



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

Thursday, November 6th, 2025

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

The pre-meeting is to briefly review the agenda items and ask any questions to staff.

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
 - a. October 2nd, 2025
 - b. October 16th, 2025
2. Conflict(s) of Interest
3. Approval of Findings of Fact
 - a. Ethos Landscaping – Site Plan Review

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

- | | |
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| 4. Ivory Homes
955 East Woodoak Lane
Review of new 3,277 sq ft office building. | Project #25-096 |
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DESIGN REVIEW(S) – ADMINISTRATIVE ACTION

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| 5. Woodward Construction Enterprises
4872 South 190 West
Review of a new 2,800 sq ft construction office building. | Project #25-106 |
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CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

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| 6. Utah Boat Broker
5959 South Stratler Street
Request for Conditional Use Permit approval to allow a boat sales business. | Project #25-100 |
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SUBDIVISION(S) – ADMINISTRATIVE ACTION

7. Afton England Subdivision Amendment
1776 East Vine Street & 6158 South Carriage Park Circle
Request for a subdivision amendment to residential lots in the R-1-10 zone.

Project #25-101

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, November 20th, 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 entered 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

MEETING MINUTES

October 2, 2025

6:30 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

MEMBERS PRESENT

Present: Michael Richards, Chair
Ned Hacker
Peter Klinge
Jake Pehrson
Katie Rogers
Mark Richardson, Deputy Attorney
Chad Wilkinson, CED Director
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Ruth Ruach, Planner I
Members of the Public (per sign-in sheet)

Excused: Pete Hristou
Aaron Hildreth

STAFF REVIEW MEETING

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

CALL MEETING TO ORDER

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

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Klinge made a motion to approve the minutes for August 21, 2025 and September 4, 2025. Seconded by Commissioner Rogers. A voice vote was made, with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Hacker made a motion to approve the findings of facts for Lofts on Vine design review, Lofts on Vine condo subdivision and Murray Block One subdivision amendment. Seconded by Commissioner Klinge. A voice vote was made, with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

MS Auto Sales - Project #25-087 - 4195 South 500 West #26 - Requesting Approval for an Auto Sales Business

Mustafa Jabber was present to represent the request. Ruth Ruach presented the application 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, #26, in the M-G zone. Ms. Ruach showed the site plan and floor plan, as well as parking spaces. Notices were mailed to affected property owners, with no comments being received. Staff recommends that the Planning Commission approve a conditional use permit for an auto sales business at the property.

Mustafa Jabber approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said, yes.

Chair Richards opened the agenda item for public comment. Seeing no comments, the public comment period was closed.

Commissioner Hacker made a motion that the Planning Commission approve a conditional use permit to allow an auto sales business at the property, addressed 4195 South 500 West #26, subject to the following conditions:

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

Seconded by Commissioner Rogers. Roll call vote:

A Hacker
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 5-0

Greenlight Auto - Project #25-092 - 4205 South Commerce Drive #8 - Requesting Approval for an Auto Sales Business

Amy Horsley was present to represent the request. David Rodgers presented the application requesting a conditional use permit to allow for an auto sales business to be located on the property at 4205 S. Commerce Drive #8, in the M-G zone. Mr. Rodgers showed the floor plan for the office. He showed the site plan, which included customer parking and display stalls for vehicles. He said the site access and parking meet the requirements. He said there is currently no landscaping installed – that has been added as a condition of approval before a business license can be issued. Notices were sent to affected property owners, with no comments being received. Staff recommends that the Planning Commission approve a conditional use permit for an auto sales business at the property.

Amy Horsley approached the podium. Chair Richards asked if she had read and could comply with the conditions. She said, yes. She is requesting an extension in order to install landscaping at an appropriate time of the year.

Chair Richards opened the agenda item for public comment. Seeing no comments, the public comment period was closed.

Commissioner Rogers made a motion that the Planning Commission approve a conditional use permit to allow an auto sales business at the property, addressed 4205 South Commerce Drive Unit #8, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The applicant shall maintain three (3) parking spaces as display space for vehicles.
3. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
4. The project shall comply with all applicable building and fire code standards.
5. Prior to business license approval, the applicant shall obtain permits for any new attached or detached signs proposed for the business.
6. The property owner shall work with Community and Economic Development staff to bring the Commerce Drive frontage landscaping into compliance with Chapter 17.68 Landscape Requirements. Landscaping shall be installed prior to issuance of a business license for the use, or a performance security and deferral agreement shall be provided to the City which shall guarantee completion of all unfinished improvements.

Seconded by Commissioner Hacker. Roll call vote:

A Hacker

A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 5-0

DISCUSSION ITEM(S)

Fashion Place West Station Area Plan Update on Progress Made on the Fashion Place West Station Area Plan

Mark Morris presented an update on Fashion Place West Station Area Plan. He said they've been working on updating the regulatory requirements from the State of Utah. He provided background for the project and reviewed the goals and vision elements for the next 25 years. He described each sub area they've designed. He said improving connections between the sub areas is an important feature.

Commissioner Klinge asked for specific examples of each sub area. Mr. Morris discussed examples of use for each of the three sub areas. He noted that feedback from mall employees was taken into consideration regarding connectedness of the train platform to the mall.

He said they've been updating demographic data for the area. He highlighted notable changes from the data that was from 2018-2019 – such as median income, transportation costs in reference to income, affordable housing, and job access. He said this data helps them focus the redevelopment of the area. He mentioned that some zone changes may be required as part of the new development. Mr. Morris said it's important to implement the vision element now, so that future changes will have something to tie them together.

Commissioner Klinge asked if there will be a significant number of zoning changes required to accommodate the redevelopment. Mr. Morris said not necessarily.

Commissioner Pehrson asked Mr. Morris if he will be recommending specific zone changes. Mr. Morris said he will not make specific recommendations for zone changes but will make broad recommendations to accomplish goals and the vision element for the area.

Commissioner Klinge asked what are some of the lessons learned from the previous development of the Fireclay area. Mr. Morris deferred to staff to answer the question. Zachary Smallwood said they have learned a lot and are still incorporating changes as a result. He reminded the commissioners that they are still in the visioning stage of the area redevelopment. He anticipates it will require careful code development in the future.

Mr. Morris said they are working on covering transportation gaps and cycling infrastructure. They are looking to make long-term improvements to transit use. He said the property owners will be ones who implement the vision created by Murray City. Mr. Morris said UTA has a five-year implementation plan that Murray City can coordinate with. He talked about UTA's goals and how they are accomplishing them. He said UDOT (Utah Department of Transportation) is a partner in this process and is working on projects as well.

A discussion was had regarding the challenges of pedestrian safety while crossing State Street. UDOT is open to discussions on improvements to make State Street safer and more accessible. Mr. Morris mentioned elements of State Street around the mall that will need to be redesigned.

Mr. Morris discussed UTA's and the state's emphasis on the implementation plan for the next five years. Determining which party will be responsible for various aspects is the next step. He said there are some items Murray City can lead the charge on. He shared a list of some catalytic projects for the city to start working on that can be accomplished in the next five years. He said the city can start looking at budgeting for these projects, as well as brainstorming how to get them started.

A discussion was had about the Winchester pedestrian bridge. Mr. Morris said it feels very unsafe to use. He has reached out to UDOT to see if it will be rebuilt but has not heard back. It's quite expensive to rebuild or redesign a pedestrian bridge.

Commissioner Pehrson asked, after the five-year plan is implemented, if the city should rezone the area for multi-use. Mr. Morris said that would be appropriate for area. He suggested engaging with property owners and the mall as part of the process.

Mr. Smallwood said the small area plan is already adopted and on Murray City's website.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on October 16, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 7:34 p.m. MDT.

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

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

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

October 16, 2025

6:30 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

MEMBERS PRESENT

Present: Michael Richards, Chair
Pete Hristou, Vice Chair
Ned Hacker
Aaron Hildreth
Jake Pehrson
Chad Wilkinson, CED Director
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Members of the Public (per sign-in sheet)

Excused: Peter Klinge
Katie Rogers

STAFF REVIEW MEETING

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

CALL MEETING TO ORDER

Chair Richards called the meeting to order at 6:33 P.M. MDT.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

There were no minutes to be approved for this meeting.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Hacker made a motion to approve the findings of facts for MS Auto conditional use permit and Greenlight Auto Sales conditional use permit. Seconded by Vice Chair Hristou. A voice vote was made, with all in favor.

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

Ethos Landscaping - Project #25-094 - 346 East 4500 South - Review of New 4,400 Sq. Ft. Office and Garage Space

Daniel Woodard was present to represent the request. David Rodgers presented the application requesting site plan approval for construction of a new 4,400 sq. ft. office and garage space for a construction company in the G-O zone. Mr. Rodgers discussed details regarding the building elevation and materials, which meet the standards of the G-O zone. He showed the site plan, which included the parking lot. He said the applicant meets the zoning requirements for parking. A condition of approval has been added to the application for the fence that must be met before a building permit can be issued. He discussed the property access and easements. He showed the floor plans. He discussed the requirement of a 10-foot landscaping buffer, which the applicant will need to increase to meet the requirement. That has been added as a condition of approval before a building permit can be issued. Public notices were sent to property owners and affected entities. Staff recommends the Planning Commission grant site plan approval.

Daniel Woodard approached the podium. Chair Richards asked if he had read and could comply with the conditions. He said, yes.

Chair Richards opened the agenda item for public comment. Seeing no comments, the public comment period was closed.

Vice Chair Hristou made a motion that the Planning Commission grant site plan approval for the proposed Ethos Landscaping Building, at the property addressed 346 East 4500 South, subject to the following conditions:

1. Approval for the proposed building and site plan is for office and indoor storage only. Outdoor storage of equipment or materials shall be prohibited.
2. The applicant shall meet all Murray City Engineering requirements.
3. The applicant shall meet all Fire Department requirements.
4. The applicant shall meet all Water Division requirements.
5. The applicant shall meet all Wastewater Division requirements.

6. The applicant shall obtain a building permit prior to any construction occurring on the site.
7. The applicant must show a minimum 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 buffer and coverage requirements 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.
11. The applicant shall obtain a Murray City Business License prior to operating any business at the location.

Seconded by Commissioner Hildreth. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

TEXT AMENDMENT(S)

Land Use Ordinance Amendment - Project #25-099 - Add Section 17.76.165 related to Residential Ponds

Chad Wilkinson presented this agenda item. The request is for an amendment to Chapter 17.76 Supplementary Development Standards to enact Section 17.76.165 related to Residential Ponds. Mr. Wilkinson provided context for the origins of the request. He said that a citizen requested that the city look at adopting regulations for private residential ponds. The citizen is motivated by a potential pond that will be built on the property adjacent to him. Mr. Wilkinson conducted research on pond regulations within surrounding communities. He drafted some regulations for The Planning Commission to review and recommend for approval or denial to the City Council. He said Murray City has not historically required permits for ponds and pointed out that many cities do not. He said that all the cities he researched do require an electrical permit for hard-wired pumps for ponds. Plug-in pumps that are plugged into approved outlets do not need permits. Thresholds for permits being required vary per city. Some are based upon depth and/or volume of the pond or the amount of excavation that occurs. He said these standards are based on above ground water tanks or prefabricated pools, because there are no set standards for permitting for ponds. He noted that, although Herriman previously had a permitting process for ponds, they've retracted it based on a change to the International Swimming Pool and Spa Code that clarifies that the standards of the codes related to pools and spas should only be used to regulate structures that are specifically designed for swimming, bathing and wading. Mr. Wilkinson said he attempted to keep the proposed standards fairly basic, without being overly regulatory. He pointed out the five-foot setback requirement and the requirement for the pond to have a liner. He said he worked with a member from the Utah Pond & Garden Association who indicated that installed ponds should almost always have a liner. He said this is universally required by all the cities that have pond ordinances. He said they've included requirements regarding site plans, size threshold, soil stability, erosion control,

liner details, electrical details and slope details. Mr. Wilkinson provided some background on how residential ponds are made, as well as a description of suitable materials that can be used as liners. He gave examples of sizes of standard pools and dimensions to provide context for the size and volume of a residential pond. He provided the example of the diameter of a trampoline to provide reference for pond size. He pointed out that the challenge with ponds is that they aren't a consistent shape, and it would be difficult to measure the gallon size. Mr. Wilkinson said that enforcing a standard based solely on pond depth would be difficult because some of the ponds are built to provide refuge for fish during the winter and may exceed an imposed standard. Staff have proposed a standard that uses both depth and volume to determine size. He said these ponds are only designed for aesthetics and to keep ornamental fish, these are not designed for swimming. He said that a variety of mosquito abatement measures can be implemented. He expressed concern in implementing a pond ordinance relating to the pond structure but said it makes sense to require a permit for the electrical features. He said that requiring a permit for the structure itself would require design professionals to be involved, which would increase the cost substantially for residents. Mr. Wilkison said they need to be careful in adopting a pond ordinance that is restrictive of land ownership rights. He said Murray City has never had a previous issue with ponds, so they want to apply an ordinance that is not onerous to property owners. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

Commissioner Hildreth asked how much extra work the requirement of a permit might create for staff. Mr. Wilkinson said he doesn't think it will be very much. Most ponds won't meet the threshold of the proposed 5,000 gallons required for a permit.

Vice Chair Hristou confirmed that the city hasn't had a lot of issues with ponds in the past. Mr. Wilkinson said there have actually been no issues that current staff could recall.

Commissioner Pehrson asked if the city's current pool code only applied to permanent structures, not above ground pools. Mr. Wilkinson said there is some discretion regarding the requirement of a permit. Generally, permanent structures above 24 inches in depth, intended for swimming or bathing, require a permit.

Commissioner Pehrson asked what the applicant would be required to do for soil stability and erosion control. Mr. Wilkinson said they'll have to use a third party to provide a soil analysis. He pointed out that even for other structures, such as small sheds, that don't require permits it's still required to use best practices, and build in accordance with city codes and ordinances.

Commissioner Pehrson pointed out that having ponds with proper mosquito control reduces the number of mosquitoes in an area.

Commissioner Hacker asked if staff is adding limitations to the code by stating that it's for residential zoning, not including commercial zoning. He also asked if staff found safety concerns in their research. Mr. Wilkinson said there are many unfenced ponds located throughout the city and there have been no safety concerns reported.

A discussion was had regarding the question of requiring permits for ponds in commercial zones. Mr. Wilkinson said the commission can add a clarification to the code that it also applies to commercial zoning.

Chair Richards asked why the city needs to regulate ponds and why not simply rely on civil remedies as needed. He referred to a public comment email that was included in the packet. It stated that if ponds are not properly engineered, they would they cause soil erosion and threaten nearby structures. He asked if that was a legitimate concern. Mr. Wilkinson said, for ponds below the 5,000-gallon threshold, there is very little concern. He said staff anticipates that nearly all ponds will have liners.

Commissioner Hildreth asked if an incident occurred that prompted staff develop this ordinance. Mr. Wilkinson said a resident raised the issue because his neighbor is excavating for a pond in his yard.

Chair Richards opened the agenda item for public comment.

Colby Oliverson spoke. He is the resident who made the request for the city to develop a pond ordinance for residents who want to build a big pond. He made the request out of a concern for public safety. He said if his neighbor wants to build a pond, he wants to make sure it's done safely. He said there are many other cities with pond ordinances. He disagrees that there aren't safety issues. He provided an example of a pond that leaked and caused nearby townhomes to sink. He said he easily found safety issues upon performing a basic Google and AI search for incidents Nationwide. He said he sees inconsistencies in what the Planning Commission chooses to regulate, citing the example of a recent patio ordinance, but then argues about having a pond ordinance. He said that, just because there haven't been issues doesn't mean there shouldn't be an ordinance. He said that he and his neighbors are requesting the ordinance requirement should be lowered from 5,000-gallon ponds to 2,000-gallon ponds. He said they aren't asking to prohibit ponds, just for ponds of a certain size be regulated.

Sheri VanBibber spoke. Her property is adjacent to the neighbor who is building the pond. She said she is concerned about unintended consequences if there a no regulations. She cited concerns about crawdads causing damage. She also expressed concerns that the pond could cause flooding. She doesn't feel her neighbor should be allowed to have the pond.

Nick Skolmoski spoke. He said he supports the requirements of the regulations. He was pleased to hear about the ways that mosquito abatement can be implemented.

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

A discussion was had about the appropriate threshold required to have a permit. A suggestion was made to split the difference and require a permit for anything bigger than 3,000 gallons. Mr. Wilkinson said there needs to be a threshold, but it's difficult to determine the deciding factor in the number of gallons that must be permitted. Some commissioners felt the number of gallons required was arbitrary and not based on anything that was useful. Mr. Wilkinson used the standard of above ground tanks used by other communities to come up with the threshold of 5,000 gallons. He said the threshold may not be entirely applicable to ponds, but it's a least a standard that's based on code.

A discussion was had regarding the potential difficulty in obtaining a pond permit. Mr. Wilkison said they need third-party analysis, or they have nothing to review. The challenge is that every pond has a unique shape and slopes that are difficult to quantify. Having a report of soil analysis is a tangible attribute that can be reviewed, along with electrical details. He said they need to ask what's the

burden on a property owner who has to get the permit. The requirements of the ordinance need to be reasonable to comply with. He also doesn't want to see overregulation occur for small ponds. He acknowledged that this is a difficult balance to strike.

Some commissioners felt the ordinance was overly restrictive by requiring ponds to meet both a 5,000-gallon capacity threshold and a 24-inch depth requirement. The commissioners discussed the option of striking that section of the ordinance (section E).

The Planning Commissioners discussed whether or not the new ordinance would make having a residential pond safer for children. Some commissioners felt it did not.

Mr. Wilkinson addressed Mr. Oliverson's comments. He said that safety is a primary concern for staff and the Planning Commission. He said there's a lot of work the public doesn't see regarding the process of implementing regulations. He understands that it would be tragic if something happened to a resident, a child, as the result of not having strict regulations. He also knows that regulations must be balanced with property owner rights.

Commissioner Hacker said that another challenge to consider is the size of land the pond is on. It changes the perspective of the size of the pond in reference to the piece of land it's on.

Chair Richards said he's concerned about imposing extra costs and burden on property owners prevent a future safety incident. He said it may be reasonable to do so, but there is no history of issues.

Commissioner Pehrson asked if Mr. Wilkinson found in his research that other cities had issues with pond leakage or any other issues come up. Mr. Wilkinson said many of the cities he researched don't have pond ordinances and haven't seen the need to regulate them. For those cities that do require a permit, it's often discretionary. He said there is certainly no clear consensus on how to regulate ponds.

A discussion was had regarding the conditions outlined in the proposed ordinance. Some commissioners felt it was reasonable to pass conditions A through D and to strike condition E. Some commissioners felt it isn't necessary to implement an ordinance at this time. It was determined that, even implementing those four conditions, would be helpful. The commissions discussed their options for a vote. They discussed their concerns with omitting condition E. The consensus was they would send the ordinance to the City Council for approval, striking condition E.

Chair Richards commented that he struggled with this agenda item. He said he could see both sides of the issue.

Commissioner Pehrson made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to 17.76 Supplementary Development Standards enacting Section 17.76.165 Residential Ponds as reviewed in the Staff Report, striking condition E.

Seconded by Commissioner Hildreth. Roll call vote:

A Hacker
A Hildreth

N Hristou
A Pehrson
A Richards

Motion passes: 4-1

GENERAL PLAN AMENDMENT(S)

Water Use and Preservation Element - Project #25-102 - Adding new chapter to the 2017 General Plan

Zachary Smallwood presented this agenda item. The Planning and Water Divisions requested a review and recommendation to the City Council on the Water Use and Preservation Element of the General Plan. Mr. Smallwood said the State of Utah passed Utah Senate bill 110 in 2022, requiring cities to enact a Water Use and Preservation Chapter in their General Plans by the end of 2025. He noted that a copy of staff's draft was provided to the commissioners in the packet. He provided context for what the State of Utah required for the new water element. He covered each of the sections of the element. He said that it addresses the overall goal, which is to ensure policies, ordinance and capital funding strategies are in place that will provide the resources for supply, infrastructure and conservation goals to be met. Mr. Smallwood outlined the five objectives, along with implementation strategies, to accomplish the overall goal. He said that implementing this section of the General Plan will allow the 2024 Water Conservation Plan to have a larger impact. Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the proposed addition to the General Plan, adopting the Water Use and Preservation Element.

Aron Frisk from the Water Division spoke regarding the request.

A brief discussion was had regarding rates that residents will be paying for water usage. Mr. Frisk said a rate study was conducted in spring 2025, concluding that Murray City had the lowest rates in Salt Lake Valley. Another study was conducted that concluded Utah (and Idaho) had the lowest rates among western states.

Commissioner Hacker asked what the anticipated decrease in water usage might be after implementing the five objectives. Mr. Frisk said several of these elements have been in process for decades. He said they've been engaged in formal water conservation plans since 2014. He said the results of the reduced usage are shown in a graph located in the packet.

A discussion was had regarding the amount of water used for irrigation versus indoor sewer. Mr. Frisk said that an average of 60% of water usage is from irrigation, accounting for the fact that some homes use a large volume for watering lawns.

Commissioner Pehrson asked what percentage of water usage is residential versus non-residential. Mr. Frisk said he believes it's about 51% residential.

Commissioner Pehrson asked if the Water Division would be profitable. Mr. Frisk said the wording in the report indicated that they would cover operational expenses and improvement projects. If there are any excess funds collected, those are transferred back to Murray City's general fund. Mr. Frisk said the Water Division currently contributes 7% to the general fund.

Mr. Frisk said they are installing a new AMR system that will allow them to see usage for each customer for each hour of the day. New water meters are currently being installed. He said that each meter has continuous monitoring, which would allow them to detect leaks. If detected, a notification will be sent to the customer.

Chair Richards asked how the new ordinance will be enforced to limit water use during restricted time periods. Mr. Frisk said the new meters will be able to inform them. He said there won't be a penalty, but it will be an opportunity to educate on proper water usage.

Chair Richards opened the agenda item for public comment. Seeing no comments, the public comment period was closed.

Commissioner Hildreth made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed addition to the general plan adopting the Water Use and Preservation Element as reviewed in the Staff Report

Seconded by Commissioner Pehrson. Roll call vote:

A Hacker
A Hildreth
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

DISCUSSION ITEM(S)

There were no discussion items for this meeting.

ANNOUNCEMENTS AND QUESTIONS

Zachary Smallwood said the Wasatch Regional Front Council will hold the Wasatch Choice workshop on Monday, October 20 from 4 p.m. to 6 p.m. at Murray City Hall.

The next scheduled meeting will be held on November 6, 2025, at 6:30 p.m. MDT in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 8:08 p.m. MDT.

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

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

Zachary Smallwood, Planning Division Manager
Community & Economic Development Department

DRAFT

**MURRAY CITY PLANNING COMMISSION
FINDINGS OF FACT AND CONCLUSIONS**

PROJECT NAME: Ethos Landscaping

PROJECT NUMBER: PZ-25-095

APPLICANT: Ethos Landscaping, LLC

APPLICATION TYPE: Site Plan Review

I. REQUEST:

The applicant is requesting site plan approval for construction of a new 4,400 sq. ft. office and garage space for a construction company on the property located at 346 East 4500 South.

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 October 16, 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 17.54.020 and 17.144.040 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 allow for the continuance of bringing business to the city which contribute to the community.

4. With conditions, the proposed plan will promote the continuance of smaller scale development located near 4500 South.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for Site Plan approval on the property. The vote was 5-0 with Commissioners Hristou, Hildreth, Pehrson, Hacker, and Richards in favor and none opposed. The approval is contingent on the following conditions:

1. Approval for the proposed building and site plan is for office and indoor storage only. Outdoor storage of equipment or materials shall be prohibited.
2. The applicant shall meet all Murray City Engineering requirements.
3. The applicant shall meet all Fire Department requirements.
4. The applicant shall meet all Water Division requirements.
5. The applicant shall meet all Wastewater Division requirements.
6. The applicant shall obtain a building permit prior to any construction occurring on the site.
7. The applicant must show a minimum 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 buffer and coverage requirements 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.
11. The applicant shall obtain a Murray City Business License prior to operating any business at the location.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION THIS 16th DAY OF October.

Michael Richards, Chair
Murray City Planning Commission



AGENDA ITEM #04 Ivory Foundation Office

ITEM TYPE:	Site Plan Approval for a new office building.		
ADDRESS:	955 East Woodoak Lane	MEETING DATE:	November 6 th , 2025
APPLICANT:	Skylar Tolbert	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-08-381-009 & 22-08-381-011	PROJECT NUMBER:	25-096
ZONE:	C-D, Commercial Development		
SIZE:	6,543 sq. ft. building, .54-acre site		
REQUEST:	The applicant is requesting site plan approval for construction of a new office building for the Clark & Chris Ivory Foundation.		



II. BACKGROUND

Project Location

The proposed building will be located on the west side of 960 East and north of Woodoak Lane. The property is accessed off Woodoak Lane. The Site is currently vacant and adjacent to an office park and the Murray Sports Mall.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	C-D
South	Commercial	C-D
East	Office	C-D
West	Office	C-D

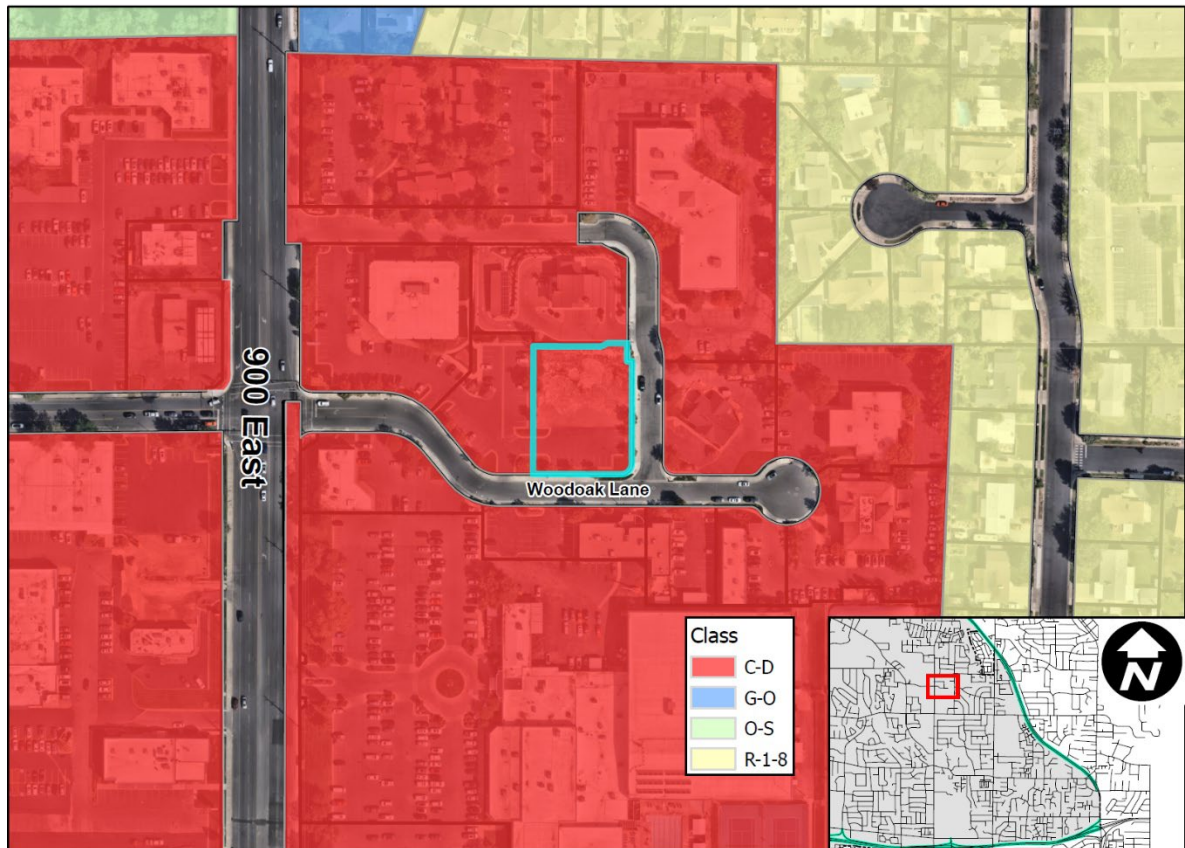


Figure 1: Zoning Map

Project Description & Review

Land Use

Staff has determined that Land Use #6920 Welfare and Charitable Services is the applicable land use for this business. This is a permitted use in the C-D zone.

