



**Murray City Planning Commission Meeting
Notice of Meeting and Agenda**

Thursday, July 17th, 2025

Pre-Meeting: 6:00 p.m. (Poplar Room #151, Public Welcome)

**The premeeting is to briefly review the agenda items and ask any questions to staff.
The premeeting will also include an update on the Fashion Place West Station Area Plan.**

Meeting Time: 6:30 p.m.

Murray City Hall, 10 East 4800 South, Council Chambers

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

Supporting materials are available at <https://www.murray.utah.gov/779/Agendas-Attachment>.

CALL MEETING TO ORDER

BUSINESS ITEMS:

1. Approval of Minutes
 - None
2. Conflict(s) of Interest
3. Approval of Findings of Fact
 - a. Seyed Auto – Conditional Use Permit
 - b. La Rana Auto Sales – Conditional Use Permit
 - c. Holy Protection Orthodox Church – Site Plan Review
 - d. Murray Tower Plaza – Master Site Plan Review

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

4. Automotive Addiction Museum Project #25-069
158 East 4500 South
The applicant is requesting a conditional use permit to allow a car storage facility/museum in the C-D zone.
5. Legacy Materials Project # 25-023
4300 South Commerce Drive
Consider a request to revoke the Conditional Use Permit for Legacy Materials.

SUBDIVISION(S) – ADMINISTRATIVE ACTION

6. 1151 East Subdivision Project #25-061
Request for a subdivision of a residential lot in the R-2-10 zone.

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, August 7th, 2025, 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 pc@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

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>.

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Seyed Auto
PROJECT NUMBER: 25-057
APPLICANT: Seyed Amir Adabkhah
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow an auto sales business within the C-D Zone on the property located at 525 West 5300 South Suite 125.

II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows the operation of an auto sales business (LU #5511) within the C-D 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 July 3, 2025 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 auto sales business (LU #5511), is allowed in the C-D Commercial Development Zoning District subject to Conditional Use Permit approval.

2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

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

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for Conditional Use Permit approval on the property. The vote was 6-0 with Commissioners Hristou, Richards, Rogers, Hildreth, Hacker, and Klinge in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.

2. Prior to business license approval, the applicant and the property owner shall install additional landscaping along 5300 South so that the property is in compliance with Chapter 17.68 Landscape Requirements.

3. The applicant shall obtain a building permit prior to any remodeling that may occur.

4. The project shall comply with all applicable building and fire code standards.

5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 17th DAY OF July, 2025.**

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: La Rana Auto Sales
PROJECT NUMBER: 25-062
APPLICANT: Moira Pena & Jose Rojas
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow an auto sales business within the M-G Zone on the property located at 4195 South 500 West #30

II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows the operation of an auto sales business (LU #5511) within the M-G, Manufacturing General 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 July 3, 2025 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 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.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for Conditional Use Permit approval on the property. The vote was 6-0 with Commissioners Hristou, Richards, Rogers, Hildreth, Hacker, and Klinge in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The applicant shall obtain a building permit prior to any remodeling that may occur.
3. Prior to approval of the business license, the applicant and/or property owner must stripe parking.
4. The project shall comply with all applicable building and fire code standards.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 17th DAY OF July, 2025.**

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Holy Protection Orthodox Church

PROJECT NUMBER: 25-050

APPLICANT: Travis Sheppard

APPLICATION TYPE: Site Plan Review

I. REQUEST:

The applicant is requesting site plan approval for construction of a new 8,076 sq. ft. church building.

II. MUNICIPAL CODE AUTHORITY:

Sections 17.54.020 and 17.144.040 of the Murray City Land Use Ordinance require new construction and significant modifications of existing buildings and sites in the G-O Zone to be reviewed and approved by the Planning Commission.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on July 3, 2025 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 is consistent with the goals and objectives of the Murray City General Plan.
2. With conditions, the proposed plan meet the requirements of the Murray City Land Use Ordinance.

3. With conditions, the proposed plan will enhance the visual and physical appearance of one of Murray's most important connectivity centers per the Murray City General Plan.

4. With conditions, the proposed plan will promote the continuance of making 900 East a more vibrant area of Murray City.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for Site Plan Review on the property. The vote was 6-0 with Commissioners Hristou, Richards, Rogers, Hildreth, Hacker, and Klinge in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all Murray City Engineering requirements.
2. The applicant shall meet all Fire Department requirements.
3. The applicant shall meet all Water Division requirements.
4. The applicant shall meet all Wastewater Division requirements.
5. The applicant shall obtain a building permit prior to any construction occurring on the site.
6. The applicant shall work with Murray City staff to locate a twenty-foot (20') paved access drive.
7. The applicant must show a six-foot masonry wall on the property line that is adjacent to the residential zone prior to the issuance of the building permit.
8. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance including the additional street frontage landscaping prior to Planning approval of a building permit.
9. Meet all parking requirements of Chapter 17.72, including ADA stall regulations.
10. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 17th DAY OF July, 2025.**

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Murray Tower Plaza

PROJECT NUMBER: 25-015

APPLICANT: Jim Allred

APPLICATION TYPE: Design Review

I. REQUEST:

The applicant is requesting Design and Master Site Plan Review approval to allow the development of a mixed-use project.

II. MUNICIPAL CODE AUTHORITY:

Section 17.170.040 of the Land Use Ordinance outlines the process for review of applications located within the Murray City Center District (MCCD). New construction within the zone requires Design Review approval by the Planning Commission after obtaining a recommendation from the MCCD Review Committee.

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 July 3, 2025 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 mixed use development is consistent with the goals and objectives of the Murray City General Plan.
2. Land Use #1100, Housing Units are a permitted use in the MCCD Zone.

3. Horizontal Mixed Use developments are allowed subject to Master Site Plan approval by the Murray City Planning Commission.
4. With conditions, the proposed development complies with the requirements of the MCCD Zone and other applicable standards of the Murray City Land Use Ordinance.

VI. **DECISION AND SUMMARY**

The Planning Commission **APPROVED** the request for Site Plan Review on the property. The vote was 6-0 with Commissioners Hristou, Richards, Rogers, Hildreth, Hacker, and Klinge in favor and none opposed. The approval is contingent on the following conditions:

1. The project shall meet Murray City Engineering requirements.
2. The applicant shall meet all Murray City Water division requirements.
3. The project shall meet all Murray City Wastewater requirements.
4. The applicant shall meet all Murray City Power Department requirements and meet with power department staff to plan power service to the new building.
5. The applicant shall meet all Murray City Fire Department requirements.
6. The project shall meet all requirements of the Murray City Land Use Ordinance and the Master Site Plan.
7. The applicant shall work with staff to add street facing entrances for the State Street medical office building and restaurant buildings as required by code.
8. The applicant shall work with staff to increase the amount of landscaping and open space.
9. The applicant shall obtain appropriate permits for any new signage on the property.
10. The applicant shall obtain proper building permits prior to any construction and meet all building division requirements.
11. The applicant shall ensure any new businesses going into the commercial units obtain a business license prior to conducting operations.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 17th DAY OF July, 2025.

Michael Richards, Chair
Murray City Planning Commission



AGENDA ITEM #04 – Automotive Addiction Museum

ITEM TYPE:	Conditional Use Permit to allow an automotive storage facility & museum.		
ADDRESS:	158 East 4500 South	MEETING DATE:	July 17 th , 2025
APPLICANT:	Automotive Addiction LLC	STAFF:	Ruth Ruach, Planner 1
PARCEL ID:	22-06-305-046	PROJECT NUMBER:	#25-069
ZONE:	C-D, Commercial Development		
SIZE:	2.13-acre site 23,600 ft ² unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow an automotive storage facility and museum on the subject property.		



I. LAND USE ORDINANCE

Section 17.160.030 of the Murray City Land Use Ordinance allows an automotive storage facility and museum (LU#7110) within the C-D zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located south of 4500 South and east of State Street.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Commercial	R-M-20 & C-D
South	Commercial	C-D
East	Residential	R-M-10
West	Commercial	C-D

The existing building for the automotive museum, adjacent to the R-M-10 zone, is an existing nonconforming building that was built under previous Code and does not comply with the required 20-foot setback from residential properties. The applicant does not propose to expand the footprint of the building. Compliance with the commercial setback from residential properties required by the C-D zone in Section 17.160.040 is not required due to the nonconforming status of the building.

Project Description

The applicant proposes the operation of a unique automotive storage facility and museum. A significant aspect of the proposal is the regular display of a collection of stored vehicles to the public, similar to a museum or gallery. This will allow visitors to use the automotive display as a backdrop for gatherings or events, as stated in the applicant's narrative. The applicant plans to occupy two units within a large, warehouse-like building that will provide adequate space for automotive storage and display.

Landscaping

To comply with minimum landscaping requirements of the code, the eighty-four (84) feet of property frontage along 4500 South shall be enhanced with a minimum of three (3) trees, four (4) 5-gallon shrubs and eight (8) 1-gallon shrubs. City Code also requires a minimum ten (10') buffer of landscaping along commercial properties that abut residential properties. However, the existing building, which is a nonconforming structure, directly abuts residential properties to the east making the full ten (10') feet buffer of landscaping infeasible. Although Staff will not require the ten (10') buffer of landscaping, Staff expects compliance with all other landscaping requirements as a condition of approval.

Access & Parking

Access to the site will be provided from 4500 South and 4600 South.

According to the American Planning Association's report on Parking Standards, the "museum" parking standard most closely aligns with the proposed use. Therefore, using the parking standard of one (1) stall per eight hundred (800) square feet, Staff calculated 30 parking stalls are required. The submitted site plan depicts fifty-six (56) parking stalls, exceeding the number of required parking stalls. However, the existing parking striping on the site is faded. A condition of approval will be the comprehensive re-striping of all parking areas.

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 recreational and educational opportunity for the community and visitors interested in automotive culture.

- 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.**

The proposed automotive storage facility and museum aligns with the intent of the C-D zone and the applicant is required to demonstrate compliance with all applicable zoning regulations.

- 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.**

Murray City Planning Division Staff has determined that the applicant has submitted sufficient

information for an adequate review of this Conditional Use Permit application by Murray City Staff and the Murray City Planning Commission. Additional materials may be required after the Planning Commission's review or as stated in the Staff Report.

IV. CITY DEPARTMENT REVIEW

The application materials for the automotive storage facility and museum were made available to Murray City department staff for review and comment on July 2nd, 2025. Reviewing personnel included the Engineering and Building Divisions, and the Water, Sewer, Power, and Fire Departments. All reviewing departments recommended approval without conditions or concerns.

V. PUBLIC INPUT

Thirty-four (34) notices of the public meeting were sent to surrounding property owners. 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 automotive storage facility and museum, staff concludes the following:

1. The proposed use for an auto sales business (LU #7110), is allowed in the C-D Commercial Development Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

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 automotive storage facility and museum at the property addressed 158 East 4500 South** subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. Prior to business license approval, the applicant and/or property owner shall install additional landscaping along 4500 South so that the property is in compliance with Chapter 17.68 Landscape Requirements.
3. The applicant shall obtain a building permit prior to any remodeling that may occur.
4. The project shall comply with all applicable building and fire code standards.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

6. Prior to approval of the business license, the applicant and/or property owner must stripe parking and ensure the required number of parking stalls are installed as specified in the staff report.

More than 2 screens:*Minimum:* 1 per 6 seats*Maximum:* 1 per 4 seats**2 or fewer screens:***Minimum:* 1 per 6 seats*Maximum:* 1 per 4 seats (*San Antonio, Tex., pop. 1,144,646*)*Minimum:* 0.3 spaces per seat or 6 linear feet bench seating*Maximum:* 0.4 space per seat or 5 linear feet bench seating (*Gresham, Ore., pop. 90,205*)*Minimum:* 1 space for each 4 seats*Maximum:* 1 space for each 3 seats (*Jefferson County, Ky., pop. 693,604*)*Minimum:* 1 per 5 seats*Maximum:* 1 per 4 seats (*Glenville, N.Y., pop. 28,183*)Bicycle Parking Standard: 0.04 space per seat or 60 linear feet bench seating (*Gresham, Ore., pop. 90,205*)Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 4, or 1 per 50 seats (*Jefferson County, Ky., pop. 693,604*)Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 4 seats (*Grand Junction, Colo., pop. 41,498*)**movie theater, drive-in** (see also *drive-in use, unless otherwise specified*)

- Reservoir per auto-stacking spaces at ticket booth equal in number to 10 percent of rated design capacity use (*Plainfield, Ill., pop. 13,038*)

- 1 space per company or business vehicle on the premises, plus any additional space the board (of municipal and zoning appeals) requires after considering written recommendations by the department of public works (*Baltimore, Md., pop. 651,154*)

- 6 spaces (*Thornton, Colo., pop. 82,384*)

- 10 percent over vehicle capacity (*Gaithersburg, Md., pop. 52,613*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats*Maximum:* 1 per 4 seats or 1 per 50 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)*Minimum:* 1 space for each vehicle at maximum capacity, plus 3 spaces*Maximum:* 1 space for each vehicle at maximum capacity, plus 10 spaces (*Jefferson County, Ky., pop. 693,604*)**moving company**

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)

- 1 space per 1,000 square feet (*Lufkin, Tex., pop. 32,709*)

Minimum: 1 space per 1,000 square feet of site area*Maximum:* 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)**museum** (see also *cultural uses*)

- 1 parking space shall be provided for each 800 square feet of floor area (*Park Ridge, Ill., pop. 37,775*)

- 1 per 250 square feet of gross floor area, plus 1 per 2 employees (*Dartmouth, Mass., pop. 30,666*)



museum

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: Automotive Addiction Museum

Project Address: 158 E 4500 S

Parcel Identification (Sidwell) Number: 2206305046002

Parcel Area(acres): 1.22 Current Use: Commercial Proposed: Commercial / Museum

Floor Area(square feet): 16,033 Zoning District: CDC Land Use Code: _____

Applicant Information

Name: Bill Van Sickle / Automotive Addiction LLC

Mailing Address: 4109 S 1400 E City: Millcreek City State: UT ZIP: 84124

Phone #: 801-694-9683 Fax #: _____ Email Address: bill.draftmaster@gmail.com

Property Owner's Information (If different)

Name: Eugene Kim

Mailing Address: 4951 S Whitmoor Road City: Holladay State: UT ZIP: 84117

Phone #: 801-884-2340 Fax #: _____ Email Address: eekim@advancedgloves.com

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

We are requesting to allow a car storage facility / museum to occupy part of the existing building.

Authorized Signature: Bill Van Sickle Date: 6/27/2025

For Office Use Only

Project Number: 25-069 Date Accepted: 6/25/2025

Planner Assigned: Ruth

Property Owners Affidavit

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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

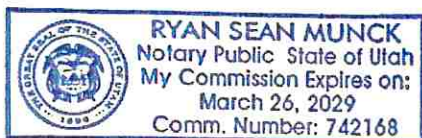
County of Salt Lake

Subscribed and sworn to before me this 18 day of June, 2025.

[Signature]
Notary Public

Residing in Utah

My commission expires: March 26, 2029



Agent Authorization

I (we), Eugene Kim, the owner(s) of the real property located at 158 E 4500S in Murray City, Utah, do hereby appoint Bill Van Sickle / Automotive Addiction LLC, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Bill Van Sickle / Automotive Addiction LLC to appear on my (our) behalf before any City board or commission considering this application.

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

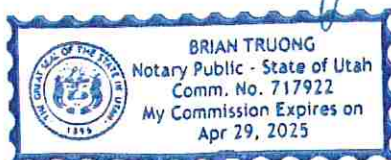
County of Salt Lake

On the 21 day of March, 2025, personally appeared before me Eugene Edward Kim the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary public

Residing in: Utah

My commission expires: April 29, 2025



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

Property Owner Name: Eugen Kim Phone: 801-884-2340

Property Address: 158 E 4500 S Murray, UT 84107

Name of Organization/Business: Lasmos Enterprises

Contact Person: Eugen Kim Phone: 801-884-2340

Address: 4951 S Westminster Rd City: Holladay UT Zip 84117

Email address: EKim @ ADVANCED GLOVES. 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:  _____ Date: 3/21/25

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



6/20/2025

Murray City Planning Department

Re: Automotive Addiction CUP

Murray City Planning,

We would like to propose a tenant improvement to store cars for display/museum purposes, hold small events with 1000 people or less, display cars for small groups to visit, sell exotic cars and consign cars for sale.

We are primarily a car storage facility, but people like to have corporate parties, member events, weddings, and small car shows in and around our cars.

Thank you,

Bill Van Sickle
Van Sickle Design and Drafting
Automotive Addiction
(801)694-9683
Bill.draftmaster@gmail.com



NOTICE OF PUBLIC HEARING

July 17th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Bill Van Sickle** for the property located at **158 East 4500 South**. The applicant is requesting Conditional Use Permit approval to allow for the operation of an auto storage facility/museum.

To make comments regarding this application, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 300 feet of the subject property.

The meeting will be streamed online at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



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.

