



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

July 18, 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

June 6, 2024

Attachments

1. [PC 06.06.24 DRAFT.pdf](#)

2. Conflict(s) of Interest

3. Findings of Fact

RC Automotive - Conditional Use Permit

Erekson State Farm - Conditional Use Permit

Attachments

1. [Findings of Fact, RC Automotive- CUP.pdf](#)

2. [Findings of Fact, Erekson State Farm - CUP.pdf](#)

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

4. NA Auto - 4195 South 500 West #18

Auto Sales Business

Project # 24-074

Attachments

1. [Packet_NA Auto.pdf](#)

5. Secured Auto - 4285 South State Street

Auto Services Building and Use
Project # 24-051

Attachments

1. [Packet.pdf](#)

GENERAL PLAN / ZONE MAP AMENDMENT

6. Andrew Allman Rezone

Zone Map Amendment from R-1-8, Low Density Single Family to R-N-B, Residential Neighborhood
Business
Project # 24-064

Attachments

1. [Packet, Allman - ZMAP.pdf](#)

LAND USE TEXT ORDINANCE AMENDMENT(S)

7. Chapter 17.78 Accessory Dwelling Units Amendments

Staff sponsored Text Amendment regarding Detached ADUs
Project # 24-076

Attachments

1. [Packet, Chapter 17.78 ADUs - TA.pdf](#)

DISCUSSION ITEM(S)

8. Form Based Code Discussion

Introduction to Form Based Code

Attachments

1. [07.18_Memo, Form Based Code.pdf](#)

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, August 1st, 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, June 6, 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
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Mustafa Al Janabi, Planner I
Mark Richardson, Deputy Attorney
Members of the Public (per sign-in sheet)

Excused: Michael Richards

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

Commissioner Milkavich made a motion to approve the minutes for May 2, 2024.

Seconded by Vice Chair Hacker. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

There were no findings of fact for this meeting.

BUSINESS ITEMS

The applicants for the first two agenda items were not present. The Planning Commission moved on to the next agenda item.

GENERAL PLAN / ZONE MAP AMENDMENT

Yubaraj Sapkota - 5172 South 935 East - General Plan Amendment from Office to Low Density Residential and Zone Map Amendment from General Office (G-O) to Single Family Low Density Residential (R-1-8) - Project # 24-057 & 24-056

Yubaraj Sapkota and Subhadra k. Chaulagain were present to represent the request. Zachary Smallwood presented the applications for a general plan amendment from Office to Low Density Residential, as well as a zone map amendment from G-O (General Office) to R-1-8 Single-Family Low Density residential. He discussed the zoning standards and allowed uses for the G-O zone versus the R-1-8 zone. The request for the rezoning is so that the applicant can build a single-family home on the lot.

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

Keith Burnett spoke. He is the property owner to the south. He supports this application. He indicated that his sewer line runs through applicant's property. He wants to make sure the property owner is aware of it and takes that into consideration when building. Mr. Burnett provided a map to the applicant.

Chair Patterson closed the public comment for this agenda item.

Mr. Smallwood said the issue regarding the sewer line will be addressed when the applicant applies for a building permit. The applicant will need to work with Cottonwood Improvement District regarding the sewer line to determine what needs to be done.

Commissioners Milkavich and Henrie expressed concern about the viability of building a home on the property due to the issues with the sewer line. Mr. Smallwood said that will be determined in the next phase of development.

Vice Chair Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Future Land Use Map, re-designating the property located at 5172 South 935 East from Office to Low Density Residential.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Hacker
A Milkavich

A Henrie
A Hristou
A Pehrson

Motion passes: 6-0

Vice Chair Hacker made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zoning map designation of the property located at 5172 South 935 East from G-O, General Office, to R-1-8, Single Family Low Density Residential as described in the Staff Report.

Seconded by Commissioner Pehrson. Roll call vote:

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

Motion passes: 6-0

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

Halatapu Community Cultural Center - 5284 South Commerce Drive C154, C134, C104 - Community Cultural Center - Project # 24-059

Kalolaine (Karyl) Vaitai was present to represent the request. Zachary Smallwood presented the request for conditional use permit approval to operate a community center at the property. He provided a map of the floor plan for the commissioners to review. The business is in the C-D (Commercial Development) zone, which allows for community gathering spaces. They will share access to parking with three buildings on the site. He said that the parking for the center is more complicated than usual because the city doesn't have specific standards for a cultural center. He said it will be within the Planning Commission's purview to make a recommendation on parking based upon sound judgment. He said, per the Building Division's review, that as long as the occupancy stays below 49 building occupants at any given time that they're not required to go through a change-of-use procedure. Staff felt this would be sufficient parking and they don't foresee an issue. Mr. Smallwood said that the property landscaping needs to be addressed. Mark Boren, Murray City Code Enforcement Administrator, will work with them during the business licensing section to do some updates to the landscaping. The proposed use for community cultural center is allowed in the C-D zone, subject to a conditional use permit approval. Staff recommends that the Planning Commission approve the conditional use permit to allow the community cultural center.

Commissioner Henrie asked if the community center will be sharing restroom facilities with other businesses on that floor. Mr. Smallwood said that they will.

Commissioner Henrie confirmed that the hours of operation would be outside standard office hours. Mr. Smallwood said that's correct.

Kalolaine (Karyl) Vaitai approached the podium. Chair Patterson asked if she had reviewed and could comply with the conditions. She indicated that she could.

Chair Patterson asked if they will be able to keep the occupancy below 49 occupants. Ms. Vaitai said they can. She also said that parking won't be an issue due to the hours of operation.

Ms. Vaitai shared how important it is to have the cultural center for the Polynesian community in helping them to maintain and pass on their culture.

Chair Patterson opened the public comment period for this agenda item. Seeing none, the public comment period was closed.

Commissioner Pehrson made a motion to approve a Conditional Use Permit to allow a Community Cultural Center business at the property addressed 5284 South Commerce Drive Units C154, C134, and C104, subject to the following conditions:

1. The applicant shall ensure that a minimum of 49 parking spaces (or if a change of occupancy is required, the maximum occupant load) are provided on site.
2. The property owner shall work with the Code Services Administrator and Planning Division staff to provide a landscaping plan that meets the requirements of Chapter 17.68 Landscape Requirements.
3. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
4. The project shall comply with all applicable building and fire code standards.
5. The applicant shall obtain Murray City Building permits for any interior remodeling or changes to the building.
6. The applicant shall obtain a sign permit for any new attached or detached signs proposed for the business.

Commissioner Pehrson seconded. Roll call vote:

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

Motion passes: 6-0

ZONE MAP AMENDMENT (Continued)

Brent and Lucinda Milne - 5712 South 800 West - Zone Map Amendment from A-1, Agricultural to R-1-8, Single Family Low Density Residential - Project # 24-054

The applicant was not present for this agenda item. They had a representative present. The commissioners discussed whether they could proceed with the agenda item without the applicant

present. They decided that, because there were no conditions associated with this application, they could proceed.

David Rodgers presented the application to amend the zoning of the subject property. This change is to facilitate a future subdivision amendment, which will adjust the lot line between the neighbors to the south to allow for future infill development. The reason for the zone change is to ensure that when the lot lines are adjusted, that there will not be a parcel located within the city that staggers two different zones. Mr. Rodgers described the similarities and differences between the A-1 zone and the R-1-8 zone. The zone map amendment conforms to goals and objectives of the Murray General Plan. Staff recommends the planning commission forward a recommendation of approval to the City Council.

Chair Patterson had the applicant's representative, Neil Milne, approach the podium to discuss the application.

Mr. Milne explained that the main reason for the request is so that property lines aren't going through existing structures.

Chair Patterson opened the public comment period for this agenda item. Seeing none, the public comment was closed.

Commissioner Milkavich made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zoning map designation of the property located at 5712 South 800 West from A-1, Agricultural to R-1-8, Single Family Low Density Residential as described in the Staff Report.

Vice Chair Hacker seconded. Roll call vote:

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

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood informed the commissioners that the June 20th meeting will have several agenda items to attend to – there will be nine items.

The next scheduled meeting will be held on Thursday, June 20, 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 7:24 p.m.



Philip J. Markham, Director
Community & Economic Development Department

DRAFT

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: RC Automotives

PROJECT NUMBER: 24-051

APPLICANT: Eli and Joe Watson, Barr Carlisle

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow a new auto service shop to be constructed and operate within the C-D Zone.

II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows automobile repair (LU #6410) in the C-D zoning district subject to Conditional Use Permit approval. New buildings in the C-D, Commercial Development zoning district require Site Plan review. Because the applicant is required to obtain a CUP, staff is presenting the Site Plan review as well to consolidate applications.

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 June 20, 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 an automobile repair and service business with new building construction (LU #6410), is allowed in the C-D Zoning District subject to Conditional Use Permit and Site Plan approval.

2. With conditions, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a Siret Plan and Conditional Use Permit to allow the construction and operation of an automobile repair and services business. The vote was 6-0 with Commissioners Milkavich, 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 detention retention is required – City Code Chapter 13.52.050
 - b) Provide water quality treatment for stormwater discharge to the retention system – City Code 13.52.050
 - c) Obtain a Salt Lake County Flood Control permit for the site parking within 20’ of Big Cottonwood Creek.
 - d) Develop a site erosion control plan and implement BMP’s prior to beginning demolition and construction work - City Code Chapter 13.52.030.
 - e) Obtain a City Excavation Permit for work in the city right-of-way City - Code Chapter 12.16.020.
2. The applicant shall meet all requirements of the Murray City Power Department.
3. The applicant shall meet all Murray City Fire Department requirements.
4. The applicant shall meet all Murray City Water requirements.
5. The applicant shall obtain approval from Cottonwood Improvement District as stated in Murray wastewater review.
6. The applicant shall meet all requirements of the C-D Commercial Development, Section 17.160.
7. The applicant shall work with staff to locate additional parking or reduce the number of service bays to come into compliance of section 17.72.070.
8. The applicant shall meet all landscaping requirements in Section 17.68.
9. The applicant shall complete the boundary line adjustment process prior to submitting a building permit.
10. At building permit submittal, the applicant shall provide details on the dumpster enclosure, ensuring it meets the standards in Section 17.76.170.
11. The applicant shall construct a minimum of six foot (6’) and up to a maximum of eight foot (8’) high solid masonry fence along the east property line.
12. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
13. 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 18th DAY OF JULY, 2024.**

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Erekson State Farm

PROJECT NUMBER: 24-062

APPLICANT: Mike & Monica Erekson

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow the construction and operation of a new insurance office on the subject property.

II. MUNICIPAL CODE AUTHORITY:

Land Use Ordinance Section 17.140.040 allows construction of commercial structures within the R-N-B Zoning District subject to Conditional Use Permit approval.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on June 20, 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 of the new building is for Insurance Services (LU #6140), which is allowed as a permitted use in the R-N-B zoning district.
2. With conditions 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 in harmony with the goals and objectives of the

Murray City General Plan in this area.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a new office building on the property. The vote was 7-0 with Commissioners Richards, Milkavich, Pehrson, Henrie, Hristou, Hacker and Patterson in favor and none opposed. The approval is contingent on the following conditions:

1. The project shall meet the requirements of the City Engineer, including but not limited to the following:
 - a) Meet City storm drainage requirements, on-site detention retention is required – City Code Chapter 13.52.050
 - b) Provide water quality treatment for stormwater discharge to the detention system – City Code 13.52.050
 - c) Replace any damaged curb and gutter and sidewalk along property frontage to 300 East and Winchester Street – City Code Chapter 12.12.050
 - d) Install new sidewalk along the property frontage to 300 East – City Code Chapter 12.12.050
 - e) Develop a site erosion control plan and implement BMP's prior to beginning demolition and construction work - City Code Chapter 13.52.030.
 - f) Obtain a City Excavation Permit for work in the City right-of-way City - Code Chapter 12.16.020.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain all proper building permits.
4. The project shall meet the requirements of the Water & Sewer Division.
5. The applicant shall provide details of the proposed refuse container and ensure that the enclosure meets the standards in Section 17.76.170 of the Land Use Ordinance.
6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
7. The hours of operation shall be limited to no earlier than 7:00 a.m. and no later than 10:00 p.m.
8. The building shall be constructed using the architectural styles and materials proposed as reviewed in the Staff Report.
9. Landscaping shall be installed on the site to meet the standards and requirements of Section 17.68 of the Murray Land Use Ordinance and according to the landscape plan proposed and reviewed in the Staff Report. Landscaping shall be irrigated and maintained in good condition.
10. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.

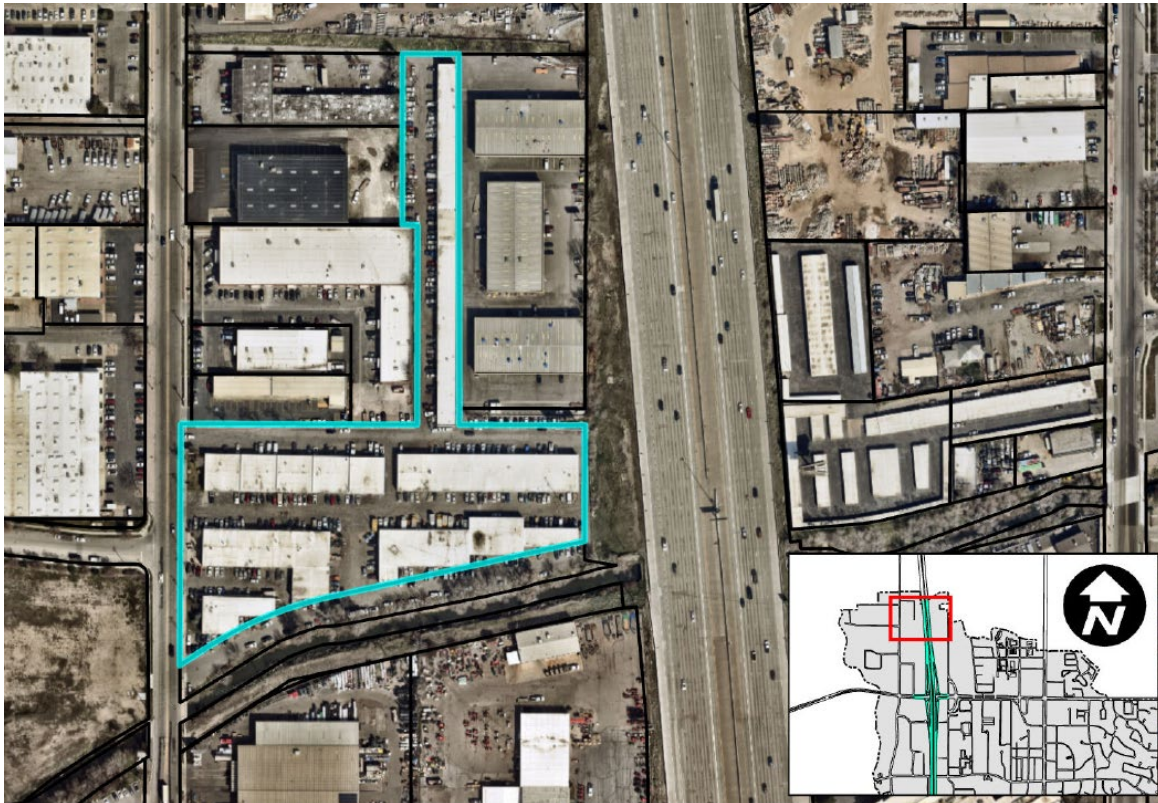
FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 18th DAY OF July, 2024.

Ned Hacker, Vice Chair
Murray City Planning Commission



AGENDA ITEM # 4 - NA Auto

ITEM TYPE:	Conditional Use Permit to allow an auto sales business.		
ADDRESS:	4195 South 500 West #18 Unit	MEETING DATE:	July 18 th , 2024
APPLICANT:	Hala Abdulhadi	STAFF:	Mustafa Al Janabi
PARCEL ID:	21-01-126-007	PROJECT NUMBER:	PZ-24-074
ZONE:	M-G, Manufacturing General		
SIZE:	5.37-acre site 18,499.8 sq ft building 900 sq ft unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow an auto sales business on the subject property.		



I. LAND USE ORDINANCE

Section 17.152.030. of the Murray City Land Use Ordinance allows auto sales businesses (LU #5511) within the M-G zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is a multiple tenant industrial complex, commonly referred to as GARCO, located north of Big Cottonwood Creek and on the East side of 500 West. The applicant proposes to occupy unit #18 Located on the east side of the property, next to the I-15. ... (explain where it is in the complex).

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Industrial	M-G
South	Industrial	M-G
East	I-15	M-G
West	Industrial	M-G

Project Description

The applicant is requesting a Conditional Use Permit to allow auto sales at the existing auto repair business. The applicants stated that they are selling and repairing cars at times, which requires a dealer's license. Because of this, they are required to go through the conditional use permit process.

Operations

The applicant is requesting to get a new business license as a dealer/repair shop, which would require a CUP, the applicant states that there would be 1-2 employees working there, part of the family. While working hours are 9-5.

Access

The property is accessed by 500 West, running through as a shared access with other businesses on the property. The subject building has two access points off 500 West, one with sixty-five feet (65') and the other forty-eight feet (48'). That access point runs through parking spaces across other businesses.

Parking

Required parking for warehouses and open shops is calculated at a rate of four (4) spaces for every 1,000 square feet of office and one (1) space for every 750 square feet of warehouse

space. Based on the floor plan provided by the applicant the proposed use requires one parking space. The parking that is indicated on the site plan shows two (2) exterior parking spaces in front of the unit. Parking code regulations do not allow for parking in front of overhead doors to be considered as a space. Staff has determined that the two spaces are adequate for any customer there may be. The sales vehicles will be inside the unit.

Staff conducted a site visit on July 11, 2024 and found that there is no ADA parking space near this building. Staff recommends a condition to include a dedicated ADA space for this building. The applicant and property owner will need to work with Staff to determine an appropriate location for an ADA space.

Landscaping

Section 17.68 requires “landscaping in the front setback area for commercial properties”. The subject property (the building addressed 4195 South 500 West #18) has no direct frontage on any public or private streets where landscaped setbacks and other improvements would be required by the Land Use Ordinance. Staff does not recommend any changes or additional landscaping.

III. LAND USE ORDINANCE STANDARDS REVIEW

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

- A. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well- being of the community and the neighborhood.**

With compliance to city regulations, the proposed use will provide a service that will contribute to the operations of a successful industrial complex and will benefit the larger area by ensuring that business’ continued success.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

The proposed use will not be detrimental to the health, safety, or general welfare of persons working in the vicinity.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking, and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.**

With conditions, the proposed use will integrate well into the area. Staff does not anticipate a significant impact on the surrounding area and businesses because the area currently has auto repair and sales businesses nearby.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

The applicant has submitted sufficient information for the review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

The application materials for the proposed conditional use permit were made available to Murray City department staff for review and comment on July 2nd, 2024. Reviewing personnel included the Engineering Division, Water, Sewer, Power, and Fire Departments. All reviewing departments recommended approval without conditions or concerns.

V. PUBLIC INPUT

Eight (8) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow an auto sales business, staff concludes the following:

1. The proposed use for an auto sales business (LU #5511), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow an auto sales business at the property addressed 4195 South 500 West Unit #18,** subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.

3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
4. The applicant shall maintain clear, appropriate vehicular access to the overhead doors on the building at all times. The applicant shall maintain a Utah Motor Vehicle Dealer's License.

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: U A Auto LLC

Project Address: 4195 So 500 W #17,18

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Current Use: auto shop Proposed: used auto

Floor Area(square feet): _____ Zoning District: _____ Land Use Code: _____

Applicant Information

Name: Hala Abdulhadi

Mailing Address: 4510 So Juleb Dr City: SIC State: UT ZIP: 84107

Phone #: 385 227-5839 Fax #: _____ Email Address: _____

Property Owner's Information (If different)

Name: Skye Gordon

Mailing Address: 4713 So 200 W City: Murray State: UT ZIP: 84107

Phone #: 801688 3305 Fax #: _____ Email Address: scwoten@outlook.com

385 227-5839
Describe the request in detail (use additional pages, or attach narrative if necessary):

Used auto sales with minor auto repairs

Authorized Signature: [Signature] Date: 05 22 2024

For Office Use Only

Project Number: PZ-24-074 Date Accepted: 6/26/24

Planner Assigned: Mustafa Al Janabi

Property Owners Affidavit

I (we) Skye Gordon, 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.

Skye Gordon
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

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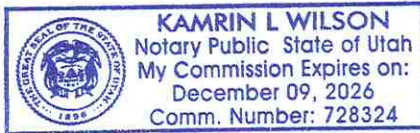
County of Salt Lake

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

[Signature]
Notary Public

Residing in Salt Lake

My commission expires: 12/9/26



Agent Authorization

I (we), Skye Gordon, the owner(s) of the real property located at 4195 So 500 W #17, 18 in Murray City, Utah, do hereby appoint Hala Abdurhadi, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Hala Abdurhadi to appear on my (our) behalf before any City board or commission considering this application.

