



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

**Thursday, October 3rd, 2024, 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 planningcommission@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

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

CALL MEETING TO ORDER

BUSINESS ITEMS:

1. Approval of Minutes
 - a. September 5, 2024
 - b. September 19, 2024
2. Conflict of Interest
3. Approval of Findings of Fact
 - a. Erekson State Farm – Conditional Use Permit
 - b. Kombustion Motorsports – Conditional Use Permit

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

4. Vara Salon Suites Project # 24-101
4770 South 900 East
Conditional Use Permit for Tattoo Use in the C-D Zone

SUBDIVISION REVIEW – ADMINISTRATIVE ACTION

5. 93 Woodrow Flag Lot Subdivision Project # 24-099
93 West Woodrow Street
Preliminary and Final Subdivision Review for a Flag Lot Subdivision

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

6. Chapter 17.170.120 of the Murray City Center District Project # 24-109
Amending height allowances for properties east of
State Street and south of Vine Street

DISCUSSION ITEMS & TRAINING

7. Form Based Code Updates
Review of work conducted on the Form Based Code for the City Center Area.

8. Open and Public Meetings Act Training.
Yearly training on the Utah State Open and Public Meetings Act

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, October 17, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

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

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

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

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

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

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, September 5th, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

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

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

Present: Maren Patterson, Chair
Ned Hacker, Vice Chair
Lisa Milkavich
Jake Pehrson
Michael Richards
Pete Hristou
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Mark Richardson, Deputy Attorney
Members of the Public (per sign-in sheet)

Excused: Michael Henrie

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

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:31 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Vice Chair Hacker made a motion to approve the minutes for July 18th, 2024, and August 1st, 2024, with administrative corrections.

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

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

There were no findings of facts for this meeting.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Fuji Townhomes & Applegate Condominium 770 West Applegate Drive Subdivision Amended - Project # 24-095 & 096-Amending Conditions of Approval for a Conditional Use Permit and Subdivision Approval

Mark Richardson presented the agenda item to amend conditions of approval for the conditional use permit and subdivision approval. Mr. Richardson provided background regarding the original request from the applicant, dating back to 2023. He discussed the original application presented to the Planning Commission for subdivision and conditional use permit approval subject to several conditions, one of which was a condition to install an emergency-only access gate that met Fire Department requirements. That condition is what's being addressed tonight. He said that after that planning meeting, Applegate appealed the decision to the Hearing Officer, who supported the Planning Commission's determination. Applegate then requested an advisory opinion from the Office of the Property Rights Ombudsman. Mr. Richardson explained what an ombudsman is and the role they played in this case. In July 2024, the Ombudsman's Office issued their advisory opinion for this topic. They determined the city could not require an emergency access gate be installed as conditions of approval, because the city code does not expressly require the gate as it can end that the conditions weren't supported by substantial evidence in the record. They indicated that the traffic impact study that was presented by Applegate's engineer stated that the proposed development would have no significant impact on the existing traffic. He said that tonight's request to the Planning Commission is to remove the condition from the approval.

Chair Patterson opened the agenda item for public comment.

Ronald Dunn expressed concern that the Applegate project has evolved from a condo project to apartments for rent. He said that Applegate found a way to work around the Planning Commission's condition. He felt the rezoning approval they received previously would allow them to produce high-density housing. He expressed his belief that the Planning Commission had failed to protect the interest of long-term, tax-paying, voting residents in the surrounding neighborhood.

Christine Dunn said she does not have any faith in the Murray City Planning Department. She said that she feels marginalized by Murray City and does not feel valued as a resident since the rezoning of Applegate. She said that she felt lied to as to why the rezoning needed to occur. Her concern is that the road that was emergency access will now come through her neighborhood. She is highly opposed to rental units being built amidst homes. She feels only for-sale properties should be allowed in the area. She said this will damage property values. She said this is why she doesn't feel valued. She takes issue with having to utilize the city website to find out when meetings are, citing that it is difficult to get information. She said she feels the Planning Commission has already made up their minds regardless of resident input.

Carrie Kelsey said she moved to the neighborhood because of the quiet, dead-end street. She is concerned about the safety of her grandchildren if the street becomes a thoroughfare due to the housing development. She said this change could lead to increased traffic, which might impact the safety and potentially lower the property values in our neighborhood. A gate for emergency vehicles only would be a reasonable compromise that would minimize disruption. She wants to know how the city will maintain the added strain on roads, intersections, and traffic lights. She also wants to know

how they will handle the strain on power, water and sewer, systems. She feels preference is given to new housing projects over the needs and concerns of established neighborhoods.

Ryan Wallace of Kirton McConkie Law Firm spoke. He is representing Applegate LLC in the matter presented at this meeting. He said the only issue being considered for today's meeting is the emergency access gate. He clarified that the street in question is not a true through street that was part of the initial plans that were presented and approved. He said there's the emergency access gate on the back end that was additionally being required, and that's what is being objected to, because law does not support it. He described their property rights related to the road and stated that the zoning imposed goes against laws and regulations. He is requesting the deletion of the condition 1) o) on the preliminary and 1) i) on the conditional use permit.

Dana Kinzel said she is concerned about the children playing on that road and foresees that there will be more children once the subdivision is complete. She asked if there would be an emergency access gate. She said she moved to Murray because she felt like they care about community.

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

Mr. Smallwood addressed Ms. Kinzel's comment. He showed on a map that there will still be an emergency access gate. The gate referenced in this meeting is a different gate.

Commissioner Milkavich asked if only residents will have access to the gate. Mr. Smallwood said that's typically how it would work but was not sure. He has not seen new plans from the applicant since the appeal has been presented.

Commissioner Milkavich commented that it's irrelevant if she likes a project or not because it's the Planning Commission's job to follow the law and grant a request if it meets the requirements. She cannot deny property owner's rights.

Commissioner Milkavich asked for clarification on what's being decided upon for this agenda item. Mr. Richardson said that it's only to remove the requirement of the second gate from the application conditions.

Vice Chair Hacker expressed his disagreement with the determination made by the ombudsman. He said that the city's ordinances say that there is reasonable, anticipated determination effect, that includes mental stress and anguish experienced by the residents in this neighborhood, which has a long-standing history. Adding an open street is not in keeping with Murray City's Master Plan. Overall, he feels that the contractor could do a better job mitigating their impact on the neighborhood.

The commissioners discussed that they wanted to have the closed gate for this project, which is why it was added as a condition in the original request from the applicant. It was determined by the ombudsman that it was not legal for Planning Commission to impose that condition. They pointed out that if they vote against that determination, the matter will go to court, which will result in legal fees incurred to fight it. It is unlikely that the city would win that lawsuit and would result in wasted tax dollars.

Commissioner Pehrson made a motion that the Planning Commission approve the proposed amendment to the Applegate condominiums, amended subdivision, removing condition 1) o), which was to provide emergency-only access gate, meeting Fire Department requirements at Fuji connection to spring Clover drive.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
N Hacker
A Milkavich
A Pehrson
A Hristou
N Richards

Motion passes: 4-2

Commissioner Pehrson made a motion that the Planning Commission approve the proposed amendment to the Fuji townhomes conditional use permit, removing condition 1) i), to provide emergency only access gate meeting Fire Department requirements of Fuji connection to spring Clover drive.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
N Hacker
A Milkavich
A Pehrson
A Hristou
N Richards

Motion passes: 4-2

Erekson State Farm - Project # 24-084 - 313 East Winchester Street - Construction of a New Building in the R-N-B Zoning District

Mark Stoker, representing Mike and Monica Erekson, was present to represent the request. David Rodgers presented the application for conditional use permit approval to allow the construction and operation of a new insurance office on the subject property. He indicated that this applicant came before the Planning Commission recently and was approved for conditional use permit for a two-story office building in this location. He said they are now requesting a conditional use permit for a one-story office in the same location. He provided details regarding the site plan, stating that the request had been modified to a one-story building. He indicated that the proposal meets the requirements for setbacks, height, and parking of the R-N-B zone. He showed the floor plan for the building and described details of the layout. He described the details of the building design, which are important to the zone requirements. He read the requirements of the R-N-B zone for building design, which include considerations for building materials, texture style and roof lines. He said that applicants must present specifications for building materials, colors, elevations, and buffering schemes for planning commission approval. He stated the required guidelines for building materials.

Staff sent 25 notices to property owners within 300 feet of the subject property. One comment was received in favor of the proposal, which was included in the packets. Staff recommends the Planning Commission approve the request.

Commissioner Milkavich said that, although she's highly in favor of this project, she takes issue with the look of the building.

Mark Stoker spoke regarding the project. He said that the applications have taken great care to address the concerns raised by the Planning Commission previously.

Chair Patterson asked Mr. Stoker if he had read and can comply with the conditions. He said yes.

The commissioners, Mr. Stoker, and Mr. Rodgers had a conversation regarding the slant of the roof. The commissioners didn't feel confidently that the new roof met design requirements. Commissioner Richards felt that the roof was appropriate for the zone. Commissioners Pehrson and Milkavich didn't feel that it was truly a gabled roof that matched the buffering housing behind it. Mr. Rodgers pointed out that the roof style is a general guideline and not an absolute requirement that the roof match the adjacent buffering houses. The commissioners agreed and felt that ultimately this would be a good project for the neighborhood.

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

Vice Chair Hacker made a motion for the Planning Commission to approve a Conditional Use Permit to allow the construction of a new Insurance Office at the property located at 313 E. Winchester Street subject to the following conditions:

1. The project shall meet the requirements of the City Engineer, including but not limited to the following:
 - a) Meet City storm drainage requirements, on-site detention retention is required – City Code Chapter 13.52.050
 - b) Provide water quality treatment for stormwater discharge to the detention system – City Code 13.52.050
 - c) Replace any damaged curb and gutter and sidewalk along property frontage to 300 East and Winchester Street – City Code Chapter 12.12.050
 - d) Install new sidewalk along the property frontage to 300 East – City Code Chapter 12.12.050
 - e) Develop a site erosion control plan and implement BMP's prior to beginning demolition and construction work - City Code Chapter 13.52.030.
 - f) Obtain a City Excavation Permit for work in the city right-of-way City - Code Chapter 12.16.020.
 - g) Monument sign location cannot impede line of sight for vehicle turning movements from 300 East onto Winchester Street. Meet AASHTO sight distance requirements.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain all proper building permits.
4. The project shall meet the requirements of the Water & Sewer Division.
5. The applicant shall provide details of the proposed refuse container and ensure that the enclosure meets the standards in Section 17.76.170 of the Land Use Ordinance.

6. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
7. The hours of operation shall be limited to no earlier than 7:00 a.m. and no later than 10:00 p.m.
8. The building shall be constructed using the architectural styles and materials proposed as reviewed in the Staff Report.
9. Landscaping shall be installed on the site to meet the standards and requirements of Section 17.68 of the Murray Land Use Ordinance and according to the landscape plan proposed and reviewed in the Staff Report. Landscaping shall be irrigated and maintained in good condition.
10. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.

Seconded by Commissioner Richards. Roll call vote:

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

Motion passes: 6-0

Olympus Tents and Events - Project #24-090 - 5963 South State Street - Events and Reception Center in the C-D Zoning District

Olympus Tents and Events, LLC was present to represent the request. David Rodgers presented the application requesting Conditional Use Permit approval to allow an event reception business within the C-D Zone on the property located at 5963 South State Street.

David Rodgers described the site plan for the business, including floor plans, parking, access, and landscaping. The business currently operates as a tents and events equipment leasing business and when Modern Display, moved into the space next door had already met most of these requirements. Staff sent 72 notices to property owners within 300 feet of the property. Staff recommends the approval of this application.

Aaron Terrell approached the podium. Chair Patterson asked if he had read and can comply with the conditions. He said yes.

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

Mr. Rodgers read an email from Jenny McGinty. She lives adjacent to the building and has had concerns since they've moved in. She says the site has a lot of building materials and loading bays that obstruct her view. She'd like to know how much more material will be stored at the site. She also said that the front parking lot is full of vans and trailers. She asked what the construction will be like and if it will be an inviting space.

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

Mr. Rodgers answered Ms. McGinty's questions. He said that once the event center is operating, staff was told there will be no outside storage. Once the construction is complete the site will be clean and quiet.

Chair Patterson asked about operating hours in the C-D zone. Mr. Rodgers said the zone doesn't have specific hours of operation.

Chair Patterson asked Mr. Rodgers what recourse Ms. McGinty has if she has issues. Mr. Rodgers said that Murray residents are allowed to report a nuisance or a concern to the city and code enforcements will address the concern.

Vice Chair Hacker made a motion that the Planning Commission approve a Conditional Use Permit to allow an events and reception center at the property addressed 5963 South State Street, subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain all proper building permits.
3. The project shall meet the requirements of the Water & Wastewater Divisions.
4. The project shall meet the requirements of the Power Department.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
6. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.

Seconded by Commissioner Richards. Roll call vote:

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

Motion passes: 6-0

Rookery Auto Sales - Project #24-089 - 4205 South Commerce Drive #2 - Auto Sales Business in the - M-G Zoning District

Julio Cesar Solis was present to represent the request. Zachary Smallwood presented the application requesting a Conditional Use Permit to allow for an auto sales business to be located on the property. Mr. Smallwood described the property where the business will be located. He showed the site plan and described the business layout, including parking. He said that the property owner needs to work with staff regarding landscaping improvements that need to be installed. Staff is recommending approval of this application.

Chair Patterson asked what the consequences of not completing the landscaping requirements. Mr. Smallwood said they would need to complete that before being issued a business license or at least they have a plan going forward. They have the opportunity to bond for the landscaping. He said it's

common to get deferral agreements for landscaping until they can cover those costs or have them covered by the city. Mr. Smallwood said that once the requirement is met, it will be reviewed during the business license renewal process.

Chair Patterson asked if they should include conditions stating that there is to be no mechanics or painting. Mr. Smallwood said that's not necessary for this application, as there is no space for such activities to occur. They are only requesting approval for office space.

Julio Aguayo approached the podium. Chair Patterson asked the applicant if he had read and can comply with the conditions. He said yes.

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

Commissioner Hristou 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 #2, 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. 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.

Seconded by Commissioner Milkavich. Roll call vote:

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

Motion passes: 6-0

MCCD DESIGN REVIEW – ADMINISTRATIVE ACTION

The Noah/Stax - Project #24-078 - 149, 155-157, 163 East Vine Street - Forty (40) Multifamily Dwellings & 2,846ft² Commercial Mixed-Use Project

Adrian Brewer, of Fairway Development Group, was present to represent the request. Zachary Smallwood presented the application requesting Design Review to allow the construction of mixed-use building in the MCCD zone. Mr. Smallwood showed a map outlining the proposed site plan. He

discussed the design elements of the project. He mentioned the setback, stating that they will be zero, which is allowed. He talked about the proposed landscaping. He said they will be meeting their open space requirement. He discussed public improvements and street character as part of new curbside management requirements. He said that they added a requirement for a loading and unloading parking space. He said they have a condition to assign all the surface parking lots for commercial users and guests. He pointed out the primary and secondary access. He showed where the required commercial space would be on the map. He said they are well within code requirements for residential density and height. They are providing the required number of parking spaces per number of units. He said they are providing more than required open space, which includes a dog park. He also discussed the building materials to be used. He discussed the layout and design of the property. He said the applicant met with the MCCD review committee for their approval. Staff sent out 86 notices to properties within 500 feet. Staff recommends approval of the application.

Adrian Brewer approached the podium. Chair Patterson asked if he had read and can comply with the conditions. He said yet.

Vice Chair Hacker and Commissioner Milkavich asked about the stacked parking structure that Mr. Brewer has proposed, expressing safety concerns. Mr. Brewer said they have implemented a fail safe and backup battery to ensure safety and proper operation.

Mr. Brewer mentioned how much effort had been put into designing the project, including a lot of time spent walking the neighborhood to ensure their concept would blend well. He introduced the architect, Jim Anderson. Mr. Anderson said he tried to tie in the look of several key buildings, including Murray Theater. They also used input gathered from public feedback during their first MCCD review.

Chair Patterson opened the agenda item for public comment.

Linda Fox expressed her disagreement with the proposed project. She said it's not in keeping with historic Murray standards. She feels much of the new development in Murray is overpowering. She also said there's not enough parking for businesses, let alone parking for new residential in the area.

Daniel Parsons said he's disappointed to see another tall apartment complex being built in my neighborhood. He said he thought that Murray was trying to maintain its historic features.

Wendy Parsons Baker stated her strong opposition to the project. She is upset that another tall building in the area will dwarf the surrounding residential. She said she doesn't know of anyone who supports this project.

Chair Patterson closed the public comment period.

Commissioner Hristou asked if the unit will be owned or rental units. Mr. Smallwood said the property owner has a right to do either. Their intention is that they are to be for sale. Mr. Brewer confirmed that the units are to be for sale. They do not intend to have any rental units.

Commissioner Milkavich said, although she doesn't agree with the height, she pointed out that developers want to build taller buildings to generate enough profit.

Commissioner Richards made a motion that the Planning Commission approve the design review application for the NOAH located at 149, 155-157, 163 East Vine Street, subject to the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
 - a. Meet City storm drainage and LID requirements, on-site detention / retention is required – City Code Chapter 13.52.050. Provide a site drainage and LID report.
 - b. Provide a site geotechnical study; the study needs to include an infiltration rate at the proposed retention location.
 - c. Relocate the existing irrigation ditch as per ditch company requirements. Provide written approval from the irrigation company – City Code Chapter 16.16.300.
 - d. Dedicate right-of-way along Vine Street and install MCCD street improvements (sidewalk & park strip) – City Code Chapter 17.76.120.
 - e. New sidewalk along Vine Street must be installed to City standards with a maximum cross slope of 2% and a minimum cross slope of 1%.
 - f. Provide adequate line of sight at site access to ensure visibility of pedestrians and vehicular access onto Vine Street. Meet AASHTO sight distance requirements.
 - g. On-street parking will be restricted on both sides of the drive access to ensure adequate line of sight for vehicular ingress and egress.
 - h. Must avoid using Vine Street for construction staging, dumpster service, emergency service vehicles, delivery vehicles, and moving trucks – City Code 12.04.060.
 - i. Building footings should not extend into the city right-of-way – City Code Chapter 12.04.130.
 - j. Vine Street will be resurfaced summer 2024. Any utility cuts into new pavement will need to be restored to new condition and must meet the City's moratorium standards.
 - k. Develop a site erosion control plan and implement BMP's prior to beginning site construction work - City Code Chapter 13.52.030.
 - l. Obtain a City Excavation Permit for work in the city right-of-way City - Code Chapter 12.16.020.
2. The applicant shall meet all requirements of the Murray City Fire Department.
3. The applicant shall meet all requirements of the Murray City Water and Wastewater Divisions.
4. The applicant shall meet all requirements of the Murray City Power Department.
5. The applicant shall meet all applicable standards of Chapter 17.170, Murray City Center District, within the Title 17, Zoning Ordinance.
6. The applicant shall obtain sign permits for any proposed signage.
7. The applicant shall sign the surface parking area as exclusively for guests and commercial users.
8. The applicant shall ensure that the commercial units obtain proper business licenses.

