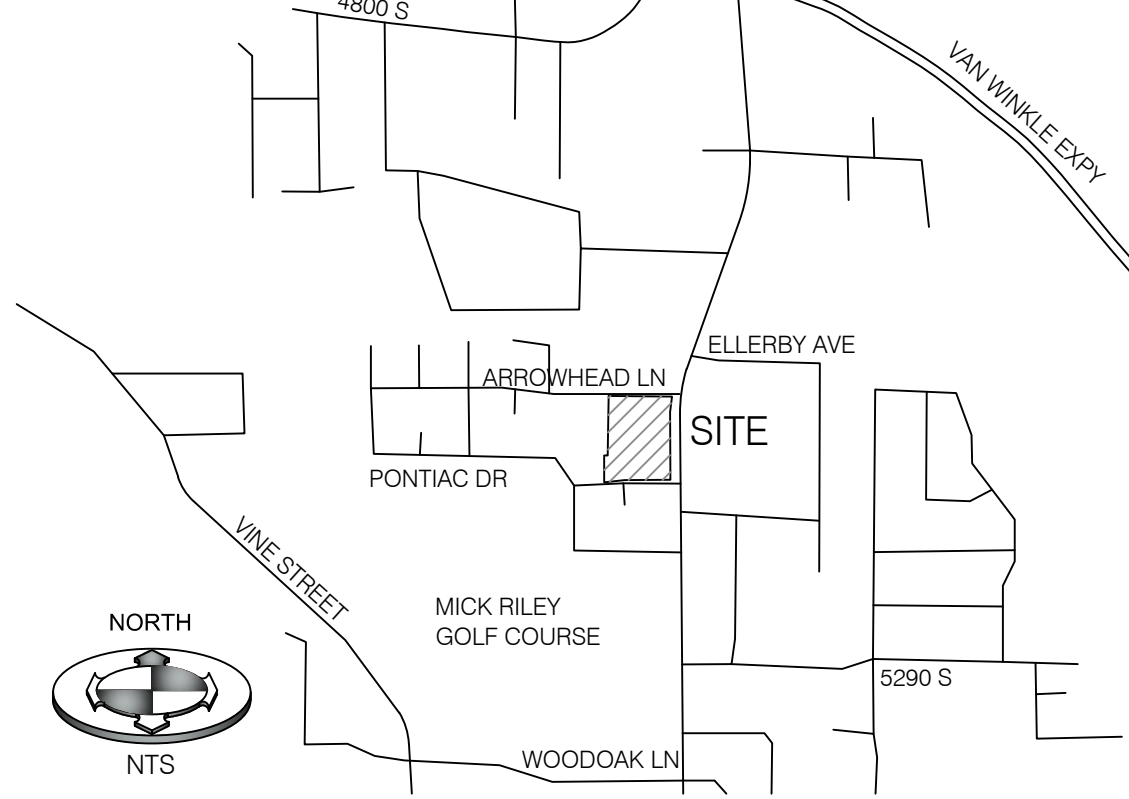
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF VALCOM PROPERTIES, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID VALCOM PROPERTIES, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME

(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

VICINITY MAP



UTOPIA

DATE

DOMINION ENERGY

DATE

CENTURY LINK

DATE

COMCAST

DATE

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 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.

EASEMENT NOTES:

1. OVERFLOW PARKING EASEMENT.
THE OWNERS (AND THEIR SUCCESSORS) OF LOT 1 AND LOT 2 SHALL EACH HAVE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR VEHICULAR (NON-COMMERCIAL) OVERFLOW PARKING IN PARKING SPACES ON THE LOT OWNED BY THE PARTY EXERCISING THIS EASEMENT. THE PARKING SPACES ON THE LOT OWNED BY THE PARTY EXERCISING THE EASEMENT MUST BE 95% OR MORE FULL. THIS EASEMENT SHALL NOT PROHIBIT OR REQUIRE THE APPROVAL OF THE OTHER LOT OWNER FOR ANY RECONFIGURATION OF PARKING SPACES. IF THE NUMBER OF PARKING SPACES IS REDUCED TO LESS THAN 55 ON LOT 1 OR 66 ON LOT 2, THE LOT OWNER SHALL PROVIDE SUBSTITUTE ACCESS TO PARKING SPACES IN AN EQUAL NUMBER TO THE NUMBER OF PARKING SPACES ELIMINATED BELOW 55 OR 66 AND THE SUBSTITUTE PARKING SPACES SHALL BE ON PRIVATE PROPERTY ADJACENT TO AT LEAST ONE OF THE LOTS.

2. DUMPSTER ACCESS EASEMENT.
THE OWNERS (AND THEIR SUCCESSORS) OF LOT 1 SHALL HAVE A NON-EXCLUSIVE PERPETUAL EASEMENT OVER LOT 2 FOR COMMERCIAL VEHICLES TO ENTER AND ACCESS LOT 2 FROM PONTIAC DRIVE TO DELIVER, EMPTY, AND REMOVE DUMPSTERS LOCATED ON LOT 1, INCLUDING SPACE FOR TURNING AROUND.

3. MAINTENANCE ACCESS EASEMENT.
THE OWNERS (AND THEIR SUCCESSORS) OF LOTS 1 AND 2 SHALL HAVE A NON-EXCLUSIVE PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS OVER THE OTHER LOT AS NECESSARY FOR THE MAINTENANCE AND UPGRADE OF THEIR LOT AND FOR THE MAINTENANCE AND UPGRADE OF ANY UTILITY OR DRAINAGE LINES LOCATED IN THE OTHER LOT.

4. UTILITY AND DRAINAGE EASEMENT.
THE OWNERS (AND THEIR SUCCESSORS) OF LOTS 1 AND 2 SHALL HAVE A NON-EXCLUSIVE PERPETUAL EASEMENT TO KEEP, REPAIR, AND REPLACE ANY UTILITY AND DRAINAGE LINES, EQUIPMENT, AND FACILITIES SERVING ONE LOT THAT ARE ON THE OTHER LOT ON THE DATE OF THE RECORDING OF THIS PLAT.

5. TERMS APPLICABLE TO THE EASEMENTS IN NOTES 1-4.
THE LOT OWNERS SHALL MAINTAIN THE AREAS ON THEIR LOTS SUBJECT TO EASEMENTS WITHOUT ANY CONTRIBUTION OR OVERSIGHT FROM THE OTHER AND IN SUCH A MANNER TO SAFELY ALLOW FOR AND FACILITATE THE REQUIRED ACCESS. SUBJECT TO ANY SPECIAL REQUIREMENTS FOR ALTERATION IN NOTE 1, THESE EASEMENTS SHALL NOT LIMIT OR PROHIBIT ANY RECONFIGURATION (EXCEPT AS STATED ABOVE) OF THE LOTS AS LONG AS THE REQUIRED ACCESS AND USE OF THE EASEMENTS IS MAINTAINED. THE OWNERS OF LOT 1 AND 2 MAY ELIMINATE THE EASEMENTS IN NOTES 1-4 OR ALTER THE TERMS OF THESE EASEMENTS BY WRITTEN AGREEMENT OF THE OWNERS RECORDED WITH THE SALT LAKE COUNTY RECORDER'S OFFICE. ADDITIONALLY, THE OWNERS OF LOT 1 AND 2 RESERVE ALL RIGHTS TO RELOCATE THE EASEMENTS PURSUANT TO THE PROVISIONS OF 57-13C-101 ET SEQ.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF KETSO PROPERTIES, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID KETSO PROPERTIES, LLC AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME

(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

STREET MONUMENT
AT APPRX 5410 S 900 E
FOUND BRASS CAP
(S.L.C.O. MON. REF. #22083004)

MURRAY CITY SEWER AND WATER

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY
MURRAY CITY SEWER AND WATER.

