



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

**Thursday, December 19th, 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. November 21st, 2024
2. Conflict of Interest
3. Approval of Findings of Fact
 - a. Game Show Battle Rooms – Conditional Use Permit
 - b. Lazy Dog Restaurant – Site Plan Review
 - c. Murray Burton Acres – Flag Lot Subdivision
 - d. Villages on Vine – Subdivision
 - e. Villages on Vine – Planned Unit Development

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

4. Serena Webb Dance Studio Project # 24-136
4700 South 900 East #43
Conditional Use for a Dance Studio Business

SUBDIVISION(S) – ADMINISTRATIVE ACTION

5. Murray Zevex Park Lane Subdivision Project # 24-135
4260 & 4272 South Zevex Park Lane
Amending Lots 3A & 3B of the Cottonwood Confluence Center Phase 2 Second Amended Plat

ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

6. Mohammed Pourkazemi Project # 24-134
1504 & 1508 East Vine Street
Amendment from R-1-10, Single Family Low Density to R-1-6, Single Family Medium Density

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Request to add Land Use Code 7410 Sports Activities to the list of Permitted Uses in the C-N, Commercial Neighborhood in conjunction with a retail use in less than 2,500 sq ft.

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, January 2nd, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to 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, November 21ST, 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
Jake Pehrson
Lisa Milkavich
Michael Henrie
Michael Richards
Pete Hristou
Phil Markham, CED Director
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Mark Richardson, Deputy Attorney
Members of the Public (per sign-in sheet)

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

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:32 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for October 3rd, 2024. Seconded by Commissioner Henrie. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the findings of fact for Revision Scar Theory Labs Conditional Use Permit. Seconded by Commissioner Milkavich. A voice vote was taken with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Crockett Auto Sales - Project # 24-120 - 5226 South Commerce Drive #3 - Conditional Use Permit for Auto Sales

Jim Crocket was present to represent the request. David Rodgers presented the application for conditional use permit approval to allow an auto sales business in the G-O zone. He described the unit where the office will be located. He also mentioned the surrounding zones. He showed a site plan and floor plan, where vehicles will be stored. Mr. Rodgers described the parking and lot access. He said that one condition of approval is that the applicant must restripe the parking areas. He said that the applicant must also fulfill landscaping requirements, which he outlined in the packet. Staff sent notices to the surrounding affected entities. No public comments have been received. Staff recommends the Planning Commission approve a conditional use permit to allow an auto sales business.

Commissioner Milkavich asked for clarifications on the display cars in the dealership and the condition of landscaping requirements. Mr. Rodgers answered her questions.

Commissioner Henrie asked about the use of parking stalls for display vehicles. Mr. Rodgers said those spaces must be available for customers.

Jim Crocket approached the podium. Chair Patterson asked if he had read and will comply with the conditions. He said he can.

Mr. Crocket and Mr. Smallwood discussed the number of spots actually available on the lot, being 10 or 11. They talked about keeping some vehicles outside in those spots. Mr. Smallwood said Mr. Crocket should review his lease to see how many are reserved. There are other businesses that might also have access to those spots.

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

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, 5226 South Commerce Drive, #3, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The property owner shall restripe the parking area for this property.
3. The property owner shall install additional landscape elements to meet the requirements of Section 17.68 of the Murray City Land Use Ordinance as outlined in the Staff Report.
4. The project shall comply with all applicable building and fire code standards and obtain any required permits.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
6. The applicant shall maintain clear, appropriate vehicular access to the overhead doors on the building at all times.
7. The applicant shall maintain a Utah Motor Vehicle Dealer's License.

Seconded by Commissioner Henrie. Roll call vote:

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

Motion passes: 7-0

Murray Fields Townhomes - Project # 24-121 - 770 & 780 West 5300 South - Planned Unit Development and Preliminary Subdivision

Justin Lang was present to represent the request. Zachary Smallwood presented the application to develop the subject property into thirty-six (36) townhomes. Mr. Smallwood showed the preliminary plat with town home lots indicated. He showed the site plan with setbacks, which he described in detail. He described the unique circumstances with the property line that require a narrower setback in some places. This is also impacted by adjacent properties owned by Murray City and UDOT (Utah Department of Transportation). He said that the setbacks are more than sufficient, even if UDOT were to modify the road.

The Commissioners and Mr. Smallwood discussed the impact of deceleration lane. Mr. Smallwood said the Mr. Lang has an agreement with UDOT to allow access to 5300 South.

Mr. Smallwood showed where the utilities will be located, including a newly installed storm drain. He showed the landscaping plan, including connecting sidewalk access to main streets. He described the elevations, taking into consideration to install lower heights adjacent to the neighborhood. He said that the applicant is providing more than the required number of parking spaces. Public notices were sent to affected entities. Staff recommends approval of the planned unit development and granting preliminary subdivision for the Murray fields.

Commissioner Henrie and Mr. Smallwood discussed the fencing along the north side of the property. Commissioner Henrie asked if Mr. Lang will be maintaining the fence line shared with Murray property. Mr. Smallwood said he will let Mr. Lang address that question. Commissioner Henrie asked if Mr. Lang purchased the property owned by Murray City. Mr. Smallwood said Mr. Lang would have to come back to The Planning Commission to request for a rezone. He said it would be more complicated because there's small piece of the land that's zoned as R-1-8.

The Commissioners and Mr. Smallwood discussed who owned the trees on the property to the right. Mr. Smallwood said they're owned by the HOA. He said they can ask Mr. Lang what he intends to do, but that the trees may not be viable or good trees worth keeping.

Mr. Lang approached the podium. Chair Patterson asked if he had read and will comply with the conditions. Mr. Lang said that he would. He answered the questions posed by The Planning

Commission. He said that he originally was told he could not purchase the sliver of land from Murray City. Now he learned that he can. He described the logistics of dealing with the fencing. He said there are some issues with the boundary lines that need to be addressed after this current process is complete. He doesn't intend to add anything to the sliver of property. They discussed the impact purchasing that land would have on the setbacks.

Mr. Lang talked about the deceleration lane. He said they don't have any choice regarding what happens there. It was decided by UDOT. He said there is plenty of land there, but UDOT cannot widen the lane any more than it is. He said that UDOT has given them a construction permit, but they will have to get appraisals and surveys to present to UDOT for review.

Commissioner Pehrson asked about the walking path. Mr. Lang said it will have a slight incline and will be made of compacted gravel surrounded by xeriscape.

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

Harry Hankins asked when construction will begin, if any of the units will look down on the neighborhood, if there will be a wall and how will residents of the condos get onto 5300 South going east or west.

Chair Patterson addressed the access to 5300 South, stating that it will be a right-turn only (going west).

Kyle Miller stated his concern regarding what he believes will create a landlocked scenario with utilities. He said he is in favor of the development.

Mr. Smallwood read an email from Abby Thurman. She said she is concerned about the privacy of her property and noise during construction. She wants to know what the timeline for construction will be and who will be responsible for fencing.

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

Mr. Smallwood addressed the public comments. He addressed the issue with landlocked utilities. He said he believes there is access on the right of the property, which he pointed out on the site plan. He said the city would not get involved between two property owners deciding if it is landlocked. He did note the availability is limited and that a public street could not be put in there.

Mr. Smallwood addressed questions regarding height. He said the highest will be two stories, which could be as high as 29 feet.

Mr. Smallwood addressed questions regarding fencing. He said he doesn't believe there's a proposal to install new fencing.

Mr. Lang said there's existing fencing on the west side that's been there for several years. He said it's nice fencing that serves as a good barrier. He also said the units will not be looking down onto the houses in the neighborhood. He said he talked with Mr. Miller about the situation with access to the utilities. There's a small strip of land that neither of them can gain physical access to. Mr. Lang agreed to put the sewer access on his own property because that was the only option.

Mr. Lang addressed the question regarding the timeline for construction. He said they'll begin as soon as they can. He doesn't know the timeline on the actual buildings. He hopes to finish the "flat" work – roads, utilities, and gutters – by summer. The "vertical" work he is unsure of because he's not in charge of that.

Mr. Smallwood addressed the noise concern. He said there are noise ordinances that restrict the hours work can be done. If there's an issue, residents can contact the city.

Mr. Lang addressed the concern regarding putting up a wall. He said they have no plan to do so. There's a fence that they plan on leaving in place.

Vice Chair Hacker made a motion that the Planning Commission approve the Planned Unit Development and grant Preliminary Subdivision approval for Murray Fields on the properties addressed 770 & 780 West 5300 South subject to the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
 - a. Meet City subdivision and requirements and standards – City Code Title 16. The current plat does not meet City or County standards for recording.
 - b. Address all engineering review comments prior to printing the plat to mylar.
 - c. Provide a copy of the HOA CC&R's and declaration.
 - d. Provide grading, drainage and utility plan and profile drawings – City Code Chapter 16.08
 - e. Meet City storm drainage requirements, on-site detention, and retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - f. Provide PUE's on all common areas – City Code Chapter 16.16.100.
 - g. Obtain official UDOT approval and all required permits for street connection to 5400 South. The subdivision plat will not be recorded until access has been fully permitted by UDOT.
 - h. Provide a site geotechnical study and follow recommendations. The geotechnical study should provide LID recommendations and infiltration rates for the 80th percentile retention – Subdivision Application.
 - i. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - j. Remove any abandoned irrigation pipe and structures – City Code Chapter 16.16.300.
 - k. Provide subdivision street lighting - City Code 16.16.310.
 - l. Provide an improvement bond prior to recording the subdivision plat (5400 South improvements) – City Code Chapter 16.16.220
 - m. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 15.52.030.
 - n. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
 - o. Obtain UDOT Encroachment Permit for grading and construction work within the 5400 South right-of-way – State Code.
2. The subdivision shall meet the requirements of the Murray City Fire Department including the width of the access drives and emergency gate access requirements.
3. The developer shall meet all Murray City Water Division requirements.
4. The developer shall meet all Murray City Wastewater Division requirements.

5. The developer shall meet all Murray City Power Department requirements and meet to discuss planning the new power service.
6. The applicant shall provide a copy of the recorded CC&Rs to the Planning Division.
7. All units within the subdivision shall comply with the requirements of the R-M-15 Zone as outlined in Chapter 17.120, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.
8. Application for a Final Subdivision Review must be made within a one-year time period from Preliminary Subdivision, or the preliminary approval will be null and void. The subdivision plat shall be recorded within one year of the final approval by Murray City or the subdivision plat approval shall be null and void.

Seconded by Commissioner Hristou. Roll call vote:

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

Motion passes: 7-0

ANNOUNCEMENTS AND QUESTIONS

Phil Markham made the announcement that he will be leaving Murray City on January 3rd, 2025. He said that this replacement, Chad Wilkinson, will start on January 6th, 2025.

The next scheduled meeting will be held on Thursday, December 5th, 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 7:33 p.m.



Philip J. Markham, Director
Community & Economic Development Department

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Game Show Battle Rooms

PROJECT NUMBER: 24-124

APPLICANT: GSBR Salt Lake City, LLC

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow a game show entertainment business within the C-D Zone on the property located at 6148 South State Street, Unit B.

II. MUNICIPAL CODE AUTHORITY:

Section 17.152.030 of the Murray City Land Use Ordinance allows a game show entertainment business (LU #7219) 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 December 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 for a gameshow entertainment business (LU #7219), is allowed in the C-D Zoning District subject to Conditional Use Permit approval.
2. With conditions, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

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

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a game show entertainment business on the property. The vote was 7-0 with Commissioners Milkavich, Hacker, Henrie, Hristou, Richards, Pehrson 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 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.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 19th DAY OF December, 2024.

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Lazy Dog Restaurant

PROJECT NUMBER: 24-123

APPLICANT: Lazy Dog LLC

APPLICATION TYPE: Site Plan Review

I. REQUEST:

The applicant is requesting Planning Commission site plan approval for construction of a new 8,603 sq. ft. free standing restaurant with a 1,347 sq. ft. patio in the C-D Zone located at approximately 102 East Winchester Street.

II. MUNICIPAL CODE AUTHORITY:

Sections 17.54.020 and 17.160.070 of the Murray City Land Use Ordinance require new construction and significant modifications of existing buildings and sites in the C-D Zone to be reviewed and approved by the Planning Commission.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

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

VI. DECISION AND SUMMARY

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

1. The applicant shall meet Murray City Engineering requirements including the following:
 - (a) Meet City storm drain requirements, on-site detention/retention and water quality treatment is required or obtain a waiver - City Code 13.52.050.
 - (b) Replace any damaged sidewalk along the State Street and Winchester Street frontages - City Code Chapter 12.12.050.
 - (c) Replace any damaged curb and gutter along the Winchester Street frontage - City Code Chapter 12.12.050.
 - (d) Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work - City Code Chapter 15.52.030.
 - (e) Obtain a City Excavation Permit for work within City rights-of-way as needed – City Code Chapter 12.16.020.
2. The applicant shall meet all Fire Department requirements.
3. The applicant shall meet all Water Division requirements.
4. The applicant shall meet all Wastewater Division requirements.
5. The applicant shall meet all Power Department requirements.
6. The applicant shall obtain a Murray City Business License prior to conducting business at this location.
7. The applicant shall meet all landscaping requirements of Chapter 17.68 of the Murray City Land Use Ordinance including the additional street frontage landscaping prior to Planning approval of a building permit.
8. Meet all parking requirements of Chapter 17.72, including ADA stall regulations.
9. The applicant shall meet all sign requirements of Chapter 17.48 and obtain separate building permits for all signage.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 19 DAY OF December, 2024.**

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Villages on Vine PUD
PROJECT NUMBER: 24-131
APPLICANT: Brad Reynolds Construction
APPLICATION TYPE: Planned Unit Development

I. REQUEST:

The applicant is requesting Subdivision approval to allow for a 55 Unit Townhome development in the R-M-20 Zone located at 5425 South Vine Street.

II. MUNICIPAL CODE AUTHORITY:

Section 17.60.020 of the Murray City Land Use Ordinance states that “Planned unit developments may be allowed as conditional uses in all zoning districts by the planning commission if the planned unit development fully meets the underlying zoning district use limitations in which it is to be located. Any approved planned unit development shall consist of a PUD plat approved by the planning commission and signed by its chairman. A conditional use permit for a planned unit development shall not be granted unless the planned unit development meets the use limitations, density, and other limitations of the zoning district in which it is to be located, except as such requirements as may be modified as provided by this chapter or by zoning district regulations.”.

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 December 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. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.
2. The proposed lots comply with the development standards for properties found in Chapters 17.124 and 17.60 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-M-20 Zone, representing appropriate residential development.
4. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area.