Seconded by Commissioner Milkavich. Roll call vote:

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

Motion passes: 6-0

GENERAL PLAN FUTURE LAND USE MAP AND ZONING MAP AMENDMENT – PUBLIC HEARINGS

Lotus Development - Project #24-092 & 093 - 787 & 825-865 East 4800 South - Amend the Future Land Use Map from Low Density Residential and Office to High Density Residential and the Zoning Map from R-1-8, Single-Family Low Density Residential and G-O, General Office to R-M-25, Multiple Family High Density Residential

Adam Hughes was present to represent the request. Zachary Smallwood presented the application to amend the Future Land Use Map designation and Zoning Map for the subject properties to facilitate a residential development. The current land use of the site is R-1-8 and G-O. The request is to amend the use to a higher density of R-M-25. The requested zone allows for mixed housing types on a denser scale. He described other characteristics of the zone, such as height, setbacks, parking, and square footage requirements. He said that amending the Future Land Use map of the General Plan will allow for cohesion with neighboring residential uses. Staff believes the potential impacts of the change can be managed within the densities and uses allowed by the proposed zone change. He said that all utilities have been notified and approve of the change. Staff sent out 87 notices to all property owners within 400 feet. Staff recommends that the Planning Commission make a recommendation for both the General plan amendment and the Zoning Map amendment to be forwarded to the City Council.

Mr. Hughes approached the podium. He described the project for the rezoned property. He intends for it to be for-sale townhome units.

Chair Patterson, Commissioner Milkavich and Mr. Hughes had a discussion regarding the request for increased density. Mr. Hughes stated that it's the density required to ensure a profit. With current interest rates and construction costs, he needs to have enough units to earn a profit on the investment.

Commissioner Milkavich expressed her concern regarding the proposed higher density. She is supportive of the project, however. She feels the city should slow down regarding development.

Mr. Hughes said his project is intended to have a feel that is less dense. He said it will be 77 units across four acres. He said there will be a mix of products that will contribute to a less dense feel.

Commissioner Richards said that he sees a need for more housing and the way to achieve that is through increasing the density of housing developments. He said he can see how having varying densities on the site will contribute to an overall more spacious feel to the development.

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

Cindy Poulson expressed her concern for the mature trees and surrounding habitat. She said she came to show support for her neighbors who couldn't make it tonight. The Murray City Council voted against this previously. She feels it's not appropriate in this area. She said she understands everyone's got to make a living, but this is not the right project. She is concerned about the growing traffic issues. She suggested that the Planning Commission visit the area to see the natural habitat and see what the traffic is like.

Rob Benedict said he was surprised by the staff's justification for changing the zoning. He doesn't agree that it will stabilize the neighborhood. He feels the opposite is true. He is concerned about the retaining wall undermining the foundations of the surrounding homes. He said he appreciates the public outreach efforts of the applicant and willingness to change certain aspects of the development in favor of the existing residents. He suggested not changing the zoning and to only allow the applicant to build within existing zone density requirements to better preserve the neighborhood.

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

Mr. Hughes said his intent is to preserve the natural habitat, but the current zoning doesn't allow him to do that. The logistics of the zoning and the nature of the project do not facilitate keeping the habitat as it is.

The commissioners took a two-minute recess.

Commissioner Hristou asked for clarification between the zoning.

Mr. Smallwood provided an explanation of R-1-8, G-O and R-M-25 zoning. He explained why the applicant is asking for the zone change. The mix of zoning is what's needed to adequately develop the property.

Commissioner Milkavich and Mr. Smallwood had a discussion regarding why the zoning change is needed to address deteriorating office buildings, that would otherwise be cost-prohibitive to renovate.

Commissioner Pehrson pointed out that there have been many times they've approved projects and then the developer sells the property, or the business goes under. He said that's why it's important to look at the zoning and not the project because projects change. He said he doesn't feel it's the commissions' place to be concerned about whether a developer makes a profit and be influenced to rezone based on that.

The commissioners and Mr. Smallwood discussed the current G-O zone of the property. The concern is that it's undevelopable in its current state or that potentially the office space that could be developed there could be too tall for surrounding residential. The commissioners agreed that the jump to R-M-25 density felt too drastic. They discussed buffering the residential as a transition. There are complications regarding the density request due to the amount of acreage. They said that having the property developed with current zoning would have a bigger impact on the surrounding neighborhood. The commissioners agreed that this request presents a complicated choice. They discussed doing a recommendation not to approve the request. The commissioners agreed that they would want the City Council to approve R-M-15 density. They expressed concerns that the property would continue to sit undeveloped and deteriorate further without a zone change.

Commissioner Pehrson made a motion that the Planning Commission forward a recommendation to the City Council to deny the request to amend the Future Land Use Map, re-designating the properties located at 787 and 825 East 4800 south, from low-density residential and office to high-density residential.

Seconded by Commissioner Milkavich. Roll call vote:

N Patterson
A Hacker
A Milkavich
A Pehrson
N Hristou
A Richards

Motion passes: 4-2

Commissioner Pehrson made a motion that the Planning Commission forward a recommendation of denial to the City Council for the requested amendment to the zoning map designation of the properties located at 787 and 825 East 4800 south, from R-1-8 low-density, single-family and G-O, General Office to R-M-25 multiple-family, high-density residential, as described in the staff report.

Seconded by Commissioner Milkavich. Roll call vote:

N Patterson
A Hacker
A Milkavich
A Pehrson
N Hristou
A Richards

Motion passes: 4-2

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, September 19th, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Richards made a motion to adjourn the meeting at 9:01 p.m.



Philip J. Markham, Director
Community & Economic Development Department

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, September 19th, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

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

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

Present: Maren Patterson, Chair
Ned Hacker, Vice Chair
Lisa Milkavich
Jake Pehrson
Michael Henrie
Michael Richards
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Mark Richardson, Deputy Attorney
Members of the Public (per sign-in sheet)

Excused: Pete Hristou

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

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:31 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Vice Chair Hacker made a motion to approve the minutes for August 15th, 2024, with minor corrections. Seconded by Commissioner Milkavich. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the findings of fact for Fuji Townhomes Subdivision Amendment, Fuji Townhomes Conditional Use Permit Amendment, Olympus Tents and Events Conditional Use Permit, Rookery Auto Sales Conditional Use Permit, and The Noah Design Review. Seconded by Commissioner Milkavich. A voice vote was taken with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Kombustion Motorsports - Project # 24-097 - 6162 South 350 West - Conditional Use Permit for ATV Sales

Travis Gardner was present to represent the request. David Rodgers presented the application for a Conditional Use Permit to add retail sales to a current powersports repair and detailing business. Mr. Rodgers discussed the property details and showed the site plans for the business, including the breakdown of the square footage, as well as the floor plan. He said the applicant has provided more than the amount of required parking. He discussed the accesses to the site. Mr. Rodgers said that staff sent out 14 notices of the meeting to all property owners located within 400 feet of the property with not comments received.

Staff recommends the Planning Commission approve the application.

Commissioner Milkavich asked Mr. Rodgers to confirm that the drawings for the plan did not include doors, windows, or bathrooms, although she is sure they had those. She also said that the Mr. Rodgers confirmed that the parking spots in front of the overhead doors aren't included in the calculation. Mr. Rodgers said that they are not included in the calculation.

Travis Gardner approached the podium. Chair Patterson asked if he had read and can comply with the conditions. He said yes.

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

Vice Chair Hacker made a motion that the Planning Commission approve a conditional use permit to allow an auto sales business at the property addressed 6162 South 350 West, 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 comply with all applicable zoning standards as adopted in Title 17, Zoning.
3. The project shall comply with all applicable building and fire code standards.
4. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Commissioner Henrie. Roll call vote:

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

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, October 3rd , 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Milkavich made a motion to adjourn the meeting at 6:40 p.m.



Philip J. Markham, Director
Community & Economic Development Department

DRAFT

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Kombustion Motorsports

PROJECT NUMBER: 24-097

APPLICANT: Travis Gardner

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to add retail sales to an existing powersports repair and detailing business.

II. MUNICIPAL CODE AUTHORITY:

Land Use Ordinance Section 17.152.030 of the Murray City Land Use Ordinance auto sales businesses (LU #5510)) within the C-D zoning district subject to Conditional Use Permit approval.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on September 5, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

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

1. The proposed use of the new building is for Auto Sales (LU #5510), which is allowed as a conditional use in the C-D zoning district.
2. With conditions outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is in harmony with the goals and objectives of the Murray

City General Plan in this area.

VI. **DECISION AND SUMMARY**

The Planning Commission **APPROVED** the request for an events and reception center business on the property. The vote was 6-0 with Commissioners Richards, Milkavich, Pehrson, Henrie, Hacker and Patterson in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
3. The project shall comply with all applicable building and fire code standards.
4. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 3rd DAY OF October, 2024.**

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Erekson State Farm
PROJECT NUMBER: 24-084
APPLICANT: Mike & Monica Erekson
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

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

II. MUNICIPAL CODE AUTHORITY:

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

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on September 5, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

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

1. The proposed use of the new building is for Insurance Services (LU #6140), which is allowed as a permitted use in the R-N-B zoning district.
2. With conditions outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is in harmony with the goals and objectives of the

Murray City General Plan in this area.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a new office building on the property. The vote was 6-0 with Commissioners Richards, Milkavich, Pehrson, Hristou, Hacker and Patterson in favor and none opposed. The approval is contingent on the following conditions:

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

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 3rd DAY OF October, 2024.**

Maren Patterson, Chair
Murray City Planning Commission



AGENDA ITEM #4 - Vara Salon Suites

ITEM TYPE:	Conditional Use Permit to allow a body art studio.		
ADDRESS:	4770 South 900 East	MEETING DATE:	October 3, 2024
APPLICANT:	Loris Ventures LLC	STAFF:	Ruth Ruach, Planner 1
PARCEL ID:	22-08-127-002-0000	PROJECT NUMBER:	#24-101
ZONE:	C-D, Commercial Development Mixed Use District		
SIZE:	0.71-acre site 10,556 sq ft building		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow a body art studio within the C-D Zone on the property located at 4770 South 900 East.		



I. LAND USE ORDINANCE

Section 17.160.030 of the Murray City Land Use Ordinance allows body art studios (LU #6295) within the C-D zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located north of Van Winkle Expressway and west of 900 East. It shares parking and access with the neighboring Ivy Place retail project.

Surrounding Land Use and Zoning

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

Project Description

The applicant is requesting Conditional Use Permit approval to allow the operation of a tattoo parlor. The applicant operates a beauty and barber business that leases units within their building to local businesses to complement the existing uses of the building. A beauty supply store and a hair salon currently occupy two other units. The applicant believes that being able to lease to body art businesses would align with the applicant's current offerings and would enhance the overall appeal of their establishment.

Landscaping

This property is located off a private access. The Murray City Land Use ordinance does not require the installation of the standard street frontage landscaping when located off a private access. No further landscaping is required as part of this application.

Access

The subject property has one (1) access from 900 East. The access is fifty-two feet (52') wide and is shared with many other businesses in the immediate vicinity. The parcel north of the property shares the same access.

Parking

According to chapter 17.72.070 of the Murray City Land Ordinance, Beauty and barber shops require a minimum of four (4) parking stalls for every 1,000 square feet of net usable space. Staff calculated the net usable space at approximately 6,438 square feet. This requires a minimum of twenty-six (26) spaces. According to the site plan that was provided by the

applicant they have thirty six (36) spaces. Staff does not have any concerns with the parking as proposed.

III. LAND USE ORDINANCE STANDARDS REVIEW

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

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

With compliance to city regulations, the proposed use will provide a service that will contribute to the operations of a successful business.

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

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

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

The proposed use will integrate well into the area. Staff is anticipating very little impact on the surrounding area.

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

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 body art studio were made available to Murray City department staff for review and comment on September 3, 2024. Reviewing personnel included the Engineering Division, Water, Sewer, Power, and Fire Departments. All reviewing departments recommended approval without conditions or concerns.

V. PUBLIC INPUT

Eleven (11) 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 body art studio, staff concludes the following:

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

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 body art studio at the property addressed 4770 S 900 E**, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

I. LAND USE ORDINANCE

Section 17.160.030 of the Murray City Land Use Ordinance allows body art studios (LU #6295) within the C-D zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located north of Van Winkle Expressway and west of 900 East. It shares parking and access with the neighboring Ivy Place retail project.

Surrounding Land Use and Zoning

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

Project Description

The applicant is requesting Conditional Use Permit approval to allow the operation of a tattoo parlor. The applicant operates a beauty and barber business that leases units within their building to local businesses to complement the existing uses of the building. A beauty supply store and a hair salon currently occupy two other units. The applicant believes that being able to lease to tattoo businesses would align with the applicant’s current offerings and would enhance the overall appeal of their establishment.

Landscaping

This property is located off a private access. The Murray City Land Use ordinance does not require the installation of the standard street frontage landscaping when located off a private access. No further landscaping is required as part of this application.

Access

The subject property has one (1) access from 900 East. The access is fifty-two feet (52’) wide and is shared with many other businesses in the immediate vicinity. The parcel north of the property shares the same access.

Parking

According to chapter 17.72.070 of the Murray City Land Ordinance, Beauty and barber shops require a minimum of four (4) parking stalls for every 1,000 square feet of net usable space. Staff calculated the net usable space at approximately 6,438 square feet. This requires a minimum of twenty-six (26) spaces. According to the site plan that was provided by the

applicant they have thirty six (36) spaces. Staff does not have any concerns with the parking as proposed.

III. LAND USE ORDINANCE STANDARDS REVIEW

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

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

With compliance to city regulations, the proposed use will provide a service that will contribute to the operations of a successful business.

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

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

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

The proposed use will integrate well into the area. Staff is anticipating very little impact on the surrounding area.

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

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 tattoo parlor were made available to Murray City department staff for review and comment on September 3, 2024. Reviewing personnel included the Engineering Division, Water, Sewer, Power, and Fire Departments. All reviewing departments recommended approval without conditions or concerns.

V. PUBLIC INPUT

Eleven (11) 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 body art studio, staff concludes the following:

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

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 body art studio at the property addressed 4770 S 900 E**, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: VARA Salon Suites
Project Address: 4770 S 900 E Murray, UT 84117
Parcel Identification (Sidwell) Number: 22-08-127-002-0000
Parcel Area(acres): 0.71 Current Use: commercial Proposed: same
Floor Area(square feet): 10,556 Zoning District: C-D Land Use Code: _____

Applicant Information

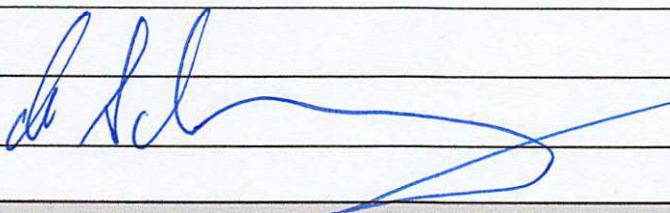
Name: Ian Schwarting / LORIS VENTURES LLC
Mailing Address: 880 N 100 E Lehi City: Lehi State: UT ZIP: 84043
Phone #: 801-857-7010 Fax #: _____ Email Address: ian@varasuites.com

Property Owner's Information (If different)

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

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

We are hoping to get a body art / tattoo permit for our building.

Authorized Signature:  Date: 8/20/24

For Office Use Only	
Project Number: _____	Date Accepted: _____
Planner Assigned: _____	

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

Property Owner Name: Ian Schwarting Phone: 801-857-7010
Property Address: 4770 S 900 E Murray, UT 84117
Name of Organization/Business: VAPA Salm Suites
Contact Person: Andrea Gunnell Phone: 801-793-4059
Address: 7303 S 1600 E City: Cottonwood Heights UT Zip 84121
Email address: andrea@vapaSuites.com

Project Description: _____

Additional information or comments:
We are hoping to get a body art / tattoo permit for our building.

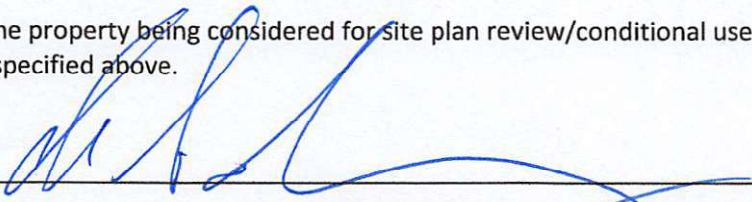
Per City Code Section 17.76.180: Multi Warehouse Facilities:

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

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

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

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

Signature:  Date: 8/20/24

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

Property Owners Affidavit

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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

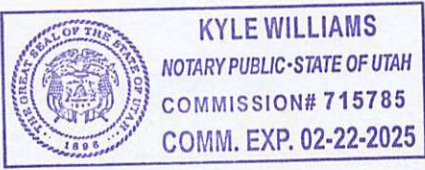
State of Utah
County of Salt Lake

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

[Signature]
Notary Public

Residing in Salt Lake

My commission expires: 2-22-25



Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
County of Salt Lake

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

Notary public

Residing in: _____

My commission expires: _____

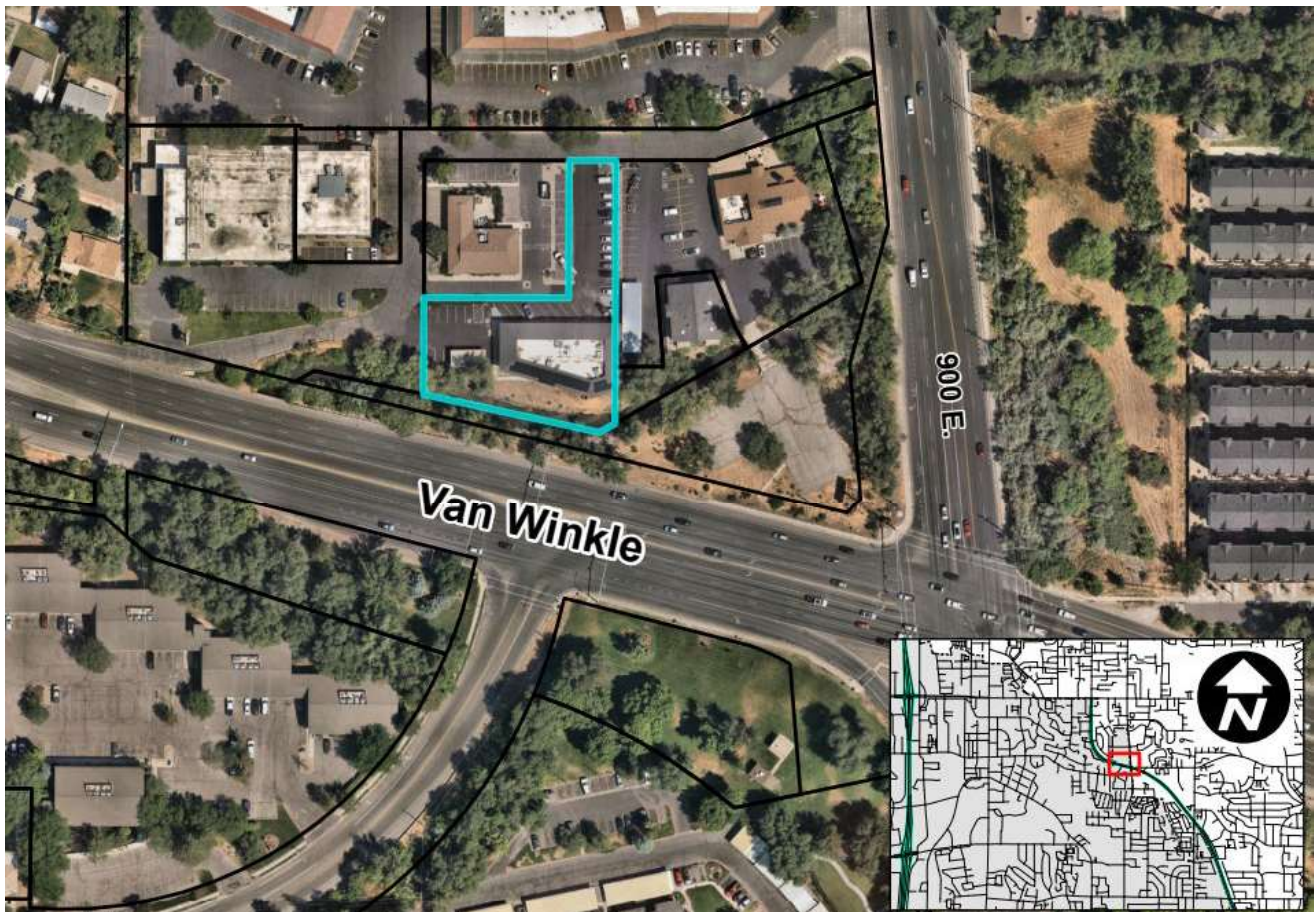


NOTICE OF PUBLIC HEARING

September 19th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, September 19th, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Loris Ventures, LLC** for the property located at 4770 South 900 East. The applicant is requesting Conditional Use Permit approval to allow for the operation of a tattoo parlor in an existing retail space. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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