Access & Circulation

This site is accessed from the east off of 960 East/Executive drive. The site also fronts onto Woodoak Lane, but there will be no access from that road. The site provides adequate circulation to both enter and exit the site.

Height

The height allowed in the C-D Zone for structures within 100' of residential zoning are limited to thirty-five feet (35') in height. The applicant has provided elevations that show the building height as twenty-one feet (21'). This meets height requirements for the C-D zone.

Fencing

Code Section 17.144.140 states that where the site abuts a residential zone, a six foot (6') high solid masonry wall shall be located on the property line. This property is not adjacent to a residential zone, so this is not required.

Parking

Per Chapter 17.160.090, Parking is calculated for an office use at the ratio of four (4) off street parking stalls for each one thousand (1,000) square feet of net usable floor area or as determined by the Planning Commission. The total floor area is 6,543 sq. ft. with the net being measured at 5,234.56 sq. ft. Approximately 21 parking stalls are required, and the site plan shows 27 proposed parking stalls. The proposed site meets all parking requirements.

Use	Required	Provided
Welfare and Charitable Services	4 per 1000 sq. ft. of net office space = 21 stalls total	27

Signage

The provided plans do not show any signage on the building. Any application for sign permit will need to comply with City code section 17.48 and the applicant should review applicable code ahead of submitting a building permit if there is going to be signage on the property.

Landscaping

Chapter 17.160.100 of the Murray Land Use Ordinance requires 10% landscaping coverage for the site and includes a requirement for a 10' buffer along all frontage areas not occupied by a drive access. The applicant is showing ten-foot (10') landscaping buffer along both Woodoak Lane and 960 East. The applicant is also required to install a certain number of trees, 1-Gallon Shrubs and 5-gallon shrubs per Chapter 17.68. See below for the requirements. Staff finds that the applicant meets the landscaping standards.

	Required	Proposed
960 East: 149' frontage Woodoak Drive: 120' frontage Total frontage: 269'	8 trees 13 five-gallon shrubs 27 one-gallon shrubs	14 trees 186 five-gallon 59 one gallon



Figure 2: Landscaping Plan

III. CITY DEPARTMENT REVIEW

A Planning Review meeting was held on October 14th, 2025, where the proposed building was reviewed and discussed by Murray City department staff. The following comments have been provided by the departments that were in attendance:

- The Murray City Engineer provided the following comments:
 1. Meet City storm drainage requirements, on-site detention of the 100 yr. - 12 hr. storm is required.
 2. Provide storm detention calculations.
 3. Replace any damaged curb and gutter and sidewalk along the site frontages to Woodoak Lane and Executive Drive.
 4. Develop and implement an erosion control plan prior to beginning site work.
 5. Obtain a City encroachment permit for work in Executive Drive.
- The Murray City Fire Department provided the following comments:
 1. Please provide appropriate fire life safety measures for occupancy type and load as per IFC 2021 and applicable NFPA.
- The Murray City Power Department provided the following comments:
 1. Not enough information to make a full review. The plans do not contain any load data for the anticipated electrical service.
 2. When the time comes to build the new building, we will want to have a meeting to plan the new electrical service.
 3. There are existing underground powerlines running through the property that will need to be protected in place or re-located.
 4. 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 power lines and equipment.
 5. Developer to contact Victor Meza 801-264-2724 or vmeza@murray.utah.gov for metering placement, safety clearances and requirements.
- The Murray City Building Department provided the following comments:
 1. Obtain a building permit for new structure.
- The Murray City Water Division provided the following comments:
 1. All water utility work must follow Murray City Water Specification and Requirements.
<https://www.murray.utah.gov/DocumentCenter/View/16910/Murray-City-Water-Specifications--Requirements-2024>
 2. Specify the service line material and include meter setter and box details in accordance with Murray City Water Specifications.
 3. Specify Irrigation connection and backflow device type and location on the landscape plan.

- The Murray City Wastewater Division provided the following comments:
 1. This building and property will tie into Cottonwood Improvement District's sewer system. All future sewer work must be submitted and approved by Cottonwood.
 2. Must have an approval letter from Cottonwood Improvement District before final plans will be signed and approved.

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

IV. PUBLIC INPUT

Seventeen (17) notices were mailed to property owners within a 300' radius of the property. As of the writing of this report, staff has not received any comments.

V. FINDINGS

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

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 allow for the continuance of bringing increasingly broad types of commerce to the city which contribute to the community.
4. With conditions, the proposed plan will promote the development of the Oakwood Village area long 900 East.

VI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission GRANT Site Plan approval for the proposed Clark & Chris Ivory Foundation Building at the property addressed 955 East Woodoak Lane.**

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 meet all Power Department requirements.
6. The applicant shall obtain a building permit prior to any construction occurring on the site.

7. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance prior to Planning approval of a building permit.
8. Meet all parking requirements of Chapter 17.72, including ADA stall regulations.
9. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.
10. The applicant shall obtain a Murray City Business License prior to operating any business at the location.



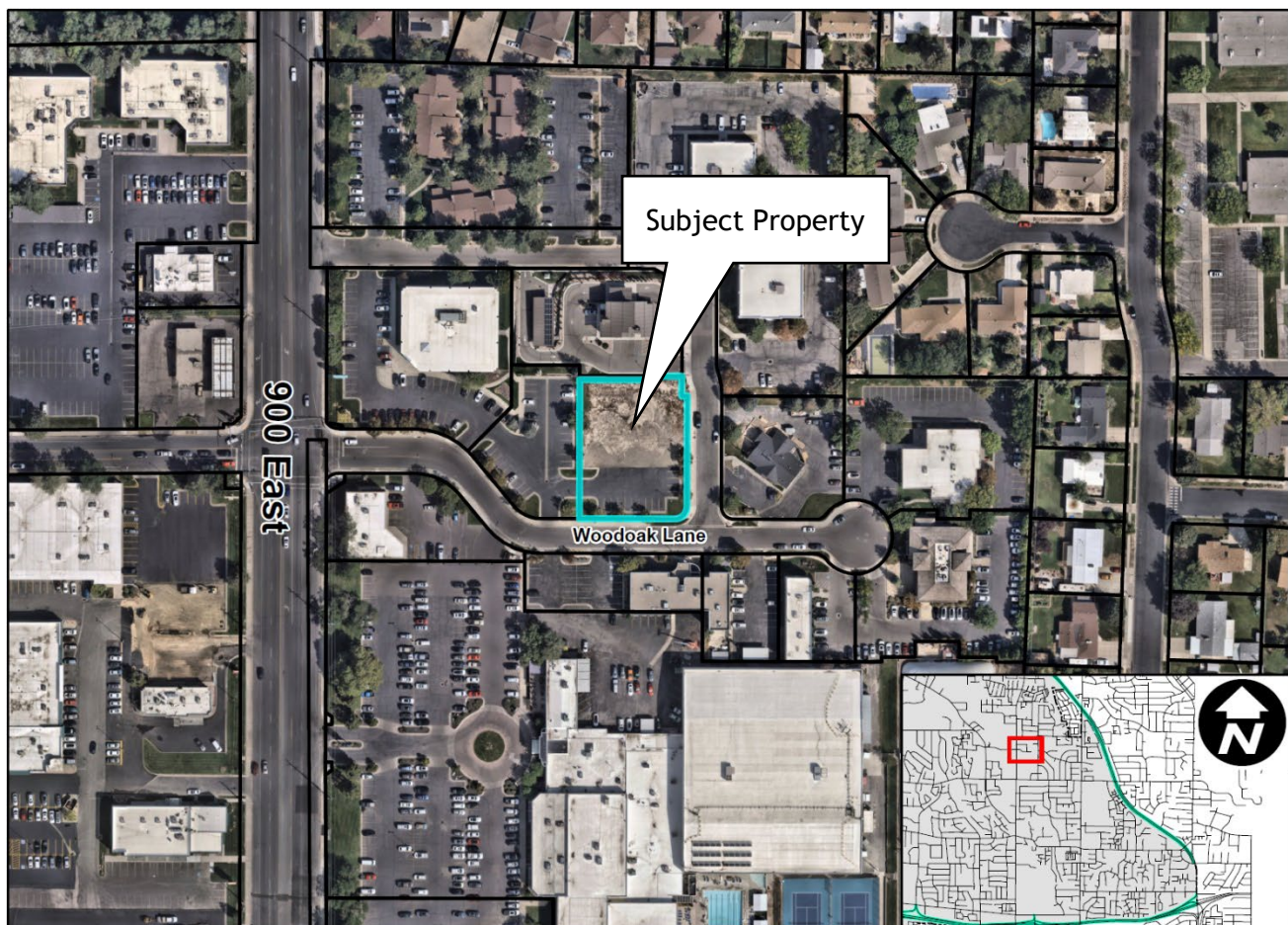
NOTICE OF PUBLIC MEETING

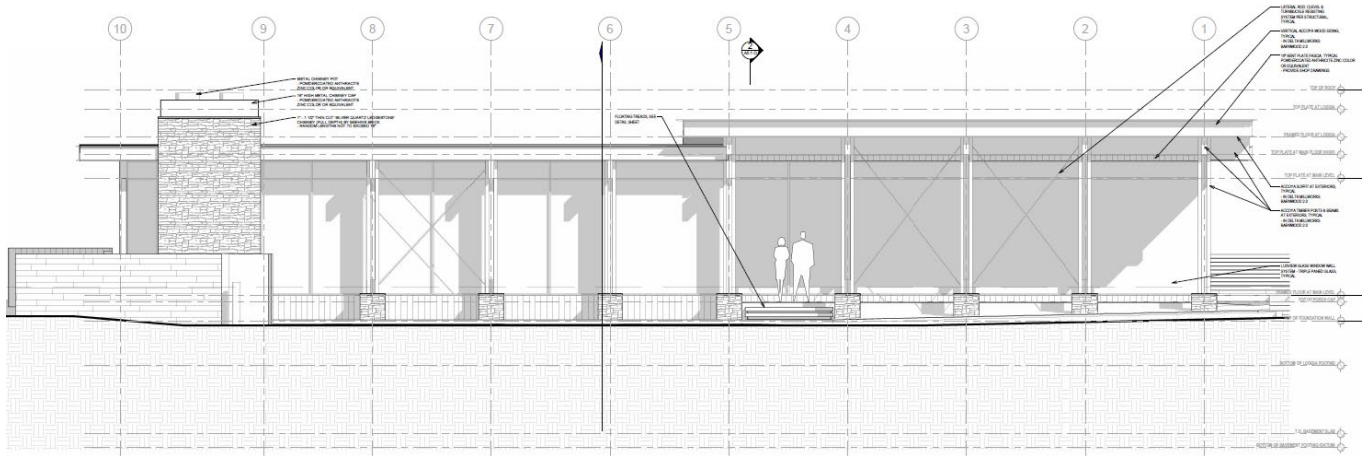
November 6th, 2025, 6:30 PM

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 **The Ivory Foundation** for the property located at **955 East Woodoak Lane**. The applicant is requesting Site Plan Approval for an office building.

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.



*LANDSCAPE IS REPRESENTATIONAL ONLY

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Salt Lake City, Utah
84117
801-747-7000
www.ivoryhomes.com

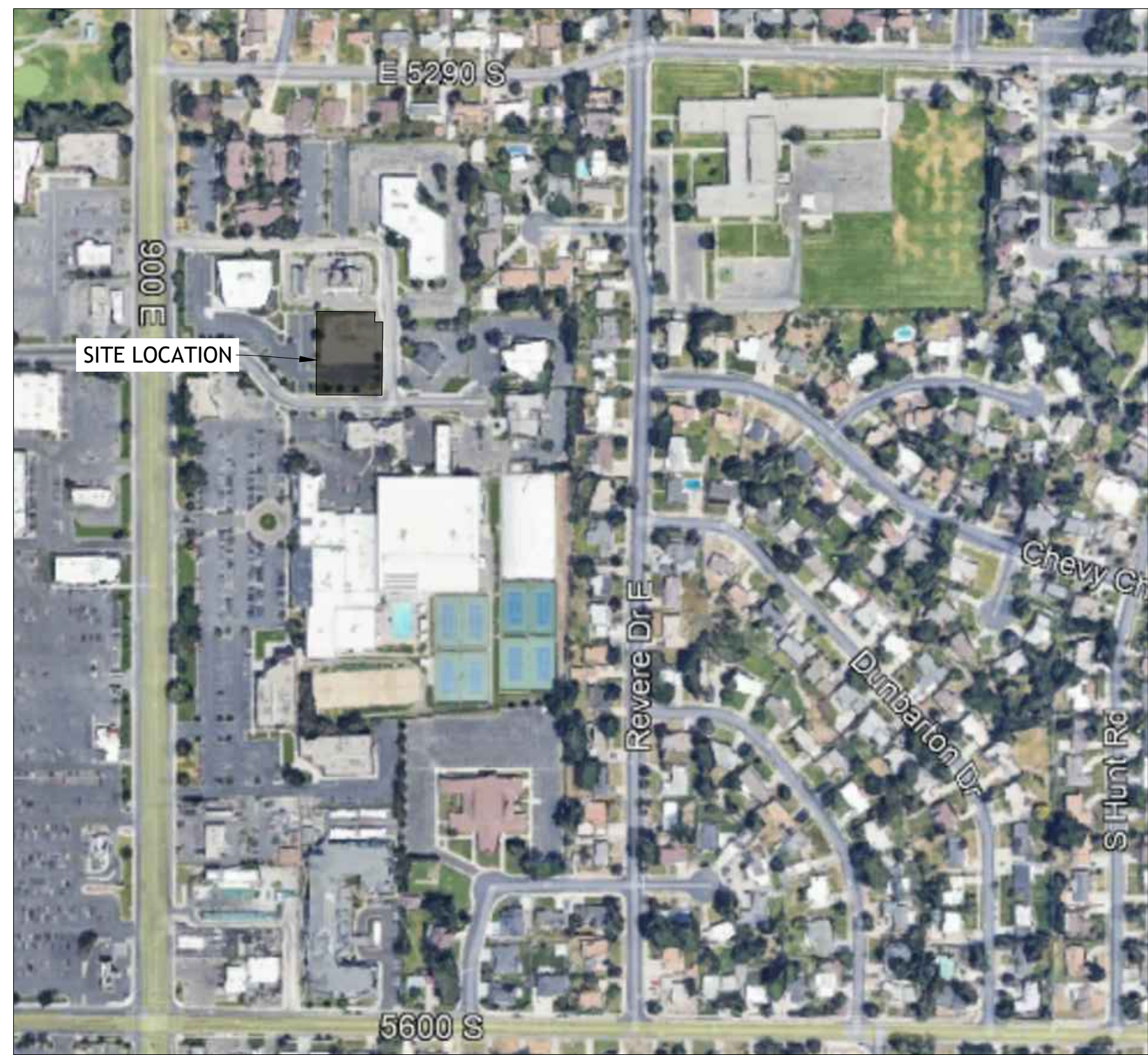
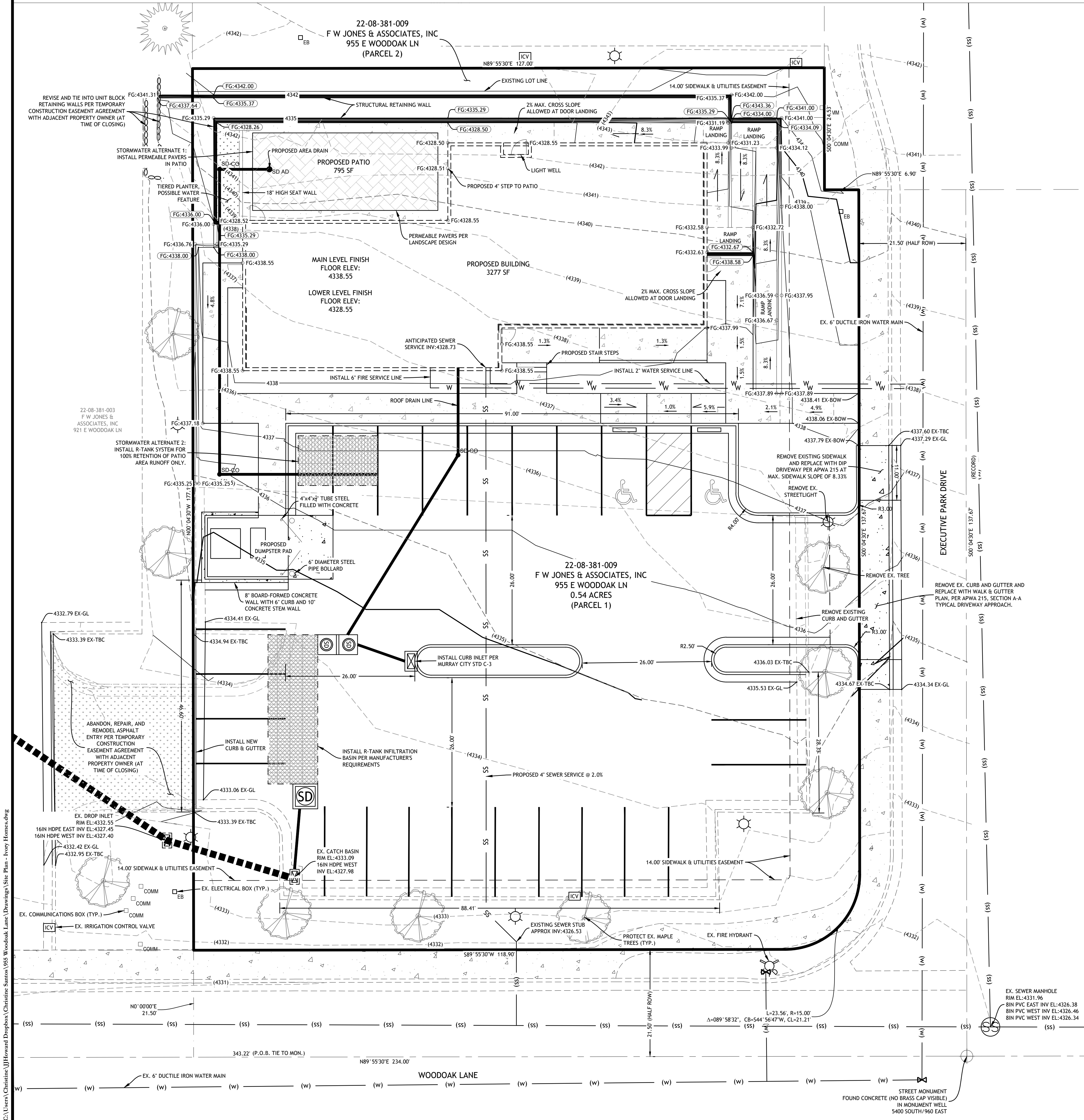
KEYNOTES

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IIOF Woodoak Ln NEW OFFICE	
DATE CREATED	2025
SCALE	Noted
DRAWN BY	JJ
JOB	BASE PLAN
SHEET	61.3

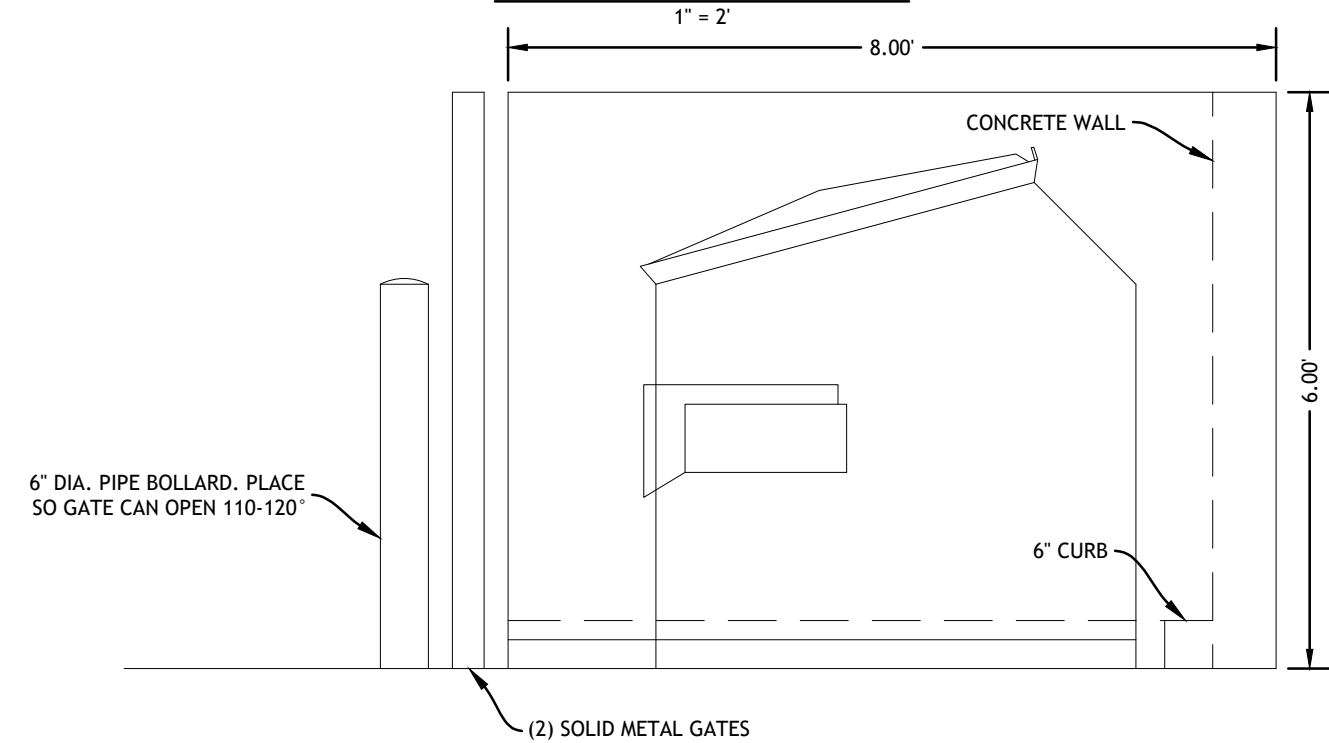
VIEW

C:\Users\Christine\J\Howard Dropbox\Christine Santos\955 Woodoak Lane\Drawings\Site Plan - Ivory Homes.dwg

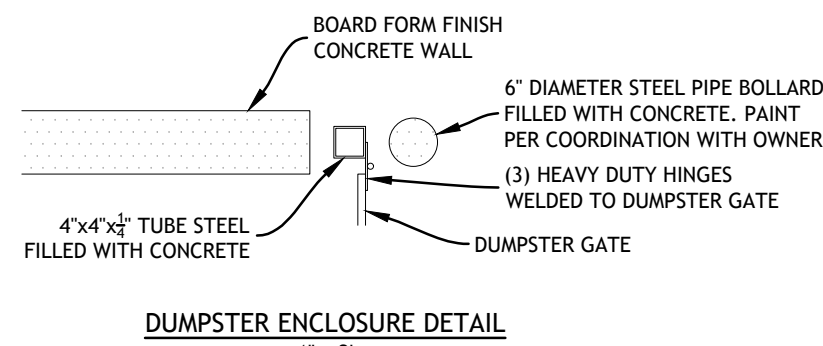
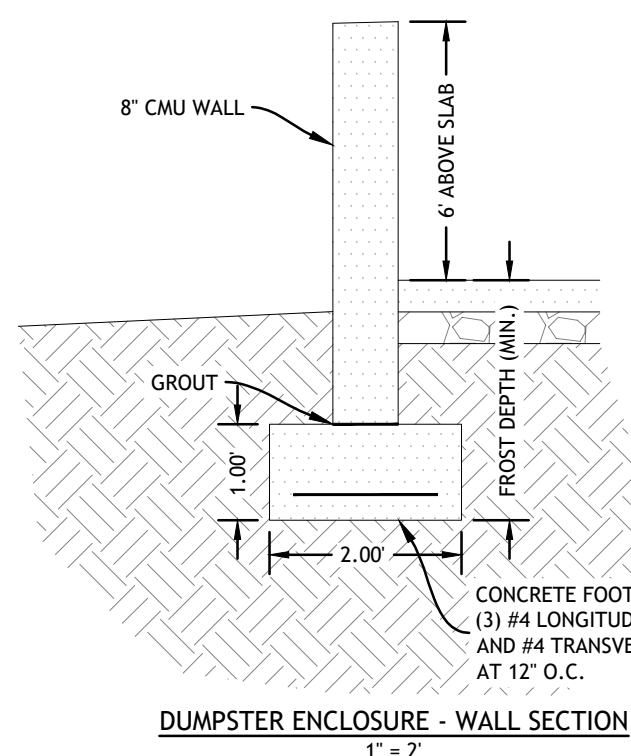
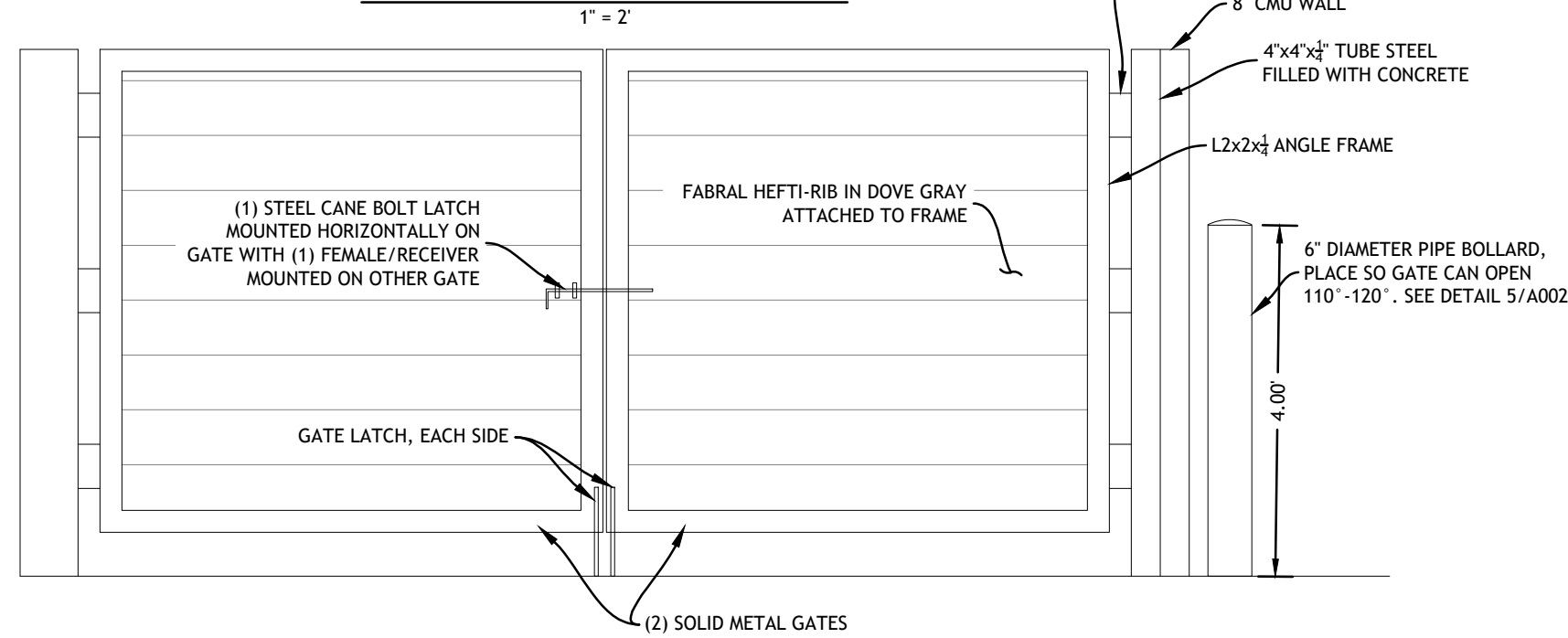


VICINITY MAP - N.T.S.
MURRAY, UT

DUMPSTER ENCLOSURE - SIDE VIEW
1" = 2'



DUMPSTER ENCLOSURE - FRONT VIEW
1" = 2'



2815 E 3300 S, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 10'
0 5 10 20 30

OWNER:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- This drawing is considered preliminary unless affixed with a municipal seal or accompanied by a separate approval document.
- All sanitary sewer improvements shall conform with the standards and specifications of Cottonwood Improvement District.
- All culinary water improvements shall conform with the standards and specifications of Murray City.
- All stormwater improvements shall conform with the standards and specifications of Murray City.
- All improvements in the public right-of-way shall conform with the standards and specifications of Murray City.
- All private improvements shall conform to standards and specifications of APWA.
- Approximate location of known utilities has been shown on plans and is based on information provided by the utility. Completeness and accuracy cannot be confirmed. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work. Coordinate with engineer.
- All disturbed landscape and hardscape must be restored to prior condition following installation of utilities.
- Contractor required to apply any required permits, as required.