VI. DECISION AND SUMMARY

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

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
 - a. Meet City subdivision and requirements and standards – City Code Title 16.
 - b. Address all engineering review comments prior to printing the plat to mylar.
 - c. Provide a copy of the HOA CC&r's and declaration.
 - d. Provide grading, drainage and utility plan and profile drawings – City Code Chapter 16.08
 - e. Meet City storm drainage requirements, on-site detention, and retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - f. Provide PUE's on all common areas – City Code Chapter 16.16.100.
 - g. Provide a site geotechnical study and follow recommendations. The geotechnical study should provide LID recommendations and infiltration rates for the 80th percentile retention – Subdivision Application.
 - h. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - i. Obtain irrigation company approval for pipe relocation and drainage connection – City Code Chapter 16.16.300.
 - j. Provide subdivision street lighting - City Code 16.16.310.
 - k. Provide an improvement bond prior to recording the subdivision plat (Vine Street improvements) – City Code Chapter 16.16.220
 - l. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 15.52.030.
 - m. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
2. The subdivision shall meet the requirements of the Murray City Fire Department including the width of the access drives and emergency gate access

requirements.

3. The developer shall meet all Murray City Water Division requirements.
4. The developer shall meet all Murray City Wastewater Division requirements.
5. The developer shall meet all Murray City Power Department requirements and meet to discuss planning the new power service.
6. The applicant shall provide a copy of the recorded CC&Rs to the Planning Division.
7. All units within the subdivision shall comply with the requirements of the R-M-20 Zone as outlined in Chapter 17.124, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.
8. Application for a Final Subdivision Review must be made within a one-year time period from Preliminary Subdivision, or the preliminary approval will be null and void. The subdivision plat shall be recorded within one year of the final approval by Murray City or the subdivision plat approval shall be null and void.
9. The applicant shall install an eight foot (8') fence along the north, east, and south property lines.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 19th DAY OF December, 2024.**

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Villages on Vine Subdivision

PROJECT NUMBER: 24-130

APPLICANT: Brad Reynolds Construction

APPLICATION TYPE: Preliminary Subdivision

I. REQUEST:

The applicant is requesting Subdivision approval to allow for a 55 Unit Townhome development in the R-M-20 Zone located at 5425 South Vine Street.

II. MUNICIPAL CODE AUTHORITY:

Section 16.04.040(F) and 16.12.070 of the Murray City Land Use Ordinance require the subdivision of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority.

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 December 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. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.
2. The proposed lots comply with the development standards for properties found in Chapters 17.124 and 17.60 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-M-20

Zone, representing appropriate residential development.

4. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area.

VI. DECISION AND SUMMARY

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

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
 - a. Meet City subdivision and requirements and standards – City Code Title 16.
 - b. Address all engineering review comments prior to printing the plat to mylar.
 - c. Provide a copy of the HOA CC&r's and declaration.
 - d. Provide grading, drainage and utility plan and profile drawings – City Code Chapter 16.08
 - e. Meet City storm drainage requirements, on-site detention, and retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - f. Provide PUE's on all common areas – City Code Chapter 16.16.100.
 - g. Provide a site geotechnical study and follow recommendations. The geotechnical study should provide LID recommendations and infiltration rates for the 80th percentile retention – Subdivision Application.
 - h. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - i. Obtain irrigation company approval for pipe relocation and drainage connection – City Code Chapter 16.16.300.
 - j. Provide subdivision street lighting - City Code 16.16.310.
 - k. Provide an improvement bond prior to recording the subdivision plat (Vine Street improvements) – City Code Chapter 16.16.220
 - l. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 15.52.030.
 - m. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
2. The subdivision shall meet the requirements of the Murray City Fire Department including the width of the access drives and emergency gate access requirements.
3. The developer shall meet all Murray City Water Division requirements.
4. The developer shall meet all Murray City Wastewater Division requirements.
5. The developer shall meet all Murray City Power Department requirements and meet to discuss planning the new power service.
6. The applicant shall provide a copy of the recorded CC&Rs to the Planning

Division.

7. All units within the subdivision shall comply with the requirements of the R-M-20 Zone as outlined in Chapter 17.124, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.

8. Application for a Final Subdivision Review must be made within a one-year time period from Preliminary Subdivision, or the preliminary approval will be null and void. The subdivision plat shall be recorded within one year of the final approval by Murray City or the subdivision plat approval shall be null and void.

9. The applicant shall install an eight foot (8') fence along the north, east, and south property lines.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 19th DAY OF December, 2024.**

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Murray Burton Acres

PROJECT NUMBER: 24-126

APPLICANT: Paul Dodge

APPLICATION TYPE: Flag Lot

I. REQUEST:

The applicant is requesting Planning Commission preliminary and final Flag Lot Subdivision approval for property in the R-1-6 Zone located at approximately 5991 & 6001 South Belview Avenue.

II. MUNICIPAL CODE AUTHORITY:

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.

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 December 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 flag lot subdivision meets the requirements of Section 17.96

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.

VI. DECISION AND SUMMARY

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

1. The applicant shall meet all requirements of the City Engineer, including the following:

a. Meet City subdivision requirements and standards – City Code Title 16.

b. Address all engineering and survey review comments prior to printing the plat to mylar.

c. Provide grading, drainage, and utility plans – City Code Chapter 16.08.

d. Meet City storm drainage requirements, on-site retention is required – City Code Chapter 13.52.050

e. Provide standard front rear and side yard PUE's on lots – City Code Chapter 16.16.100.

f. Provide separate utilities to proposed lots.

g. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.

h. Obtain a City Excavation Permit for work within City rights-of-ways – 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.

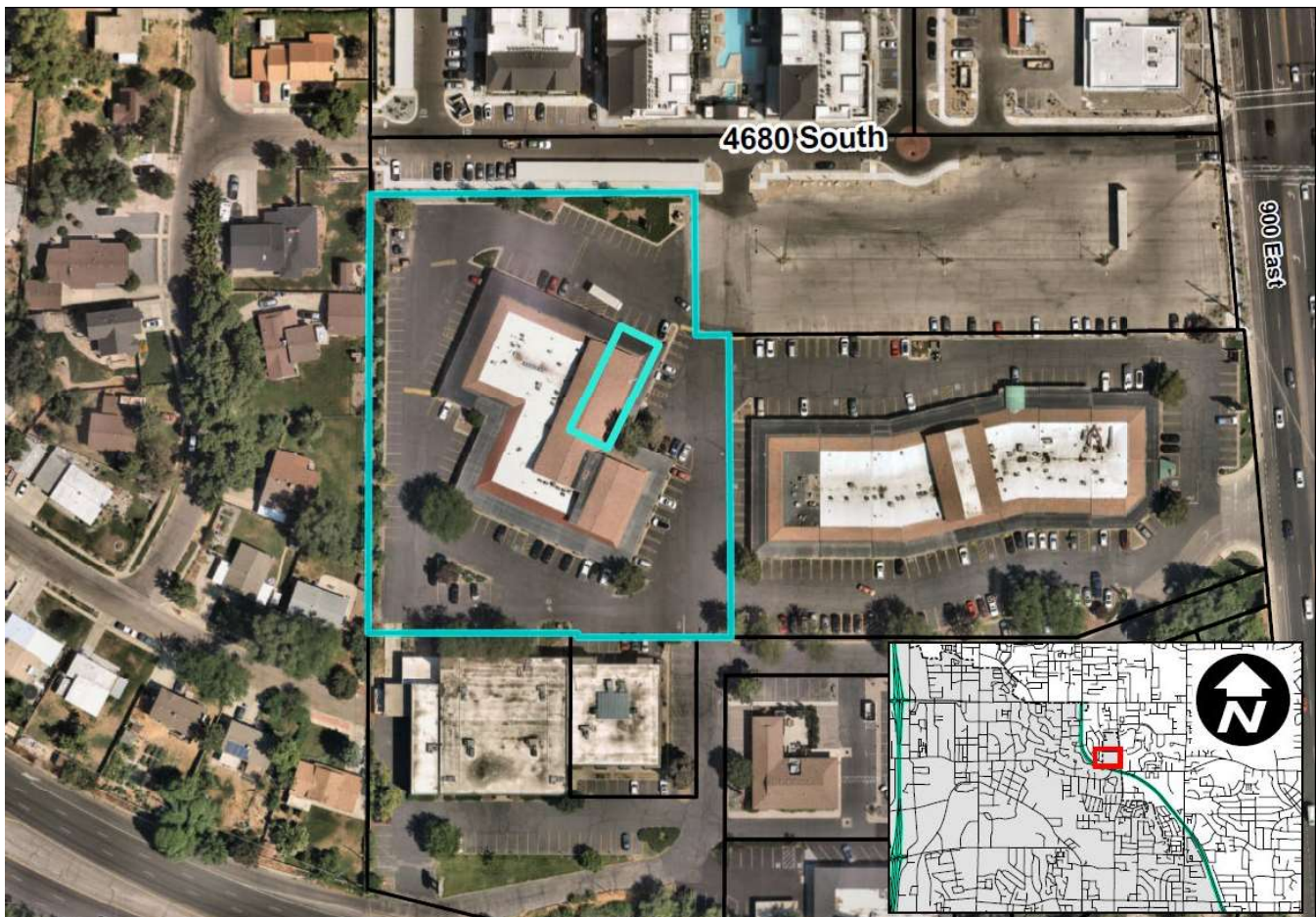
**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 19 DAY OF December, 2024.**

Maren Patterson, Chair
Murray City Planning Commission



AGENDA ITEM # 4 Serena Webb Dance Studio

ITEM TYPE:	Conditional Use Permit		
ADDRESS:	4700 South 900 East, Suite 43	MEETING DATE:	December 19, 2024
APPLICANT:	Serena Webb	STAFF:	Ruth Ruach, Planner I
PARCEL ID:	22-08-104-004	PROJECT NUMBER:	PZ-24-136
ZONE:	C-D, Commercial Development		
SIZE:	2.65 acre site 1,260 square foot unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow a dance studio.		



Murray City Hall

10 East 4800 South

Murray, Utah 84107

I. LAND USE ORDINANCE

Section 17.152.030 of the Murray City Land Use Ordinance allows a dance studio (LU #6835) within the C-D zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located within an existing commercial space, The Ivy Place Shopping Plaza.

Surrounding Land Use and Zoning

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

Project Description

The applicant is requesting Conditional Use Permit approval to allow a dance studio. The project calls for a simple remodel of an existing building, which will add a new dance floor, mirrors, and other amenities necessary for a dance studio.

Access

The subject property can be accessed from 900 East (82' wide) and from a private road on 4680 South. These access points are shared with many other businesses in the immediate vicinity. Staff does not anticipate any significant problems with access on the site.

Parking

Chapter 17.72 states that dance halls and assembly halls require 3 parking spaces for every 100 square feet of floor area used for dancing or assembly. The proposed dance studio would add a 1,205 square foot dance area. This requires a minimum of thirty-six (36) parking spaces. The property currently has about (110) parking stalls shared with other businesses in the area. Staff has no concerns with parking.

Landscaping

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.

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 building will contribute to the continued success of an existing commercial building and will be a benefit to the larger area by ensuring the business' continued success.

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

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

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

With conditions, the proposed use for a dance studio will be in harmony with the allowed uses in this zoning district and others found in the area. This use would pair well with lifestyle and wellness businesses found in this area.

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

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

IV. CITY DEPARTMENT REVIEW

The application materials for the proposed granite business were made available to Murray City department staff for review and comment on November 27th, 2024. The following comments have been provided by the reviewing departments:

- The Fire Department recommends approval and states:
 - This is a fire sprinklered structure. Fire sprinkler and alarm plan submittals for the Murray City Fire Marshal's Office can be sent directly under the following conditions:
 - Fire Alarms: If moving, replacing, or adding fewer than 5 fire alarm appliances
 - Fire Sprinklers: If moving, replacing, or adding fewer than 20 sprinkler heads
 - For projects involving 5 or more fire alarm appliances, 20 or more sprinkler heads, or any new construction, the plans must be submitted to either:
 - West Coast Code Consultants (WC3): 385-237-3722
 - Protection Consultants Inc. (PCI): 801-295-6070
- The Water Division recommends approval and states:
 - Water supply is served by Jordan Valley Water Conservancy District
- The Wastewater Department recommends approval and states:
 - If any future sewer work is needed, the building ties into Mt. Olympus Improvement District
- The Building Department recommends approval and states:
 - Obtain a building permit for any construction done at this site including any electrical, plumbing, or mechanical changes

V. PUBLIC INPUT

Nine (9) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. As of the date of this report, Staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow a dance studio staff

concludes the following:

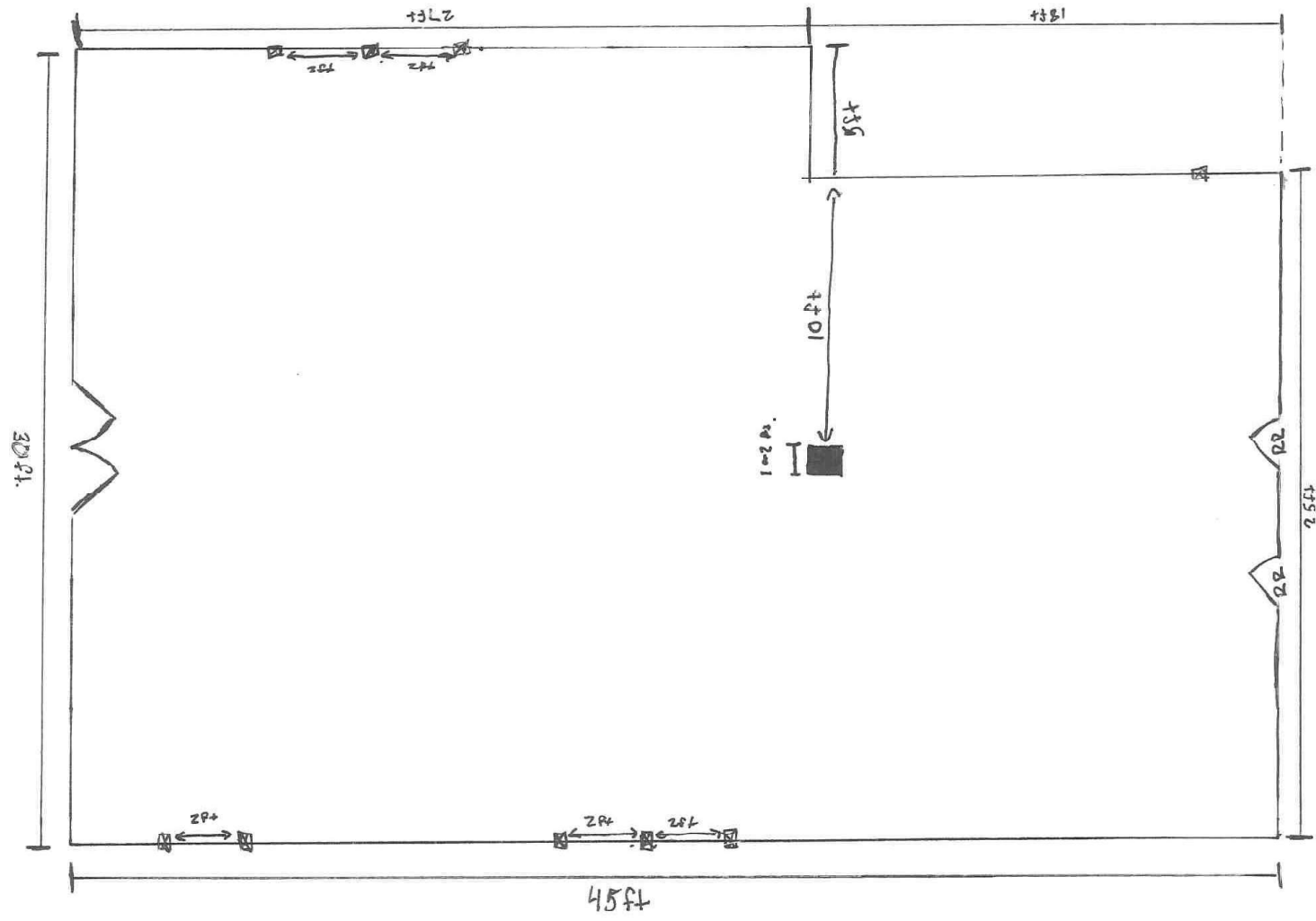
1. The proposed use for a dance studio (LU #6835), is allowed in the C-D Zoning District subject to Conditional Use Permit approval.
2. With conditions, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE the Conditional Use Permit to allow a dance studio at the property addressed 4700 S 900 E, Suite 43,** 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.