Skye Gordon
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

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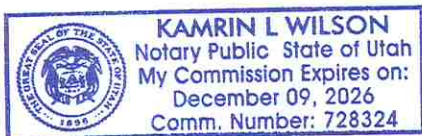
County of Salt Lake

On the 20TH day of May, 2024, personally appeared before me Skye Gordon the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary Public

Residing in: Salt Lake

My commission expires: 12/9/26



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

Property Owner Name: Skye Gordon Phone: 801-688-3305
Property Address: 4195 S. 500 W. Murray, UT 84123
Name of Organization/Business: _____
Contact Person: Skye Gordon Phone: 801-688-3305
Address: 4713 S. 200 W. City: Murray UT Zip 84107
Email address: SCWUtah@outlook.com

Project Description: _____

Additional information or comments:

Per City Code Section 17.76.180: Multi Warehouse Facilities:

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

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

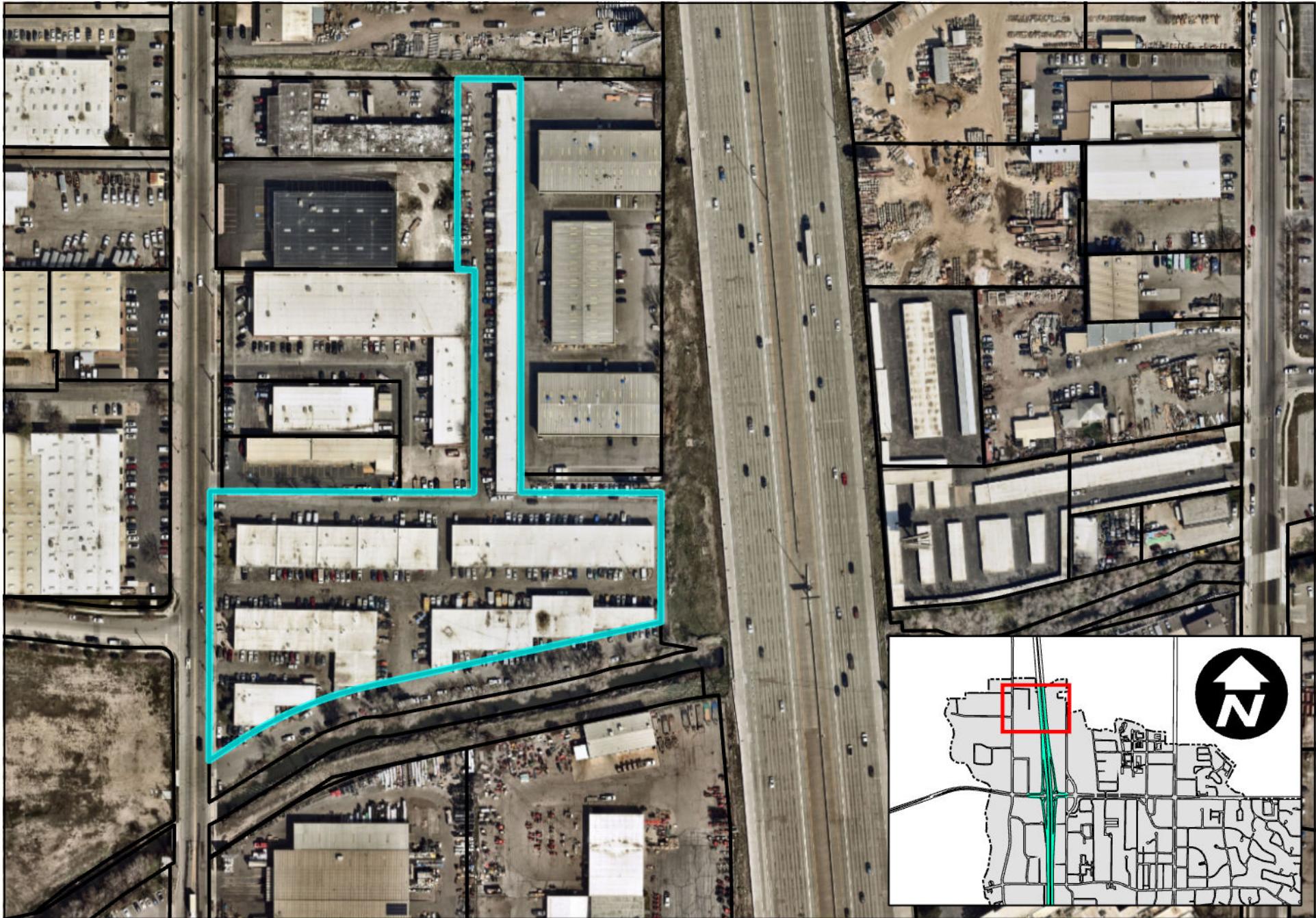
B. Parking Stalls: Each tenant shall have designated parking stalls meeting all city, state and federal requirements, including signage clearly assigning the required number of stalls to each tenant's business.

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

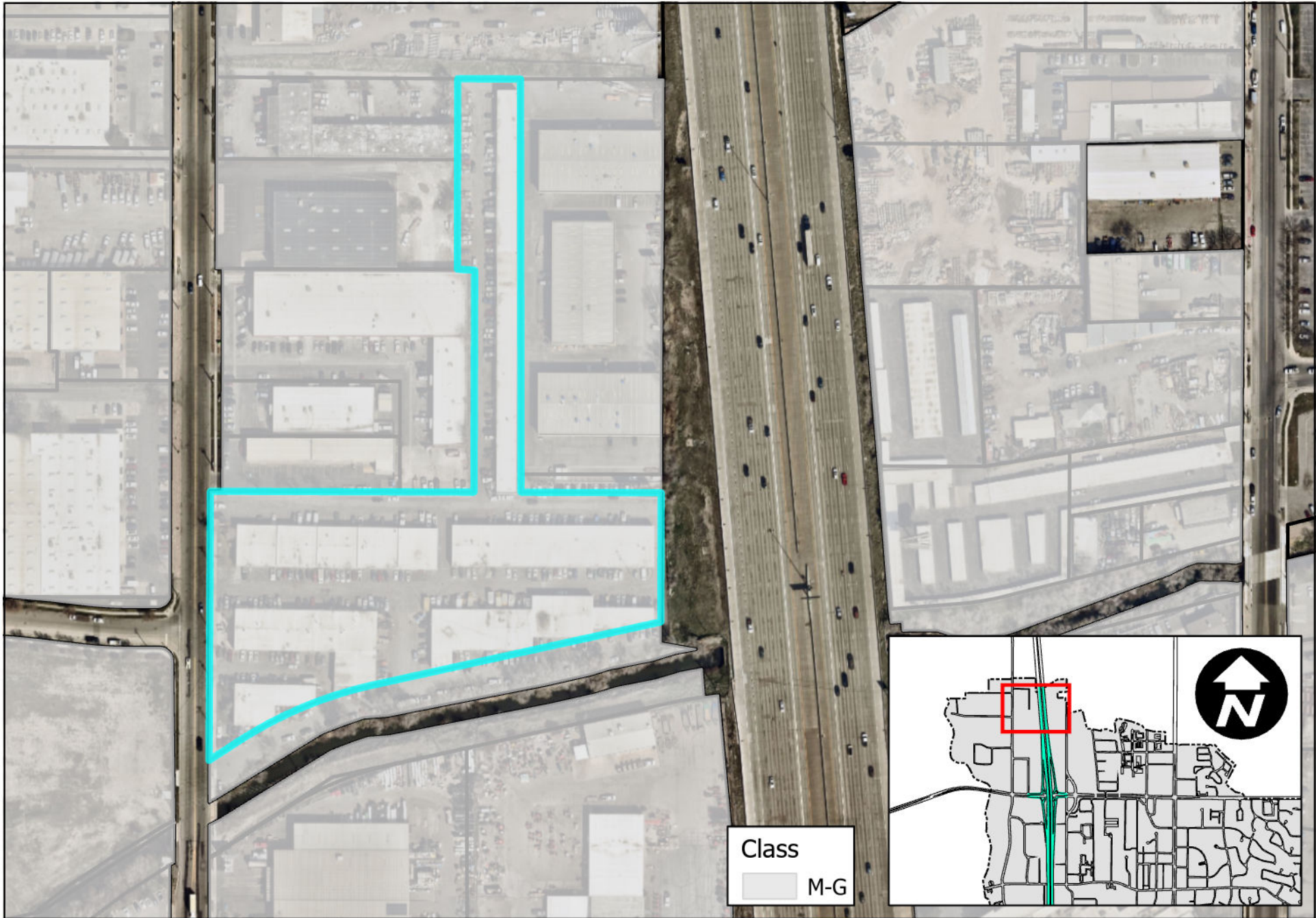
Signature: Skye Gordon Date: 5-20-2024

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

4195 South 500 West #18



4195 South 500 West #18



An aerial photograph of a car dealership lot. The lot is filled with numerous cars parked in rows. A red arrow points to a specific vehicle in the upper right section of the lot. The image includes several labels: 'S 420 W' and 'S 42' along the top edge, '4020' and '4020' in the top left, '4020' in the middle left, '4020' in the bottom left, 'Stideworks' in the middle left, 'MH Auto Sales Car dealer' in the middle right, '7' and '18' in the middle right, 'Exquisite Auto Spa' in the bottom left, 'MS AUDIO Electronic store' in the bottom left, and 'Google' in the bottom center.

Notes

2) Where the arrow is are the shops needing permits for NA auto LLC.

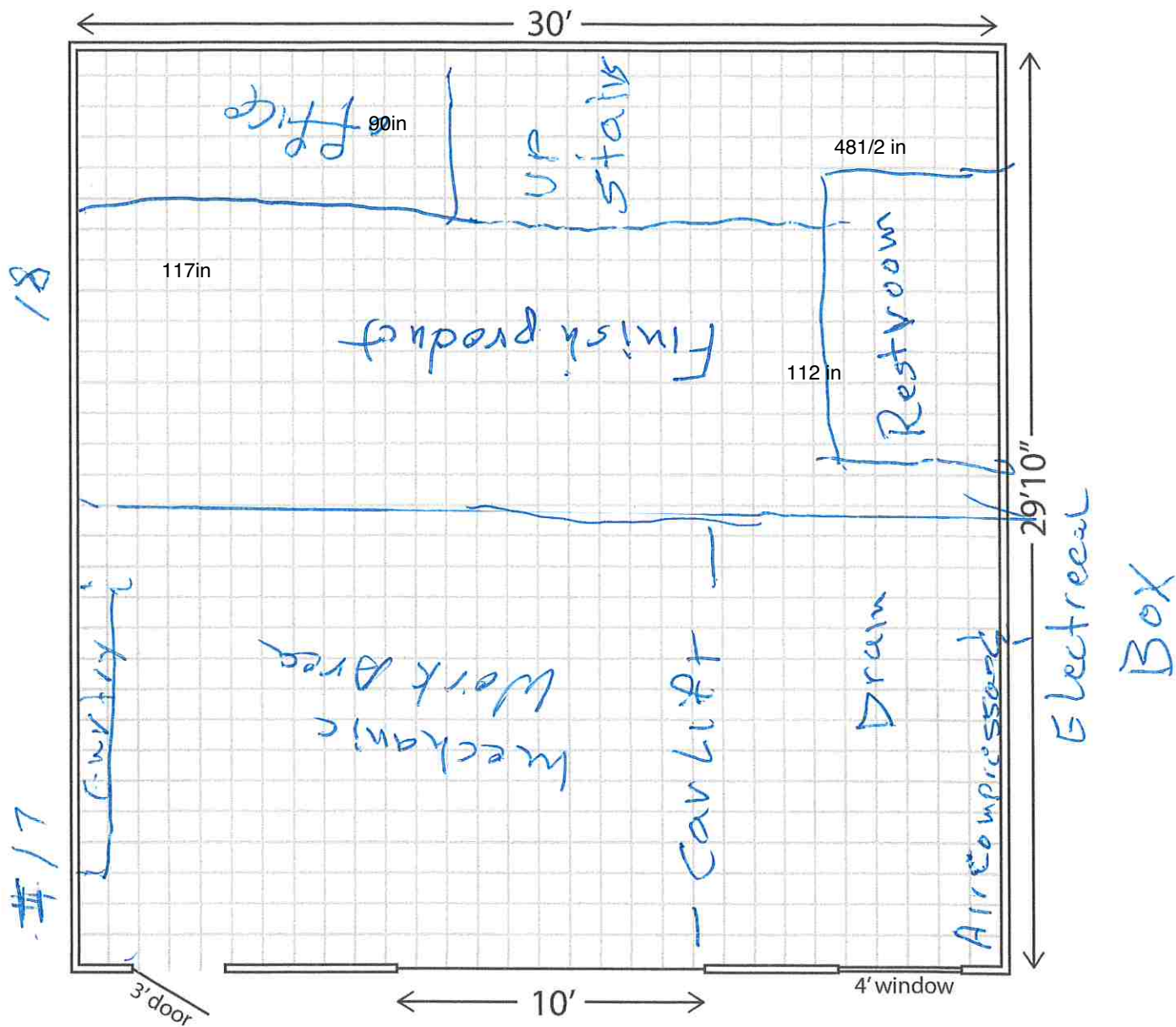
An aerial photograph of a car lot, likely from Google Maps. A yellow highlight is placed on a vehicle in the upper right section of the lot, with a black arrow pointing to it. The lot is filled with numerous cars parked in rows. Several labels are overlaid on the image: 'Stideworks' on the left, 'MH Auto Sales Car dealer' and the number '18' near the highlighted vehicle, 'Exquisite Auto Spa' on the bottom left, and 'MS AUDIO Electronic Store' further down on the left. The Google logo is at the bottom center. Street names 'S 420 W' and 'S 42' are visible on the right side.

Notes

2) Where the arrow is are the shops needing permits for NA auto LLC.

4195 South 500 West
Unit _____

Standard Unit
Floorplan



1 inch = 5 feet

- ☐ Fire Sprinklers
- ☐ Spray Booth
- ☐ Grease Trap
- ☐ Parking stalls
- ☐ ADA stalls

Garco Unit Numbers 4195 South 500 West



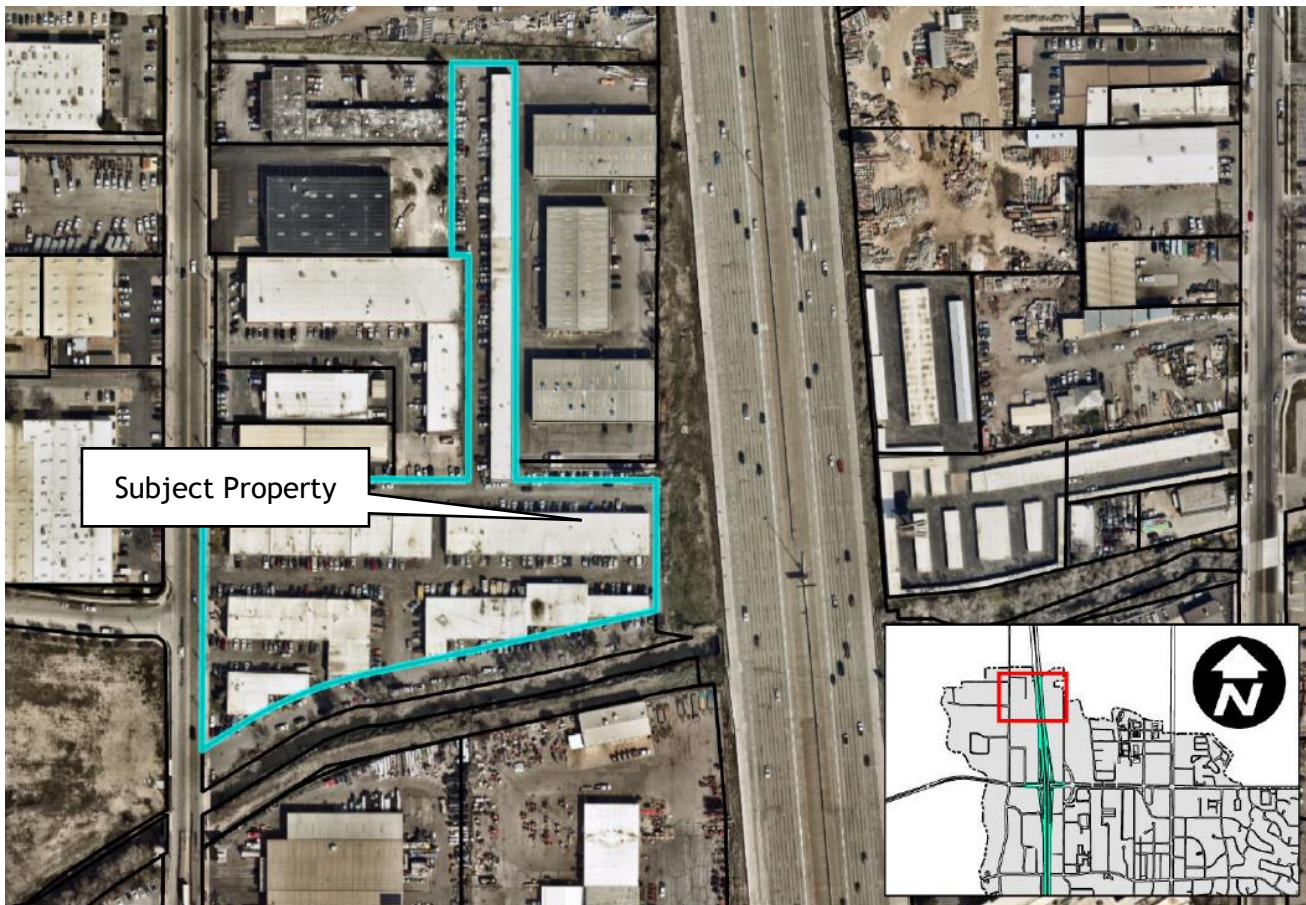


NOTICE OF PUBLIC HEARING

July 18th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, July 18th, 2024, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Representatives of NA Auto** for the property located at 4195 South 500 West Units 17 & 18. The applicant is requesting Conditional Use Permit approval to open a used auto sale with minor auto repairs business. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

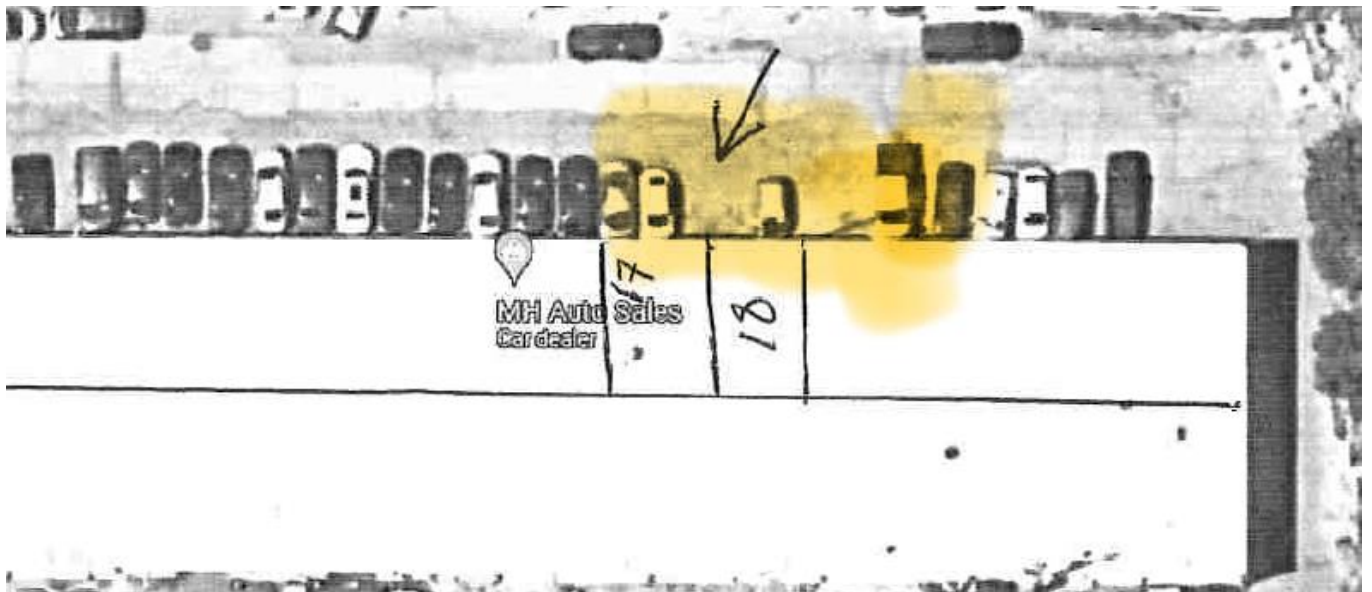
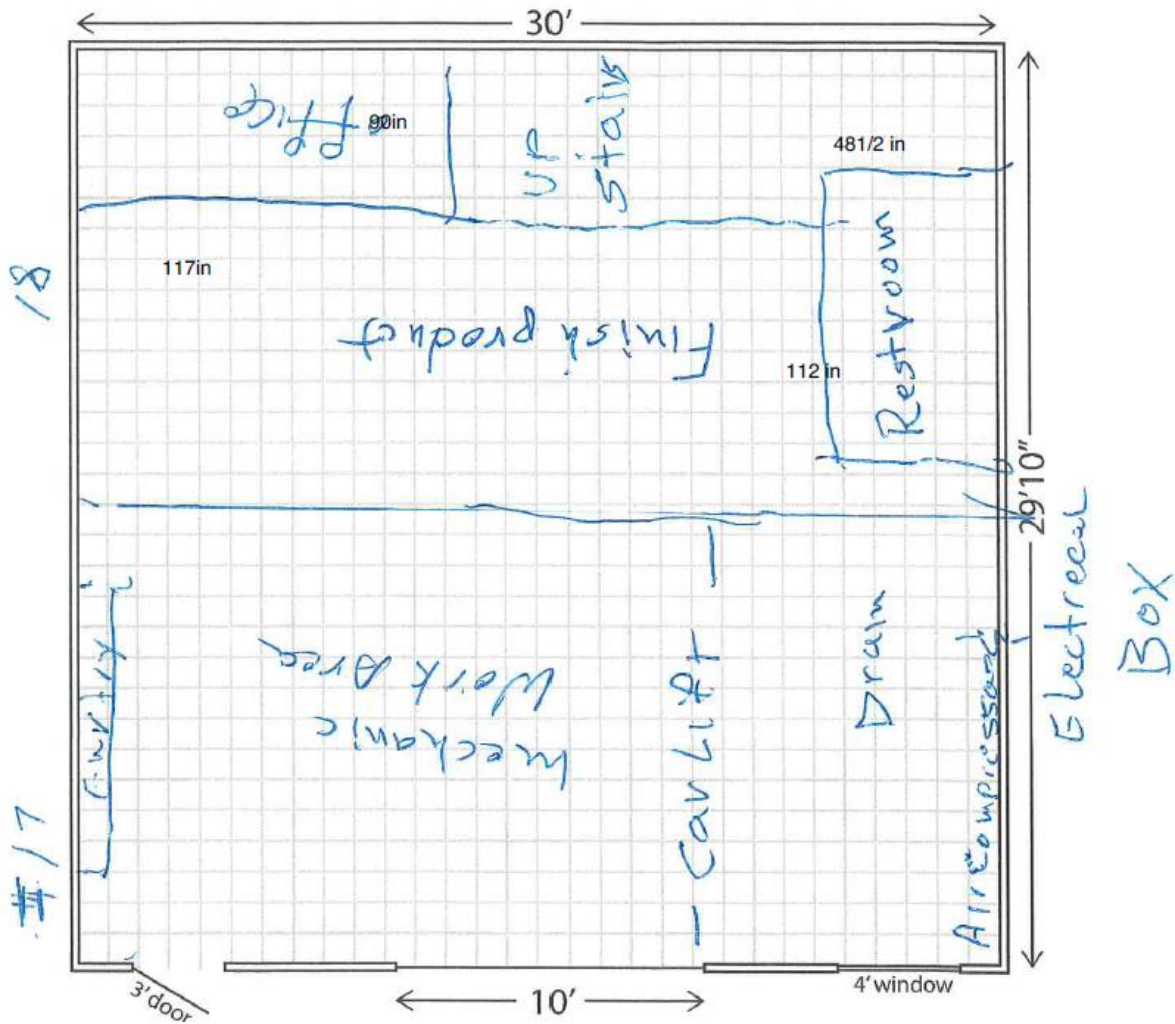
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