Automotive Addiction Tenant Improvement

158 E 4500 S
Murray, Utah 84107

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	Area Calculation Plan			
C1.01	Existing Site Plan			
A2.01	Main Level Plan - Existing			
A2.02	Main Level Plan - Proposed			
A2.03	Roof Plan			
A3.01	Isometric Elevations			
E1.01	Main Level Electrical Plan - Existing			

CODE ANALYSIS	
CONSTRUCTION TYPE	C II
OCCUPANCY	B
2021 IBC (International Building Code)	
2021 IPC (International Plumbing Code)	
2021 IMC (International Mechanical Code)	
2019 IECC (International Energy Conservation Code)	
2019 NEC (National Electrical Code)	

SYMBOL LEGEND			
<u>Room name</u> 101 0'-0" x 15'-0"	ROOM TAG		INTERIOR ELEVATION
	KEYNOTE TAG		EXTERIOR ELEVATION
	REVISION TAG		SPOT ELEVATION
	WINDOW TAG		BUILDING SECTION
	DOOR TAG		WALL SECTION SECTION
	HOSE BIB		DETAIL TAG

Architect of Record	Contruction Documents	Structural	General Contractor
Jeff Creveling Van Sickle Design & Drafting 786 Division Street #201 Park City, Utah 84098 801.856.7837 hjc@sisna.net	Bill Van Sickle Van Sickle Design & Drafting 786 Division Street #201 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com		

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VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesigndrafting.com

Revision Schedule	
Revision Number	Revision Date

Automotive Addiction

Tentant Improvement

158 E 4500 S
Murray, UT 84107

Cover Sheet

DATE

6/20/2025

SHEET

A1.01

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Revision Schedule	
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Automotive Addition

Tenant Improvement

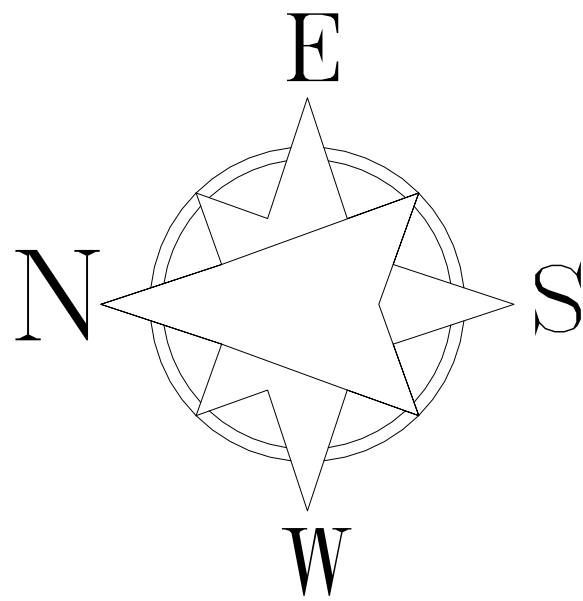
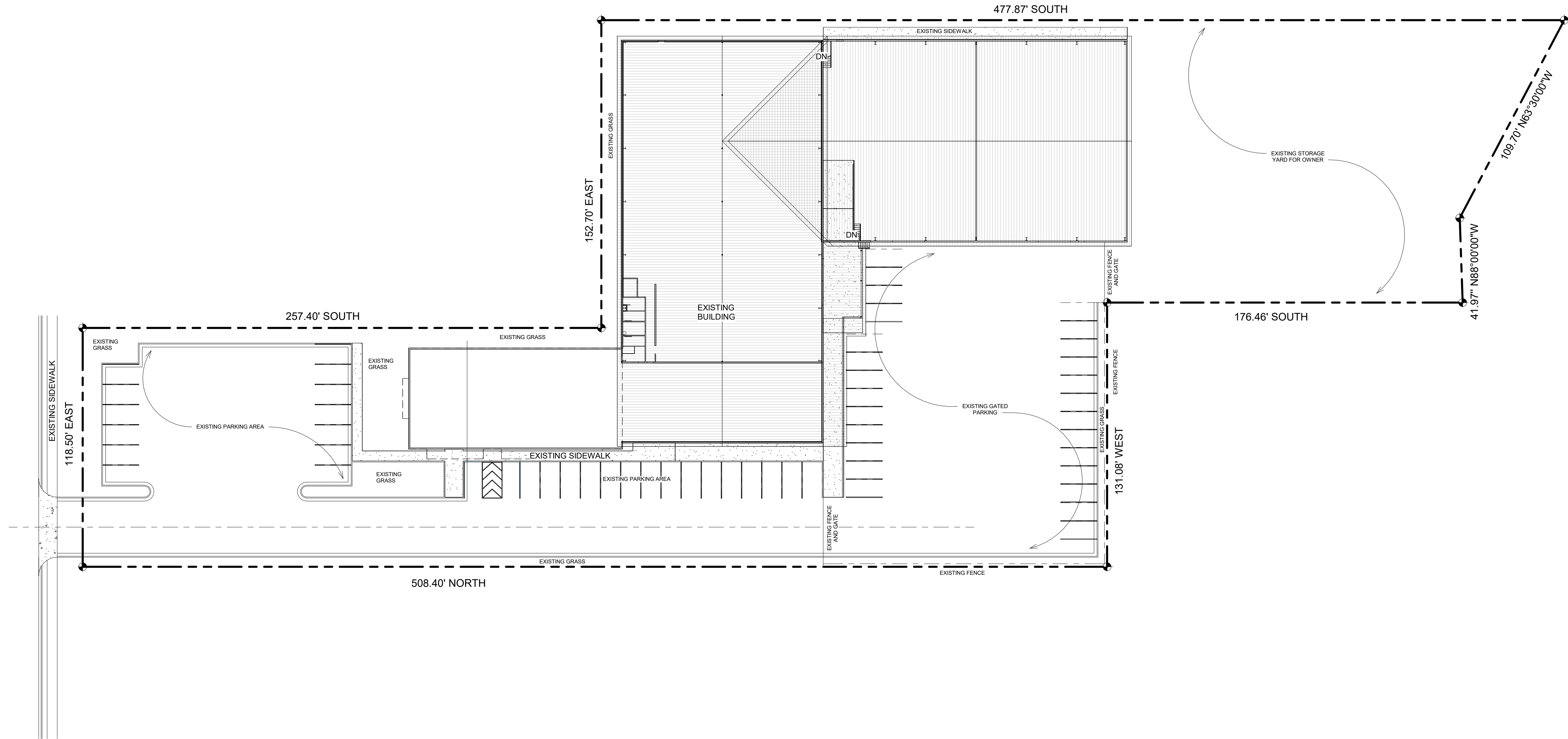
158 E 4500 S
Murray, UT 84107

Area Calculation
Plan

DATE
6/20/2025

SHEET
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4500 SOUTH



1 Site Plan
1" = 30'-0"

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Revision Schedule	
Revision Number	Revision Date

Automotive Addiction
Tentant Improvement
158 E 4500 S
Murray, UT 84107

Existing Site Plan

DATE
6/20/2025

SHEET
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LIMITATIONS ON
BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN
PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER,
USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN
PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND
EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY
SIGNED AGREED

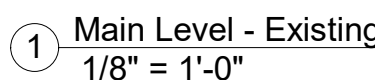
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Main Level Plan - Existing

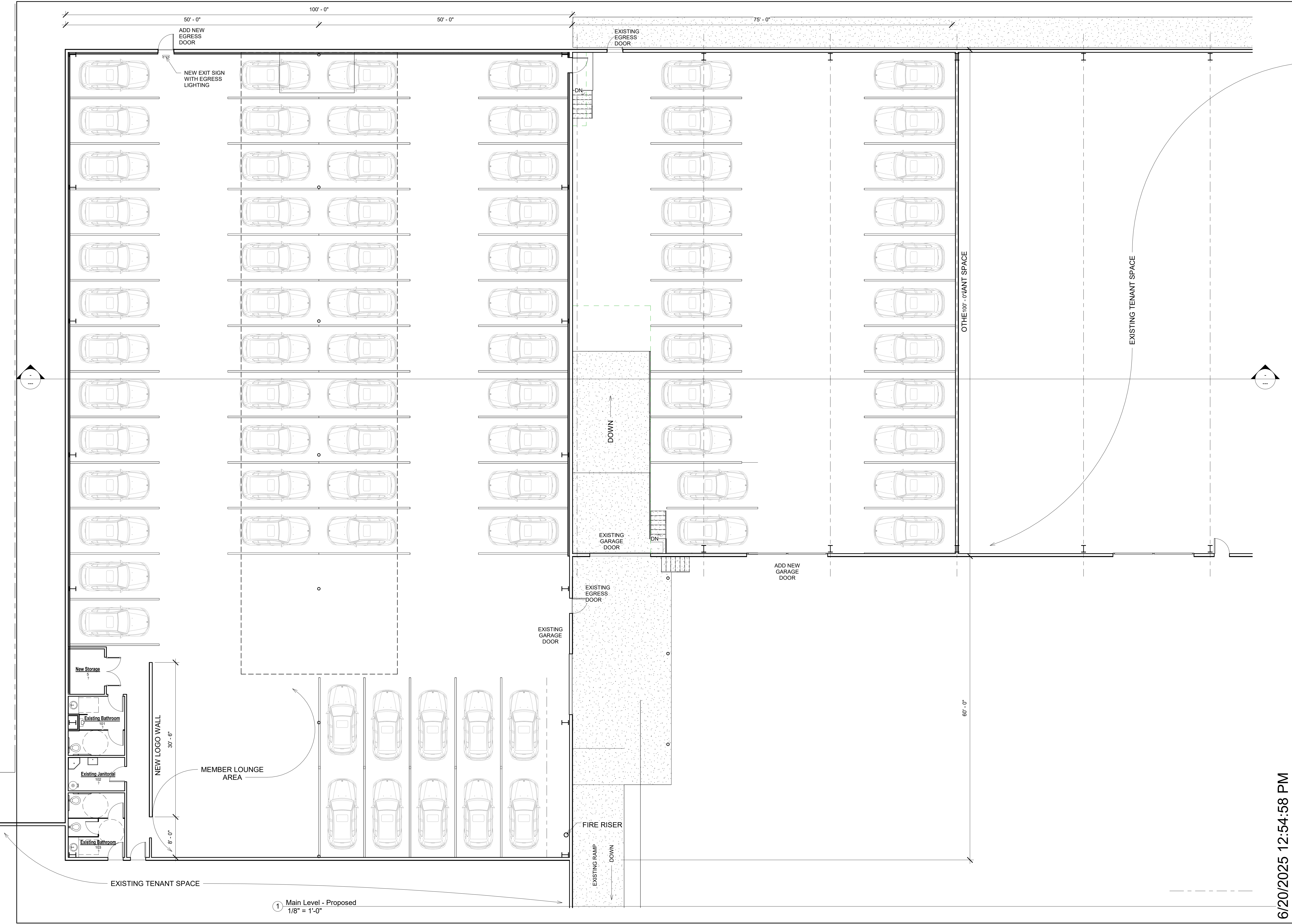
DATE
6/20/2025

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① Main Level - Proposed
1/8" = 1'-0"

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Revision Number	Revision Date

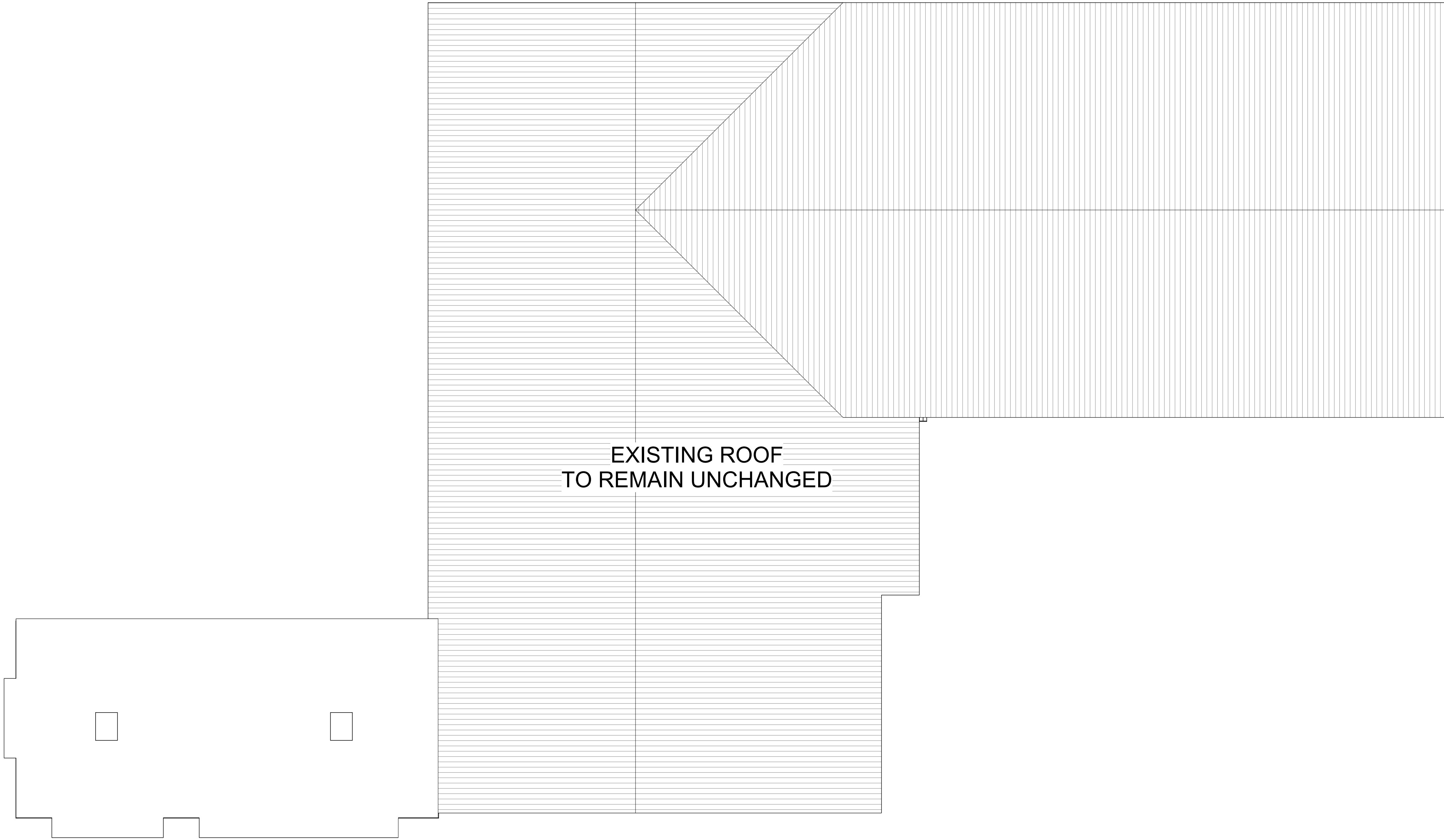
Automotive Addiction
Tentant Improvement
158 E 4500 S
Murray, UT 84107

Main Level Plan
- Proposed

DATE
6/20/2025

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① Roof Plan - Existing
1/16" = 1'-0"

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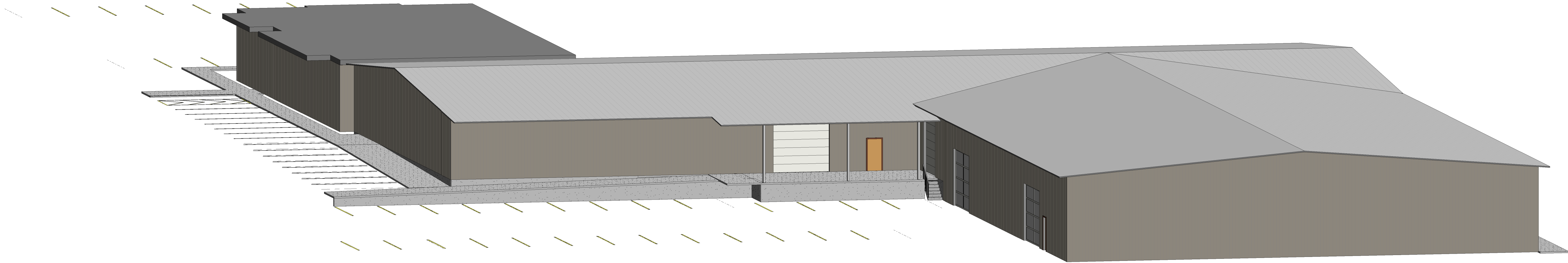
Automotive Addiction

Tenant Improvement
158 E 4500 S
Murray, UT 84107

Roof Plan

DATE
6/20/2025

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① Perspective

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Revision Schedule	
Revision Number	Revision Date

Automotive Addiction

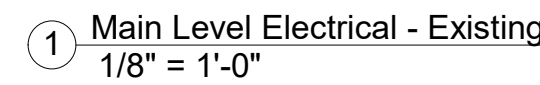
Tenant Improvement

158 E 4500 S
Murray, UT 84107

Isometric
Elevations

DATE
6/20/2025

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Automotive Addiction

Tenant Improvement
158 E 4500 S
Murray, UT 84107

Main Level
Electrical Plan -
Existing

DATE
6/20/2025

SHEET

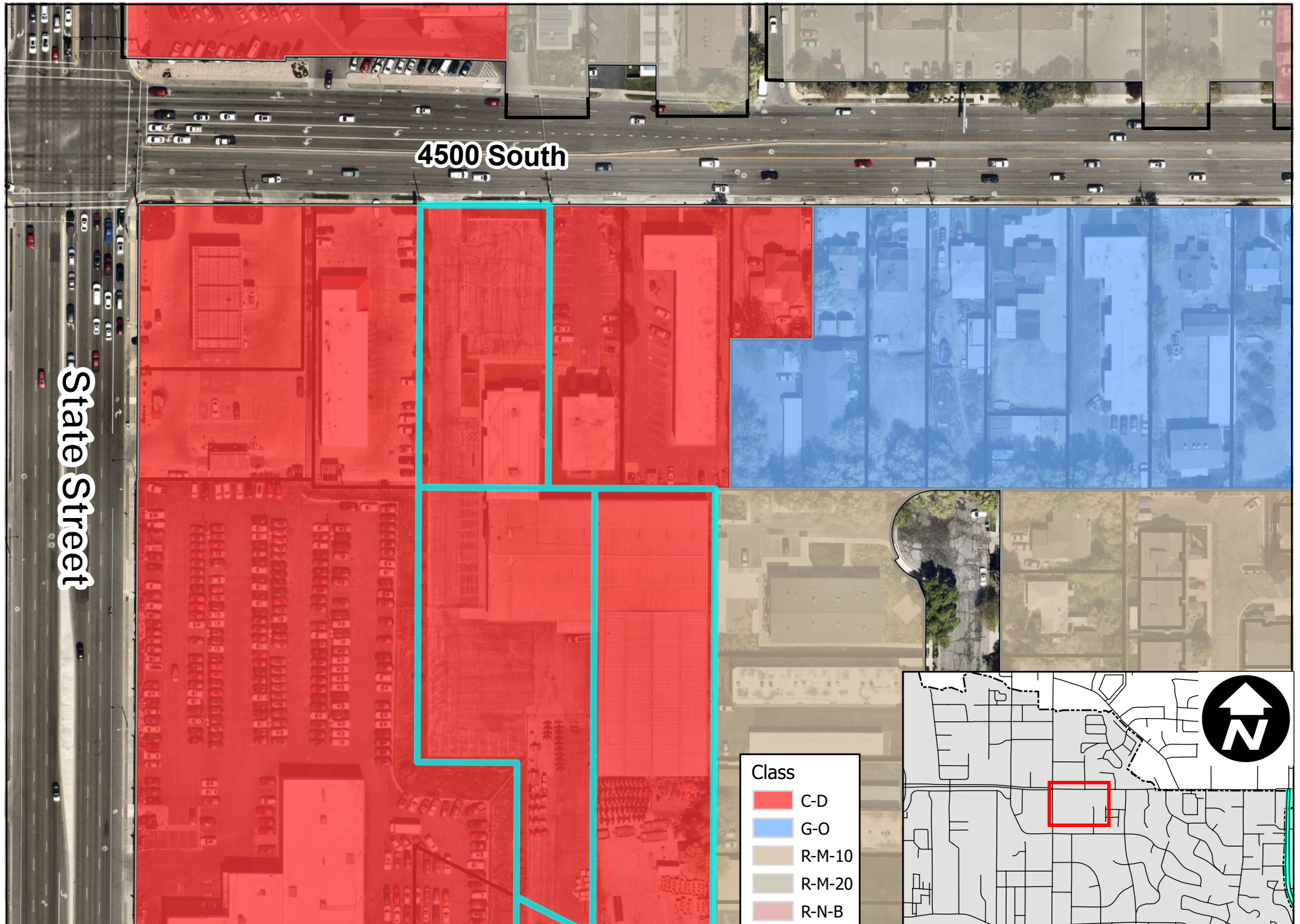
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158 East 4500 South



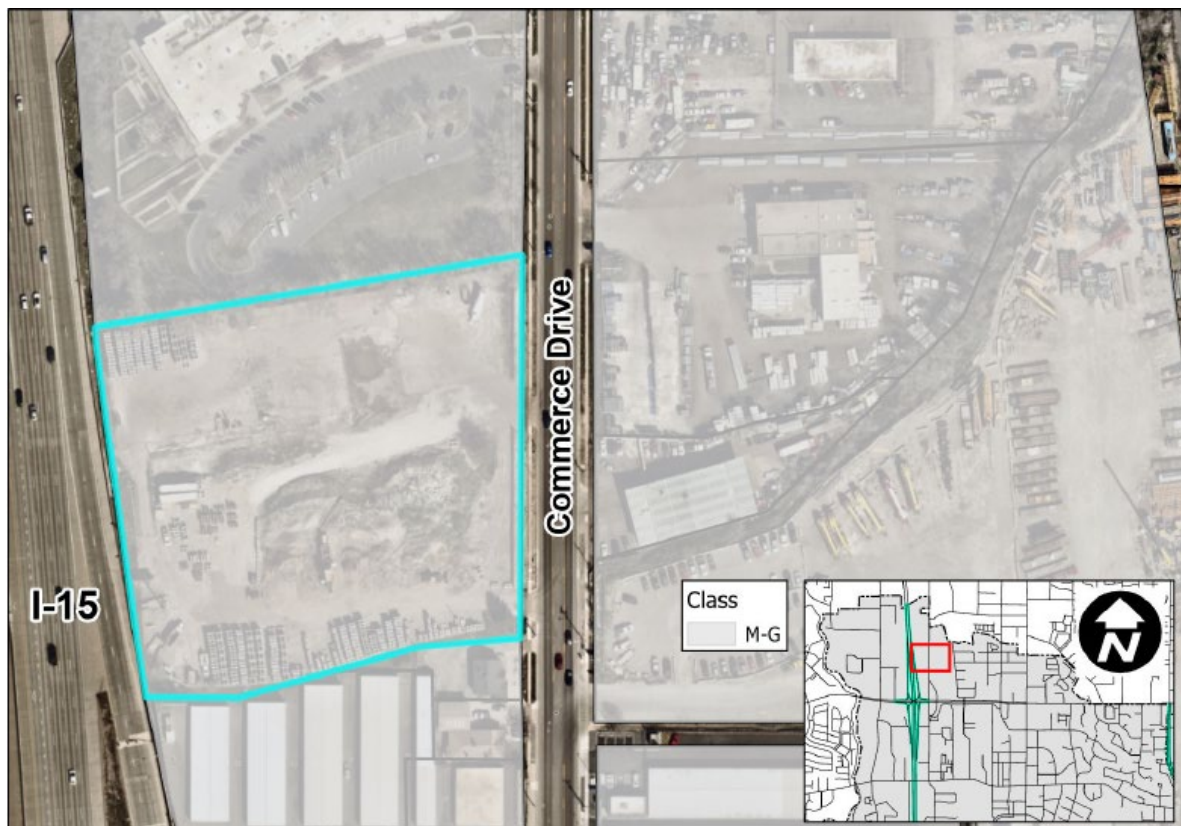
158 East 4500 South





AGENDA ITEM #05 - Legacy Materials

ITEM TYPE:	Conditional Use Permit Revocation		
ADDRESS:	4300 South Commerce Drive	MEETING DATE:	July 17, 2025
APPLICANT:	Legacy Materials	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	21-01-251-001	PROJECT NUMBER:	PZ-25-023
ZONE:	M-G, General Manufacturing		
SIZE:	3.82-acre site		
REQUEST:	Murray City (hereafter Staff) is requesting to revoke a Conditional Use Permit for a Concrete Retaining Block Production and Storage business located at 4300 South Commerce Drive.		