5ft.

■ Pole

⊠ outlet.

↗ Door

|| Bathroom

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: Dance Studio

Project Address: 4700 South 900 East Suite 43

Parcel Identification (Sidwell) Number: 43

Parcel Area(acres): _____ Current Use: retail Proposed: dance studio

Floor Area(square feet): 1300 Zoning District: _____ Land Use Code: _____

Applicant Information

Name: Serena Webb

Mailing Address: 1085 East 8600 South City: Parley State: UT ZIP: 84094

Phone #: 801-706-2917 Fax #: _____ Email Address: serena@serenawebb.org

Property Owner's Information (If different)

Name: Ivy Place Shopping Village

Mailing Address: 2020 E. 3300 S. City: SLC State: UT ZIP: 84109

Phone #: 801-674-1715 Fax #: _____ Email Address: cw.morlock@cwgmail.com

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

Turning retail space into dance studio. Just adding dance floor, barres, and mirrors.

Authorized Signature: Serena Webb Date: 11/01/2024

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

Property Owners Affidavit

I (we) C. William Mulcock, 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.

C. William Mulcock
Owner's Signature

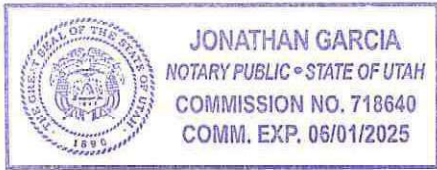
Owner's Signature (co-owner if any)

State of Utah
County of Salt Lake

Subscribed and sworn to before me this 30th day of October, 2024.

[Signature]
Notary Public

Residing in West Valley, UT
My commission expires: 06/01/2025



Agent Authorization

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

C. William Mulcock
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
County of Salt Lake

On the 30 day of October, 2024, personally appeared before me C William Mulcock the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary public

Residing in: West Valley, UT
My commission expires: 06/01/2025



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

Property Owner Name: C. William Mulcock Phone: 801 674 1715

Property Address: 4700 S 900 E Murray, UT 84117

Name of Organization/Business: Ivy Place Shopping Village

Contact Person: C. William Mulcock Phone: 801 674 1715

Address: 2020 E 3300 S City: Salt Lake City UT Zip 84109

Email address: CW.MULCOCK@gmail.com

Project Description: Lessee Dance Studio

Additional information or comments:

Per City Code Section 17.76.180: Multi Warehouse Facilities:

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

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

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

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

Signature: C. William Mulcock Date: 10/30/24

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



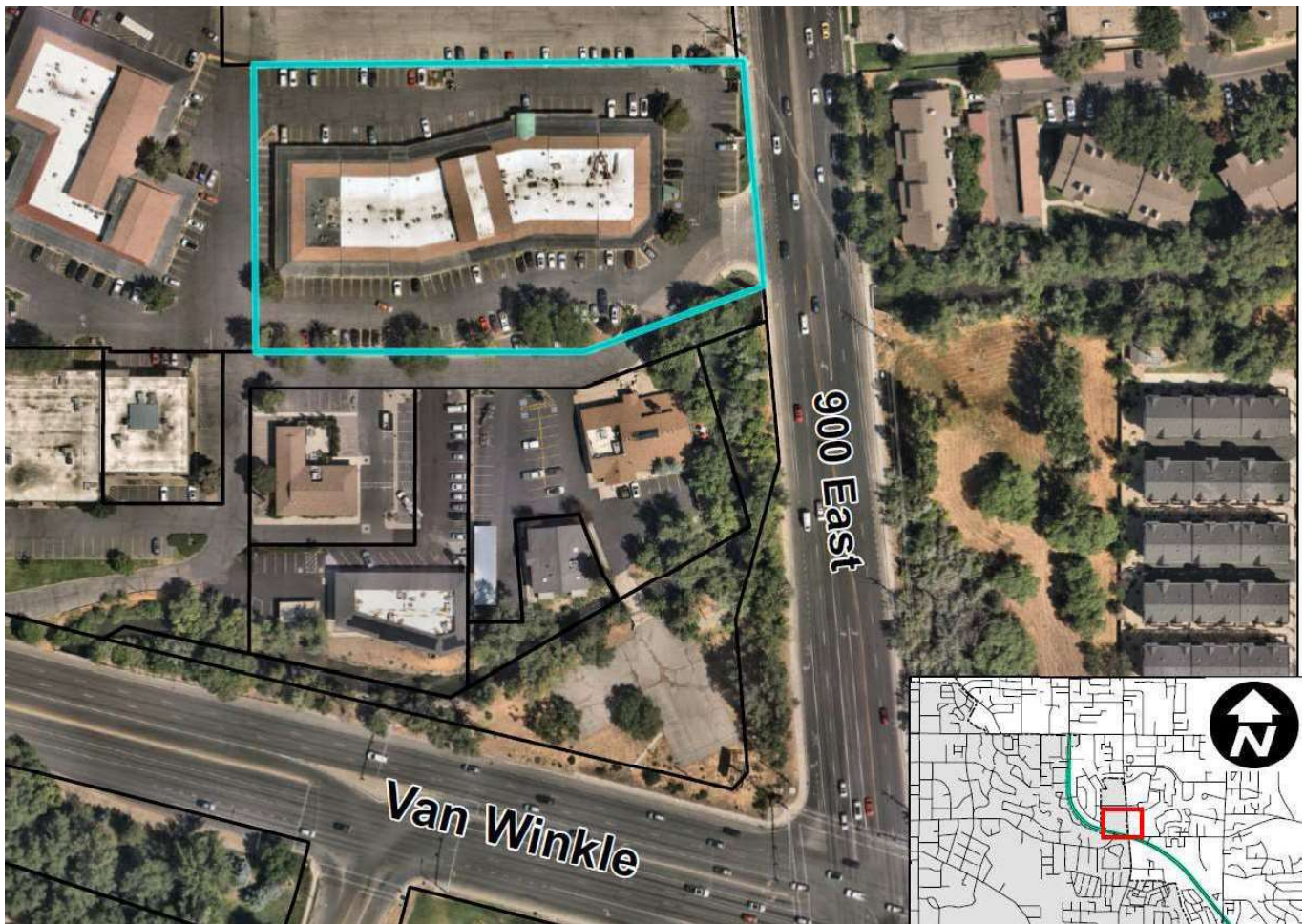
NOTICE OF PUBLIC MEETING

December 19th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, December 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 **Serena Webb** for the property located at **4700 South 900 East, Suite 43**. The applicant is requesting Conditional Use Permit approval to allow a dance studio in an existing commercial space.

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.



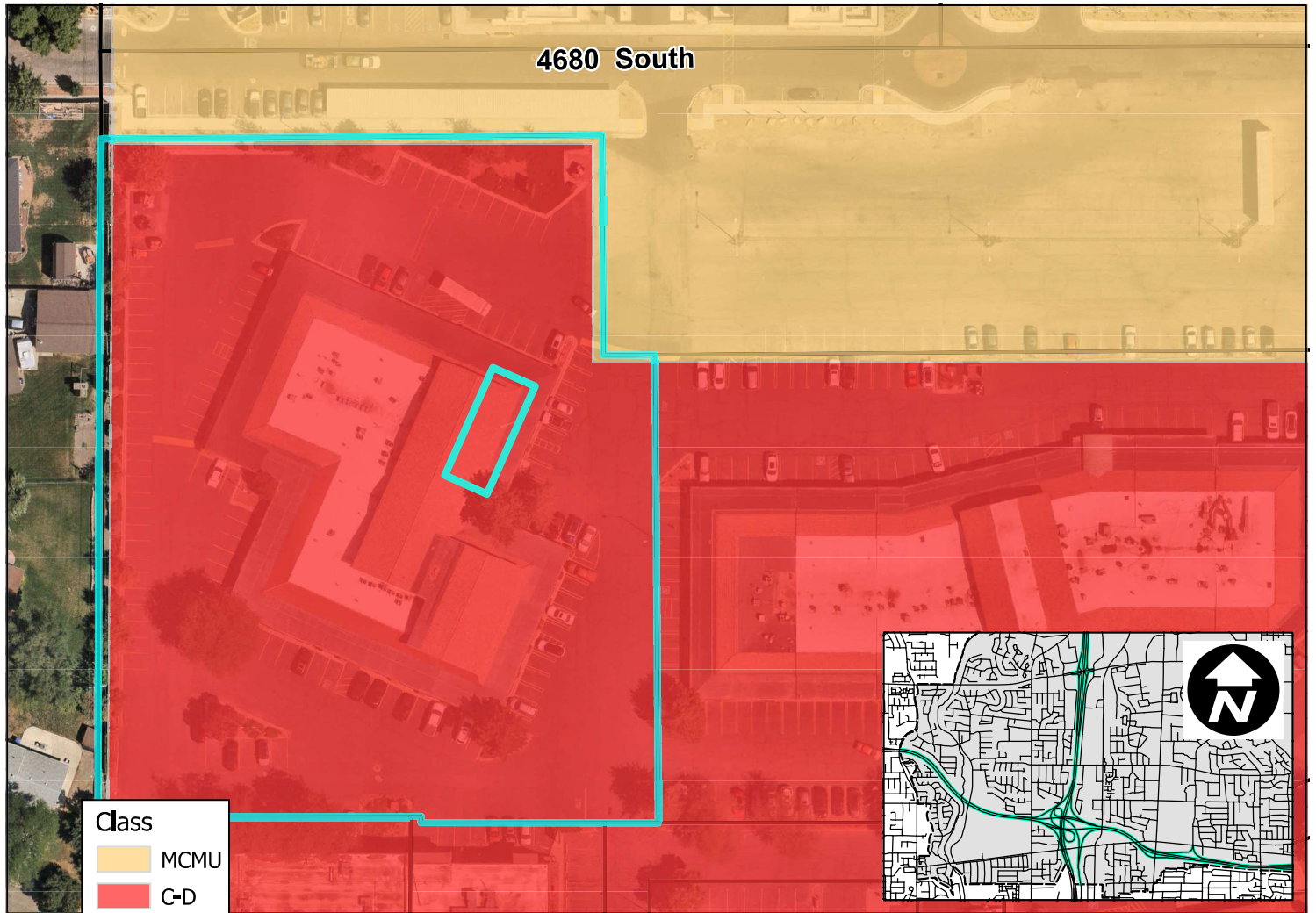
This notice is being sent to you because you own property within 400 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

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

Public Notice Dated | December 06, 2024

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

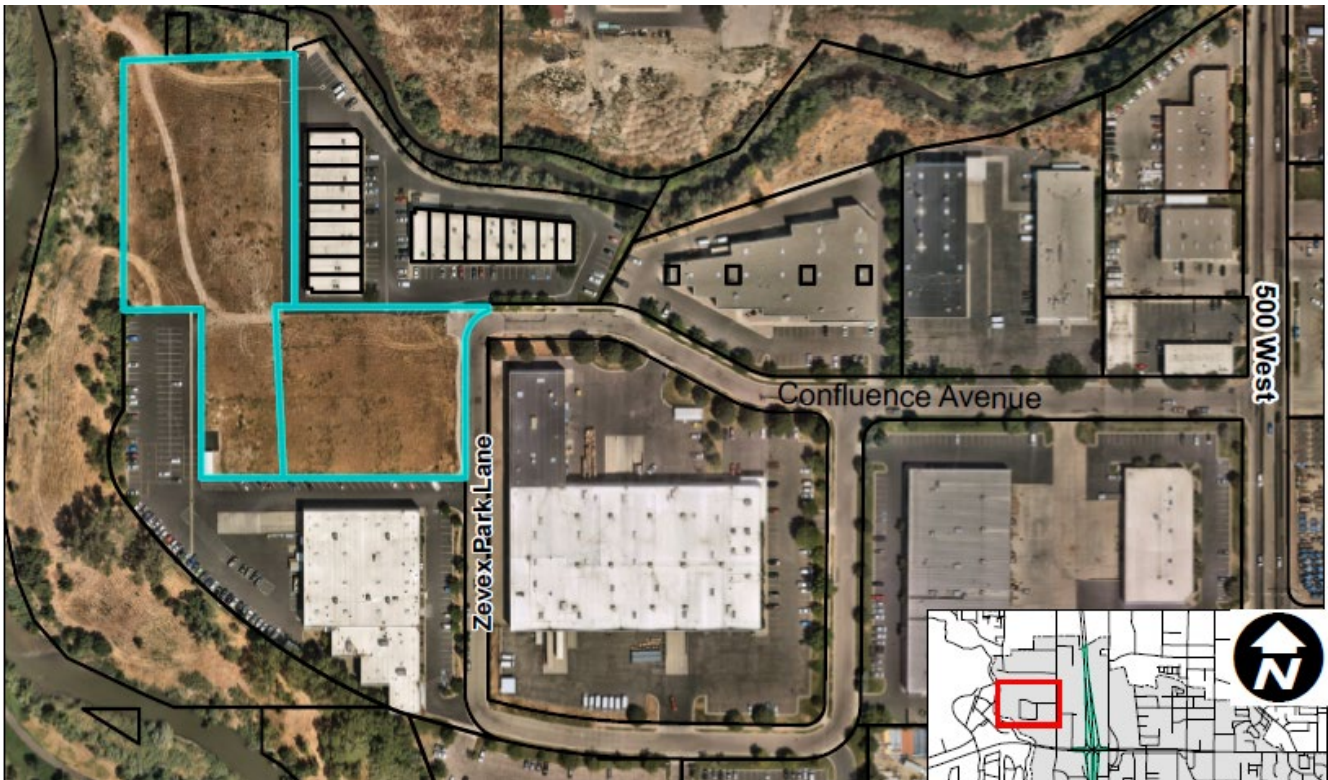
4700 South 900 East, Unit 43





AGENDA ITEM # 05 Murray Zevex Park Lane Subdivision Amendment

ITEM TYPE:	Subdivision Amendment		
ADDRESS:	4272 & 4260 South Zevex Park Lane	MEETING DATE:	December 19 th , 2024
APPLICANT:	Colby Anderson	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	21-01-151-079, 21-01-151-078	PROJECT NUMBER:	24-135
ZONE:	M-G Manufacturing General		
SIZE:	3.95 acres, 172,226 ft ²		
REQUEST:	The applicant is requesting Planning Commission approval to adjust the Murray Zevex Park Lane subdivision to modify lots 3a & 3b and add a twenty-four-foot (24') access easement across the north end of the southern parcel.		