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

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

Public Notice Dated | July 2nd, 2024





AGENDA ITEM # 5 Secured Auto

ITEM TYPE:	Conditional Use Permit and Site Plan Review.		
ADDRESS:	4285 South State Street	MEETING DATE:	July 18, 2024
APPLICANT:	Eli and Joe Watson, Barr Carlisle	STAFF:	Mustafa Al Janabi, Planner I
PARCEL ID:	2206153012, 226153017, 2206153004	PROJECT NUMBER:	PZ-24-051
ZONE:	C-D, Commercial Development	Land Use No.	6410
SIZE:	3.89 total acre site 9,363 sq. ft. Building 30.246.12sqft Lot		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow a new auto service shop to be constructed and operate within the C-D Zone.		



I. LAND USE ORDINANCE

Section 17.160.030 of the Murray City Land Use Ordinance allows automobile repair (LU #6410) in the C-D zoning district subject to Conditional Use Permit approval.

New buildings in the C-D, Commercial Development zoning district require Site Plan review. Because the applicant is required to obtain a CUP, staff is presenting the Site Plan review as well to consolidate applications.

II. BACKGROUND

Project Location

The subject property is currently vacant and abuts the adjacent Secured Auto Sales property at 4339 South State Street on the east side of State Street, and north of 4500 South. The applicant is requesting to construct a new automobile service and repair building on the property (empty lot) with eight (8) service bays.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant (Commercial)	C-D
South	Residential Mobile Homes	R-M-H
East	Residential Mobile Homes	R-M-H
West	Commercial	C-D

Project Description

The applicant currently operates an automobile sales business at 4339 South State Street. The applicant is proposing to add additional property to the rear for a repair service business at 4327 South State Street. The space will be used for office and on-site services. The property owner recently received Boundary Line approval to adjust the parcels into three (3) developable lots (see figure 1).

Operations

Secured Auto currently operates an auto dealership at 4339 South State Street. They are looking to expand and plan to build a new shop, repair area, and office on the subject site that is currently vacant.

Site Plan

The applicant has provided a site, grading and drainage, and utility plans with this application. The C-D zoning district does not contain requirements for parcel area, width, or building coverage. The following are the development standards that apply for this proposal:

- Front setback is twenty feet (20') from the property line. The applicant has a 38' front setback from the north side the property.
- There is not a side setback requirement in the C-D Zone.
- The C-D zone does not have any rear setback requirements.
- There is a twenty foot (20') setback from any residential zoning district.
 - The applicant has situated the building away from the neighboring R-M-H zoning district to ensure they meet this requirement.

Height Regulations

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

The applicant's proposed building is Twenty feet (20') in height. Staff has no concerns with the applicant's proposed height.

Floor Plans

The floorplans provided by the applicant include approximately 9,363 square feet. There are eight (8) bay areas with 8,102 ft² total area. This bay area would serve as a repair and maintenance area for vehicles. The floor plan indicates 1,261 ft² of customer waiting, restrooms, office, breakroom, and locker space.

Access

The proposed building is proposed to have two points of access the first is on the north side of the property shared between the recently approved RC Automotive along a shared access to State Street that is approximately forty-eight foot (48') in width. The property will have a second access adjacent to Secured Auto's current operations with a forty-four foot (44') drive approach going to the existing building. Section 17.72.100(C)(1) requires that driveways be no less than twenty-five feet (25') and no more than fifty feet (50'). Staff does not have any concerns with the proposed access.

Parking

Chapter 17.72.070 of the Murray City Land Use Ordinance requires three (3) exterior parking spaces for each stall, service bay, or workstation. Based on the floorplans submitted by the applicant and shown in the figure below, there are eight (8) service bays in the blue area, as well as a approximately 1,261 ft² of customer waiting, restrooms, office, breakroom, and locker space. The number of service bays results in a parking need of twenty-four (24) parking spaces. The remainder of the space will require and additional five (5) parking spaces based on the standard of one (1) space per 200 ft² for general business/retail no specifically described. According to the site plan provided, the applicant has indicated sixty-one (61)

spaces. The applicant more than meets the required minimum parking requirements and should be able to work with the neighboring property owner to provide their missing parking counts through a shared parking and access agreement.

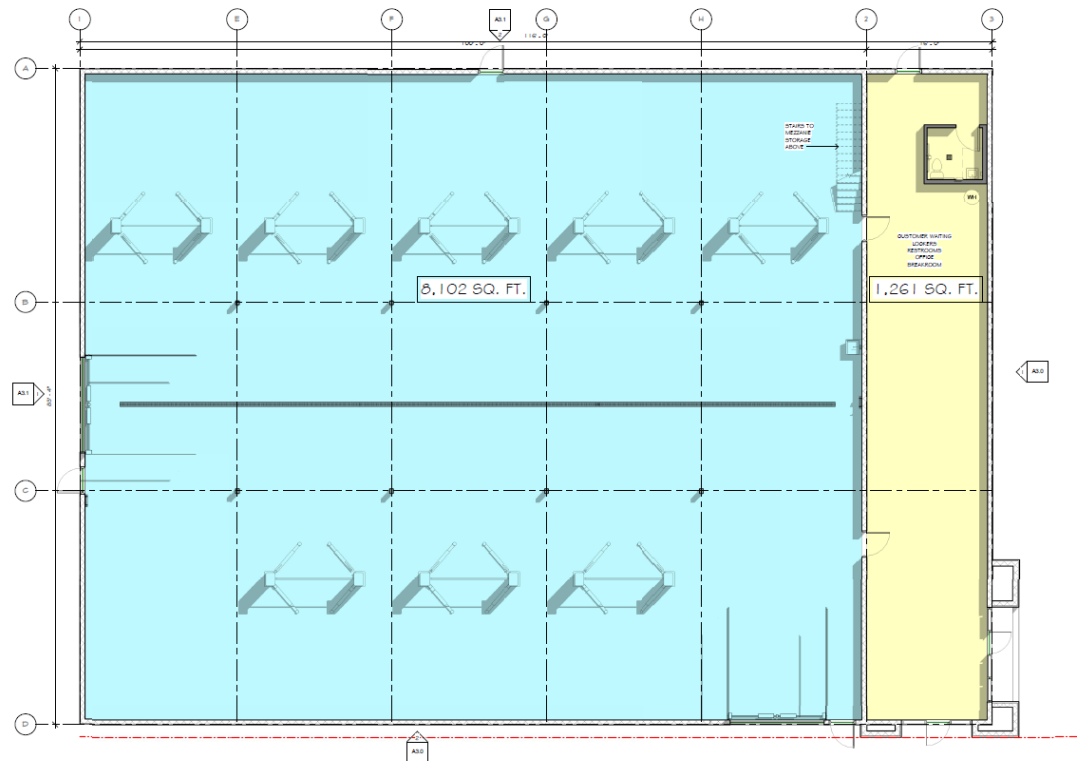


Figure 1: Proposed Floorplan

Landscaping

The subject property does not have any frontage on a public street. The typical landscaping standard for street-side landscaping would not apply.

The applicant has provided a landscape plan that indicates landscaping along the side of the property as it faces a residential zone, per code 17.160.100 (C), there must be a minimum ten foot (10') buffer between the business and the residential zone. The applicant has provided the minimum required buffering next to the residential zone.

Landscaping must cover a minimum of 10% of the development site. The applicant indicates on the site plan that 16% of the site will be landscaped, meeting the minimum standard. Facing the off-street parking of the, the landscape must be Five feet (5') buffer according to 17.160.100 (D). The applicant has provided such buffers in the submitted plans. Staff has no

issue with the landscaping plan.

Refuse

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

The applicant has provided a location for a container adjacent to the residential area adjacent to the bay area. Details of the refuse container were not provided in the applicant's materials, so staff will include as a condition of approval that the applicant provide the details in submitting for a building permit.

Fencing

Section 17.160.110 states when a site abuts a residential zone a six foot (6') high solid masonry wall shall be located along the property line. On the applicants submitted site plan there is an indication of a retaining wall, but details are not provided. Staff will recommend a condition that the planning commission grant up to a minimum of eight foot (8') solid masonry wall be installed along the east property line. The commission has favored allowing the commercial property to go up to eight feet (8') in the past and will let the commercial and residential property owners to determine the best fence height.

III. LAND USE ORDINANCE STANDARDS REVIEW

Murray City Code Section 17.56.060 outlines the following standards of review for conditional uses.

- A. That the proposed use of the location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood.**

With compliance to city regulations, the proposed building and use will contribute to the reinvestment into an area that has seen little investment and will be a benefit to the larger neighborhood by ensuring redevelopment is at an appropriate scale and desirability for the area.

- B. That such use will not, under the circumstances of the case, be detrimental to the health, safety or general welfare of person residing or working in the vicinity, or injurious to property or improvements in the vicinity.**

With conditions, the proposed use will not be detrimental to the health, safety, or general welfare of people in the vicinity.

- C. That the proposed use will stress quality development with emphasis towards adequate buffering, landscaping, proper parking, and traffic circulation, use of appropriate gradation of building height away from single family districts and density to create**

privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, impact on schools, utilities, and streets.

With conditions, the proposed new building for automobile service will be in harmony with the allowed uses in this zoning district and others found in the area.

- D. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.**

The applicant has submitted sufficient information for the review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

The application materials for the proposed new constructed building were made available to Murray City department staff for review and comment on May 21st, 2024. The following comments have been provided by the reviewing departments:

- Engineering Division recommends approval and states:
 - a) Meet City storm drainage and LID requirements, on-site detention / retention is required – City Code Chapter 13.52.050. Provide a site drainage and LID report.
 - b) Maintain all drainage on site.
 - c) Provide water quality treatment and cleanout for stormwater discharge to the retention system – City Code 13.52.050.
 - d) Obtain a City building permit for the proposed retaining wall along the east property line to address the 10 foot grade difference between properties – City Code 17.04.080. Coordinate any fence and tree removals along the property line with adjacent property owners.
 - e) Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site construction work - City Code Chapter 13.52.030.
 - f) Obtain a City Excavation Permit for work in the City right-of-way City - Code Chapter 12.16.020.

- The Murray City Fire Department recommends:
 - a) Please refer to IFC 2021 for FD access, widths and turnarounds.

- Murray City Wastewater Division recommends approval and states:
 - a) Note that on plan all sewer work will tie into Cottonwood Improvement District system. All work must be approved by and meet Cottonwood Improvement District specification.

- b) Note 2 on C300 currently stated meeting Murray Specification, change tot CID.
 - Water Department recommends approval with the following comments:
 - a) All water utility work must follow Murray City Water Specification and Requirements
 - a. <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>
 - b) Preserve and protect the 6" Master Meter and 6" Ductile Iron water main that feeds all of Cottonwood Cove.
 - c) Do not infringe on the easement for the waterline that feeds the Cottonwood Cove.
 - d) Meter to the North building must be set in a landscaped area.
 - The Power Department stated:
 - a) There are existing underground powerlines running through the property that will need to be protected in place or re-located.
 - a. When the time comes to build the new building(s), The Power Department will want to have an on-site meet to plan the new electrical service(s).
 - b. The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
 - The Building Department has no comments.

V. PUBLIC INPUT

Eighteen (18) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. As of the date of this report, Staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow cut stone and stone product manufacturing, staff concludes the following:

1. The proposed use for an automobile repair and service business with new building construction (LU #6410), is allowed in the C-D Zoning District subject to Conditional Use Permit and Site Plan approval.
2. With conditions, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE the Site Plan and Conditional Use Permit to allow the construction and operation of an automobile repair and service business at the property addressed 4339 South State Street**, subject to the following conditions:

1. The applicant shall meet all requirements of the Engineering Department including:
2. The applicant shall meet all requirements of the Murray City Power Department.
3. The applicant shall meet all Murray City Fire Department requirements.
4. The applicant shall meet all Murray City Water requirements.
5. The applicant shall obtain approval from Cottonwood Improvement District as stated in Murray wastewater review.
6. The applicant shall meet all requirements of the C-D Commercial Development, Section 17.160.
7. The applicant shall meet all landscaping requirements in Section 17.68.
8. At building permit submittal, the applicant shall provide details on the dumpster enclosure, ensuring it meets the standards in Section 17.76.170.
9. The applicant shall construct a minimum of six foot (6') and up to a maximum of eight foot (8') high solid masonry fence along the east property line.
10. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
11. The applicant shall apply for applicable building permits for the building and any proposed signage.

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: Secured Auto - Shop
Project Address: 4339 South State St., Murray UT 84107
Parcel Identification (Sidwell) Number: 22-06-153-012-0000
Parcel Area(acres): 1.15 Current Use: Vacant Proposed: auto shop
Floor Area(square feet): 9,363 Zoning District: C-D Land Use Code: _____

Applicant Information

Name: Joe Watson, Eli Watson
Mailing Address: 4339 South State City: Murray State: UT ZIP: 84107
Phone #: 801.265.9058 Fax #: _____ Email Address: joe@Securedautogroup.com

Property Owner's Information (If different)

Name: _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Phone #: _____ Fax #: _____ Email Address: _____

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

Authorized Signature:  Date: 6/7/24

For Office Use Only

Project Number: PZ-24-067 Date Accepted: 6/18/24
Planner Assigned: Musatfa Al Janabi

Property Owners Affidavit

I (we) Joe Watson or Eli Watson, 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

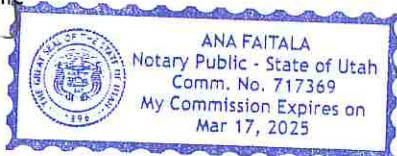
[Signature]
Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake

Subscribed and sworn to before me this 6 day of June, 2024.

[Signature]
Notary Public



Residing in West Jordan

My commission expires: 3/17/2025

Agent Authorization

I (we), Joe Watson or Eli Watson, the owner(s) of the real property located at 4334 S. State in Murray City, Utah, do hereby appoint Cameron Brown, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Cameron Brown 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

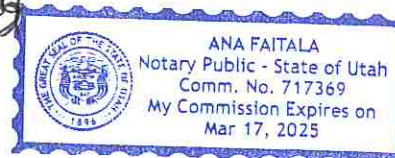
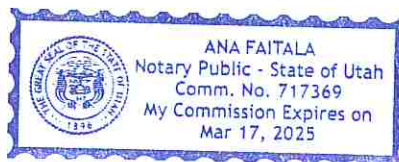
County of Salt Lake

On the 7th day of June, 2024, personally appeared before me Joseph Watson the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

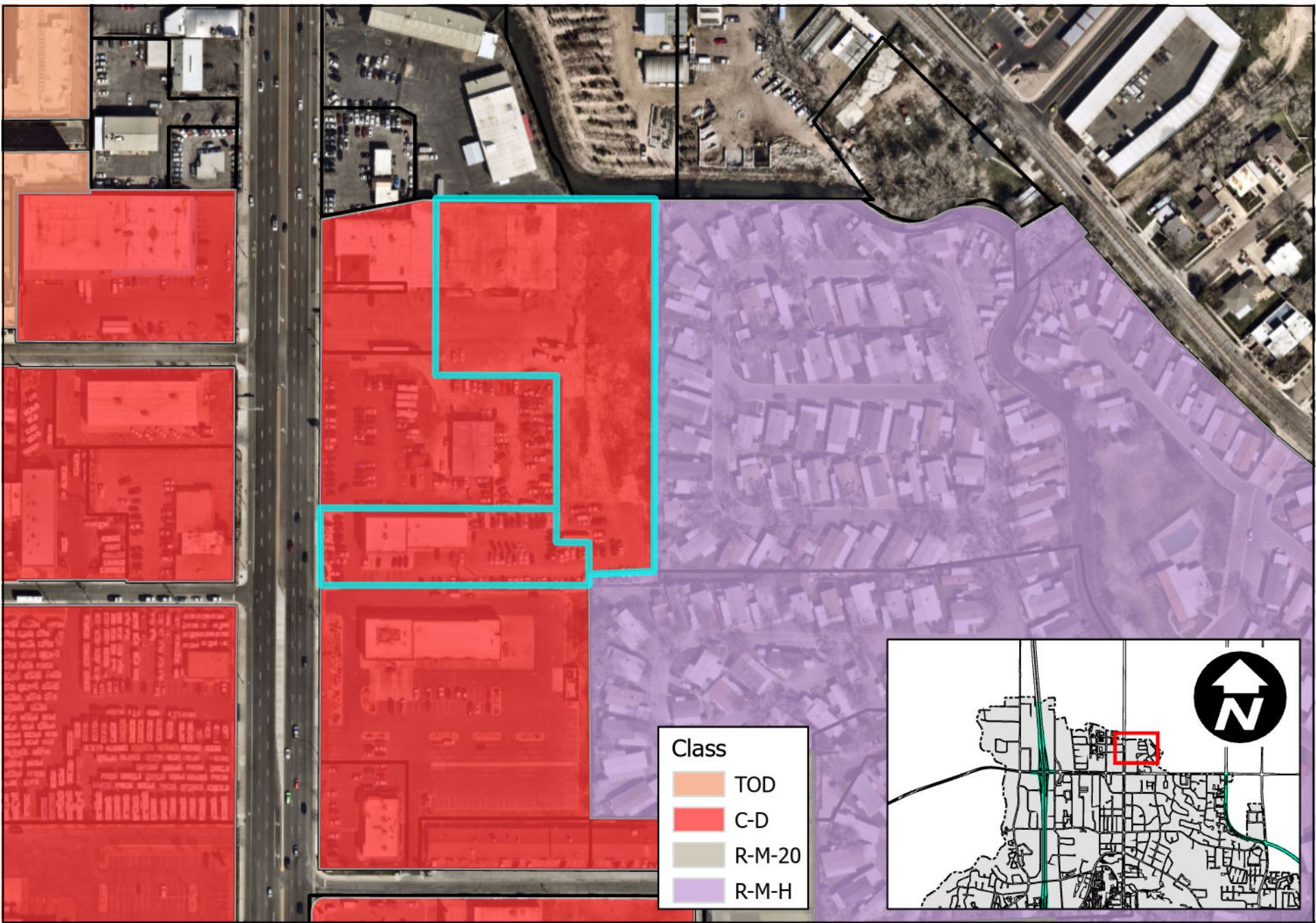
[Signature]
Notary public

Residing in: West Jordan

My commission expires: 3/17/2025



4339 South State Street



4339 South State Street





NOTICE OF PUBLIC HEARING

July 18th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, July 18th, 2024, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Representatives of Secured Auto** for the property located at 4285 South State Street. The applicant is requesting Conditional Use Permit approval to construct a new building and operate it as a mechanical maintenance and repair business. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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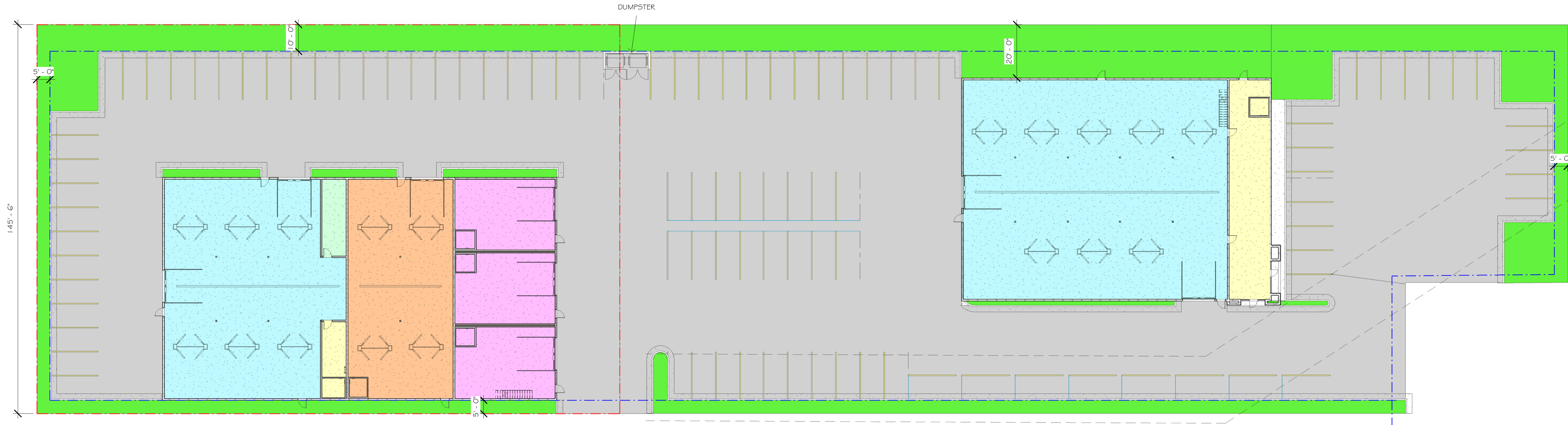