BY:

MURRAY CITY GIS

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY

BY:

MURRAY CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE

CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.

MURRAY CITY ATTORNEY

MURRAY CITY MAYOR

PRESENTED TO THE MAYOR OF MURRAY CITY COUNCIL THIS _____ DAY OF _____, A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: CLERK

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-1, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PONTIAC SUBDIVISION AMENDED AND EXTENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PONTIAC SUBDIVISION AMENDED & EXTENDED
AMENDING LOT 100, PONTIAC SUBDIVISION
VACATING ARROWHEAD LANE CONDOMINIUMS AMENDED

BOUNDARY DESCRIPTION

THE BOUNDARY OF ARROWHEAD LANE CONDOMINIUMS AMENDED RECORDED JUNE 25, 2020, AS ENTRY NO. 13308690, IN BOOK 2020P, AT PAGE 154, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ARROWHEAD LANE AND THE WEST LINE OF 900 EAST STREET; SAID POINT BEING EAST 1692.96 FEET AND SOUTH 383.78 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING MORE ACCURATELY DESCRIBED AS BEING SOUTH 00°04'30" EAST 52.10 FEET ALONG THE 900 EAST STREET MONUMENT LINE AND SOUTH 89°55'30" WEST 48.10 FEET FROM A STREET MONUMENT FOUND AT THE INTERSECTION OF ARROWHEAD LANE AND 900 EAST STREET, AND RUNNING THENCE ALONG THE WESTERLY LINE OF SAID 900 EAST STREET THE FOLLOWING TWO (2) COURSES: 1) SOUTH-WESTERLY 169.56 FEET ALONG THE ARC OF A 1205.92 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 03°57'11" WEST 169.42 FEET; 2) SOUTH 00°04'30" EAST 271.20 FEET; THENCE SOUTH-WESTERLY 24.02 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 45°48'15" WEST 21.54 FEET TO A POINT ON THE NORTHERLY LINE OF PONTIAC DRIVE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 88°19'00" WEST 193.34 FEET; 2) SOUTH-WESTERLY 83.97 FEET ALONG THE ARC OF A 240.56 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 81°41'00" WEST 83.55 FEET; 3) SOUTH-WESTERLY 66.52 FEET ALONG THE ARC OF A 190.56 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 81°41'00" WEST 66.18 FEET; 4) NORTH 88°19'00" WEST 6.03 FEET; THENCE NORTH 150.12 FEET; THENCE NORTH 89°52'00" EAST 20.65 FEET; THENCE NORTH 0°13'14" EAST 321.74 FEET TO THE SOUTHERLY LINE OF ARROWHEAD LANE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°00'00" EAST 334.87 FEET; 2) SOUTHEASTERLY 19.21 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 68°59'05" EAST 18.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 160,503 SQ FT OR 3.685 ACRES
2 LOTS



OWNER'S DEDICATION

KNOW ALL PERSONS 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 THE

PONTIAC SUBDIVISION AMENDED & EXTENDED
AMENDING LOT 100, PONTIAC SUBDIVISION
VACATING ARROWHEAD LANE CONDOMINIUMS AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D., 20____.

ARROWHEAD LANE OWNERS ASSOCIATION, INC. KETSO PROPERTIES, LLC

SIGNATURE _____ SIGNATURE _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

VALCOM PROPERTIES, LLC UTAH EDUCATION ASSOCIATION

SIGNATURE _____ SIGNATURE _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF ARROWHEAD LANE OWNERS ASSOCIATION, INC. PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID ARROWHEAD LANE OWNERS ASSOCIATION, INC. AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME

(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

PONTIAC SUBDIVISION AMENDED & EXTENDED
AMENDING LOT 100, PONTIAC SUBDIVISION
VACATING ARROWHEAD LANE CONDOMINIUMS AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1



BENCHMARK
ENGINEERING &
LAND SURVEYING

9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

MURRAY CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D., 20____.