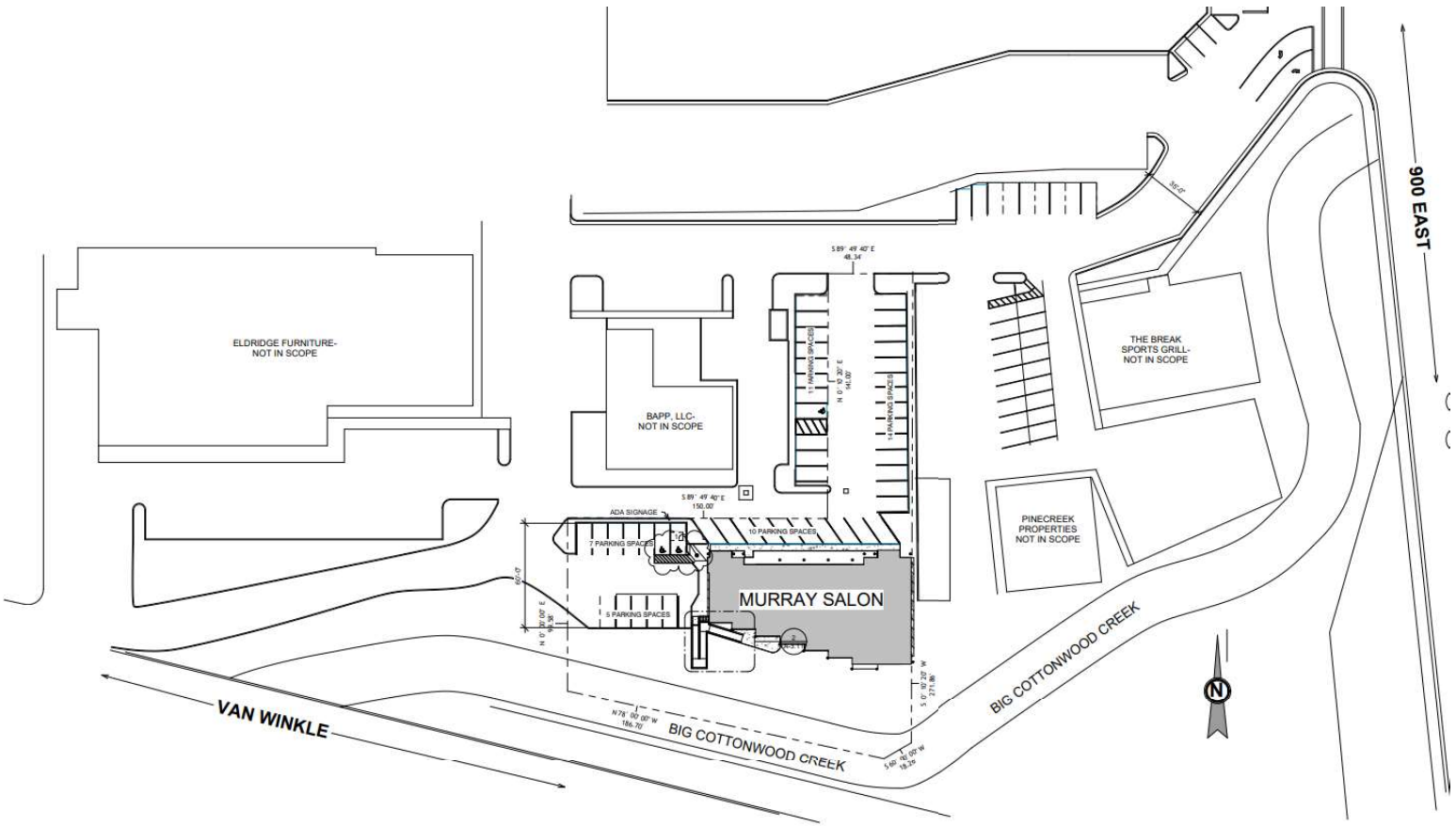


This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

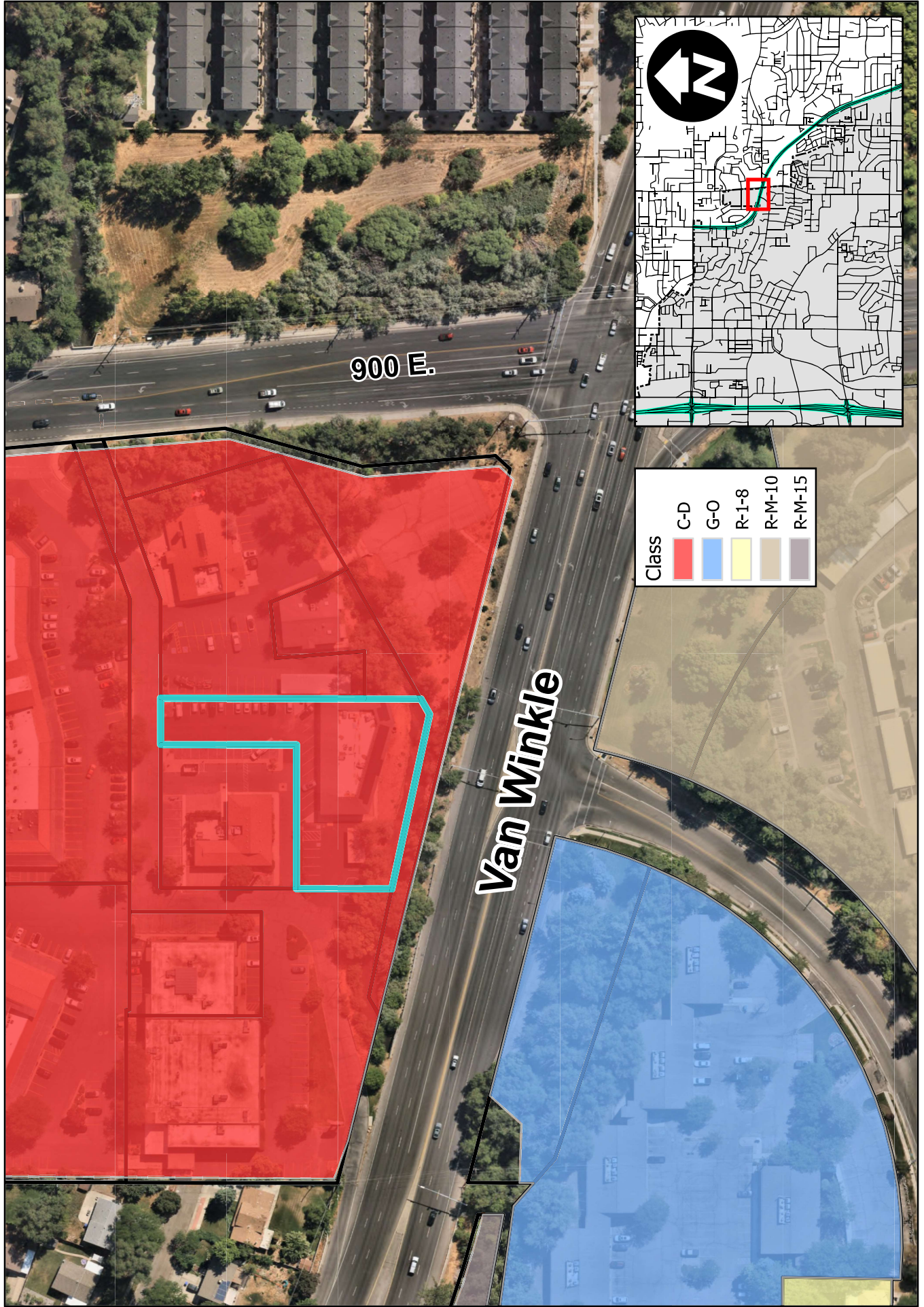
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | September 05, 2024

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



4770 South 900 East



TENANT IMPROVEMENT FOR:



DEFERRED SUBMITTALS

NOTE

BALANCING REPORT

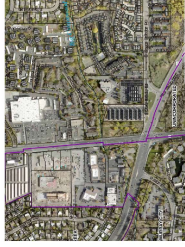
CONTACTOR NOTES

EXISTING NOTES

VERIFY EXISTING CONDITIONS

NOTE: If one service address, the electrical meter base must be upgraded to one meter as per Murray Power. Contact John Galanis at 801-264-2723 for any questions.

VICINITY MAP



GENERAL INFO

PROJECT SCOPE: TENANT IMPROVEMENT TO AN EXISTING COMMERCIAL BLDG.
 BUILDING SIZE: 9,800 SF
 TENANT SPACE: 9,800 SF
 BUILDING CODES: 2021 IBC - SEE ALSO SHEET A&I
 CONSTRUCTION TYPE: IV
 TENANT OCCUPANCY TYPE: B
 TENANT OCCUPANT LOAD: 56 (INDIVIDUAL SUITE LOAD)
 JURISDICTION: MURRAY, UT.
 TENANT: LORS VENTURES SALON SUITES

PROJECT TEAM

CLIENT
 LORS VENTURES
 ADDRESS: 3675 NORTH CANYON RD.
 MURRAY, UT 84103
 T: 801.264.2723
 E: SHANE@W2DESIGNGROUP.COM

CONTRACTOR
 ROUNDY CONSTRUCTION
 ADDRESS: 3675 NORTH CANYON RD.
 MURRAY, UT 84103
 T: 801.264.2723
 E: SHANE@W2DESIGNGROUP.COM

ARCHITECT
 W2 DESIGN GROUP
 3187 NORTH CANYON ROAD
 MURRAY, UT 84103
 T: 801.264.2723
 F: 801.264.2723
 E: SHANE@W2DESIGNGROUP.COM

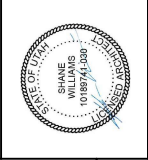
MECHANICAL
 W2 DESIGN GROUP
 3187 NORTH CANYON RD.
 MURRAY, UT 84103
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LIST OF DRAWINGS

- GENERAL**
- GA-01 DRAWING INDEX & SYMBOLS
 - GA-02 FIRE PENETRATION DETAILS & WALL TYPES
 - GA-03 CODE SUMMARY
 - GA-04 GENERAL NOTES
 - GA-05 LIFE SAFETY PLAN
 - GA-06 LIFE SAFETY PLAN
 - ARCHITECTURAL**
 - AS-00 SITE PLAN
 - A-1.01 MAIN LEVEL FLOOR PLAN
 - A-1.02 SECOND FLOOR FLOOR PLAN
 - A-1.03 ENLARGED FLOOR PLAN AND DOOR SCHEDULE
 - A-1.04 ROOF PLAN
 - A-1.10 MAIN LEVEL - REFLECTED CEILING PLAN
 - A-1.11 SECOND LEVEL - REFLECTED CEILING PLAN
 - A-1.21 MAIN FLOOR FINISH PLAN
 - A-1.22 SECOND FLOOR FINISH PLAN
 - AS-11 ENLARGED RAMP PLAN/WALL SECTION
 - A-5.02 DETAILS
 - A-7.01 ADA DETAILS
 - A-7.02 ADA DETAILS
 - A-7.03 ADA DETAILS
 - STRUCTURAL**
 - S1.01 GENERAL STRUCTURAL NOTES
 - S2.01 FOOTING AND FOUNDATION PLAN
 - MECHANICAL**
 - M-1.01 MAIN LEVEL - MECHANICAL PLAN
 - M-1.02 SECOND LEVEL - MECHANICAL PLAN
 - M-1.03 MECHANICAL SCHEDULE AND DETAILS
 - PLUMBING**
 - P-1.01 MAIN LEVEL - PLUMBING PLAN
 - P-1.02 SECOND LEVEL - PLUMBING PLAN
 - ELECTRICAL**
 - E-1.01 MAIN LEVEL - ELECTRICAL PLAN
 - E-1.02 SECOND LEVEL - ELECTRICAL PLAN

3 Pines Plan Review
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MURRAY SALON
 4770 SOUTH 900 EAST
 MURRAY, UTAH 84117

Revision Date: [] Revision Number: []

PROJECT NO.: W25200
 DATE: 01/19/2024
 DRAWN BY: SW
 CHECKED BY: SW
 LIFE SAFETY PLAN

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MAIN - EGRESS PLAN
 SCALE: 1/4" = 1'-0"
 1

GENERAL NOTES

WHERE SUITABLE AREAS ARE PROVIDED FOR SMOKING, VAPORATED SMOKING AREAS SHALL BE PROVIDED WITH VENTING AND OPERABLE WINDOWS AND INLET THE ADDITIONAL REQUIREMENTS IN THE APPLICABLE ORDINANCES, REGULATIONS, AND POLICIES.

SEMI-PERMANENT SIGNAGE SHALL BE PROVIDED IN A CONSPICUOUS LOCATION, PERMANENT SIGNAGE IN A CONSPICUOUS LOCATION.

MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED SPACE TO THE NEAREST EXITS SHALL BE AS FOLLOWS:

EGRESS WIDTH: ALL EXITS SHALL BE AS FOLLOWS: ALL EXITS SHALL BE AS FOLLOWS WITH PERIODIC ANALYSIS INCHES PER OCCUPANT

EGRESS LEGEND

EXIT SIGN ON EXIT CORRIDOR

DOOR OR STAIRWAY CAPACITY

ACTUAL (# OF PEOPLE)

SUBTOTAL (# OF PEOPLE)

FIRE LEGEND

RECESSED FIRE EXTINGUISHER CABINET

RECESSED FIRE EXTINGUISHER CABINET

RECESSED FIRE EXTINGUISHER CABINET

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RECESSED FIRE EXTINGUISHER CABINET

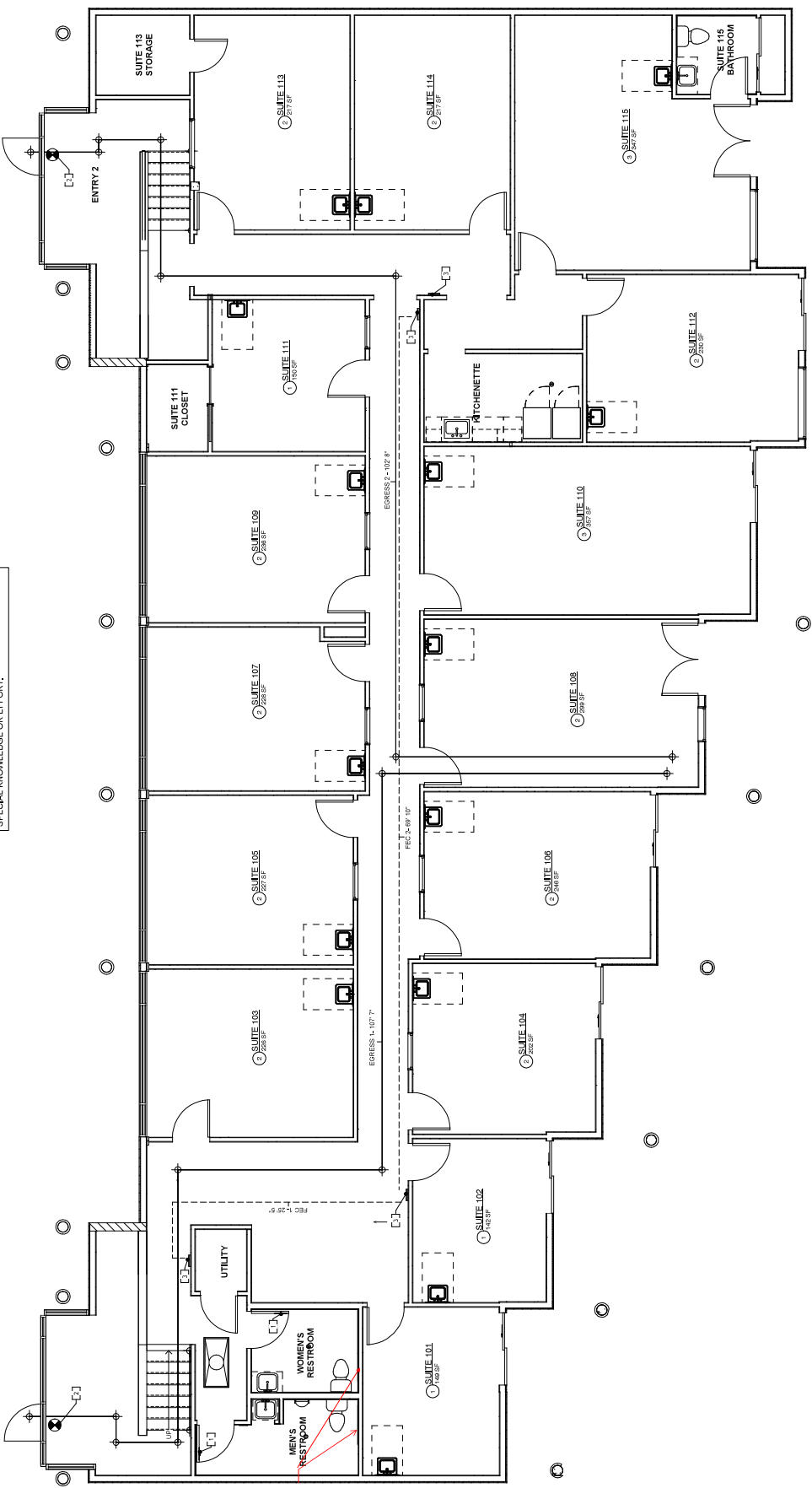
NOTE: PRIMARY FUNCTION AND OCCUPANCY HAS NOT BEEN CHANGED THEREFORE ADA ALTERATIONS ARE NOT REQUIRED. REVISIONS TO THE PLAN SHALL BE PROVIDED TO THE OWNER BY THE ARCHITECT. ACCESSIBLE ENTRANCE AND EXIT FACILITIES ARE NOT REQUIRED TO BE PROVIDED IN EXISTING FACILITIES.