This notice is being sent to you because you own property within 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

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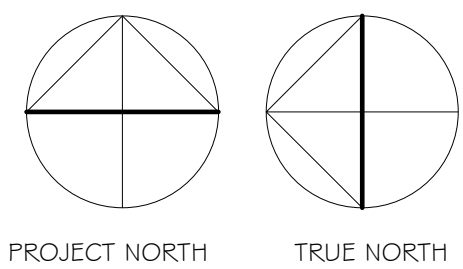
Public Notice Dated | July 2nd, 2024

6/3/2024 6:25:46 PM



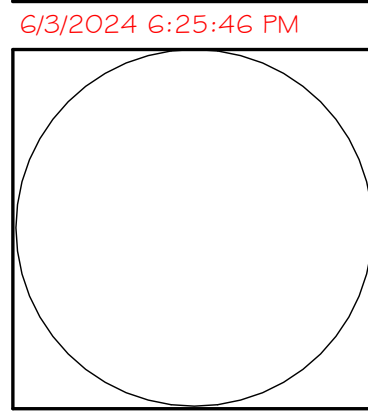
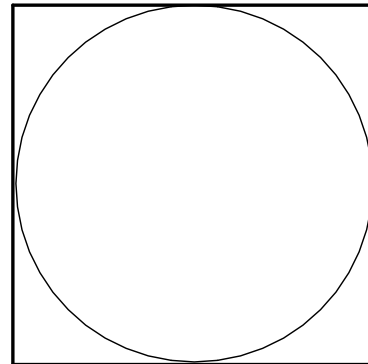
1 SITE PLAN
1" = 20'-0"

NOTE:
SEE CIVIL DRAWINGS FOR
MORE DETAIL



Mendenhall
Architecture
& Design, LLC

4635 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UT 84117
801.277.2935



THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MENDENHALL ARCHITECTURE & DESIGN LLC. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENTAL AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

project
SECURED AUTO SHOP
4339 SOUTH STATE STREET
MURRAY CITY, UT 84XXX

revisions:		
DATE	MARK	DESCRIPTION

Project numberProject Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

SITE PLAN
AO.1



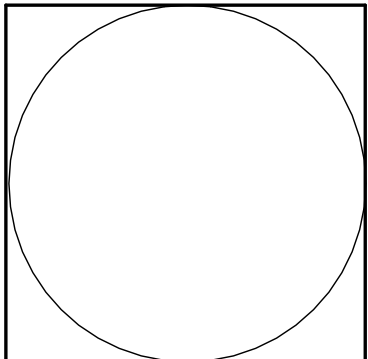
SECURED AUTO - SHOP

4339 SOUTH STATE STREET
MURRAY, UT 84107

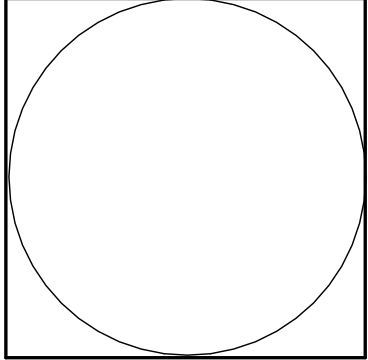


Mendenhall
Architecture
& Design, LLC

4635 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UT 84117
801.277.2835



5/24/2024 11:32:23 AM



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project

SECURED AUTO SHOP
4339 SOUTH STATE STREET
MURRAY CITY, UT 84XXX

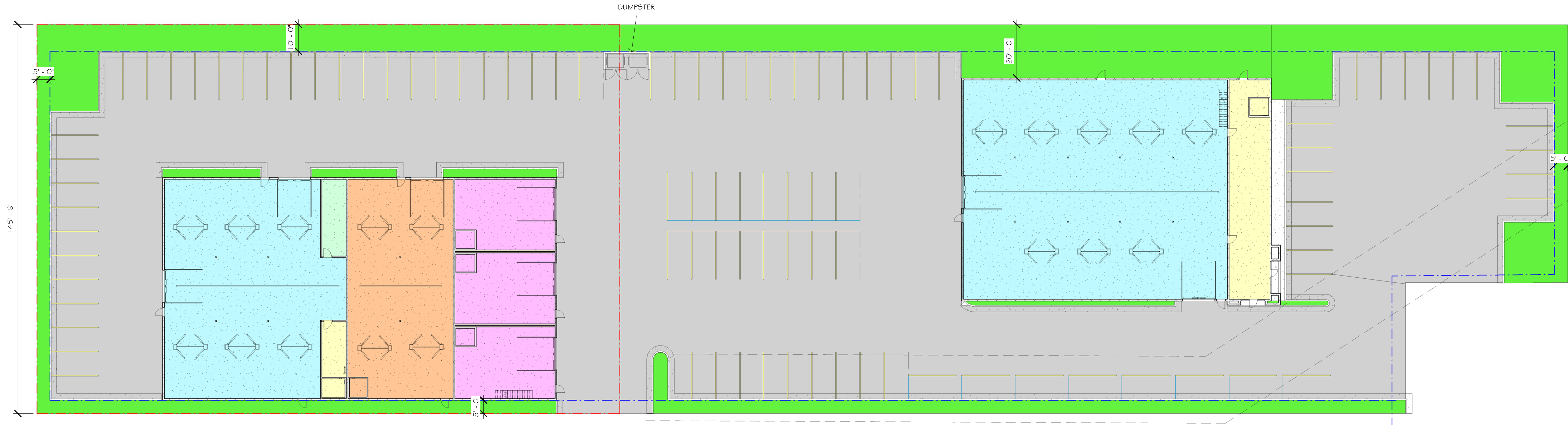
revisions:		
DATE	MARK	DESCRIPTION

Project numberProject Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

COVER SHEET

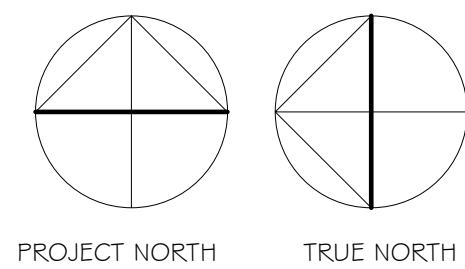
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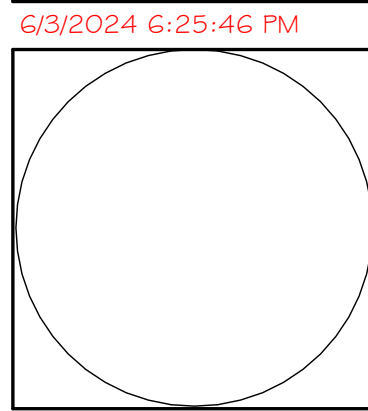
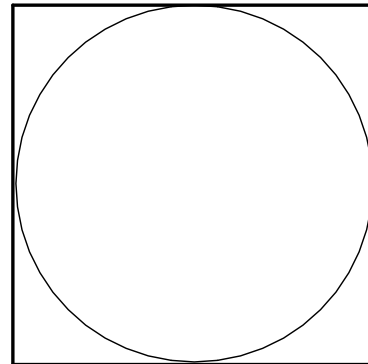
1 SITE PLAN
1" = 20'-0"

NOTE:
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MORE DETAIL



Mendenhall
Architecture
& Design, LLC

4635 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UT 84117
801.277.2335



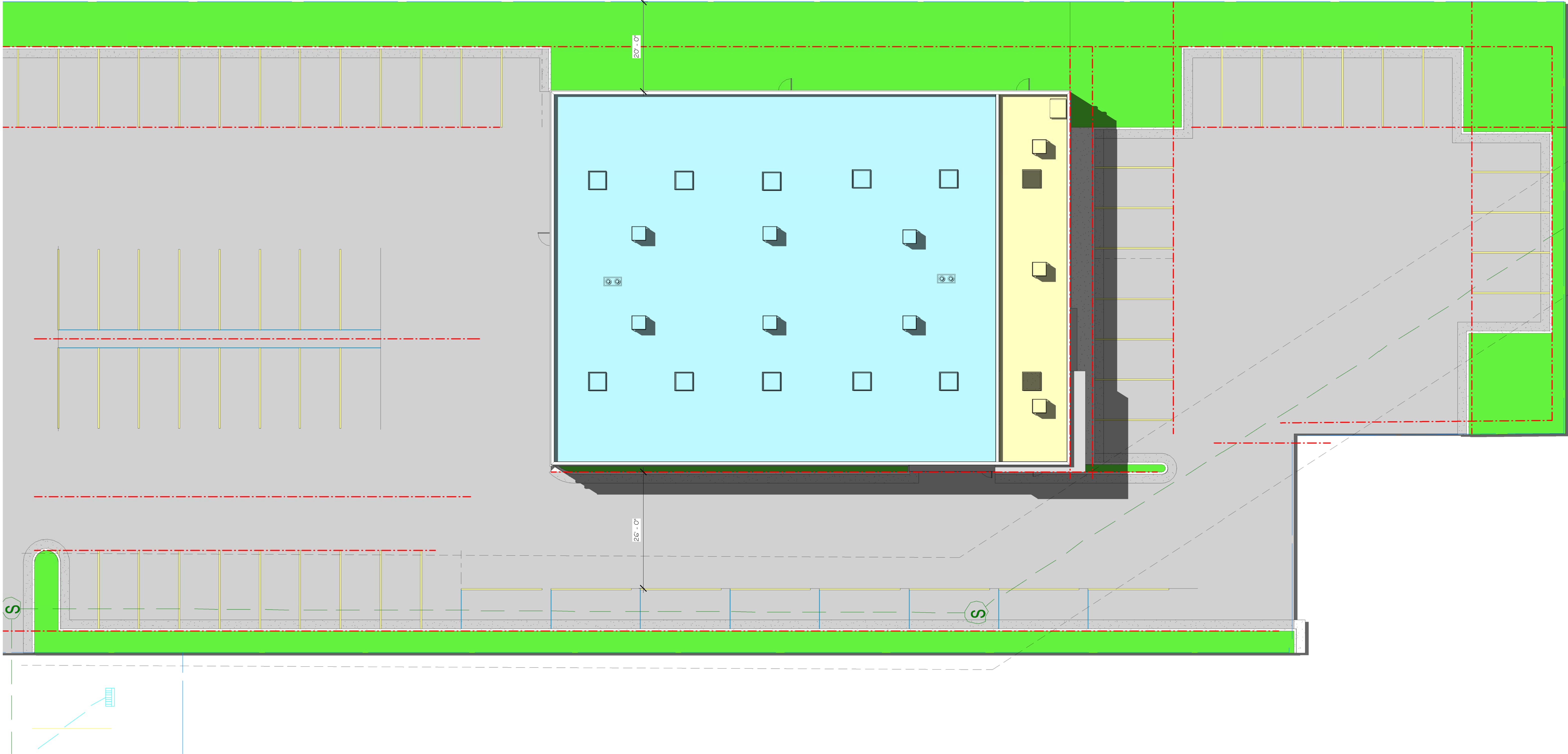
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project
SECURED AUTO SHOP
4339 SOUTH STATE STREET
MURRAY CITY, UT 84XXX

revisions:		
DATE	MARK	DESCRIPTION

Project numberProject Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

SITE PLAN
AO.1

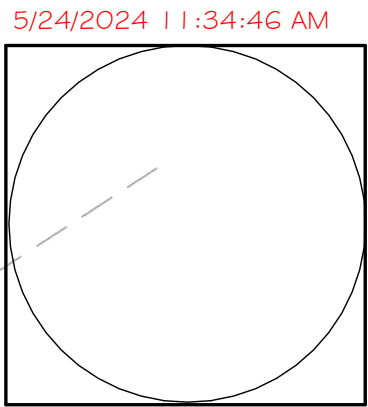
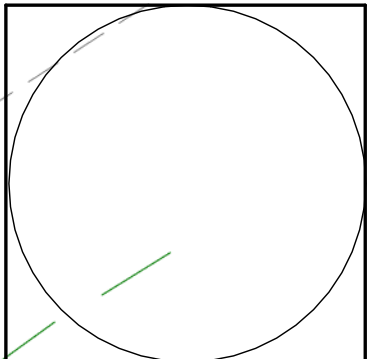


1 SITE PLAN - ENLARGED
3/32" = 1'-0"



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4635 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UT 84117
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project
SECURED AUTO SHOP
4339 SOUTH STATE STREET
MURRAY CITY, UT 84XXX

revisions:		
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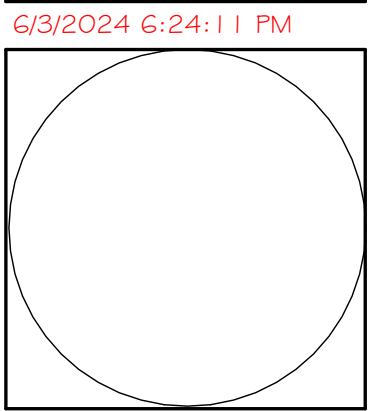
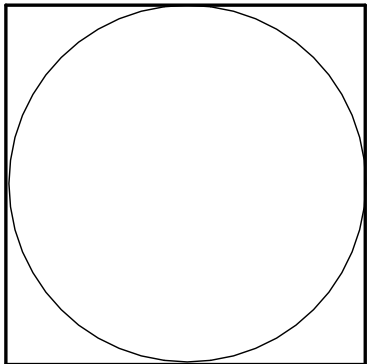
Project numberProject Number	
Date	Issue Date
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SITE PLAN - ENLARGED
AO.2



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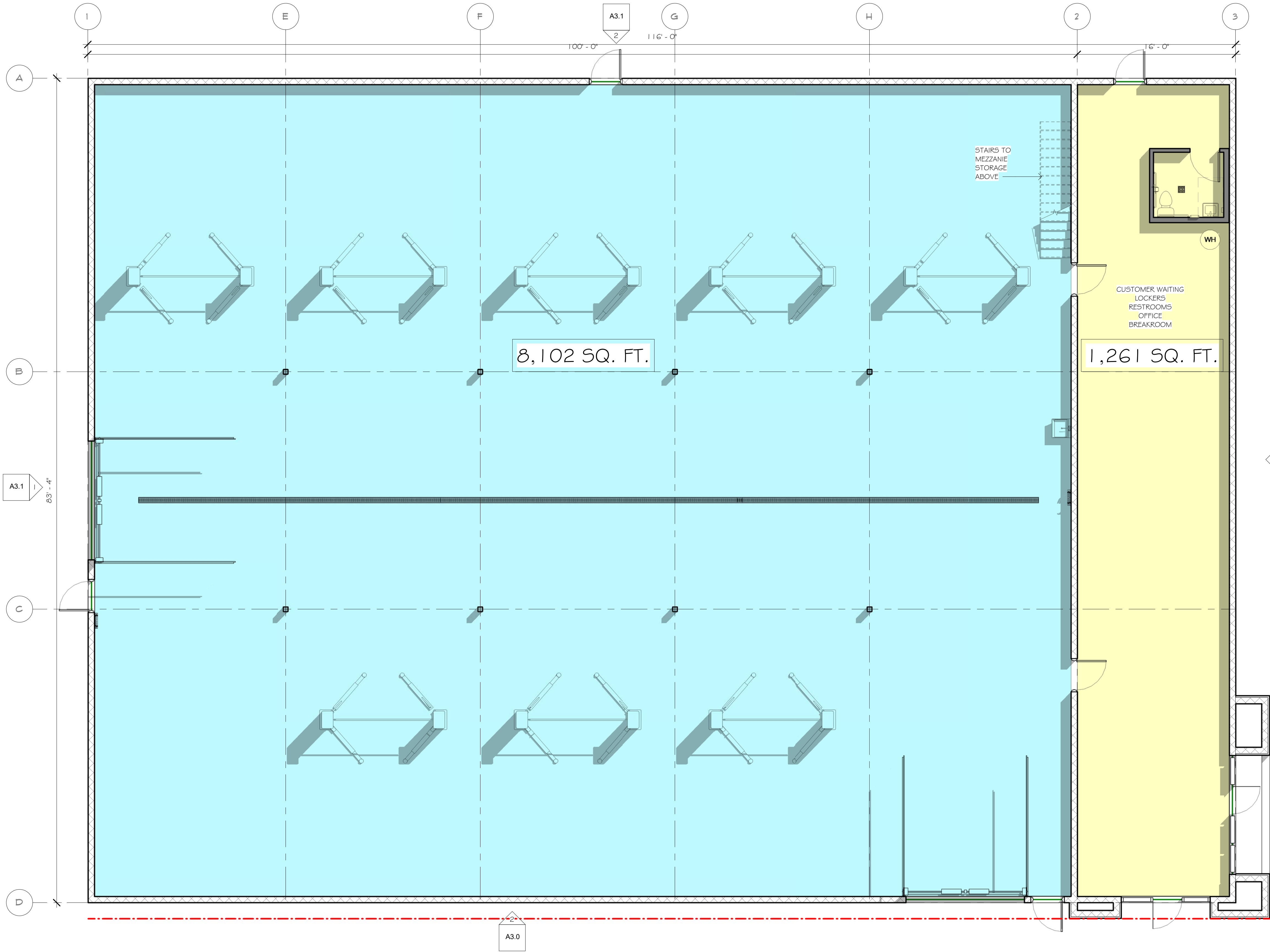
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project
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MURRAY CITY, UT 84XXX