I. LAND USE ORDINANCE

Section 17.56.090 provides for several options for the Planning Commission in considering a revocation of a conditional use permit. The Commission may: (a) continue the item; (b) modify or rescind any condition or requirement of the conditional use permit; (c) revoke the conditional use permit; or (d) take no action.

II. BACKGROUND AND ANALYSIS

On September 21st, 2023, the Planning Commission reviewed a request for Conditional Use permit to allow a concrete block production, manufacturing, and storage business on the property addressed 4300 South Commerce Drive. The Planning Commission approved a Conditional Use Permit for this use subject to sixteen (16) conditions of approval. A copy has been included with this report as “Exhibit 1”.

Since the conditional use permit was issued, the applicant has failed to comply or made little progress on compliance with several of the conditions outlined in the staff report and the approval letter for the conditional use permit. Staff have provided an analysis below for the conditions that Legacy Materials are found to be in violation of:

2. The project shall comply with all applicable building and fire code standards.
 - *No building permits were issued for Grading and Drainage improvements or for the structure with a tentative site plan approval.*
3. The applicant shall obtain Murray City building permits for any construction.
 - *No building permits were issued for Grading and Drainage improvements or for the structure with a tentative site plan approval.*
7. The applicant shall provide a utility plan to meet Water Department requirements.
 - *The water department has indicated that Legacy Materials has not provided adequate improvement to the site in accordance with Murray City Water requirements.*
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:
 - (a) Nine (9) trees;
 - (b) Fourteen (14) 5-gallon shrubs; and

(c) Thirty (30) 1-gallon shrubs.

- *No Landscaping improvements have been completed along Commerce Drive.*
9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
- *A business license was never issued to Legacy Materials due to outstanding or not applied for building permits. Per documentation included in the timeline below, Legacy Materials has operated for months without a business license.*
12. The applicant shall meet all requirements of the building, water, and wastewater departments.
- *The Building and Water departments have indicated that their requirements have not been met and there should be no active work on the site.*

Murray City staff have worked with Legacy Materials on several occasions to assist in obtaining all the approvals needed to meet the conditions of the CUP. Communication included phone calls, emails, and letters to the applicant to inform them of the status of their applications and permits. Below staff has compiled a timeline of the application process that Legacy Materials has gone through and the times that Murray City attempted to contact Legacy Materials to bring the business into compliance. This includes several contact attempts by the Business Licensing Division and two different citations issues by Murray City Code Enforcement. Because of the length of time without progress toward compliance, Staff is concerned that modifying conditions and/or imposing strict deadlines for compliance may not be a sufficient response.

III. TIMELINE & SUMMARY OF ACTIONS

The following provides a summary of actions related to the operation of Exclusive Architectural Products beginning with the Planning Commission's review.

- Spring/Summer 2020. The site was vacated after a dilapidated and burned building was demolished.
- August 2, 2023: Legacy Materials applied for a Land Disturbance Permit, but this permit was never issued.
- August 29, 2023. Murray City Employee Josh Hill reported that there was ongoing work on concrete blocks occurring at the property. Murray City Code Enforcement arrived

onsite and issued a citation to Mr. Brian Hoins, after which all workers left the site and the project shut down.

- September 21, 2023. The Planning Commission approved a Conditional Use Permit to allow a Concrete Retaining Block Production and Storage business use on the property at 4300 South Commerce Drive. Minutes of the meeting are included as “Exhibit 3”, the staff report is included as “Exhibit 4”.
- September 21, 2023. Community Development Staff issued the Conditional Use Permit to the applicant, Legacy Materials. “Exhibit 1”.
- October 3, 2023. Legacy Materials applied for a building permit for a 7’11” fence on the north property line. The permit was issued on October 6th.
- October 5, 2023. The Planning Commission approved Findings of Fact for Legacy Materials. “Exhibit 2”
- October 13, 2023. Senior Planner Susan Nixon wrote an email to code enforcement giving an update on the property and specified that the applicant had a long list of items to complete before they can start business operations on the site. It was specifically stated that they are NOT allowed to operate their business – no production or mixing of any type, they were only permitted to store materials until they obtained a business license.
- October 18, 2023. Legacy Materials applied for a Business License.
- October 18, 2023. Legacy Materials applied for a Site Grading and drainage building permit. This permit went through several rounds of resubmittals due to city department comments on the plan and was not issued.
- March 18, 2024. Susan Nixon sent an email to Mike Balls of Legacy Materials stating that the temporary office timeframe will expire on March 21st, and he needs to submit a site plan for a permanent office. She indicated the need to submit a building permit for the office prior to approval being granted for the grading and drainage building permit.
- June 11, 2024. Murray Business licensing sent a notice to Legacy Materials stating that their business license could not be approved due to having an outstanding and incomplete building permit.

- July 16, 2024. Legacy Materials applied for a Site Plan Review for a three hundred and eighty-two (382) sq. ft. portable office on a concrete pad. This was required per conditions 4 and 8 of the conditional use permit.
- August 8, 2024. Murray Business licensing followed up and sent a second notice to Legacy Materials stating that their business license could not be approved due to the above issues with the grading and drainage building permit.
- August 12, 2024. Murray City Planning issued a tentative approval for a Site Plan Review for Legacy Materials subject to the conditions found in the approval letter. A copy of that letter is included as “Exhibit 5”. No building permit was ever applied for concerning the building.
- August 19, 2024. Murray Business licensing reached out a third time with a notice to Legacy Materials stating that their business license could not be approved due to not having an approved building permit.
- September 4, 2024. Business Licensing sent a notice declaring that due to the three previous attempts to contact the business, if the business did not complete their building permit by September 30th the business license application would be closed.
- October 2, 2024. Due to no action being performed following the previous letter, the business license division sent a letter of denial for the business license application. This letter indicated that the business is not allowed to operate or occupy the property without a business license and that Murray City Code Enforcement was notified of the denial.
- October 2, 2024. Murray City Police department issued a citation to Mike and Ryan Balls for operating without a business license.
- January 22, 2025. The Grading and Drainage Building permit that was applied for in October of 2023 expired due to a lack of activity (i.e. resubmittals) on the application for 180 days.
- March 18, 2025. Murray City staff initiated the Conditional Use Permit Revocation process after the business continued to operate without completion of required conditions or without obtaining proper permits. The revocation application was sent to City Departments for review, and comments were provided regarding the revocation.

- April 3, 2025. The City provided notice to the property owner, D.U. Company, that a public meeting had been scheduled with the Planning Commission to consider revocation of the Conditional Use Permit.
- April 17, 2025. The Murray City Planning Commission voted to extend the deadline for the Conditional Use Permit revocation for 90 days, to a date and time certain, setting the expectation that the revocation will be heard again on the July 17th Planning Commission meeting if the conditions are not met, and a business license was not issued by that date.
- April 18, 2025. The business owner, Mike Balls, reached out to City staff regarding requirements to complete the conditions of the use permit. Staff provided information to the business owner and no further contact was made by the property or business owner.
- July 3, 2025. The City sent notice to the property owner indicating that the Planning Commission would consider revocation of the Conditional use permit at a public meeting to be held on July 17, 2025.

IV. CITY DEPARTMENT REVIEW

A Planning Review meeting was held on July 2nd, 2025, where Murray City department staff were asked to provide comments regarding the revocation. The following comments have been provided by the indicated departments:

Water Department:

Owner has made no progress to install the water service from the existing meter to point of use. Previous comments below remain unaddressed.

- The developer has yet to complete the service line installation.
- No water use has been measured through the meter since Legacy Materials took ownership.
- No active water account for the property.
- 100 total gallons of use measured through a hydrant meter.

Wastewater Department:

Approve of the revocation of the Conditional Use permit. Have witnessed the business operating without proper license on several occasions.

- The following comments have not been properly addressed since the last review.
 - Note and show on plan where the sewer clean out will be located. Lateral must include a clean out.
 - Detail the size of the future sewer lateral. Building size should be known and should be detailed on the plan before the lateral is installed to be sure it is adequately sized.
 - Include all applicable sewer details directly from the Murray Wastewater Specification book.
 - Include note on Utility sheet C-203 all sewer work must meet Murray City Standards.
 - <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>
 - Plans must include water and sewer connection plans not proposed locations.

Building Department:

- No Permit was ever issued for the office trailer or any new building or structure on this site. They also never came in to withdraw another permit they wanted to forgo doing nor did they pay for the plans review for that abandoned project. As of Thursday July 3rd, the Building Department has not received any new submittals from Legacy Materials.

Business Licensing:

- The recommendation from Business Licensing is to revoke the Conditional Use Permit due to the business not meeting the required conditions and continuing to operate against the city's express prohibitions.

Engineering Department:

1. On site well should be abandoned per state requirements.
2. Provide storm drainage calculations.
3. Construction staging should not be in the retention basin.
4. Obtain an Excavation Permit for work in the Commerce Dr. right-of-way.
5. Utility connections service lines must meet Murray City standards.
6. Accesses and office parking should be a paved surface.
7. Monument signs must be submitted in a separate building permit and must conform to AASHTO Clear Zone.

V. FINDINGS

Based on the analysis of the Conditional Use Permit and the Timeline of events, staff concludes the following:

1. Legacy Materials has been operating their business in violation of their Conditional Use Permit Approval.
2. Legacy Materials has been operating their business without a Murray City Business License.
3. Staff has reached out on several occasions to inform and work with Legacy Materials to help them come into compliance with little or no response from the business.
4. Murray City Code Enforcement has issued citations and made Legacy Materials aware that they are operating illegally.
5. There has been no progress made toward complying with the conditions of approval since the item was heard by the Commission on April 17, 2025

VI. RECOMMENDATION

Based on the information contained in this report, Staff recommends that the Planning Commission revoke the Conditional Use Permit. The applicant will be required to discontinue the use within 30 days. No land use permits or business license approvals will be issued for the use if the Conditional Use Permit is revoked. Additionally, if the revocation occurs, and the applicant desires to request a future reapplication of the Conditional Use, staff will present options and timing for future consideration of the use on the site for the Planning Commission to consider.

VII. APPEAL

Murray City Code 17.56.080(A) outlines the process for the permittee if aggrieved by an order by the Planning Commission through any court of competent jurisdiction. Action for relief must be filed with the court within thirty (30) days after the order was made.

Exhibit 1



MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400

Planning Division 801-270-2430

CONDITIONAL USE PERMIT

APPLICANT: LEGACY MATERIALS
LOCATION: 4300 South Commerce Drive
DATE: September 21, 2023
APPROVAL: Concrete Retaining Block Production & Storage, Project #23-079

The Murray City Planning Commission has approved your Conditional Use application. All improvements which are required by the Murray City Zoning Ordinance or Planning Commission action must be installed or arrangements for a Deferral Agreement must be made, prior to the issuance of any Occupancy Permit for the land being developed, or business license approval, or commencement of the approved Conditional Use. Any deviation from or amendment to the approved site plan must have Planning Commission approval prior to construction.

This Conditional Use approval is subject to other generally applicable Land Use Ordinance requirements and other Murray City Ordinances as administered by Flood Control, Fire Department, Engineering Department, City and County Board of Health, Water and Sewer Department, Power Department, etc.

1. The applicant shall comply with all city engineer requirements including:
 - a. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
 - b. Provide a formal grading, drainage, and utility plan.
 - c. Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
 - d. Replace any damaged curb and gutter and sidewalk along the property frontage to Commerce Drive.
 - e. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - f. Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:

- (a) Nine(9) trees;
 - (b) Fourteen (14) 5-gallon shrubs; and
 - (c) Thirty (30) 1-gallon shrubs.
9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
 10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.
 11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
 12. The applicant shall meet all requirements of the building, water, and wastewater departments.
 13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.
 14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
 15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.
 16. No dry concrete cutting is allowed on the site.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip J. Markham", followed by a long horizontal flourish.

Philip J. Markham, Director
Community Development Planning Division

THIS LETTER CONSTITUTES THE CONDITIONAL USE PERMIT

Exhibit 2

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Legacy Materials
PROJECT NUMBER: 23-079
APPLICANT: Mike Balls
ADDRESS: 4300 South Commerce Drive
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting approval to allow a Concrete Block Production Manufacturing & Storage business.

II. MUNICIPAL CODE AUTHORITY:

Section 17.152.030. of the Murray City Land Use Ordinance allows concrete brick and block manufacturing businesses (LU #3261) within the M-G 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 September 7, 2023 and September 21, 2023 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 Block Production and Storage (LU #3261), is allowed in the M-G Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply

with the standards of the Murray City Land Use Ordinance.

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

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for allowing a concrete block production, manufacturing and storage business on the property. The vote was 6-0 with Commissioners Hacker, Pehrson, Patterson, Milkavich, Lowry and Nay in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall comply with all city engineer requirements including:
 - a. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
 - b. Provide a formal grading, drainage, and utility plan.
 - c. Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
 - d. Replace any damaged curb and gutter and sidewalk along the property frontage to Commerce Drive.
 - e. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - f. Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:
 - (a) Nine(9) trees;
 - (b) Fourteen (14) 5-gallon shrubs; and
 - (c) Thirty (30) 1-gallon shrubs.
9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.
11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
12. The applicant shall meet all requirements of the building, water, and wastewater departments.

13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.
14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.
16. No dry concrete cutting is allowed on the site.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 5th DAY OF October, 2023.



~~Lisa Milkovich, Vice Chair~~
Murray City Planning Commission

Take Pelton, Chair

Exhibit 3

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Legacy Materials - 4300 South Commerce Drive - Project #23-079 - Retaining Block Production and Storage in the M-G Zone - Continued from 9/7/23 Planning Commission

Susan Nixon presented the application for the conditional use permit application that was continued from the September 7th Planning Commission meeting to allow time to review state environmental regulations and the over 200 concerned public comments received. The comments expressed concern about potential health and air quality impacts to humans and animals. The property is located at 4300 South Commerce Drive between I-15 and 300 West in the M-G manufacturing zoning district, which permits the proposed use. The site plan shows a concrete casting area, inventory storage, a batching plant, and temporary office, which can remain for up to six months with a potential extension if the applicant requests it and submits permanent structure plans prior to expiration. The applicant proposes an 8-foot privacy fence on the north boundary and a 6-foot barbed wire fence along the road, meeting code standards. The roadside fence will need to be set back at least 10 feet. Since the last meeting, the applicant submitted a written description of their business process per Ms. Nixon's request to detail how concrete products will be processed on-site. The application also includes a floor plan of the 700 square foot temporary office.

Ms. Nixon indicated that she had contacted the State Department of Air Quality and spoke with Ms. Christine Bodell. She indicated the applicant told her they would submit a plan last Friday, but as of today they have not. Ms. Bodell does not yet know if a permit will be required for the applicant. However, whether permitted or not, the State will have to review and sign off on the operation before allowing any concrete production on site. She also checked with the Salt Lake County Health Department. They do not regulate these types of businesses, only respond to complaints about operations. No permit is required from the County. Ms. Nixon indicated that the application meets city requirements with the recommended conditions of approval, which have been slightly modified from the prior meeting. The applicant stated approximately 10 employees, so they will need to update the site plan for required parking and install landscaping along the road frontage. There are nearly fifteen conditions, including modifications, since the last meeting. Staff recommends that the Planning Commission approves this application based on the conditions outlined.

Commissioner Nay was not present at the last meeting and interjected to ask Ms. Nixon to bring him up to speed on some logistics. She showed photos of the property views from the initial presentation and some descriptions of how the casting process will work. She described the process for "grub and scrub" to clean up. After she clarified and answer his questions, Ms. Nixon continued with her presentation.

Chair Pehrson asked the applicant, Ryan Balls, to approach the podium.

Commissioner Nay asked about the concrete mixing process after the aggregate materials and cement are delivered to the site. Mr. Balls explained the batch plant has sealed tubes with augers to transfer the cement powder, which seems to be the main concern. The sand and gravel are weighed as they drop onto a conveyor belt before going into the mixing truck. The cement powder is transported through a sealed auger tube to the top where it empties into a rubber boot that drops into the truck hopper along with water.

Commissioner Nay asked if the auger tube is covered.

Mr. Balls confirmed yes, the auger is sealed inside a covered tube and the top of the cement silo hopper where it empties is also covered.

Vice Chair Milkovich asked if the applicant has any information to share about the plan the State Department of Air Quality requested from them.

Mr. Balls responded that they were not aware of any request for a plan. Christine Bodell from the State has not contacted them directly. He stated they understand they will have to go through the State's process to determine if they meet minimum tonnage thresholds to require an air permit but they have not received specifics on any plan submission.

Commissioner Hacker noted that there's a lot of excess material on site. He asked if Mr. Balls had any plan to mitigate that. Mr. Balls says his goal is to get rid of the excess material.

Chair Pehrson asked to confirm the applicant's prior statement that there would be no concrete cutting on site.

Mr. Balls confirmed that is correct, no dry cutting on site.

Chair Pehrson noted there is currently no condition prohibiting concrete cutting, which has been a complaint concern regarding dust. He suggested adding a condition to prohibit dry cutting of concrete.

Mr. Balls responded they would be fine prohibiting dry cutting specifically, in case they ever needed to do minor wet cutting that does not generate dust.

Chair Pehrson asked if Ryan would also be amenable to a condition prohibiting outdoor storage of cement powder, since it could easily become airborne.

Mr. Balls agreed they would also be fine explicitly prohibiting cement powder being stored outside, as exposure to weather is detrimental to the expensive product anyway.