FOR REVIEW
NO REVIEW
CONSTRUCTION

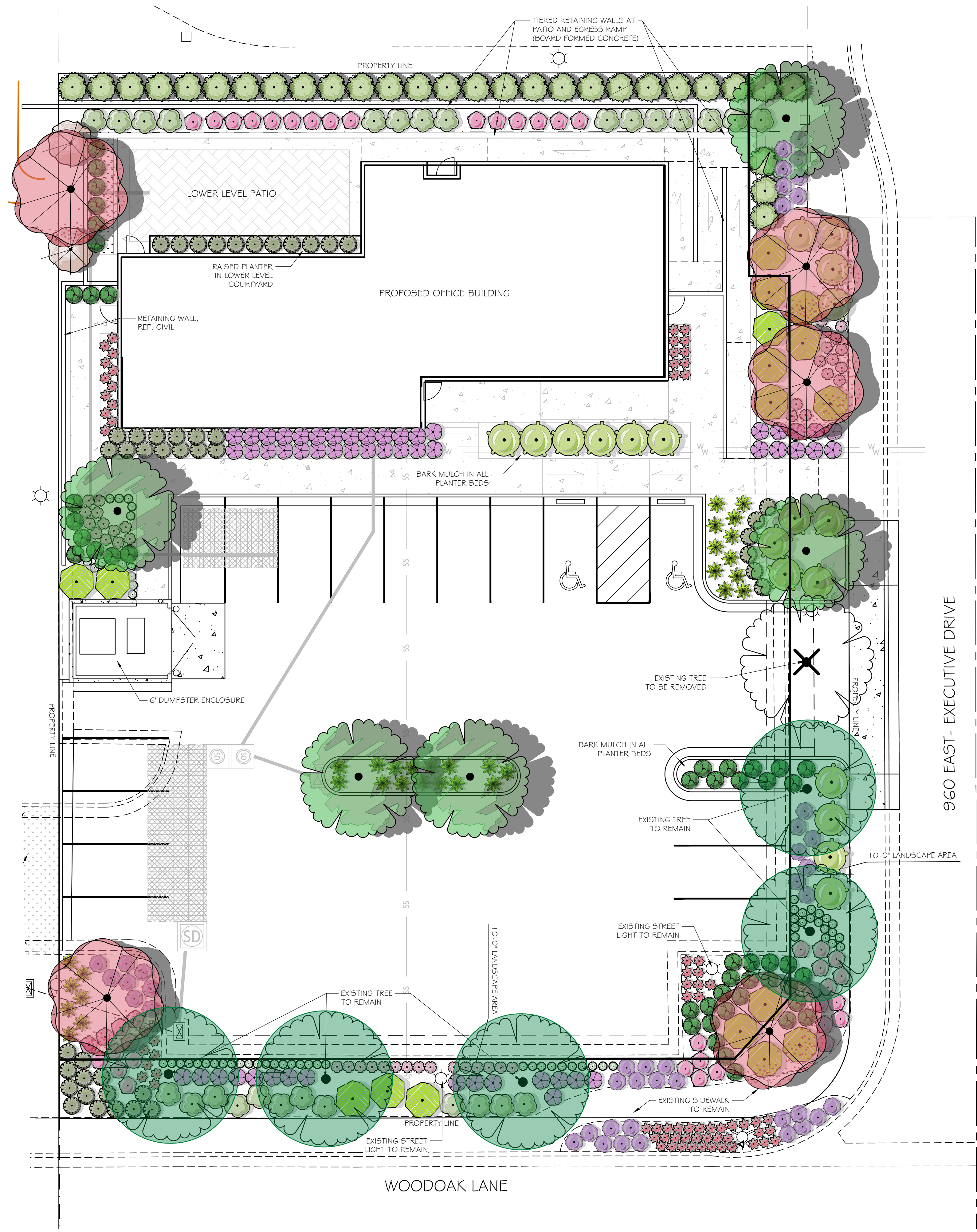
Ivory Homes
Office
Site Layout

PROJECT: CLS
DRAWN BY: ERB
REVIEWED BY:
REVISIONS: REMARKS
No. DATE

DATE: August 6, 2025

SHEET NUMBER:

C-1.0



TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	<i>Acer palmatum dissectum 'Inaba Shidare'</i>	Inaba Shidare Japanese Maple	1.5" Cal.
	<i>Acer platanoides</i>	Norway Maple	1.5" Cal.
	<i>Prunus serrulata 'Kwanzan'</i>	Kwanzan Japanese Flowering Cherry	1.5" Cal.
CONIFEROUS TREES			
	<i>Juniperus chinensis 'Hetzi Columnaris'</i>	Hetzi Column Juniper	1.5" Cal.

PLANT SCHEDULE

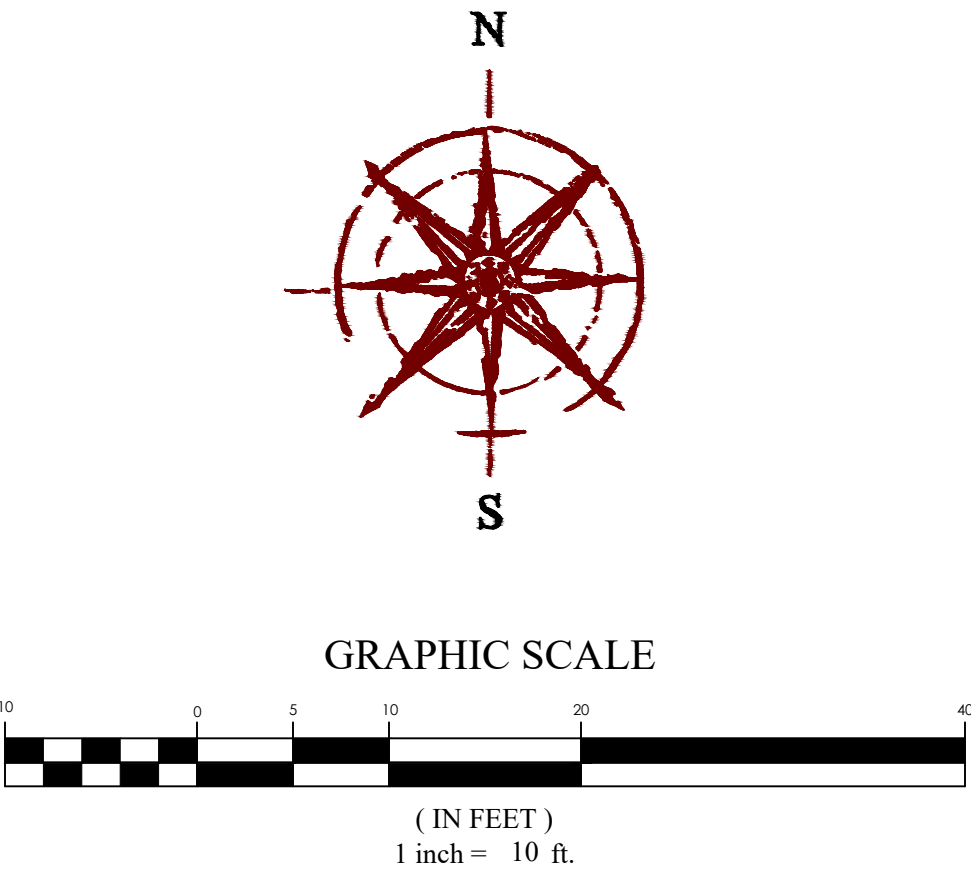
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
	<i>Berberis thunbergii 'Concorde'</i>	Concorde Japanese Barberry	5 gal.
	<i>Buxus microphylla japonica 'Winter Gem'</i>	Winter Gem Japanese Boxwood	5 gal.
	<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood	5 gal.
	<i>Cornus alba 'Bailhalo' TM</i>	Ivory Halo Dogwood	5 gal.
	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Panicle Hydrangea	5 gal.
	<i>Oenothera caespitosa marginata</i>	White Evening Primrose	5 gal.
	<i>Primula japonica</i>	Japanese Primrose	5 gal.
	<i>Prunus laurocerasus 'Chestnut Hill'</i>	Chestnut Hill English Laurel	5 gal.
	<i>Spiraea japonica 'Double Play Doozie'</i>	Doozie Spirea	5 gal.
PERENNIALS			
	<i>Hosta x 'Undulata Albomarginata'</i>	Undulata Albomarginata Hosta	1 gal.
	<i>Nepeta x 'Walker's Low'</i>	Walker's Low Catmint	1 gal.
	<i>Salvia nemorosa 'New Dimension Rose'</i>	New Dimension Rose Sage	1 gal.

LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	6,085 SQ.FT.	100%
SHRUB BEDS WITH BARK MULCH	6,085 SQ.FT.	100%
LAWN (TURF GRASS)	0 SQ.FT.	0%

LANDSCAPE TABULATION TABLE

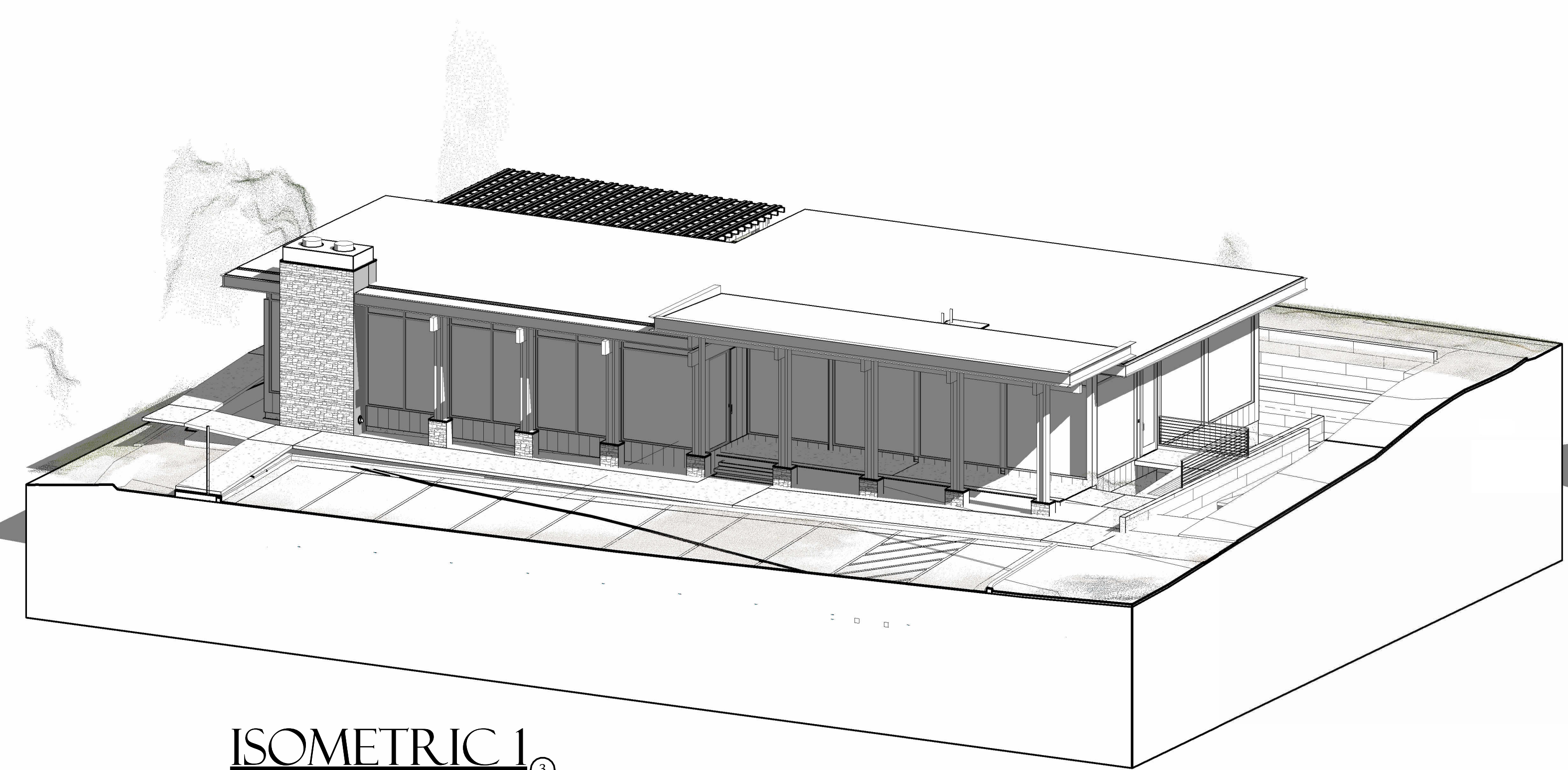
ITEM	REQUIRED	PROVIDED
960 EAST: 149' FRONTAGE	8 TREES	14 TREES
WOODOAK DRIVE: 120' FRONTAGE	13 - FIVE GALLON SHRUBS	186 - FIVE GALLON SHRUBS
TOTAL FRONTAGE: 269'	27 - ONE GALLON SHRUBS	59 - ONE GALLON SHRUBS



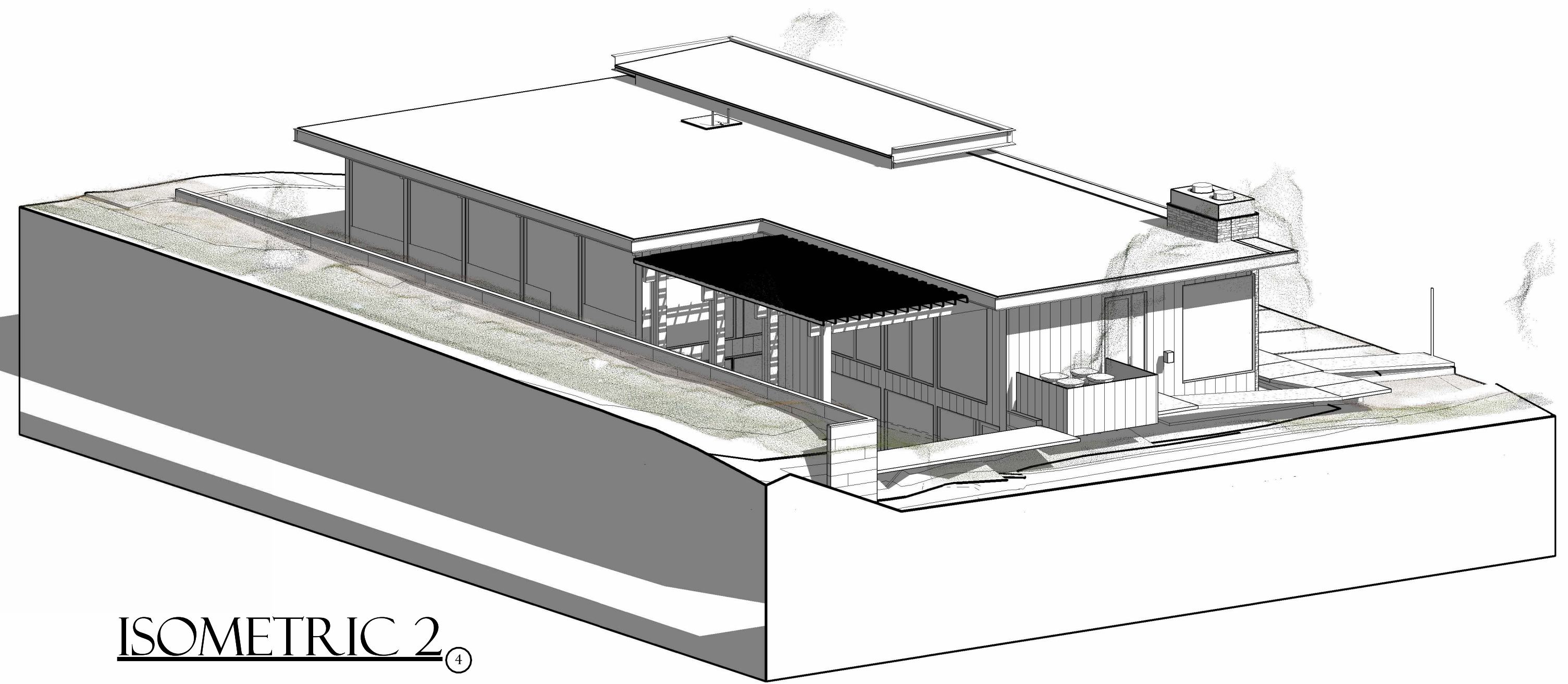
IVORY INNOVATIONS WOODOAK LANE
MURRAY, UTAH
CONCEPT LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	###	###
2	###	###
3	###	###
4	###	###
5	###	###
6	###	###

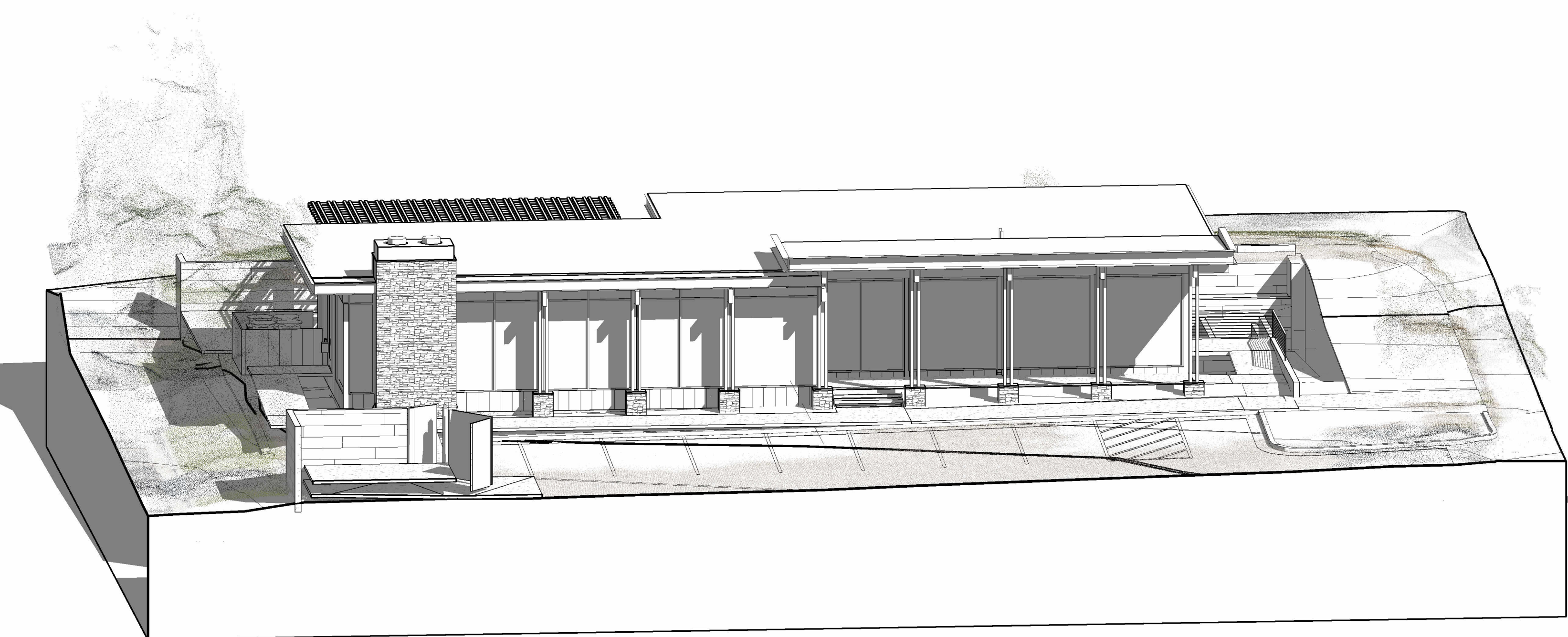
CONCEPT LANDSCAPE PLAN	
Scale: 1"=10'	Drawn: MH
Date: 08/08/2025	Job #: 25-0261
Sheet:	L1.0



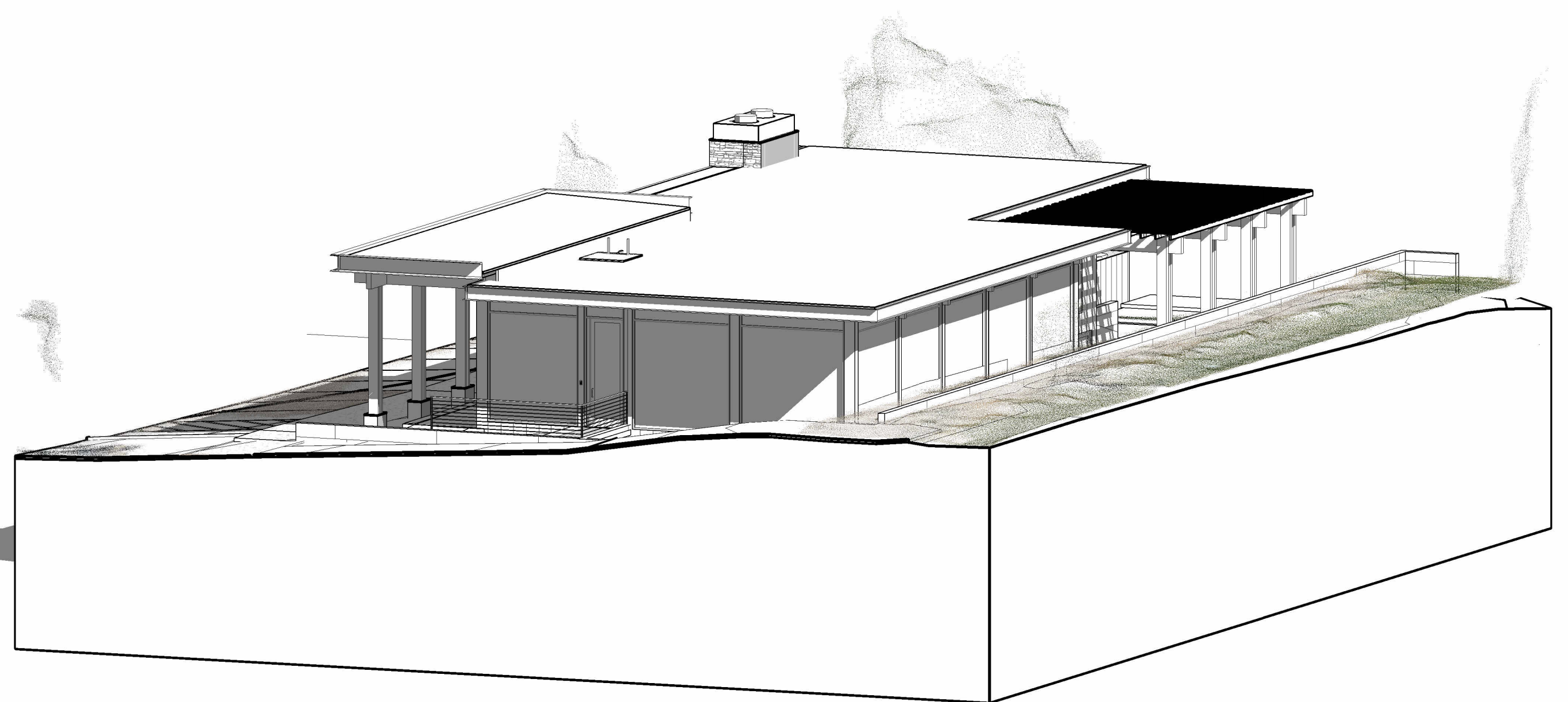
ISOMETRIC 1^③



ISOMETRIC 2^④



ISOMETRIC 3^①



ISOMETRIC 4^②

ISOMETRIC VIEWS

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801-747-7000
www.ivoryhomes.com

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IIOF Woodoak Ln NEW OFFICE			
FIN. BASMT	Not Placed	DATE CREATED	2025
MAIN LEVEL	Not Placed	SCALE	Noted
UPPER LEVEL	Not Placed	DRAWN BY	JJ
TOTAL FINISHED	0 SF	JOB	BASE PLAN
COLD STORAGE	Not Placed	SHEET	61.3-D
TOTAL UNFINISHED	0 SF		
TOTAL	0 SF		

KEYNOTES

- A01 39" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE)
A02 LAMINATE (or OTHER) COUNTERTOP - REFER TO CABINET DRAWINGS
A16 36" HIGH RAILING W/ BALUSTERS SPACED SUCH THAT A 4" DIAM. SPHERE CANNOT PASS THROUGH
E01 ELECTRICAL PANEL
E02 MEDIA PANEL
E04 ELECTRICAL METER
M02 TANKLESS WATER HEATER - EZ111
P04 SINK W/ DISPOSAL - REFER TO DESIGN DOCS

10'-0" TALL FOUND. WALLS
~ Cl'g Height: +/- 9'-8"

BATH HARDWARE
HEIGHT ABOVE FINISHED FLOOR (A.F.F.) AND BLOORING AS NEEDED:
TOILET PAPER HOLDER 24"
TOWEL RING 48"
TOWEL BAR STANDARD 48"
TOWEL BAR ABOVE TUB 48"

ENERGY REQUIREMENTS
BENET CERTIFICATE FOR FURNISHING AND ELECTRICAL PANEL

- INSULATION**
• WALL INSULATION (2 X 6 WALLS): R-23 BLOW-IN-BLANKET SYSTEM
• BASEMENT WALL INSULATION (UNFINISHED): R-11 BUNKET INSULATION
• BASEMENT WALL INSULATION (FINISHED): R-15 BLOW-IN-BLANKET SYSTEM
• COLD FLOOR INSULATION (OVER OUTSIDE AIR): R-30
• ATTIC INSULATION: SEE WALL CROSS-SECTION
• DUCTS IN UNCONDITIONED SPACES: 3 INCH DIAMETER OR GREATER: R-8 LESS THAN 3 INCH DIAMETER: R-6