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FIRST FLOOR PLAN
A2.0

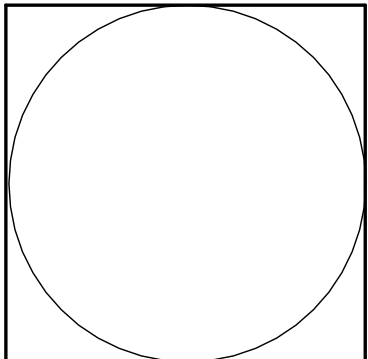


1 FIRST FLOOR
3/16" = 1'-0"

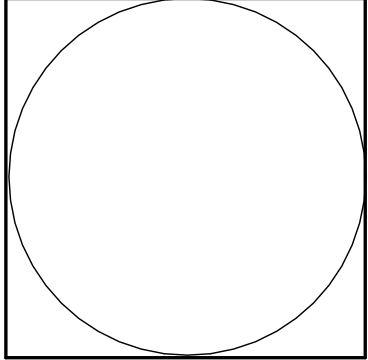


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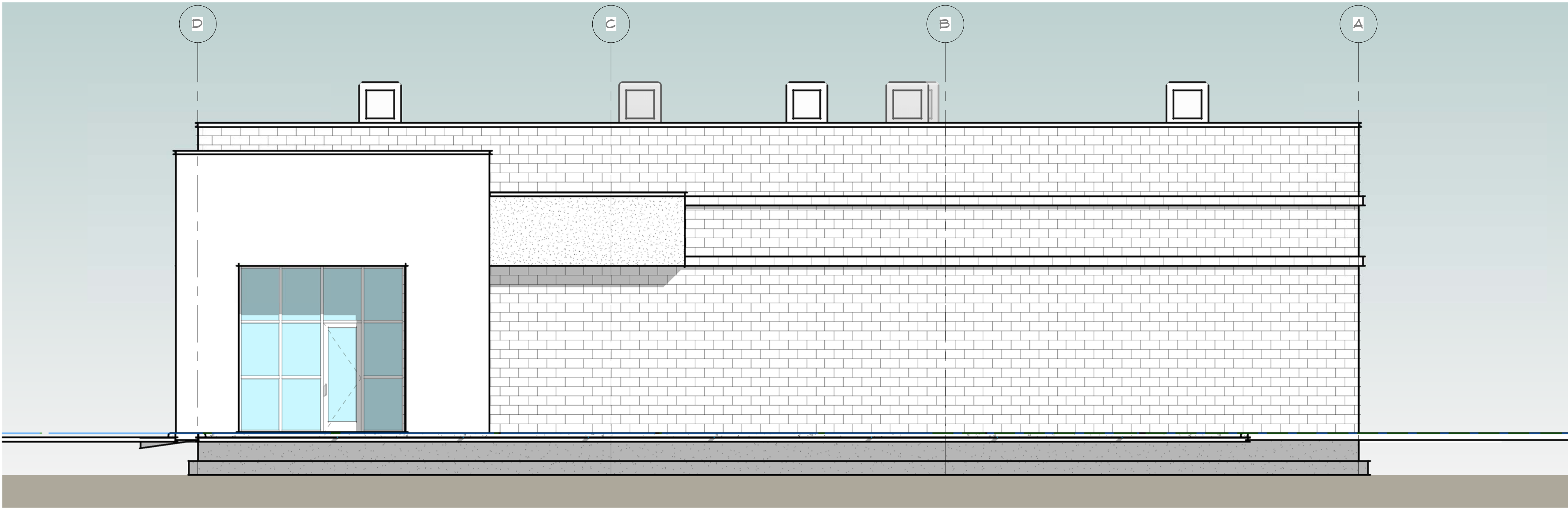
project
SECURED AUTO SHOP
4339 SOUTH STATE STREET
MURRAY CITY, UT 84XXX

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DATE	MARK	DESCRIPTION

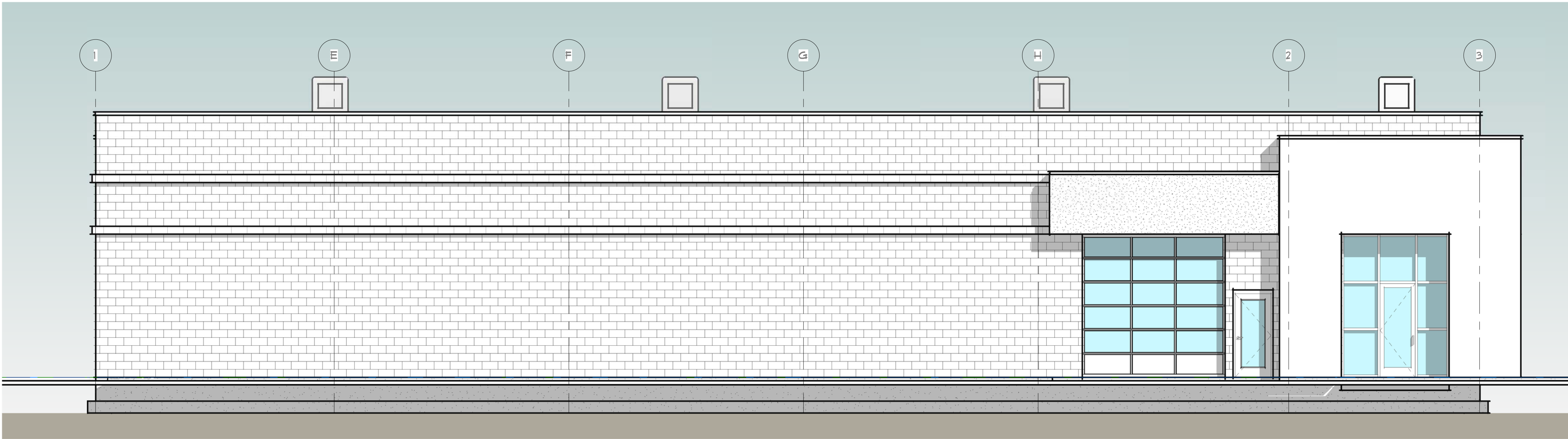
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

ELEVATIONS

A3.0



1 SOUTH
3/16" = 1'-0"

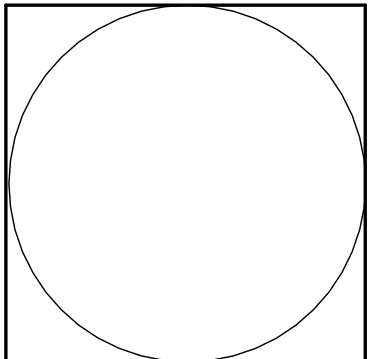


2 WEST
3/16" = 1'-0"

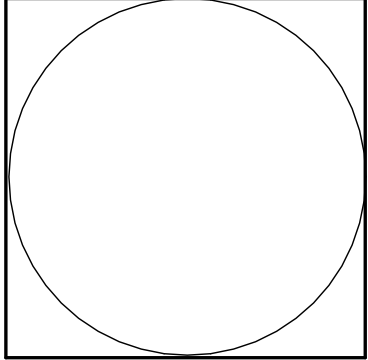


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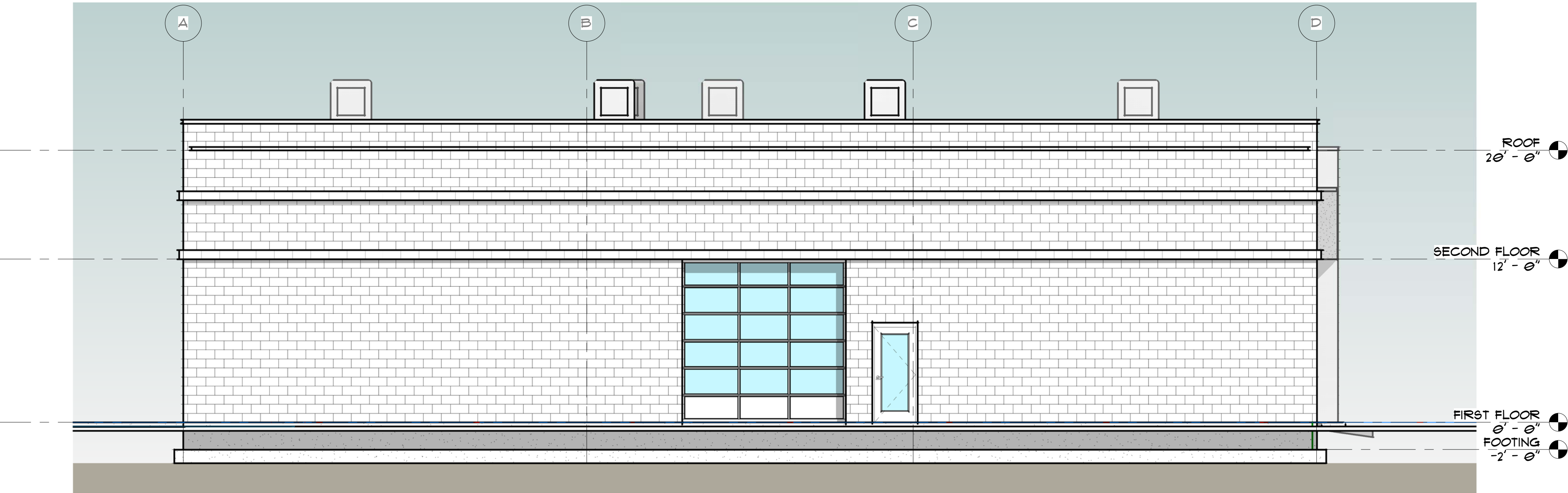
project
SECURED AUTO SHOP
4339 SOUTH STATE STREET
MURRAY CITY, UT 844XX

revisions:		
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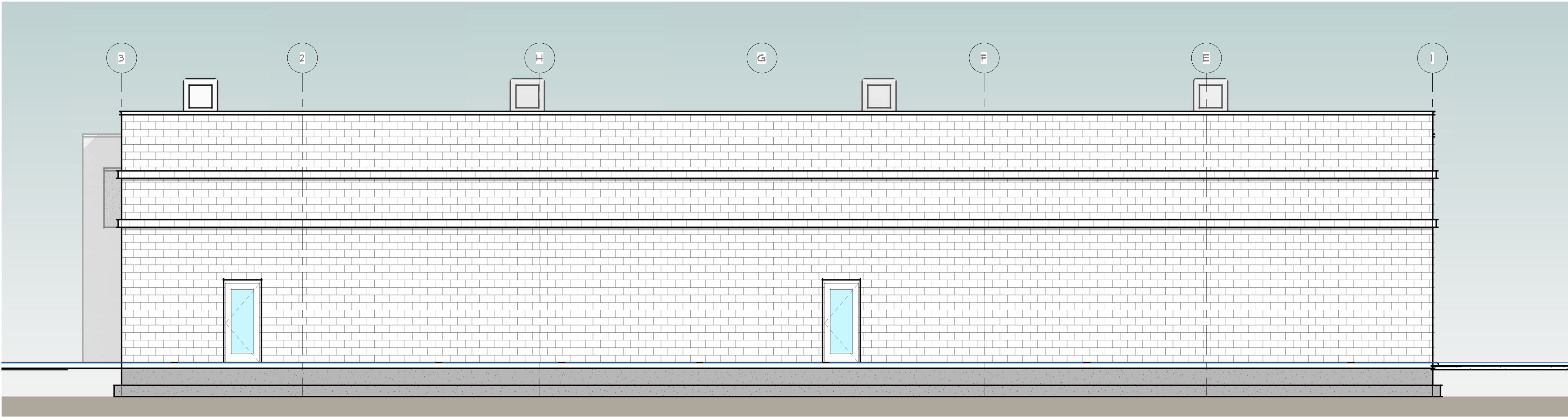
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Checked by	Checker

ELEVATIONS

A3.1



1 NORTH
3/16" = 1'-0"



2 EAST
3/16" = 1'-0"

June 4, 2024

To: Community and Economic Development
Physical Address
10 East 4800 South
Murray, UT 84107

From: Cameron Brown, Principal
CB Advisors
1120 Springer View Loop
Midway, UT

Re: Secured Auto - Shop - New Development at ~4335 South State Street

Dear Murray City Planners,

This letter and project description accompanies materials collected for a CUP application for the subject site. Below is a summary of the existing site, proposed uses, and design elements considered given initial input from your team.

The existing site consists of roughly 3.7 acres of which roughly half is developed as a currently vacant street fronting retail space and a dilapidated concrete pad with a footing. The undeveloped portions of the site to the east grow weeds and is otherwise unmaintained. Recent geotechnical exploration shows that much of the surface soils along the east side of the site are artificial fill. The property will be developed and/or improved in three different phases, known as 1A, 2A and 3A. Three unique properties currently exist at the site, and by way of Lot Line Adjustment three parcels will be defined for three projects. Concept 1A will focus on landscape, paving, ADA Path of Travel, and utility improvements to support a new use reconstructed in place of the concrete pad. Concept 2A and 3A are both intended to serve automotive service functions. Concept 2A is a secondary facility for RC Automotive, an established sales and service center further north on State Street, under a separate CUP application. The concept 3A project will operate as a service shop adjoined to Secured Auto's existing facility fronting state street, being joined for access and operation.

The architectural drawings depict an 9-bay auto shop with office and storage areas in a drive-thru format. Secured Auto managers Joe and Eli have added more parking than is required for their use as well as landscaping which is hovering around 14% of the surface area.

The engineering design shown for Concept 3A takes into account key elements of design per City requirements: 1) A 10-ft buffer along the eastern property line adjoining residential zoning. 2) 14+% landscaped surfaces. 3) Acknowledgement and modification of existing utilities such as potable water and sewer. 4) Acknowledgement and layout of stormwater facilities to retain the 80th percentile storm water volume for the Concept 1A and 2A areas, which assume 90% impervious surfaces. 5) ADA path of travel defined for the Concept 2A site. 6) 5-ft landscaped separation of parking boundaries. Much of the engineering shown for Concept 3A also ties into engineering needed for Concept 1A and 2A, particularly

the use of existing utilities including stormwater, and grading to accommodate continuity for vehicular and pedestrian traffic between the two sites.

As concepts 1A and 2A take more definitive form, all of these elements will be applied as appropriate to those areas.

This project does not currently require encroachment into the UDOT right of way for State Street. Guidance from Cottonwood Improvement District is to connect to the sewer line as shown. Vehicular and fire access is “drive thru” on the site, with a fire hydrant located near the north property on the east side of the property.

The building and site will serve the purpose of operating the additional automotive services currently provided at Secured Auto, namely mechanical maintenance and repair. The proposed building will be built of cinderblock construction with three rollup doors and four man-doors to satisfy building code egress requirements. Site materials finish surface materials will be flexible pavement with landscaping consisting of ornamental shrubs, shade trees, and strips of grass turf. Snow can be pushed into the landscape areas as needed. The northeast corner of the site will include a double-dumpster bin which is well aligned for trash truck access. The site layout is defined to avoid easements and setbacks, including a private pipeline easement along the east side of the property (20’ wide, 12” RCP Stormwater pipe), and the 10’ landscape buffer along the east property line.

As you review this submittal, please confirm any points or questions by calling Cameron Brown at 385-225-1722.

Thank you,

Cameron Brown

SECURED AUTOMOTIVE SHOP
4339 SOUTH STATE STREET
MURRAY, UTAH 84107
LOT 2C

NORTHWEST QUARTER OF SECTION 6
TOWNSHIP 2 SOUTH & RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MURRAY, SALT LAKE COUNTY, UTAH

1. ALL WORK SHALL CONFORM TO MURRAY CITY STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

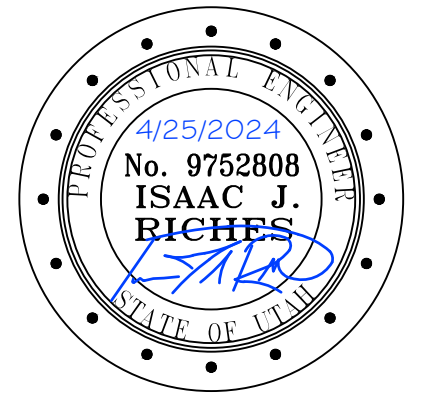
GENERAL NOTES

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	C100	GENERAL NOTES
3	C200	EXISTING/DEMO PLAN
4	C300	SITE/UTILITY PLAN
5	C400	GRADING/DRAINAGE PLAN
6	LA100	LANDSCAPE PLAN

iR

CIVIL

1246 E Driggs Ave
SLC, UT 84106
isaac@irecivl.com (801) 860-2191



SECURED AUTOMOTIVE SHOP
4339 SOUTH STATE STREET
MURRAY CITY, UTAH, 84107
LOT 2C

CLIENT/DEVELOPER CONTACT
NAME: CAMERON BROWN
ADDRESS: 4339 SOUTH STATE STREET
MURRAY, UTAH 84107
PHONE: 385-225-1722
EMAIL: BROWN.CB@ADVISORS@GMAIL.COM

REV	COMMENT

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
 - CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
 - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
 - UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
 - ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.
 - NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
 - CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
 - ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
 - CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
 - AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
 - CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR THE CONTRACTOR.
 - IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
 - WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
 - CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
 - WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- UTILITY NOTES
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
 - CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, CATCH BASINS, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CANNOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

LEGEND	
PROPOSED	EXISTING
WATER METER	
WATER MANHOLE	
WATER BOX	
WATER VALVE	
FIRE HYDRANT	
SECONDARY WATER VALVE	
IRRIGATION BOX	
IRRIGATION VALVE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
STORM DRAIN INLET BOX	
STORM DRAIN CATCH BASIN	

LEGEND	
PROPOSED	EXISTING
STORM DRAIN MANHOLE	
ROOF DRAIN	
UTILITY POLE	
STREET LIGHT	
SIGN	
SPOT ELEVATION	
SILT FENCE	EG: ???
STRIPING	
FENCE	
RIDGELINE	
STORM DRAIN LINE	
ROOF DRAIN LINE	
HIGH WATER LINE	

LEGEND		
	PROPOSED	EXISTING
SANITARY SEWER LINE		
LAND DRAIN LINE		
CULINARY WATER LINE		
SECONDARY WATER LINE		
IRRIGATION WATER LINE		
OVERHEAD POWER LINE		
GAS LINE		
TELEPHONE LINE		
SAW CUT LINE		

NOTE: THIS LEGEND MAY INCLUDE SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GETOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.



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isaac@irecivil.com (801) 860-2191



SECURED AUTOMOTIVE SHOP

4339 SOUTH STATE STREET

MURRAY CITY, UTAH, 84107

LOT 2C

CLIENT/DEVELOPER CONTACT

NAME: CAMERON BROWN
ADDRESS: 4339 SOUTH STATE STREET
MURRAY, UTAH 84107
PHONE: 800-868-7722
EMAIL: BROWN.CB@ADVISORS@GMAIL.COM

REV	COMMENT

SHEET NO.

C100

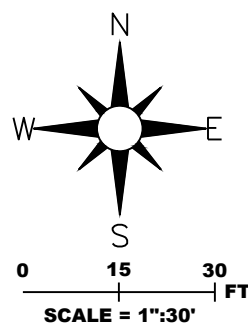
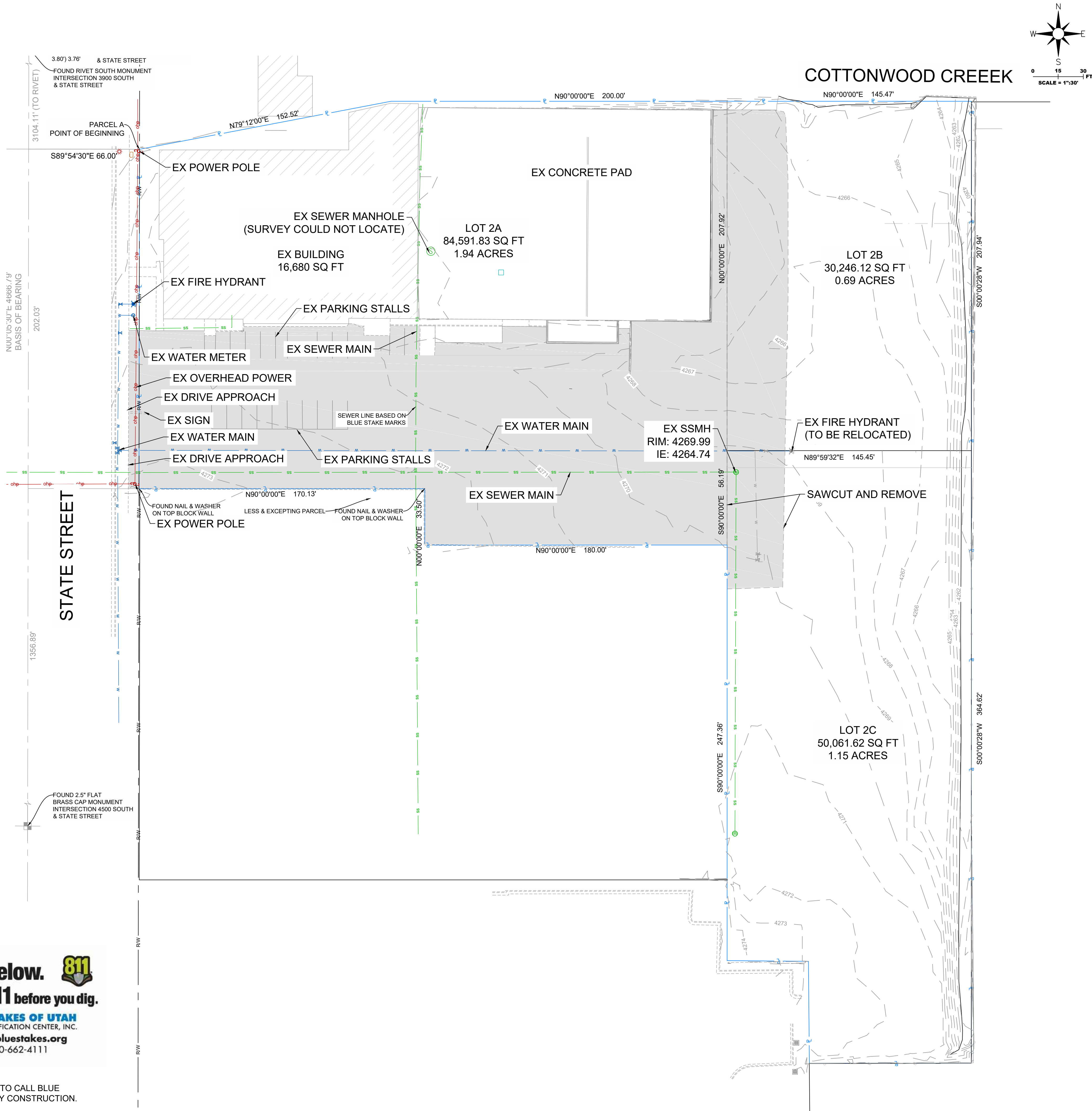
GENERAL NOTES

CAUTION: NOTICE TO CONTRACTOR

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THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



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REV	COMMENT

SHEET NO.