Chair Pehrson wanted to make clear that, if the application is approved, the business must be in compliance with all of the conditions before they start doing business on the property, reminding Mr. Balls that this is what is meant by conditional use, that all the conditions must be met in order to start doing business on site.

Vice Chair Milkovich asked if there should be any discussion about the two proposed conditions suggested by the Chair. Specifically, she inquired about the wording for outdoor cement powder storage.

Commissioner Nay responded he thinks it's a non-issue because the applicant needs to protect their materials from damage or waste. If the cement gets wet inside their equipment they have to undertake costly cleanup efforts, so it's in their interest to contain it properly.

Commissioner Lowry supports prohibiting dry concrete cutting as an important distinction, but the outdoor cement storage condition may be unnecessary.

Vice Chair Milkavich suggested wording it as "no dry cutting of concrete on site."

Chair Pehrson agreed the prohibition on dry cutting is sufficient, while the cement condition is unnecessary since properly containing the cement powder is intrinsic to the applicant's own interests and process needs.

Commissioner Nay wanted to acknowledge the many comments submitted by volunteers at the Humane Society expressing concerns about the proposed concrete batch plant near their facility. As a healthcare professional who works with respiratory issues, he understands their worries about air quality and exacerbation of breathing issues from materials released during concrete production. However, he believes the batch plant operations will be largely contained and emissions mitigated, outside of when materials are actively being poured into molds. He pointed out that it's important to recognize this site is zoned for manufacturing, where industrial operations like concrete batch plants are permitted and expected. While unfortunate for the Humane Society which sought affordable land to expand their mission, manufacturing zones do make these types of facilities possible neighbors. There is also already a major uncovered concrete plant just across the street on 3900 South that likely contributes dust and emissions to the area. Additionally, there is an existing smaller concrete batch plant on Commerce Drive near 4800 South that initially faced neighbor concerns which now seem to have been addressed.

Chair Pehrson echoed the sentiments expressed by Commissioner Nay that the Planning Commissioners truly care about local air quality and community, as fellow residents who live here themselves. He is a pet owner and former pet store owner, so he understands the concerns raised. He diligently read through the extensive comments submitted, as we took them very seriously. However, it seems some of the information circulated mischaracterized this concrete batch plant project as a full cement manufacturing plant, which is not accurate. While cement is a component, this is a much more contained operation than a large cement production facility. So unfortunately, much of the research presented on the impacts of cement plants does not precisely apply to this concrete batch plant proposal. This is not at all a cement plant. This is a more self-contained concrete batch operation. This is a conditional use application in this zone, so the Planning Commission has to review it and put conditions on it, which is what has been done. There are some changes to the conditions.

Ms. Nixon briefly outlined the changes in the conditions. She indicated that condition number one now says that a copy of the permit or reviews from DEQ must be provided to the Planning Division prior to issuance of a business license. She mentioned that condition number ten now says the applicant shall install an eight-foot chain link fence with slats or solid fence along the north property line. The previous condition was for a solid wall. A condition was removed that said the site plan must be updated for the drive approach, which they've already done.

Chair Pehrson asked the applicant to approach the podium again. He asked Mr. Balls if he will be able to comply with these modified conditions, as well as the added condition regarding the dry cleaning. Mr. Balls stated that, yes, he could comply.

Commissioner Nay made a motion that the Planning Commission approve a conditional use permit for Legacy Materials at the property addressed 4300 South Commerce Drive subject to the following conditions one through fifteen, with the adding condition number sixteen:

1. The applicant shall comply with all city engineer requirements including:
 - a) Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
 - b) Provide a formal grading, drainage, and utility plan.
 - c) Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
 - d) Replace any damaged curb, gutter and sidewalk along the property frontage to Commerce Drive.
 - e) Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
 - f) Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain Murray City building permits for any construction.
4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
7. The applicant shall provide a utility plan to meet Water Department requirements.
8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:
 - a) Nine (9) trees;
 - b) Fourteen (14) 5-gallon shrubs; and
 - c) Thirty (30) 1-gallon shrubs.
9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.
11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
12. The applicant shall meet all requirements of the building, water, and wastewater departments.

13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.
14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.
16. No dry concrete cutting is allowed on the site.

Seconded by Commissioner Patterson. Roll Call Vote:

<u>A</u>	Pehrson
<u>A</u>	Patterson
<u>A</u>	Nay
<u>A</u>	Hacker
<u>A</u>	Lowry
<u>A</u>	Milkavich

Motion passed 6-0

DISCUSSION ITEMS

Open and Public Meetings Act Training - Land Use Training from Murray City Attorney's Office

Mark Richardson from the City Attorney's office presented training on the Open and Public Meetings Act. The state legislature has declared government entities exist to conduct public business openly, not behind closed doors. Every part of a public body's meetings must be open for observation, though public participation may be limited. The open meetings law applies when a quorum convenes to discuss, take public comment on, or act upon matters under their jurisdiction. Chance or social gatherings do not automatically constitute a meeting. A meeting requires a quorum, defined as a simple majority of members. Annual notice lists scheduled meetings. A 24-hour notice is required for each meeting's agenda, date, time and location. Agendas must reasonably inform the public of topics to be discussed. Meetings can be closed for limited reasons like litigation or personnel discussions, requiring a quorum and 2/3 vote. The reason for closure must be publicly announced and recorded. Closed meetings must be documented but records are restricted. Electronic meetings require adoption of authorizing rules and proper notice. They can be held remotely if the chair determines in-person meetings present a substantial safety risk, but that determination expires after 30 days. Individuals disrupting meetings may be removed. Violations like improper closure or lack of notice can void final actions. The Attorney General (AG) or District Attorney(DA) enforce violations, which are class B misdemeanors. These "sunshine laws" aim to conduct public business openly. As one court stated, "Democracies die behind closed doors."

Chair Pehrson asked about the statement that the public can raise topics not on the agenda which the body may discuss but not take action on. He wanted to confirm they could not bring up their own unagendized topics, only discuss topics raised by the public.

Exhibit 4



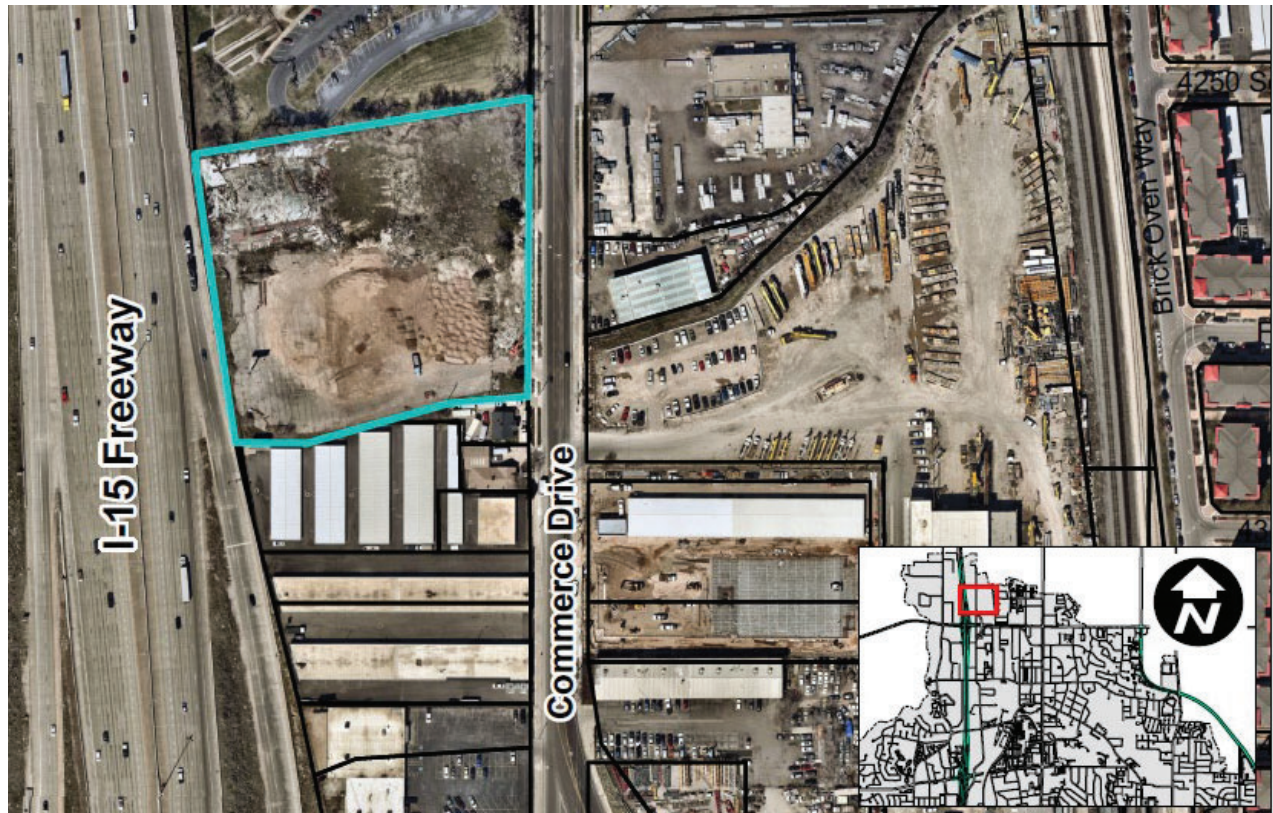
MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400

Planning Division 801-270-2430

AGENDA ITEM #05 - Legacy Materials

ITEM TYPE:	Conditional Use Permit, Retaining Block Production and Storage		
ADDRESS:	4300 South Commerce Drive	MEETING DATE:	September 21, 2023
APPLICANT:	Mike Balls	STAFF:	Mustafa Al Janabi, Planner I & Susan Nixon, Senior Planner
PARCEL ID:	21-10-1251-001	PROJECT NUMBER:	23-079
ZONE:	M-G, Manufacturing General		
SIZE:	3.82-acre site 166,399.2 ft ²		
REQUEST:	This item is a continuation of the September 7, 2023, meeting. The applicant is requesting Conditional Use Permit approval for concrete block production, manufacturing, and storage.		



I. LAND USE ORDINANCE

The subject property is located in the M-G, Manufacturing General Zone. Section 17.152.040 of the Murray City Land Use Ordinance requires Conditional Use Permit approval by the Planning Commission for concrete brick and block manufacturing and storage (LU#3261) in the M-G Zone.

II. BACKGROUND

Project Location

Project Location: This property is located on the west side of Commerce Drive, east side of I-15, and south of the Humane Society.

Surrounding Land Use and Zoning

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

Project Description

The applicant is proposing to locate a block production and storage facility on the site which requires Planning Commission review and approval for a Conditional Use Permit. The applicant is proposing to have a 721 sq ft temporary office. There is an approximately 17,000 sq ft area for concrete casting and molding.

Operations

The applicant stated that less than 10 people will be operating at the proposed business. Hours of operation are not limited in the M-G Zone, but the applicant does not anticipate excessively early or late operating hours for the business. The applicant will be manufacturing retaining blocks and will have some storage. The shop building is located at the north end of the property. The adjacent uses are non-residential. Staff does not anticipate issues or problems occurring in the general operation of the business.

The applicant has provided a floor plan for the temporary office, which is attached to this report. The applicant plans to have gatherings and meetings with investors and other businesses in the office. The forklifts and casting will occur in the casting shop. The casting will be located on the north side of the property. The applicant, Mike Balls, provided an email dated 9/14/23 outlining the operation processes stating:

“The raw materials that are needed to create concrete are delivered to the site. The sand/gravel is delivered via dump truck. From there the sand/gravel is loaded into the batch plant hoppers. The cement powder is delivered via dry bulk tankers, which are completely sealed. When the cement powder is delivered it is transferred through a large hose, via

vacuum pressure, into a storage silo on the batch plant which is also sealed. Any moving air inside the batch plant is filtered before it vents to the outside.

The batch plant then disperses the correct amount of sand, gravel, cement powder and water directly into a mixer truck. The mixer then mixes the concrete and pours it into the block molds. After the concrete cures the blocks are removed from the molds and placed into inventory and await delivery. Loading will be done with a forklift.”

The applicant also provided a production manual that is attached to this report. This document is provided to show the Commission the type of materials the applicant is creating and is highly technical in nature.

Proposed Temporary Office

Section 17.56.100 states that “mobile offices, homes or trailers which are used for business purposes shall only be allowed for a six (6) month time period as authorized by the planning commission. The planning commission may extend the time period for the temporary structure up to one additional year providing that plans for a permanent structure have received commission approval.”

Temporary structures shall be removed from the property upon occupancy of the permanent structure. Premanufactured structures which meet all building code regulations and construction trailers shall be exempt from this regulation.

B. A temporary conditional use occupancy permit shall not be issued nor shall the building structure or other facility be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.

Dust and Air Quality

The State Department of Air Quality (DAQ) does require a review for these types of businesses. In a phone conversation on 9/12/23 with Christine Bodell, Environmental Engineer for DAQ, where she indicated that she is working with Legacy Materials to determine what action is required for them, but it is too early to determine whether there is a need for a permit and the level of overall emissions. Representatives of Legacy Materials indicated they would have a plan for Ms. Bodell by Friday, September 15, 2023. She stated that regardless of whether a permit is required, there will still be a review to determine what action is required.

Salt Lake County Health Department does not regulate batching plant-type facilities and no permit is required.

Staff recommends as a mitigating factor for possible dust and materials traveling onto the adjacent property to the north, that an eight-foot (8') chain link fence with slats, or solid fence, be installed along the north boundary line.

Noise

The M-G Zone does not limit the hours of operation for businesses. Murray City has adopted the Salt Lake County Health Department's Noise Ordinance. The Noise Ordinance, Section

8.16.030, regulates the level of noise; level of intensity; proximity to residential and time of day, and recurrence consistency. Any noise complaints would be referred to the County Health Department. In addition, to the existing noise generated from the I-15 freeway, there are no suggested processes or remedies for additional noise generated from the business.

Parking & Fencing

Parking for office use is calculated at the rate of four (4) spaces for each 1,000 square feet. Based on the office, a total of three (3) parking stalls are required. The remaining space in the building is utilized as the casting and storage of materials. The site plan submitted by the applicant identifies the possible location of a total of ten (10) parking spaces on the site. The parking lot does not show parking to accommodate large work vehicles and equipment. Staff recommends that the parking stalls be re-striped to be identified more clearly and include parking for large work vehicles and equipment. Additionally, one parking stall must be striped as a van-accessible, ADA-compliant stall.

The site plan shows an eight-foot (8') high chain link fence along the north boundary and a six-foot high chain link fence with barbed wire. Section 17.64.080, Commercial or Industrial: states "Barbed wire shall be allowed so long as it is attached at the top of a fence or similar structure at a height not less than six feet (6') above the ground."

Lighting

No lighting has been proposed with this application. Any potential lighting will need review by the Planning Division and must directed down and away from adjacent properties.

Access Improvements

There are two (2) points of access from Commerce Drive. Both the north and south accesses are looped and connect to Commerce Drive. The looped accesses allow for large trucks to enter and exit the site in a forward motion.

Existing right-of-way improvements on the Commerce Drive side have been limited to curb and gutter. However, the City Engineer has indicated that any damaged curb, gutter, and sidewalk must be replaced along the Commerce Drive property frontage.

Landscaping

The property has minimal amounts of landscaping along the Commerce Drive frontage. There are 4 shrubs and grass. Section 17.68 .040.A. requires the frontage landscaping to include a minimum: of three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs for every one hundred (100) linear feet of property frontage. The property has 344 linear feet of frontage on Commerce Drive. Required landscaping is provided in the chart below:

Frontage Landscaping, Commerce Drive			
344 Linear Feet	Trees	5-gallon shrubs	1-gallon shrubs
Required	9	14	30
Provided	0	4	0

The applicant will need to work with staff to provide a landscaping plan that meets the requirements in Chapter 17.68, Landscaping Ordinance.

III. LAND USE ORDINANCE STANDARDS REVIEW

Section 17.56.060 of the Land Use Ordinance outlines the following standards for 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 conditions and improvements, the proposed use is acceptable in this location and will contribute to the general well-being of the area and this development.

- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons 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 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 and property will stress quality development with an active tenant and additional landscaping. The proposed use is in harmony with the allowed uses in this zoning district and those 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 a review of this conditional use permit application by Murray City Staff and the Murray City Planning Commission.

IV. CITY DEPARTMENT REVIEW

Plans were distributed to multiple Murray City department staff on July 5, 2023, and August 22,

2023. The following comments have been provided by the departments that reviewed the proposal:

City Engineer Comments:

1. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
2. Provide a formal grading, drainage, and utility plan.
3. Obtain any required State Permits air quality permits for planned batch plant and planned site operations.
4. Replace any damaged curb, gutter, and sidewalk along the property frontage to Commerce Drive.
5. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
6. Obtain a City Excavation Permit for work in the City right-of-way.

• **The Water Department comments:**

1. There is no utility plan for this project.
2. There is an abandoned 1"1/2 meter that is still available for this property. Located in the park strip.
3. All water utility work must follow Murray City Water Specification and Requirements
 - i. <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>

• **The Power Department** had no comments.

• **The Wastewater Department comments:**

1. Plan does not include utility sheet. Need to see how the proposed bathroom in the trailer will tie in?
2. If proposing to use the existing lateral for connection the lateral must be televised with the city wastewater inspector present to determine if it can be used. Lateral may be required to be lined for use.
3. All work must meet Murray Wastewater specifications. Include all applicable specifications directly in the plan.
4. <https://www.murray.utah.gov/DocumentCenter/View/12589/Wastewater-Spec-Book-2021?bidId=>

• **The Building Department comment:**

1. The temporary office needs to show more information. They need to provide ramp details, accessible bathroom details, accessible breakroom counter details, and accessible parking.

The preceding comments are addressed as conditions of approval at the end of this report. No additional comments were provided by other Murray City departments.

V. PUBLIC INPUT

Twelve (12) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. Staff received comments from the Humane Society with objections to allowing this use here. They feel that it will negatively impact the experience of their customers and the animals housed at the location. They are also concerned with any potential dust from the operation.

In addition to the original notice sent, public comment was given at the September 7th meeting and 204 emails were received. The Planning Staff completed a review of the 204 emails received within 24 hours of the September 7th meeting. A summary of those email comments included concerns about dust, cement powder dust, and noise. A copy of those emails is attached to the staff report.

VI. FINDINGS

Based on the analysis, a survey of the surrounding area, and a Conditional Use Permit application to allow block production and storage, staff concludes the following:

1. The proposed use for Block Production and Storage (LU #3261), is allowed in the M-G Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted, and site review, **staff recommends approval of a Conditional Use Permit for a Concrete Block Production and Storage business at the property addressed 4300 South Commerce Drive** subject to the following conditions:

1. The applicant shall comply with all city engineer requirements including:
 - a) Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices.
 - b) Provide a formal grading, drainage, and utility plan.
 - c) Obtain any required State Permits air quality permits for planned batch plant and planned site operations. Copy of permit or review(s) from DAQ to be provided to the Planning Division prior to issuance of a business license.
 - d) Replace any damaged curb and gutter and sidewalk along the property frontage to Commerce Drive.
 - e) Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.