IEBC 305.7 - PART OF THE REMODEL WILL ENTAIL UPGRADING EXISTING RESTROOMS.

NOTE: ALL EXITS ARE TO BE READILY OPENABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

SHEET NOTES		EGRESS PATH LEGEND		FIRE EXTINGUISHER PATH	
1	ACCESSIBLE RESTROOM SIGNAGE AS PER ADA	EGRESS	OCCUPANT LOAD PER AREA	FEQ 1	65-15'
2	TACTILE EXIT SIGN TO BE INSTALLED AT EXIT DOORS AS PER IBC 707.3 - SEE ADA DETAILS	EGRESS 1	EGRESS PATH	FEQ 2	25-5'
3	RECESSED FIRE EXTINGUISHER CABINET - SEE SECTION 4 FROM FINISHED WALL SURFACE	EGRESS 2			

NOTE: ALL EXITS ARE TO BE REAR ONLY, OBTAINABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



3 Pines Plan Review
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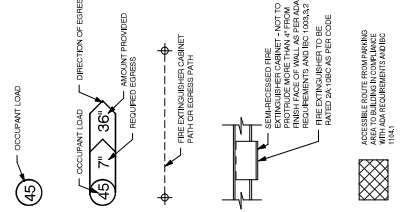


AS-1.00

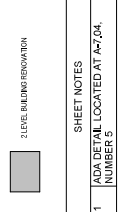
3 Pines Plan Review
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NOTIFICATION AND INSPECTOR WILL FIELD
 VERIFY THE EXISTING ACCESSIBLE ELEMENTS
 COMPLY WITH THE PROVISIONS OF ADA. LOCAL
 CODES MAY BE MORE STRINGENT THAN THE
 CODES AT THIS SECTION. IF THE EXISTING
 ACCESSIBLE ELEMENTS DO NOT COMPLY WITH
 THE PROVISIONS OF ADA, THE LOCAL
 CODES SHALL APPLY AS REQUIRED.

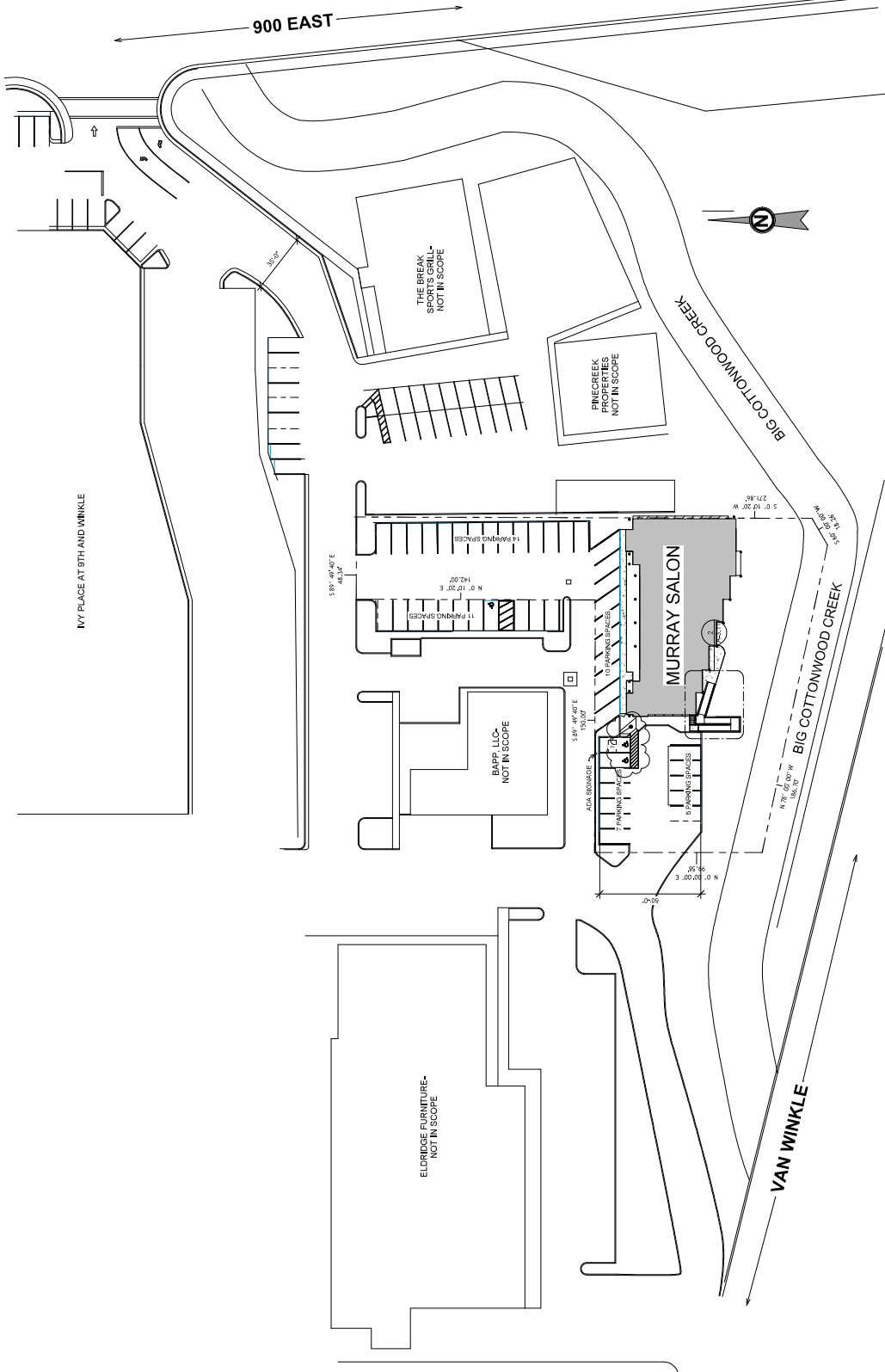
EXITING LEGEND



SCOPE OF WORK LEGEND



NOTE: ACCESSIBLE ROUTE BETWEEN THE ACCESSIBLE PARKING AND THE BUILDING ENTRANCE CANNOT EXCEED A 3% SLOPE. CONTRACTOR AND BUILDING INSPECTOR TO VERIFY.



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MURRAY SALON
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 MURRAY, UTAH 84117

Revision Date: 10/05/2023
 Revision Number: 1

3 Pines Plan Review
 01/30/2024 10:28:36 AM

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PROJECT NO.: W230200
 DATE: 01/19/2024
 DRAWN BY: SWY
 CHECKED BY: SWY
 TITLE: 3 Pines Plan Review
 MAIN LEVEL FLOOR PLAN

A-1.01

GENERAL NOTES

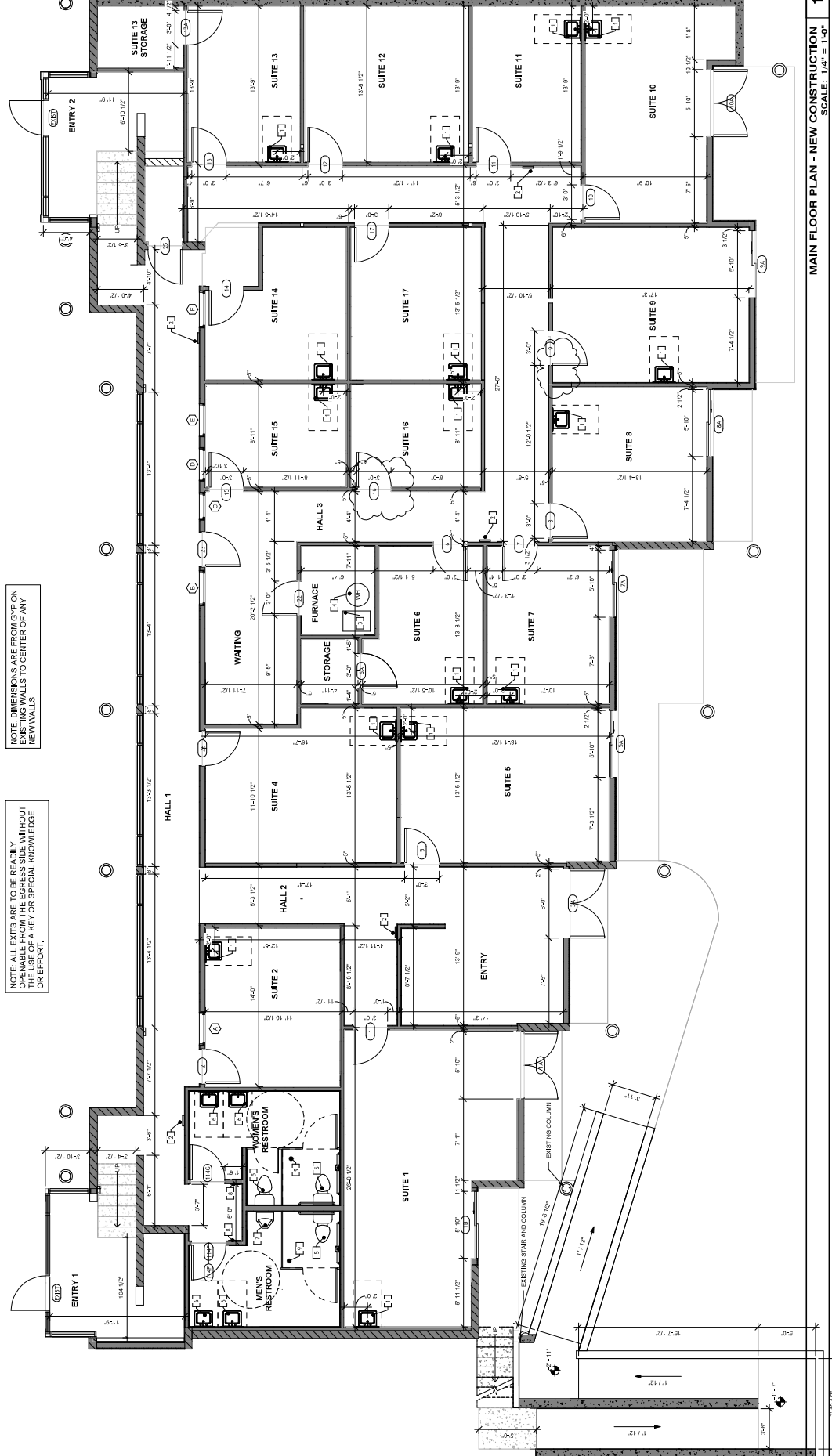
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES WITH THE ARCHITECT.
- COORDINATE INSTALLATION OF ALL AFTER CONTRACT ASSEMBLIES WITH STRUCTURES TO CONSTRUCTION OF ASSOCIATED STRUCTURES.
- PROVIDE 1/2" MINIMUM CLEAR FLOOR SPACE AT FULL SIDE OF ALL DOORS, UNLESS OTHERWISE NOTED OR DIMENSIONED. LOCATE DOORS AS INDICATED FOR TILE (WHERE KNOWN).
- PROVIDE INCREASED KNOX HIGH SECURITY HEAVY DUTY KEY LOCK.
- COORDINATE FINAL LOCATION WITH CITY THE MARSHAL.
- SEE STRUCTURAL MECHANICAL ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- SEE FINISH PLANS, INTERIOR ELEVATIONS AND MILLWORK DETAILS FOR FINISHES OF MILLWORK, WALLS AND CEILING.
- FINISHES OF MILLWORK, WALLS AND CEILING.

SHEET NOTES

- HAIR WASH SINK - COORDINATE WITH ARCHITECT.
- WALL MOUNTED FIRE EXTINGUISHER CABINET.
- FURNACE.
- WATER HEATER 50 GAL - 100 MBH FOR SEMI-COMMERCIAL.
- ADA TOILET - SEAT SHALL BE HINGED OPEN-FRONT TYPE, SIZED FOR WATER CLOSSET BOWL TYPE, IPC 403.3.
- ADA WALL MOUNT HAND SINK.
- SEE FINISH PLANS FOR FINISHES.
- ACCESSIBLE RESTROOM SIGNAGE AS PER CODE.
- FLOOR DRAIN TRAP MUST HAVE A TRAP PRIMER.

GENERAL NOTES

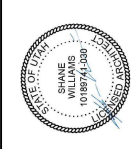
- SEE CEILING PLANS FOR CEILING INFORMATION.
- SEE FINISH PLANS FOR FINISHES AND DIMENSIONS.
- INTERIOR CERAMIC TILE WALLING AT WALKER GROUP, CORRIDOR TO COORDINATE ALL FINISHES WITH INTERIOR ARCHITECT.
- SEE WINDOW AND DOOR SHEETS FOR DETAILS.
- SEE FINISH PLANS FOR FINISHES AND DIMENSIONS.
- SEE COVER SHEET FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL INFORMATION.
- SEE GROUND FLOOR TYPE INFORMATION.
- PROVIDE BACKSPLASH FOR WALL MOUNTED ITEMS, SINKS, STOVE, REFRIGERATOR, RANGE AND EQUIPMENT AS REQUIRED.
- DO NOT SCALE DRAWINGS.



NOTE: ALL EXITS ARE TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

NOTE: DIMENSIONS ARE FROM GYP ON EXISTING WALLS TO CENTER OF ANY NEW WALLS.

MAIN FLOOR PLAN - NEW CONSTRUCTION
 SCALE: 1/4" = 1'-0"



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Revision Date: 10/05/2023
Revision Number: 1

PROJECT NO.: W62020
DATE: 01/19/2024
DRAWN BY: SW
CHECKED BY: SW
SECOND LEVEL FLOOR PLAN

A-1.02

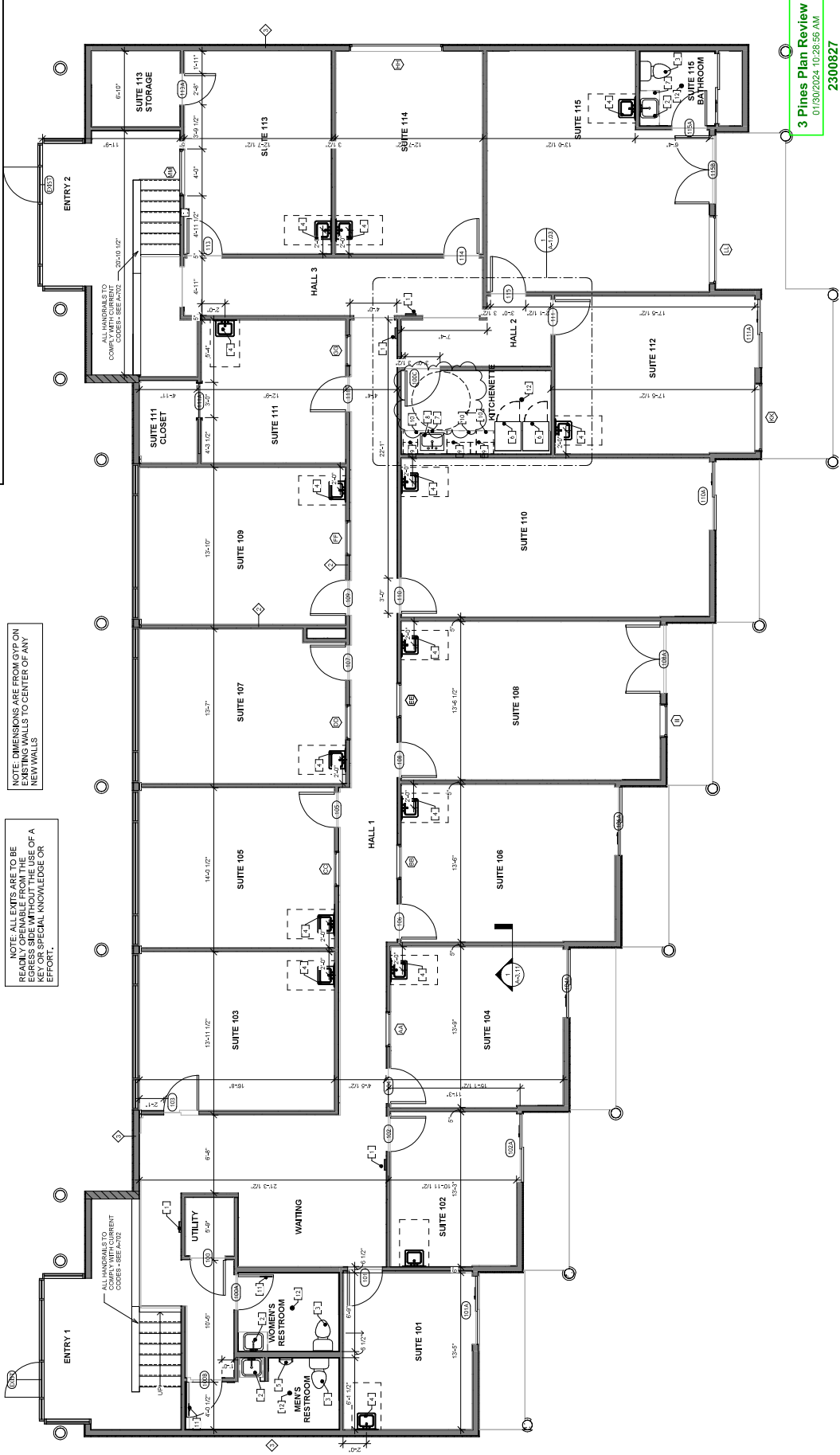
GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL COMPONENTS AND DIMENSIONS PRIOR TO CONSTRUCTION. REJECT ANY SUBSTANTIAL DEFICIENCIES TO THE ARCHITECT.
- B. COORDINATE INSTALLATION OF ALL AFTER-CONTRACTOR ASSEMBLIES WITH THE ARCHITECT.
- C. PROVIDE 1/2" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS, UNLESS OTHERWISE NOTED OR DIMENSIONED. LOCATE DOORS AS (ADULT) FOR THE WHERE SHOWN. "JAMB" FROM FINISHED WALL.
- D. PROVIDE RECEIVED KNOX HIGH SECURITY HEAVY DUTY KEY BOX.
- E. COORDINATE FINAL LOCATION WITH CITY FIRE MARSHAL.
- F. SEE STRUCTURAL, MECHANICAL, ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- G. SEE FINISH SCHEDULE FOR INTERPENETRATIONS AND MILLWORK DETAILS FOR ALL FINISHES.
- H. SEE FINISH SCHEDULE FOR CEILING INFORMATION.
- I. GENERAL CONTRACTOR SHALL VERIFY ALL COMPONENTS AND DIMENSIONS PRIOR TO CONSTRUCTION. REJECT ANY SUBSTANTIAL DEFICIENCIES TO THE ARCHITECT.
- J. COORDINATE INSTALLATION OF ALL AFTER-CONTRACTOR ASSEMBLIES WITH THE ARCHITECT.
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- L. PROVIDE RECEIVED KNOX HIGH SECURITY HEAVY DUTY KEY BOX.
- M. COORDINATE FINAL LOCATION WITH CITY FIRE MARSHAL.
- N. SEE STRUCTURAL, MECHANICAL, ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- O. SEE FINISH SCHEDULE FOR INTERPENETRATIONS AND MILLWORK DETAILS FOR ALL FINISHES.
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- Q. PROVIDE RECEIVED KNOX HIGH SECURITY HEAVY DUTY KEY BOX.
- R. COORDINATE FINAL LOCATION WITH CITY FIRE MARSHAL.
- S. SEE STRUCTURAL, MECHANICAL, ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- T. SEE FINISH SCHEDULE FOR INTERPENETRATIONS AND MILLWORK DETAILS FOR ALL FINISHES.