I. LAND USE & SUBDIVISION ORDINANCE

Section 16.04.030(C) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the Land Use Authority is to ensure that a proposed subdivision is consistent with established ordinances, policies, and planning practices of the City. The Planning Commission makes investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary.

II. BACKGROUND

This area is an existing subdivision located on the north end of Murray. The applicant is seeking to adjust the lot lines and add an easement to allow easier access to the lot further West. The lot line will be amended from a North/West divide to show a North/South Divide between the two parcels along the access easement. Staff has included both the current configuration and the proposed changes below.

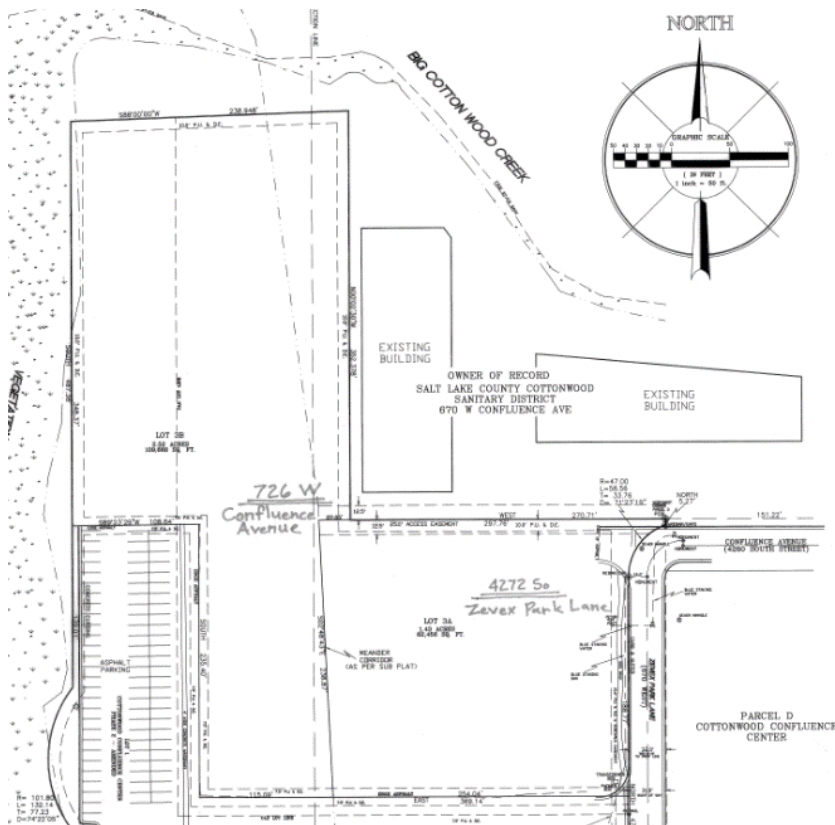


Figure 1: Current Zevex Park Lane Subdivision

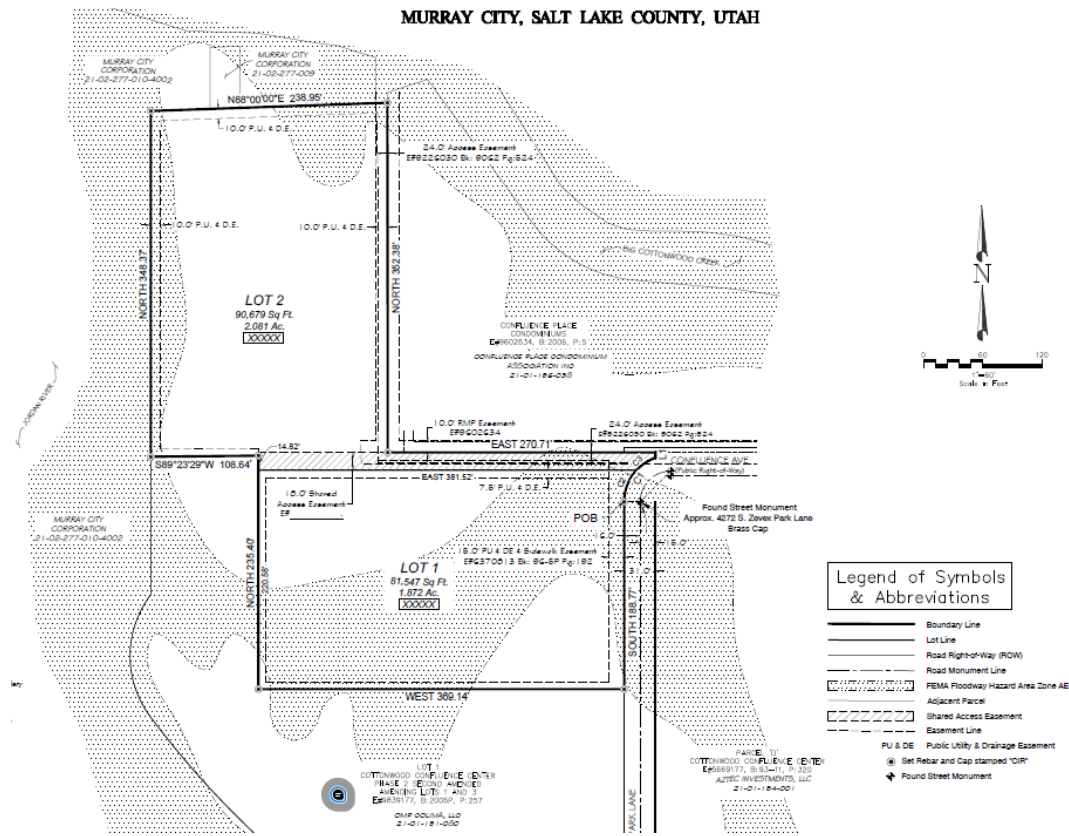


Figure 2: Ze vex Park Lane Amended Subdivision

Project Location

The subject property is west of 500 West off Ze vex Park Lane and Confluence Avenue.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Office	M-G
South	Office	M-G
East	Office	M-G
West	Office	M-G

III. PROJECT REVIEW

The proposed amendment will adjust Lots 3A and 3B of the existing Ze vex Park Lane Subdivision. Both lots are located within the M-G zone and are adjacent to Ze vex Park Lane and Confluence Avenue off 500 West. The amendment has an impact on the size of the lots, but there are not currently any buildings that will be impacted. The M-G Zone specifies that a

commercial building must be thirty feet (30') away from any residential district boundary line, but since the surrounding properties are all zoned M-G Planning and Zoning have no issues with setbacks.

Lot Area

The properties are located in the M-G zone, which does not have a minimum lot size. The overall site is just under 4 Acres for a combined total of 172, 226 sq. ft. The amended lots will be fairly close in size to each other, with the new Lot 1 being 81,547 sq. ft. (1.87 acres) while the new Lot 2 will be 90,679 sq. ft. (2.08 acres). Staff has no concerns with the lot area of this subdivision.

IV. STATE AND MUNICIPAL CODE REVIEW STANDARDS

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

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

V. CITY DEPARTMENT REVIEW

The application and materials were distributed to city staff from various departments for their review and comments on December 3rd, 2024. The following comments have been provided in response by the reviewing departments:

Murray City Engineering provided the following comments:

- Meet City subdivision and requirements and standards – City Code Title 16. The current plat does not meet City or County standards for recording.
- Address all engineering review comments prior to printing the plat to mylar.

Murray City Fire provided the following comments:

- Dead end fire apparatus access roads in excess of 150' in length shall be provided with cul de sac turn around.
- Vertical distance between grade plane and highest roof surface exceeds 30' aerial apparatus road required.

- Areas having more than 100 dwelling units need two separate access roads. Fire sprinkler and alarm for R occupancy.
- *Please reference the International Fire Code (IFC) 2021 and applicable National Fire Protection Association (NFPA) standards as guidelines.

Murray City Water provided the following comments:

- All future water utility work must follow Murray City Water Specification and Requirements
<https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidId=>

Murray City Wastewater provided the following comments:

- Approve of the Subdivision amendment.
- On the Survey plat the sewer signature block should be Cottonwood Improvement District, not Mount Olympus Improvement District.
- No other comments.

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

VI. PUBLIC COMMENTS

Sixteen (16) public notices were mailed in connection with this proposed subdivision amendment. As of the date of this report, staff has not received any emails about the property.

VII. FINDINGS

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

1. The subdivision of land is allowed by Utah State Code Section 10-9a-608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.
2. The proposed lot consolidation complies with all applicable M-G regulations.
3. The proposed subdivision amendment complies with the regulations of Title 16, the Subdivision Ordinance, and with the applicable standards of the Chapter 17.152 of the Murray Land Use Ordinance, the M-G Zone.

VIII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission **APPROVE the proposed Subdivision Amendment for Murray Zevex Park Lane Subdivision, adjusting Lots 3A and 3B for the properties addressed 4272 and 4260 South Zevex Park subject to the following**

conditions:

1. Meet the requirements of the City Engineer, including:
 - Meet City subdivision and requirements and standards – City Code Title 16. The current plat does not meet City or County standards for recording.
 - Address all engineering review comments prior to printing the plat to mylar.
2. Meet the Water, Wastewater, and Fire Department requirements.
3. Meet all requirements of Section 17.152 of the Murray Land Use Ordinance for the M-G Zone.

PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: Murray Zevex Park Lane Subdivision

Project Address: 4314 S ZEVEX PARK LN Industrial / Vacant Ground

Parcel Identification (Sidwell) Number: 21-01-151-079, 21-01-151-078

Parcel Area(acres): 172,226 sq ft, 3.954 ac Zoning District: _____ Total # of Lots: 2
M-G Manufacturing General

Applicant Information

Name: Colby Anderson

Mailing Address: 10718 South Beckstead Lane, Suite 102 South Jordan, Utah 84095
City: _____ State: _____ ZIP: _____

Phone #: 435-757-2204 Fax #: _____ Email Address: colby@cirengineering.com

Property Owner's Information (If different)

Name: OMP COLIMA, LLC

Mailing Address: 19700 S Vermont Ave., Suite 101 Torrance, CA 90502
City: _____ State: _____ ZIP: _____

Direct: 310-354-2460
Phone #: Cell: 310-503-6727 Fax #: _____ Email Address: ttecimer@omprop.com

Licensed Engineer Information

Name: Same As Applicant

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

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

Authorized Signature:  Colby Anderson Date: 11/20/2024

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

I (we) OMP Colima, Timur Tecun as Owner 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 _____ day of _____, 20_____.

Notary Public

Residing in _____

My commission expires: _____

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: _____

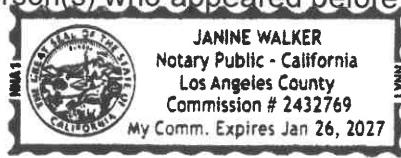
My commission expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 20th
day of November, 2024, by Timur Tecimer

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in cursive script, appearing to read "Janine Walker", written over a horizontal line.

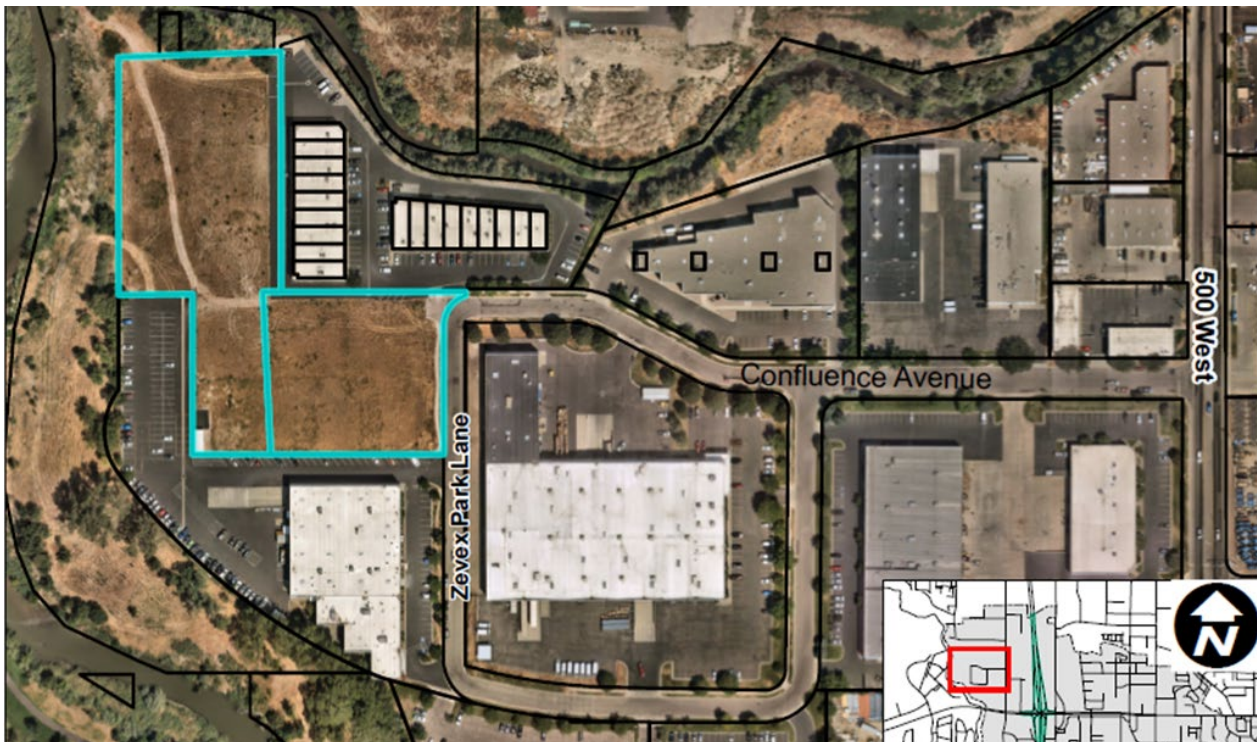


NOTICE OF PUBLIC HEARING

December 19th, 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 to receive public comment on applications submitted by **Colby Anderson to amend the Murray Zevex Park Lane Subdivision** for the properties located at 4272 & 4260 South Zevex Park Lane. The applicant would like to adjust the parcel boundaries and add a twenty-four-foot (24') access easement across the north end of the southern parcel. 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.