- f) Obtain a City Excavation Permit for work in the City right-of-way.
- 2. The project shall comply with all applicable building and fire code standards.
- 3. The applicant shall obtain Murray City building permits for any construction.
- 4. The Planning Commission authorizes staff to work with the applicant on a revised site plan showing the required nine (9) parking spaces, including one (1) ADA van accessible and parking for the large trucks and equipment.
- 5. The applicant shall obtain sign permits prior to the installation of any new attached or detached business signage.
- 6. The applicant shall replace the damaged curb, gutter, and sidewalk along the property frontage.
- 7. The applicant shall provide a utility plan to meet Water Department requirements.
- 8. The property landscaping shall comply with landscaping standards outlined in Chapter 17.68 of the Murray Land Use Ordinance. The front setback landscaping along Commerce Drive shall be modified to include a total of the following:
 - (a) Nine(9) trees;
 - (b) Fourteen (14) 5-gallon shrubs; and
 - (c) Thirty (30) 1-gallon shrubs.
- 9. The applicants shall obtain a Murray City Business License and pay applicable fees prior to operating on the site.
- 10. The applicant shall install an eight (8') chain link fence with slats, or solid fence, along the north property line.
- 11. The business shall not have any materials or mud tracked onto Commerce Drive. A minimum 30' paved apron be installed at both entrances into the property to help prevent tracking of mud onto Commerce Drive.
- 12. The applicant shall meet all requirements of the building, water, and wastewater departments.
- 13. The temporary office shall be removed prior to March 21, 2024. The applicant may apply to the planning commission to extend the time period for the temporary office up to one additional year, providing that plans for a permanent structure have been received prior to the expiration of March 21, 2024.
- 14. The temporary office or other facility shall not be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
- 15. If the applicant expands the business to include the adjacent property to the south, the applicant shall apply to Amend the CUP.

Exhibit 5



MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400

Planning Division 801-270-2430

August 12th, 2024

Legacy Materials
Attn: Mike Balls
13133 S. Runningbear Lane
Draper, UT 84020
mike@7Dutah.com

RE Site Plan Review for block plant.
3.82-acre lot | 382 ft² new structure
Property Address: 4300 S. Commerce Drive, Murray UT 84123
Parcel ID: 2101251001

Mr. Balls,

This letter is in response to a Site Plan Review application for a three hundred and eighty-two square feet (382 ft²) block plant located at the address above. Murray City Department Staff reviewed your proposal the week of July 16th, 2024. Review of the submitted plans prompted the following comments from Murray City staff:

Murray City Engineering Division provided the following comments:

1. The office plans should include water and sewer connection plans.
2. Construction staging should not be located in the retention basin.
3. Obtain an Excavation Permit for work in the Commerce Dr. right-of-way.

Murray City Wastewater Division provided the following comments:

- Note and show on plan where the sewer clean out will be located. Lateral must include a clean out.
- Detail the size of the future sewer lateral. Building size should be known and shown on the plan before the lateral is installed to be sure it is adequately sized.
- Include all applicable sewer details directly from the Murray Wastewater Specification book.
- Include note on Utility sheet C-203 all sewer work must meet Murray City Standards.
- <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>

Murray City Water Department provided the following comments:

- All water utility work must follow Murray City Water Specification and Requirements <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>
- Describe the service lateral material, size, and the point of use.

- Show backflow device type, size, and location.

Murray City Fire Department asks that access for the Fire Department be maintained.

Murray City Power Department provided the following comments:

Legacy Materials – The developer will need to meet with The Power Department to plan out their permanent power for the proposed building.

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

Please contact John Galanis 801-264-2723 for meter placement on the building.

Murray City Police Department has no comments.

Murray City Building Division provided the following comments:

They will need to get a building permit for the permanent building. They will need to get a building permit for an office trailer if they put one in. They will also need to come in to withdraw the current permit application they have with the building department and pay the plan review fee to close it out before we can accept any new applications for this site.

Murray City Planning Division

Comments by the Planning Division are provided below. Please be advised that the project is subject to all requirements of the M-G Zoning District, Chapter 17.152 of the Murray City Land Use Ordinance. This review may not capture every regulation that is listed in the Zone and is the responsibility of the applicant to review the ordinance to verify conformance with all regulations.

1. **Proposed Use** – The subject property is located in the M-G, Manufacturing General Zone. Section 17.152.040 of the Murray City Land Use Ordinance requires Conditional Use Permit approval by the Planning Commission for concrete brick and block manufacturing and storage (LU#3261) in the M-G Zone. There is currently an approved conditional use permit for this property.

Staff has no concerns with the use of the property.

2. **Area, Width, Frontage, and Yard Regulations**
 - a. Commerce Drive Front Setback: The applicant proposed a front setback of approximately forty-one feet (41'). The minimum requirement is twenty feet (20').
 - b. Side Yard Setback: There are no minimum side yard setback requirements.

Staff has no concerns with the proposed setbacks.

3. **Height:** The proposed structure will be eight feet (8') as measured from the base of the structure to the pitch of the roof. This meets the M-G Zone regulations for height of a structure located within one hundred feet (100') of the nearest boundary of a Residential Zone District may not exceed thirty-five feet (35'). Staff has no concerns with the proposed height.
4. **Parking** – The proposed structure is planned to be 382 ft². Code section 17.72.070 states that an industrial office use needs to provide 4 parking stalls for each one thousand (1000) square feet of net usable area. The applicant is proposing 3 regular parking stalls and one ADA stall, which is sufficient to meet the parking requirements. Staff has no concerns with parking.
5. **Access** – Access to the site will be via the east side of the property via Commerce Drive. The applicant is showing two points of access, a proposed fifty foot (50') wide access on the north side of their site, and a thirty foot (30') access on the south side. Section 17.72.100 allows up to a fifty-foot (50') wide access. Staff has no concerns with access.
6. **Landscaping and Open Space Regulations** – Landscaping is required to be installed for the first ten feet (10') of the frontage areas. There is a total of three hundred and twenty-four (324') of frontage along commerce drive that is included in the landscaping calculation. Chapter 17.68 requires a minimum of three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs for every 100 linear feet of frontage. See below for landscaping table.

Commerce Drive

Landscape Table			
Trees and Shrubs are Calculated for every 100 linear feet of frontage			
Linear Feet:	Trees (3)	5-Gallon Shrubs (5)	1-Gallon Shrubs (10)
324'	10 required	16 required	32 required
	11 proposed	25 proposed	34 proposed

Based on the proposed amount of landscaping, the applicant meets all requirements in the city code. Staff has no concerns with the proposed landscaping.

7. **Fencing Regulations** – The applicant has shown a seven foot, eleven inch (7'11") high fence around the east and north sides of the property. Section 17.64.090 allows property that is over half an acre in size to construct a fence up to eight feet (8').
8. **Refuse Container** – The applicant has not proposed a refuse/dumpster enclosure. If the applicant decides to use a refuse container on site, it must meet all requirements of Section 17.152: "All refuse container areas shall be enclosed by a solid barrier fence not to exceed eight feet (8') in height." Staff has no concerns since the applicant has not proposed a refuse

container.

This letter constitutes Murray City approval of the project subject to the comments provided above. We would be happy to meet with you or provide any additional information or review that you feel would be helpful in working towards submitting a building permit. Should you have any questions or comments please feel free to contact us in the Planning Division at (801) 270-2430.

Thank you,

A handwritten signature in cursive script, appearing to read "David Rodgers", written in dark ink.

David Rodgers
Senior Planner | Murray City Community Development
10 East 4800 South, 2nd Floor | Murray UT 84107
drodgers@murray.utah.gov



NOTICE OF PUBLIC MEETING

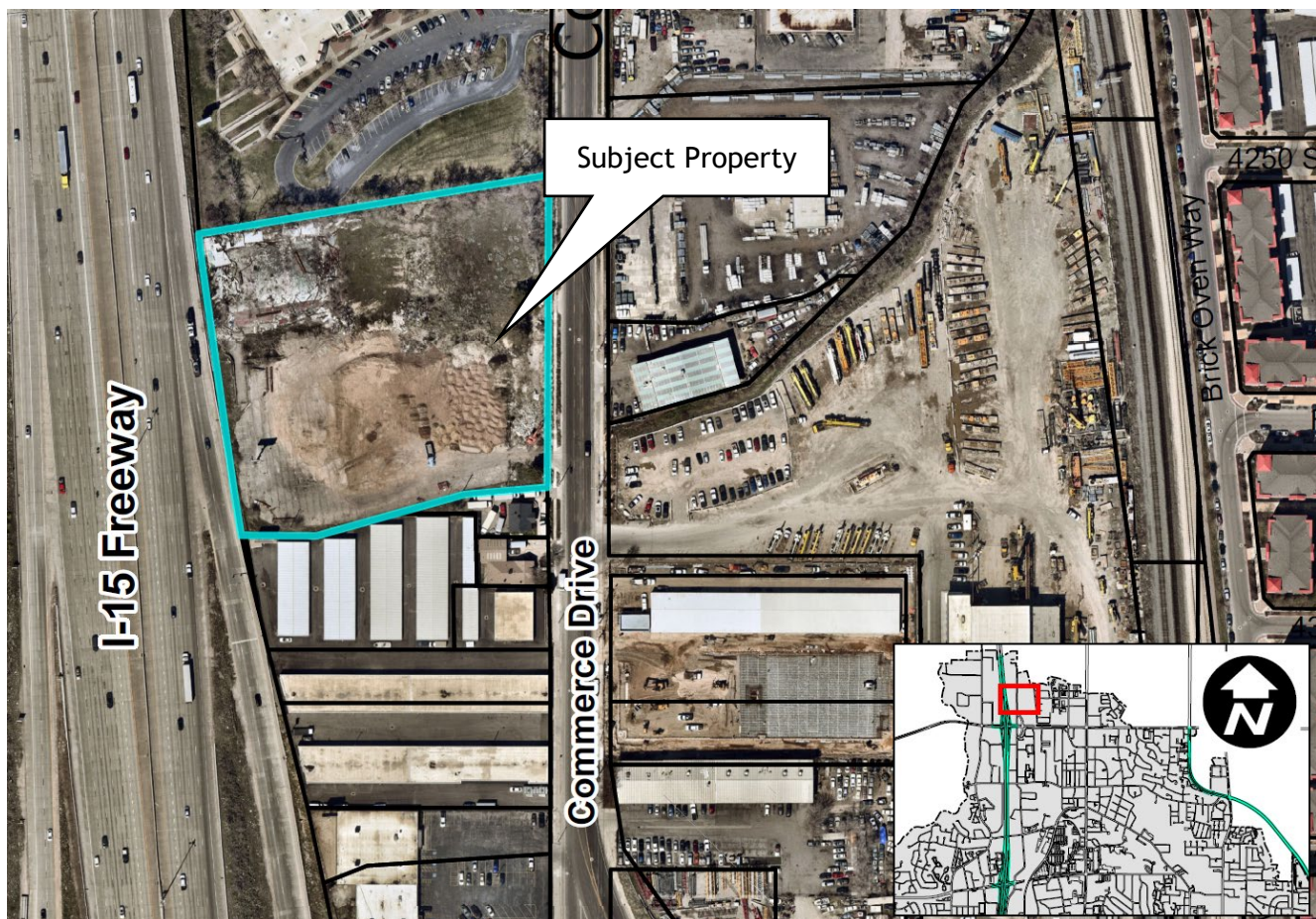
July 17th, 2025, 6:30 PM

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

Murray City Community and Economic Development is requesting a **revocation of a Conditional Use Permit for Legacy Materials, a concrete retaining block production & storage business** for located at **4300 South Commerce Drive.**

To make comments regarding this proposal the public may do so at the meeting, by calling Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 500 feet of the subject properties.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



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 3rd, 2025

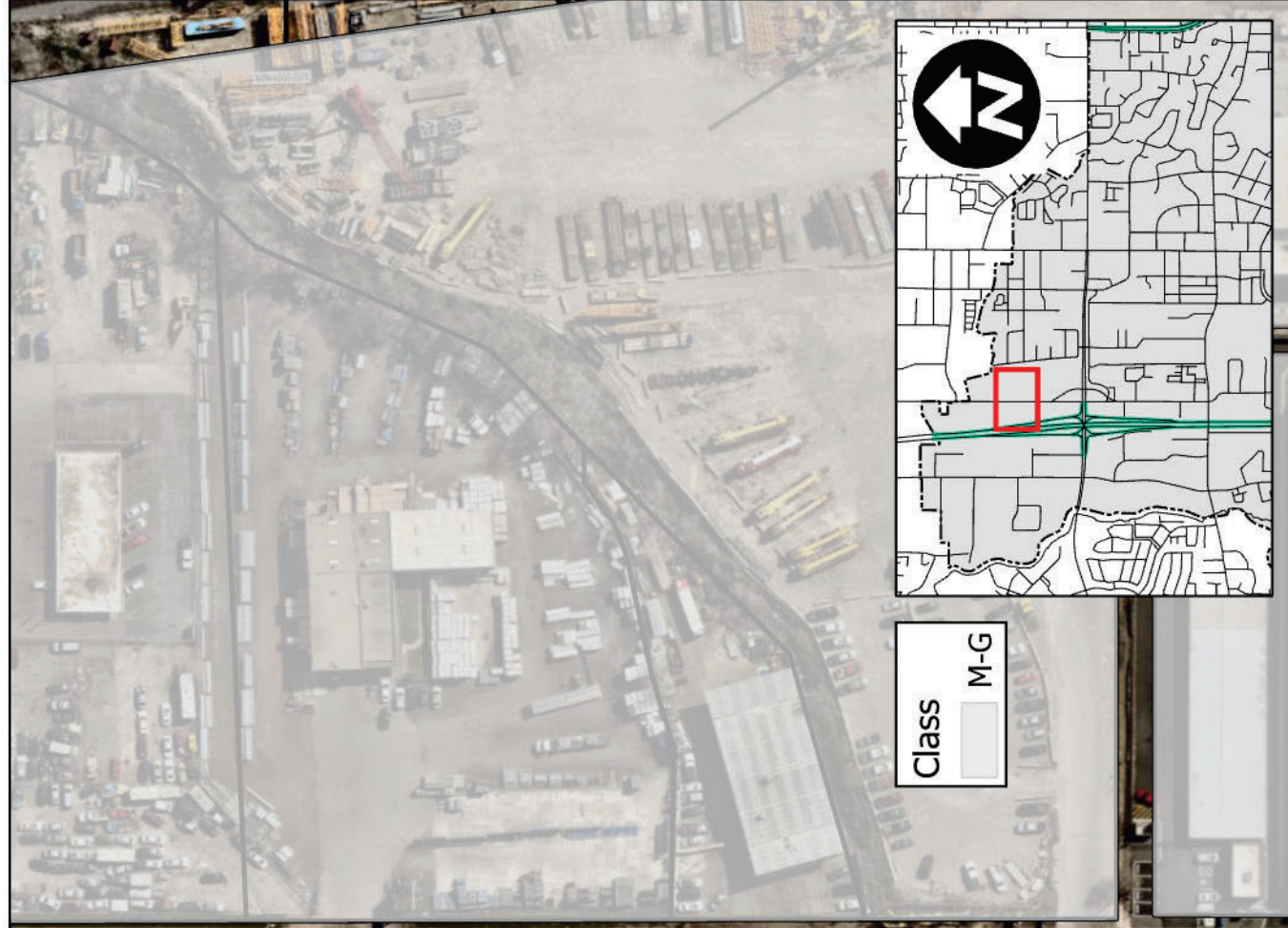
Murray City Hall | 10 East 4800 South | Murray | Utah | 84107

4300 South Commerce Drive



I-15

Commerce Drive



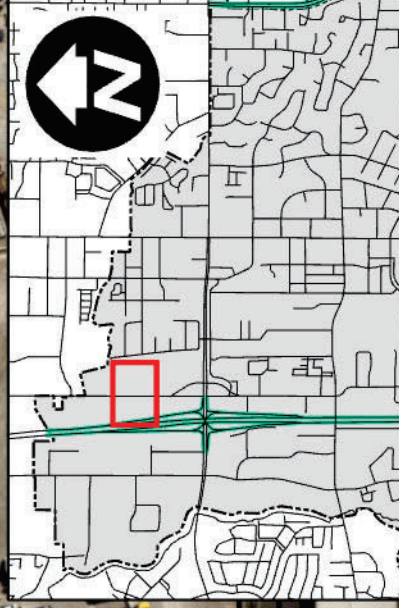
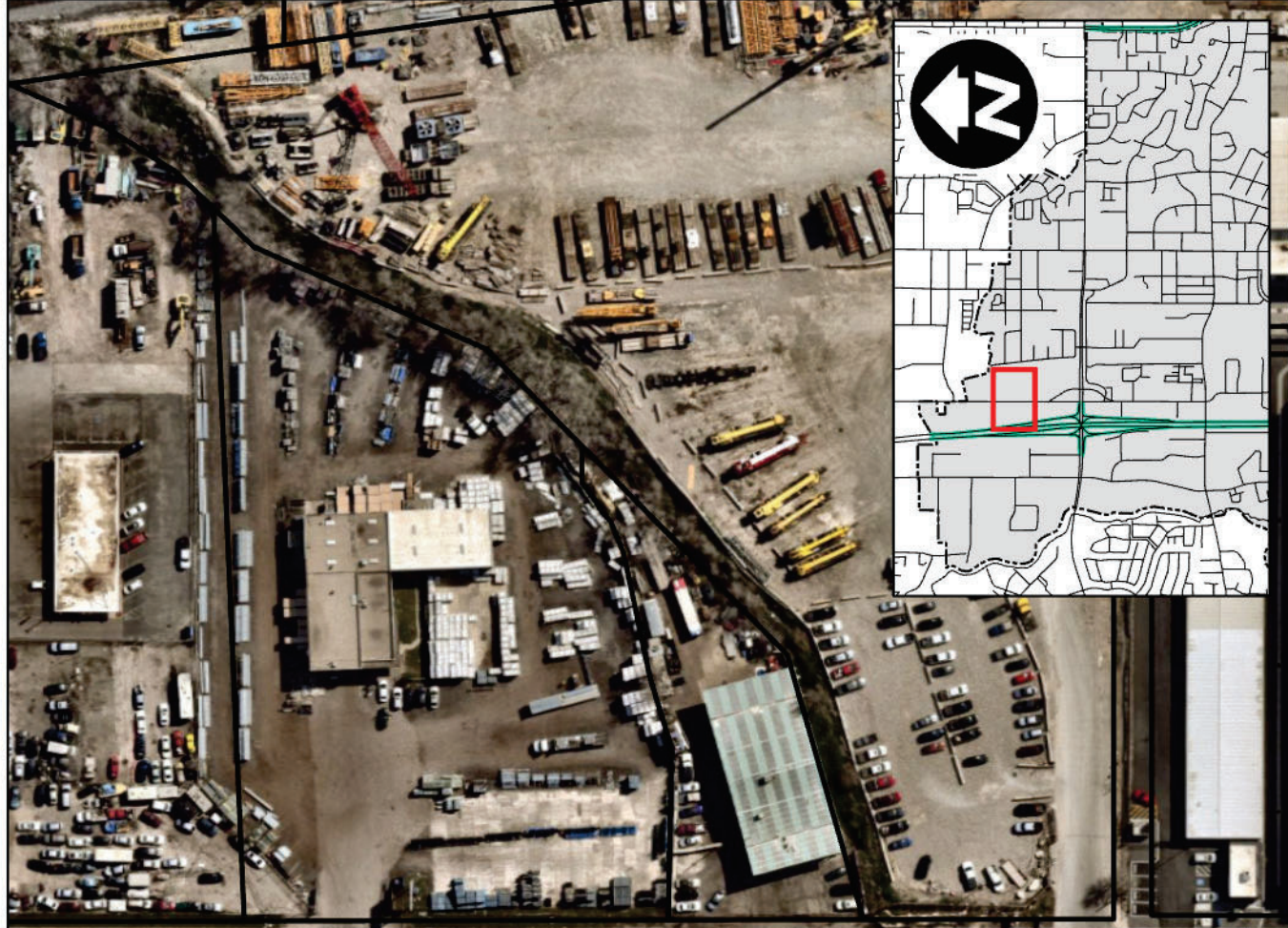
Class
M-G

4300 South Commerce Drive



Commerce Drive

I-15





AGENDA ITEM #06 – 1151 East Subdivision

ITEM TYPE:	Preliminary and Final Subdivision Approval		
ADDRESS:	1151 East 6600 South	MEETING DATE:	July 17 th , 2025
APPLICANT:	Kenneth & Jean Kitt	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-20-255-009	PROJECT NUMBER:	25-061
ZONE:	R-2-10, Medium Density Residential		
SIZE:	.272 acres		
REQUEST:	The applicant is requesting Preliminary and Final Subdivision approval for the 1151 East Subdivision.		