- SHEET NOTES**
- 1 WALL MOUNTED FIRE EXTINGUISHER
 - 2 EXISTING ADA SINK
 - 3 EXISTING ADA TOILET
 - 4 HAIR WASH SINK - COORDINATE WITH OWNER
 - 5 WALL MOUNTED URINAL
 - 6 WASH HAND DRYER
 - 7 WASH HAND DRYER PROVIDED BY OWNER
 - 8 KITCHEN SINK
 - 9 KITCHEN CABINET
 - 10 CABINETS PROVIDED BY OWNER
 - 11 ACCESSIBLE RESTROOM SIGNAGE AS PER CITY REQUIREMENTS
 - 12 FLOOR DRAIN TRAP MUST HAVE A TRAP PRIMER

NOTE: ALL EXITS ARE TO BE REAR EXITS. ALL EXITS MUST BE CLEAR OF OBSTRUCTIONS. ALL EXITS MUST BE TO CENTER OF ANY NEW WALLS.

NOTE: DIMENSIONS ARE FROM GYP ON EXISTING WALLS TO CENTER OF ANY NEW WALLS.



3 Pines Plan Review
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SECOND LEVEL - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



AGENDA ITEM # 05 93 Woodrow Subdivision			
ITEM TYPE:	Flag Lot Subdivision		
ADDRESS:	93 West Woodrow Street	MEETING DATE:	October 3, 2024
APPLICANT:	Kyle Zack, 10 Pointe Properties	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	21-12-481-028	PROJECT NUMBER:	24-099
ZONE:	R-1-8, Low Density Single Family		
SIZE:	0.46 acres		
REQUEST:	Preliminary and Final Flag Lot Subdivision approval for property in the R-1-8 Zone located at 93 West Woodrow Street.		



I. LAND USE ORDINANCE

Section 16.04.040 of the Subdivision Ordinance requires that the Planning Commission as the Land Use Authority approve applications for the subdivision of land. It shall make investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan, Title 17, Land Use Ordinance of the Murray City Municipal Code, and other pertinent documents as it deems necessary.

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

II. BACKGROUND

Project Location

The subject property is located on the south side of Woodrow Street, west of Murray High School in the R-1-8 Zone.

Surrounding Land Use and Zoning

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

Project Description

The subject property is a 0.46-acre, single family lot with two existing homes oriented towards Woodrow Street. This property has gone through many iterations of either being a single or two parcels with no evidence of city approval either way. Multiple historic maps can not decisively conclude if or when the properties were combined or split.

The applicant recently purchased the property and proposes to split the lot preserving the existing homes as a Flag Lot Subdivision. Staff has reviewed the application to verify conformance to Title 16, Subdivisions, Chapter 17.76.140, Flag Lots, and Chapter 17.100, Single-Family Residential Low Density District, R-1-8. Review of the relevant standards are provided below.

Subdivision Configuration

The proposed subdivision will split the existing property into two new lots:

- Lot 1 is proposed at 11,752 ft² exceeding the 8,000 ft² minimum and will contain an existing single family dwelling.
- Lot 2 is proposed at 13,477 ft² exceeding the required 10,000 ft² as outlined in the Flag Lot Section of the Land Use Ordinance. This lot includes a new twenty-eight foot (28') wide access drive to access the rear lot.

R-1-8 Zone, Setbacks, Height, Lot Width

Section 17.100.080 describes setbacks for dwellings. Section D states that single-family structures which existed prior to April 7, 1987 shall meet a fifteen foot (15') rear yard setback. Because the applicant is not proposing any new buildings, the plans indicate that the homes will meet the fifteen foot (15') setback. Any new construction on the two lots will be required to meet the minimum setbacks and height allowances in the R-1-8 zone as stated below.

- Front Yard setback:** 25' minimum
- Rear Yard setback:** 25' minimum
- Side Yard setback:** 8' minimum, both side yards must total 20' minimum
- Height:** 35' maximum

The proposed lots can accommodate new construction with appropriate setbacks as required.

Flag Lot Requirements

In addition to the requirements of the R-1-8 zone, the following are specific requirements for lots created by a flag lot subdivision:

- Lot Area: The proposed subdivision will result in two lots. Flag lot subdivision regulations require that the rear lot have an area 125% of the requirement of the zone in which the subdivision is located, exclusive of the “pole” or “stem” portion of the lot. The minimum lot area required in the R-1-8 zone is 8,000 square feet, making the required minimum lot size for the flag lot 10,000 square feet. The remaining lot must also meet or exceed the area requirement of the R-1-8 zone.

	Required Lot Size	Proposed Lot Size
Lot 1	8,000 ft ²	11,752 ft ²
Lot 2 (Flag Lot)	10,000 ft ²	13,477 ft ² (10,425 ft ² excluding the “stem” or access portion.)

- Access: Flag lots must have an access of at least 28 feet in width extending from the body of the lot to the public right-of-way. The access will be a physical, twenty-eight foot (28') wide extension from the body of the new lot to Woodrow Street.

Public Utilities

Public utilities are available within Woodrow Street to serve the proposed subdivision. Utility easements have been indicated on the proposed plat for both lots as required by the City Engineer and Public Works Department.

Subdivision Improvements

The City Engineer has requested dedication of property for public improvements that will be installed in the future.

III. LAND USE ORDINANCE STANDARDS REVIEW

Murray City Code Title 16 outlines the requirements for subdivision review. The Murray Planning Commission is required by State Code to conduct a public meeting and review all subdivisions of property within the City. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The

Planning Commission's role as the land use authority is to ensure that a proposed subdivision is consistent with established ordinances, policies and planning practices of the City. The Planning Commission makes investigations, reports and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary. The plat is then forwarded to the Salt Lake County Recorder's office for review and recording.

IV. CITY DEPARTMENT REVIEW

A Planning Review meeting was held September 17, 2024 where the Flag Lot Subdivision application was reviewed by Murray City department staff. The following comments have been provided by the departments that were in attendance:

- The City Engineer recommends approval subject to the following conditions:
 - Meet City subdivision requirements and standards – City Code Title 16.
 - Address all engineering and survey review comments prior to printing the plat to mylar.
 - Provide grading, drainage, and utility plan – City Code Chapter 16.08.
 - Meet City storm drainage requirements, on-site retention is required – City Code Chapter 13.52.050
 - Provide standard front rear and side yard PUE's on lots – City Code Chapter 16.16.100.
 - Provide separate utilities to proposed lots.
 - Provide Woodrow Street right-of-way dedication to accommodate future street improvements (asphalt, curb and gutter & sidewalk) – City Code Chapter 17.76.120.
 - Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
- The Murray City Fire Department recommends approval and states to use International Fire Code 2021 and NFPA as references.
- The Murray City Wastewater Division recommends approval subject to the following:
 - New sewer connections from the main must be ran for each home in order to separate the utility connections.
 - All sewer work must meet Murray Specification. Please note this on the plan and include all applicable specifications directly from the Murray Wastewater Specification book.
 - <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>
- The Murray City Water Department recommends approval subject to the following:
 - All water utility work must follow Murray City Water Specification and Requirements
 - <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>
 - New service lateral material from the main to the meter must be Type K Copper.
 - Existing service to the north house cannot connect to the new service the more

south house.

- The applicant cannot lay a new service lateral within the same trench as a sewer lateral. There must be 10' of horizontal separation.
- The applicant will need to work with the Water Department to implement a water line to the current house.

Other departments did not provide comments or express concerns requiring specific conditions for approval. The comments have been addressed as conditions of approval in the final section in this report.

V. PUBLIC INPUT

Seventy-four (74) notices of the public meeting were sent to affected entities and all property owners for parcels located within 300 feet of the subject property.

VI. FINDINGS

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

1. The proposed flag lot subdivision meets the requirements of Section 17.100 of the Murray City Land Use Ordinance.
2. The proposed flag lot subdivision meets the requirements of the applicable sections of Title 16, Subdivision Ordinance of the Murray City Code for the subdivision of land.
3. Section 17.76.140 (Flag Lots) allows flag lot subdivisions under conditions which are present in this application. The proposed subdivision adheres to the specific requirements for flag lot subdivisions in Section 17.76.140 of the Murray City Land Use Ordinance.
4. The proposed subdivision allows for a more efficient use of land which furthers the goals of the Murray City General Plan regarding stabilization of residential areas and providing increased housing options.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission GRANT preliminary and final subdivision approval for a Flag Lot Subdivision for the proposed 93 Woodrow Subdivision located at 93 West Woodrow Street**, subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer, including the following:
 - Meet City subdivision requirements and standards – City Code Title 16.
 - Address all engineering and survey review comments prior to printing the plat to mylar.
 - Provide grading, drainage, and utility plan – City Code Chapter 16.08.
 - Meet City storm drainage requirements, on-site retention is required – City Code Chapter 13.52.050
 - Provide standard front rear and side yard PUE's on lots – City Code Chapter 16.16.100.
 - Provide separate utilities to proposed lots.
 - Provide Woodrow Street right-of-way dedication to accommodate future street

- improvements (asphalt, curb and gutter & sidewalk) – City Code Chapter 17.76.120.
 - Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
2. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
 3. The applicant shall meet all requirements of the Murray City Water Department.
 4. The applicant shall meet all requirements of the Murray City Wastewater Department.
 5. The applicant shall meet all requirements of the Murray City Fire Department.
 6. The applicant shall obtain building permits for any new construction on the property.
 7. The Final Plat shall adhere to the requirements for Flag Lot Subdivisions contained in Section 17.76.140 of the Murray City Land Use Ordinance and as outlined in the Staff Report.
 8. The applicant shall meet all applicable Building and Fire Codes.
 9. The applicant shall provide complete plans, structural calculations and soils reports stamped and signed by the appropriate design professionals at the time of submittal for building permits.
 10. The subdivision plat shall be recorded within one year of the final approval or the final plat shall be null and void.

FLAG LOT SUBDIVISION APPLICATION

Name of Proposed Subdivision: 93 Woodrow Subdivide

Project Address: 93 W Woodrow St. Murray, VT. 84107

Parcel Identification (Sidwell) Number: 21-12-481-028

Parcel Area(acres): .46 Zoning District: R-1-8 Total # of Lots: 2

Applicant Information

Name: 10 Point Properties LLC

Mailing Address: 7533 S Center View Ct. STE R City: West Jordan State: UT ZIP: 84184

Phone #: 801.604.8778 Fax #: _____ Email Address: kyle@gowestinvestments.com

Property Owner's Information (If different)

Name: _____

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

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

Licensed Engineer Information

Name: _____

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

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

Authorized Signature:  dotloop verified
08/27/24 2:25 PM MDT
GGKM-4EUH-LUT3-0QZW Date: 08/27/2024

For Office Use Only	
Project Number: _____	Date Accepted: _____
Planner Assigned: _____	

Property Owners Affidavit

I (we) 10 point properties LLL, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

[Signature]
Owner's Signature

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

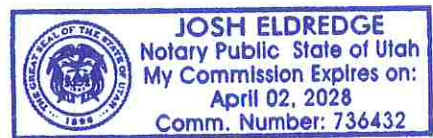
State of Utah
County of Salt Lake §

Subscribed and sworn to before me this 1 day of July, 2021.

[Signature]
Notary Public

Residing in Salt Lake City, UT

My commission expires: 04/02/2028



Agent Authorization

I (we), 10 point properties, the owner(s) of the real property located at _____ in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
County of Salt Lake §

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

Notary public

Residing in: _____

My commission expires: _____



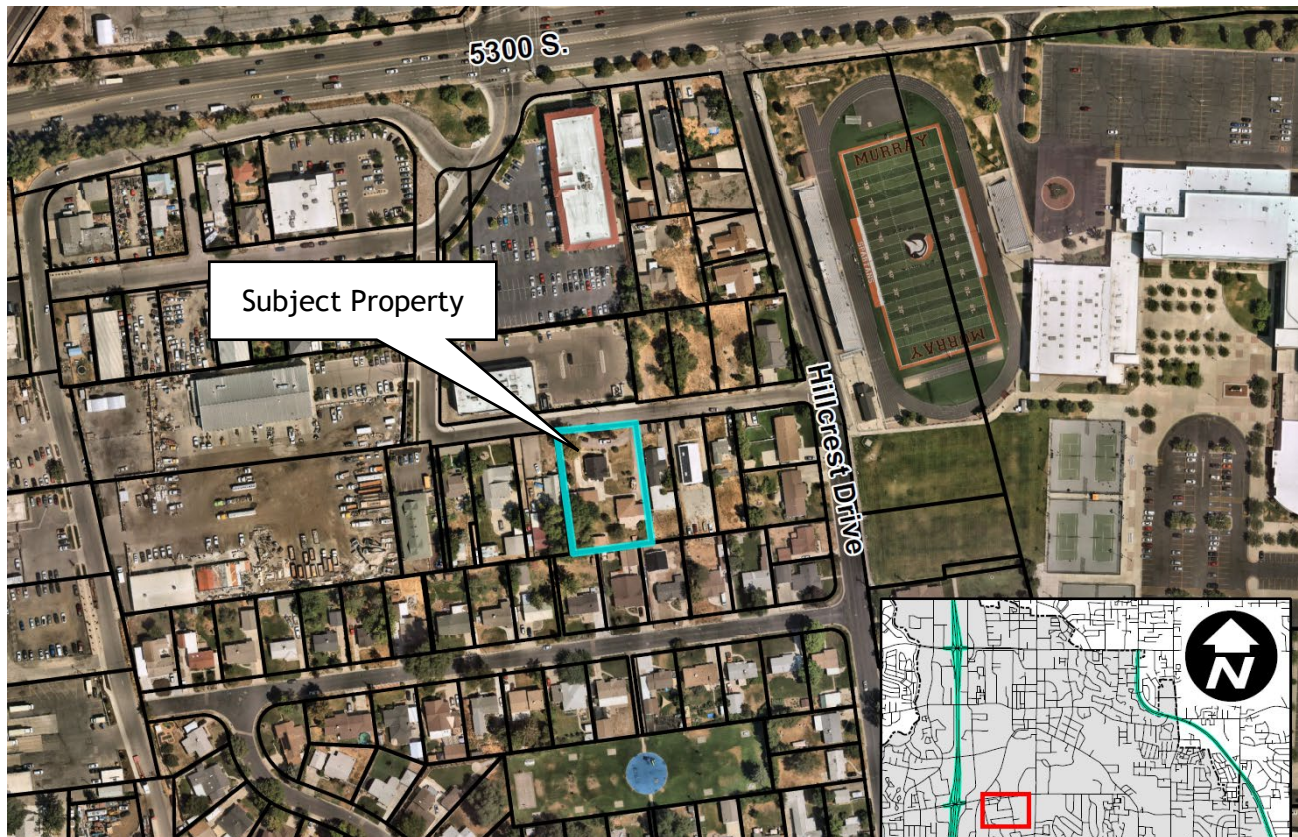
NOTICE OF PUBLIC HEARING

October 3rd, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, October 3rd, 2024, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive comment on an application by **10 Point Properties** for the property located at **93 West Woodrow Street**. The applicant is requesting preliminary and final subdivision approval to split the property into two lots (Flag Lot). Please see the attached exhibit.

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 read 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 planningcommission@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.



HORIZONTAL: 1" = 30'
 SCALE: 1" = 30'
 0 15 30 45



VICINITY MAP

UTILITY NOTE:

PUBLIC UTILITIES, INCLUDING ELECTRICAL, NATURAL GAS, CABLE, T.V., WATER METERS, AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NEEDED OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED ON THIS PLAT MAP. THE APPLICANT AND OWNER SHALL BE RESPONSIBLE TO OBTAIN APPROVAL OF ANY OBSTRUCTIONS, INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT WITHOUT THE PRIOR APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