C200
EXISTING/DEMO
PLAN

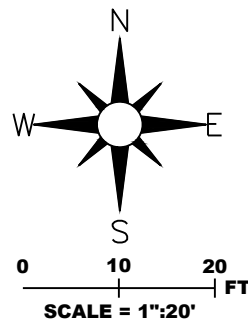
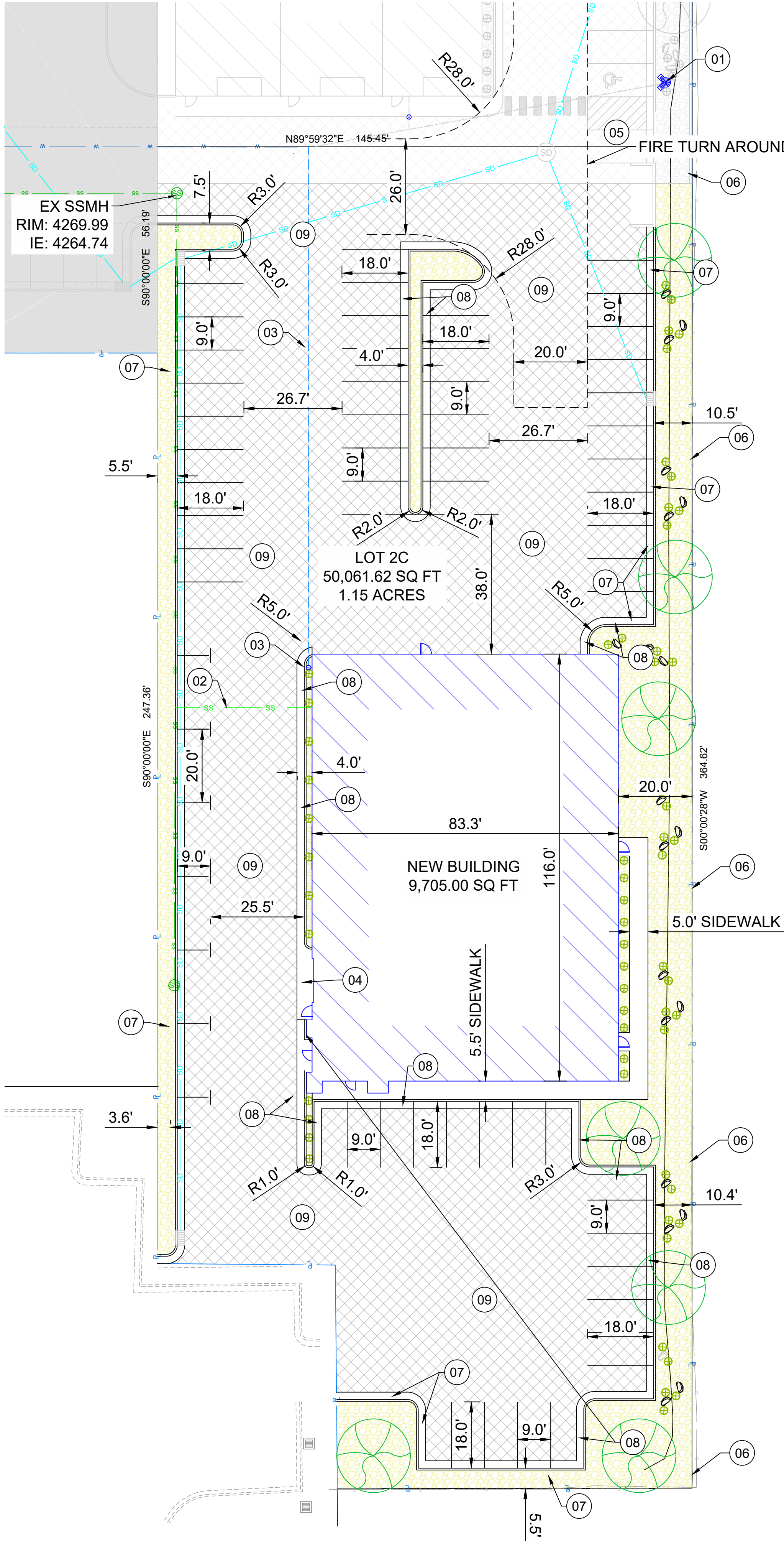
KEYNOTES:

- 01 NEW FIRE HYDRANT PER MURRAY CITY WATER SPECIFICATIONS & REQUIREMENTS PAGE 9-10
- 02 4" DIA SDR35 SEWER LATERAL @ 2.0% SLOPE PER MURRAY CITY WASTERWATER SPECIFICATIONS & REQUIREMENTS PAGE #11
- 03 1" COPPER WATER LATERAL & METER W/ COLLAR PER MURRAY CITY WATER SPECIFICATION & REQUIREMENTS PAGE #16. POLY PIPE TO BE RUN AFTER METER
- 04 CONCRETE APRON PER DETAIL 3 ON SHEET C800
- 05 DUMPSTER ENCLOSURE PER DETAIL 4 ON SHEET C800
- 06 RETAINING WALL (DESIGN BY OTHERS)
- 07 2.5' 'CATCH' CURB AND GUTTER PER APWA #205.1 'TYPE A'
- 08 2.5' 'RELEASE' CURB AND GUTTER PER DETAIL 1 ON SHEET C800
- 09 4" ASPHALT PER DETAIL 2 ON SHEET C800

LAND USE TABLE - LOT 2C		
MURRAY CITY ZONING: CD (COMMERCIAL DEVELOPMENT)		
GROSS SQUARE FOOTAGE (ACRES)	50,061.62 SQ. FT. (1.15 ACRES)	100%
BUILDING FOOTPRINT	9,705.00 SQ. FT.	19.40%
HARDSCAPE	32,339.43 SQ. FT.	64.60%
LANDSCAPE	8,017.19 SQ. FT.	16.00%
PARKING STALLS	62 STALLS	
ADA STALLS	2 STALLS	
TOTAL PARKING	64 STALLS	

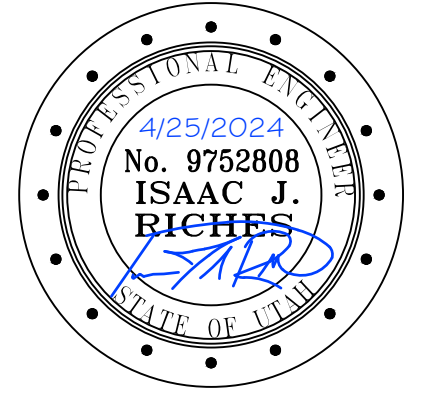
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ire
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REV	COMMENT

SHEET NO.
C300
SITE/UTILITY PLAN



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

STORM CALCULATIONS - LOT 2A

	AREA	RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	16680.00 ft²	Cb	0.9	0.18
Pavement Area	64021.02 ft²	Cp	0.9	0.68
Landscape Area	3890.81 ft²	Cl	0.2	0.01
Total Area 'A'	84591.83 ft²	WEIGHTED C		0.15
	1.94 Acres			
CA	1.69			

DESIGN FREQUENCY		100 year NOAA Storm	Release Rate 'R'	0.00 ft³/sec/Acre	
Rain fall data from NOAA					
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.18 in/hr	73409.08 ft²	6392.71 ft³	0.00 ft³	6392.71 ft³
30 min	2.81 in/hr	73409.08 ft²	8594.98 ft³	0.00 ft³	8594.98 ft³
60 min	1.74 in/hr	73409.08 ft²	10644.32 ft³	0.00 ft³	10644.32 ft³
180 min	0.64 in/hr	73409.08 ft²	11782.16 ft³	0.00 ft³	11782.16 ft³
360 min	0.35 in/hr	73409.08 ft²	12809.88 ft³	0.00 ft³	12809.88 ft³
720 min	0.21 in/hr	73409.08 ft²	15122.27 ft³	0.00 ft³	15122.27 ft³
1440 min	0.10 in/hr	73409.08 ft²	15269.09 ft³	0.00 ft³	15269.09 ft³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D

STORM CALCULATIONS - 2B

	AREA	RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	12278.60 ft²	Cb	0.9	0.37
Pavement Area	13923.09 ft²	Cp	0.9	0.41
Landscape Area	4044.43 ft²	Cl	0.2	0.03
Total Area 'A'	30246.12 ft²	WEIGHTED C		0.15
	0.69 Acres			
CA	0.56			

DESIGN FREQUENCY	100 year NOAA Storm	Release Rate 'R'	0.00 ft³/sec/Acre		
Rain fall data from NOAA					
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.18 in/hr	24390.41 ft²	2124.00 ft³	0.00 ft³	2124.00 ft³
30 min	2.81 in/hr	24390.41 ft²	2855.71 ft³	0.00 ft³	2855.71 ft³
60 min	1.74 in/hr	24390.41 ft²	3536.61 ft³	0.00 ft³	3536.61 ft³
180 min	0.64 in/hr	24390.41 ft²	3914.66 ft³	0.00 ft³	3914.66 ft³
360 min	0.35 in/hr	24390.41 ft²	4256.13 ft³	0.00 ft³	4256.13 ft³
720 min	0.21 in/hr	24390.41 ft²	5024.42 ft³	0.00 ft³	5024.42 ft³
1440 min	0.10 in/hr	24390.41 ft²	5073.20 ft³	0.00 ft³	5073.20 ft³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D

STORM CALCULATIONS - 2C

	AREA	RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	9705.00 ft²	Cb	0.9	0.17
Pavement Area	32339.43 ft²	Cp	0.9	0.58
Landscape Area	8017.19 ft²	Cl	0.2	0.03
Total Area 'A'	50061.62 ft²	WEIGHTED C		0.15
	1.15 Acres			
CA	0.91			

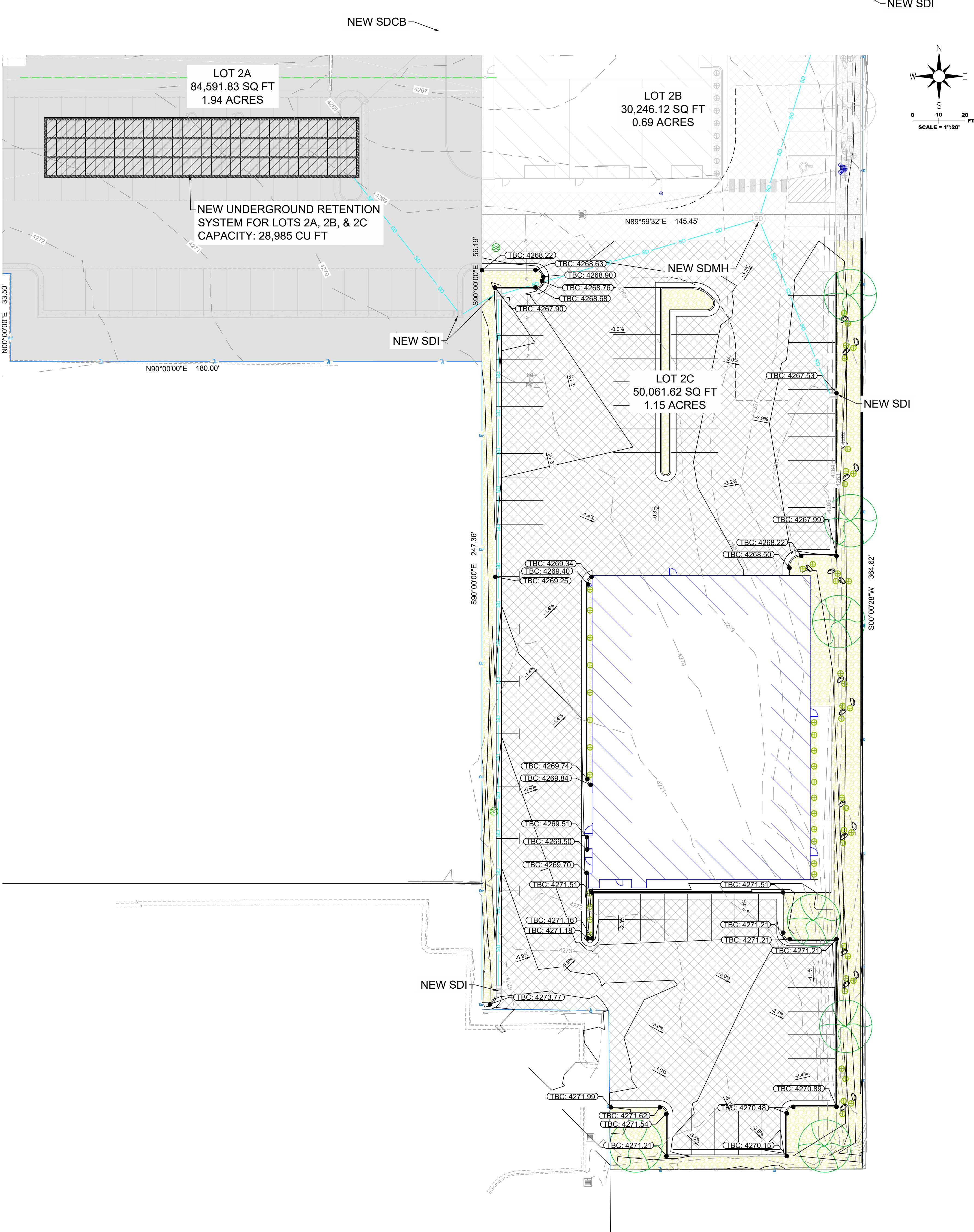
DESIGN FREQUENCY	100 year NOAA Storm		Release Rate 'R'	0.00 ft³/sec/Acre	
Rain fall data from NOAA					
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.18 in/hr	39443.43 ft²	3434.86 ft³	0.00 ft³	3434.86 ft³
30 min	2.81 in/hr	39443.43 ft²	4618.17 ft³	0.00 ft³	4618.17 ft³
60 min	1.74 in/hr	39443.43 ft²	5719.30 ft³	0.00 ft³	5719.30 ft³
180 min	0.64 in/hr	39443.43 ft²	6330.67 ft³	0.00 ft³	6330.67 ft³
360 min	0.35 in/hr	39443.43 ft²	6882.88 ft³	0.00 ft³	6882.88 ft³
720 min	0.21 in/hr	39443.43 ft²	8125.35 ft³	0.00 ft³	8125.35 ft³
1440 min	0.10 in/hr	39443.43 ft²	8204.23 ft³	0.00 ft³	8204.23 ft³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D

CAUTION: NOTICE TO CONTRACTOR

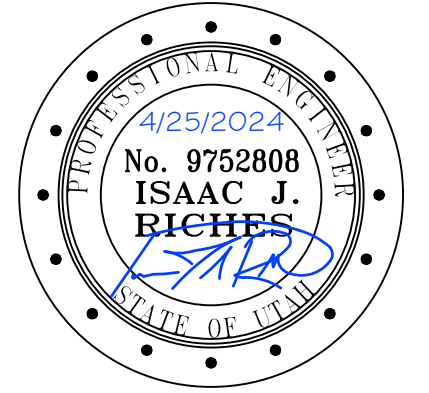
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REV	COMMENT

SHEET NO.

C400

GRADING/DRAINAGE
PLAN



AGENDA ITEMS # 06 - Allman Zone Amendment

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	323 E. Winchester	MEETING DATE:	July 18 th , 2024
APPLICANT:	Andrew Allman	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-19-254-013	PROJECT NUMBER:	24-064
CURRENT ZONE:	R-1-8, Single Family Low Density	PROPOSED ZONES:	R-N-B, Residential Neighborhood Business
LAND USE DESIGNATION	Residential Business	PROPOSED DESIGNATION	N/A
SIZE:	.34 acres		
REQUEST:	The applicant would like to amend the zoning of the subject property to fit in with the general plan and several surrounding properties.		



Figure 1: Ariel View of Parcel

I. BACKGROUND

Andrew Allman is requesting a zone map amendment of a parcel with a single-family home from the R-1-8 Zone to the R-N-B Zone. This zone change is to facilitate future development at the site that allows for land uses that are comparable to several other adjacent parcels in the surrounding area. The reason for the zone change is to bring the parcel's zoning in line with several surrounding properties and to match the Future Land Use Map from the 2017 Murray City General Plan.

The subject property consists of one parcel that is .34 acres in the R-1-8, Low Density Single-Family Residential Zone east of 300 East and on the north side of Winchester Street. Surrounding properties on the North and East are located within the R-1-8 Zone, while the property to the West is in the R-N-B Zone. The property across Winchester Street is the Red Robin restaurant located in the G-O Zone.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential	R-1-8
South	Office	G-O
East	Single Family Residential	R-1-8
West	Residential Business	R-N-B

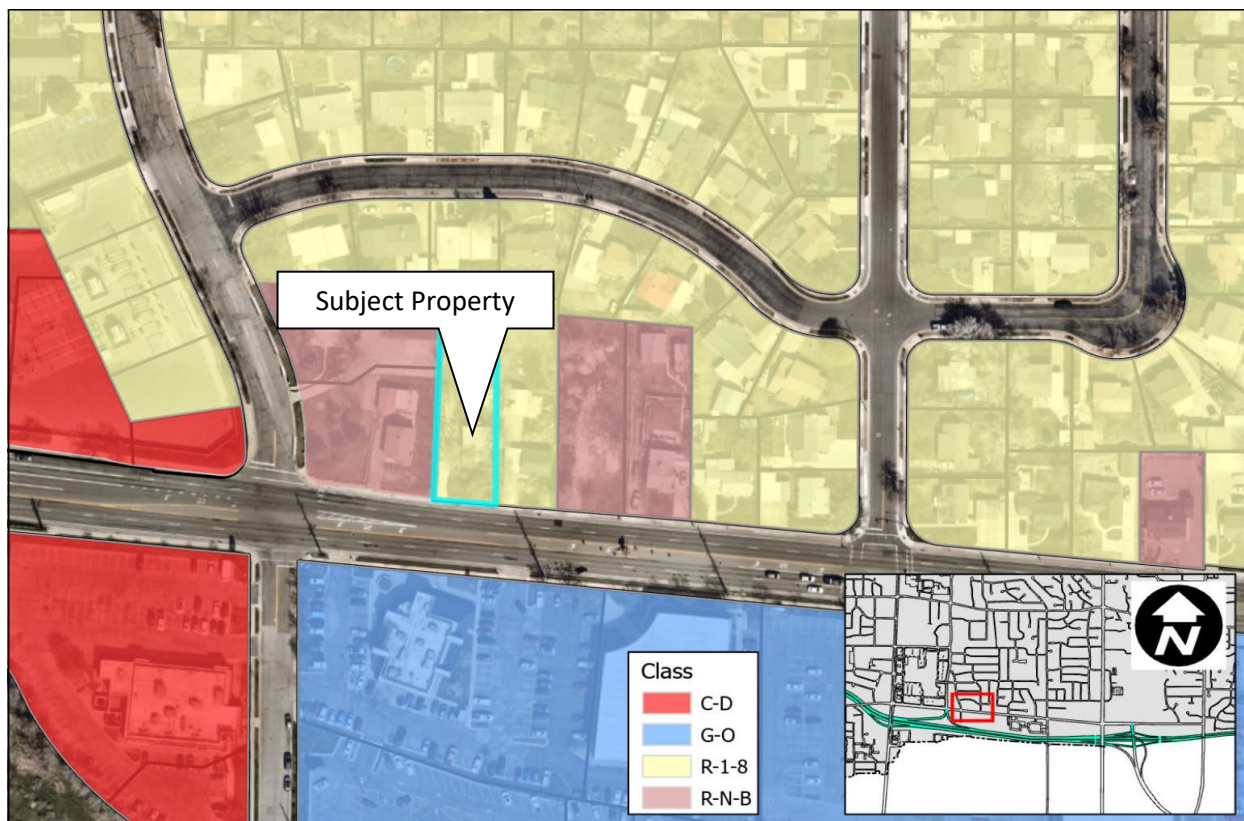


Figure 2: Zoning Map segment

II. ANALYSIS

Zoning Considerations

The subject property is in the R-1-8, Single-Family Low-Density Zoning District. The surroundings properties are either in the R-N-B or the R-1-8 zones, except for the property located across Winchester, which is zoned G-O. This area is developing into a buffer between the businesses on Winchester and the single-family neighborhood to the north. Staff supports rezoning the property to R-N-B as this matches the city's long-term goals, as stated in the General Plan, for the area and allows the property owner to redevelop in a way that matches several surrounding uses.

Allowed Land Uses

Changing the zone from R-1-8 to R-N-B changes the land use from Low-Density Residential to Residential Neighborhood Business. This will allow the parcel to be used as a buffer between single-family housing and heavier commercial uses on Winchester. Several of the nearby parcels are already in this zone and are being redeveloped into office uses.

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

Conditional Uses in the proposed R-1-8 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-N-B, Residential Neighborhood Business Zone:**
Permitted Uses in the proposed R-N-B zone include single-family detached dwellings that must meet the requirements of the R-M-10 zone, twin homes, two-family dwellings (duplex) that must meet the requirements of the R-M-10 zone, residential disability care facilities, residential elderly care facilities, utilities, travel agencies, florists, optical goods, insurance offices, real estate offices, portrait photography, beauty and barber services, physician's offices, dental offices, other medical services, legal services, engineering firms, accounting and tax services, art and design studios, business consulting services, art, drama, and music schools, and dancing schools.