I. LAND USE ORDINANCE

Title 16, Subdivision Ordinance, Section 16.04.040(F) requires the applications for subdivision of property to be reviewed and approved by the Murray City Planning Commission as the land use authority.

The proposed subdivision has been designed to meet the requirements of the R-2-10 Zone as described in the staff report.

II. BACKGROUND

Project Location

The subject property is located on 1151 East 6600 South. The property is approximately .272 acres in size.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Low density Residential	R-1-8
South	Higher Density Residential	R-M-25
East	Low density Residential	R-1-8
West	Parks and Open Space	O/S

Project Description

The 1151 East Subdivision is proposed to be divided into two (2) lots. This site was rezoned from R-1-8 to R-2-10 at the July 16th, 2024, City Council meeting. The property is currently a single-family home, with the house to be demolished to make way for a new development on this location. Due to the type of subdivision that is being requested, the proposed lots will be used for an additional unit of housing.

Process

The application before the Planning Commission is for Preliminary and Final Subdivision approval. If the Planning Commission approves the application, the applicant will work with the Engineering Division to complete a Final Plat. When the final subdivision is approved and the Final Plat has been accepted by the City Engineer, it will be circulated for signatures of approval which will allow the recordation of the Plat at the Salt Lake County Recorder's Office.

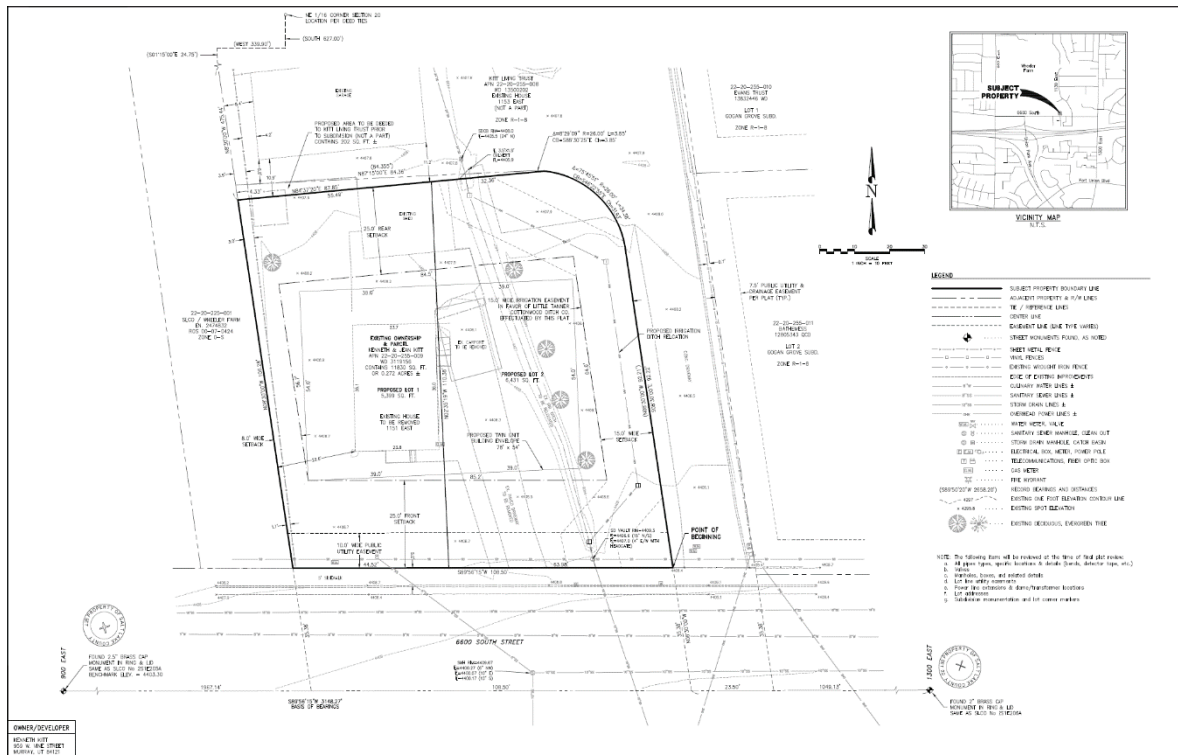


Figure 1: Preliminary Plat

Lot Area, Width, Setbacks, and Height Standards

The 1151 East subdivision has been designed to meet the requirements of the R-2-10 Zoning District Chapter 17.112 relating to twin-homes, which is defined as two units which are attached single-family homes that share a common wall. Specifically, the use table in this chapter specifies that twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' for the interior where adjacent to a second dwelling. Staff reviewed the Plat and finds that the proposed plat matches the underlying requirements of the zone. The buildings in the subdivision will receive a thorough review at the building permit stage to determine all code requirements are met.

Access & Public Improvements

The proposed subdivision will be accessed from 6600 South. The Site has sufficient access for the subdivision as determined by a review of the proposed lots.

Public Utilities

All new public utilities will be located in the public right-of-way, and each lot will provide

utility easements for provision of public and private utilities. Reviewing departments did not have substantial concerns regarding public utilities.

III. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the land use authority is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the City. The Planning Commission makes investigations, reports and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary.

The Planning Commission may approve, approve subject to modification, or disapprove the submitted preliminary plat, and shall make findings specifying any inadequacy in the application, such as noncompliance with City regulations, questionable or undesirable design and/or engineering. The subdivider shall be notified in writing of the action taken by the findings of the Planning Commission regarding the submitted preliminary plat.

IV. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on July 2nd, 2025, where the 1151 East Subdivision application was reviewed by Murray City department staff. The following comments have been provided:

Murray City Engineering Division:

1. Meet City subdivision requirements and standards. Provide subdivision plat – City Code Title 16.
2. Address all engineering and survey review comments prior to printing the plat to mylar.
3. Existing home and axillary structures must be removed prior to recording the plat.
4. Relocate the existing irrigation ditch as per ditch company requirements, provide written approval – City Code Chapter 16.16.300.
5. Provide grading, drainage and utility plans – City Code Chapter 16.08
6. Meet City storm drainage requirements – Subdivision Application & City Code 13.52.050.
7. Provide standard PUE's (10' front & rear and 5' side yard) – City Code Chapter 16.16.100.
8. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
9. Obtain Cottonwood Improvement District review and approval for sewer service.
10. Obtain JWCD review and approval for culinary water service.
11. Replace any damaged curb and gutter and sidewalk along 6600 South frontage.
12. The new driveways must meet current standards.
13. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.

Murray City Wastewater Division:

1. New subdivision will tie into Cottonwood Improvement District System (CID) for sewer service. All sewer work must meet Cottonwood Improvement District specification and be approved by CID.
2. Plat map lists Murray Sewer for signature block, must be Cottonwood Improvement District.
3. Utility plan lists Murray sewer and meeting Murray Wastewater specification. This must be changed to Cottonwood Improvement District.

Murray City Water Department:

1. Development's water service provider is Jordan Valley Water Conservancy District.

The preceding comments are addressed as conditions of approval in the final section of this report.

V. PUBLIC COMMENTS

One Hundred and twenty-six (126) notices of the public hearing were sent to all property owners and affected entities located within 300 feet of the subject property. As of the date of this report, staff has received one phone call asking clarifying questions about the application.

VI. FINDINGS

Based on the analysis of the 1151 East Subdivision Preliminary and Final Subdivision review and a survey of the surrounding area, staff concludes the following:

1. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.
2. The proposed lots comply with the development standards for a twin-home development located within the R-2-10 Zone of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential opportunity within Murray City.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission Preliminary and Final Subdivision Approval for the 1151 East Subdivision on the property addressed 1151 East 6600 South** subject to the following conditions:

1. The project shall meet Murray City Engineering requirements.
2. The project shall meet all applicable fire code standards.
3. Both lots within the subdivision shall comply with the standards for twin-home lots in the R-2-10 Zone as outlined in Chapter 17.112 of the Murray City Land Use Ordinance.
4. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
5. The applicant shall meet all Wastewater Department requirements.
6. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.



Application for Preliminary Subdivision

About the Application

Thank you for your interest in submitting a Preliminary Subdivision Plat application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at planning@murray.utah.gov or give us a call at (801) 270-2430.

Submittal:

Applications for a preliminary subdivision review may be submitted to the Murray City Community & Economic Development Department, located at 10 East 4800 South Suite 260. Planning staff will review the application and obtain payment after the application has been deemed complete. Planning staff has up to fifteen (15) business days to determine if the application is complete. Applicants will be notified in writing of an incomplete application with information required to correct any deficiencies. This may delay processing of the application and, if required, subsequent scheduling of public hearings.

Application Fee (non-refundable):

- Planning Division Fees
 - Lot split (2 lots): \$450.00
 - More than 2 lots: \$500.00 plus \$50.00/lot
 - Amended plat: \$300.00
 - Subdivision Vacation: \$200.00
- Engineering Fees
 - Lot Split: \$300.00
 - Subdivision: \$500.00 plus \$100.00 per lot
 - PUD – Detached SFD \$500.00 plus \$100.00 per lot
 - PUD – Attached SFD \$500.00 plus \$50.00 per lot
 - Condominium: \$500.00
 - Amended plat: \$300.00 plus \$50.00 per lot

** Construction Inspection and Stormwater Impact Fees will be collected at Final Plat Approval **

Application Process:

Step 1. Contact the Planning Division: Meet with a Murray City staff planner to discuss the subdivision proposal. Staff will provide information describing the legal requirements of the City (i.e. lot size, access, etc.) necessary to subdivide property. The applicant should also discuss with staff the subdivision process, fees and other potential issues associated with the proposed subdivision. The planning staff and all other officers and employees of the city act in an advisory capacity to the Planning Commission and have no authority to make binding decisions or to make authoritative representations, approvals or determinations other than in a purely advisory and recommending capacity.

Step 2. Submit Application. For all Preliminary Subdivision applications, please submit the following information, ensuring each item is either checked off or marked 'NA' if not applicable. For each item submitted, include at least one

(1) 11x17 inch copy (or larger if requested by staff) and a digital PDF. The preliminary plat and related documents shall be prepared by a licensed surveyor.

Follow the Checklist below **CAREFULLY** and initial each item as being completed, or put N/A if waived by staff or not applicable to the approval process:

Format and General Items

1. X All engineering and/or surveying documents stamped by engineer or land surveyor in accordance with the procedures of the Utah State Board of Professional Registration.
2. X A title block showing:
 - a. X Name of the subdivision.
 - b. X Type of development (residential, commercial, PUD, etc.).
 - c. X Name and address of owner of record, developer, and designer.
 - d. X Name and address of engineer or land surveyor
 - e. X Date of preparation.
 - f. X Tabulation of acres, lots, open space, and units per acre.
3. X Graphic and written scale at no more than one (1) inch equals one hundred (100) feet or as recommended by City Engineer.
4. X North arrow.
5. X Township and Range, section lines, and other monuments.
6. X Vicinity map at a scale of one (1) inch equals one thousand (1,000) feet.
7. X Topographic contour intervals of no greater than two (2) feet, unless otherwise stipulated by City Engineer.
8. X Surveyed boundary of the subdivision.
9. X Location and names of adjacent properties/property owners and platted subdivisions.
10. X Location of zoning boundary lines within and adjacent to the proposed subdivision.
11. X Location, height and type of existing fence lines within and contiguous to the subdivision.
12. X Location, use, and dimensions of all existing buildings within the proposed subdivision. Indicate which buildings are to remain and which are to be removed.
13. X Location of all proposed lots including:
 - a. X Lot dimensions.
 - b. X Lot frontage.
 - c. X Lot area (square feet).
 - d. X Building setback lines (building envelopes).
14. X Lots consecutively numbered or lettered in alphabetical order.
15. X Location of existing features within and contiguous to the proposed subdivision including:
 - a. X Existing public utility easements.
 - b. X Existing utilities including power lines/poles (must identify ownership of lines as Murray or Rocky Mountain Power), telephone, cable, gas, fiber optic, etc. Indicate whether they are to remain or be relocated. If they are to be relocated, show the proposed new location.
 - c. X Irrigation ditches.
 - d. X Drain pipes, drainage channels, and culverts.
 - e. N/A Railroads.
 - f. N/A Bridges.
 - g. N/A Water bodies, springs, or water sources within twenty-five hundred (2,500) feet.
 - h. N/A Wells (show and label whether the well is to remain or be abandoned – if the well is to be abandoned, add a note on the plans stating “existing well to be abandoned and capped by a certified well driller and documentation provided to Murray City”).
 - i. N/A Equestrian, pedestrian, and bicycle trails.

16. N/A Location and dimensions of any common space or open space areas including property to be set aside for parks, playgrounds, trails, or other public or private uses, with a designation of the purpose of those areas, and conditions, if any, of the dedication or reservation.
17. N/A Location and extent of all cuts and fills exceeding three (3) feet anywhere on the project site and any associated retaining walls.

Roads

18. N/A The location and width of all existing and proposed roads, rights-of way, alleys, and other public ways (all main roads must comply with the Murray City Master Transportation Plan & Specifications).
19. N/A Cross sections of all existing and proposed roads (include road dimensions and location of utilities within the road.)
20. N/A Proposed names of all new roads/private access ways.
21. N/A Location of all existing and proposed curb, gutter, and sidewalk within the subdivision including:
a. N/A An indication of the grades.
b. N/A Flow arrows showing direction of storm water surface flows.
22. N/A Location of any necessary temporary turnaround easements for emergency access on dead end roads.
23. N/A Provide a circulation plan that includes information on cul-de-sac lengths, block lengths, and connectivity index.
24. N/A Not more than 30 single-family dwellings or 100 multi-family units off a single point of access and provision for future access to adjacent vacant parcels
25. N/A Street intersection offsets of not less than 150 feet
26. N/A If adjacent to a state road specify UDOT access size and location (UDOT approval will be required at final plat).

Water/Sewer

27. X Location and size of existing and proposed culinary and pressure irrigation water lines (including existing lines adjacent to and/or affected by the proposed subdivision). Show main lines only. Do not show proposed valves, blowoffs, hydrants, pipe types or other related details. These items will be reviewed with the final plat.
28. X Location of existing and proposed sewer main lines including size, depth, and slope (show any sewer lines adjacent to or affected by the proposed subdivision).
29. N/A Letter(s) of intent for any necessary offsite water or sewer easements across privately owned land.

Grading and Drainage

30. N/A Drainage system calculations and an explanatory narrative stamped and signed by a licensed engineer.
a. N/A Use Murray City rainfall curves in the drainage study and calculate to 100-year floods (attach Murray City rainfall curves to drainage calculations).
b. N/A For detention basins, submit calculations to justify sizing based on 100-year design storm.
31. X Existing and proposed storm drainage improvements including:
a. N/A Major drainage facilities, outfalls, and discharge.
b. X Drainage pipe locations, sizes, and depths.
32. N/A Location of detention/retention basins with proposed landscaping will include the following:
a. N/A Minimum 1-foot freeboard.
b. N/A 3:1 slopes or flatter.
c. N/A Underground sprinkler system.
d. N/A Designation of the purpose and conditions, if any, of the dedication or reservation.

33. X A written statement from the appropriate agency accepting responsibility for all surface and subsurface drainage, which is directed into channels owned, by the agency (such as irrigation companies, private land owners, etc.).
34. N/A Letter(s) of intent for any necessary offsite drainage easements across privately owned land.
35. N/A Drainage Report section describing how Low Impact Development (LID) is being incorporated into the site and how storm water quality will be improved.
36. N/A Storm Water Pollution Protection Plan (SWPPP).
37. N/A Geotechnical Report. (Deferred)

Irrigation Ditches

38. X A written statement from the appropriate agency (such as irrigation companies, private land owners, etc.) regarding the effect of the proposed subdivision on any irrigation channels or ditches and any piping or other mitigation required.
39. X The location, size, and grade of any required piping for irrigation ditches as per the irrigation company letter.

Sensitive Lands

40. N/A Identification of natural features or sensitive lands including, but not limited to:
- a. N/A Wetlands.
 - b. N/A Floodplains, floodways, and areas that would be covered in water in a 100-year storm event.
 - c. N/A Areas where ground water rises periodically to within two (2) feet of the surface of the ground.
 - d. N/A Slopes exceeding thirty (30) percent.
 - e. N/A Vegetation areas (including name and size of all existing trees and shrubs which could be incorporated into the subdivision).
 - f. N/A Threatened or endangered species habitat areas.
41. N/A A letter from the Army Corps of Engineers regarding any wetland areas within boundaries of the proposed plat.

Buffering

42. N/A The proposed treatment of the perimeter of the development, including materials and techniques used such as:
- a. N/A Fences.
 - b. N/A Berms.
 - c. N/A Walls / Retaining Walls.

Required Notes

43. X Provide a note on the Preliminary Plat which states that the following items will be reviewed at the time of Final Plat review (because these items will be reviewed with the final plat, do not show them on the Preliminary Plat):
- a. N/A Plan & profiles/construction drawing of public improvements.
 - b. X All pipe types, specific locations & details (bends, detector tape, etc.).
 - c. X Valves.
 - d. N/A Blowoffs including size type & protection.
 - e. X Manholes, boxes, and related details.
 - f. X Water & sewer service details.
 - g. N/A Fire hydrants.

- h. X Lot line utility easements.
- i. N/A Street lights/street signs/traffic signs.
- j. X Power line extensions & dome/transformer locations.
- k. X Lot addresses.
- l. N/A CBR values and road sub-base.
- m. X Subdivision monumentation and lot corner markers.

Other Required documents

- 44. X A surveyor's plat showing existing fence lines, existing deed lines, existing road rights-of-way and ROW widths, and proposed subdivision boundary lines shall be included with each set of the preliminary subdivision plans.
- 45. N/A If the subdivision is proposed as a PUD, the applicant must complete an application for PUD and provide detailed information regarding proposed features including building elevations, materials, and amenities.
- 46. N/A Landscaping plan for all park, open space, and common ownership areas including:
 - a. N/A Location, name, and size of all proposed trees, shrubs, and plants.
 - b. N/A Indication of proposed seed mix for grass areas.
 - c. N/A Indication of proposed irrigation facilities (underground sprinkler system).
 - d. N/A Location of the clear view area at all street intersections (a triangular area formed by a line connecting the property lines at points 25 feet in each direction from the intersection) and an indication that no landscaping or other obstruction in excess of three (3) feet above finished grade shall be allowed in the clear view area.
- 47. N/A A development phasing schedule (if applicable) including the sequence for each phase; approximate size in area of each phase; and, proposed phasing of construction of public improvements, recreation and common open spaces.
- 48. X Applicant and/or Applicant's engineer/surveyor has purchased the latest Murray City Design Standards and Public Improvements Specifications Manual.
- 49. X Applicant and/or Applicant's engineer/surveyor has reviewed Murray City's existing and master plan utility maps (available for review or purchase at the Planning Division Office).
- 50. N/A Traffic Study conducted by a licensed traffic engineer.