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



DOMINION ENERGY	_____
COMCAST	_____
CENTURY LINK	_____
UTOPIA	_____

LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- EASEMENTS LINE AS NOTED
- FOUND MONUMENT AS NOTED

MURRAY FIRE DEPARTMENT

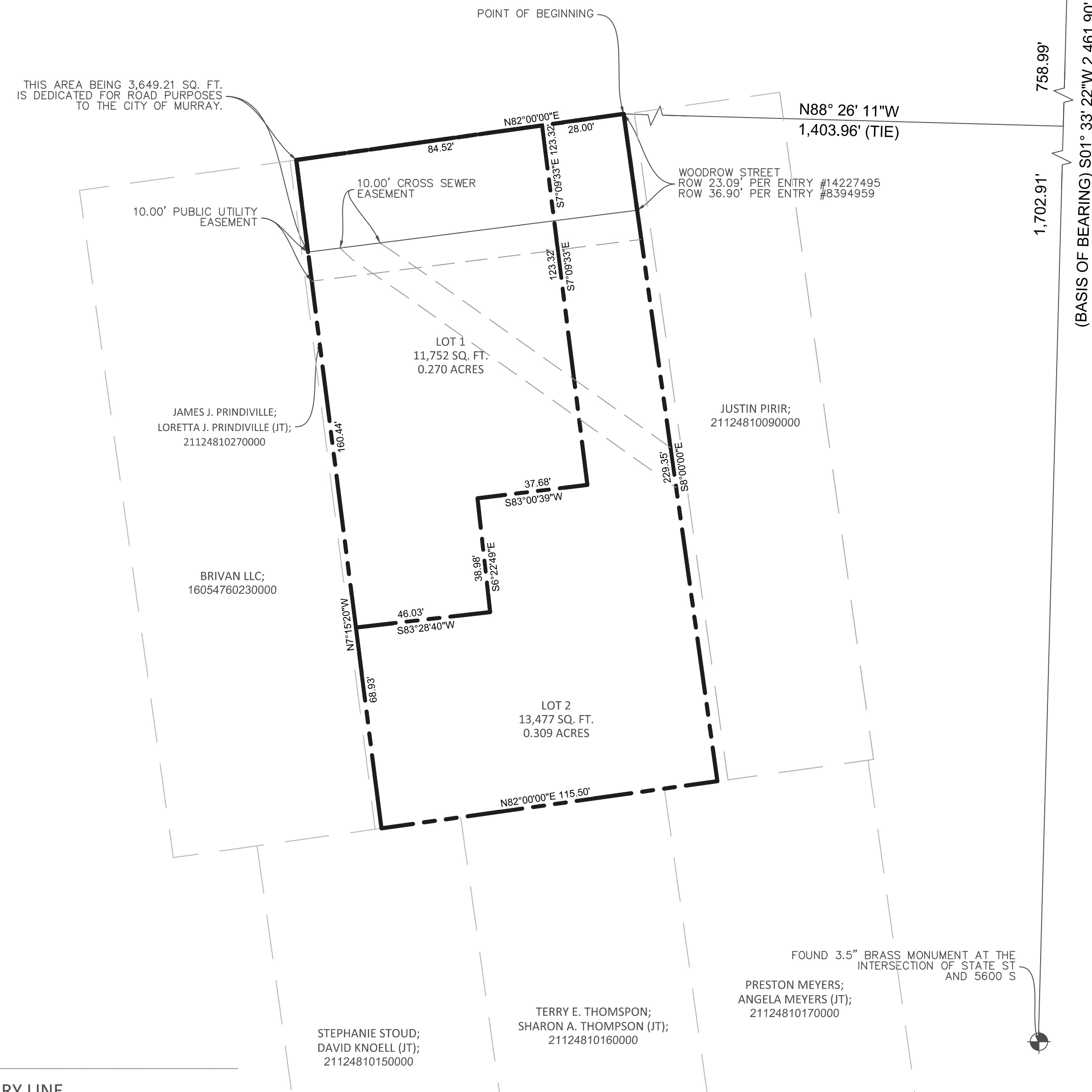
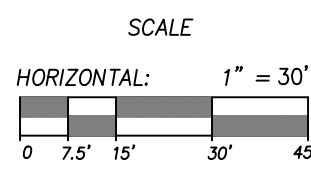
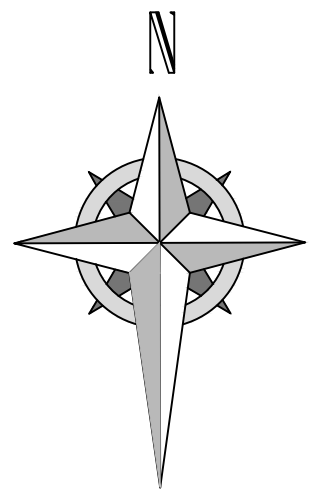
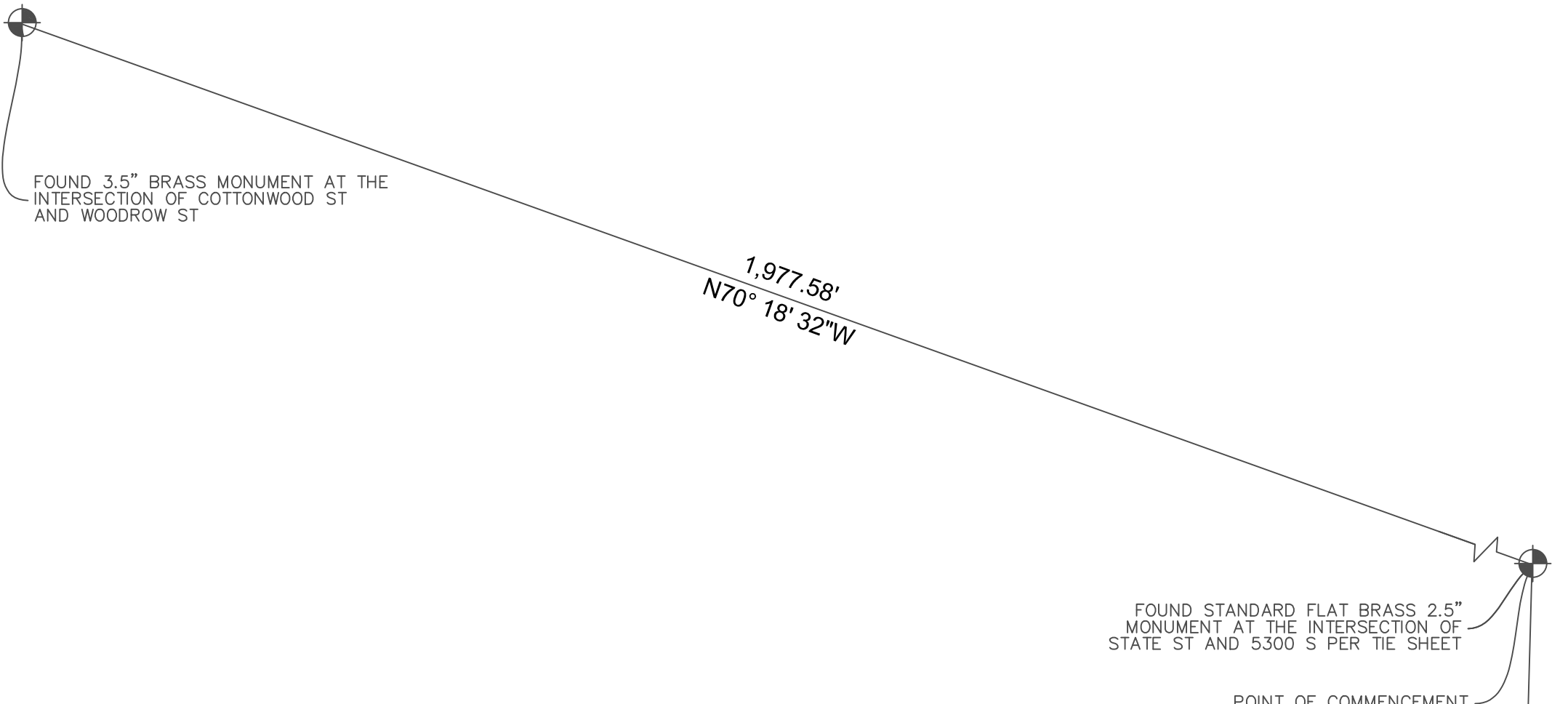
APPROVED THIS ___ DAY OF _____ AD 20__

MURRAY CITY PLANNING COMMISSIO

APPROVED THIS ___ DAY OF _____ BY THE MURRAY CITY PLANNING COMMISSION.

93 W WOODROW ST. SUBDIVISION

LOCATE IN THE SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, UTAH
JUNE 2024



- LEGEND:**
- BOUNDARY LINE
 - NEIGHBOR BOUNDARY LINE
 - EASEMENTS LINE AS NOTED
 - FOUND MONUMENT AS NOTED



VICINITY MAP

UTILITY NOTE:

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

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



- DOMINION ENERGY
- COMCAST
- CENTURY LINK
- UTOPIA

MURRAY FIRE DEPARTMENT
APPROVED THIS ___ DAY OF _____ A.D. 20__.
BY: _____

MURRAY CITY PLANNING COMMISSION
APPROVED THIS ___ DAY OF _____ A.D. 20__ AT BY THE MURRAY CITY PLANNING COMMISSION.
BY: _____
CHAIR, MURRAY CITY PLANNING COMMISSION

MURRAY POWER
APPROVED AS THIS ___ DAY OF _____ AD 20__.
BY: _____

MURRAY GIS
APPROVED AS THIS ___ DAY OF _____ AD 20__.
BY: _____

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS ___ DAY OF _____ AD 20__.
BY: _____

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

APPROVAL AS FORM
APPROVED AS TO FORM THIS ___ DAY OF _____ AD 20__.
MURRAY CITY ATTORNEY

MURRAY WATER
APPROVED AS THIS ___ DAY OF _____ AD 20__.
BY: _____

MURRAY SEWER
APPROVED AS THIS ___ DAY OF _____ AD 20__.
BY: _____

MURRAY CITY MAYOR
PRESENTED TO THE MURRAY CITY THIS ___ DAY OF _____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____ ATTEST _____

SALT LAKE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SALT LAKE COUNTY DEPUTY RECORDER

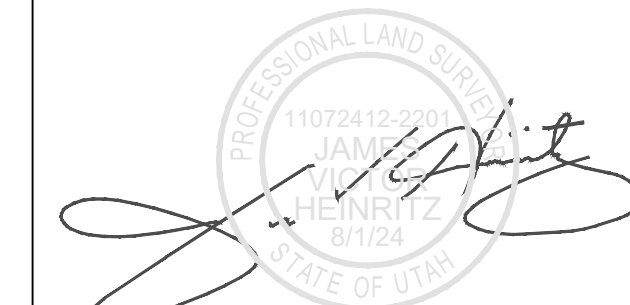
SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 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 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

NAME OF PLAT

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

SIGNED THIS _____ DAY OF _____ 20__



JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF 5300 S AND STATE ST, WHENCE A FOUND 3.5" BRASS MONUMENT AT THE INTERSECTION OF STATE ST AND 5600 S BEARS SOUTH 01°33'22" WEST A DISTANCE OF 2,461.90 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 01°33'22" WEST A DISTANCE OF 758.99;
THENCE NORTH 88°26'11" WEST A DISTANCE OF 1,403.96 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 07°09'47" EAST A DISTANCE OF 229.37 FEET;
THENCE SOUTH 81°59'59" WEST A DISTANCE OF 110.00 FEET;
THENCE NORTH 07°09'47" WEST A DISTANCE OF 229.38 FEET;
THENCE NORTH 82°00'00" EAST A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 25,229 SQ. FT. OR 0.579 ACRES.

OWNERS' DEDICATION:

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

93 W WOODROW ST SUBDIVISION

DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE SET OR HANDS THIS _____ DAY OF _____ A.D. 2023

BY _____

ACKNOWLEDGEMENT:

STATE OF UTAH |
COUNTY OF SALT LAKE | S.S.

ON THE _____ DAY OF _____ A.D. 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

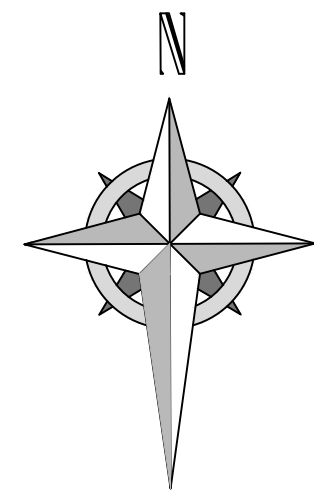
SCALE: 1"=30' SHEET 1 OF 1

93 W WOODROW ST. SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, T2S, R1W
MURRAY CITY, SALT LAKE COUNTY, UTAH

RECORD OF SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, T2S, R1W
MURRAY CITY, SALT LAKE COUNTY, UTAH



SCALE
HORIZONTAL: 1" = 30'

FOUND 3.5" BRASS MONUMENT AT THE INTERSECTION OF COTTONWOOD ST AND WOODROW ST

1,977.58'
N70° 18' 32"W

FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF STATE ST AND 5300 S PER TIE SHEET BENCHMARK: 4,300.53'
POINT OF COMMENCEMENT

758.99'
1,702.91'
(BASIS OF BEARING) S01° 33' 22"W 2,461.90'



NARRATIVE

THIS SURVEY WAS PREPARED FOR 10 POINT PROPERTIES LLC TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE LINE FORMED BETWEEN A FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF 5300 S AND STATE ST AND A FOUND 3.5" BRASS MONUMENT AT THE INTERSECTION OF STATE ST AND 5600 S BEARING SOUTH 01°33'22" WEST A DISTANCE OF 2,461.90 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE WARRANTY DEED RECORDED IN SALT LAKE CITY RECORDER OFFICE WITH ENTRY NUMBER 14227495 OF BOOK 11484 PAGE 2517 AND FILED ON APRIL 12, 2024

THREE STREET MONUMENTS AND THREE OFFSETS TO PROPERTY CORNERS WERE FOUND AND LOCATED AS SHOWN HEREON. THE MONUMENTS FIT WITH THE RECORDED LOCATION OF THE PROPERTY AND WERE HELD FOR POSITION. THE PROPERTY CORNERS WERE SET ACCORDINGLY.

NOTES

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
- DISPLAYED CONTOURS ARE AT 1 FT. INTERVALS.
- BENCHMARK IS A FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF STATE ST AND 5300 S WITH AN ELEVATION OF 4,300.53 FEET PER TIE SHEET.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF 5300 S AND STATE ST, WHENCE A FOUND 3.5" BRASS MONUMENT AT THE INTERSECTION OF STATE ST AND 5600 S BEARS SOUTH 01°33'22" WEST A DISTANCE OF 2,461.90 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 01°33'22" WEST A DISTANCE OF 758.99;
THENCE NORTH 88°43'11" WEST A DISTANCE OF 1,391.92 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 08°00'00" EAST A DISTANCE OF 229.35 FEET;
THENCE SOUTH 82°00'00" WEST A DISTANCE OF 115.50 FEET;
THENCE NORTH 07°15'20" WEST A DISTANCE OF 229.37 FEET;
THENCE NORTH 82°00'00" EAST A DISTANCE OF 112.52 FEET TO THE POINT OF BEGINNING;

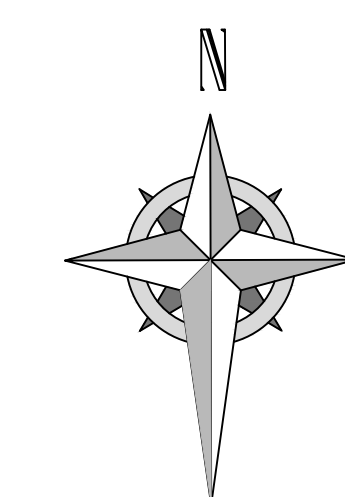
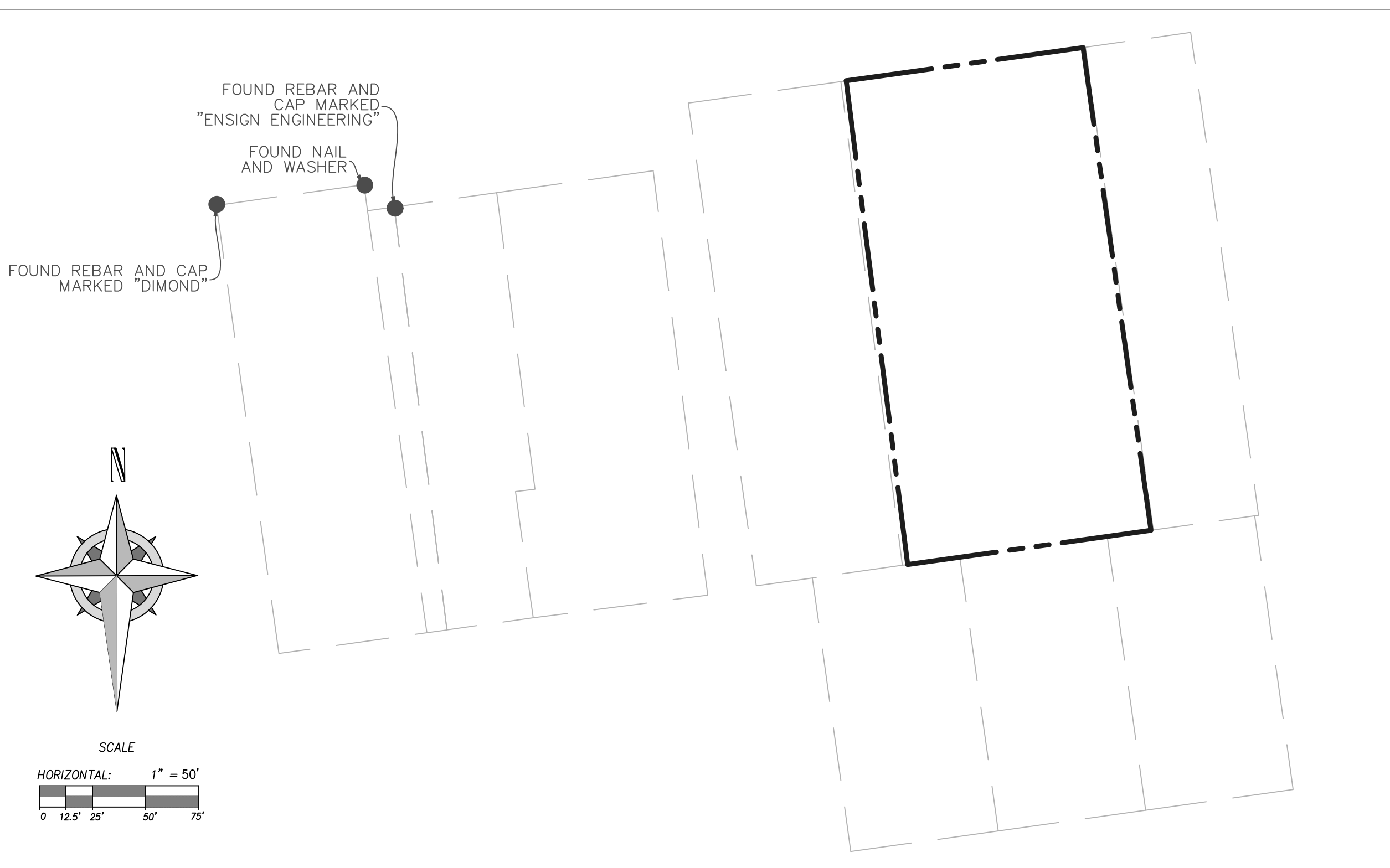
SAID PARCEL CONTAINS 26,148 SQ. FT. OR 0.600 ACRES.

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC.



SCALE
HORIZONTAL: 1" = 50'

LEGEND:

- | | | | | | |
|--|--|--|---------------|--|---------------------------|
| | BOUNDARY LINE | | SIGN | | UNDERGROUND SANITARY LINE |
| | NEIGHBOR BOUNDARY LINE | | SEWER MANHOLE | | UNDERGROUND WATER LINE |
| | POWER LINE | | POWER POLE | | UNDERGROUND GAS LINE |
| | SET WITH 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED | | WATER VAULT | | OVERHEAD POWER LINE |
| | FOUND MONUMENT AS NOTED | | WATER METER | | |
| | PANORAMIC PHOTO LOCATION | | LIGHT POLE | | |
| | POWER POLE | | TREE | | |

PROJECT INFORMATION

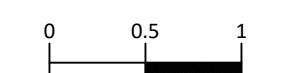
10 POINT PROPERTIES LLC
93 W WOODROW ST. MURRAY, UT 84107
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 24-RE-051	Sheet 1
DATE June 24	1
HORIZONTAL SCALE 1"=30'	



SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



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



WOODROW ST SUBDIVISION

**93 WEST WOODROW STREET
MURRAY, CITY 84107**

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH**



VICINITY MAP

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

GENERAL NOTES

SHEET INDEX

PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	C100	GENERAL NOTES
3	C200	EXISTING/DEMO PLAN
4	C300	SITE PLAN
5	C400	UTILITY PLAN
6	C500	GRADING/DRAINAGE PLAN
7	C600	DETAILS

**WOODROW ST SUBDIVISION
93 WEST WOODROW STREET
MURRAY CITY, UTAH, 84107**

CLIENT/DEVELOPER CONTACT
NAME: **KYLE ZACK**
ADDRESS:
PHONE: **801-604-8778**
EMAIL: **KYLE@GOWESTINVESTMENTS.COM**

REV	COMMENT

SHEET NO.
C000
COVER PAGE

GENERAL NOTES

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

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.

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

TRAFFIC CONTROL AND SAFETY NOTES

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

GRADING AND DRAINAGE NOTES

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

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



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93 WEST WOODROW STREET
MURRAY CITY, UTAH, 84107

CLIENT/DEVELOPER CONTACT

NAME: **KYLE ZACK**
ADDRESS:
PHONE: **801-804-8778**
EMAIL: **KYLE@GOWESTINVESTMENTS.COM**

REV	COMMENT

SHEET NO.