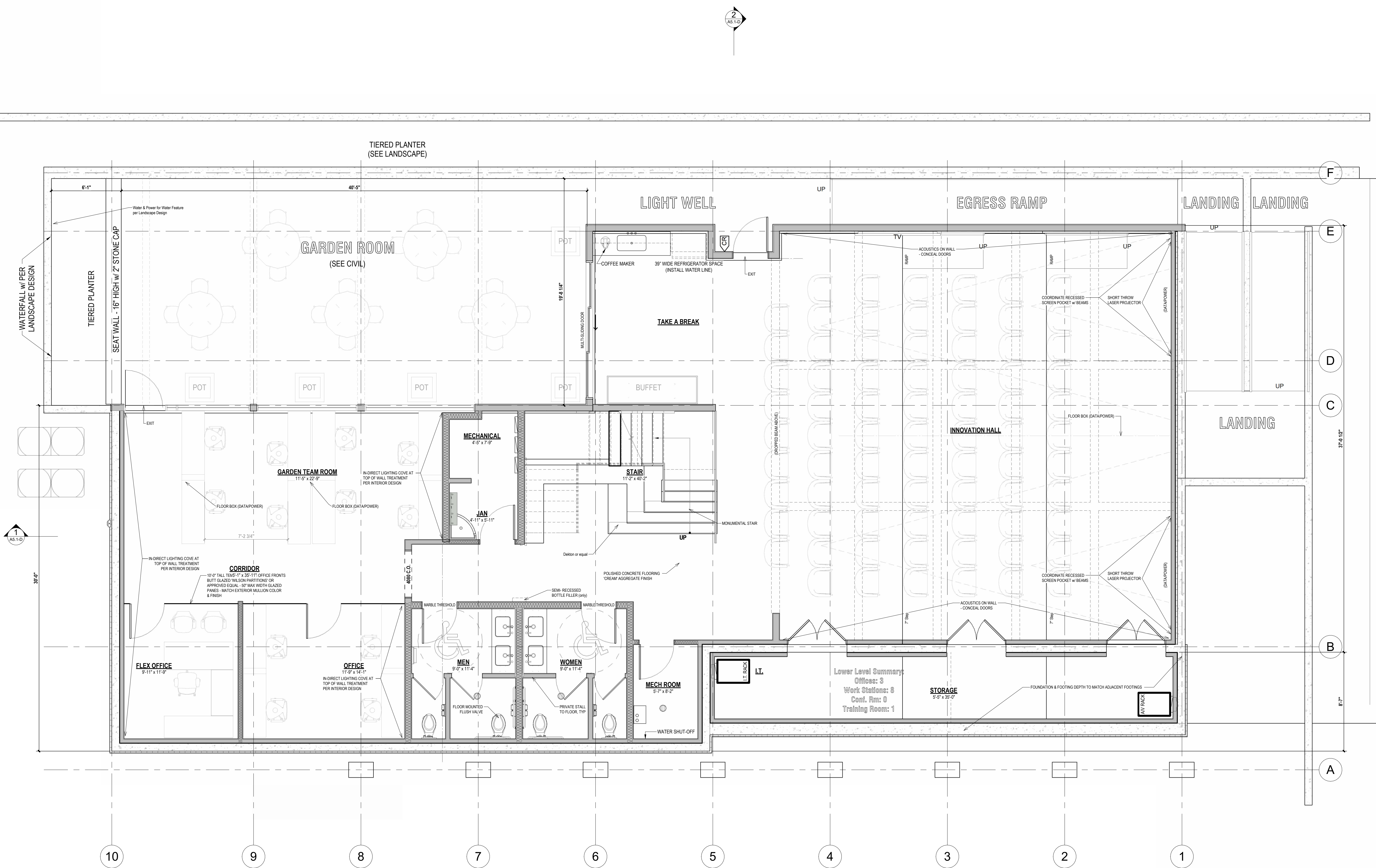
- EQUIPMENT**
• FURNACE(S): CARRIER MODEL 98TP6 (96% EFFICIENCY)
• AIR CONDITIONER(S): CARRIER MODEL 98SCAS
• WATER HEATER: NORITZ MODEL EZ98 or EZ111 (SEE PLAN)

- OTHER**
• WINDOWS: AMSCO STUDIO SERIES VINYL WINDOWS WITH TINTED GLASS (AVG. 25 U-VALUES)
• LIGHT FIXTURES: 90% MIN. COMPACT FLOURESCENT BULBS OR LED BULBS

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IIOF
Woodoak Ln
NEW OFFICE

DATE CREATED	2025
SCALE	1/4" = 1'-0"
DRAWN BY	JJ
JOB	
BASE PLAN	
SHEET	A1.1-D



LOWER LEVEL FLOOR PLAN

- EXTERIOR WALLS FRAMED WITH 2 X 6 STUDS @ 16" O.C. (U.N.O)
- DIMENSIONS OF FLOOR PLAN ARE TO ROUGH FRAMING (U.N.O.)
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" O.S.B. NAILED WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD (UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE). EXTEND SHEATHING TO SILL PLATE. BLOCK ALL JOINTS.
- THE NUMBER OF EXTERIOR STEPS SHOWN MAY VARY BASED ON GRADE CONDITIONS

801-747-7000

A02 LAMINATE (or OTHER)
COUNTERTOP - REFER TO CABINET
DRAWINGS

A12 (5) 12" SHELVES STARTING 24"
ABOVE FLOOR LEVEL

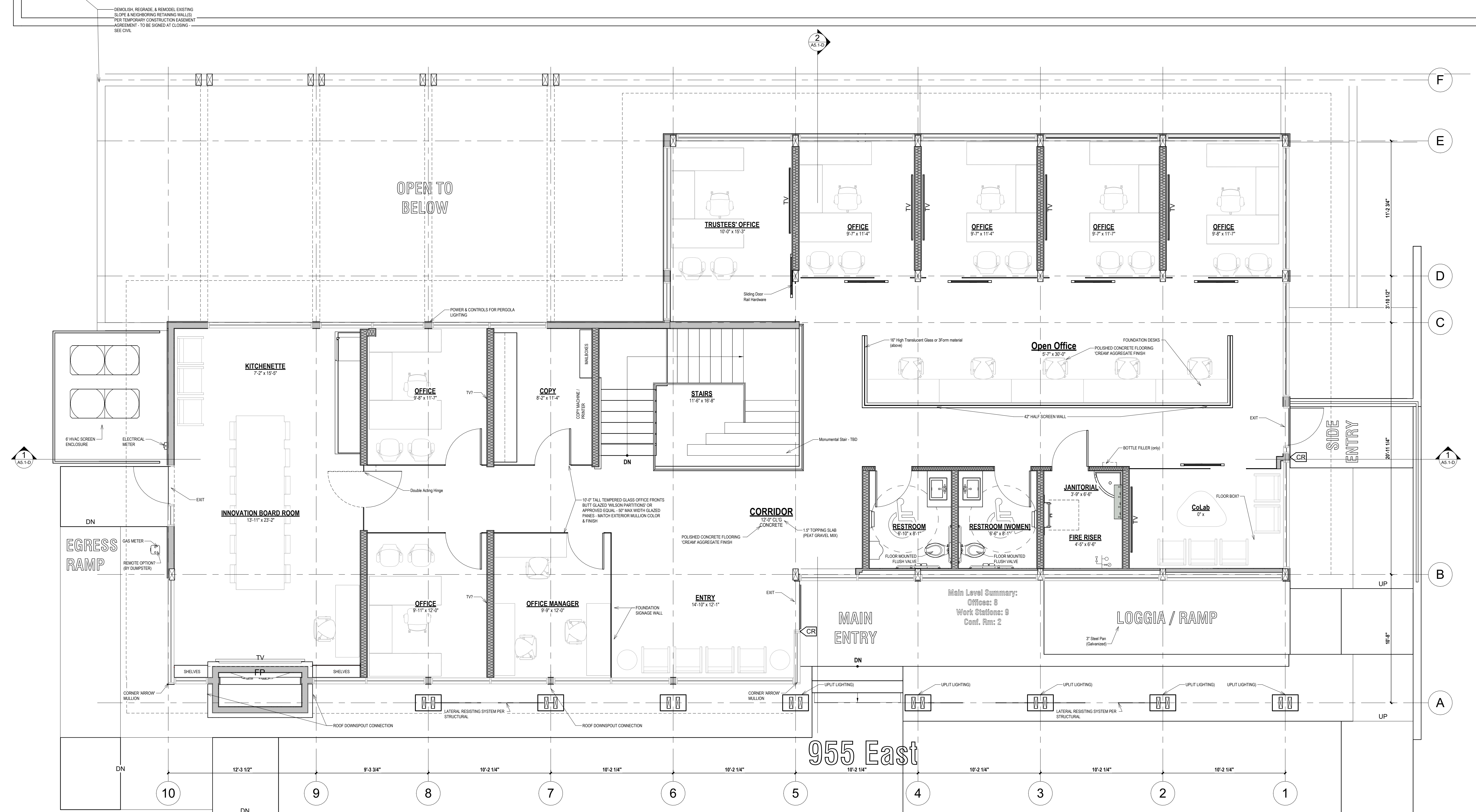
A16 36" HIGH RAILING W/ BALUSTERS
SPACED SUCH THAT A 4" DIAM.
SPHERE CANNOT PASS THROUGH

E04 ELECTRICAL METER

(HEIGHT ABOVE FINISHED FLOOR U.N.O. ADD BLOCKING AS NEEDED)	
TOILET PAPER HOLDER	2
TOWEL RING	6
TOWEL BAR STANDARD	48
TOWEL BAR ABOVE TUB	6

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DATE CREATED	2025
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DRAWN BY	JJ
JOB	BASE PLAN
SHEET	A1.2-D

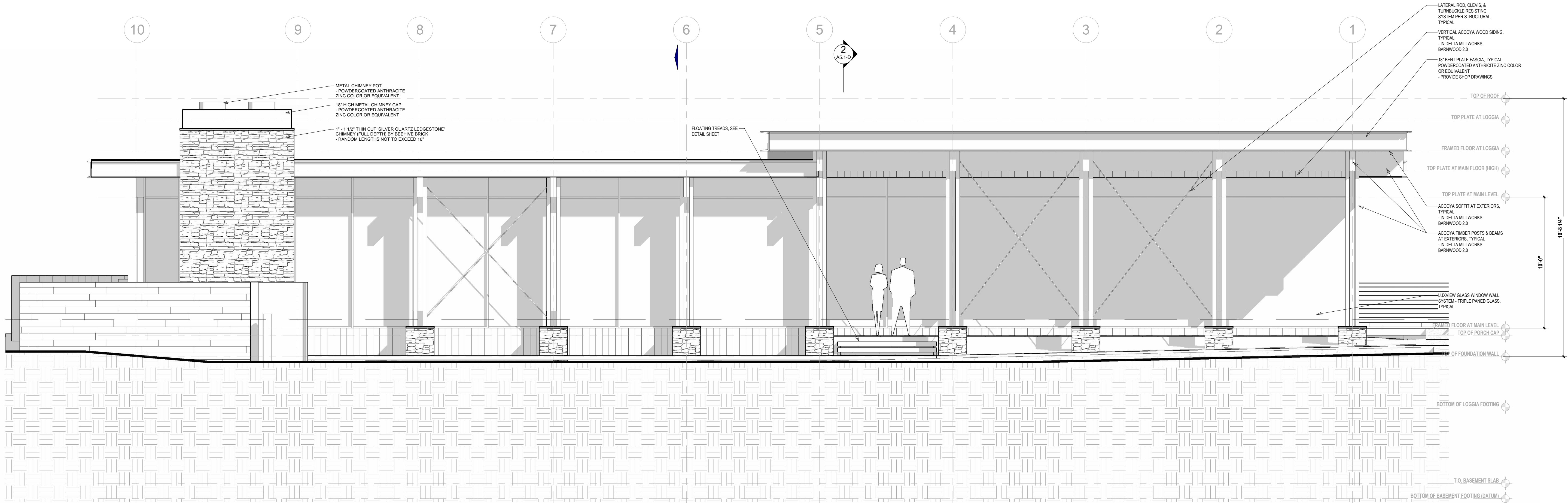


KEYNOTES

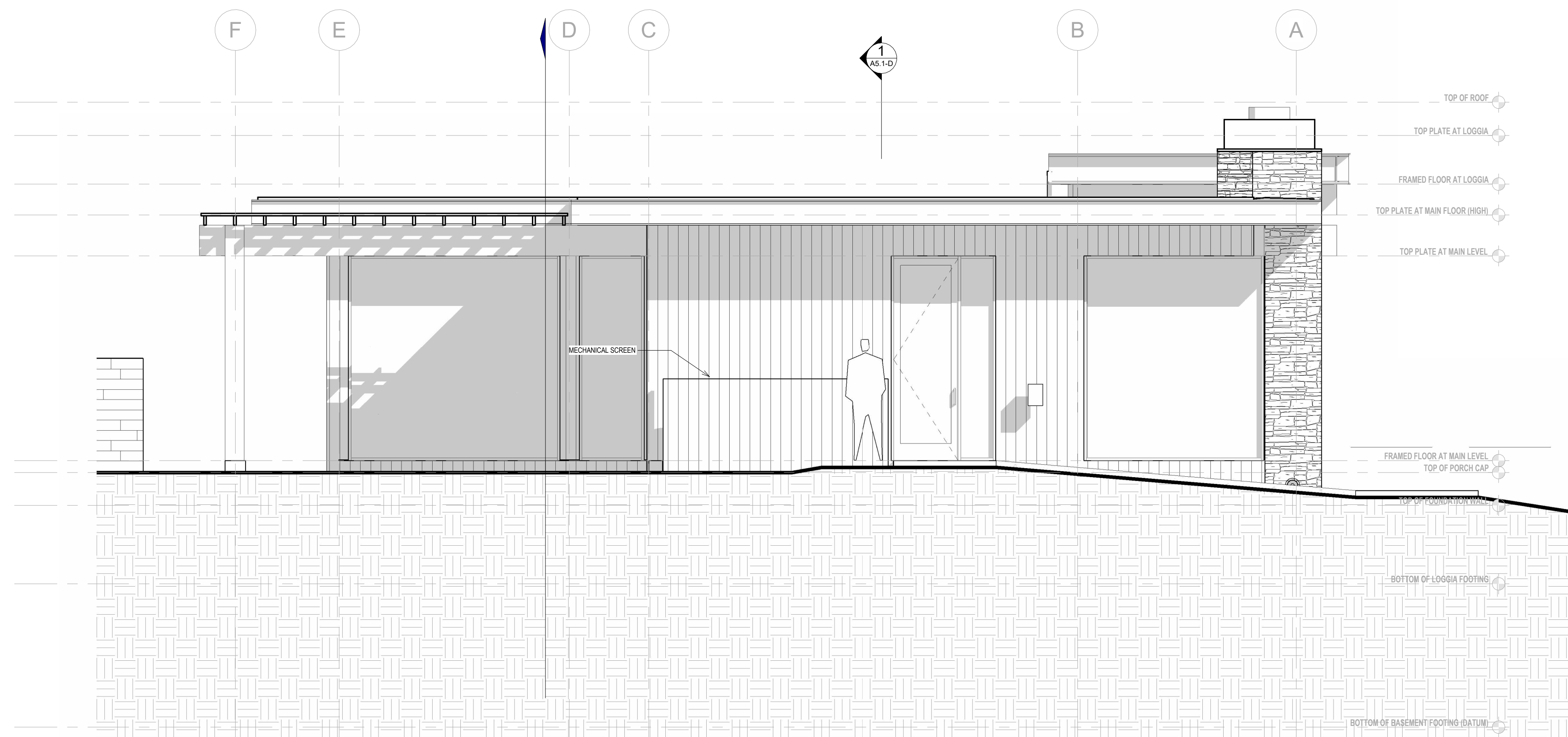
! NOTE !
ALL MATERIALS & TRIM NOTED ON
FRONT ELEVATION TO BE
TYPICAL THROUGHOUT (UNLESS
NOTED OR SHOWN OTHERWISE)

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METHOD, IN WHOLE, OR IN PART, IS PROHIBITED.

IIOF Woodoak Ln NEW OFFICE	
DATE CREATED	2025
SCALE	1/4" = 1'-0"
DRAWN BY	JJ
JOB	BASE PLAN
SHEET	A2.1-D



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

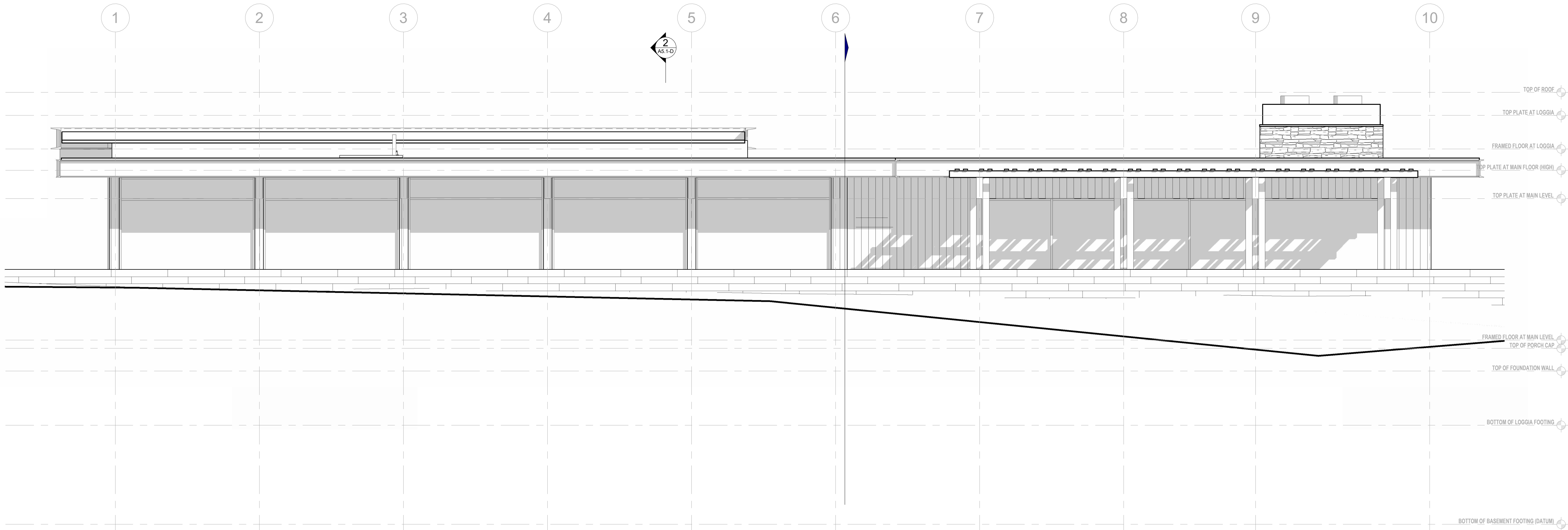


1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

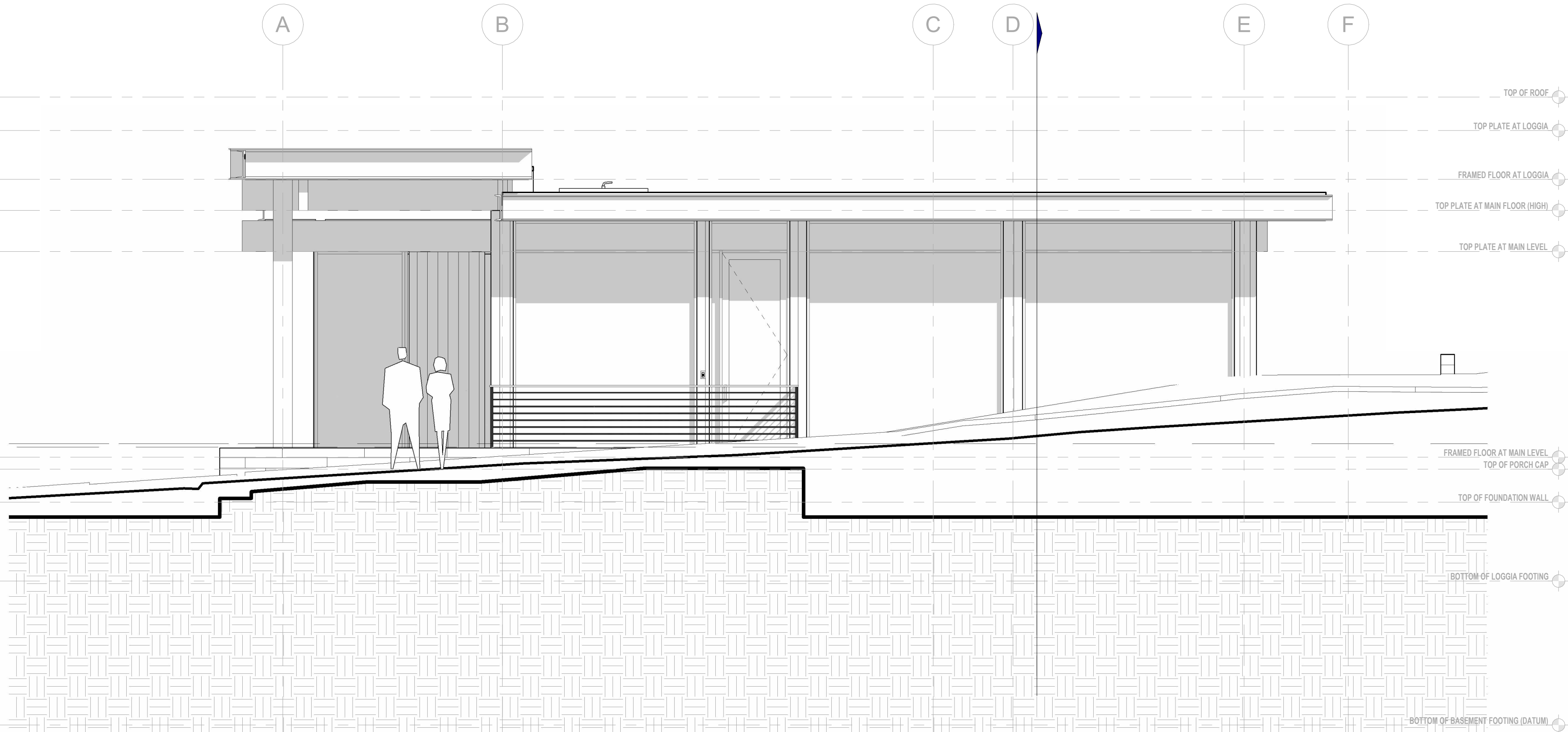
KEYNOTES

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IIOF Woodoak Ln NEW OFFICE	
DATE CREATED	2025
SCALE	1/4" = 1'-0"
DRAWN BY	JJ
JOB	BASE PLAN
SHEET	A2.2-D



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THE PURPOSE OF THIS SURVEY IS TO CORRECTLY IDENTIFY THE BOUNDARY LINES AND CORNERS OF THE PROPERTY DESCRIBED IN THE PROVIDED TITLE COMMITMENT FOR SAID PROPERTY. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED WITH A COMBINATION OF GPS (VRS) AND ROBOTIC TOTAL STATION METHODS. THE HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED FROM THE UTAH REFERENCE NETWORK (TURN) GPS WHICH PROVIDED DIFFERENTIALLY CORRECTED POSITIONS IN NORTH AMERICAN DATUM 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). THE RAW DATA FOR THIS SURVEY IS THE UTAH STATE PLANE COORDINATE SYSTEM NAD83(2011) CENTRAL ZONE-4302 US FOOT, AS DETERMINED BY GPS OBSERVATIONS FROM (TURN) GPS. THE BOUNDARY DESCRIPTION REPRESENTS THE EVIDENCE OF EXISTING RIGHT OF WAYS, AND OCCUPATION WHICH THEN TIES TO EXISTING PLS MONUMENTATION AND FOUND SURVEY BOUNDARY MONUMENTATION.

PARCEL 1:
ALL OF LOT 3, SPORTS CENTER BUSINESS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON JANUARY 9, 1990 AS ENTRY NO. 4868791 IN BOOK 90-1 AT PAGE 6.

BEGINNING AT A POINT WHICH IS SOUTH 89° 46'24" WEST 604.09 FEET AND NORTH 00° 04'30" WEST 238.38 FEET, AND NORTH 89° 53'30" EAST 185.95 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 62° 42'32" EAST, A DISTANCE OF 29.28 FEET; THENCE SOUTH 00° 04'30" EAST, A DISTANCE OF 13.39 FEET; THENCE SOUTH 89° 53'30" WEST, A DISTANCE OF 26.04 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT WHICH IS SOUTH 89° 46'24" WEST 604.09 FEET, AND NORTH 00° 04'30" WEST 233.77 FEET, AND NORTH 89° 55'30" EAST 85.06 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00° 04'30" WEST, A DISTANCE OF 4.61 FEET; THENCE NORTH 89° 55'30" EAST, A DISTANCE OF 100.95 FEET; THENCE SOUTH 82° 42'32" WEST, A DISTANCE OF 10.07 FEET; THENCE SOUTH 89° 55'30" WEST, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 88° 55'30" W 343.22 FEET AND N00° 00'00" E 21.50 FEET FROM THE CENTER OF STREET MONUMENT LOCATED AT 5400 SOUTH STREET AND 975 EAST STREET; AND RUNNING THENCE NORTH 00° 04'30" WEST 177.19 FEET; THENCE NORTH 89° 55'30" EAST 127.00 FEET TO THE WESTERLY RIGHT OF WAY OF EXECUTIVE PARK DRIVE; THENCE ALONG THE WEST LINE OF SAID EXECUTIVE PARK DRIVE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 00° 04'30" EAST 24.53 FEET; (2) NORTH 89° 55'30" EAST 6.90 FEET; (3) SOUTH 00° 04'30" EAST 137.67 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF S44° 56'47" W, AND A CHORD DISTANCE OF 21.21 FEET TO THE NORTHERLY RIGHT OF WAY OF WOODCOAK LANE; THENCE ALONG SAID NORTH LINE OF WOODCOAK LANE SOUTH 89° 55'30" EAST 114.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,509 SQFT OR 0.54 ACRES IN AREA

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 4938730 IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, TITLE 58, CHAPTER 22, OF UTAH CODE; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH TITLE 17, CHAPTER 23, SECTION 17, OF UTAH CODE; AND THAT THE BOUNDARY CORNERS AND REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED.

TO THE CLARK AND CHRISTINE IVORY FOUNDATION, A UTAH NONPROFIT CORPORATION, COTTONWOOD TITLE INSURANCE AGENCY, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND JONES AND ASSOCIATES, INC., A UTAH CORPORATION, AS TO PARCEL 1 AND F. W. JONES & ASSOCIATES, INC., A UTAH CORPORATION, AS TO PARCEL 2.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 10, 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 26, 2025.