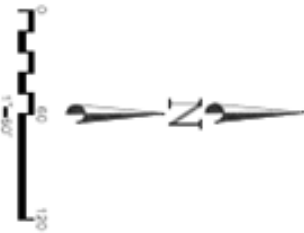
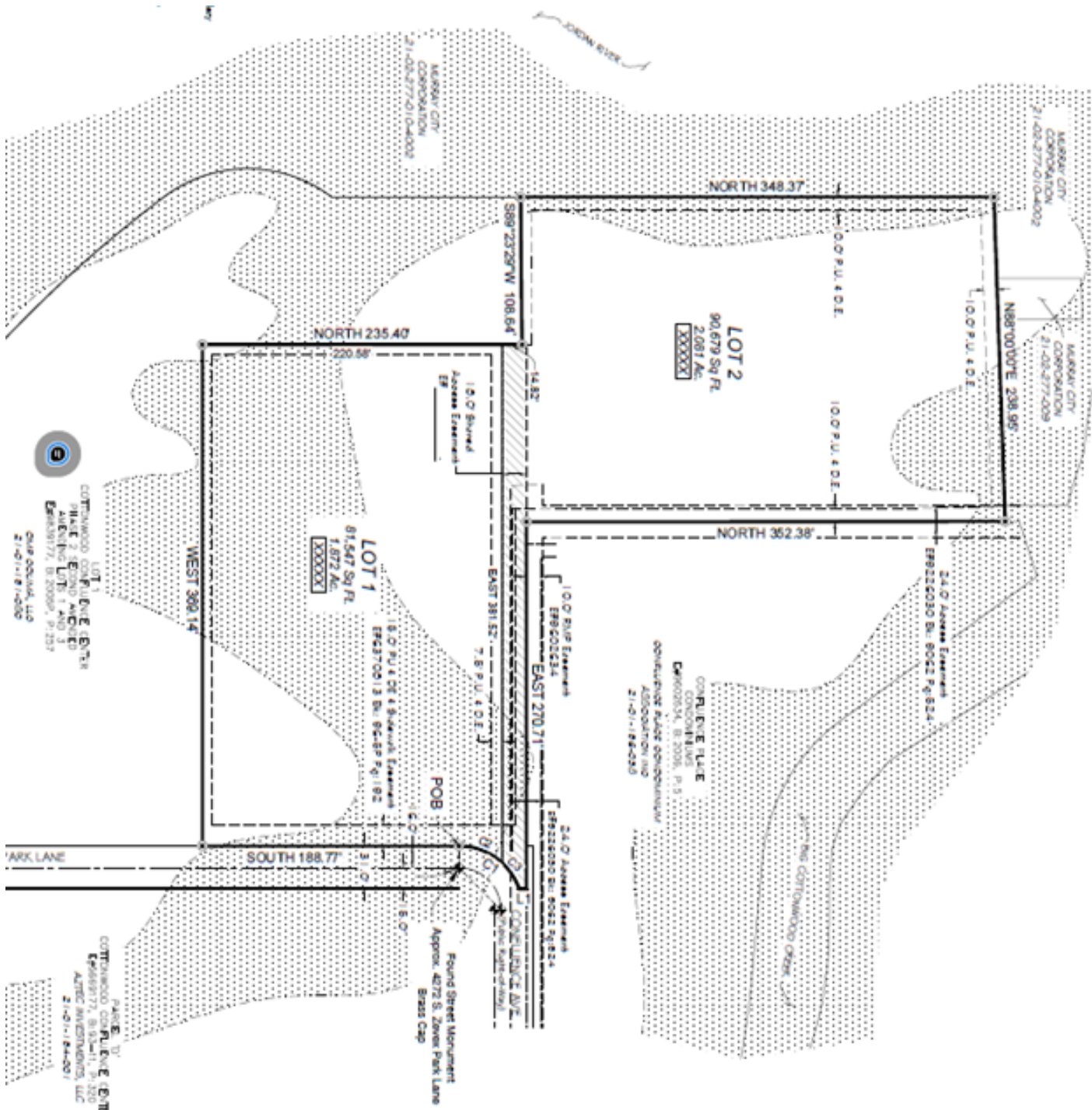
This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail planningcommission@murray.utah.gov.

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 | December 6th, 2024

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

MURRAY CITY, SALT LAKE COUNTY, UTAH



Legend of Symbols & Abbreviations

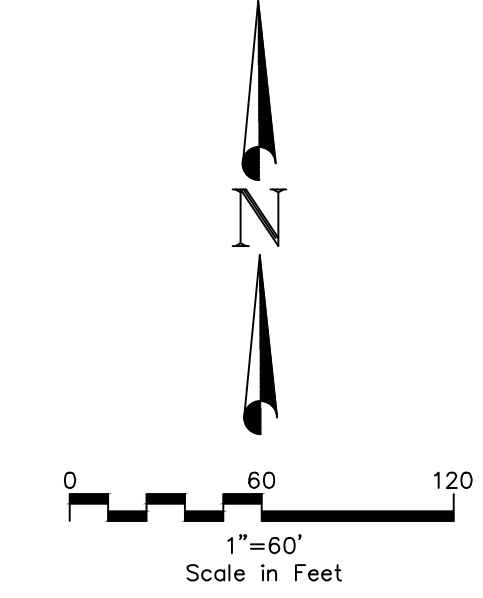
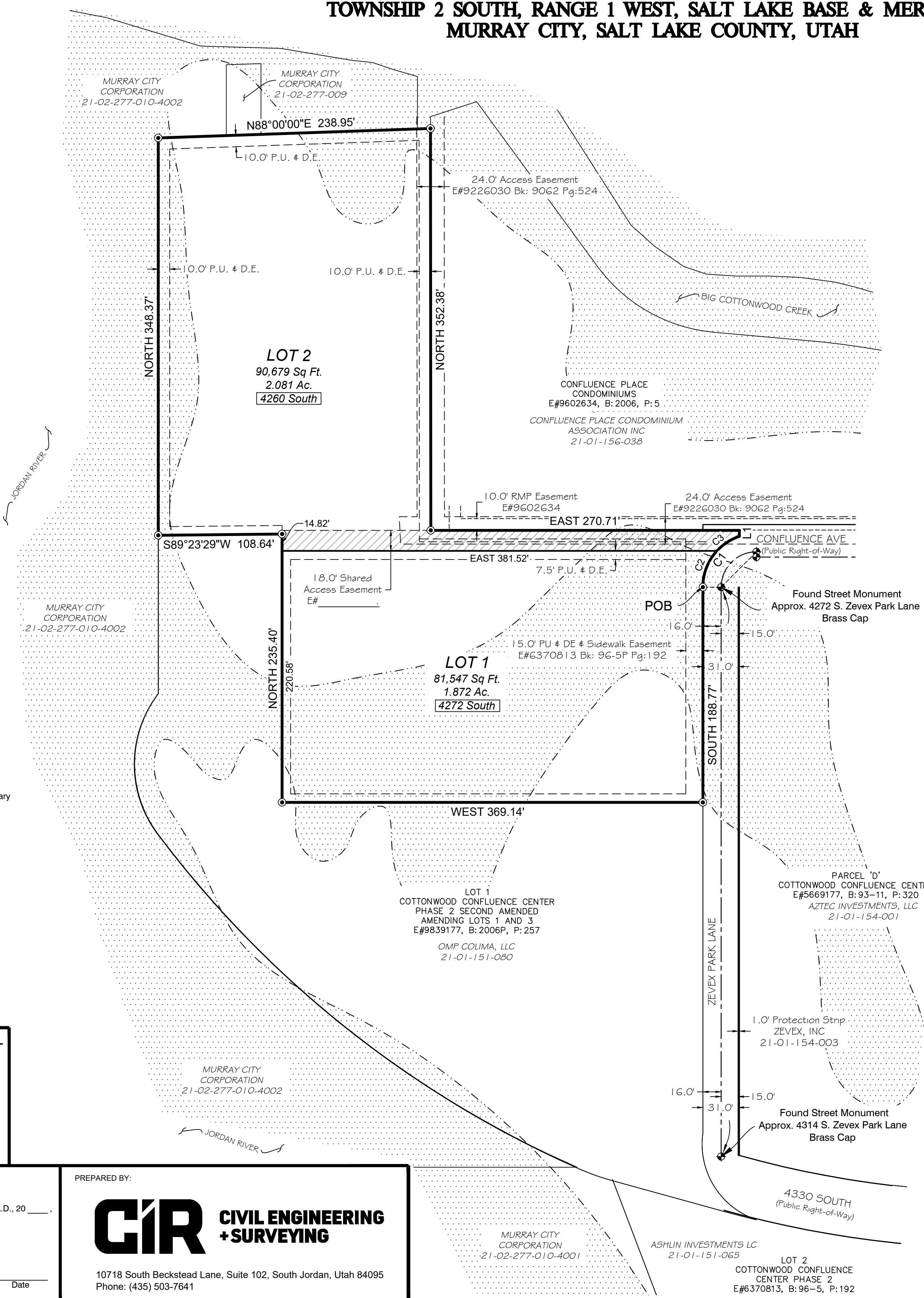
- Boundary Line
- Lot Line
- Road Right-of-Way (ROW)
- Road Monument Line
- FEMA Floodway Hazard Area Zone AE
- Adjacent Parcel
- Shared Access Easement
- Easement Line
- PU & OE Public Utility & Orange Easement
- Set Back and Cap stamped 'CIR'
- Found Street Monument

MURRAY ZEVEK PARK LANE SUBDIVISION

AMENDING LOTS 3A AND 3B, COTTONWOOD CONFLUENCE CENTER PHASE 2 SECOND AMENDED LOCATED IN THE NORTHEAST 1/4 OF SECTION 2 & THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN MURRAY CITY, SALT LAKE COUNTY, UTAH

LINE TABLE		
LINE #	LENGTH	BEARING
L1	5.27	S0° 00' 00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	58.56	47.00	71°23'19"	S35° 41' 47"W	54.84
C2	34.93	47.00	42°34'54"	N21° 17' 41"E	34.13
C3	23.63	47.00	28°48'13"	N56° 59' 14"E	23.38

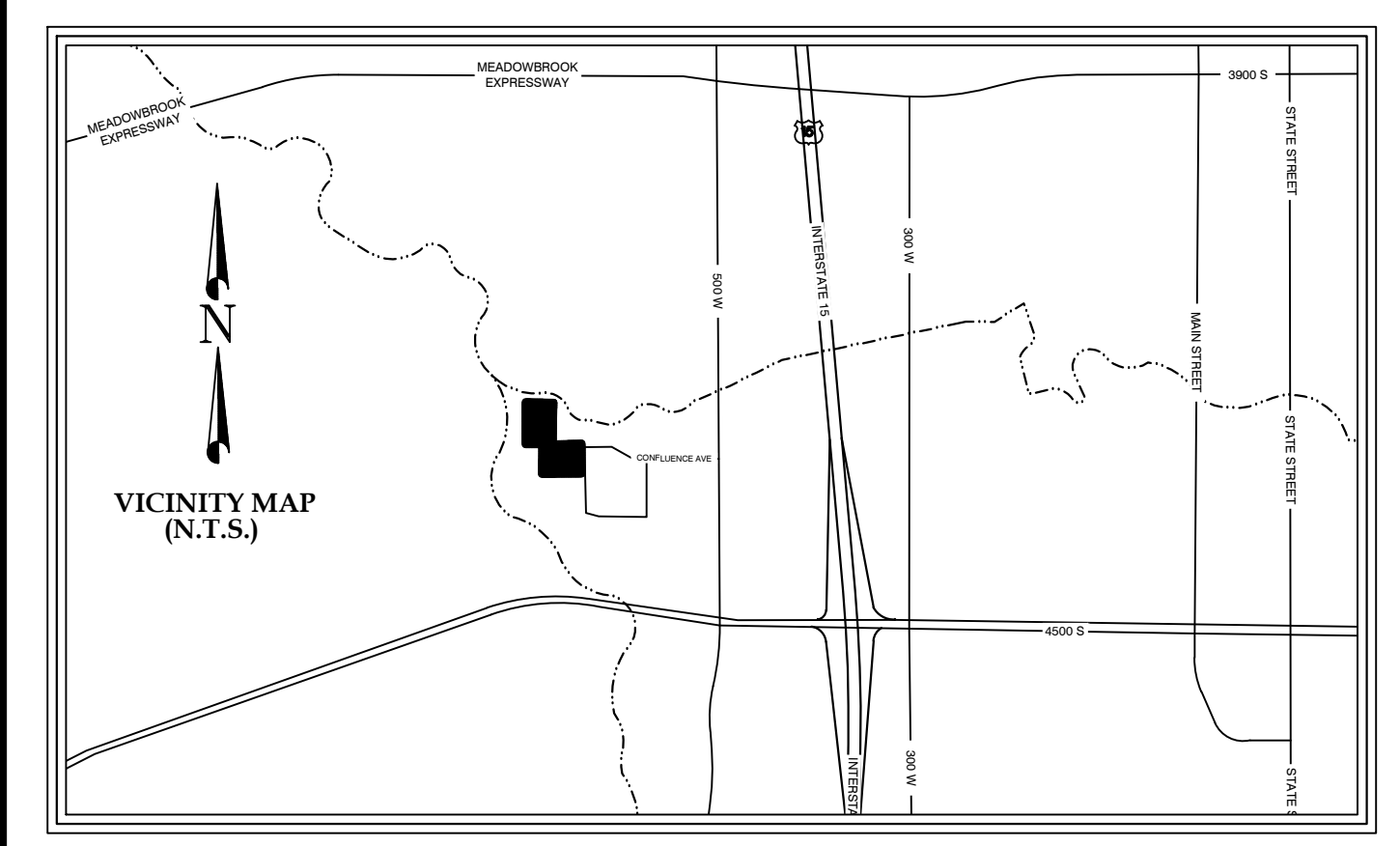


Legend of Symbols & Abbreviations

- Boundary Line
- Lot Line
- Road Right-of-Way (ROW)
- Road Monument Line
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- Adjacent Parcel
- Shared Access Easement
- Easement Line
- PU & DE Public Utility & Drainage Easement
- Set Rebar and Cap stamped "CIR"
- Found Street Monument

OWNER/DEVELOPER:
OMP COLIMA, LLC
19700 S. Vermont Ave., Suite 101
Torrance, CA 90502

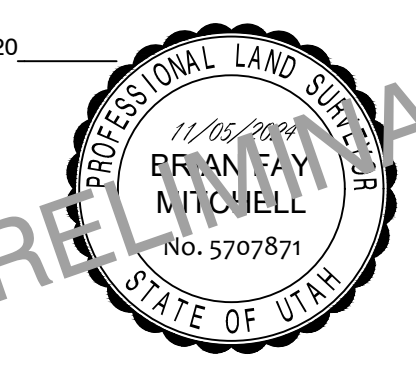
SHEET
1
SHEETS



SURVEYOR'S CERTIFICATE

I, BRIAN FAY MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 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 made a survey of the property described on this plat and filed as _____ in the Office of the County Surveyor in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **MURRAY ZEVEK PARK LANE SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____.