C100

GENERAL NOTES



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

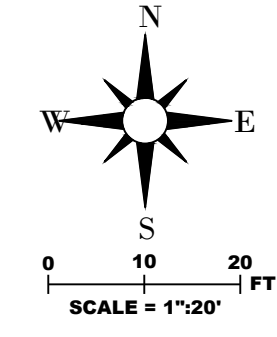
	LEGEND	PROPOSED	EXISTING
WATER METER			
WATER MANHOLE			
WATER BOX			
WATER VALVE			
FIRE HYDRANT			
SECONDARY WATER VALVE			
IRRIGATION BOX			
IRRIGATION VALVE			
SANITARY SEWER MANHOLE			
SANITARY SEWER CLEANOUT			
STORM DRAIN INLET BOX			
STORM DRAIN CATCH BASIN			

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

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

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

FOUND 3.5 BRASS MONUMENT AT THE INTERSECTION OF COTTONWOOD ST AND WOODROW ST

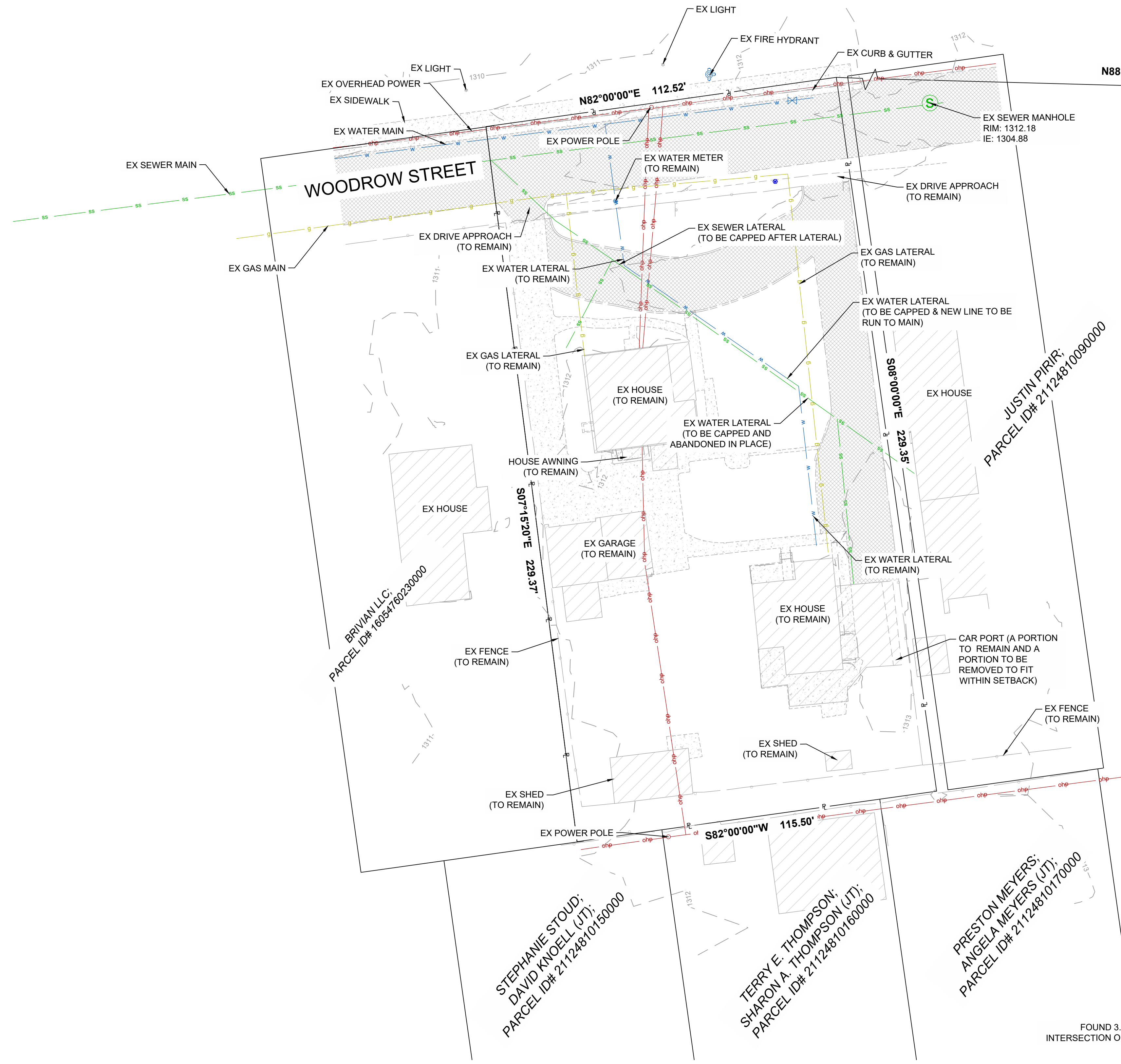


N70°18'32"W 1,977.58' (TIE)

FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF STATE ST AND 5300 S PER TIE SHEET BENCHMARK: 1.310.80
POINT OF COMMENCEMENT

758.99'

N88°43'11"W 1,391.92' (TIE)



1,702.91'
(BASIS OF BEARING) S00°33'22"W 2,461.90'

BRIVIAN LLC;
PARCEL ID# 160347160230000

STEPHANIE STOUID;
DAVID KYOELL (JT);
PARCEL ID# 21124810150000

TERRY E. THOMPSON;
SHARON A. THOMPSON (JT);
PARCEL ID# 21124810160000

PRESTON MEYERS;
ANGELA MEYERS (JT);
PARCEL ID# 21124810170000

JUSTIN PIRRI;
PARCEL ID# 21124810090000

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

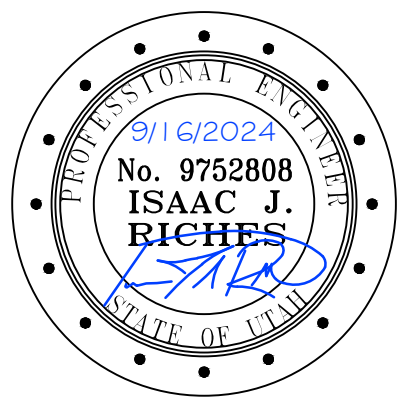
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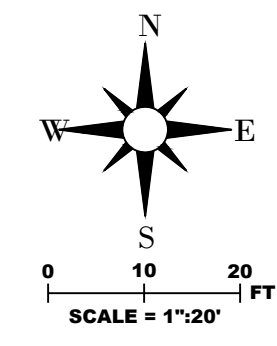
WOODROW ST SUBDIVISION
93 WEST WOODROW STREET
MURRAY CITY, UTAH, 84107

CLIENT/DEVELOPER CONTACT
NAME: **KYLE ZACK**
ADDRESS:
PHONE: 801-604-8778
EMAIL: **KYLE@GOWESTINVESTMENTS.COM**

REV	COMMENT

SHEET NO.
C200
EXISTING PLAN

FOUND 3.5 BRASS MONUMENT AT THE INTERSECTION OF COTTONWOOD ST AND WOODROW ST



N70°18'32"W 1,977.58' (TIE)

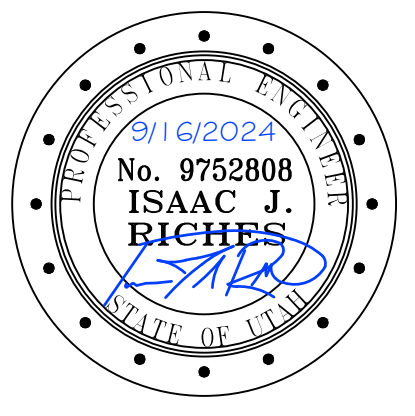
FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF STATE ST AND 5300 S PER TIE SHEET BENCHMARK: 1.310.80
POINT OF COMMENCEMENT



1,702.91'
(BASIS OF BEARING) S00°33'22"W 2,461.90'



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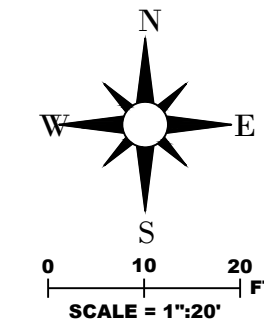
CLIENT/DEVELOPER CONTACT
NAME: KYLE ZACK
ADDRESS:
PHONE: 801-604-8778
EMAIL: KYLE@GOWESTINVESTMENTS.COM

REV	COMMENT

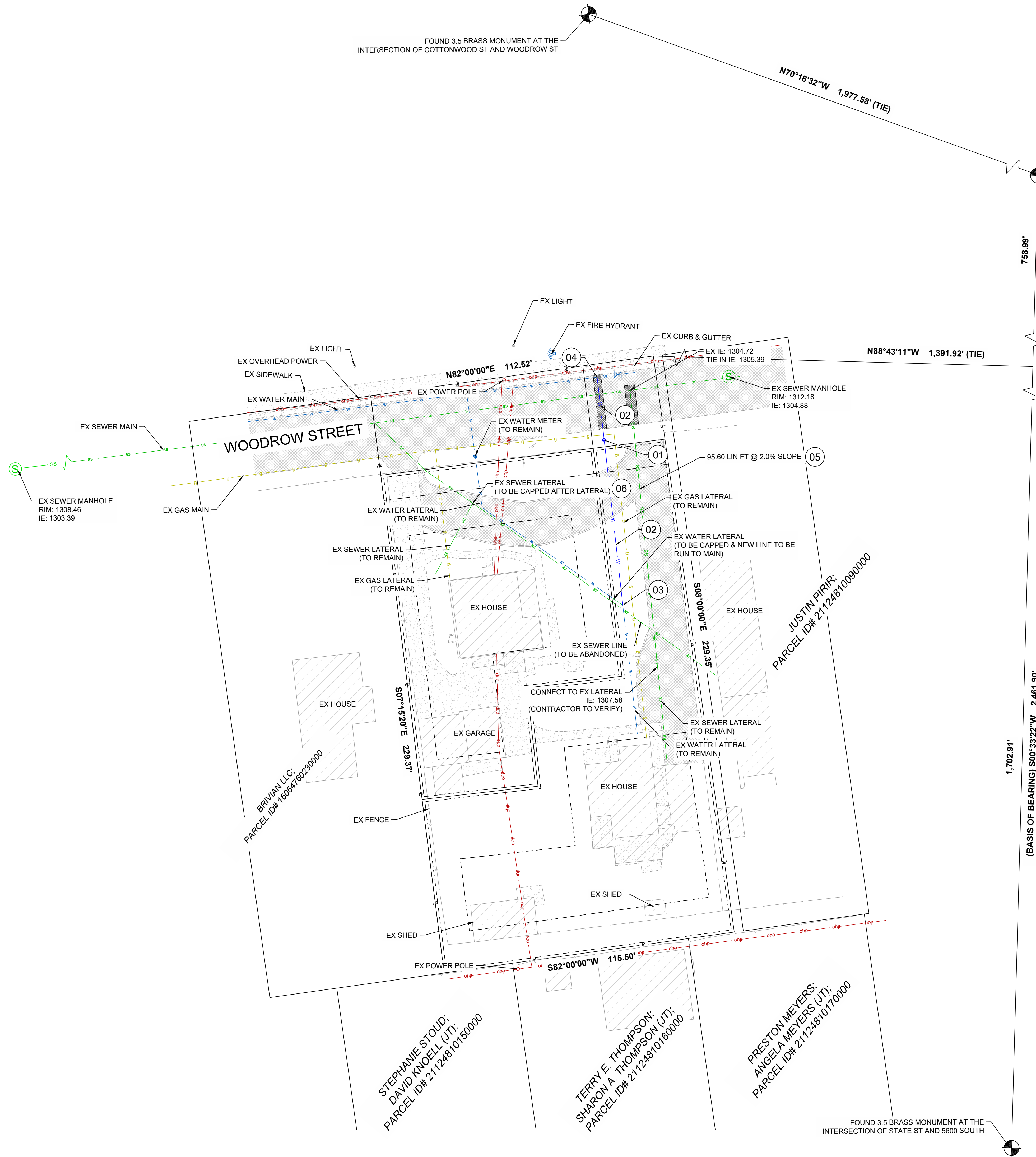
SHEET NO.
C300
SITE PLAN

FOUND 3.5 BRASS MONUMENT AT THE INTERSECTION OF COTTONWOOD ST AND WOODROW ST

N70°18'32"W 1,977.58' (TIE)



FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF STATE ST AND 5300 S PER TIE SHEET BENCHMARK: 1.310.80
POINT OF COMMENCEMENT



KEYNOTES:

- 01 1" DIA WATER METER
- 02 1" DIA POLY WATER LATERAL
- 03 CONNECT TO EXISTING WATER LATERAL
- 04 WATER CONNECTION TAP PER MURRAY CITY WATER SPECIFICATIONS & REQUIREMENTS PAGE 10 & DETAIL 2 ON SHEET C600
- 05 4" PVC SEWER LATERAL PER MURRAY WASTEWATER SPECIFICATIONS & REQUIREMENTS PAGE 11 & DETAIL 3 ON SHEET C600
- 06 CAP AND ABANDON AFTER LATERAL



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CLIENT/DEVELOPER CONTACT
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REV	COMMENT

SHEET NO.
C400
UTILITY PLAN

BRIVIAN LLC;
PARCEL ID# 160347160230000

STEPHANIE STOUJ;
DAVID KYOELL (JT);
PARCEL ID# 21124810150000

TERRY E. THOMPSON;
SHARON A. THOMPSON (JT);
PARCEL ID# 21124810160000

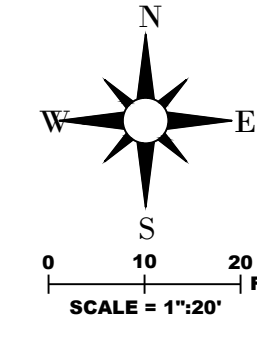
PRESTON MEYERS;
ANGELA MEYERS (JT);
PARCEL ID# 21124810170000

JUSTIN PIRRI;
PARCEL ID# 21124810090000

1,702.91'
(BASIS OF BEARING) S00°33'22"W 2,461.90'

FOUND 3.5 BRASS MONUMENT AT THE INTERSECTION OF STATE ST AND 5600 SOUTH

FOUND 3.5 BRASS MONUMENT AT THE INTERSECTION OF COTTONWOOD ST AND WOODROW ST



N70°18'32"W 1,977.58' (TIE)

FOUND STANDARD FLAT BRASS 2.5" MONUMENT AT THE INTERSECTION OF STATE ST AND 5300 S PER TIE SHEET BENCHMARK: 1,310.80
POINT OF COMMENCEMENT



1,702.91'
(BASIS OF BEARING) S00°33'22"W 2,461.90'

PRE-DEVELOPMENT STORM CALCULATIONS			
	AREA	RATIONAL RUNOFF COEFFICIENT 'C'	WEIGHTED C
Building Area	3961.38 ft ²	C _b	0.9
Pavement Area	6113.44 ft ²	C _p	0.9
Landscape Area	12429.18 ft ²	C _l	0.2
Total Area 'A'	22504.00 ft ²	WEIGHTED C	0.15
	0.52 Acres		
CA	0.27		

DESIGN FREQUENCY	100 year NOAA Storm	Release Rate 'R'	0.00 ft ³ /sec/Acre		
Rain fall data from NOAA					
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.09 in/hr	11553.17 ft ²	984.43 ft ³	0.00 ft ³	984.43 ft ³
30 min	2.75 in/hr	11553.17 ft ²	1323.80 ft ³	0.00 ft ³	1323.80 ft ³
60 min	1.70 in/hr	11553.17 ft ²	1636.70 ft ³	0.00 ft ³	1636.70 ft ³
180 min	0.62 in/hr	11553.17 ft ²	1802.30 ft ³	0.00 ft ³	1802.30 ft ³
360 min	0.34 in/hr	11553.17 ft ²	1940.93 ft ³	0.00 ft ³	1940.93 ft ³
720 min	0.17 in/hr	11553.17 ft ²	2010.25 ft ³	0.00 ft ³	2010.25 ft ³
1440 min	0.09 in/hr	11553.17 ft ²	2172.00 ft ³	0.00 ft ³	2172.00 ft ³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D

POST-DEVELOPMENT STORM CALCULATIONS			
	AREA	RATIONAL RUNOFF COEFFICIENT 'C'	WEIGHTED C
Building Area	3961.38 ft ²	C _b	0.9
Pavement Area	8992.04 ft ²	C _p	0.9
Landscape Area	13194.79 ft ²	C _l	0.2
Total Area 'A'	26148.21 ft ²	WEIGHTED C	0.15
	0.60 Acres		
CA	0.33		

DESIGN FREQUENCY	100 year NOAA Storm	Release Rate 'R'	0.00 ft ³ /sec/Acre		
Rain fall data from NOAA					
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.09 in/hr	14297.04 ft ²	1218.23 ft ³	0.00 ft ³	1218.23 ft ³
30 min	2.75 in/hr	14297.04 ft ²	1638.20 ft ³	0.00 ft ³	1638.20 ft ³
60 min	1.70 in/hr	14297.04 ft ²	2025.41 ft ³	0.00 ft ³	2025.41 ft ³
180 min	0.62 in/hr	14297.04 ft ²	2230.34 ft ³	0.00 ft ³	2230.34 ft ³
360 min	0.34 in/hr	14297.04 ft ²	2401.90 ft ³	0.00 ft ³	2401.90 ft ³
720 min	0.17 in/hr	14297.04 ft ²	2487.68 ft ³	0.00 ft ³	2487.68 ft ³
1440 min	0.09 in/hr	14297.04 ft ²	2687.84 ft ³	0.00 ft ³	2687.84 ft ³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60*T	Storage = F-D



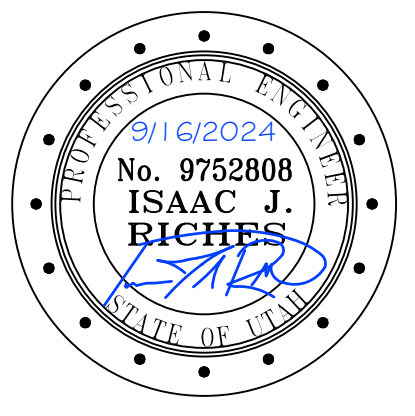
THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