Step 3. Murray City Department Review: The application is routed to various departments and divisions within Murray City who provide insight or information to the Planning Commission to help make an informed decision. If there are unique circumstances that require additional information, a meeting may be requested by the City to be held in person on Tuesday's at 9 am. The applicant will be notified ahead of time if attendance is required.

Step 4. Attend Planning Commission Meeting: The applicant will be sent a copy of the planning commission agenda and staff recommendation in advance of the meeting date. The agenda will give the date, time, and location of the meeting. The applicant or an authorized representative must be in attendance at the meeting. If the applicant or the representative is not present, the Planning Commission may move on to the next agenda item and/or may take no action on the application. It is the applicant's responsibility to reschedule another hearing date. The applicant should be prepared to present the proposal in detail and answer questions from the Planning Commission members and other interested parties. The Planning Commission will then make a motion to approve, modify the conditions, continue the application or deny the request.

Appeal of Planning Division Decision: Anyone aggrieved with a decision of the Planning Division may appeal the decision to the Hearing Officer. The appellant may be the applicant, neighboring property owner, or the City itself. Appeals must be in writing and received by the Planning Division within ten (10) calendar days of the Planning

Commission or Division's written decision. Appeals must contain all pertinent documents and state the reason(s) for the appeal. Payment of a fee is required at the time of filing.

PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: 1151 East Subdivision

Project Address: 1151 East 6600 South Street

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

Parcel Area(acres): 0.272 Zoning District: R-2-10 Total # of Lots: 2

Applicant Information

Name: Kenneth & Jean Kitt

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

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

Property Owner's Information (If different)

Name: _____

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

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

Licensed Engineer Information

Name: Jeremy Hanson, PE

Mailing Address: 5684 South Green Street City: Murray State: UT ZIP: 84123

Phone #: 801-713-3000 Fax #: 801-713-3030 Email Address: jeremyh@dominioneng.net

Authorized Signature:  Date: 5/1/25

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

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

Kenneth R. Kitt
Owner's Signature

Jean M. Kitt
Owner's Signature (co-owner if any)

State of Utah

§

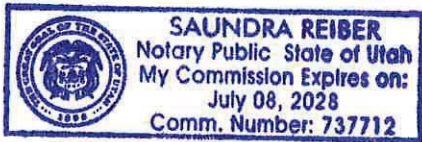
County of Salt Lake

Subscribed and sworn to before me this 1st day of May, 20 25.

Saundra Reiber
Notary Public

Residing in Utah

My commission expires: July 8, 2028



Agent Authorization

I (we), Kenneth & Jean Kitt, the owner(s) of the real property located at 1151 East 6600 South Street in Murray City, Utah, do hereby appoint Dominion Engineering Associates, LC, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Dominion Engineering Associates to appear on my (our) behalf before any City board or commission considering this application.

Kenneth R. Kitt
Owner's Signature

Jean M. Kitt
Owner's Signature (co-owner if any)

State of Utah

§

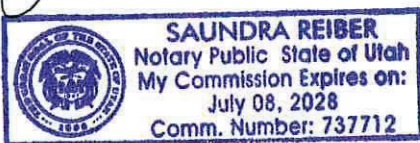
County of Salt Lake

On the 1st day of May, 20 25, personally appeared before me Kenneth Kitt & Jean Kitt the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Saundra Reiber
Notary public

Residing in: Utah

My commission expires: July 8, 2028





NOTICE OF PUBLIC HEARING

July 17th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, July 17th, 2025 at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Kenneth & Jean Kitt** for the property located at **1151 East 6600 South**. The applicant is requesting Preliminary and Final subdivision approval for the 1151 East Subdivision. The meeting is open and the public is welcome to attend in person or you may submit comments via email at pc@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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

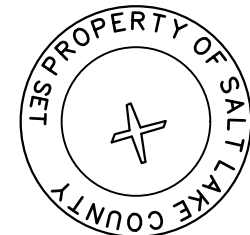


This notice is being sent to you because you own property within 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

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

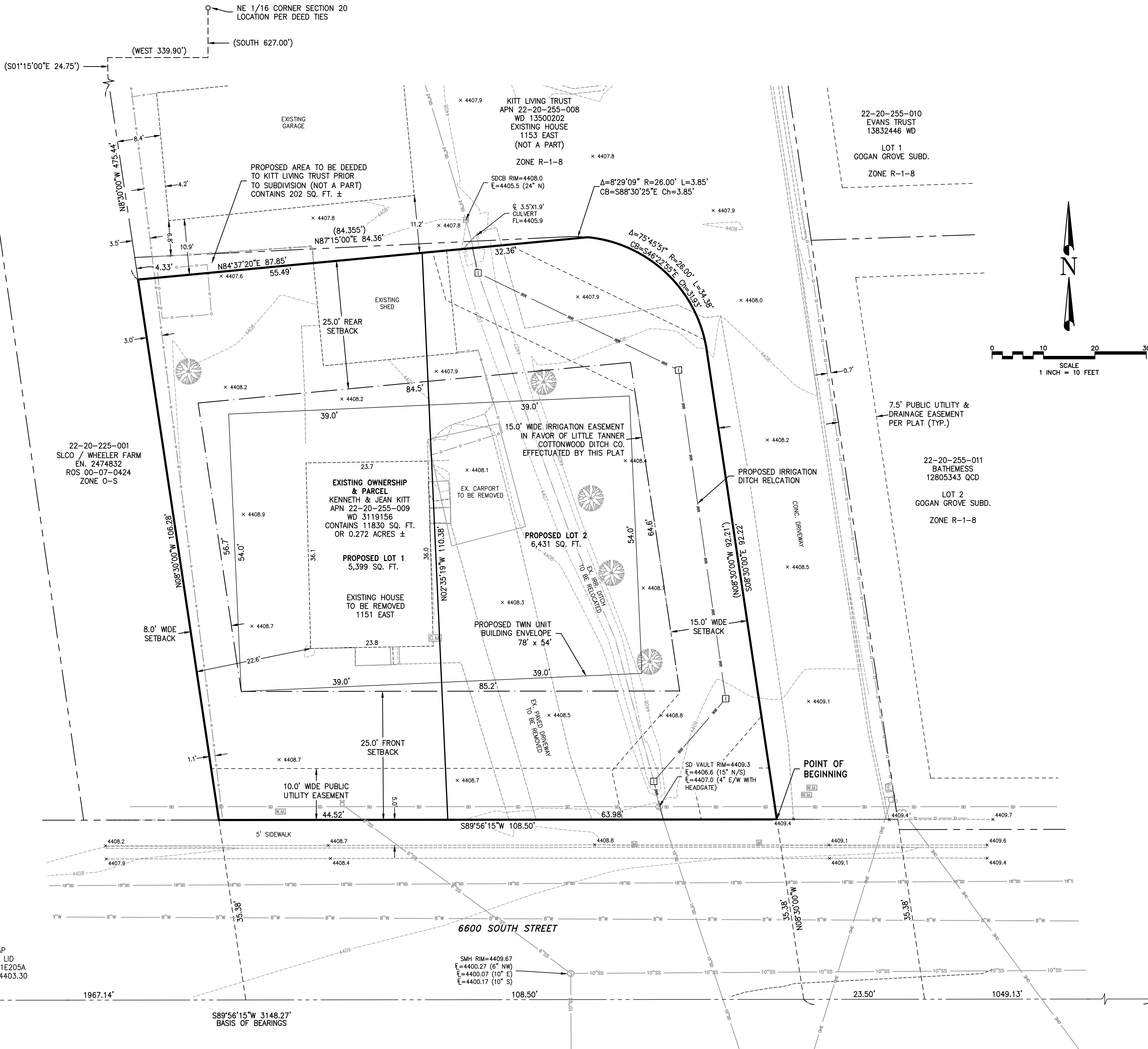
Public Notice Dated | July 3rd, 2025

Path: P:\KEN KITT 4174\SURVEY\DRAWINGS\Ken Kitt Prelim Plat.dwg | plot date: April 30, 2025 | plotted by: bryan



FOUND 2.5" BRASS CAP
MONUMENT IN RING & LID
SAME AS SLCO No 251E205A
BENCHMARK ELEV. = 4403.30

900 EAST



1300 EAST



FOUND 2" BRASS CAP
MONUMENT IN RING & LID
SAME AS SLCO No 251E206A

LEGEND	
	SUBJECT PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY & R/W LINES
	TIE / REFERENCE LINES
	CENTER LINE
	EASEMENT LINE (LINE TYPE VARIES)
	STREET MONUMENTS FOUND, AS NOTED
	SHEET METAL FENCE
	VINYL FENCES
	EXISTING WROUGHT IRON FENCE
	EDGE OF EXISTING IMPROVEMENTS
	CULINARY WATER LINES ±
	SANITARY SEWER LINES ±
	STORM DRAIN LINES ±
	OVERHEAD POWER LINES ±
	WATER METER, VALVE
	SANITARY SEWER MANHOLE, CLEAN OUT
	STORM DRAIN MANHOLE, CATCH BASIN
	ELECTRICAL BOX, METER, POWER POLE
	TELECOMMUNICATIONS, FIBER OPTIC BOX
	GAS METER
	FIRE HYDRANT
	RECORD BEARINGS AND DISTANCES
	EXISTING ONE FOOT ELEVATION CONTOUR LINE
	EXISTING SPOT ELEVATION
	EXISTING DECIDUOUS, EVERGREEN TREE

NOTE: The following items will be reviewed at the time of final plat review:

- All pipes types, specific locations & details (bends, detector tape, etc.)
- Valves
- Manholes, boxes, and related details
- Lot line utility easements
- Power line extensions & dome/transformer locations
- Lot addresses
- Subdivision monumentation and lot corner markers

OWNER/DEVELOPER
KENNETH KITT
959 W. VINE STREET
MURRAY, UT 84121

DRAWN	BJE 04.2025	CHECKED	JDP 04.2025
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	
DATE		DATE	

KENNETH KITT

MURRAY CITY, SALT LAKE COUNTY, UTAH



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PRELIMINARY RESIDENTIAL PLAT OF 1151 EAST SUBDIVISION
1151 EAST 6600 SOUTH STREET

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

PROJECT NO.		4174
SHEET NO.		1 of 1
0	RELEASED FOR REVIEW	JDP 04.17.25
NO.	REVISIONS	BY DATE
FILE NAME:		1151 SUBD
SCALE:		1"=10'

Path: P:\KEN KITT 4174\SURVEY\DRAWINGS\Ken Kitt Final Plat.dwg | plot date: May 27, 2025 | plotted by: bryan

1151 EAST SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH
APRIL 2025

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the tracts of land described above, having caused the same to be subdivided into lots to be hereafter known as:

1151 EAST SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. The owner warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

KENNETH R. KITT

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

(signature) Trustee
(title)

(printed name)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } :ss

On the ____ day of _____, 20____,

& _____

personally appeared before me who being by me duly sworn, did say that they are the Trustees of said Trust and that the within and foregoing Owner's Dedication was signed and did acknowledge to me that they executed the same.

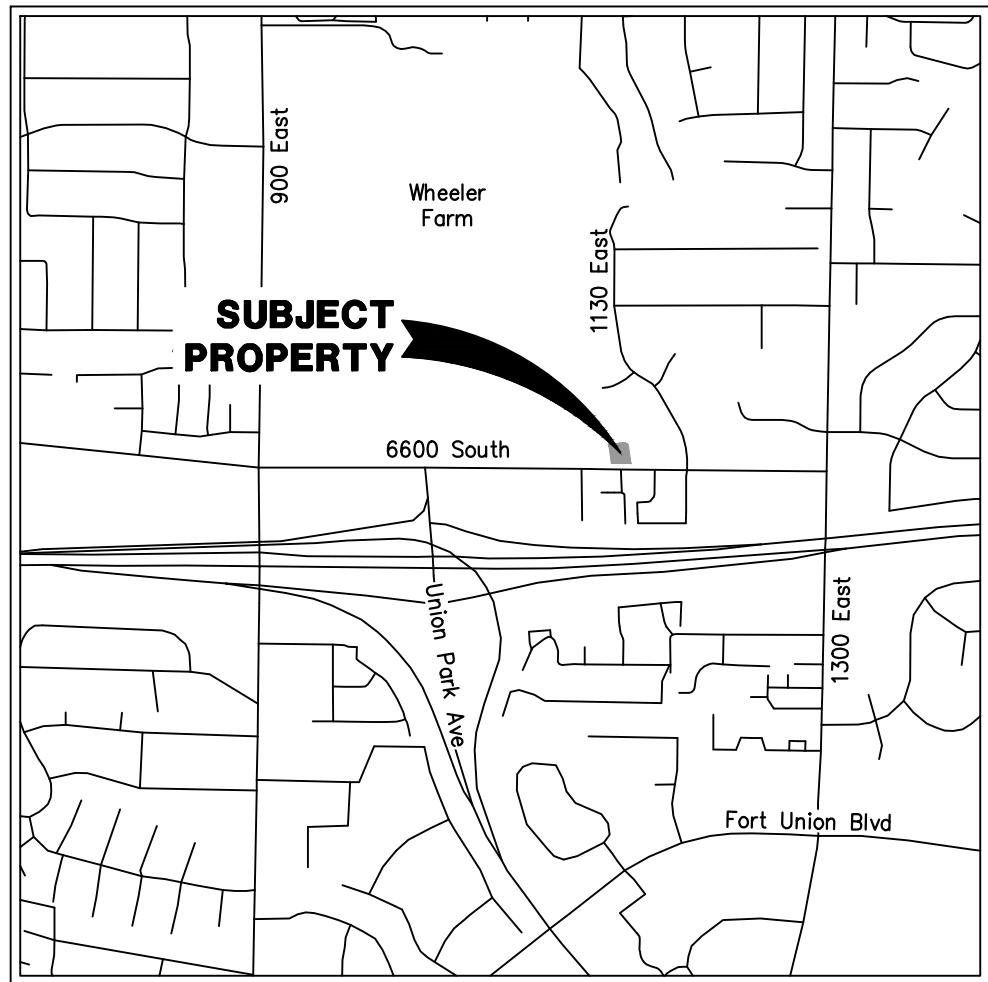
Commission Number _____

My Commission Expires _____

(signature)

(printed name)

A Notary Public Commissioned in Utah



VICINITY MAP
N.T.S.

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the tracts of land described above, having caused the same to be subdivided into lots to be hereafter known as:

1151 EAST SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. The owner warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

JEAN M. KITT

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

(signature) Trustee
(title)

(printed name)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } :ss

On the ____ day of _____, 20____,

& _____

personally appeared before me who being by me duly sworn, did say that they are the Trustees of said Trust and that the within and foregoing Owner's Dedication was signed and did acknowledge to me that they executed the same.

Commission Number _____

My Commission Expires _____

(signature)

(printed name)

A Notary Public Commissioned in Utah

UTILITY NOTE

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

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

SURVEYOR'S CERTIFICATE

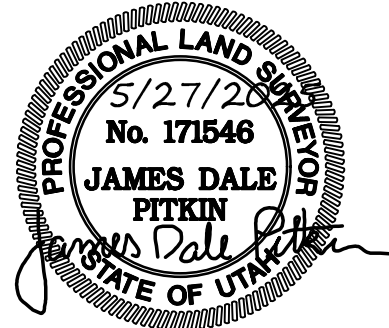
I, James D. Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots hereafter to be known as

1151 EAST SUBDIVISION

subdivision and that the same has been surveyed and monuments have been placed on the ground as represented on this plat. I further certify that the requirements of all applicable statutes and ordinances of the Murray City Land Use Code have been complied with.

Date: May 27, 2025

James D. Pitkin, PLS.
License No. 171546



BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING on the northerly right-of-way line of 6600 South Street, said point being located 1072.63 feet South 89°56'15" West and 35.38 feet North 08°30'00" West from a Salt Lake County Monument located at the intersection of 6600 South and 1300 East, said point also being located 627.00 feet South and 339.90 feet West and 24.75 feet South 01°15'00" East and 475.44 feet South 08°30'00" East from the Northeast 1/16th Corner of said Section 20, and running thence along said right-of-way line South 89°56'15" West 108.50 feet to the east line of parcel described in that certain Warranty Deed recorded August 3, 1972 as Entry No. 2474832 in Book 3122 at Page 418; thence along said line North 08°30'00" W 106.28 feet; thence North 84°37'20" East 87.85 feet to a point of curvature on a non-tangent curve with a 26.00 foot radius to the right; thence southeasterly 34.38 feet along the arc of said curve through a central angle of 75°45'51" (chord bears South 46°22'55" East 31.93 feet); thence South 08°30'00" East 92.22 feet to the northerly right-of-way line of 6600 South Street and the POINT OF BEGINNING.

Contains 11,830 square feet or 0.272 acres, more or less.

1151 EAST SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH
APRIL 2025

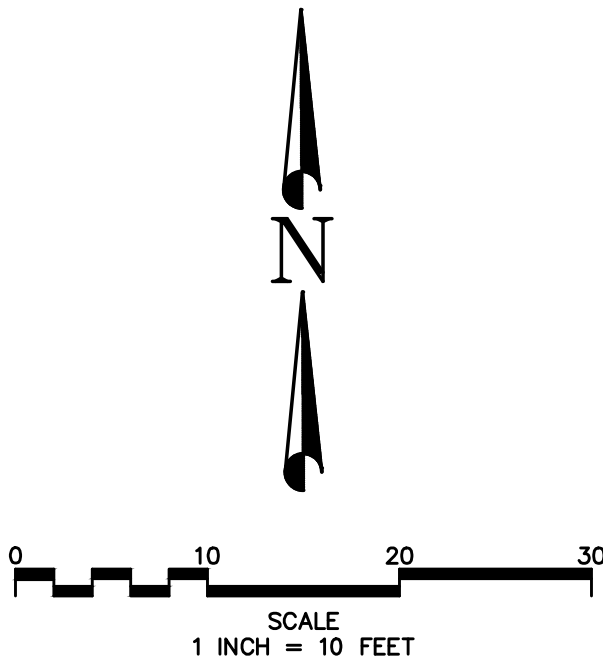
SHEET 1 OF 2

DEVELOPER: KENNETH KITT 959 W. VINE STREET MURRAY, UT 84121		SALT LAKE COUNTY SURVEYOR RECORD OF SURVEY R.O.S. NO. 2025-04-0346 COUNTY SURVEYOR REVIEW DATE		MURRAY CITY FIRE DEPARTMENT Approved this _____ day of _____ A.D. 20____ BY: _____		MURRAY WATER Approved this _____ day of _____ A.D. 20____ BY: _____		MURRAY SEWER Approved this _____ day of _____ A.D. 20____ BY: _____		APPROVAL AS TO FORM Approved as to form this _____ day of _____ A.D. 20____ MURRAY CITY ATTORNEY	
MURRAY CITY PLANNING COMMISSION		MURRAY POWER		MURRAY GIS		SALT LAKE CO. HEALTH DEPARTMENT		MURRAY CITY ENGINEER		MURRAY CITY MAYOR	
Approved this _____ day of _____ A.D. 20____by the Murray City Planning Commission. Chair, Murray Planning Commission		Approved this _____ day of _____ A.D. 20____ BY: _____		Approved this _____ day of _____ A.D. 20____ BY: _____		Approved this _____ day of _____ A.D. 20____ BY: _____		I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office. DATE _____ MURRAY CITY ENGINEER		Presented to Murray City this _____ day of _____ A.D. 20____at which this subdivision was approved and accepted. MAYOR _____ ATTEST _____	
 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000		RECORDED # STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF _____ Date _____ Time _____ Book _____ Page _____ \$ _____ Fee _____ DEPUTY SALT LAKE COUNTY RECORDER									