Conditional Uses in the proposed R-N-B include bed and breakfasts, delicatessen and lunch facilities without drive-throughs, health food facilities without drive-throughs, antiques, books and hobby supplies, gift shops and boutiques, banking and credit union services, tanning/sauna/message salon, dental laboratory services, protective functions, K-12 Schools, residential childcare facilities, denominational and sectarian

schools, churches, business associations, professional membership organizations, political and civic organizations and non-profit organizations.

Zoning Regulations

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

	R-1-8 (existing)	R-N-B
Height	35'	20' (30' with CUP)
Front yard setback	25'	20'
Rear Yard setback	25'	20'
Side Yard setbacks	8'minimum, total of 20'	8'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	Based on Use

Figure 3: Compared Regulations in existing and proposed zones.

General Plan Considerations

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

The subject property is designated as Residential Business on the Future Land Use Map. This designation states that it is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes or individual buildings along corridors rather than large centers or complexes. Non-residential or multi-dwelling development will follow a similar development pattern of front setback/yard/landscaping as the surrounding residential context. Staff finds that the request is in harmony with the General Plan.

General Plan Objectives

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

of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”.

Objective 10 of the Land Use & Urban Design element is shown below (from pg. 5-20 of the General Plan)

OBJECTIVE 10: PROMOTE A TRANSITION OF DEVELOPMENT PATTERNS BETWEEN COMMERCIAL AREAS AND STABLE RESIDENTIAL NEIGHBORHOODS.

Strategy: Support transitions with form-based development and design guidelines.

Strategy: Review zoning to ensure that parcels have the appropriate designation to allow for a transition of uses.

Strategy: Adopt more detailed and specific landscape and tree requirements for buffers between commercial and residential areas. Trees must be used as a buffering mechanism; walls alone are not an accepted buffering mechanism.

The applicant’s proposed zone amendment, which is supported by the current land use designation, will allow for future development that provides for a transition between established residential neighborhoods and the commercial area located on Winchester. The overall density will be consistent with the surrounding area and will not have unmanageable impacts.

III. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering, Water, Wastewater, and Building Divisions and the Fire, Police, and Power Departments. All departments indicated that there are no concerns with the proposed request to change the Zoning Map, with comments provided by the Power and Wastewater Departments shown below:

Power:

- Proper safety clearance to remain for future transformer placement.
- Access to the transformer for maintenance, by truck, shall remain in place at all times.
- There is only single phase 120/240V readily available to the site.
- Request to change zoning is not an issue for the Power Department.

Wastewater:

- Approve of the zone amendment from R-1-8 to R-N-B
- Include all applicable sewer details directly from the Murray Wastewater Specification book.

- <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>
- Include note on Utility sheet C-400 all sewer work must meet Murray City Standards.

These comments are provided as information to the applicant and not conditions of approval. As this is a Zone Map Amendment, there are no conditions required for approval.

IV. PUBLIC COMMENTS

Twenty-Four (24) notices of the public hearing for the requested amendment to the Zoning Map were sent to all property owners within 300' of the subject property and to affected entities. As of the time of writing this report, staff has received two phone calls and an email for this project. One call was asking clarifying questions about the rezone process and the other voiced opposition to the zoning change. The email has been included in this packet.

V. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-8 to R-N-B has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-N-B Zone.
3. The proposed Zone Map Amendment from R-1-8 to R-N-B conforms to important goals and objectives of the 2017 Murray City General Plan and will permit the appropriate use of the subject property.

VI. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 323 East Winchester from R-1-8, Single Family Low Density to R-N-B, Residential Neighborhood Business as described in the Staff Report.**

ZONING AMENDMENT APPLICATION

Type of Application(check one):

Text Amendment: _____

Map Amendment: ☒

Applicant Information

Name: Andrew Allman

Mailing Address: 1055 W. Willow Trail Way City: South Jordan State: UT ZIP: 84095

Phone #: 801-913-4284 Fax #: N/A Email Address: Allmanjoy@gmail.com

Property Owner's Information (If different)

Name: G. LeGrande Webb

Mailing Address: 323 E Winchester St. City: Murray State: UT ZIP: 84107

Phone #: 801-300-5506 Fax #: — Email Address: —

Application Information

For Map Amendments:

Property Address: 323 E. Winchester

Parcel Identification (Sidwell) Number: 22-19-253-013

Parcel Area(acres): .31 Existing Zone: R-1-8 Proposed: RNB

Request Complies with General Plan: Yes: ☒ No: ☐

For Text Amendments:

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

Change zoning from R-1-8 to RNB to fit with general plan and surrounding properties

Authorized Signature: [Signature]

Date: 5/24/24

For Office Use Only

Project Number: PZ-24-064 Date Accepted: 5/30/24

Planner Assigned: David Rodgers

Property Owners Affidavit

I (we) G. LeGrande Webb, 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.

G. LeGrande Webb
Owner's Signature

N/A
Owner's Signature (co-owner if any)

State of Utah

§

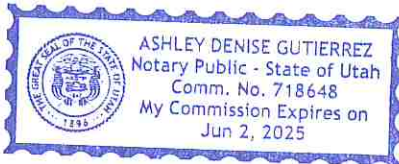
County of Salt Lake

Subscribed and sworn to before me this 24 day of MAY, 2024.

[Signature]
Notary Public

Residing in MURRAY, UTAH

My commission expires: JUNE 2, 2025



Agent Authorization

I (we), G. LeGrande Webb, the owner(s) of the real property located at 323 E Winchester St. in Murray City, Utah, do hereby appoint Andrew Allman, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Andrew Allman to appear on my (our) behalf before any City board or commission considering this application.

G. LeGrande Webb
Owner's Signature

N/A
Owner's Signature (co-owner if any)

State of Utah

§

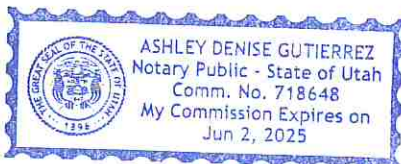
County of Salt Lake

On the 24 day of MAY, 2024, personally appeared before me ASHLEY DENISE GUTIERREZ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary public

Residing in: MURRAY, UTAH

My commission expires: JUNE 2, 2025





NOTICE OF PUBLIC HEARING

July 18th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, July 18th, 2024, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Andrew Allman** for the property located at 323 East Winchester. The applicant wants to change the zoning from R-1-8, Single Family Low Density to R-N-B, Residential Neighborhood Business. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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

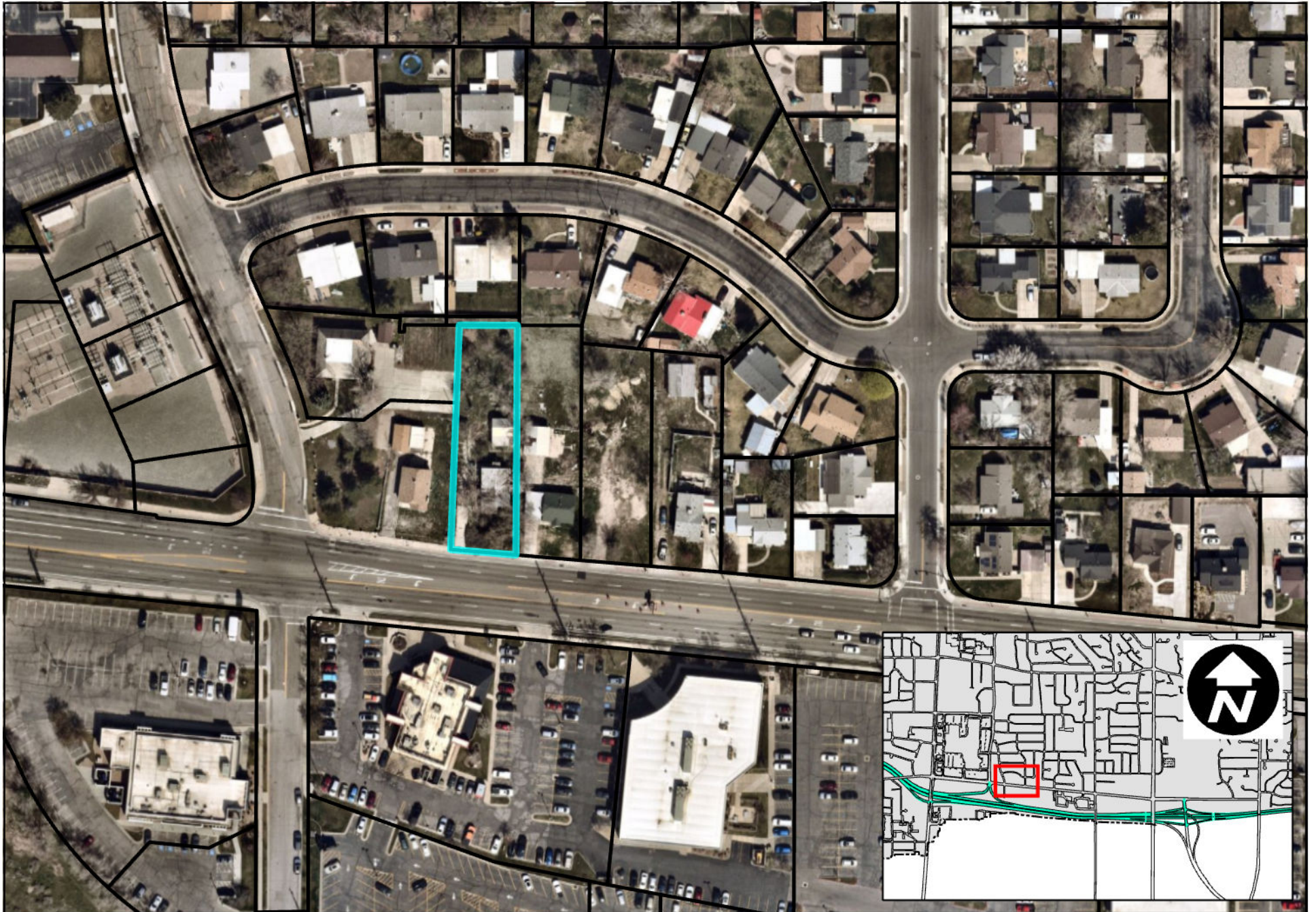


This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

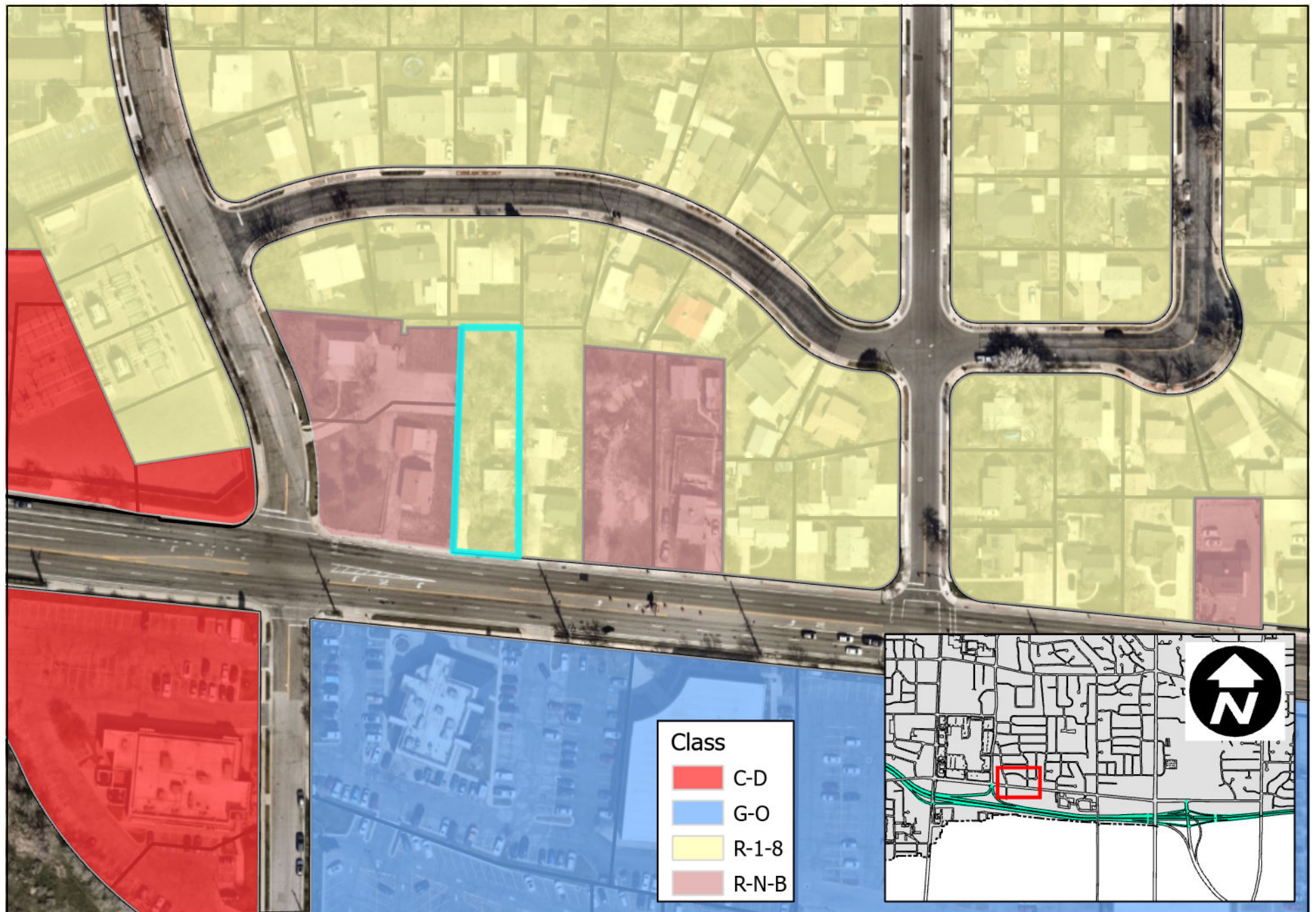
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | July 5th, 2024

313 East Winchester



313 East Winchester



"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE."

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to Gordon Webb Address 323 East Winchester Street
Murray, UT 84107

Quit - Claim Deed

GORDON LEGRANDE WEBB and MARLENE BRASHER

of Murray _____, County of Salt Lake _____, grantor
QUIT-CLAIM to GORDON LEGRANDE WEBB, a single person _____, State of Utah, hereby

of Murray _____, State of Utah _____, grantee,
Ten and 00/100 and other good and valuable considerations----- for the sum of
the following described tract of land in Salt Lake _____ DOLLARS,
State of Utah: _____ County,

Commencing at a point which is 29.3 rods North and South 84°45'00" East 158.31 feet
from the center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and
Meridian, and running thence South 84°45'00" East 64.25 feet; thence North 258.49
feet; thence West 55.72 feet; thence South 01°58'00" West 252.75 feet to the point
of Beginning.

WITNESS the hand of said grantors, this _____ 16th _____ day of
March _____, A.D., one thousand nine hundred and Ninety-nine

Signed in the presence of

Gordon Legrande Webb
GORDON LEGRANDE WEBB

Marlene Brasher 3/19/99
MARLENE BRASHER

STATE OF UTAH

COUNTY OF Salt Lake } ss.

On the 16th day of March
GORDON LEGRANDE WEBB and ~~MARLENE BRASHER~~

, 19 99, personally appeared before me

duly acknowledged to me that they executed the same.

, the signers of the within instrument, who

Notary Public
LINDA WOOD
4284 South 6340 West
West Valley City, Utah 84128
My Commission Expires
April 1, 2002
State of Utah

Linda Wood
Notary Public

Residing at:

BOOK 8260 PAGE 7441

7297385

AWT 99-113



AGENDA ITEM # 07

Chapter 17.78 Accessory Dwelling Units Text Amendment

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	July 18, 2024
APPLICANT:	Community & Economic Development Department	STAFF:	Zachary Smallwood, Planning Division Manager
PARCEL ID:	N/A	PROJECT NUMBER:	24-076
REQUEST:	Planning Division Staff proposes amendments to Chapter 17.78 Accessory Dwelling Units(ADUs). The request mainly addresses changes to the detached accessory dwelling unit standards.		

I. STAFF REVIEW & ANALYSIS

History & Background

The Utah State Legislature passed House Bill 462 (HB 462) in March of 2022, requiring that municipalities take additional steps to ensure that each jurisdiction is planning for and reducing barriers to moderate income housing. Moderate income is defined as those persons/families with household incomes less than eighty percent (80%) of the area median income (AMI).

HB 462 requires that municipalities include certain strategies in the Moderate Income Housing (MIH) elements of their general plans and provides a list of twenty-four “menu” items to select them from. HB 462 also requires that cities develop actionable implementation plans for each of those strategies and provide the state a yearly report on steps the city has made to make affordable housing more attainable.

In subsequent years since its passage the legislature has made additional modifications to the language. Some of these include additional menu items, penalties for noncompliance, and incentives for going above and beyond.

One of the menu items that was selected by Murray City states the following:

STRATEGY: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO, INTERNAL OR DETACHED ACCESSORY DWELLING UNITS (ADU) IN RESIDENTIAL ZONES.

Action Plan: The Community and Economic Development Department by December 31st, 2023 will review regulations to facilitate the construction of additional detached accessory dwelling units, including a review of the following items:

- Determine whether the city should allow a second ADU to be located on residential properties.
- Conduct a review of the setback requirements for detached ADUs and propose changes.
- Consider allowing a second level for appropriately located accessory structures when the second story would be used as an ADU.

Within the action plan shown above, it states that the Community and Economic Development Department will review the setback requirements for detached ADUs and propose changes. As we continue towards implementation of the Moderate-Income Housing Plan, staff has conducted a review of the standards for detached accessory dwelling units.

Review of Research

Staff conducted public policy research and benchmarked against multiple cities across Utah. Below is a summarization of the information found.

City	Detached ADU Setback	Distance from Main Dwelling	Max Square footage	Minimum Lot Area
Millcreek	5 feet	6 feet	50% up to 850 square feet	8,000
Midvale	2 feet	6 feet	900 sq ft	None
Taylorsville	10 feet	6 feet	75% no max	15,000
Draper	Same as Main Dwelling	6 feet	50% max	None
Holladay	Same as Main Dwelling	6 feet	None	Double underlying zone
South Salt Lake	5 feet	10 feet	50% up to 1,000 sq ft	

Both the American Planning Association and AARP's Public Policy Institute recommends detached setbacks at four feet (4'). Both also recommend no limit on size except that it be smaller than the primary dwelling on the property.

Review of Proposed Changes

In February of 2023 the City Council with the recommendation of the Planning Commission amended the Detached ADU standards for a minimum lot size of 12,000 square feet to a minimum of 10,000 square feet. This was the first step in loosening restrictions on Detached

ADUs. Since that was code was approved, we have had approximately four (4) applications for Detached ADUs among the total of twenty-four (24) ADU applications.

Planning staff has conducted thorough research into neighboring city regulations regarding detached ADUs as well as industry standards. Based on our observations we have suggested the following modifications:

1. Reduce the requirement of entrances to ADUs on the Corner Side Yard area.
 - a. Staff finds that often times residents are allowed accessory uses such as sheds, and garages that have doors that face the corner side yard area. This requirement allows for greater flexibility in someone to design an appropriate ADU.
2. Allowed square footage.
 - a. Staff is proposing to keep the limit on a maximum of 1,000 square feet in all instances. The proposed change is the allowable area percentage being increased from forty percent (40%) to fifty percent (50%). Many single family homes in Murray City are post-war bungalows with 1,000 square feet or less that could utilized their large lots to provide additional housing. As an example staff found a home on the County Assessor's Website that is 852 square feet. It is located on a .33 acre (14,375 sq foot) piece of property. The current code would allow a 340 square foot detached ADU. The proposed code would allow 426, which though still small, would be more beneficial and allows homeowners to better plan for a usable ADU.
3. Detached ADU Setbacks
 - a. Currently the ADU code states that a detached ADU must meet the same setbacks as a dwelling in the zone. This has proven to be exceptionally limiting to most homeowners. In most instances a detached ADU is required to have a twenty-five foot (25') setback from the rear property line and a minimum of eight feet (8') from the side. There is an additional section of the code that states any detached accessory structure be a minimum of six feet (6') away from the dwelling.
 - b. Staff is proposing to reduce the rear yard setback to ten feet (10') and increase the side yard to ten feet (10'). This is largely consistent with neighboring cities and industry standards. Staff is not recommending a change to the distance to the main dwelling because it is for fire safety.
4. Removal of design criteria
 - a. Staff is proposing removing the requirement that the ADU be compatible with exterior color and materials of the principal dwelling. This has been used in the past to disallow for changes in architectural style and personal expression on one's property.

Clean Up Items

Staff has made a few housekeeping modifications to the code to clear up some ambiguity. Specifically, under Section 17.78.090: Short Term Rentals Not Allowed. At the time of drafting the previous changes to the ADU code, staff was also drafting a short term rental ordinance.

The City Council decided to table the code at that time until a future date. Because it has never been adopted Chapter 17.23 does not exist and should not be cited in the code.

The remaining changes are grammatical in nature and have no effect on the ordinance.

II. DEPARTMENT REVIEWS

The draft changes were provided to each department for their reviews the week of July 2nd. The Power Department stated that property owners will still need to comply with Public Utility Easements and not being located underneath power lines. Other departments did not have any additional information to add or change.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this amendment. As of the date of this report, there have been no comments or questions.