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

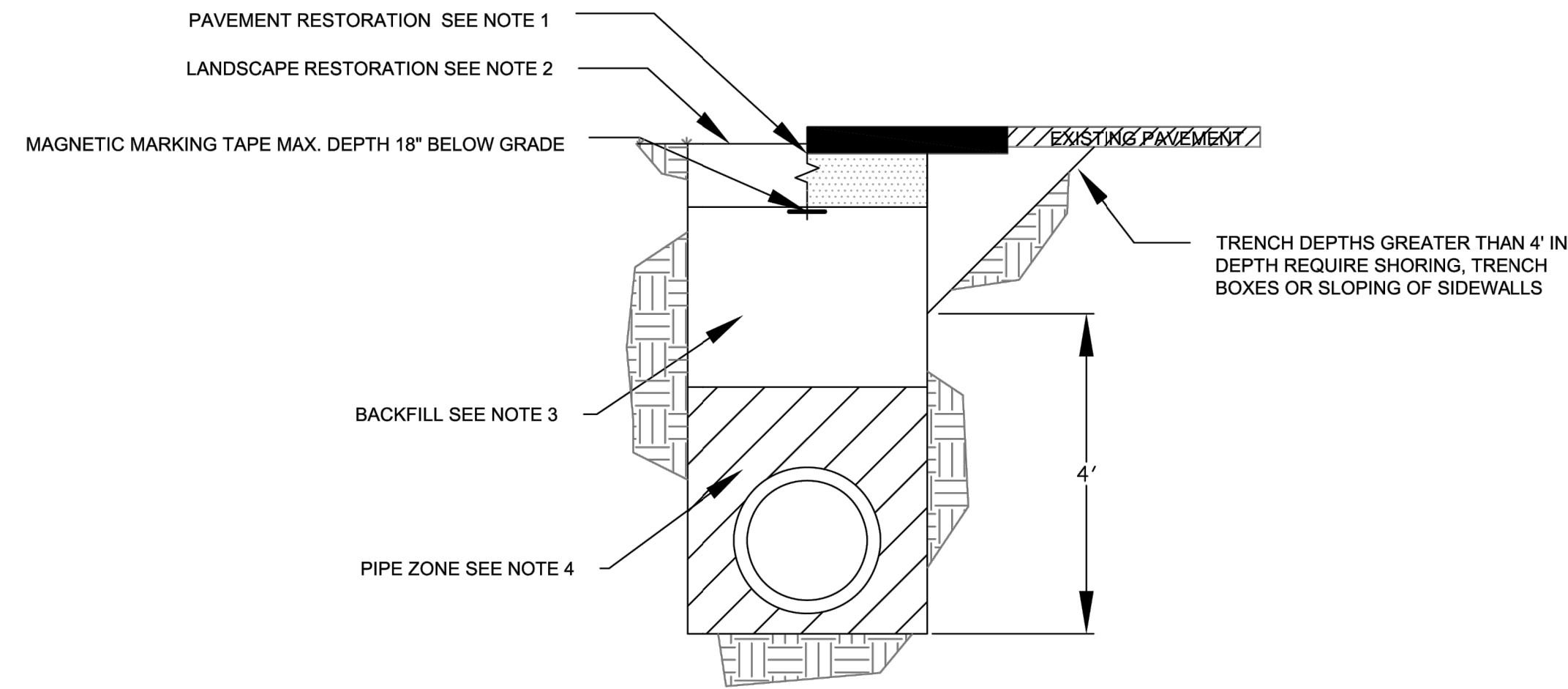


WOODROW ST SUBDIVISION
93 WEST WOODROW STREET
MURRAY CITY, UTAH, 84107

CLIENT/DEVELOPER CONTACT
NAME: KYLE ZACK
ADDRESS:
PHONE: 801-604-8778
EMAIL: KYLE@GOWESTINVESTMENTS.COM

REV	COMMENT

SHEET NO.
C500
GRADING PLAN



TRENCH BACKFILL

NOTES

- DO NOT INSTALL ASPHALT OR CONCRETE SURFACING UNTIL TRENCH COMPACTION IS ACCEPTED BY ENGINEER. SEE PLAN 255 OR 256 OF 2017 APWA STANDARD PLANS.
- PROVIDE 4" OF COMPACTED TOPSOIL AND MATCH TO EXISTING GRADE. PLACE VEGETATION TO MATCH PRE-EXISTING CONDITIONS.
- GRANULAR BACKFILL BORROW MATERIAL TO BE A-1 CLASSIFICATION WITH A MAXIMUM PARTICLE SIZE OF 2". UNCOMPACTED LIFT THICKNESS TO BE A MAXIMUM OF 8" AND PLACED ACCORDING TO 2007 APWA SECTION 31 05 15. FLOWABLE FILL TO BE LOW STRENGTH (60 PSI) PER APWA SECTION 31 05 15.
- PIPE ZONE MATERIAL TO BE PLACED ACCORDING TO 2017 APWA STANDARD PLAN 362.

DATE	REVISIONS	MADE BY	CHECKED BY	MURRAY CITY
2/13	GENERAL REVISIONS	MP	CJZ	 MURRAY CITY CORPORATION ENGINEERING DEPARTMENT 400 SOUTH 500 WEST MURRAY, UT 84103 801.379.2400
3/14	GENERAL REVISIONS	MP	CJZ	
5/13	GENERAL REVISIONS	MP	CJZ	

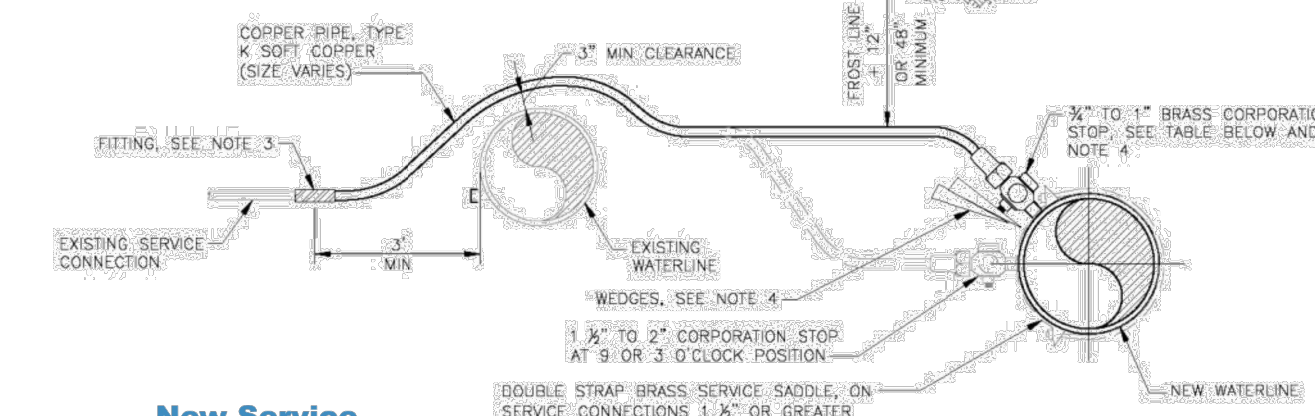
1 TRENCHING DETAIL SCALE: NONE

Installation (Continued)

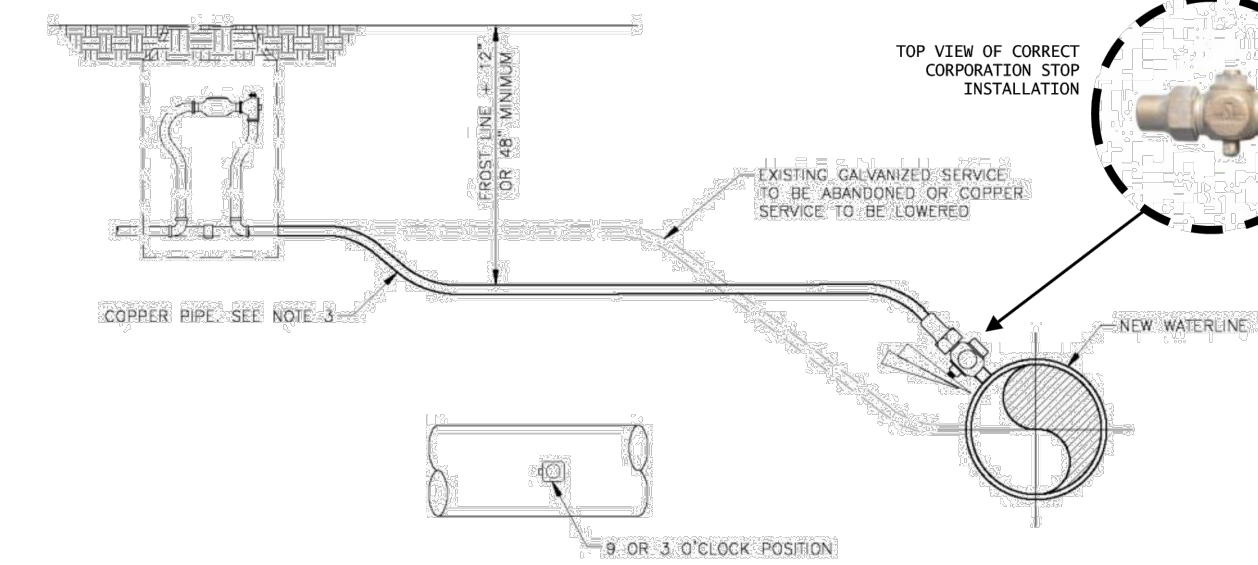


Water Service Taps

Existing Service Connection



New Service



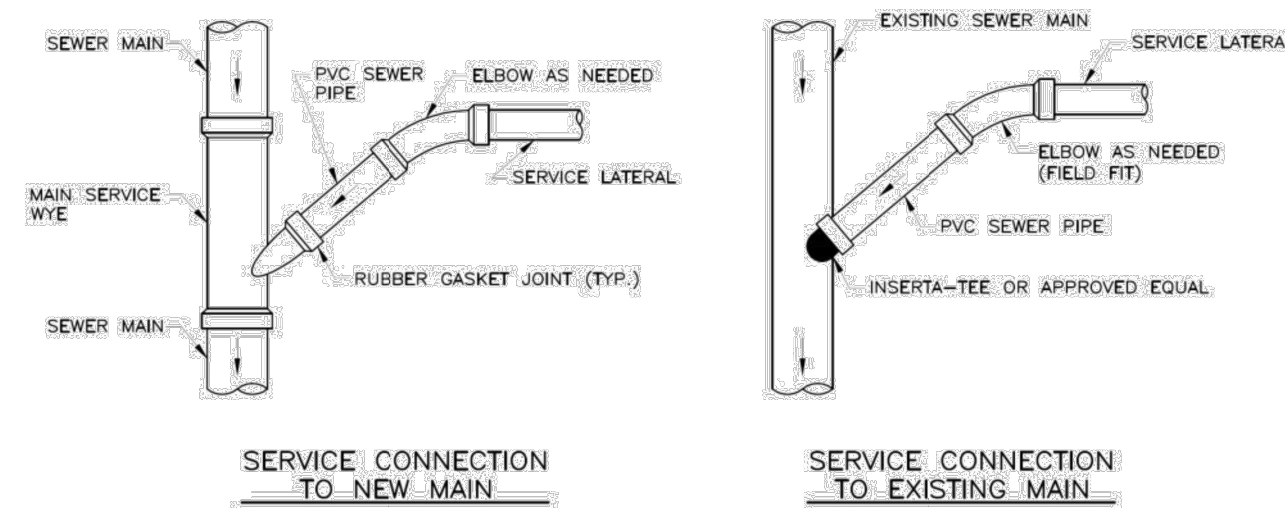
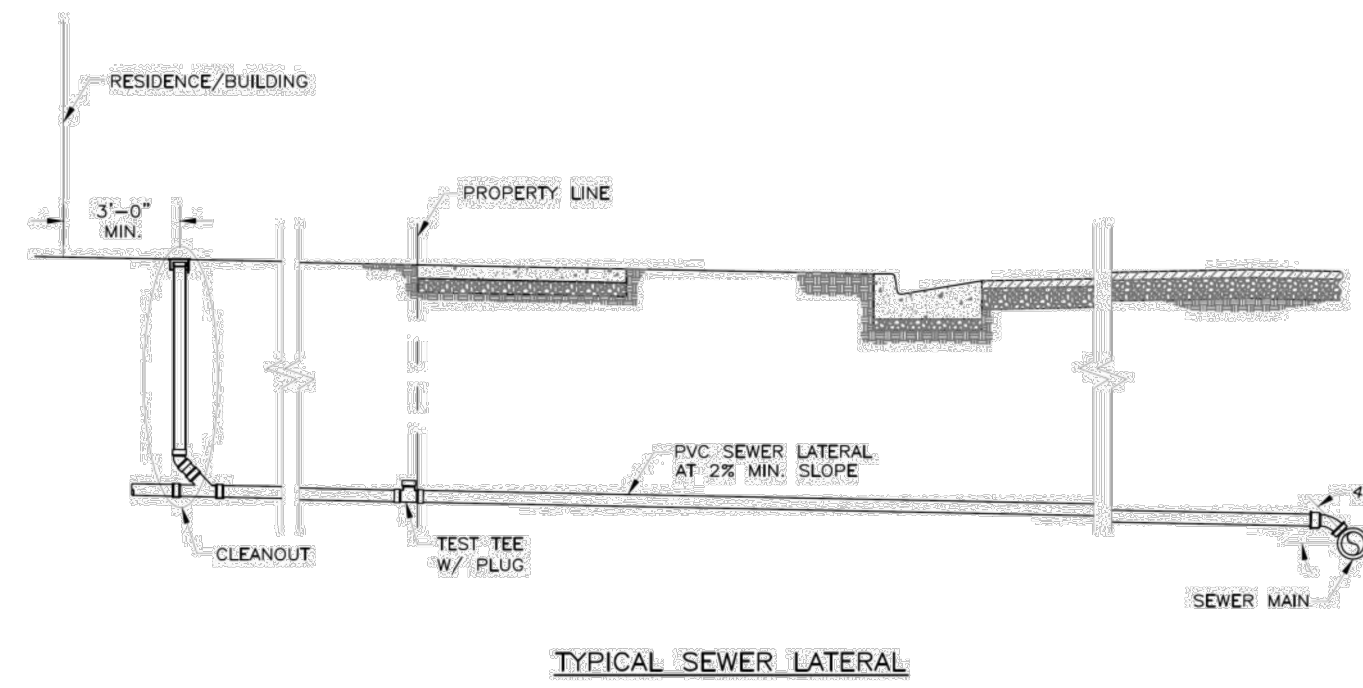
NOTES

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

CORP STOP TABLE	
3/4\"/>	
1\"/>	
1 1/2\"/>	
2\"/>	
2 1/2\"/>	
3\"/>	
4\"/>	

2 WATER CONNECTION DETAIL

Typical Sewer Lateral and Cleanout



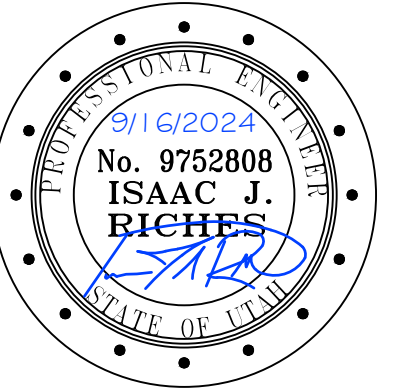
NOTES

- SERVICE LATERAL SHALL BE 4\"/>
- SERVICE LATERALS SHALL CONNECT TO SEWER MAIN AT 45° ANGLE.

3 SEWER LATERAL DETAIL



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CLIENT/DEVELOPER CONTACT
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PHONE: 801-604-8778
EMAIL: KYLE@GOWESTINVESTMENTS.COM

REV	COMMENT

SHEET NO.

C600
DETAILS



AGENDA ITEM # 06			
Chapter 17.170.120 MCCD Zone Amendment			
ITEM TYPE:	Text Amendment		
ADDRESS:	MCCD Zone East of State St. and South of Vine St.	MEETING DATE:	October 3, 2024
APPLICANT:	Community & Economic Development Department	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	N/A	PROJECT NUMBER:	24-109
REQUEST:	Planning Division Staff proposes amendments to Chapter 17.170.120 (F) Murray City Center District MCCD Height Regulations. The request allows an additional 15' of height and a change of one additional story to a portion of the zone in the location indicated above.		

I. STAFF REVIEW & ANALYSIS

History & Background

In November of 2023, the Murray City RDA Board entered into an agreement with the Triumph Group to purchase the property located at 5025 State Street for them to redevelop the property into a mixed-use development with restaurants, medical office, and for-sale housing units.

As the full scale of the project continues to be developed, it was determined that due to the grade of the site, the project as proposed would not be possible under the current standards. These changes will allow the developer to build the project as it was originally envisioned and shown to the RDA Board during the negotiations for the purchase.

Review of Proposed Changes

The code change will allow an additional fifteen feet (15') of height and an additional story to the MCCD Zone in the area south of Vine Street and east of State Street. Due to some elevation changes on this site, the developer is currently not able to build to the standard they expected to when measuring heights from Myrtle Ave. With these changes, Triumph Group will be able to develop the parcel according to the original plan. The proposed changes are narrowly tailored to the site in question and do not extend to other areas of the MCCD Zone.

II. DEPARTMENT REVIEWS

The draft changes were provided to each department for their reviews the week of September 17th. All departments recommended approval with no comments or concerns.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this amendment. As of the date of this report, one sign company inquired about the changes.

IV. FINDINGS

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

1. The proposed change is in harmony with Initiative 1 of the General Plan which states “Revitalize Downtown east of State Street” by allowing innovative elements that attracts businesses and residents to the future development at this location.
2. Staff finds that continuing to review and update development standards furthers the City’s mission of “[guiding] growth to promote prosperity and sustain a high quality of life for those who live, work, shop, and recreate in Murray.
3. The proposed text amendment is in harmony with objective 2 of the Land Use and Urban Design Element of the General Plan to “encourage Revitalization in the Core of the City” by offering zoning incentives for areas targeted for revitalization.
4. Staff finds that the update to the code supports the Neighborhoods & Housing element of the General Plan to “support a range of housing types” by encouraging the development to prioritize for sale units of various sizes.

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed amendments to Sections 17.170.120 (F) within the MCCD Zone as reviewed in the Staff Report.**



NOTICE OF PUBLIC HEARING

October 3rd, 2024, 6:30 PM

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

Amendments to Chapter 17.170 Murray City Center District MCCD. This is a request by Murray City Planning Staff to amend section 17.170.120 Height Regulations. The Planning Commission will review suggested edits to the code to allow for 15' of additional height and a change of one additional story to the number of stories permitted for properties located east of State Street and south of Vine Street.

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

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

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

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

17.170.120: HEIGHT REGULATIONS:

The following height restrictions shall apply in the MCCD Zone.

- A. Buildings shall not exceed ten (10) stories in height or one hundred thirty-five feet (135') whichever is less. A pedestrian scaled facade must be provided on lower floors.
- B. For new buildings located west of State Street and south of 4800 South, a minimum height of forty feet (40') or four (4) stories, whichever is less, is required.
- C. Buildings located east of State Street are exempt from the minimum height requirement.
- D. The height of a structure located adjacent to a residential zoning district may not exceed fifty feet (50') within sixty feet (60') of a residential zoning district.
- E. On properties located north of Court Avenue that are adjacent to Center Street, buildings shall not be erected to a height greater than thirty five feet (35').
- F. New buildings located east of State Street and south of Vine Street shall not exceed six (6) stories in height or seventy feet (70'), whichever is less.
- G. Public or quasi-public utility buildings and structures are exempt from the minimum height regulations above. This exemption does not include office buildings for public or quasi-public utility companies. (Ord. 23-04: Ord. 21-21: Ord. 19-40)

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- E. On properties located north of Court Avenue that are adjacent to Center Street, buildings shall not be erected to a height greater than thirty five feet (35').
- F. New buildings located east of State Street and south of Vine Street shall not exceed ~~six~~ seven (~~67~~) stories in height or ~~eighty-five~~ seventy feet (~~85-70~~'), whichever is less.
- G. Public or quasi-public utility buildings and structures are exempt from the minimum height regulations above. This exemption does not include office buildings for public or quasi-public utility companies. (Ord. 23-04: Ord. 21-21: Ord. 19-40)

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- D. The height of a structure located adjacent to a residential zoning district may not exceed fifty feet (50') within sixty feet (60') of a residential zoning district.
- E. On properties located north of Court Avenue that are adjacent to Center Street, buildings shall not be erected to a height greater than thirty five feet (35').
- F. New buildings located east of State Street and south of Vine Street shall not exceed seven (7) stories in height or eighty-five feet (85'), whichever is less.
- G. Public or quasi-public utility buildings and structures are exempt from the minimum height regulations above. This exemption does not include office buildings for public or quasi-public utility companies. (Ord. 23-04: Ord. 21-21: Ord. 19-40)