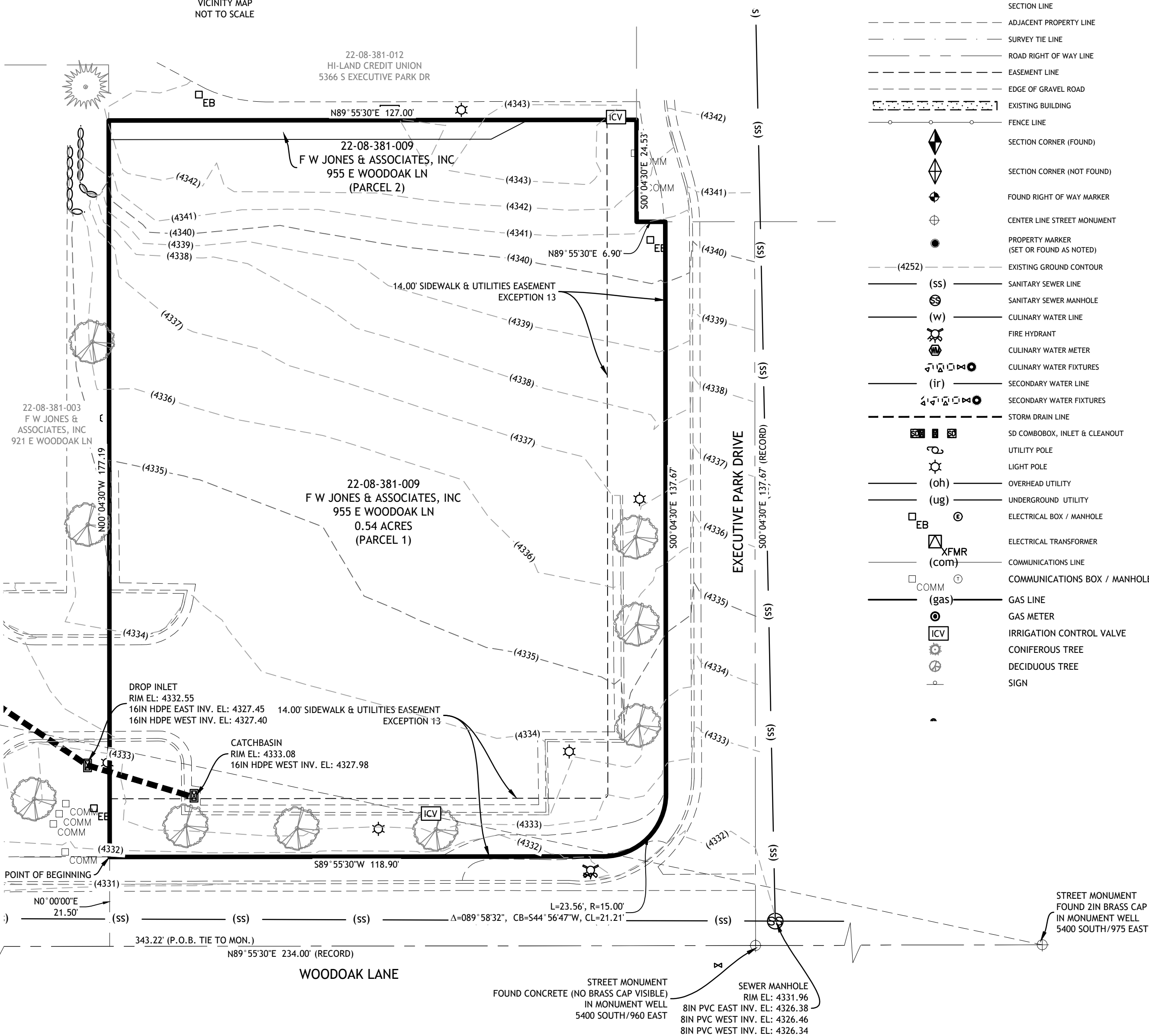
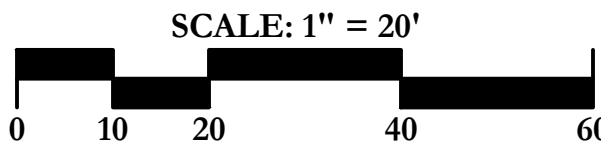
1. THIS SURVEY IS BASED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. AND OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS SURVEY ADDRESSES SURVEY RELATED SCHEDULE B EXCEPTIONS TO COVERAGE, FINDINGS ARE SHOWN ON THIS SURVEY.
2. DOCUMENTS PROVIDED (P) AND RESEARCHED (R) IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:
 - D1) TITLE REPORT, (COTTONWOOD TITLE INSURANCE AGENCY, INC. DATED MAY 2, 2025 AT 7:30 A.M. - FILE NO.: 187896-MLF.
 - R1) FEMA MAP NUMBER 49035C0313G - MAP EFFECTIVE DATE - SEPTEMBER 25, 2009.
 - R3) ADJOINING PROPERTY DESCRIPTIONS AND SUBDIVISION MAPS ACCORDING TO CURRENT ONLINE PUBLIC RECORDS.
 - R5) CENTER CORNER AND CENTER STREET MONUMENT TIE SHEETS DOWNLOADED FROM SALT LAKE COUNTY'S SURVEYOR WEBSITE.
 - R5) SPORTS PARK BUSINESS PARK PLAT, RECORDED IN BOOK 90-1 ON PAGE 6 AS ENTRY #4868791 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS' OFFICE

3. THE SURVEYED PROPERTY IS LOCATED WITHIN "ZONE X" OF THE ABOVE STATED FEMA MAP.

4. UTILITIES AS SHOWN HEREON WERE LOCATED BASED UPON VISIBLE IMPROVEMENTS AT

5. ALL DIMENSIONS BETWEEN THE FENCES AND THE BOUNDARY ARE GAPS OR OVERLAPS.
6. PROPERTY CORNERS WERE NOT SET IN RELATION TO THIS SURVEY.
7. THE HEREIN DESCRIBED LAND IS LOCATED WITHIN THE BOUNDARIES OF MILLCREEK COMMUNITY REINVESTMENT AGENCY, WASATCH FRONT WASTE AND RECYCLE DISTRICT, CENTRAL UTAH WATER CONSERVANCY DISTRICT, COTTONWOOD IMPROVEMENT DISTRICT, SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT, MURRAY CITY, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS LEVIED THEREUNDER

EXCEPTION 13 - EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR SPORTS CENTER BUSINESS PARK, RECORDED JANUARY 9, 1990 AS ENTRY NO. 4868791 IN BOOK 90-1 AT PAGE 6.

[illegible]

CLIENT:

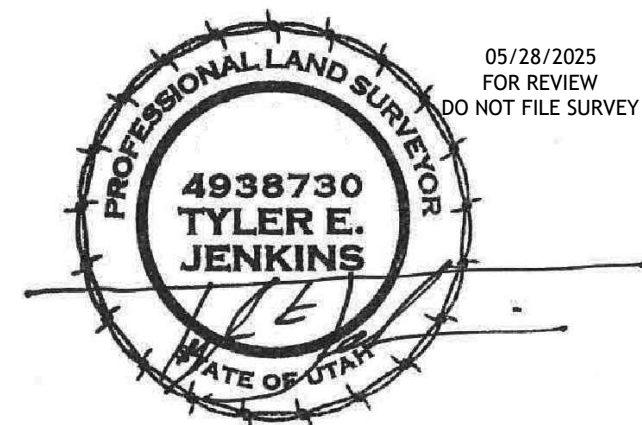
CLARK & CHRISTINE IVORY
FOUNDATION

LOCATION:

ALTA/NSPS LAND AND TITLE SURVEY
PARCEL NUMBERS 22-08-381-009 & 22-08-381-011
LOCATED IN THE SOUTHWEST QUARTER (1/4) OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, MURRAY,
SALT LAKE COUNTY, UTAH

955 EAST WOODOAK LANE, MURRAY, UT 84117

955 EAST WOODOAK LANE, MURRAY, UT 84117

ALTA/NSPS LAND TITLE
SURVEY

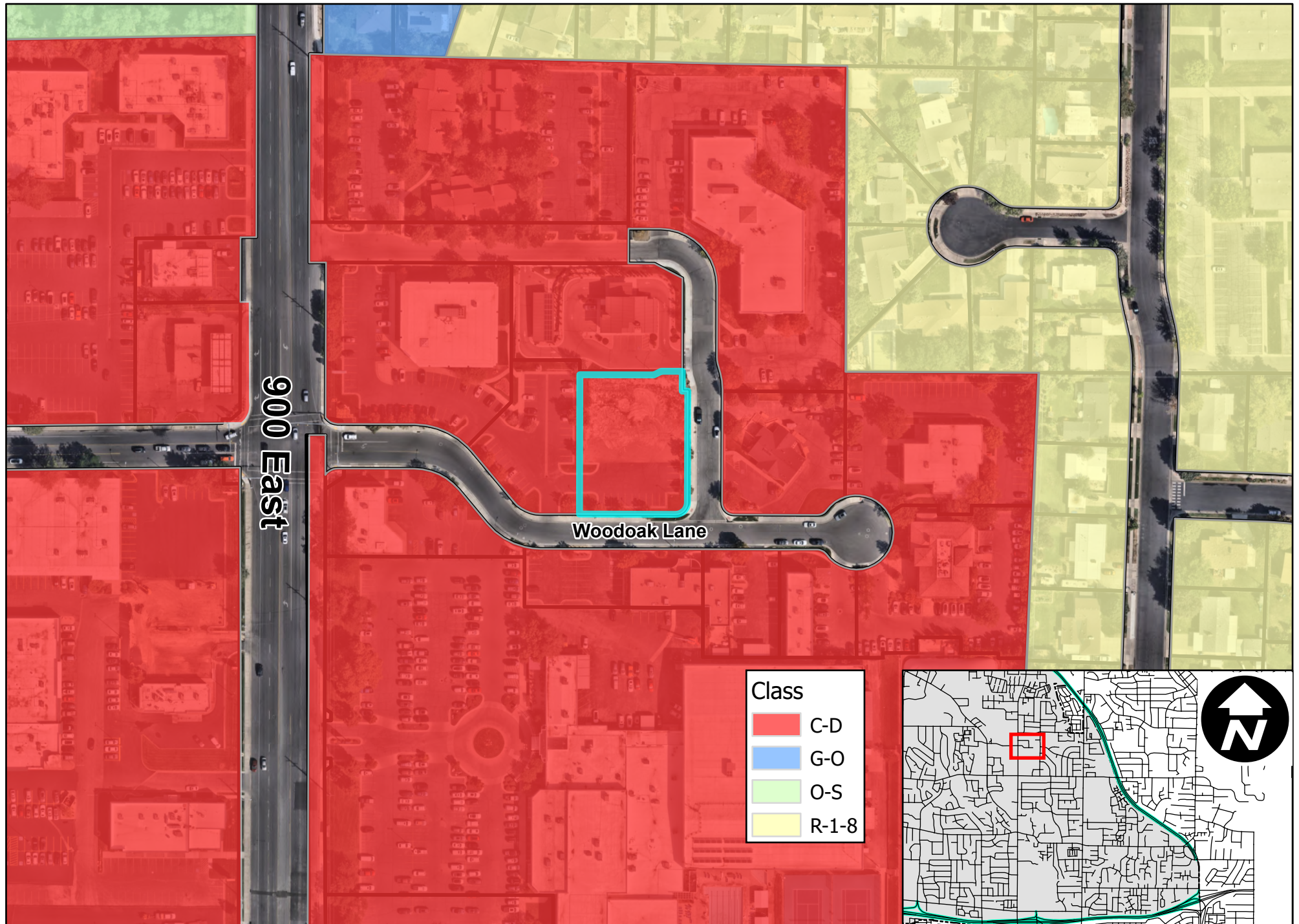
DRAWN BY:		JRB
REVIEWED BY:		TEJ
REVISIONS:		
No.	DATE	REMARKS

DATE: MAY 2025

SHEET NUMBER:

1 OF 1

955 East Woodoak Lane



955 East Woodoak Lane





AGENDA ITEM # 05 Woodward Enterprises

ITEM TYPE:	Design Review		
ADDRESS:	4872 South 190 West	MEETING DATE:	November 6 th , 2025
APPLICANT:	Brent Woodward	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	21-12-206-057	PROJECT NUMBER:	25-106
ZONE:	MCMU, Murray Central Mixed Use		
SIZE:	.23-acre site 2,808 ft ² commercial building		
REQUEST:	The applicant is requesting Design Review for an office warehouse building in the MCMU zoning district.		



I. LAND USE ORDINANCE

Section 17.146.060 of the Murray Center Mixed Use Zone (MCMU) requires development of new buildings to be reviewed by the Planning Commission for conformance to the applicable standards of the code.

II. BACKGROUND

The applicant is proposing a new office/warehouse building. In 2022, the applicant applied and received a variance to allow parking in between the street and building. The applicant has had a site plan for this property for a number of years and is prepared to proceed with building the project.

Project Location

The subject property is located on the corner of 5th Avenue and 190 West which are both private streets in this area. The property is south of 4800 South and east of Commerce Drive.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Mixed-Use	MCMU
South	Mixed-Use	MCMU
East	Mixed-Use	MCMU
West	Mixed-Use	MCMU

Project Description

The applicant is requesting approval to build an office warehouse on the property. The proposed building is located in a largely industrial area of the MCMU zoning district that has had the development of other buildings throughout the years.

III. PROJECT REVIEW

Permitted and Conditional Uses

The Murray Central Mixed Use zone allows for a number of uses, including contractors, retailers, and many service uses. **It does not allow for any auto related uses.** The applicant needs to ensure that no auto repair, service, or sales will be allowed.

Area, Width, Frontage and Yard Regulations

The applicant showed the proposed site plan when requesting a variance to parking in 2022. Setbacks in the MCMU zone are required at fifteen feet (15') to twenty-five feet (25') but based on the granted variance staff finds that the additional setback is allowed as approved in the variance application.

Height Regulations

The MCMU zoning district does not have a height minimum or maximum. The applicant is proposing an approximately twenty-two foot (22') building which meets the standards in the land use ordinance.

Building Requirements

Section 17.146.100 requires that all developments shall provide ground floor windows on the building facade and adjacent to a public or private street, including private pedestrian only streets, parks, paths, or courts. As a condition of approval, staff will require an additional window be located on each frontage. The additional windows will not be allowed to be darkly tinted or mirrored which block two-way visibility.

All buildings fronting onto a street shall have at least one public entrance per use or business. The applicant has shown entrances on both 5th Avenue and 190 West, meeting this requirement.

Parking

Section 17.146.110, Table F outlines parking requirements for the MCMU zone. For all Office, Commercial/Retail, and Eating & Drinking Establishments the parking is one (1) space for every 350 ft² of net usable space. Based on staff's calculated net usable area of 2,541 ft² a total of seven (7) spaces are required.

If the applicant intends to use this space as a warehouse/industrial type use, table F allows the Planning Commission to determine parking standards based on the nearest comparable standards. In this instance Staff would recommend utilizing the warehouse standard of one (1) space for every 250 ft² of office and one (1) space for every 750 ft² of warehouse space that is typically used in these instances. This would require one (1) space for the office area and three (3) spaces for the warehouse area for a total of four (4) spaces.

Based on the applicant's site plan, they intend to operate with warehouse uses. This would disallow for the conversion of space into any other use without first obtaining a shared parking agreement approved by the Planning Commission to locate the deficient three (3) spaces.

Access & Circulation

Typically the MCMU zone requires parkstrip and sidewalk of eight and seven feet, respectively. Because this project is located on a private street these improvements are not required. The applicant is meeting this section of the code.

Landscaping, Open Space, & Site Amenities

Section 17.146.140 requires that at least fifteen percent (15%) of the property be used as

natural open space, landscaping, or walkways. Based on the site being approximately 6,653 ft² the applicant needs 998 ft² of open space. The applicant has shown 438 ft² of landscaping and 601 ft² of walkways for a total of 1,039 ft². The applicant meets the minimum required by the code.

Elevations & Materials

Elevations of the buildings have been attached to this report for review. The building will be flat roofed, consisting of mostly CMU bricks. Staff finds that the applicant meets the requirements of the code for building materials.

Storage of Commercial Vehicles

Trucks, motor vehicles or commercial trailers having a gross vehicle weight of more than twelve thousand (12,000) pounds shall not be stored or parked outdoors on any lot or parcel within the MCMU Zone, nor shall any contracting and/or earthmoving equipment be stored or parked outdoors on any lot or parcel within the MCMU Zone.

Trash Enclosures

Section 17.76.170(F) does not allow refuse collection areas to be located between the street and the building unless approved by the Planning Commission. The applicant has not proposed any refuse containers on the current plan. Staff recommends that the Planning Commission require any refuse containers to be located within the building.

IV. CITY DEPARTMENT REVIEW

The application and materials were distributed to various departments for their review and comments on October 21st, 2025. The following comments have been provided in response:

Engineering Division

- Meet City storm drainage requirements, on-site detention of the 100 yr. - 12 hr. storm is required.
- Provide storm detention calculations.
- Develop an erosion control plan and implement site BMP's prior to beginning work.

Building Division

- Obtain proper building permits for all structures.

Fire Department

- If there are spray paint operations, a booth will be required with fire suppression. Please use IFC 2021 and applicable NFPA for reference with repair garages.
- Note: This represents a general comment from the fire department, however vehicle repair uses are not allowed in the MCMU zoning district.

Water Division

- Not enough information to make a full review. The plans do not contain any load data for the anticipated electrical service.
- Power is currently not available at this site; a connection would have to be made at a junction cabinet located on the Southeast corner of 5th and 190 West. New service to the building will be placed underground.
- When the time comes to build the new building, we will want to have a meeting to plan the new electrical service.
- For questions regarding metering, contact Victor Meza 801-264-2724, or vmeza@murray.utah.gov.
- 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.

Wastewater Division

- Both the sanitary line and grease line must include a clean out placed outside of the building.
- Specify if the trap will be grease trap or oil water separator? The plan currently lists both.
- Does the garage area include a floor drain? Plans must specify what will be tying into the separator to determine the type, grease versus oil/water.
- Please note on future utility plan all work must meet Murray Wastewater Specification.
- Include specifications directly from Murray Wastewater specification book.
- Plans show building tying into the private 8" sewer line. Murray City does not own this line. Developer must obtain permission in order to tie into the private sewer line. Murray City will not perform the sewer tap on the private line. It will be the contractor responsibility to perform the sewer tap connection to the private main.
- <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>

VI. PUBLIC INPUT

Nineteen (19) notices were mailed to property owners within a 300' radius of the proposed development. As of the writing of this staff report no comments have been received.

VII. FINDINGS

Based on the analysis of the application, materials submitted, site visits, and a survey of the surrounding area, Staff concludes the following:

1. The proposed office/warehouse building is able to meet the requirements of the Murray Code Section 17.146 Murray Central Mixed Use (MCMU) zone.
2. The application of the office/warehouse parking standard used in 17.72 is an appropriate

standard for this type of application.

3. The proposed building will be harmonious with other buildings located in the area.
4. The applicant was granted a variance that allows for changes to what is typically required in the MCMU zoning district.

VIII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE the application for Design Review for Woodward Enterprises on the property located at 4872 South 190 West with 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 meet all Power Department requirements.
6. The applicant shall obtain a building permit prior to any construction occurring on the site.
7. The applicant shall include one additional ground floor window on both the south and east frontages of the building.
8. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance prior to Planning approval of a building permit.
9. Maintain the proposed parking as stated on the site plan and reviewed in the staff report.
10. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.
11. The applicant shall obtain a Murray City Business License prior to operating any business at the location.



NOTICE OF PUBLIC HEARING

November 6th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, November 6th, 2025, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive comment on an application submitted by **Representatives of Woodward Enterprises** for the property located at **4872 South 190 West**.

The applicant is requesting Design Review approval to develop a new office warehouse on 0.23 acres.

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

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



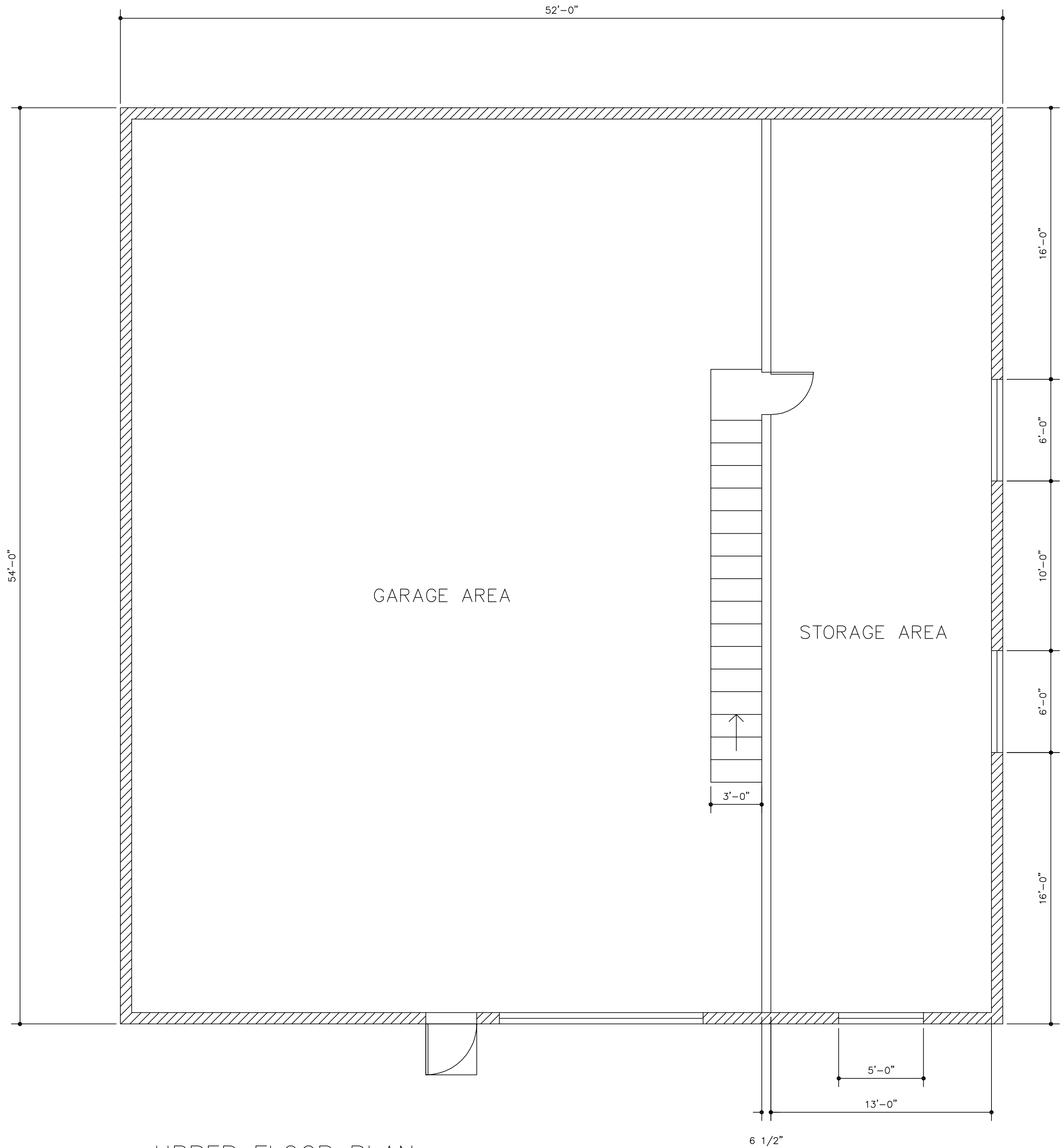
This notice is being sent to you because you own property within 300 feet of the subject property. Comments concerning this proposal, will be accepted by calling the Murray City Planning Division at 801-270-2430, e-mail to pc@murray.utah.gov or in person at the meeting.

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 | October 24th, 2025

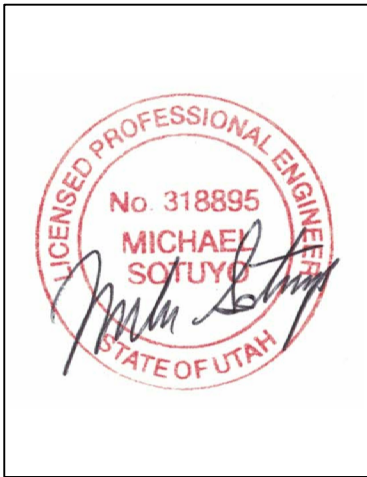
Murray City Hall | 10 East 4800 South | Murray | Utah | 84107

NOTE:
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.



UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"



DATE: 9/11/2024

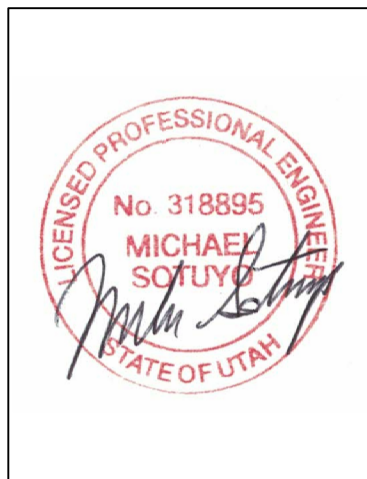
GENERAL FRAMING NOTES

- 1.) ALL WORK AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE LATEST EDITION OF BUILDING CODE AND ALL LOCAL ORDINANCES
- 2.) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- 3.) ALL 2X DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER UNLESS INDICATED OTHERWISE. ALL 4X AND LARGER LUMBER SHALL BE DOUGLAS FIR LARCH NO.1 OR BETTER UNLESS INDICATED OTHERWISE.
- 4.) I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN STRICT COMPLIANCE WITH THEIR LISTINGS.
- 5.) ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE SIMPSON H8 HURRICANE TIES OR TRUSSES TO HAVE SIMPSON H-10 HURRICANE CLIPS AT 24"
- 6.) GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
- 7.) VERSA-LAM AND MICROLLAM MEMBERS SHALL BE GRADE 1.9E. UNO.
- 8.) ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL WOOD CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICBO LISTED CONNECTIONS.
- 9.) THRUST SHALL BE ELIMINATED BY USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
- 10.) BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI AND TJI RAFTERS.
- 11.) ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBER THAT THEY ARE SUPPORTING
- 12.) ALL EXTERIOR WALL SHALL BE SHEATHED WITH 7/16" THICK 24-MW SHEATHING OR EQUAL WITH 8D COMMON NAILS AT 4" O.C. EDGES AND 12" O.C. FIELD. UNLESS OTHERWISE NOTED. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
- 13.) ENDS OF ALL GLULAM BEAMS SHALL BE ADEQUATELY RESTRAINED.
- 14.) SUBSTITUTES FOR TJ'S AND MICROLLAM MEMBERS MAY BE MADE ONLY WITH THE PROJECT ENGINEER'S WRITTEN APPROVAL.
- 15.) ANY WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- 16.) ALL WOOD CONNECTORS SHALL BE INSTALLED WITH ALL REQUIRED FASTENERS IN COMPLIANCE WITH THEIR LISTING.
- 17.) ALL WOOD MEMBERS SHALL BE FASTENED IN COMPLIANCE WITH 2021 IBC/IRC UNLESS NOTED OTHERWISE.
- 18.) ALL JOIST AND BEAM HANGERS TO BE TOP FLANGED TYPE UNLESS NOTED OTHERWISE.
- 19.) ROOF SHEATHING TO BE 7/16" THICK & 8D NAILING @ 6" O.C. EDGE & 12" O.C. FIELD U.N.O.
- 20.) ALL WATERPROOFING DESIGN TO BE PROVIDED BY THE HOME BUILDER / SUB-CONTRACTOR.
- 21.) CONTRACTOR TO PROVIDE ENGINEER OF RECORD STEEL SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
- 22.) ALL COLUMNS TO BE FRAMED WITH SIMPSON COLUMN BASE AND COLUMN CAP TYP. U.N.O.
- 23.) ALL GIRDER TRUSSES TO BEAR ON C4 COLUMN U.N.O. ALL TRUSS DESIGN & BEAM CONNECTIONS BY TRUSS MANUFACTURE.
- 24.) SIMPSON "HGLT" HANGER TYP. @ BEAM TO BEAM CONNECTION
- 25.) HIP RAFTER SHALL HAVE A MINIMUM DEPTH OF NOT LESS THAN THE CUT END OF RAFTER
- 26.) ANY AND ALL FIREPLACES WITH ROCK, STONE OR BRICK ARE TO TO BE SUPPORTED CONTINUOUS THROUGH FLOORS TO A 4'x6'x10" PAD FOOTING W/#4 @ 12" O.C. EACH WAY TYPICAL.