IV. FINDINGS

Based on the analysis of the proposed amendments and review of the Murray City General Plan, staff concludes the following:

1. The proposed text amendment furthers objective 9 of the Land Use and Urban Design Element of the General Plan to “provide a mix of housing options and residential zones to meet a diverse range of needs related to lifestyle and demographics, including age, household size, and income” by making the process to construct and operate an ADU easier.
2. The proposed changes are in harmony with objective 11 of the Land Use and Urban Design Element to “stimulate reinvestment in deteriorating areas of the city to support growth and enhance the image of the community” by reducing the minimum setbacks for detached ADUs.
3. Staff finds that objective 3 of the Neighborhoods & Housing Element that states “encourage housing options for a variety of age, family size and financial levels” supports the proposed changes. This allows additional residents that own a home that may be struggling to pay their mortgage or have a family member, friend or caretaker to reside on the same property.
4. Staff finds that reviewing and updating the setback requirements and other adjustments will further the City’s priority of providing Moderate Income Housing options for residents of the city.

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed amendments to Chapter 17.78 Accessory Dwelling Units as reviewed in the Staff Report.**



NOTICE OF PUBLIC HEARING

July 18th, 2024, 6:30 PM

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

Amendments to Chapter 17.78 Accessory Dwelling Units. The request by Murray City Planning Staff to amend the ADU Code for Detached Accessory Dwelling Units and general text clean up.

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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

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

CHAPTER 17.78
ACCESSORY DWELLING UNITS

SECTION:

17.78.010: Purpose

17.78.020: Definitions

17.78.030: Accessory Dwelling Unit Permit Required

17.78.040: Attached Accessory Dwelling Development Standards

17.78.050: Detached Accessory Dwelling Development Standards

17.78.060: Affidavit

17.78.070: Inspection

17.78.080: Enforcement And Termination

17.78.090: Short Term Rentals Not Allowed

17.78.100: Business License Required

17.78.010: PURPOSE:

The city recognizes that accessory dwelling units (ADUs) in primarily residential zones can be an important tool in the overall housing plan for the city. The purposes of the ADU standards of this code are to:

- A. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;
- B. Provide for affordable housing opportunities;
- C. Make housing units available to moderate income people who might otherwise have difficulty finding homes within the city;
- D. Provide opportunities for additional income to offset rising housing costs;
- E. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in their life cycle; and
- F. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs. (Ord. 21-25: Ord. 09-23 § 2)

17.78.020: DEFINITIONS:

ATTACHED ACCESSORY DWELLING UNIT (AADU): A self-contained dwelling unit within an owner occupied single-family residence or located on an owner occupied property that is incorporated within the single-family residence which maintains complete independent living facilities for one or

more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen and/or laundry facilities.

DETACHED ACCESSORY DWELLING UNIT (DADU): A self-contained dwelling unit separated from a single-family residence but located on an owner occupied property which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen and/or laundry facilities.

OWNER OCCUPANCY: When a property owner, as reflected in title records, makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means. (Ord. 21-25: Ord. 09-23 § 2)

17.78.030: ACCESSORY DWELLING UNIT PERMIT REQUIRED:

An ADU meeting the development standards, as specified within this chapter, may be allowed in any zone that allows for single-family housing as a permitted use after approval of an accessory dwelling unit permit by the Community and Economic Development Director or their designee. (Ord. 21-25: Ord. 09-23 § 2)

17.78.040: ATTACHED ACCESSORY DWELLING DEVELOPMENT STANDARDS:

A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include evidence of owner occupancy as provided in section 17.78.020 of this chapter.

B. Only one ADU may be created per lot or property.

C. ADUs are allowed on properties that ~~are zoned to~~ allow single-family dwellings as a permitted use.

D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

E. Installing separate utility meters for the ADU is prohibited.

F. A separate entrance to the ADU shall not be allowed on the front ~~or corner lot side~~ yard. Any separate entrance shall be located to the side or rear of the principal residence.

G. In addition to the parking required for the primary unit, one (1) additional off street parking space shall be provided. ~~A total of~~ ~~In no case shall fewer than~~ three (3) ~~total~~ off street parking spaces ~~shall~~ be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.

H. Any additions to an existing building shall not exceed the allowable lot coverage standard for the underlying zone or encroach into the required setbacks. (Ord. 21-25)

17.78.050: DETACHED ACCESSORY DWELLING DEVELOPMENT STANDARDS:

REDLINE CHANGES

A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, ~~but not both,~~ as their permanent residence and at no time receive rent for the unit occupied by the owner ~~occupied unit~~. Application for an ADU shall include evidence of owner occupancy as provided in section 17.78.020 of this chapter.

B. Only one ADU may be created per lot or property.

C. ADUs are allowed on properties that ~~are zoned to~~ allow single-family dwellings as a permitted use.

D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

E. Installing separate utility meters for the ADU is prohibited.

F. A separate entrance to the ADU shall not be allowed on the front ~~or corner lot side~~ yard. Any separate entrance shall be located to the side or rear of the principal residence.

G. The total area of the ADU shall be less than ~~forty-fifty~~ percent (~~45~~0%) of the square footage of the primary residence and in no case shall exceed one thousand (1,000) square feet.

~~H. Detached ADUs shall not contain more than two (2) bedrooms.~~

I. In addition to the parking required for the primary unit, ~~onetwo (21)~~ additional off street parking spaces shall be provided. ~~A total of In no case shall fewer than fourthree (43) total~~ off street parking spaces shall be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.

J. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be ten thousand (10,000) square feet.

K. Detached ADUs shall ~~not meet the following standards: be located in a front or corner lot side yard and shall meet the same setbacks as required for the primary residence in the zone.~~

1. Not located in the front yard area as defined in Chapter 17.08

~~1-2.~~ Must be setback a minimum of ten feet (10') from rear and side yard property lines.

~~—L. Any detached ADU located in a required side yard must comply with the setbacks for the principal residence, and shall have adequate facilities for all discharge from roof and other drainage.~~

M. Construction of a detached ADU shall not exceed the allowable lot or rear yard coverage standard for the underlying zone or encroach into the required setbacks.

~~—N. Detached ADUs shall be compatible with the exterior color and materials of the principal dwelling.~~

O. The maximum height for detached ADUs is limited to one story and to twenty feet (20') or the height of the principal structure, whichever is less.

P. The total floor area of a detached structure containing an ADU shall not exceed one thousand (1,000) square feet.

Q. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements ~~set forth herein for a primary residence in the zone and meets the applicable building code.~~

(Ord. 23-03: Ord. 21-25)

17.78.060: AFFIDAVIT:

Applicants for all ADUs shall complete an affidavit stating that the owner of the property has obtained a permit for the ADU and will live in either the primary or accessory dwelling unit as their permanent residence. Upon approval of the ADU by the Community and Economic Development Department, the affidavit shall be recorded against the property (in the event the property owner decides to sell the home) to alert the future owner of the regulations for the ADU. (Ord. 21-25)

17.78.070: INSPECTION:

Following the issuance of an accessory dwelling unit permit, the community and economic development department may approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the community and economic development department. Representatives of the code enforcement/community and economic development department shall inspect the project to ensure that all required improvements meet the conditions of the permit and this chapter before a certificate of occupancy is issued. (Ord. 21-25: Ord. 09-23 § 2)

17.78.080: ENFORCEMENT AND TERMINATION:

A. Termination Of ADU And Reversion To Non-ADU Single Family Residence: In the event that the property owner no longer resides in either the primary or accessory dwelling unit, the ADU must be immediately vacated. Steps must be taken to return the residence or property to a single-family residence. These steps include, but are not limited to: removing stoves and laundry appliances from the ADU; removing electrical connections for stoves and dryers in the ADU; and removing and/or capping water connections for clothes washers. Proper permits shall be obtained where necessary for restoring the ADU to a single-family residence.

B. Property Lien:

1. In addition to any other legal or equitable remedies available to the City, the City may hold a lien against an AADU if:

- a. The owner violates any of the provisions of this chapter or section 10-9a-530 of the Utah Code;
- b. The City provides a written notice of violation as required under this section;
- c. The City holds a hearing and determines that the violation has occurred if the owner files a written objection to the notice of violation;
- d. The owner fails to cure the violation within the time period described in this section;

- e. The City provides a written notice of lien; and
 - f. The City records a copy of the written notice of lien with the Salt Lake county recorder.
2. Notice Of Violation: The written notice of violation shall:
- a. Describe the specific violation;
 - b. Provide the owner with a reasonable opportunity to cure the violation that is:
 - (1) No less than fourteen (14) days after the day on which the City sends the written notice of violation if the violation results from the owner renting or offering to rent the AADU for a period of less than thirty (30) consecutive days; or
 - (2) No less than thirty (30) days after the day on which the City sends the written notice of violation for any other violation;
 - c. State that if the owner fails to cure the violation with the required time period, the City may hold a lien against the property in an amount of up to one hundred dollars (\$100.00) for each day of violation after the day on which the opportunity to cure the violation expires;
 - d. Notify the owner:
 - (1) That the owner may file a written objection to the notice of violation within fourteen (14) days after the day on which the written notice of violation is post-marked or posted on the property; and
 - (2) The name and address of the Community and Economic Development Director, with whom the written objection may be filed;
 - e. Be mailed to:
 - (1) The property owner of record; and
 - (2) Any other individual designated to receive notice in the owner's license or permit records; and
 - f. Be posted on the property.
3. Notice Of Lien: The written notice of lien shall:
- a. Comply with the requirements of title 38 chapter 12 of the Utah Code, Notice of Lien Filing;
 - b. State that the property is subject to a lien;
 - c. Specify the lien amount, in an amount up to one hundred dollars (\$100.00) for each day of violation after the day on which the opportunity to cure the violation expires;
 - d. Be mailed to:
 - (1) The property owner of record; and
 - (2) Any other individual designated to receive notice in the owner's license or permit records; and
 - e. Be posted on the property.

4. Written Objection And Hearing.

a. If an owner files a written objection to the notice of violation, the City shall:

(1) Within ten (10) business days after the written objection is received, hold a hearing in accordance with title 52, chapter 4, Open and Public Meetings Act, before the Community and Economic Development Director (Director) to conduct a review and determine whether the specific violation described in the written notice of violation has occurred; and

(2) Notify the owner in writing of the date, time and location of the hearing described above, no less than fourteen (14) days before the day on which the hearing is held.

b. If an owner files a written objection to the notice of violation, the City may not record a lien until the City holds a hearing and the Director makes a determination that the specific violation has occurred.

c. In order for the Director to determine that a specific violation has occurred, a violation must be proved by clear and convincing evidence.

d. If the Director determines at the hearing that the specific violation has occurred, the City may impose a lien in an amount of up to one hundred dollars (\$100.00) for each day of violation after the day on which the opportunity to cure the violation expires, regardless of whether the hearing is held after the day on which the opportunity to cure the violation has expired.

e. If the Director determines at the hearing that the specific violation has not occurred, the City may not hold a lien against the property or impose any penalty or fee on the owner in relation to the specific violation described in the written notice of violation.

5. Curing A Violation: If an owner cures a violation within the time period prescribed in the written notice of violation, the City may not hold a lien against the property or impose any penalty or fee on the owner in relation to the specific violation described in the written notice of violation. (Ord. 21-25: Ord. 09-23 § 2)

17.78.090: SHORT TERM RENTALS NOT ALLOWED:

A. By applying for an ADU, the property owner shall agree that the main dwelling and the proposed ADU will not be used as a short-term rental.

~~B. Short-term rental means the same as defined in chapter 17.23 and is defined here as renting all or a portion of a property for less than thirty (30) days at a time.~~

~~C. Any violation of this section shall fall under chapter 17.23: Short Term Rentals. (Ord. 21-25)~~

17.78.100: BUSINESS LICENSE REQUIRED:

A residential rental business license is required to rent out either the main or accessory dwelling unit. (Ord. 21-25)

CHAPTER 17.78
ACCESSORY DWELLING UNITS

SECTION:

17.78.010: Purpose

17.78.020: Definitions

17.78.030: Accessory Dwelling Unit Permit Required

17.78.040: Attached Accessory Dwelling Development Standards

17.78.050: Detached Accessory Dwelling Development Standards

17.78.060: Affidavit

17.78.070: Inspection

17.78.080: Enforcement And Termination

17.78.090: Short Term Rentals Not Allowed

17.78.100: Business License Required

17.78.010: PURPOSE:

The city recognizes that accessory dwelling units (ADUs) in primarily residential zones can be an important tool in the overall housing plan for the city. The purposes of the ADU standards of this code are to:

- A. Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;
- B. Provide for affordable housing opportunities;
- C. Make housing units available to moderate income people who might otherwise have difficulty finding homes within the city;
- D. Provide opportunities for additional income to offset rising housing costs;
- E. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in their life cycle; and
- F. Preserve the character of single-family neighborhoods by providing standards governing development of ADUs. (Ord. 21-25: Ord. 09-23 § 2)

17.78.020: DEFINITIONS:

ATTACHED ACCESSORY DWELLING UNIT (AADU): A self-contained dwelling unit within an owner occupied single-family residence or located on an owner occupied property that is incorporated within the single-family residence which maintains complete independent living facilities for one or

more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen and/or laundry facilities.

DETACHED ACCESSORY DWELLING UNIT (DADU): A self-contained dwelling unit separated from a single-family residence but located on an owner occupied property which maintains complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation including a separate kitchen and/or laundry facilities.

OWNER OCCUPANCY: When a property owner, as reflected in title records, makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means. (Ord. 21-25: Ord. 09-23 § 2)

17.78.030: ACCESSORY DWELLING UNIT PERMIT REQUIRED:

An ADU meeting the development standards, as specified within this chapter, may be allowed in any zone that allows for single-family housing as a permitted use after approval of an accessory dwelling unit permit by the Community and Economic Development Director or their designee. (Ord. 21-25: Ord. 09-23 § 2)

17.78.040: ATTACHED ACCESSORY DWELLING DEVELOPMENT STANDARDS:

- A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include evidence of owner occupancy as provided in section 17.78.020 of this chapter.
- B. Only one ADU may be created per lot or property.
- C. ADUs are allowed on properties that allow single-family dwellings as a permitted use.
- D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- E. Installing separate utility meters for the ADU is prohibited.
- F. A separate entrance to the ADU shall not be allowed on the front yard. Any separate entrance shall be located to the side or rear of the principal residence.
- G. In addition to the parking required for the primary unit, one (1) additional off street parking space shall be provided. A total of three (3) off street parking spaces shall be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.
- H. Any additions to an existing building shall not exceed the allowable lot coverage standard for the underlying zone or encroach into the required setbacks. (Ord. 21-25)

17.78.050: DETACHED ACCESSORY DWELLING DEVELOPMENT STANDARDS:

A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, as their permanent residence and at no time receive rent for the unit occupied by the owner. Application for an ADU shall include evidence of owner occupancy as provided in section 17.78.020 of this chapter.

B. Only one ADU may be created per lot or property.

C. ADUs are allowed on properties that allow single-family dwellings as a permitted use.

D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.

E. Installing separate utility meters for the ADU is prohibited.

F. A separate entrance to the ADU shall not be allowed on the front yard. Any separate entrance shall be located to the side or rear of the principal residence.

G. The total area of the ADU shall be less than fifty percent (50%) of the square footage of the primary residence and in no case shall exceed one thousand (1,000) square feet.

I. In addition to the parking required for the primary unit, one (1) additional off street parking spaces shall be provided. A total of three (3) off street parking spaces shall be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.

J. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be ten thousand (10,000) square feet.

K. Detached ADUs shall meet the following standards:

1. Not located in the front yard area as defined in Chapter 17.08
2. Must be setback a minimum of ten feet (10') from rear and side yard property lines.

M. Construction of a detached ADU shall not exceed the allowable lot or rear yard coverage standard for the underlying zone or encroach into the required setbacks.

O. The maximum height for detached ADUs is limited to one story and to twenty feet (20') or the height of the principal structure, whichever is less.

P. The total floor area of a detached structure containing an ADU shall not exceed one thousand (1,000) square feet.

Q. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements set forth herein.

(Ord. 23-03: Ord. 21-25)

17.78.060: AFFIDAVIT:

Applicants for all ADUs shall complete an affidavit stating that the owner of the property has obtained a permit for the ADU and will live in either the primary or accessory dwelling unit as their

permanent residence. Upon approval of the ADU by the Community and Economic Development Department, the affidavit shall be recorded against the property (in the event the property owner decides to sell the home) to alert the future owner of the regulations for the ADU. (Ord. 21-25)

17.78.070: INSPECTION:

Following the issuance of an accessory dwelling unit permit, the community and economic development department may approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the community and economic development department. Representatives of the code enforcement/community and economic development department shall inspect the project to ensure that all required improvements meet the conditions of the permit and this chapter before a certificate of occupancy is issued. (Ord. 21-25: Ord. 09-23 § 2)

17.78.080: ENFORCEMENT AND TERMINATION:

A. Termination Of ADU And Reversion To Non-ADU Single Family Residence: In the event that the property owner no longer resides in either the primary or accessory dwelling unit, the ADU must be immediately vacated. Steps must be taken to return the residence or property to a single-family residence. These steps include, but are not limited to: removing stoves and laundry appliances from the ADU; removing electrical connections for stoves and dryers in the ADU; and removing and/or capping water connections for clothes washers. Proper permits shall be obtained where necessary for restoring the ADU to a single-family residence.

B. Property Lien:

1. In addition to any other legal or equitable remedies available to the City, the City may hold a lien against an AADU if:

- a. The owner violates any of the provisions of this chapter or section 10-9a-530 of the Utah Code;
- b. The City provides a written notice of violation as required under this section;
- c. The City holds a hearing and determines that the violation has occurred if the owner files a written objection to the notice of violation;
- d. The owner fails to cure the violation within the time period described in this section;
- e. The City provides a written notice of lien; and
- f. The City records a copy of the written notice of lien with the Salt Lake county recorder.

2. Notice Of Violation: The written notice of violation shall:

- a. Describe the specific violation;
- b. Provide the owner with a reasonable opportunity to cure the violation that is:

(1) No less than fourteen (14) days after the day on which the City sends the written notice of violation if the violation results from the owner renting or offering to rent the AADU for a period of less than thirty (30) consecutive days; or

(2) No less than thirty (30) days after the day on which the City sends the written notice of violation for any other violation;

c. State that if the owner fails to cure the violation with the required time period, the City may hold a lien against the property in an amount of up to one hundred dollars (\$100.00) for each day of violation after the day on which the opportunity to cure the violation expires;

d. Notify the owner:

(1) That the owner may file a written objection to the notice of violation within fourteen (14) days after the day on which the written notice of violation is post-marked or posted on the property; and

(2) The name and address of the Community and Economic Development Director, with whom the written objection may be filed;

e. Be mailed to:

(1) The property owner of record; and

(2) Any other individual designated to receive notice in the owner's license or permit records; and

f. Be posted on the property.

3. Notice Of Lien: The written notice of lien shall:

a. Comply with the requirements of title 38 chapter 12 of the Utah Code, Notice of Lien Filing;

b. State that the property is subject to a lien;

c. Specify the lien amount, in an amount up to one hundred dollars (\$100.00) for each day of violation after the day on which the opportunity to cure the violation expires;

d. Be mailed to:

(1) The property owner of record; and

(2) Any other individual designated to receive notice in the owner's license or permit records; and

e. Be posted on the property.

4. Written Objection And Hearing.

a. If an owner files a written objection to the notice of violation, the City shall:

(1) Within ten (10) business days after the written objection is received, hold a hearing in accordance with title 52, chapter 4, Open and Public Meetings Act, before the Community and Economic Development Director (Director) to conduct a review and determine whether the specific violation described in the written notice of violation has occurred; and

(2) Notify the owner in writing of the date, time and location of the hearing described above, no less than fourteen (14) days before the day on which the hearing is held.

b. If an owner files a written objection to the notice of violation, the City may not record a lien until the City holds a hearing and the Director makes a determination that the specific violation has occurred.

c. In order for the Director to determine that a specific violation has occurred, a violation must be proved by clear and convincing evidence.

d. If the Director determines at the hearing that the specific violation has occurred, the City may impose a lien in an amount of up to one hundred dollars (\$100.00) for each day of violation after the day on which the opportunity to cure the violation expires, regardless of whether the hearing is held after the day on which the opportunity to cure the violation has expired.

e. If the Director determines at the hearing that the specific violation has not occurred, the City may not hold a lien against the property or impose any penalty or fee on the owner in relation to the specific violation described in the written notice of violation.

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17.78.090: SHORT TERM RENTALS NOT ALLOWED:

A. By applying for an ADU, the property owner shall agree that the main dwelling and the proposed ADU will not be used as a short-term rental.

17.78.100: BUSINESS LICENSE REQUIRED:

A residential rental business license is required to rent out either the main or accessory dwelling unit. (Ord. 21-25)



July 12, 2024

Murray City Planning Commission

Agenda Item #8, Form Based Code Discussion

Dear Commissioners,

Earlier this year, the City Council appropriated funds for the development of a Form Based Code for the downtown area of Murray. Planning staff went through a public RFP process and selected VODA Landscape + Planning to work with us in developing this code.

Mark Morris with VODA will be presenting information on what Form Based Code is and what it isn't. This will be a discussion and allow the Commission to ask questions, and provide feedback as we begin this process over the next few months. We look forward to speaking with you about the future of the downtown as we continue to rapidly move forward with the development of downtown.

Thank you,

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