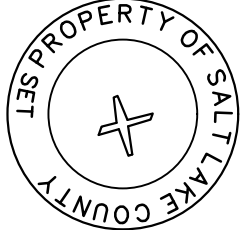
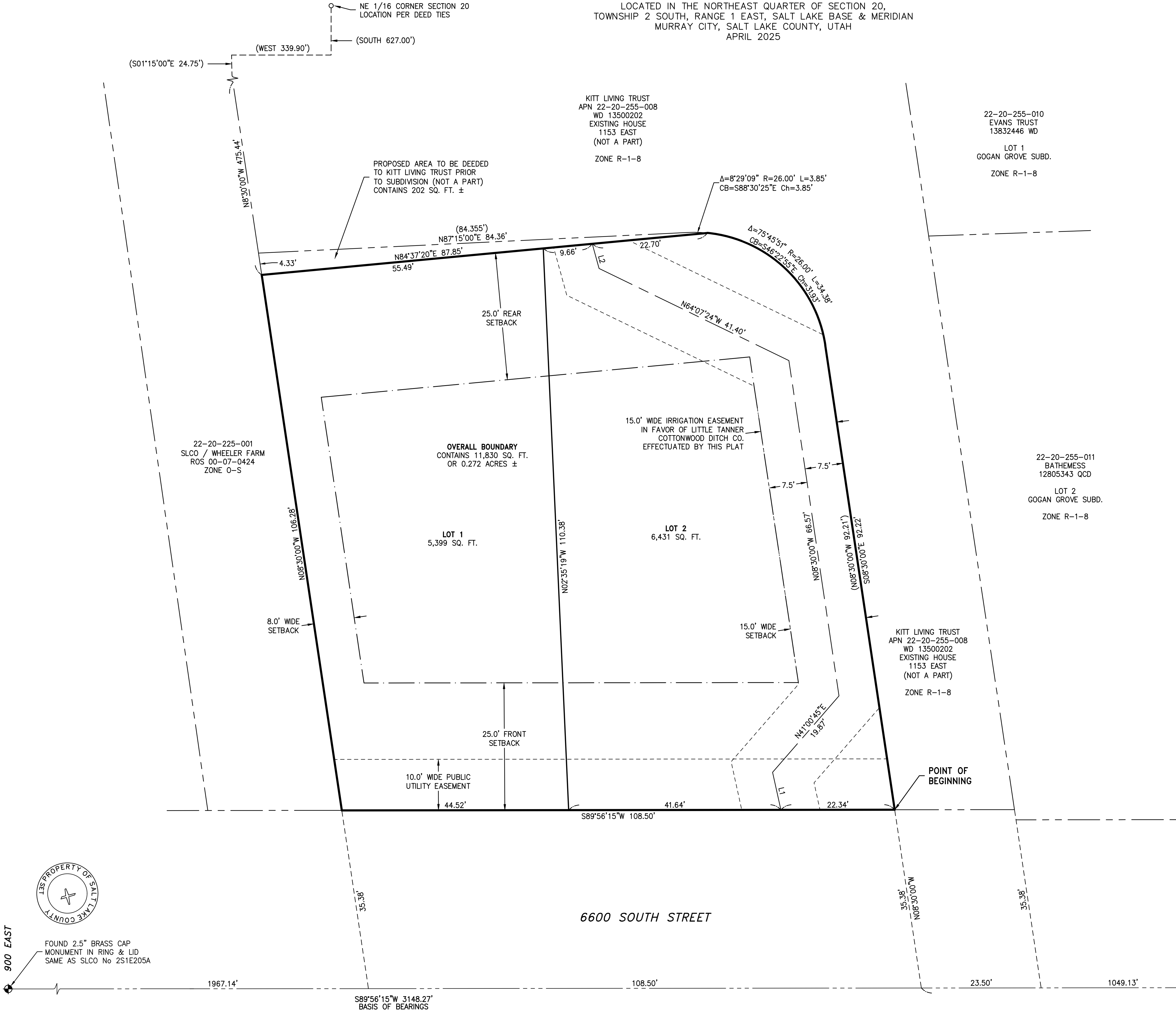
1151 EAST SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH
APRIL 2025

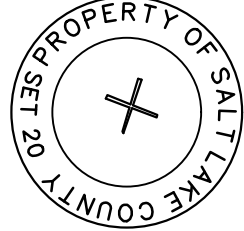
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 12°23'10" W	7.56
L2	N 15°21'18" W	5.02



LEGEND	
	SUBJECT PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY & R/W LINES
	TIE / REFERENCE LINES
	CENTER LINE
	EASEMENT LINE (LINE TYPE VARIES)
	SETBACK LINE
	STREET MONUMENTS FOUND, AS NOTED
(S89°50'20"W 2658.20')	RECORD BEARINGS AND DISTANCES



FOUND 2.5" BRASS CAP
MONUMENT IN RING & LID
SAME AS SLCO No 251E205A

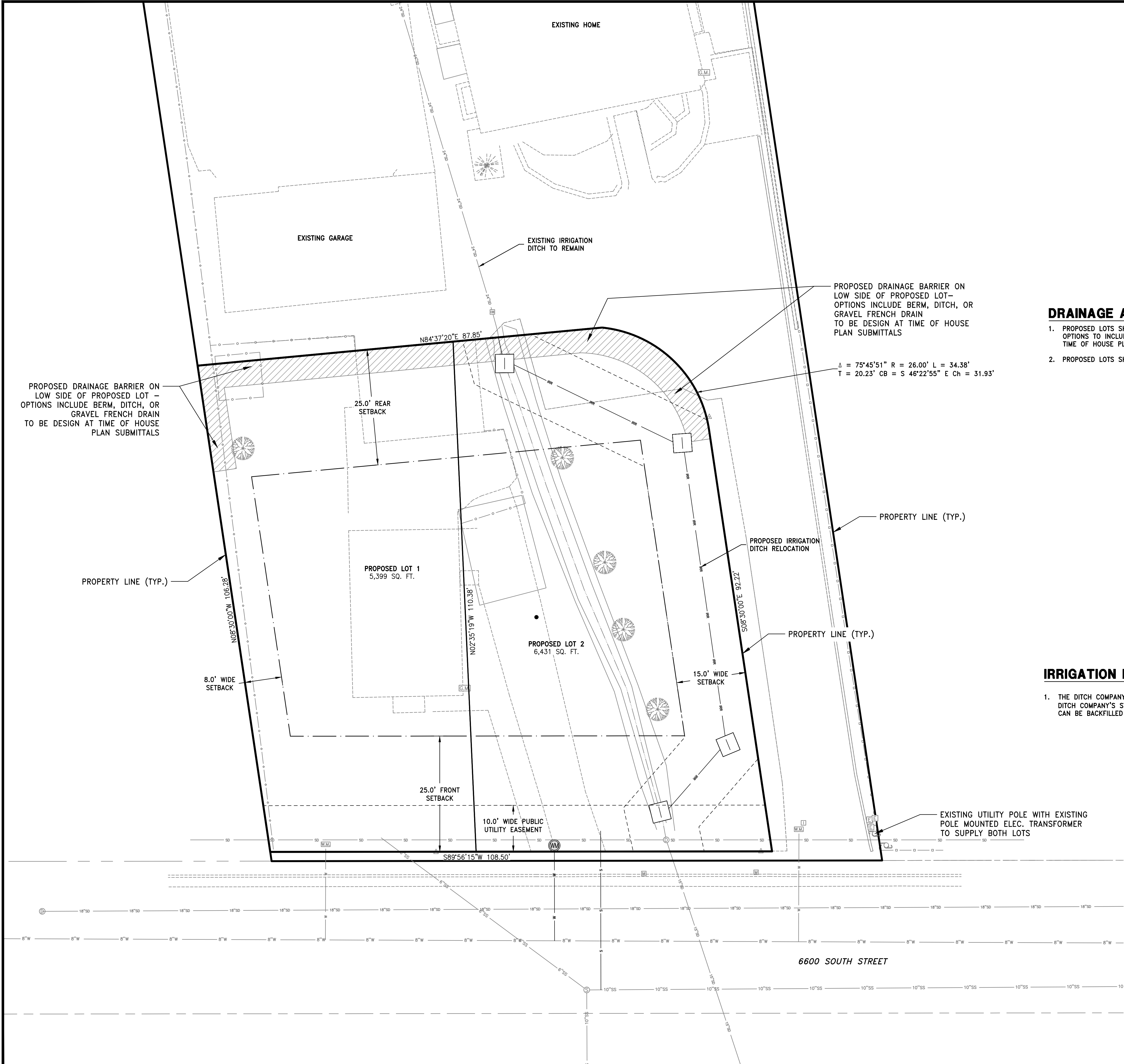


FOUND 2" BRASS CAP
MONUMENT IN RING & LID
SAME AS SLCO No 251E206A



DEVELOPER:
KENNETH KITT
959 W. VINE STREET
MURRAY, UT 84121

SALT LAKE COUNTY RECORDER	
RECORDED #	
STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF _____	
Date _____	Time _____ Book _____ Page _____
Fee _____	DEPUTY SALT LAKE COUNTY RECORDER



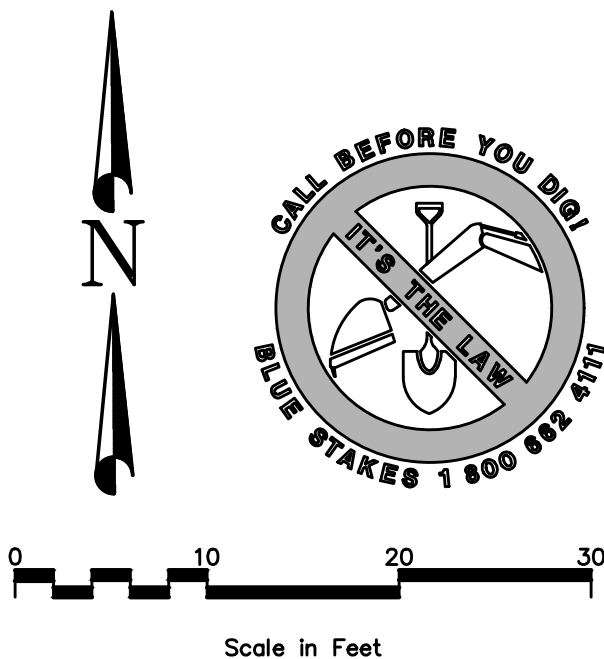
DRAINAGE AND GRADING NOTES

1. PROPOSED LOTS SHALL CONTAIN ANY SURFACE WATER RUNOFF FROM LEAVING THE SITE WITH PROPOSED DRAINAGE BARRIERS, OPTIONS TO INCLUDE A BERM, DITCH, OR GRAVEL FRENCH DRAIN AT LOCATION SHOWN ON THIS SHEET. TO BE DESIGN AT TIME OF HOUSE PLAN SUBMITTALS.
2. PROPOSED LOTS SHALL PROVIDE LOW IMPACT DEVELOPMENT TO INCLUDE FRENCH DRAINS ON ALL ROOF DRAINS.

IRRIGATION DITCH RELOCATION NOTES:

1. THE DITCH COMPANY WILL MONITOR THE CONSTRUCTION. IF THE DITCH COMPANY FEELS THE CONSTRUCTION IS NOT TO THE DITCH COMPANY'S STANDARDS, THE CONSTRUCTION WILL STOP UNTIL THE DITCH COMPANY IS SATISFIED. NO CONSTRUCTION CAN BE BACKFILLED UNTIL THE DITCH COMPANY HAS DONE THEIR INSPECTION AND APPROVE THE CONSTRUCTION.

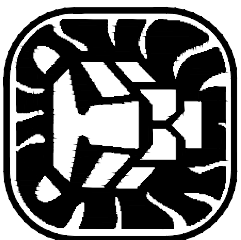
NOTE: THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
A. ALL PIPES TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.)
B. VALVES
C. MANHOLES, BOXES, AND RELATED DETAILS
D. LOT LINE UTILITY EASEMENTS
E. POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
F. LOT ADDRESSES
G. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS



© COPYRIGHT 2024 THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING, L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.					
NO.	REVISIONS	BY	DATE	DESIGNER: NNH	MANAGER: JRH

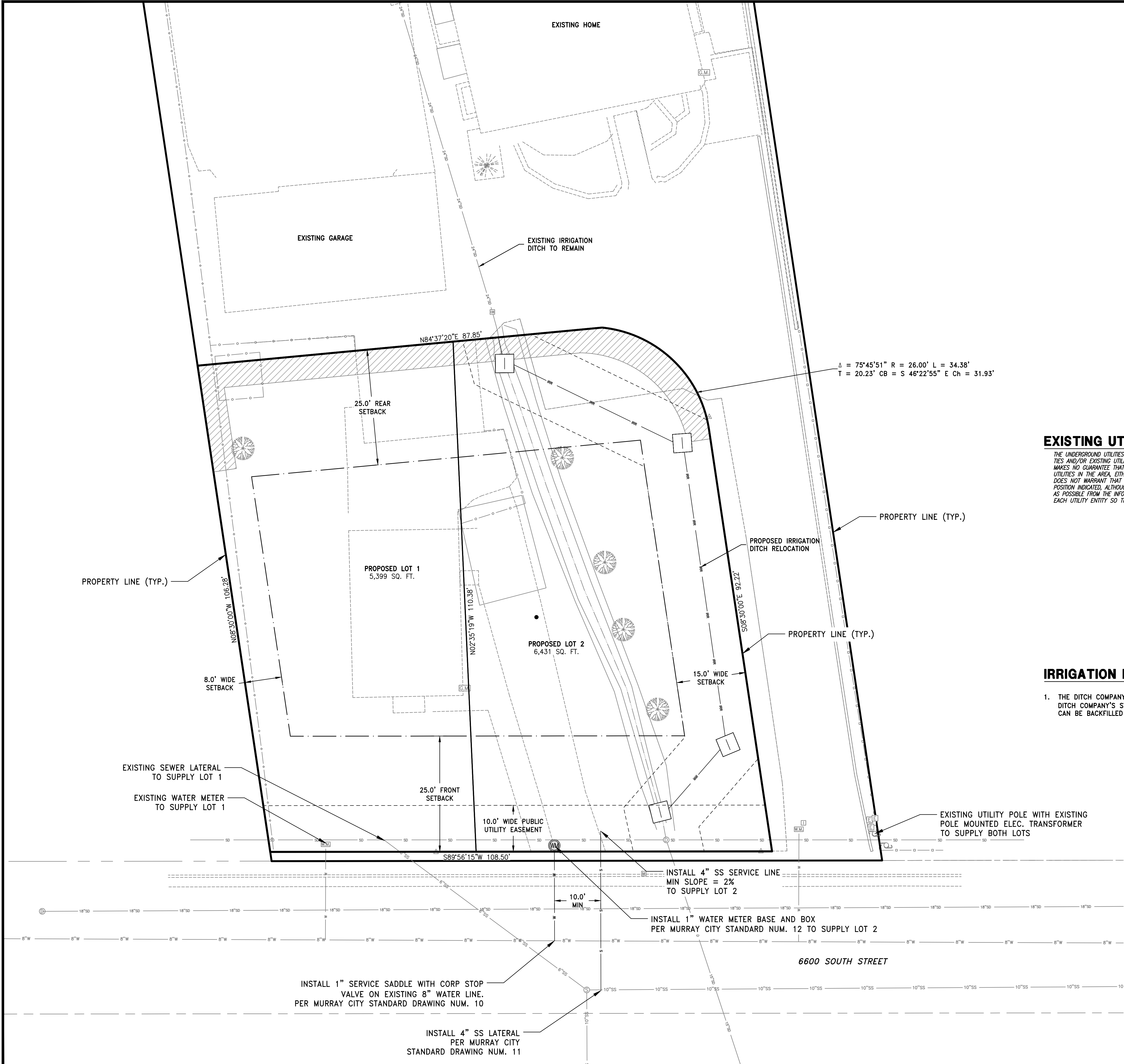
SEAL
PRELIMINARY

FOR: **KENN KITT**
LOCATION: **MURRAY, UTAH**



DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT:	KEN KITT	SHEET:	GRADING AND DRAINAGE PLAN
PROJECT NO.		4174	
ISSUE DATE:		05.28.2025	
SHEET NO.		C2.0	



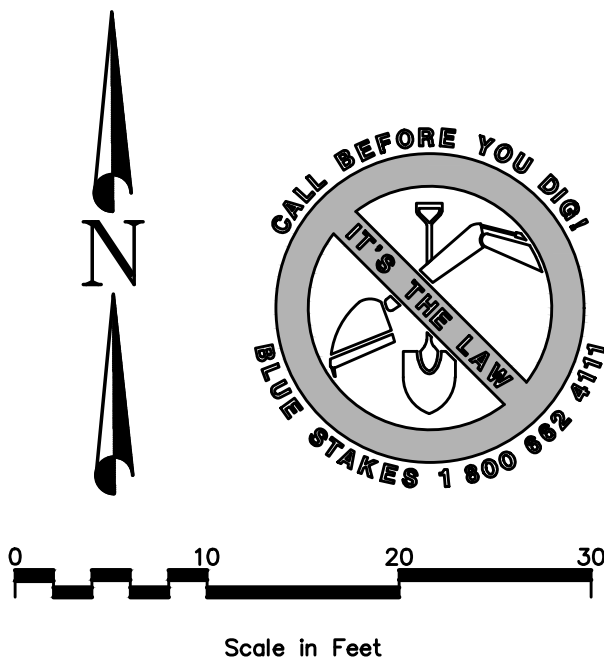
EXISTING UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

IRRIGATION DITCH RELOCATION NOTES:

1. THE DITCH COMPANY WILL MONITOR THE CONSTRUCTION. IF THE DITCH COMPANY FEELS THE CONSTRUCTION IS NOT TO THE DITCH COMPANY'S STANDARDS, THE CONSTRUCTION WILL STOP UNTIL THE DITCH COMPANY IS SATISFIED. NO CONSTRUCTION CAN BE BACKFILLED UNTIL THE DITCH COMPANY HAS DONE THEIR INSPECTION AND APPROVE THE CONSTRUCTION.

NOTE: THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
A. ALL PIPES TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.)
B. VALVES
C. MANHOLES, BOXES, AND RELATED DETAILS
D. LOT LINE UTILITY EASEMENTS
E. POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
F. LOT ADDRESSES
G. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS



© COPYRIGHT 2024 THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING, L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.							
NO.	REVISIONS	BY	DATE	MANAGER: JKH			
DESIGNER: NNH				FILE NAME: UTILITY BASE.dwg			

SEAL
PRELIMINARY

FOR: **KENN KITT**
LOCATION: **MURRAY, UTAH**

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: **KEN KITT**
SHEET: **UTILITY PLAN**
PROJECT NO: **4174**
ISSUE DATE: **05.28.2025**
SHEET NO: **C3.0**

1151 East 6600 South



1151 East 6600 South



From: [Max Reese](#)
To: [Planning Commission Comments](#); [Max Reese](#); littlecottonwoodtannerditch@gmail.com; [Kenneth Kitt](#)
Subject: [EXTERNAL]Kenneth kitt property 1151 E. 6600 . hearing 7-17-25
Date: Wednesday, July 9, 2025 1:53:00 PM

Murray Planning, 7-9-25

The Little Cottonwood tanner Ditch Company owns a 15 foot easement on the property in question.

The ditch company has met with Kenneth several times as relating to this matter, and the ditch. Kenneth knows he needs to have a signed contract with the ditch company before any work can be done as related to the ditch.

When this signed contract is completed, a copy will be delivered to Murray City Planning. This signed contract will be the ditch company's approval.

Will you read this letter into the July 17th hearing?

Thanks,
Max Reese
Secretary LCTDC