MURRAY CITY FIRE DEPARTMENT

CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE MURRAY PLANNING COMMISSION.

MURRAY PLANNING COMMISSION

MURRAY POWER

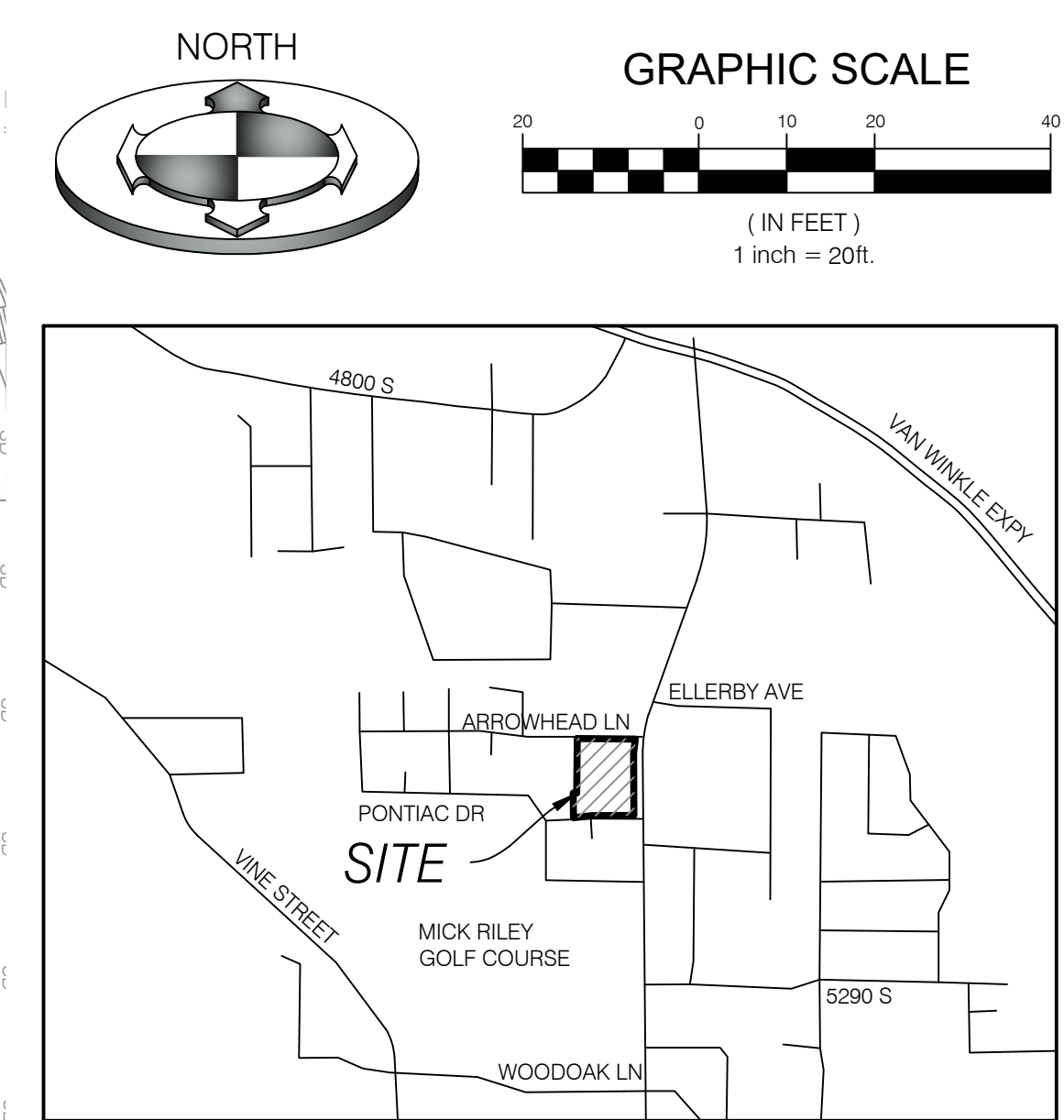
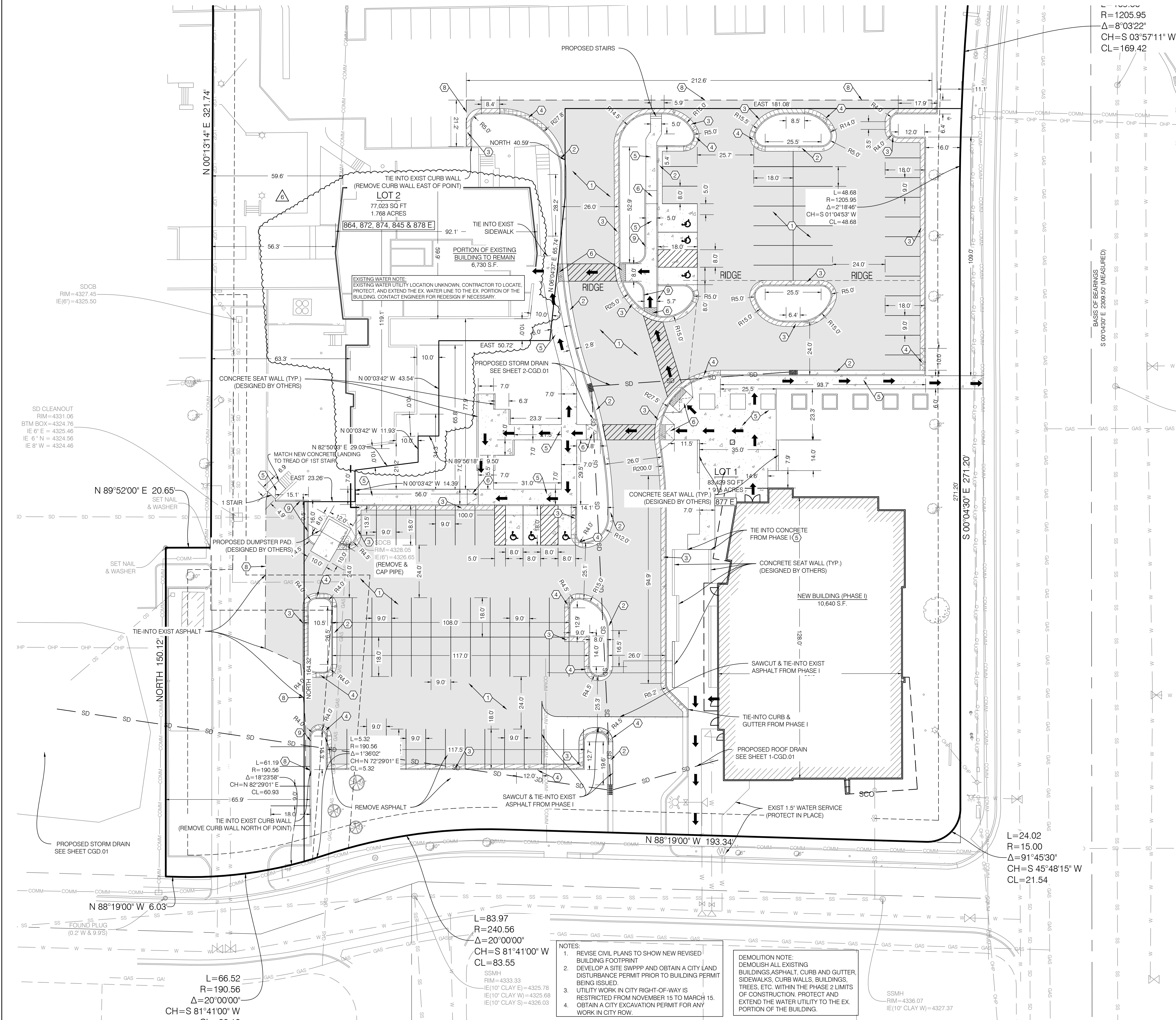
APPROVED THIS _____ DAY OF _____, A.D., 20____.