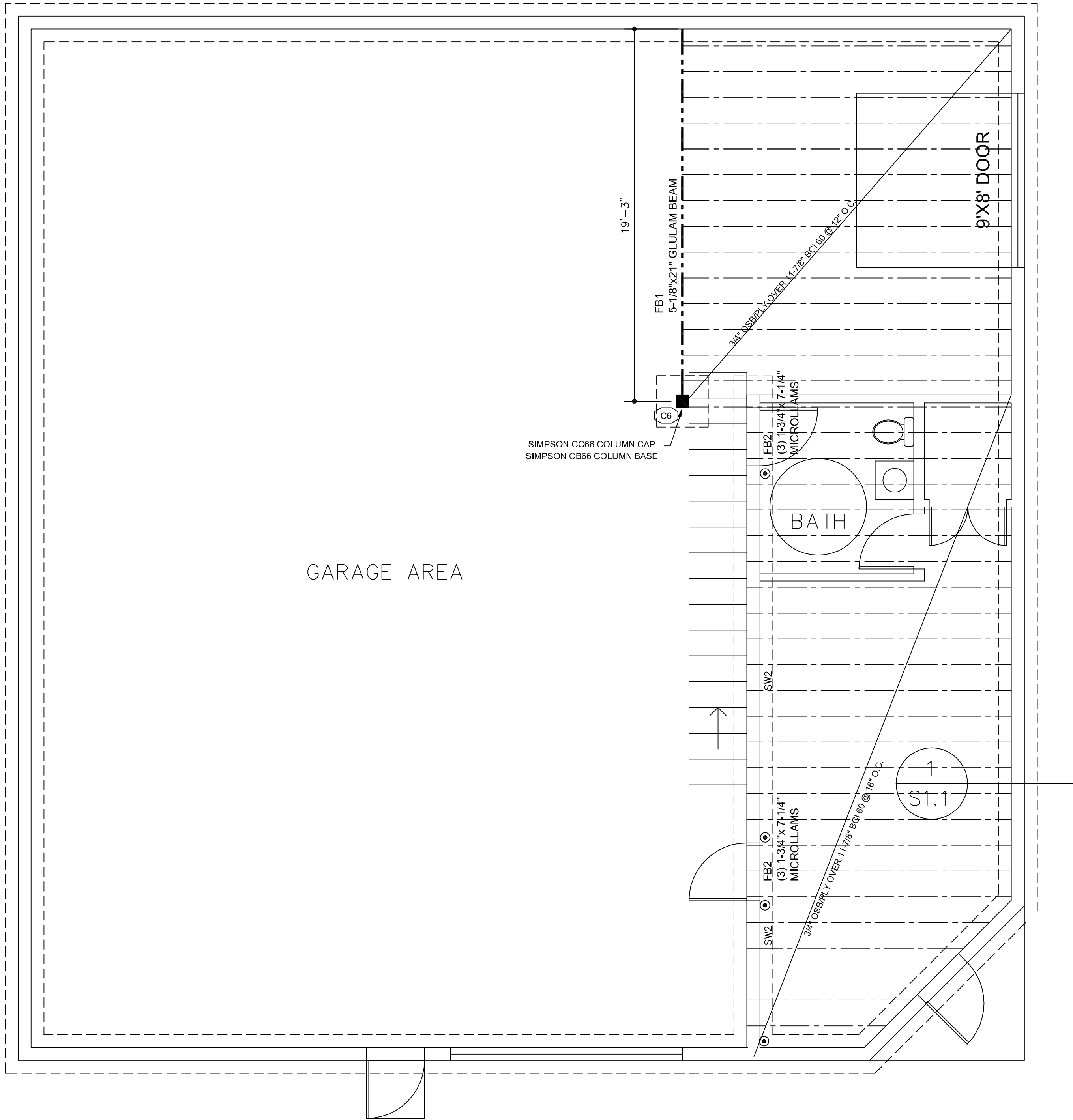
HEADERS
ALL HEADERS OVER OPENINGS TO BE (2) 2 X 10 UNLESS NOTED OTHERWISE

COLUMNS
ALL COLUMNS TO CONTINUOUS FROM BEAM OR HEADER TO BE SUPPORTED TO FOUNDATION OR TRANSFER BEAM BELOW. SOLID BLOCK FULL WIDTH AND DEPTH OF COLUMN DIMENSION BETWEEN FLOORS WHERE REQUIRED. ALL BEAMS AND HEADERS TO BE SUPPORTED BY (2) 2x4 COLUMN UNLESS NOTED OTHERWISE.

COLUMN SCHEDULE	
MARK	
C1	(2) 2x4 IN 4" WALLS OR (2)2x6 IN 6" WALLS TYPICAL UNO.
C2	(3) 2x4 IN 4" WALLS OR (3)2x6 IN 6" WALLS
C3	4x4 POST OR (4) 2x4 OR (3)2x6
C4	4x6 POST OR (3) 2x6 OR (5) 2x4
C5	4"x4"x1/4" HSS
C6	6x6 POST
C7	3-1/2"x7-1/4" PSL

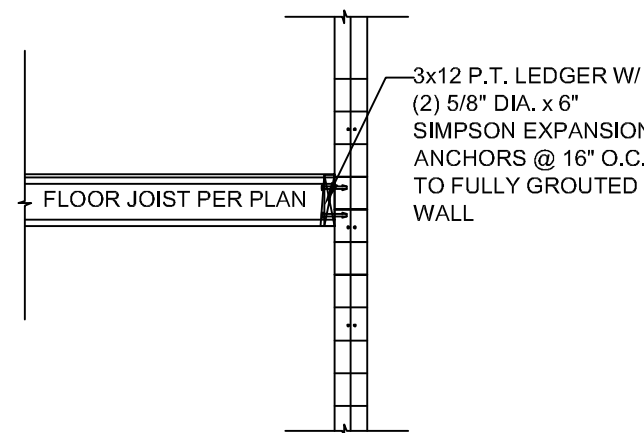


DATE: 9/11/2024



UPPER FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"



1
S1.1

JOIST BEARING

SCALE = N.T.S.

MASONRY:

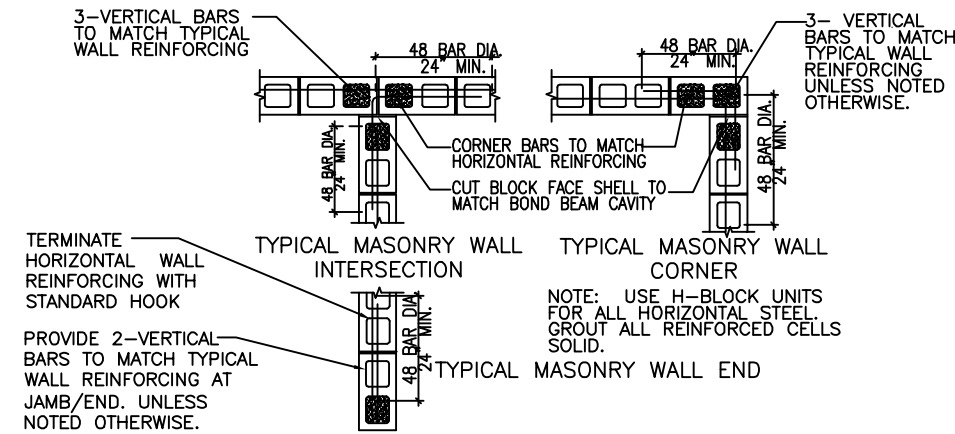
ALL MASONRY AND CONSTRUCTION SHALL COMPLY WITH THE RECOMMENDATIONS OF IBC 2021 , BRICK INSTITUTE OF AMERICA (BIA) NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) AND MINIMUM REQUIREMENTS ESTABLISHED BY LOCAL BUILDING CODES.

CONCRETE MASONRY UNITS: ALL CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT CONCRETE UNITS GRADE "N" PER ASTM C-90 AND C-331, f'm=3500 PSI. UNLESS OTHERWISE NOTED MIN. UNIT STRENGTH OF CONCRETE UNITS TO BE 3500 PSI. MORTAR SHALL BE TYPE "S" 4000 PSI AT 28 DAYS. GROUT SHALL BE OF FLUID CONSISTENCY WITH A SLUMP OF 8" MIN. AND SHALL DEVELOP A COMPRESSIVE STRESS AT 28 DAYS OF 4000 PSI MIN.

LAP ALL SPLICES 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.

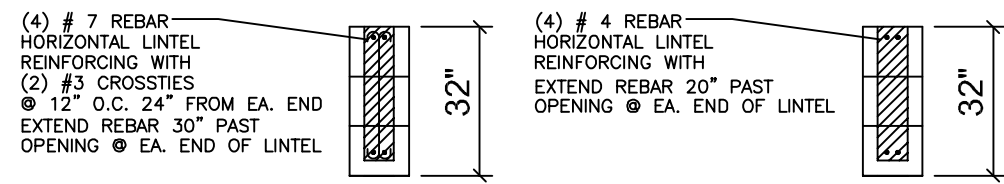
REINFORCING BEARS SHALL CONFORM TO ASTM A615, GRADE 60.

IN ADDITION TO THE REINFORCING INDICATED ABOVE, (DUROWALL) LADDER TYPE JOINT REINFORCING SHALL BE USED HORIZONTALLY AT 16" O.C. IN ALL MASONRY WALLS. (2-#9 GALVANIZED WIRES) REINFORCING SHALL BE PLACED IN FULLY GROUTED CELLS.



TYPICAL MASONRY WALL END & INTERSECTION

SCALE: NTS.



18'-0" MAX. SPAN 6'-0" MAX. SPAN

MASONRY LINTEL SCHEDULE

SCALE: NTS.

NOTE:

CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.

ALL CONCRETE MASONRY BLOCK WORK REQUIRES SPECIAL INSPECTION PER REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE.

ALL CORNERS TO BE TIED BY MASONRY BOND.

GROUT CORES SOLID A MINIMUM OF ONE COURSE BELOW ANY CHANGE IN WALL THICKNESS.

GROUT ONE (1) COURSE OF MASONRY SOLID UNDER ALL WALL BEARING SLABS.

MORTAR PROTRUSIONS, EXTENDING INTO CELLS OR CAVITIES TO BE REINFORCED AND FILLED, SHALL BE REMOVED.

LAY MASONRY UNITS WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. BED WEBS IN MORTAR IN STARTING COURSE OF FOOTING AND IN ALL COURSES OF COLUMN AND PILASTERS, AND WHERE ADJACENT TO CELLS OR CAVITIES TO BE REINFORCED OR FILLED WITH CONCRETE OR GROUT.

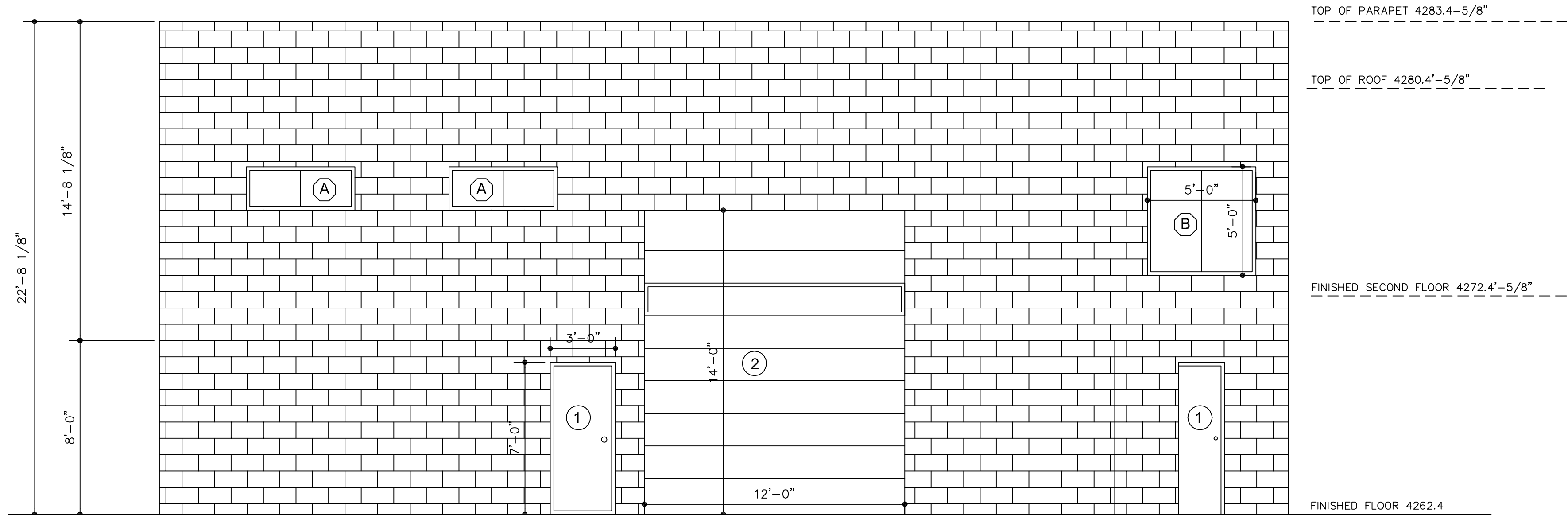
DATE: 9/11/2024
SCALE: 1/4"=1'-0"

MICHAEL SOTUYO DESIGN & ENGINEERING
(801) 649-6357

190 WEST FIFTH AVENUE
MURRAY, UTAH

DRAWING
NUMBER
S1.1

NOTE:
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.



SOUTH ELEVATION

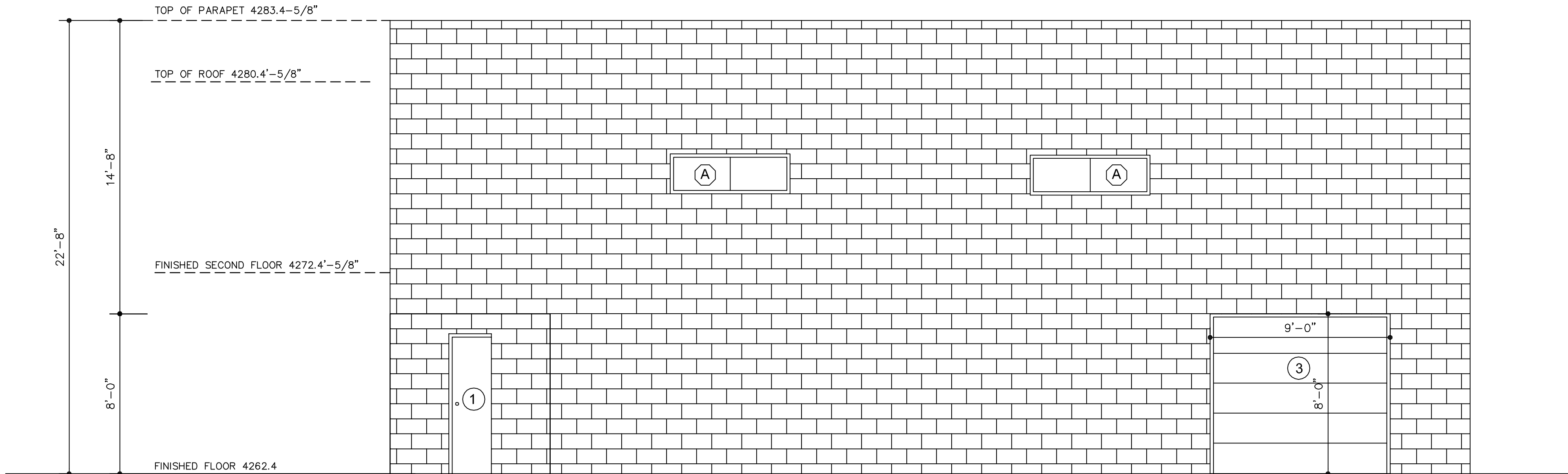
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE ALL WINDOWS U=0.32

MARK	WIDTH	HEIGHT	MATERIAL	DESCRIPTION
(A)	5'-0"	2'-0"	VINYL	SLIDER
(B)	5'-0"	5'-0"	VINYL	SLIDER

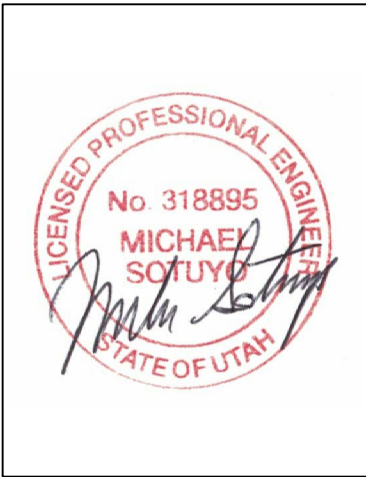
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	
(1)	3'-0"	7'-0"	STEEL	ENTRY
(2)	12'-0"	14'-0"	METAL	ROLL UP GARAGE DOOR
(3)	9'-0"	8'-0"	METAL	ROLL UP GARAGE DOOR



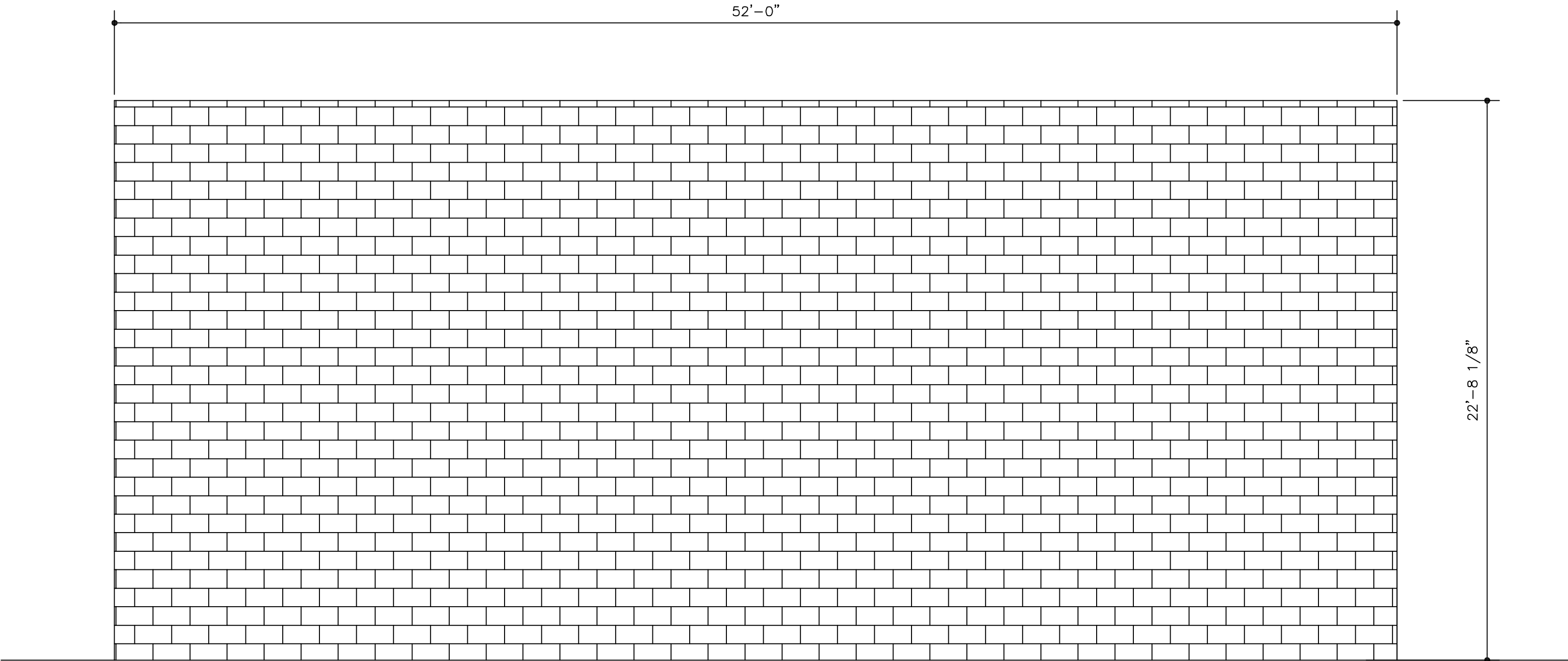
EAST ELEVATION

SCALE: 1/4"=1'-0"



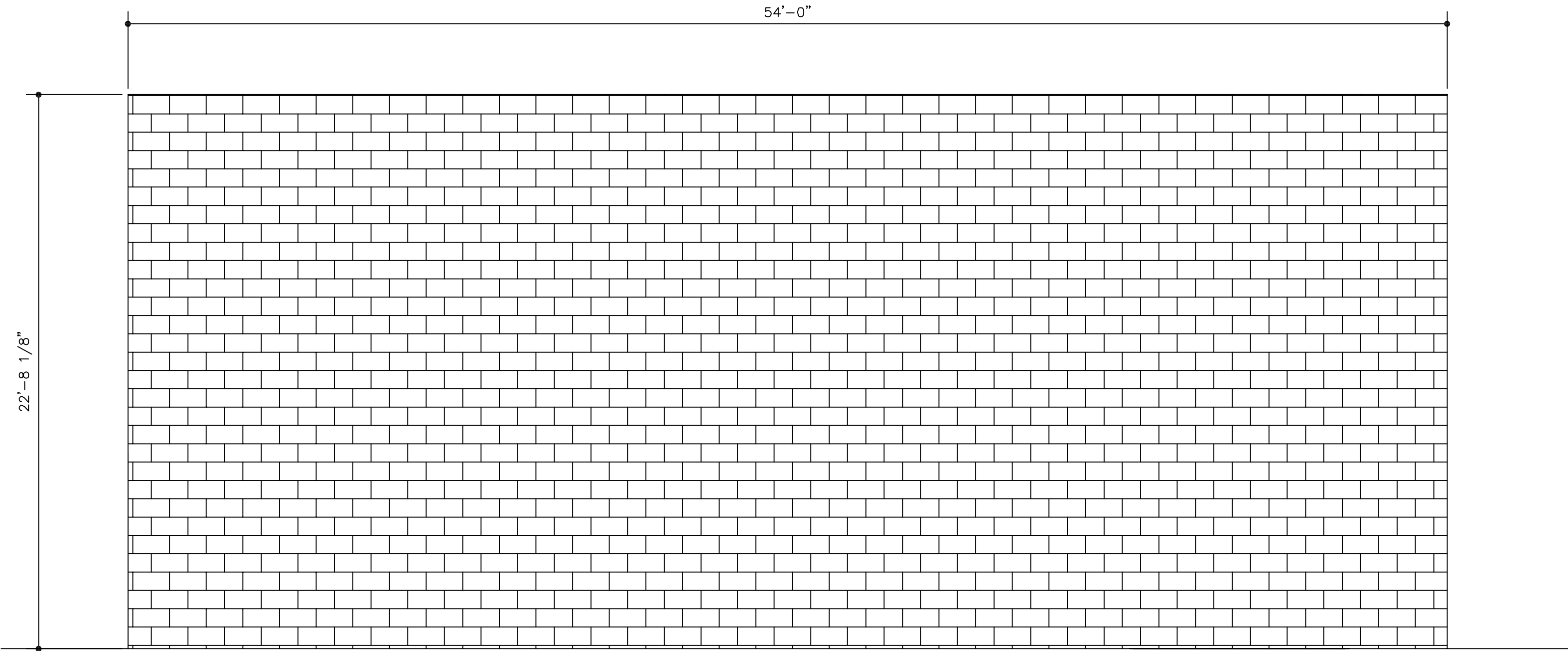
DATE: 10/14/2025

NOTE:
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.



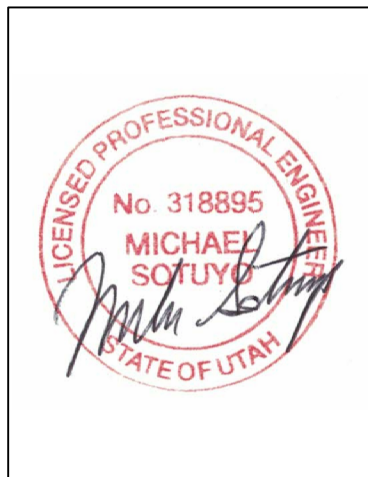
NORTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



DATE: 9/11/2024

NOTE:
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.

FOUNDATION NOTES

1. ALL WORK SHALL CONFORM TO THE IBC 2021, ACI 318 AND LOCAL ORDINANCES
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON PLANS & SHALL IMMEDIATELY NOTIFY DESIGNER & ENGINEER OF ANY DISCREPANCIES.
3. ALL REINF STEEL TO BE ASTM A-615 GRADE 60
4. ALL REBAR LAPS TO BE MIN 24"
5. PROVIDE CORNER BARS TYP TO MATCH WALL AND FOOTING HORZ BARS SIZE & SPACING
6. MIN CONCRETE COMPRESSIVE STRENGTH TO BE 3000 PSI 28 DAYS. ORDER 3500 PSI FOR QUALITY CONTROL. AIR TO BE +/- 1% TYPICAL EXCEPT +/-4% FOR FLAT WORK
7. DESIGN SOIL BEARING CAPACITY IS 1500 PSF NOTIFY ENGINEER IMMEDIATELY IF CONDITIONS CHANGE AND SOIL APPEARS CLAYEY OR EXCESSIVELY SANDY. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL AND ALL SLOPES TO BE STABILIZED
8. ALL FINISHED GRADE AROUND STRUCTURE TO SLOPE AWAY FROM PERIMETER. DRAINAGE OF SURROUNDING AREA SHALL BE PROVIDED TO PREVENT SOIL EROSION NEAR AND AT FOOTINGS.
9. FLAT WORK REQUIRES UNIFORM SOIL CONDITIONS. ANY FILLS SHALL BE COMPACTED 4" MINUS ROAD BASE OR CLEAN 1" GRAVEL IN MAX 6" LIFTS TO 98% PROCTOR.
10. 5/8" x 7" EMBEDMENT MIN. ANCHOR BOLTS @ 32" O.C. W/ 3" x 3" x 1/4" SQUARE WASHER TYPICAL, U.N.O. ALL EXTERIOR WALL SILL PLATES
11. ALL WATER PROOFING DESIGN BY OTHERS
- 12.) ALL WATERPROOFING DESIGN TO BE PROVIDED BY THE HOME DESIGNER AND CONTRACTOR. TYP.
- 13.) 1' MAX. RISE TO 2' RUN FOR ANY FOUNDATION STEP
- 14.) ALL COLUMNS TO BE FRAMED WITH SIMPSON CB COLUMN BASE AND CBQ OR CBQE COLUMN CAP TYP. U.N.O.
- 15.) 4" THICK CONCRETE FLOOR & GARAGE SLAB OVER 4" FREE DRAINING GRAVEL W/ OPTIONAL #5 @ 24" O.C. MID-DEPTH TYP.
- 16.) ANY AND ALL FIREPLACES WITH ROCK, STONE OR BRICK ARE TO TO BE SUPPORTED CONTINUOUS THROUGH FLOORS TO A 4'x6'x10" PAD FOOTING W/#4 @ 12" O.C. EACH WAY TYPICAL.