BOUNDARY DESCRIPTION

All of Lots 3A and 3B, Cottonwood Confluence Center Phase 2, Second Amended, recorded September 8, 2006 as Entry No. 9839177 in Book 2006 of Plats, at Page 257 in the office of the Salt Lake County Recorder.
All of said Lots contain 172,226 sq. ft. in area or 3.954 acres, more or less. 2 Lots.

OWNERS DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:
MURRAY ZEVEK PARK LANE SUBDIVISION
And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, we have hereunto set our hand this _____ day of _____, 2024.

OMP Colima, LLC, a Utah limited liability company
By: _____
Print Name: _____
Its: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
)ss
County of Salt Lake)

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ of _____ proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **MURRAY ZEVEK PARK LANE SUBDIVISION** and was signed by him/her on behalf of said _____ and acknowledged that he/she executed the same.

Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

RECORD OF SURVEY

R.O.S. No: _____
County Surveyor Reviewer _____ Date _____

JORDAN VALLEY WATER CONSERVANCY DISTRICT
Approved this _____ day of _____ A.D., 20____, by the Jordan Valley Water Conservancy District.
Sign _____ Date _____

MOUNT OLYMPUS IMPROVEMENT DISTRICT
Approved this _____ day of _____ A.D., 20____, by the Mount Olympus improvement District.
Sign _____ Date _____

MURRAY CITY FIRE DEPT
Approved this _____ day of _____ A.D., 20____, by the Murray City Fire Department.
Sign _____ Date _____

MURRAY CITY GIS
Approved this _____ day of _____ A.D., 20____, by the Murray City GIS Department.
Sign _____ Date _____

PREPARED BY:

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

MURRAY CITY PLANNING COMMISSION
Approved this _____ day of _____ A.D., 20____, by the Murray City Planning Commission.
Murray City Planning Commission _____ Date _____

MURRAY CITY ENGINEER
I certify that this office had this plat examined and find that it is correct and in accordance with the information on file in this office.
Murray City Engineer _____ Date _____

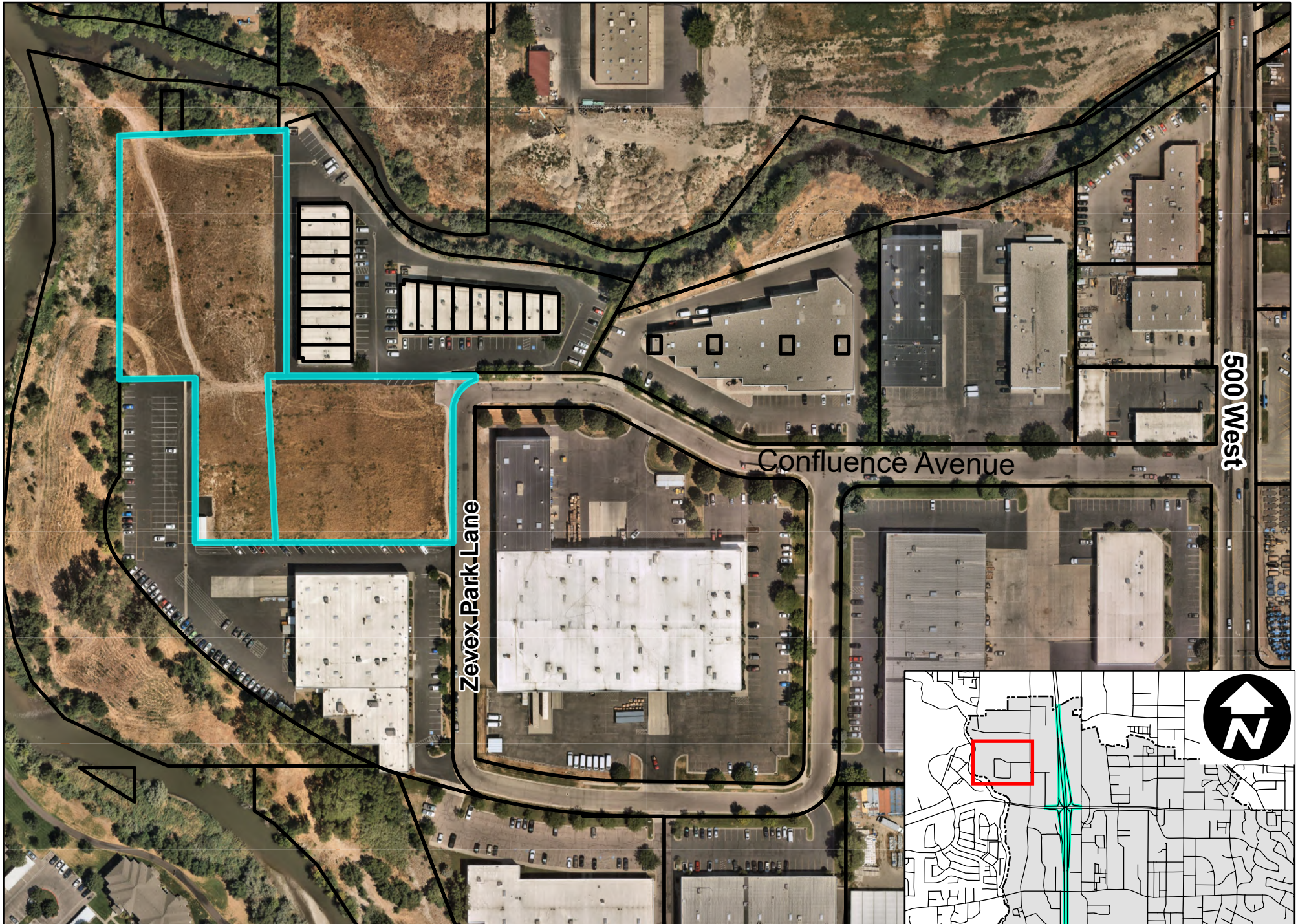
APPROVAL AS TO FORM
Approved as to form this _____ day of _____ A.D., 20____.
Murray City Attorney _____

MURRAY CITY MAYOR
Presented to the Murray City Mayor this _____ day of _____ A.D., 20____, at which time this subdivision was approved and accepted.
Mayor _____ Attest: City Recorder _____

MURRAY ZEVEK PARK LANE SUBDIVISION
AMENDING LOTS 3A AND 3B, COTTONWOOD CONFLUENCE CENTER PHASE 2 SECOND AMENDED
LOCATED IN THE NORTHEAST QUARTER OF SECTION 2 & NORTHWEST QUARTER OF SECTION 1
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

Recorded # _____
State of Utah, County of Salt Lake, recorded and filed at the request of _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Deputy, Salt Lake County Recorder _____

4314 South Zevex Park Lane



Access Easement

An access easement being part of Lots 3A & 3B, Cottonwood Confluence Center Phase 2 Second Amended recorded September 8, 2006 as Entry No. 9839177 in Book 2006 of Plats, at Page 257 in the Office of the Salt Lake County Recorder. Said easement is located in the Northwest Quarter of Section 1 and Northeast Quarter of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the northeasterly corner of said Lot 3A, Cottonwood Confluence Center Phase 2 Second Amended; thence along said Lot 3A the following two (2) courses: 1) South 5.27 feet to a point of non-tangency with a 47.00 – foot radius curve to the left, concave southeasterly (Radius point bears S. 18°36'40" E.); thence Southwesterly 23.63 feet along the arc of said curve, through a central angle of 28°48'13" (Chord bears S. 56°59'14" W. 23.38 feet); thence West 381.52 feet to a West line of said Lot 3B, Cottonwood Confluence Center Phase 2 Second Amended; thence North 18.00 feet along said West line and extension thereof; thence East 401.13 feet to and along the North line of said Lot 3A to the **Point of Beginning**.

The above-described easement contains 7072 Sq. Ft., or 0.162 ac. more or less.

EXHIBIT "B": By this reference, made a part hereof.

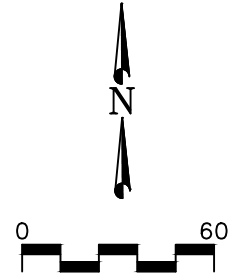
BASIS OF BEARING: South along the monument line of Zevex Park Lane (670 West).

OMP COLIMA, LLC
21-01-151-078

LOT 3B
COTTONWOOD CONFLUENCE CENTER
PHASE 2 SECOND AMENDED
AMENDING LOTS 1 AND 3
E#9839177, B: 2006P, P: 257

CONFLUENCE PLACE
CONDOMINIUMS
E#9602634, B: 2006, P: 5

CONFLUENCE PLACE CONDOMINIUM
ASSOCIATION INC
21-01-156-038



Scale in Feet
1"=60'

NORTH 18.00'

EAST 401.13'

18.0' Access Easement

WEST 381.52'

SOUTH 5.27'

POB

R=47.00'
L=23.63'
 $\Delta=28^{\circ}48'13''$
CHB=S56°59'14"W
CH=23.38'

OMP COLIMA, LLC
21-01-151-079

LOT 3A
COTTONWOOD CONFLUENCE CENTER
PHASE 2 SECOND AMENDED
AMENDING LOTS 1 AND 3
E#9839177, B: 2006P, P: 257

LOT 1
COTTONWOOD CONFLUENCE CENTER
PHASE 2 SECOND AMENDED
AMENDING LOTS 1 AND 3
E#9839177, B: 2006P, P: 257

OMP COLIMA, LLC
21-01-151-080

ZEVEK PARK LANE

LEGEND


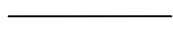

-  Lot Boundary
-  Adjacent parcel
-  Access Easement

EXHIBIT "B"

OMP COLIMA, LLC
Access Easement

Assessor Parcel No:
21-01-151-079 & 21-01-151-078

Part of the Northwest Quarter of Section 1
Northeast Quarter of Sec. 2, T.2S., R.1W., S.L.B.&M.

PREPARED BY:



10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

Date: November 5, 2024

Page 2 of 2



AGENDA ITEM # 06 - Mohammed Pourkazemi

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	1504 & 1508 East Vine Street	MEETING DATE:	December 19, 2024
APPLICANT:	Mohammed Pourkazemi	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-16-358-030 & 031	PROJECT NUMBER:	24-134
CURRENT ZONE:	R-1-10, Single Family Low Density	PROPOSED ZONE:	R-1-6, Single Family Low/Medium Density
Land Use Designation	Low Density Residential	PROPOSED DESIGNATION	N/A
SIZE:	0.23 and 0.56 acres Total 0.79 acres		
REQUEST:	The applicant would like to amend the Zoning of the subject properties to facilitate a residential development.		



I. BACKGROUND

Mr. Mohammed Pourkazemi has requested an amendment to the Zoning Map in order to allow a residential development of his property. The properties are currently owned by Mr. Pourkazemi and his daughter.

The subject properties are comprised of two parcels totaling approximately .79 acres in the R-1-10, Residential Single Family Zoning District on the south side of Vine Street. The existing two properties are currently nonconforming to the required 80' lot width of the R-1-10 zone. One parcel is sixty five feet (65') wide and the other is sixty four feet (64') wide.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multifamily Residential	R-M-10
South	Religious Facility	R-1-10
East	Religious Facility	R-1-10
West	Single Family Residential	R-1-10

IV. ANALYSIS

Zoning Considerations

The subject properties are in the R-1-10, Residential Single Family Zoning District. This zoning designation was applied to most of the area east of 1300 East when Murray City annexed a majority of the properties east of 900 East to Van Winkle/Highland Drive. Most of the properties nearby have been developed as single-family residential subdivisions. Staff supports the proposed zone map amendment noting that there is variability in zoning designations nearby including R-1-6, R-M-10, and multiple nonconforming duplexes.

Allowed Land Uses

The most significant difference between the allowable uses in the existing R-1-10 Zone and the proposed R-1-6 Zone is the allowed residential density. The permitted and conditional uses themselves are very similar or the same between the two zones.

- **Existing R-1-10, Single Family Low Density Residential Zone:**
Permitted Uses in the R-1-10 Zone include single-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the R-1-10 Zone include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-1-6, Single Family Low/Medium Density Residential Zone:**

Permitted Uses in the proposed R-1-6 include single-family detached dwellings on 6,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-6 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-8 and proposed R-1-6 zones are summarized in the table below.

	R-1-10 (existing)	R-1-6
Single-Family Lot Size	10,000 ft ² min per lot	6,000 ft ² min per lot
Height	35'	30'
Front yard setback	25'	20'
Rear Yard setback	25'	25'
Side Yard setbacks	8' , total 20'	5'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2 spaces per dwelling

Figure 1: Compared Regulations in existing and proposed zone.