BY:

SALT LAKE COUNTY
HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, A.D., 20____.

SALT LAKE COUNTY HEALTH DEPARTMENT



CONSTRUCTION KEY NOTE REFERENCE		
NO	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	RELEASE CURB & GUTTER	2/CDT.01
4	TRANSITION CURB & GUTTER	
5	SIDEWALK PER APWA #231 (WIDTH PER PLAN)	
6	ADA RAMP PER MURRAY #C-1	
7	ADA RAMP PER APWA #236.2 EX. 3	5/CDT.01
8	SAWCUT EXISTING ASPHALT PAVEMENT PER SLC STDS	
9	6" CURB WALL PER APWA #209 TYPE-P	
10	SAWCUT AND TRENCH	1/CDT.02

CONSTRUCTION LEGEND		
SYMBOL	DESCRIPTION	
	PUBLIC WAY ACCESS ROUTE	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	17,370	10.8
HARDSCAPE	99,701	62
LANDSCAPE	43,832	27.2
TOTAL	160,903	100

NOTE: SLOPE ACROSS THE ACCESSIBLE PARKING STALLS, ACCESS ISLE, & ACCESSIBLE SIDEWALK SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.00%) & A CROSS SLOPE OF 1:48 (2.00%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.00%) SLOPE.

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	145	6
TOTAL	151	

NOTE: PARKING COUNT INCLUDES EXISTING & PROPOSED STALLS.

NOTE: SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN 01 FOR FURTHER DETAIL.

NOTE A: 12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

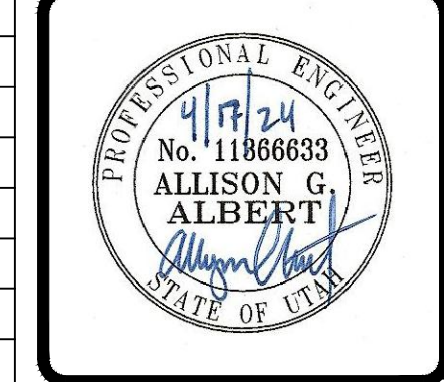
1-800-662-4111
www.bluestakes.org



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
ph. 801.269.0055
fax. 801.269.1425
www.thinkcsc.com

The designs shown and described herein, including all technical drawings, graphic representation & models thereof, are the property of Think Architecture, Inc. and shall not be copied, duplicated, or commercially exploited in whole or in part without the prior written consent of Think Architecture, Inc. The designs are provided for the review and evaluation by clients, consultants, contractors, government agencies, vendors, and other personnel only in accordance with the terms of the contract.



CONSTRUCTION DOCUMENTS
UEA OFFICE BUILDING
887 EAST PONTIAC
MURRAY, UTAH 84107

PROJECT NO. 19-087
DATE: MAR 24, 2022

- REVISIONS:
- 2021-01-17 CITY COMMENTS
 - 2022-11-16 NEW BLDG FOOTPRINT
 - 2023-02-02 CITY COMMENTS
 - 2023-03-14 REVISE BLDG FOOTPRINT
 - 2024-01-17 REVISED PARKING
 - 2024-04-17 FIXED EX. BLDG LOCATION

SHEET TITLE:
SITE & UTILITY
PLAN

SHEET NUMBER:
2-CSP.01



May 10, 2024

Murray City Planning Commission

RE: Review of Planning Commission's Policies, Procedures, and Protocols

Dear Commissioners,

At the May 2, 2024 Planning Commission meeting, I mentioned reviewing the Policies, Procedures and Protocols that govern the Planning Commission. It has been a number of years since they were looked at and considered. I have included the currently adopted document for you to review.