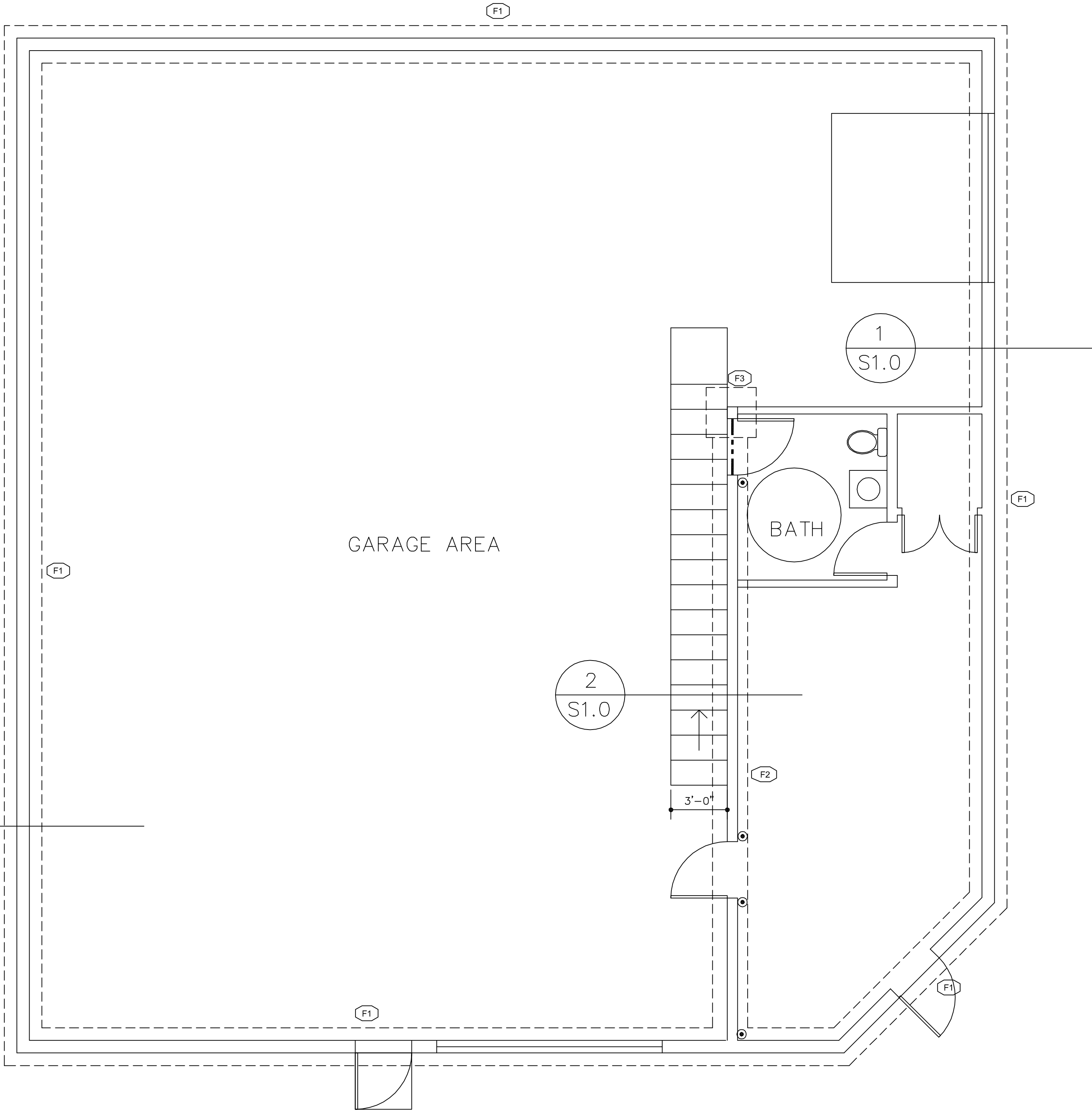
FOOTING SCHEDULE					
MARK	WIDTH	LENGTH	THICKNESS	TRANSVERSE	LENGTHWISE
F1	3'-4"	CONTINUOUS	10"	NA	(4) #4 BARS
F2	3'-0"	CONTINUOUS	10"	NA	(4) #4 BARS
F3	3'-6"	3'-6"	10"	(4) #4 BARS	(4) #4 BARS

TYPICAL UNO.

1. PLACE REBAR 3" CLEAR FROM BOTTOM.



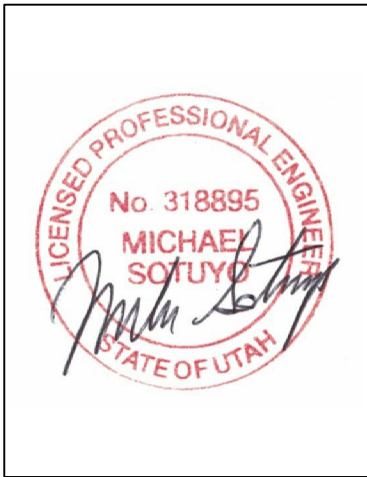
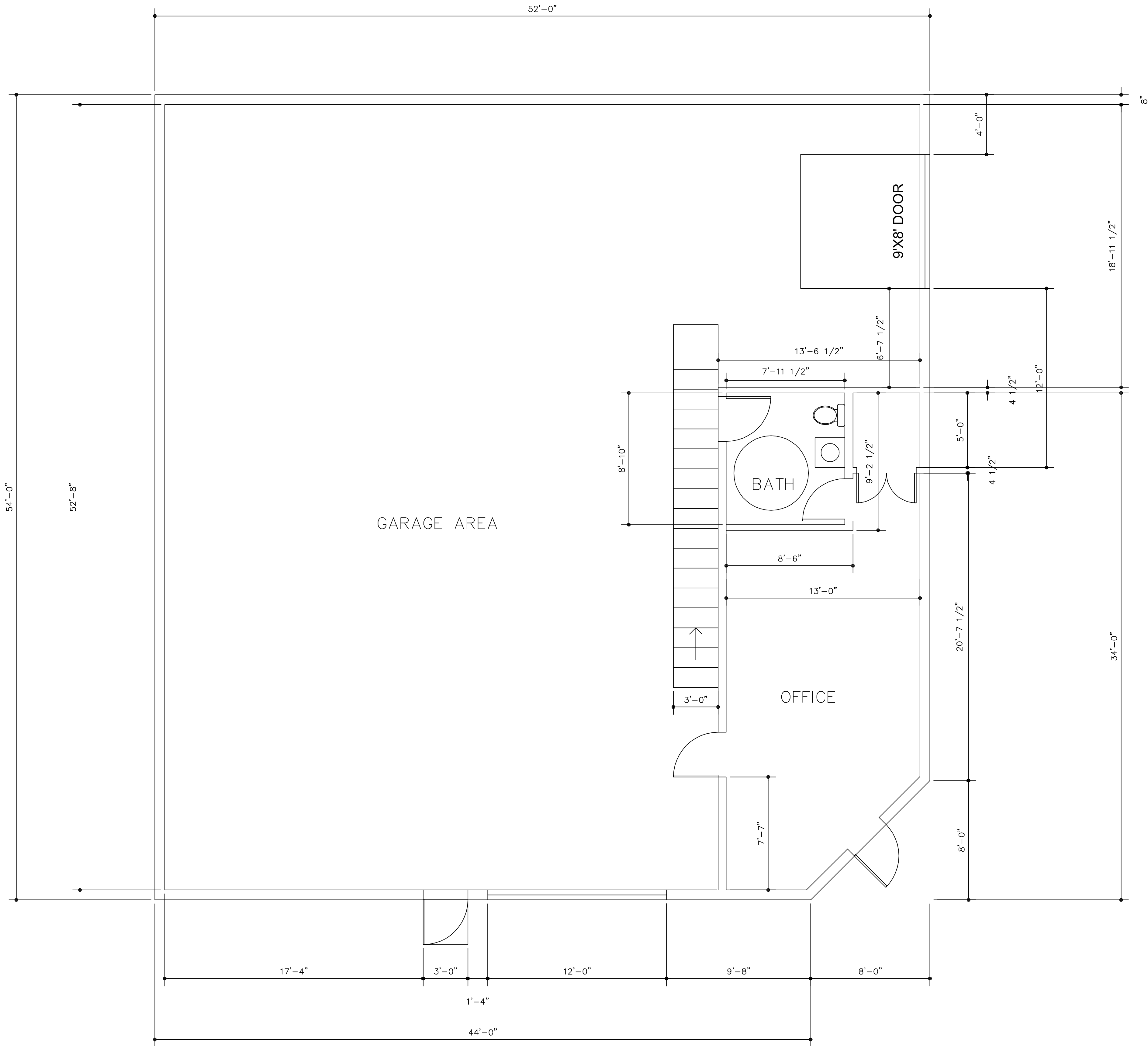
DATE: 9/11/2024



FOOTING AND FOUNDATION PLAN SCALE: 1/4"=1'-0"

- ⊙ =SIMPSON STHD14 (NO RIM JOIST) OR STHD14RJ (RIM JOIST APPLICATION) HOLDDOWN STRAP INDICATED END OF SHEARWALL TO FOUNDATION
- ⊗ =SIMPSON MST48 HOLDDOWN STRAP INDICATED END OF SHEARWALL TO SHEARWALL, GIRDER TRUSS OR BEAM BELOW. WRAP STRAP AROUND BEAM OR GIRDER TRUSS

NOTE:
CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT SHALL THOROUGHLY REVIEW AND VERIFY ALL DIMENSIONS, LOCATIONS, NOTES, ETC. AND ADDRESS ANY DISCREPANCIES OR CONCERNS WITH MICHAEL SOTUYO DESIGN & ENGINEERING BEFORE CONSTRUCTION COMMENCES. DIMENSIONS ON PLAN TAKE PRECEDENCE OVER SCALE.



DATE: 9/11/2024

MAIN FLOOR PLAN

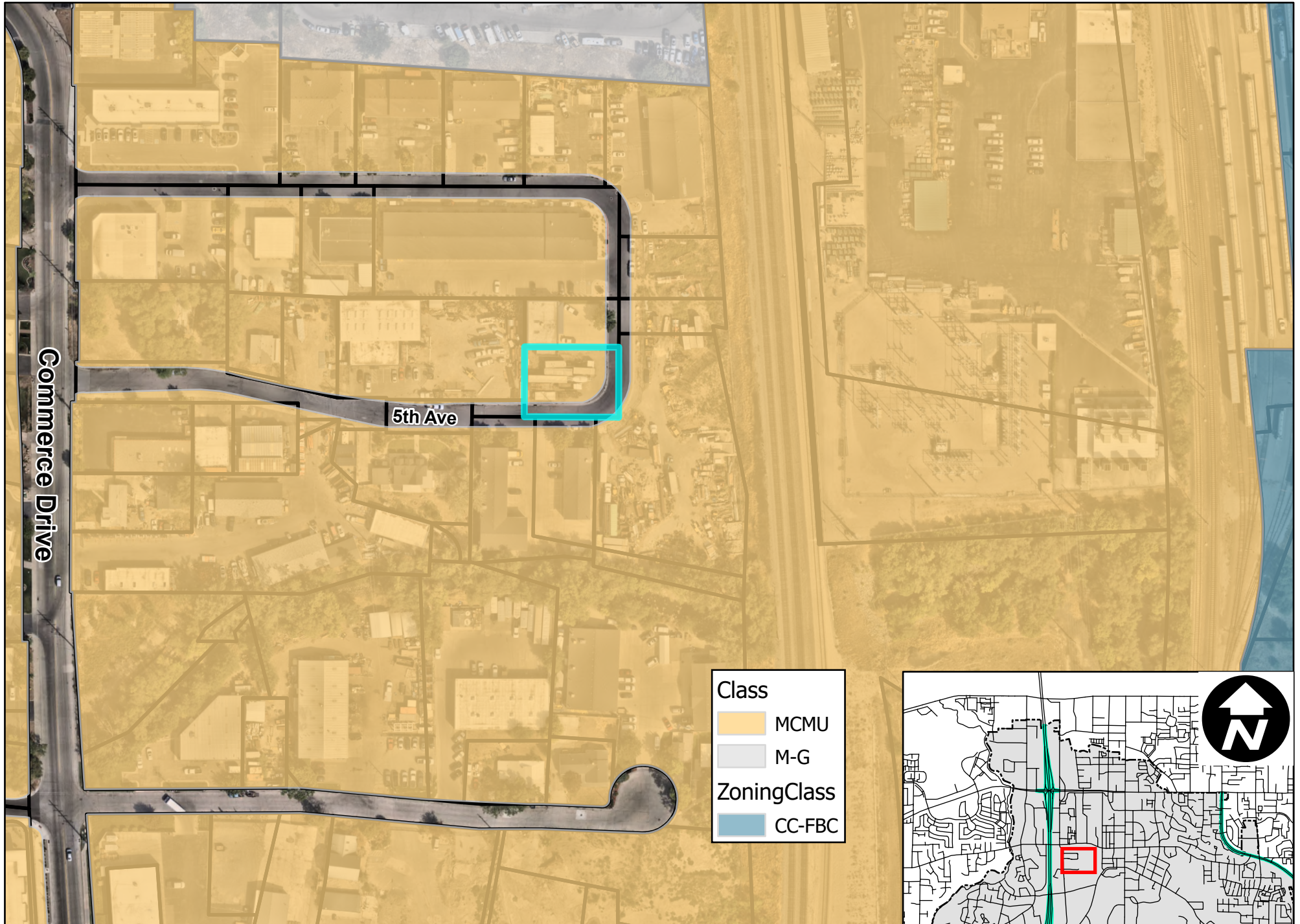
SCALE: 1/4"=1'-0"

DATE: 9/11/2024	MICHAEL SOTUYO DESIGN & ENGINEERING	DRAWING NUMBER A1.0
SCALE: 1/4"=1'-0"	(801) 649-6357	
190 WEST FIFTH AVENUE MURRAY, UTAH		

4872 South 190 West



4872 South 190 West





AGENDA ITEM #06 – Utah Boat Broker

ITEM TYPE:	Conditional Use Permit to allow a boat sales business		
ADDRESS:	5959 South Stratler Street	MEETING DATE:	November 6 th , 2025
APPLICANT:	Utah Boat Broker LLC	STAFF:	Ruth Ruach, Planner 1
PARCEL ID:	21-01-126-007	PROJECT NUMBER:	#25-100
ZONE:	M-G, Manufacturing General		
SIZE:	0.33-acre site		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow a boat sales business within the M-G Zone on the property located at 5959 South Stratler Street.		



I. LAND USE ORDINANCE

Section 17.152.030 of the Murray City Land Use Ordinance allows boat sales businesses (LU #5591) within the M-G zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

This application is for a boat sales business on property situated east of I-15, which can be accessed from Stratler Street. The subject property and all other surrounding properties are located within the M-G, Manufacturing General zoning district.

Project Description

The applicant proposes the operation of a boat sales business. Office activities will occur within the existing 2,100 square foot building. Boats will be stored and displayed for sale outside of the building.

Landscaping

With about sixty-eight (68') linear feet of frontage, additional landscaping along Stratler Street is required. Per Section 17.68.040, the property owner must install two (2) trees, four (4) 5-gallon shrubs, and seven (7) 1-gallon shrubs.

Parking

Section 17.152.090 calls for one parking stall per two hundred (200) square feet of gross office area. Eleven (11) parking stalls are required. Additionally, the applicant must maintain twenty (20) feet of clearance to allow movement for the stored boats.

Staff reached out for additional information from the applicant regarding the number of boats, size and types of boats that will be stored on the property, as of the date of this report, Staff has not received communication from the applicant. Staff reviewed this proposal against all other applicable requirements and found that the proposed storage of the boats complies with the code.

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 an active user of the property that is in harmony with nearby uses. The proposed use triggers much needed site improvements, like the installation of landscaping, which will improve both the subject

property and the appearance of the area.

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

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

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

With conditions, the proposed use is compatible with other uses in the M-G, Manufacturing General zoning district.

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

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 boat sales business were made available to Murray City department staff for review and comment on October 14th, 2025. Reviewing personnel included the Engineering and Building Divisions, and the Water, Sewer, Power, and Fire Departments. Reviewing departments made the following comments:

Murray City Engineering Division provided the following comments:

1. Install sidewalk and park strip improvements - City Code Chapter 12.12.050.
2. Provide grading to maintain drainage on site.
3. If the lot is to be paved, a formal grading and drainage plan is required - City Code 13.52.050.
4. Obtain a City Excavation Permit for work within City rights-of-ways – City Code Chapter 12.16.020.

Murray City Wastewater Division provided the following comments:

1. Please note if any future sewer work occurs onsite all work must Murray City Wastewater Specification.

Murray City Water Division provided the following comments:

1. All water utility work must follow Murray City Water Specification and Requirements.
<https://www.murray.utah.gov/DocumentCenter/View/16910/Murray-City-Water-Specifications--Requirements-2024>
2. Continue to work with the water utility to reconnect this parcel to the city water main.

Murray City Fire Department provided the following comments:

1. If automatic gate, will need FD access SOS System.

Murray City Power Department provided the following comments:

1. There are existing underground powerlines running through the property that will need to be protected in place.
2. There are no proposed changes in the electrical main disconnect shown in the plan documents. If the developer has plans to or decides to make any changes to the existing electrical service, Murray Power will need to see plans accordingly.
3. 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.
4. For questions regarding metering, contact Victor Meza 801-264-2724, or vmeza@murray.utah.gov.

Murray Building Division provided the following comment:

1. Please obtain a building permit for each new building being constructed on the property.

V. PUBLIC INPUT

Nineteen (19) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

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

1. The proposed use for a boat sales business (LU #5591), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

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

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow a boat sales business at the property addressed 5959 South Stratler Street,** subject to 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 obtain a Murray City Business License prior to beginning operations at this location.
7. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
8. The project shall comply with all applicable building and fire code standards.
9. Prior to business license approval, the applicant shall obtain permits for any new attached or detached signs proposed for the business.
10. The property owner shall work with Community and Economic Development staff to bring the Stratler Street frontage landscaping into compliance with Chapter 17.68 Landscape Requirements.



NOTICE OF PUBLIC MEETING

November 6th, 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 **Utah Boat Broker LLC** for the property located at **5959 South Stratler Street**. The applicant is requesting Conditional Use Permit approval for a boat sales business.

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.

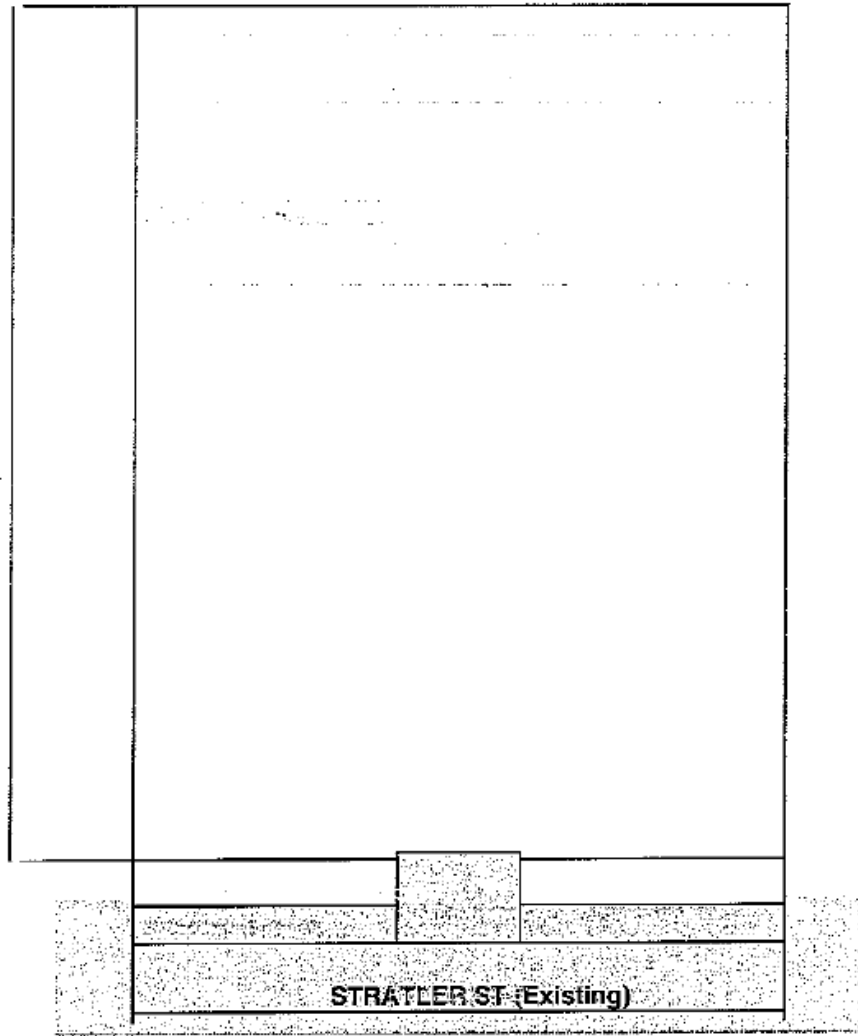
The meeting will be streamed online at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



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.

Public Notice Dated | October 24th, 2025

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



ler St

Stratler St

68'

1812

6969



Rock/Zeroscape =

Trees =

Shrubs = 1

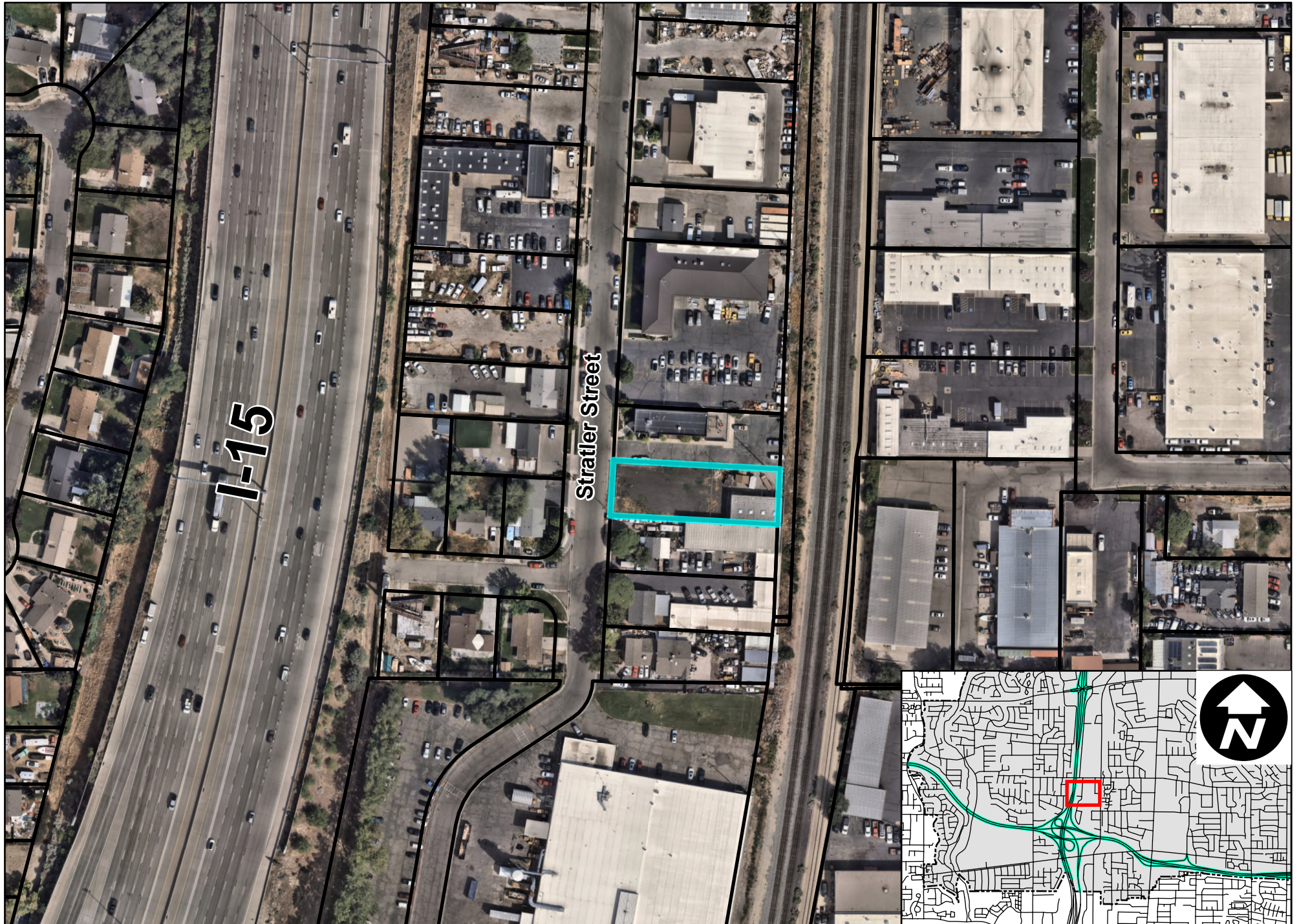
Sidewalk/driveway



**UTAH
BOAT
BROKER**
609 576'2884



5959 South Stratler Street



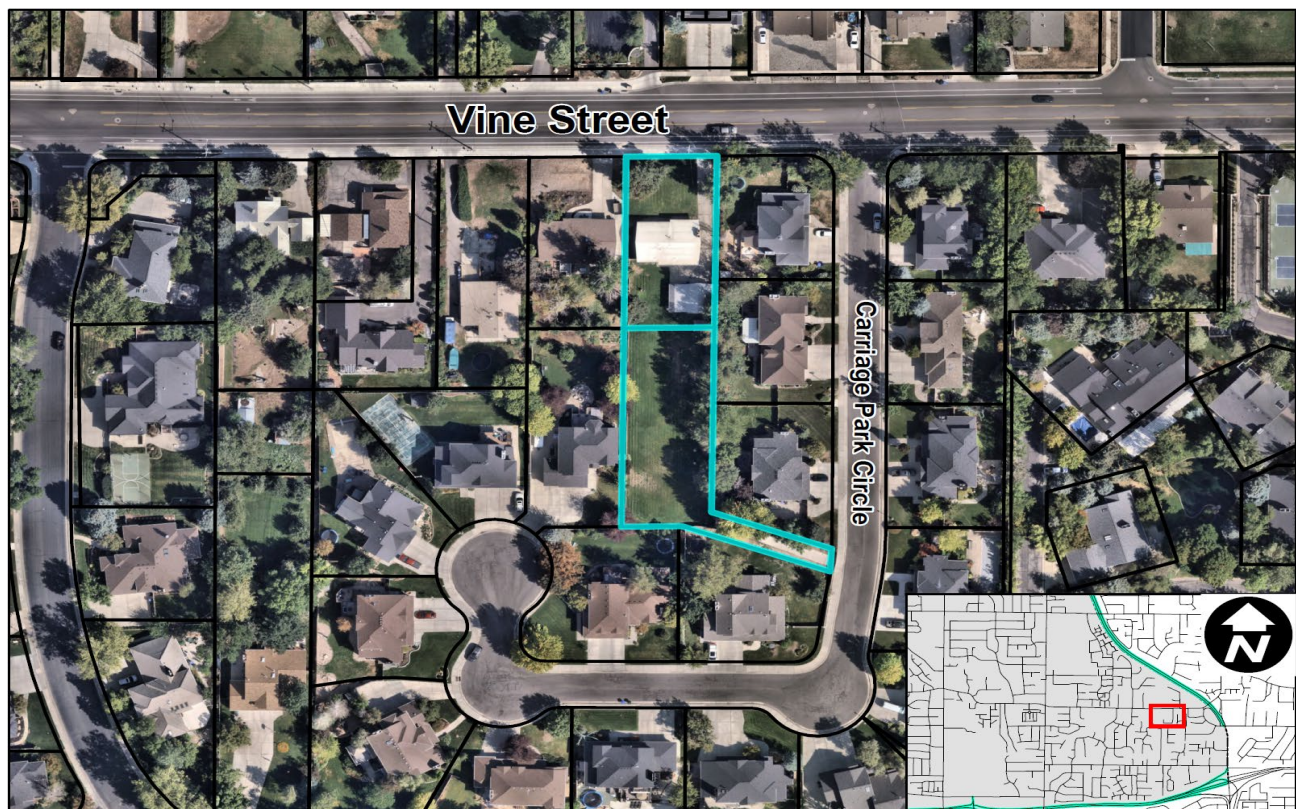
5959 South Stratler Street





AGENDA ITEM #07 Afton England Subdivision Amendment

ITEM TYPE:	Subdivision Amendment		
ADDRESS:	1776 East Vine Street & 6158 South Carriage Park Circle	MEETING DATE:	November 6 th , 2025
APPLICANT:	Paul Davis	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-16-453-079, 22-16-453-080	PROJECT NUMBER:	25-101
ZONE:	R-1-10		
SIZE:	.26 acres, 0.35 acres 11,326 ft ² , 15,246 ft ²		
REQUEST:	The applicant is requesting Planning Commission approval to adjust the Afton England subdivision to adjust the property line by approximately twelve feet (12').		