General Plan & Future Lane use Designation Considerations

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

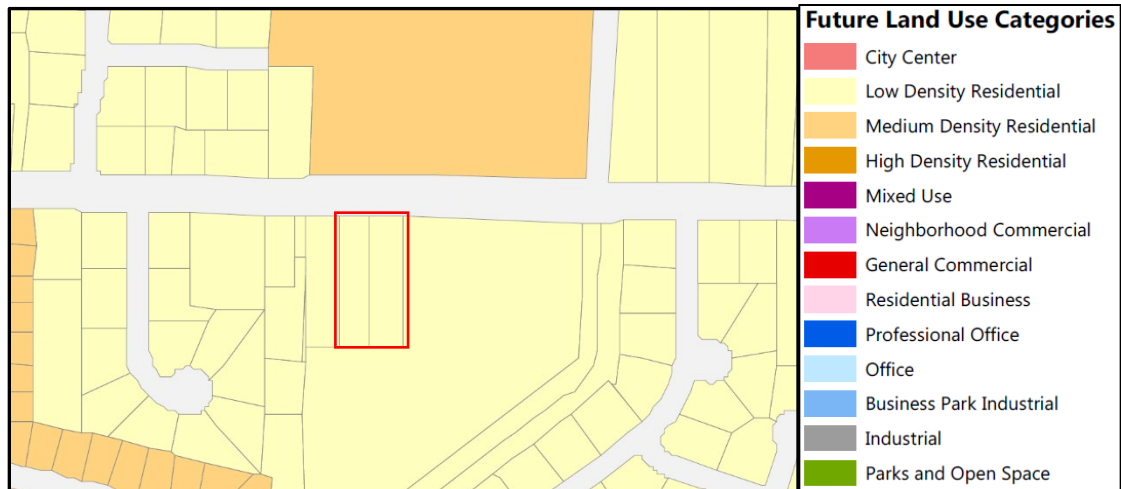


Figure 2: Future Land Use Map

The subject property is currently designated “Low Density Residential”. The Low-Density Residential designation corresponds to six zoning districts including both the existing R-1-10 Zone and the proposed R-1-6 Zone meaning that the proposed rezone is supported by the General Plan. Staff supports this proposal for a Zone Map amendment to R-1-6.

LOW DENSITY RESIDENTIAL

This designation is intended for residential uses in established/planned neighborhoods, as well as low density residential on former agricultural lands. The designation is Murray’s most common pattern of single-dwelling development. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints (such as infrastructure or sensitive lands). Primary lands/use types include single-dwelling (detached or attached) residential.

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

- A-1, Agricultural
- R-1-12, Low density single family
- R-1-10, Low density single family
- R-1-8, Low density single family
- R-1-6, Low/Medium density single family
- R-2-10, Low density two family

Figure 3: General Plan showing the corresponding Zoning Districts

General Plan Objectives

There are several goals and objectives taken from various chapters of the General Plan that would be supported by development of the subject property under the R-1-6 Zone. The overall goal of Chapter 5, Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”. The following sections from the General Plan support the proposal for the R-1-6 Zone change:

Objective 9 of the Land Use & Urban Design element is shown below (from pg. 5-20 of the General Plan)

OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.

Strategy: Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

Strategy: Simplify the residential zoning district designations.

The applicant’s proposed zone amendment, which is supported by the amended land use designation, will result in a development that provides for widely asked for single family housing with smaller yards that can contribute to lower costs overall. The overall density will be consistent with the surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

The overall goal of Chapter 8, Neighborhoods and Housing is to “provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents”.

OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.

Strategy: Protect the character and integrity of residential neighborhoods through landscape buffers, use, and visual buffer transitions.

Strategy: Continue detailed landscape buffer requirements to commercial and institutional zoning codes.

Strategy: Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

Strategy: Support residential infill projects of a compatible scale and form.

The first objective, shown above, encourages supporting residential infill projects and housing transitions that integrate well with the surrounding neighborhoods.

OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.

Strategy: Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

Strategy: Promote the construction of smaller-scaled residential projects that are integrated with current and future employment, retail, and cultural areas.

Strategy: Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

Strategy: Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

Strategy: Continue to support ADUs (Accessory Dwelling Units) in all single-family residential zones and allow ADUs for single-family homes located in multi-family zones.

Objective three encourages the development of a range of housing types, smaller scaled residential projects, transitional housing types and reducing setbacks in implementing the plan. An R-1-6 Zone would allow the two properties to potentially be subdivided into flag lots.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering, Water, Wastewater, and Building Divisions and the Fire, Police, and Power Departments. All approved of the rezone request with no comments except for the Fire Department that wanted it noted that “Dead ends in excess of 150’ length will require a turnaround to meet fire and city regulations.”

III. PUBLIC COMMENTS

Seventy-three (73) notices of the public hearing for the requested amendment to the Zone Map were sent to all property owners within 300’ of the subject property and to affected entities. As of the writing of this report one comment has been received with a general inquiry as to Mr. Pourkazemi’s future plans.

IV. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-10 to R-1-6 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the densities and uses allowed by the proposed R-1-6 Zone.

3. The proposed Zone Map Amendment from R-1-10 to R-1-6 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow for an appropriate small infill development of the subject properties.

V. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.**

ZONING AMENDMENT APPLICATION

Type of Application(check one): Text Amendment: _____ Map Amendment: X

Applicant Information

Name: Mohammad Pourkazemi

Mailing Address: 8120 South Royall Ln City: Offenwood Heights State: UT ZIP: 84093

Phone #: 801-230-2120 Fax #: _____ Email Address: mr.pourkazemi@yahoo.com

Property Owner's Information (If different)

Name: _____

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

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

Application Information

For Map Amendments:

Property Address: 1508 and 1504 E Vine St.

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Existing Zone: R-1-10 Proposed: R-1-6⁶

Request Complies with General Plan: Yes: ~~No~~ No: _____

For Text Amendments:

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

Authorized Signature: M. Pourkazemi Date: 12-02-24

For Office Use Only	
Project Number: <u>P2-24-134</u>	Date Accepted: <u>12-2-24</u>
Planner Assigned: _____	

Property Owners Affidavit

I (we) Mohammad Pourkazemi, 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.

M. Pourkazemi 12/02/24
Owner's Signature

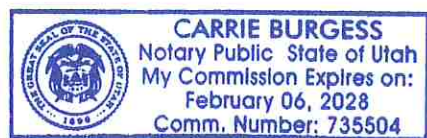
Owner's Signature (co-owner if any)

State of Utah
County of Salt Lake

Subscribed and sworn to before me this 2nd day of December, 2024.

Carrie Burgess
Notary Public

Residing in Salt Lake County
My commission expires: 2/6/28



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

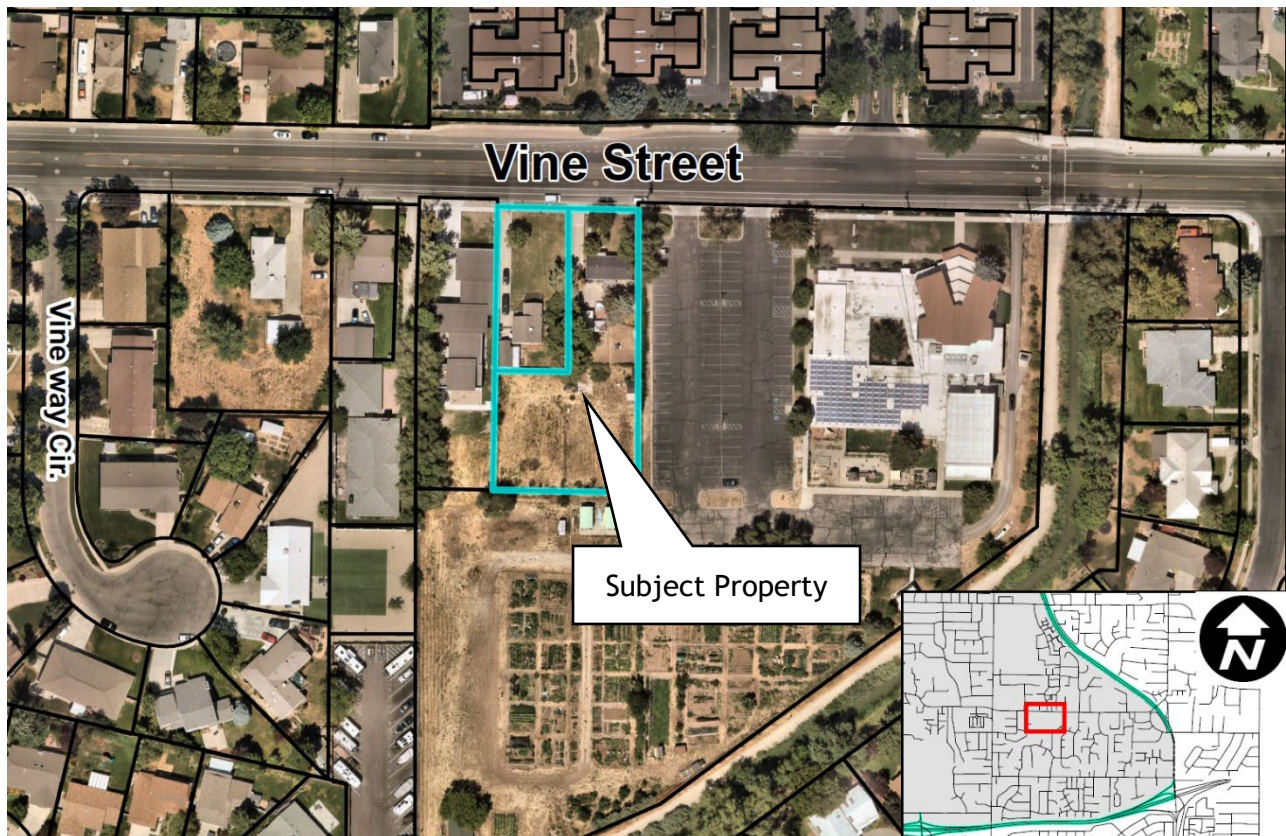
December 19th, 2024, 6:30 PM

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

Mohammad Pourkazemi is requesting a zone map amendment for the properties located at **1504 & 1508 East Vine Street**. The applicant is requesting a Zone Map Amendment from R-1-10, Low Density Single Family Residential to R-1-6, Medium Density Single Family Residential. The requirements of the zone are located on our website at www.murray.utah.gov.

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 and provided to the Planning Commission and City Council.



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 | December 6th, 2024

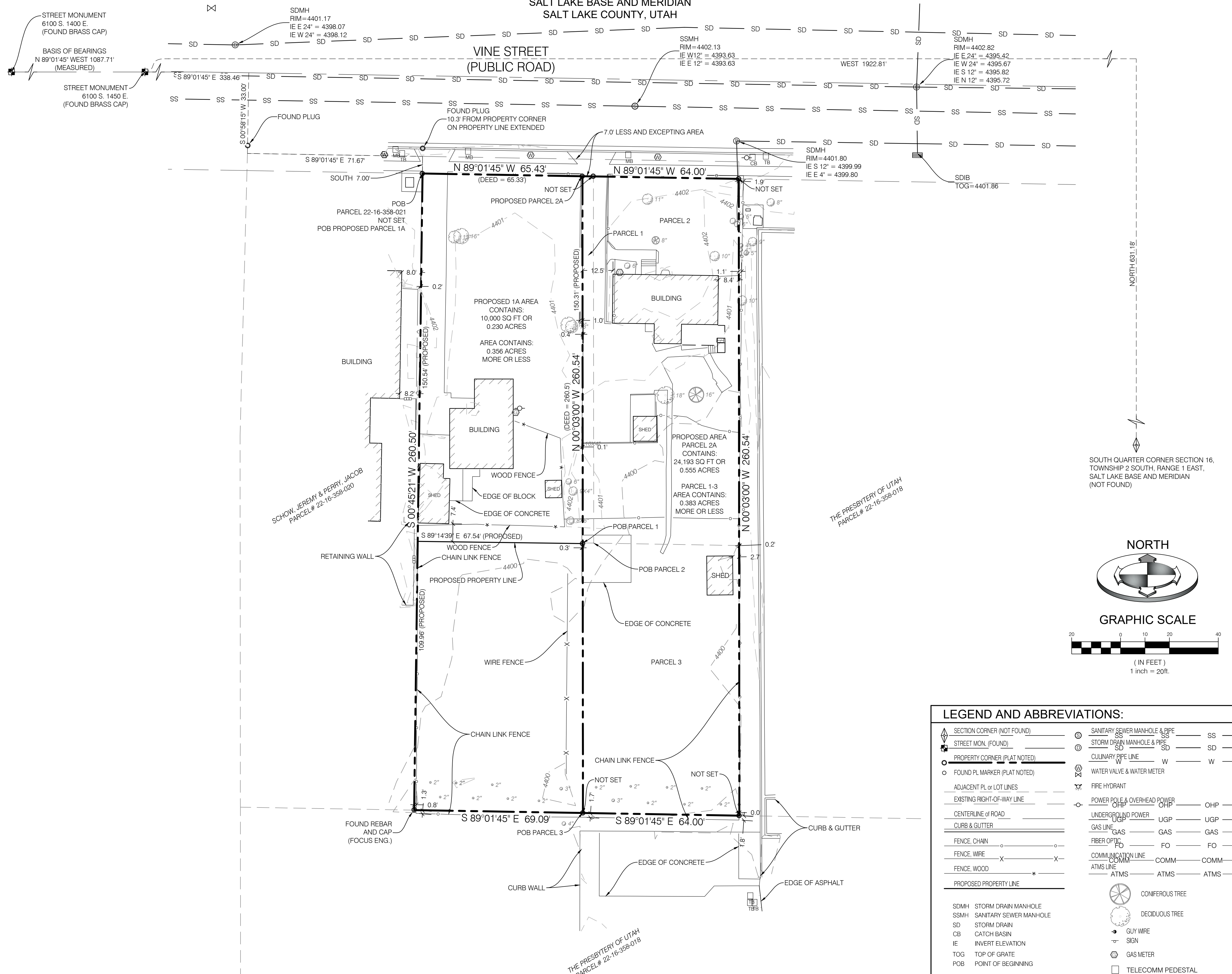
Murray City Hall | 10 East 4800 South | Murray | Utah | 84107

1504 & 1508 South Vine Street



BOUNDARY SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE:

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

RECORD DESCRIPTIONS:

PARCEL 22-16-358-021

BEGINNING NORTH 631.18 FEET AND WEST 1922.81 FEET AND SOUTH 89 DEGREES 01 MINUTES 15 SECONDS EAST 38.46 FEET AND SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST 53 FEET AND SOUTH 69 DEGREES 01 MINUTES 45 SECONDS EAST 71.67 FEET AND SOUTH 7 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0 DEGREES 45 MINUTES 21 SECONDS WEST 260.5 FEET, MORE OR LESS, THENCE SOUTH 89 DEGREES 01 MINUTES 45 SECONDS EAST 69.09 FEET; THENCE NORTH 0 DEGREES 03 MINUTES WEST 260.5 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 45 SECONDS WEST 65.33 FEET TO THE POINT OF BEGINNING.