At the meeting, I would like to have a discussion about items that you think are working, things that may need improvement and general suggestions for any updates. After the discussion, Planning Staff will draft new language and present both the redlined and clean version of any updates for you to review and adopt.

I look forward to the discussion and if you have any questions prior to meeting I am always available

Thank you,

Zachary Smallwood | Planning Manager
Community and Economic Development
Murray City Corporation
10 East 4800 South, Suite 260
Murray, UT 84107

MURRAY CITY
PLANNING COMMISSION
POLICIES AND PROCEDURES

I. PURPOSE

These policies and procedures are designed and adopted for the purpose of providing guidance and direction to the members of the Murray City Planning Commission in the performance of their duties. The Planning Commission shall be governed by the provisions of all applicable State Statutes, City Ordinances and these rules. Nothing in these rules shall be interpreted to provide an independent basis for invalidating or in any way altering a final decision of the Commission unless otherwise provided by City ordinance or State law.

II. OFFICERS AND DUTIES

Election of Chair. The Planning Commission shall elect annually, on the third Thursday in January, a Chair and Vice-Chair. The Chair and Vice-Chair shall be elected from the duly appointed members of the Commission by a majority of the total membership for a term of one year. The Chair may not succeed himself/herself in office. The Chair shall preside over all meetings and hearings of the Commission and shall execute all official documents and letters on behalf of the Commission. The term "Chair," as used throughout this document, shall mean the Chair of the Planning Commission, or in the absence or incapacity of the Chair, the Vice-Chair unless otherwise designated.

III. MEETINGS

A. A quorum consists of four voting members of the Planning Commission and is necessary to conduct any business of the Planning Commission.

B. Meetings of the Planning Commission will be held at 6:30 p.m. on the first and third Thursday of each month or on a regularly scheduled basis as directed by the Commission. When regularly scheduled meeting dates fall on a recognized national or state holiday, the meeting will be rescheduled as directed by the Planning Commission Chair. The Planning Commission will meet at 6:00 p.m. prior to each regular meeting to familiarize themselves with the items found on the meeting agenda.

C. Special meetings may be called by the Chair or, in his/her absence, by the Vice-Chair or by a majority of the other voting members of the Planning Commission, provided that notification is given as provided by law.

D. All meetings of the Planning Commission shall comply with Title 52 Chapter 4 of the Utah Code regarding open and public meetings including all study and training sessions.

E. Order of Business.

1. Procedural Statement (including reading of the process for appealing decisions).
2. Conflict of Interest
3. Approval of Minutes.

4. Conditional Use Review.
5. Subdivision/PUD Review.
6. Master Plan/Zoning Amendment.
7. Zoning Text Changes.
8. Certificate of Appropriateness Review
9. Other Business
10. Adjournment.

The order of business may be altered by Community and Economic Development Department staff after consultation with the Chair, in circumstances where certain agenda items are anticipated to involve extensive public comment. The Chair may also change the order of business or consider matters out of order if there is no objection from any member of the Commission or by a majority vote of the Commission.

F. Presentation of Application.

Any person may appear in person or be represented by an agent or attorney at any meeting of the Commission.

G. Order of Procedure.

Except as otherwise provided in these rules, the order of procedure in the hearing of each application is described in Attachment 1.

H. Roberts Rules.

Meetings of the Planning Commission shall generally be conducted according to Roberts Rules, Recently Revised, as amended.

I. Voting.

An affirmative vote of the majority, but not less than three of the voting members present at the meeting shall decide all matters under consideration by the Planning Commission unless otherwise provided for in these rules.