I. LAND USE & SUBDIVISION ORDINANCE

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

II. BACKGROUND

The applicant would like to adjust the property line between the two properties in the Afton England subdivision by shifting the property line twelve feet (12') to the north. This involves slightly decreasing the size of the lot located at 1776 East Vine Street and slightly increasing the lot located at 6158 South Carriage Park Circle. See below for the adjusted plat.

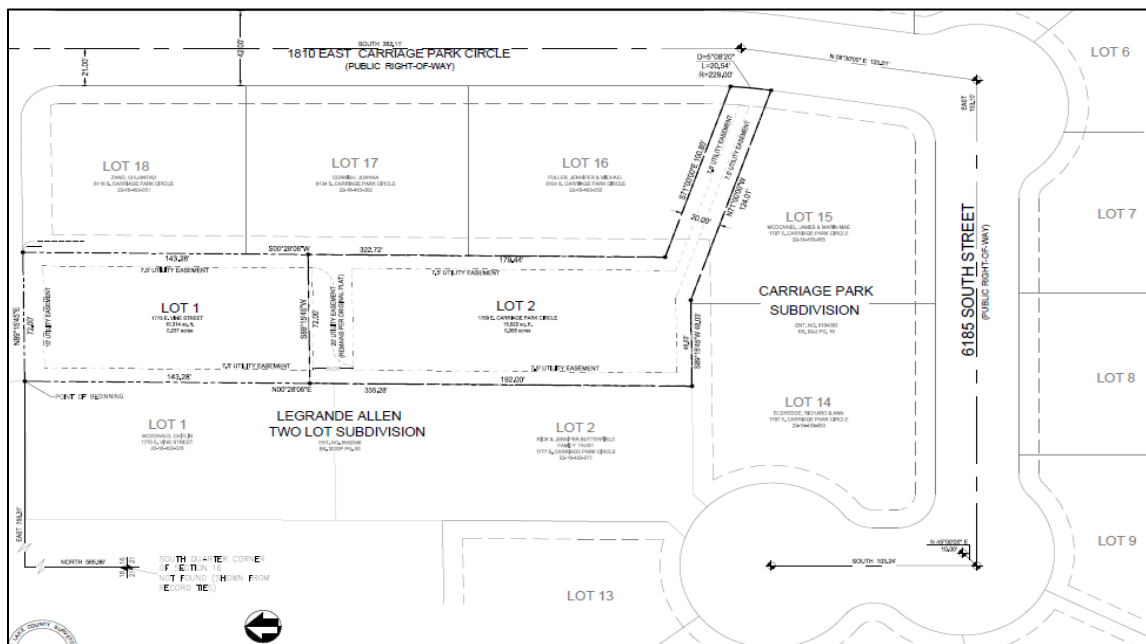


Figure 1: Afton England Amended Subdivision

Project Location

The subject property is south of Vine Street and a few streets west of the Van Winkle Expressway.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Low/Medium Density Residential	R-1-8/R-M-10
South	Low Density Residential	R-1-10
East	Low Density Residential	R-1-10
West	Low Density Residential	R-1-10

III. PROJECT REVIEW

The proposed amendment will adjust Lots 1 & 2 of the existing Afton England Subdivision. Both parcels are located within the R-1-10 zone, with one facing Vince Street while the other is accessed from Carriage Park Circle. The amendment to the lots does not have a large impact on the size of the parcels and the amended lots meet setback requirements.

Lot Area

The property is located within the R-1-10 zone, and this zoning district has a minimum lot size of ten thousand (10,000) square feet. Both of the amended lots meet the lot size requirement.

Subdivision amendments require that the plat show public utility easements (PUEs). The required PUEs are typically 10' wide along all property lines. The updated Plat shows the required PUEs, and they are not changing with this amendment.

IV. STATE AND MUNICIPAL CODE REVIEW STANDARDS

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

- A. Terms: Any division of real property located within the City is subject to the terms of this title. The division of real property includes any sale, gift, transfer, conveyances, split or other division that results in changing the boundaries or legal description of a given parcel of real property.
- B. The Planning Commission shall act as the final Land Use Authority to approve (1) subdivision amendment; and (2) the establishment of requirements and design standards for public improvements. It shall make investigations, reports, and recommendations on proposed subdivisions as to their conformance to the general plan and Title 17 of this code, and other pertinent documents as it deems necessary.

V. CITY DEPARTMENT REVIEW

The application and materials were distributed to city staff from various departments for their review and comments on October 14th, 2025. The following comments have been provided in

response by the reviewing departments:

Murray City Engineering provided the following comments:

1. Meet City subdivision requirements and standards – City Code Title 16.
2. Provide standard Public Utility Easements (PUE's) – City Code title 16.
3. Property must be conveyed by deed prior to recording the plat. Provide a copy of the fully executed deed to the City and the Salt Lake County Recorder's office prior to recording the plat.
4. Address all City and County comments prior to printing the plat to mylar.

Murray City Fire provided the following comments:

1. FD access concern for LOT 2.
2. Dead-end access roads +150 provide turn around.
3. Use the IFC 2021 for reference.

Murray City Wastewater provided the following comments:

1. Please note future lot ties into Cottonwood Improvement District sewer system. All sewer work done in the future must be approved and inspected by Cottonwood Improvement District.
2. Approve of the subdivision amendment.

All other reviewing staff recommended approval without specific conditions or comments.

VI. PUBLIC COMMENTS

Ninety (90) public notices were mailed in connection with this proposed subdivision amendment. As of the date of this report, staff has received one call asking for additional information and one email comment which has been included in the packet.

VII. FINDINGS

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

1. The subdivision of land is allowed by Utah State Code Section 10-9a-608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.
2. The proposed subdivision amendment complies with all applicable R-1-10 regulations.
3. The proposed subdivision amendment complies with the regulations of Title 16, the Subdivision Ordinance, and with the applicable standards of the Chapter 17.104 of the Murray Land Use Ordinance, the R-1-10 Zone.

VIII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site

review, staff recommends that the Planning Commission **APPROVE the proposed Subdivision Amendment for the Afton England Subdivision, adjusting Lots 1 and 2, which are the properties addressed 1776 East Vine Street & 6158 South Carriage Park Circle subject to the following conditions:**

1. Meet the requirements of the City Engineer.
2. Meet the Wastewater and Fire Department requirements.
3. Meet all requirements of Section 17.104 of the Murray Land Use Ordinance for the R-1-10 Zone.



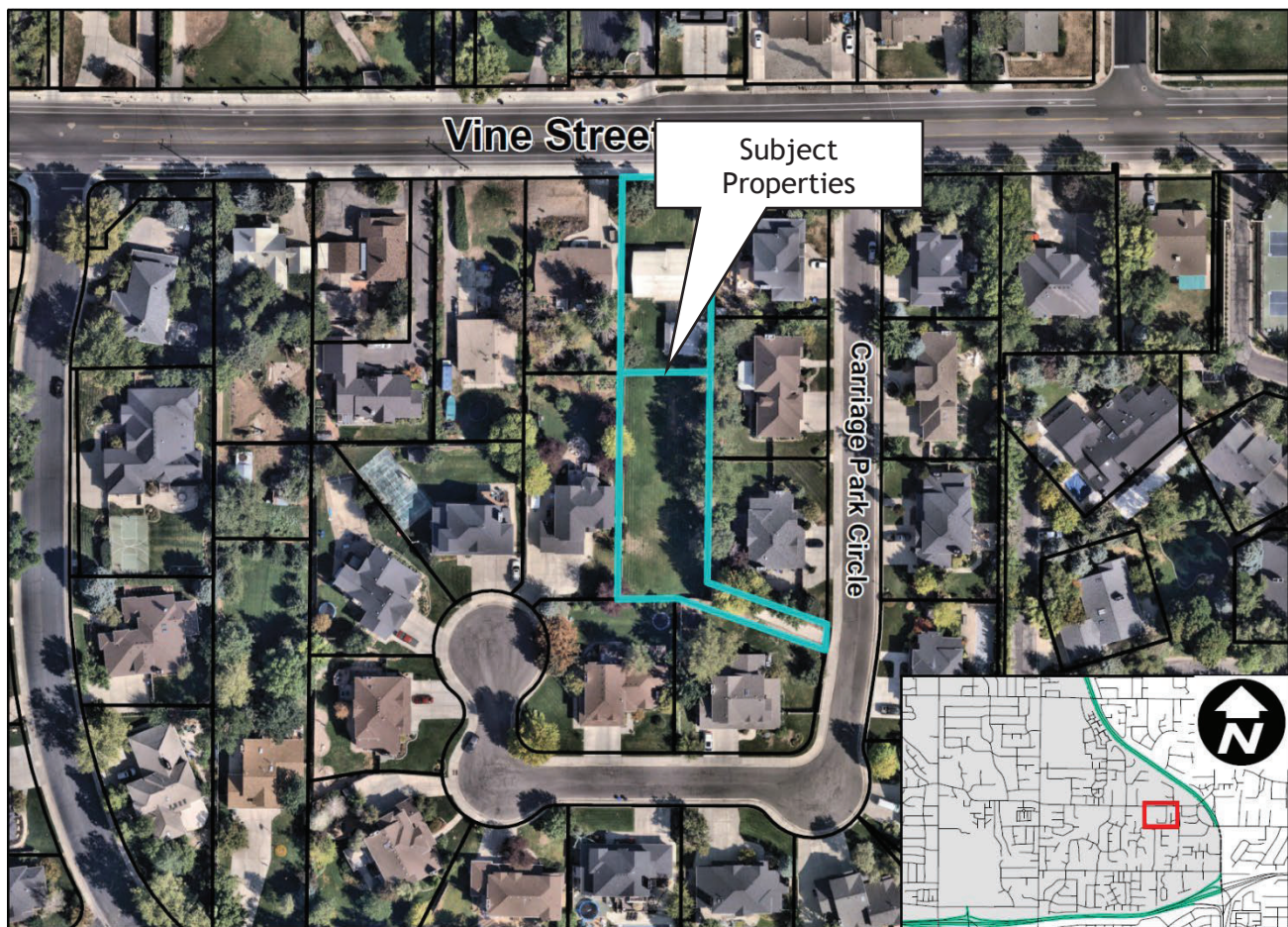
NOTICE OF PUBLIC MEETING

November 6th, 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 **Paul Davis** for the properties located at **1776 East Vine Street & 6158 South Carriage Park Circle**. The applicant is requesting a Subdivision amendment for the Afton England Subdivision.

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/.



Public Notice Dated | October 24th, 2025

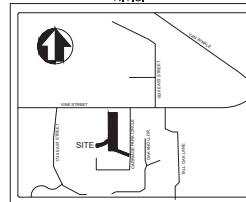
Murray City Hall | 10 East 4800 South | Murray | Utah | 84107

AFTON ENGLAND TWO LOT SUBDIVISION AMENDED

AMENDING LOTS 1 AND 2

PART OF SOUTHEAST QUARTER SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

VICINITY MAP
N.T.S.



OWNER INFORMATION:

PAUL DAVIS
1786 E VINE ST
MURRAY, UT 84121

ALEX BUTTERFIELD
1786 E VINE ST
MURRAY, UT 84121

NARRATIVE:

1. THIS SURVEY WAS COMPLETED AT THE REQUEST OF PAUL DAVIS TO AMEND THE LOT LINE BETWEEN LOT 1 & 2 ON THE TWO LOT SUBDIVISION.

UTILITY NOTE:

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER (METERED) 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 AND WITHOUT THE CONVICTION OF VIOLATION, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR HAVE REMOVED 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 OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITH 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.

ACKNOWLEDGMENT

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

On this _____ day of _____, in the year 2025, the foregoing instrument was acknowledged before me, _____, Trustee, of the PAUL, ERIC DAVIS AND ANDREA PETERSEN DAVIS LIVING TRUST 05/03/2022, who is personally known to me or produced _____, as identification and who acknowledged the foregoing instrument for the purposes therein contained, and acknowledged that he was authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust, witness my signature and official seal this _____ day of _____, 2025 in the County and State aforesaid.

Notary Public

Notary Full Name _____

A notary commissioned in Utah

Commission Number _____ My commission expires _____

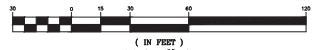


LEGEND

---	SUBDIVISION BOUNDARY LINE
●	PROP. CORNER TO BE SET (PSOMAS R/C)
---	ADJOINING LOT LINE
---	PUBLIC UTILITY EASEMENT
---	EXISTING SURVEY MONUMENT

RECORD OF SURVEY	
R.O.S. NO.	2022-01-0023
COUNTY SURVEYOR REVIEWER	DATE

GRAPHIC SCALE



FOUND 3" ROUND TOP BRASS COUNTY MONUMENT IN RING W/LD (6100 S 1810 E)



FOUND 2.5" FLAT TOP BRASS COUNTY MONUMENT IN RING W/LD (6100 S 1718 E)

SURVEYOR'S CERTIFICATE

I, Craig E. Ahrens, do hereby certify that I am a Professional Land Surveyor, and that I hold License number 270814, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this Subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, together with easements, hereafter to be known as AFTON ENGLAND TWO LOT SUBDIVISION AMENDED, AMENDING LOTS 1 AND 2 and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet the minimum frontage widths and area requirements of the applicable zoning ordinances.



Craig E. Ahrens P.L.S.
Utah No. 270814

BOUNDARY DESCRIPTION

The parcels being an entire tract described in that Warranty Deed recorded on July 27, 2022 as Entry No. 9552348 in the office of the Salt Lake County Recorder, situate in the Southeast Quarter of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and said parcels as shown on the attached plat.

Beginning at the northwestern corner of Lot 1, Legrande Allen two-lot subdivision recorded as Entry No. 8552348 in the office of said Recorder, which point is 565.96 feet North and 755.31 feet East from the South Quarter Corner of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence along the south right of way line of the Street North 89°54'00" East 72.00 feet to the eastern boundary line of the Carriage Park Subdivision recorded as Entry No. 2594903 in the office of said Recorder; thence along said subdivision boundary the following (2) courses: (1) South 27°07'00" East 33.28 feet to the eastern line of the Legrande Allen two-lot subdivision; thence along said North 02°07'00" East 33.28 feet to the point of beginning.

Together with all of Lot 15A, Carriage Park, according to the official plat thereof, recorded as Entry No. 9194083, Book 92-2, Page 16, in the office of the Salt Lake County Recorder.

More Particularly described as:
Beginning at the northwestern corner of said entire tract at a point 565.96 feet North and 755.31 feet East from the South Quarter Corner of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and point also being 495.91 feet North 89°54'00" East along the monument centerline and 40.00 feet South 00°44'15" East from the centerline monument in the Street and 1778 East; thence along the south right of way line of the Street North 89°54'00" East 72.00 feet to the northwestern corner of Lot 18 of the Carriage Park Subdivision recorded as Entry No. 2594903 in the office of the Salt Lake County Recorder; thence along said subdivision boundary South 02°07'00" East 33.28 feet to the northwestern corner of Lot 15A, aforesaid subdivision; thence along the boundary of said Lot 15A the following three (3) courses: (1) South 71°07'00" East 103.85 feet to a point on the Western right of way line of Carriage Park Circle, said point being on a 228.00 foot radius curve to the right (radius point being North 89°54'00" West) 2) South along said curve 20.54 feet, halting on included angle of centerline; (3) the Southern line of said lot 15A; (2) South 71°07'00" East 103.85 feet; thence South 89°54'00" East 33.28 feet along a normal line of said Carriage Park Subdivision to the east line of the Legrande Allen two-lot subdivision recorded as Entry No. 8552348 in the office of said Recorder; thence along said subdivision the North 02°07'00" East 33.28 feet to the point of beginning.

Contains 38.28 square feet or 0.602 acre.

OWNERS DEDICATION

Know all men by these presents that Alex and Madelyn Butterfield, and Paul and Andrea Davis, the undersigned owners of the above described tract of land, causing the same to be subdivided into lots and streets to be hereafter known as:

AFTON ENGLAND TWO LOT SUBDIVISION AMENDED,
AMENDING LOTS 1 AND 2

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for public use. In witness whereof, I have hereunto set my hand this _____ day of _____ A.D., 2025.

Alex Butterfield

Madelyn Butterfield

Paul Eric Davis and Andrea Petersen Davis
Living Trust 05/03/2022

ACKNOWLEDGMENT

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

On this _____ day of _____, in the year 2025, before me personally appeared Alex and Madelyn Butterfield, whose identities are personally known to me and who by me being duly sworn or affirmed, did say that they are the signers of the above Owners Dedication, who duly acknowledged to me that they signed it voluntarily and for the uses and purposes therein mentioned.

Notary Public

Notary Full Name _____

A notary commissioned in Utah

Commission Number _____ My commission expires _____

PART OF SOUTHEAST QUARTER
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN MURRAY CITY,
SALT LAKE COUNTY, UTAH

AFTON ENGLAND TWO LOT SUBDIVISION AMENDED,
AMENDING LOTS 1 AND 2

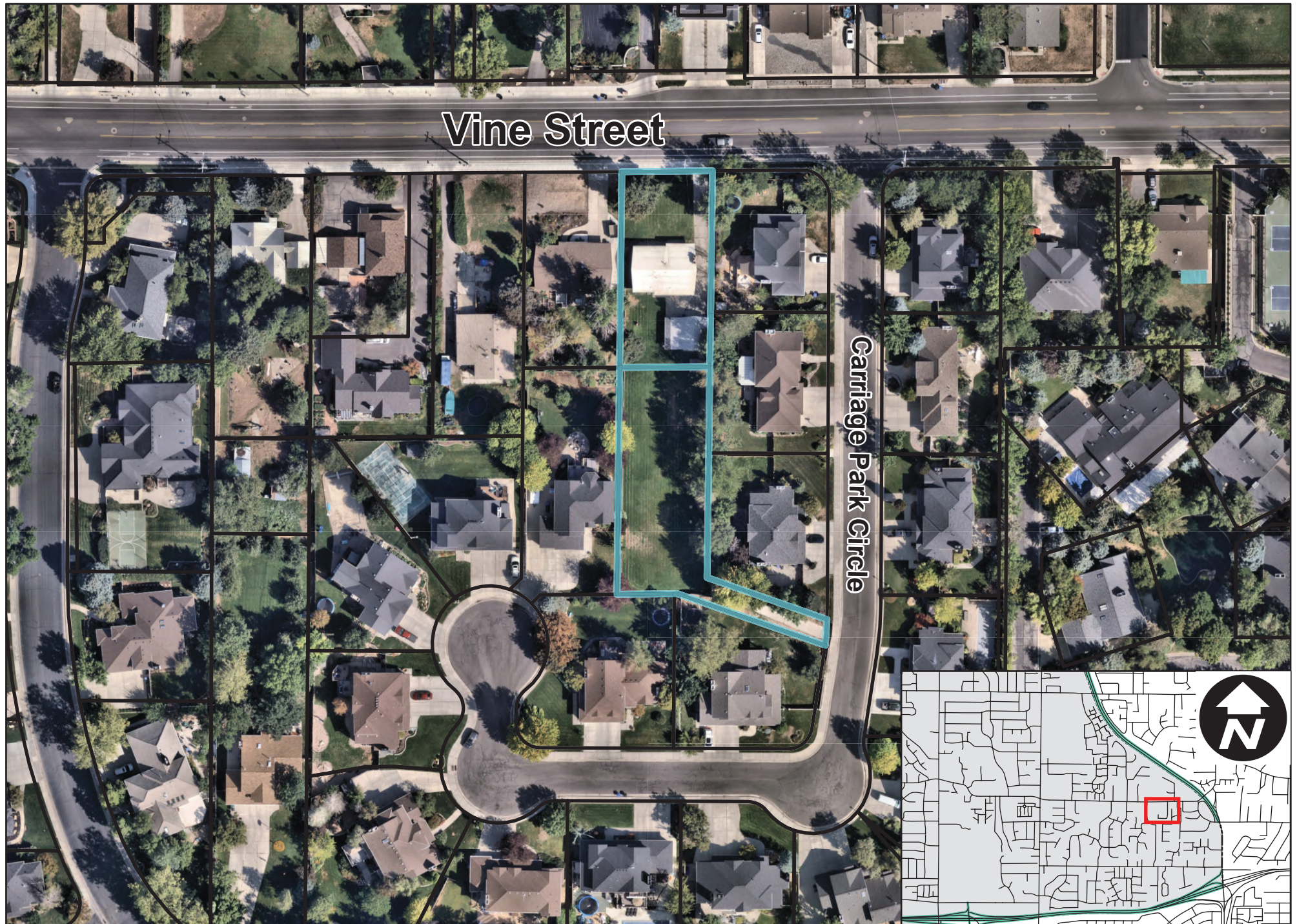
SALT LAKE COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
THE REQUEST OF:
DATE _____ TIME _____ BOOK _____ PAGE _____

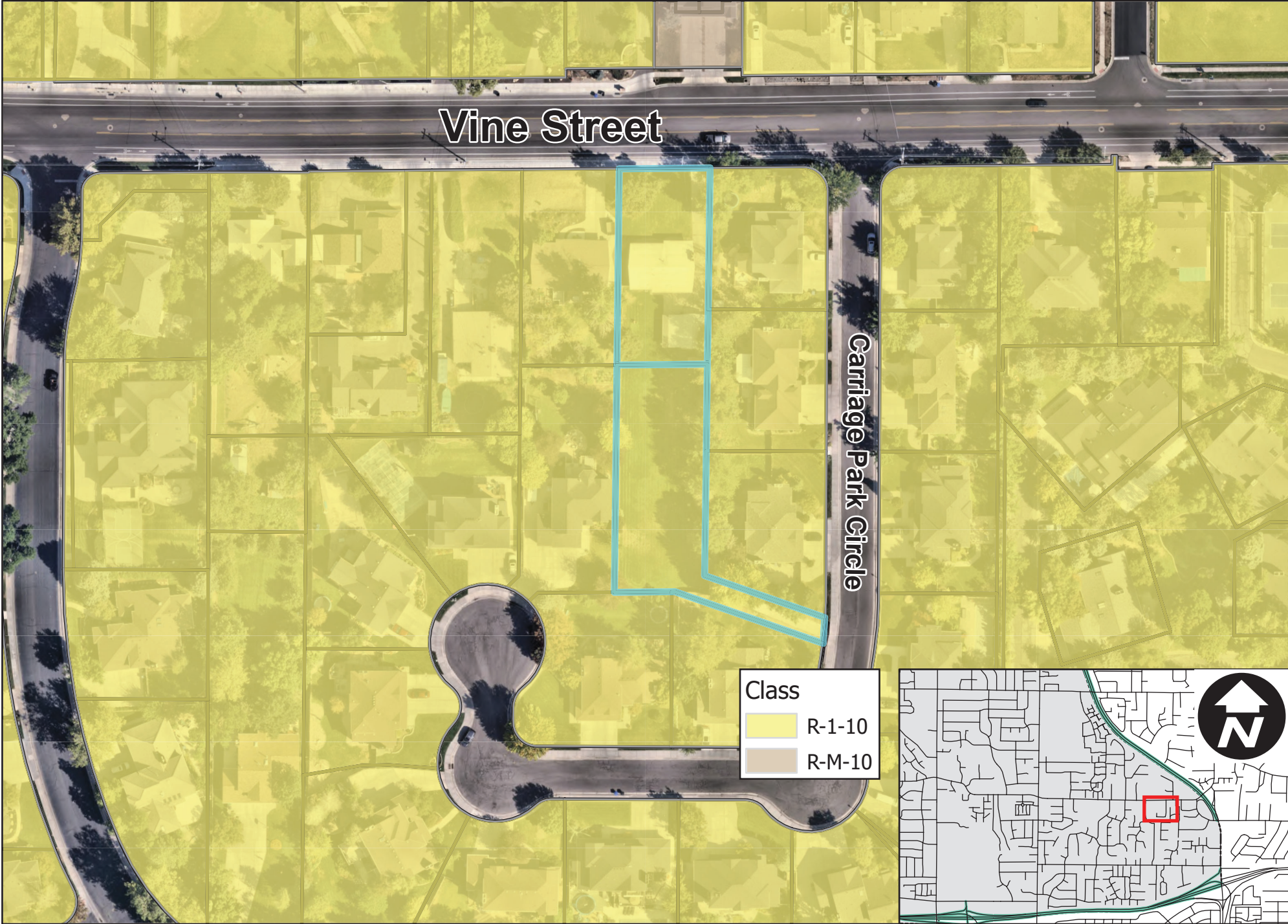
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

SALT LAKE CITY WATER APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____	COTTONWOOD IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____	MURRAY CITY FIRE DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____	DOMINION ENERGY APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____	CENTURYLINK APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____	COMCAST APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____	UTOPIA APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____
MURRAY CITY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D., 2025 BY THE MURRAY CITY PLANNING COMMISSION.	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D., 2025 BY ROCKY MOUNTAIN POWER.	MURRAY GIS APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 2025 BY: _____	MURRAY CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ MURRAY CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS _____ DAY OF _____ A.D., 2025 MURRAY CITY ATTORNEY	MURRAY CITY MAYOR PRESENTED TO MURRAY CITY, THIS _____ DAY OF _____ A.D., 2025 AT WHICH TIME THIS SUBDIVISION WAS AND ACCEPTED. MAYOR ATTEST

6150 South State Street



6150 South State Street



From: [Max Reese](#)
To: [Planning Commission Comments](#); [Max Reese](#)
Subject: [EXTERNAL]notice of public meeting 11-6-25--Little Cottonwood Tanner Ditch--
Date: Tuesday, October 28, 2025 9:35:10 AM

Some people who received this message don't often get email from max.reese1922@gmail.com. [Learn why this is important](#)

Murray City Planning, 10-28-25

The ditch company has investigated the two properties 1776 East Vine Street, and 6158 South Carriage Park Circle.

The Little Cottonwood Tanner Ditch Company has a piped ditch running parallel to Vine Street at the front of the lot at 1776 East Vine Street. Construction passing over this piped ditch must be approved (in writing by the ditch company), and monitored by the ditch company during construction to ensure the piping of the ditch is not affected.

The ditch company will not be in attendance at the public meeting. This letter should be included at the planning commission meeting dated 11-6-25.

Thanks,
Max Reese
secretary LCTDC