PARCEL 22-16-358-022

PARCEL 1:

BEGINNING AT A POINT 1447.25 FEET WEST AND 444 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 4.5 FEET; THENCE NORTH 150 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF A PUBLIC ROAD COMMONLY KNOWN AS VINE STREET; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID ROAD 4.5 FEET; THENCE SOUTH 150 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 1442.75 FEET WEST AND 444 FEET NORTH FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 59.5 FEET; THENCE NORTH 150 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF A PUBLIC ROAD COMMONLY KNOWN AS VINE STREET; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID ROAD 59.5 FEET; THENCE SOUTH 150 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM PARCEL 1 AND PARCEL 2 THE FOLLOWING:

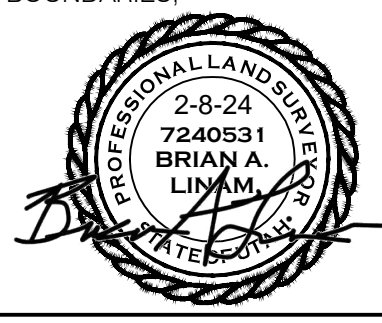
SAID PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. CR214, BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS NORTH 594 FEET RECORDED (590.12 FEET CALCULATED) AND WEST 1447.25 FEET RECORDED (1446.84 FEET CALCULATED) FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, THENCE EAST 64.0 FEET RECORDED (SOUTH 89 DEG. 01'45" EAST 64.0 FEET CALCULATED) TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 7.0 FEET TO A POINT 40.0 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE PROJECT CENTER LINE OF VINE STREET; THENCE NORTH 89 DEG. 01'45" WEST 64.0 FEET TO THE WEST PROPERTY LINE OF SAID ENTIRE TRACT; THENCE NORTH 7.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING NORTH 89 DEG. 48'22" WEST 96 RODS, MORE OR LESS, AND 323.5 FEET NORTH AND SOUTH 89 DEG. 01'45" EAST 112 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89 DEG. 01'45" EAST 64 FEET; THENCE NORTH 117.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT HERETOFORE DEEDED TO DAN CECALA; THENCE NORTH 89 DEG. 01'45" WEST 64 FEET, MORE OR LESS, TO A POINT DUE NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 117.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



PROPOSED DESCRIPTIONS:

PARCEL 1A:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VINE STREET, SAID POINT BEING NORTH 631.18 FEET AND WEST 1922.81 FEET TO A STREET MONUMENT AND SOUTH 89° 01'15" EAST 338.46 FEET AND SOUTH 00°58'15" WEST 33.00 FEET AND SOUTH 89°01'45" EAST 71.67 FEET AND SOUTH 7 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°01'45" EAST 65.43 FEET; THENCE SOUTH 00°03'00" EAST 150.31 FEET; THENCE NORTH 89°14'39" WEST 67.54 FEET; THENCE NORTH 00°45'21" EAST 150.54 FEET TO THE POINT OF BEGINNING. CONTAINS 10,000 SQ FT OR 0.230 ACRES

PARCEL 2A:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VINE STREET, SAID POINT BEING NORTH 631.18 FEET AND WEST 1922.81 FEET TO A STREET MONUMENT AND SOUTH 89° 01'15" EAST 338.46 FEET AND SOUTH 00°58'15" WEST 33.00 FEET AND SOUTH 89°01'45" EAST 71.67 FEET AND SOUTH 7.00 FEET AND SOUTH 89°01'45" EAST 65.43 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°01'45" EAST 64.00 FEET; THENCE SOUTH 00°03'00" EAST 260.54 FEET; THENCE NORTH 89°01'45" WEST 133.09 FEET; THENCE SOUTH 00°45'21" EAST 109.96 FEET; THENCE SOUTH 89°14'39" EAST 67.54 FEET; THENCE NORTH 00°03'00" WEST 150.31 FEET TO THE POINT OF BEGINNING. CONTAINS 24,193 SQ FT OR 0.555 ACRES

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY MOHAMMED POURKAZEMI TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°01'45" WEST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS
R1) QUIT CLAIM DEED, RECORDED SEPTEMBER 27, 2004 AS ENTRY NO. 9182704 IN BOOK 9041 AT PAGE 6268 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
R2) WARRANTY DEED, RECORDED SEPTEMBER 26, 2001 AS ENTRY NO. 8013547 IN BOOK 8504 AT PAGE 3868 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
R3) RECORD OF SURVEY PREPARED BY FOCUS ENGINEERING AND LAND SURVEYING, LLC ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS S2017-01-0074.

BENCHMARK
THE STREET MONUMENT AT VINE STREET AND VINEWAY CIRCLE.
ELEVATION = 4399.36

LEGEND AND ABBREVIATIONS:

SECTION CORNER (NOT FOUND)	SANITARY SEWER MANHOLE & PIPE	SS
STREET MON. (FOUND)	STORM DRAIN MANHOLE & PIPE	SD
PROPERTY CORNER (PLAT NOTED)	CULINARY PIPE LINE	W
FOUND PL. MARKER (PLAT NOTED)	WATER VALVE & WATER METER	W
ADJACENT PL. OR LOT LINES	FIRE HYDRANT	
EXISTING RIGHT-OF-WAY LINE	POWER POLE & OVERHEAD POWER	OHP
CURB & GUTTER	UNDERGROUND POWER	UGP
FENCE, CHAIN	GAS LINE	GAS
FENCE, WIRE	FIBER OPTIC	FO
FENCE, WOOD	COMMUNICATION LINE	COMM
PROPOSED PROPERTY LINE	ATMS LINE	ATMS
SDMH STORM DRAIN MANHOLE	CONIFEROUS TREE	
SSMH SANITARY SEWER MANHOLE	DECIDUOUS TREE	
SD STORM DRAIN	GUY WIRE	
CB CATCH BASIN	SIGN	
IE INVERT ELEVATION	GAS METER	
TOG TOP OF GRATE	TELECOMM PEDESTAL	
POB POINT OF BEGINNING	MAILBOX	
	STORM DRAIN INLET BOX	

BENCHMARK ENGINEERING & LAND SURVEYING
9188 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

BENCHMARK CIVIL

MOHAMMED POURKAZEMI
1504 & 1508 EAST VINE STREET
MURRAY CITY, UTAH

PROJECT NO. 2311202

BOUNDARY SURVEY

SVB.01
1 OF 1

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



**AGENDA ITEM # 07 Another Round Golf
 Add LU 7410 as a Permitted Use in the C-N Zone**

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	December 19, 2024
APPLICANT:	Benjamin Marolf, Another Round Golf	STAFF:	Zachary Smallwood, Planning Division Manager
PARCEL ID:	N/A	PROJECT NUMBER:	24-128
REQUEST:	Mr. Marolf is requesting to add Land Use Code “7410 – Sport Activities” as a permitted use in the C-N Zoning District.		

I. STAFF REVIEW & ANALYSIS

History & Background

Mr. Marolf owns Another Round Golf, a disc golf retail establishment at 6092 South 900 East. As part of the business, he allows people to try throwing frisbees before purchasing. The business owner also hosts events where they watch competitions. The applicant would like the ability to serve beer on site.

The state does not allow for serving alcohol in relation to a standalone retail establishment. The applicant would like to expand the recreational and entertainment side of the business to allow people to attend competition watching, playing ultimate frisbee, and sell merchandise. This is not currently allowed in the C-N zone.

Review of Proposed Changes

The applicant has worked with staff to propose an amendment that would allow for small sports and recreational uses in the C-N Zoning District. Staff recommends adding LU 7410 Sport Activities as a permitted use with the addition that it is in spaces less than 2,500 square feet.

The C-N Zone was developed to allow smaller uses that are more appropriate at a neighborhood scale. Adding this use class and requiring it to be in a small space will prohibit

large sport and recreational users from impacting the neighborhood aesthetic that the C-N promotes.

The Standard Land Use Code lists multiple uses under 7410. Staff has provided a screenshot showing the types of allowed uses in the category. Though it encompasses a lot of items, the restriction of 2,500 ft² will render things like traditional golf courses ineligible but would allow for things like miniature golf as long as it is indoors.

7410 Sport Activities

- 7411 Golf courses, open to public (without country club).
- 7412 Golf courses, private membership (with country club).
- 7413 Tennis courts (indoor or outdoor).
- 7414 Ice skating.
- 7415 Roller skating.
- 7416 Riding academies, schools, and stables.
- 7417 Bowling alleys.
- 7418 Skiing and tobogganing. (Includes independent chair lifts and rope tows, etc.)
- 7419 Other sports activities, NEC.

Figure 1: Screenshot of the Standard Land Use Code

II. DEPARTMENT REVIEWS

The proposed addition to the permitted uses was provided to each department for their review. 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, no comments have been received.

IV. FINDINGS

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

1. The proposed text amendment promotes flexibility for businesses to encourage more experiential activities as part of their business model.
2. The proposed text amendment has been reviewed to ensure that the health, safety, and general welfare of the community are maintained.
3. Staff finds that continuing to support retail businesses is supported by the General Plan.

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 amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.**

ZONING AMENDMENT APPLICATION

Type of Application(check one): Text Amendment: Map Amendment:

Applicant Information

Name: BENJAMIN MAROLF

Mailing Address: 2147 E. PINNACLE TERRACE WAY ^{-APT #303} City: COTTONWOOD HEIGHTS State: UT ZIP: 84121

Phone #: 320-292-4551 Fax #: _____ Email Address: ANOTHERROUNDSALT LAKE @ GMAIL.COM

Property Owner's Information (If different)

Name: _____

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

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

Application Information

For Map Amendments:

Property Address: _____

Parcel Identification (Sidwell) Number: _____


Parcel Area(acres): _____ Existing Zone: _____ Proposed: _____

Request Complies with General Plan: Yes: No:

For Text Amendments:

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

SEE ATTACHED FOR TEXT AMENDMENT.

Authorized Signature:  Date: 11/8/24

For Office Use Only	
Project Number: <u>24-128</u>	Date Accepted: <u>11/8/24</u>
Planner Assigned: _____	



NOTICE OF PUBLIC HEARING

December 19th, 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:

An amendment to Section 17.156.020 Permitted Uses in the Commercial Neighborhood (C-N) Zoning District. The request by Another Round Golf would amend the permitted uses to allow Land Use Code 7410 Sport Activities as a permitted use in the C-N Zone in conjunction with a retail use in spaces less than 2,500 square feet.

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 and provided to the Planning Commission and City Council.

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

17.156.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the C-N zone:

Use No.	Use Classification
1113	Single-family dwelling, attached to nonresidential.
4800	Utilities (lines and rights of way only).
5230	Paint, glass, and wallpaper.
5240	Electrical supplies.
5251	Hardware.
5256	Swimming pool supplies.
5330	Variety stores (not department stores).
5390	Dry goods and general merchandise (not department stores).
5400	Food (except 5412).
5600	Apparel and accessories.
5711	Furniture.
5712	Floor coverings.
5713	Draperies, curtains, and upholstery.
5714	China, glassware, metalware.
5716	Window shades.
5718	Picture frames, mirrors, etc.
5719	Other furniture, home furnishings, and equipment.
5720	Household appliances.
5730	Radios, televisions, and music sound systems.
5740	Office equipment, furniture, machines, and supplies.
5810	Eating places.
5910	Drug and propriety.
5913	Medical cannabis pharmacy.
5940	Books, stationery, art, and hobby supplies.
5950	Sporting goods, bicycles, and toys.
5969	Garden supplies (no farm supplies).
5970	Jewelry.

CURRENT CODE

- 5984 Ice (ice dispensing machine only).
- 5990 Miscellaneous retail trade (except bait shops, monuments and tombstones).
- 6100 Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
- 6110 Banking and bank related services.
- 6121 Savings and loan associations.
- 6122 Agricultural, business, and personal credit services.
- 6140 Insurance carriers, agents, brokers and services.
- 6150 Real estate and related services.
- 6213 Dry cleaning.
- 6220 Photographic services.
- 6230 Beauty and barber services.
- 6250 Pressing, alteration, and garment repair (except 6256).
- 6254 Shoe repair.
- 6296 Massage therapy.
- 6311 Advertising services (office only).
- 6320 Consumer credit services.
- 6332 Photocopying.
- 6360 Employment services.
- 6390 Business services (office only).
- 6493 Watch, clock, jewelry repair, engraving.
- 6496 Locksmiths and key shops.
- 6500 Professional services (office only) (except 6513, 6516, 6518, 6540).
- 6516 Convalescent, rest home services and sanatoriums.
- 6720 Protective functions and related activities.
- 6730 Postal services.
- 6814 Charter school.
- 6817 Schools for disabled; residential facility for disabled.
- 6900 Miscellaneous service organizations (office only).
- 8224 Pet grooming.

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the C-N zone.

(Ord. 19-37 § 4: Ord. 07-40 § 3: Ord. 07-30 § 2)

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5256	Swimming pool supplies.
5330	Variety stores (not department stores).
5390	Dry goods and general merchandise (not department stores).
5400	Food (except 5412).
5600	Apparel and accessories.
5711	Furniture.
5712	Floor coverings.
5713	Draperies, curtains, and upholstery.
5714	China, glassware, metalware.
5716	Window shades.
5718	Picture frames, mirrors, etc.
5719	Other furniture, home furnishings, and equipment.
5720	Household appliances.
5730	Radios, televisions, and music sound systems.
5740	Office equipment, furniture, machines, and supplies.
5810	Eating places.
5910	Drug and propriety.
5913	Medical cannabis pharmacy.
5940	Books, stationery, art, and hobby supplies.
5950	Sporting goods, bicycles, and toys.
5969	Garden supplies (no farm supplies).
5970	Jewelry.

- 5984 Ice (ice dispensing machine only).
- 5990 Miscellaneous retail trade (except bait shops, monuments and tombstones).
- 6100 Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
- 6110 Banking and bank related services.
- 6121 Savings and loan associations.
- 6122 Agricultural, business, and personal credit services.
- 6140 Insurance carriers, agents, brokers and services.
- 6150 Real estate and related services.
- 6213 Dry cleaning.
- 6220 Photographic services.
- 6230 Beauty and barber services.
- 6250 Pressing, alteration, and garment repair (except 6256).
- 6254 Shoe repair.
- 6296 Massage therapy.
- 6311 Advertising services (office only).
- 6320 Consumer credit services.
- 6332 Photocopying.
- 6360 Employment services.
- 6390 Business services (office only).
- 6493 Watch, clock, jewelry repair, engraving.
- 6496 Locksmiths and key shops.
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- 6720 Protective functions and related activities.
- 6730 Postal services.
- 6814 Charter school.
- 6817 Schools for disabled; residential facility for disabled.
- 6900 Miscellaneous service organizations (office only).
- 7410 Sport Activities (in no more than 2,500 square feet, indoor only)
- 8224 Pet grooming.

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5910	Drug and propriety.
5913	Medical cannabis pharmacy.
5940	Books, stationery, art, and hobby supplies.
5950	Sporting goods, bicycles, and toys.
5969	Garden supplies (no farm supplies).
5970	Jewelry.

- 5984 Ice (ice dispensing machine only).
- 5990 Miscellaneous retail trade (except bait shops, monuments and tombstones).
- 6100 Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
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