J. Decisions.

Decisions of the Planning Commission shall be final at the end of the meeting at which the matter is decided. The Planning Commission shall send a written copy of its decision to the applicant, his attorney or agent. Such copy of the decision shall include, insofar as practical, the reasons for the Commission's decision and will be referred to as Findings of Fact. Findings of Fact will also be adopted after a motion is made for agenda items that the Commission has decisional authority for. These findings will be prepared in a document by Staff and will be signed by the Chair or Vice-Chair at the following meeting after a decision is made.

In the event of a tie vote on any motion before the Commission, the motion fails, and the Chair may ask for another motion. If no other motion is made or if the second motion also ends in a tie vote, the application is denied, and the applicant shall have the right to appeal as provided by law.

IV. RECORDS

A. Written Minutes.

Written minutes shall be kept of all Planning Commission meetings. Such minutes shall include:

1. The date, time and place of the meeting.
2. The names of members present and absent.
3. The substance of all matters proposed, discussed, or decided, and a record of the votes taken.

The minutes are public records and shall be available within a reasonable time after the meeting. An official copy of the minutes shall not be made available until after formal adoption by the Commission.

B. Recording.

A recording of all or any part of a Planning Commission meeting may be made by any person in attendance; provided the recording does not interfere with the conduct of the meeting.

V. ADMINISTRATIVE ISSUES

The deadline for submitting handouts and materials by the applicants and others is established as no later than 1 p.m. two days prior to the meeting. If materials are submitted prior to the deadline and the Commission does not have time to adequately review the material, they may decide to postpone a decision to allow for time to review the material. Staff will make efforts to communicate this requirement to applicants and the general public.

Community and Economic Development Department staff will make efforts to email this information to the Commission as soon as the item is received. The Commission or staff will summarize the written public input received during the public hearings for the record.

Revised 10/3/19

Attachment 1

Planning and Zoning Commission Meeting Protocol

1. Chair offers a brief introduction of meeting purpose and composition of the Commission;
2. Chair describes the agenda items and asks if there are any conflicts of interest and ex-parte contacts are revealed;
3. Chair reads agenda item and outlines the elements of conducting a public hearing. They are outlined as follows:
 - a. Ten (10) minute time limit on applicant presentation.
 - b. Three (3) minute time limit on public testimony.
 - c. Names and addresses are required from those presenting/testifying.
 - d. Mere repetition of previous testimony is not allowed.
 - e. Questions and comments should be addressed to the Commission.
 - f. Commission members must make their decision regarding the application on facts already in the record and information presented at the public hearing.
 - g. Protocol requires that the commission and audience be recognized by the Chair prior to speaking.
 - h. Ask if written correspondence has been submitted for the record.
 - i. Testimony by those supporting the application.
 - j. Testimony by those uncommitted to the application;
 - k. Testimony of opponents to the application
 - l. Rebuttal by the applicant (5 Minutes)
 - m. Chair closes the public hearing and initiates motions/deliberations.
 - n. Develop a written and reasoned statement supporting the decision.
4. Chair asks for review and approval of the minutes by the Commission
5. Chair asks if the applicant is present.
6. Chair requests staff presentation (**please note that at all times, commission members should be recognized by the chair prior to speaking. The chair does not need to solicit comments from each individual member, but rather may ask if they have any questions in general**);
7. Chair entertains questions for staff from the Commission
8. Chair requests applicant presentation
9. Chair entertains questions for the applicant(s) from the Commission (The chair does not need to solicit comments from each individual member, but rather may ask if they have any questions in general);
10. Public Testimony
11. Applicant Rebuttal
12. Chair entertains a motion and a second to the motion.
13. Chair entertains discussion on the motion. Discussion should then stay focused on the motion under consideration.
14. Chair closes discussion and calls for the vote after restating the motion.
15. Chair declares that the motion has either “passed” or “failed”.
16. Chair entertains Motion for Adoption of Findings of Fact
17. Chair Calls for the Vote
18. Chair declares that the motion has either “passed” or “failed”.
19. Chair moves on to next agenda item.