



Murray City Hearing Officer Meeting
June 8, 2022, at 12:30 p.m.

The Murray City Hearing Officer will hold a public meeting in the Murray City Council Chambers, 5025 South State Street, on Wednesday, June 8, 2022, at 12:30 p.m.

You may attend the meeting or submit comments via email at planning@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.

BUSINESS ITEM:

1. Conflict of Interest

VARIANCE

| | |
|--|-----------------|
| 2. Case #1590 –Suzanne Hoggan 17 East 6150 South Flag Lot Drive Aisle/Landscaping Variance | Project #22-073 |
| 3. Case #1591 –Kevin & Becky Potts 968 East Wheeler Farm Cove Fence Height Variance | Project #22-077 |

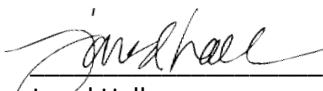
WITHDRAWN
6/2/22

~~Case #1591 –Kevin & Becky Potts
968 East Wheeler Farm Cove
Fence Height Variance~~

OTHER BUSINESS

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.

On the 27th day of May 2022, before 5:00 p.m. a copy of the foregoing Notice of Meeting was posted in accordance with Section 10-9a-201 through 209, U.C.A. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov



Jared Hall
Director



| AGENDA ITEM #2 - Suzanne Hoggan | | | |
|---------------------------------|---|-----------------|-----------------------------------|
| ITEM TYPE: | Variance Application | | |
| ADDRESS: | 17 East 6150 South | MEETING DATE: | June 8, 2022 |
| APPLICANT: | Suzanne Hoggan | STAFF: | Susan Nixon, Associate Planner |
| PARCEL ID: | 22-19-101-006 | CASE NUMBER: | #1590 |
| ZONE: | R-1-8, Single-Family Res | PROJECT NUMBER: | 22-073 |
| SIZE: | .65 acres 28,405 ft ² | | |
| REQUEST: | The applicant is requesting a variance to Section 17.76.140(H) of the Murray Land Use Ordinance, which requires installation of a 4-foot landscape strip adjacent to the drive access to the rear lot in flag lot subdivisions. | | |



I. DESCRIPTION of REQUEST

The subject property is a .65-acre residential lot in the R-1-8 Zone with an existing home facing 6150 South Street. “Flag Lot” Subdivision is the term applied to a subdivision of residential property where an existing, larger lot is split, and where the new lot may have a smaller access to the public right of way than otherwise allowed. This results in a lot shaped somewhat like a “flag”; with a larger area to the rear (the flag) of a remaining conventional lot, and a narrower portion (the pole) extending to the public street. Section 17.76.140.H.3 states flag lots: “Shall have four feet (4') of landscaping on each side.” The applicant is seeking an exemption to the required four-foot (4') landscaping strip on the east side of the twenty foot (20') wide drive access for a length of 30 feet. The subject parcel is a large .65-acre parcel and the proposed flag lot subdivision would create two large lots in excess of the minimum area requirement of 8,000 ft². The back lot (flag lot) will have approximately 14,828 ft², and the front lot will have approximately 13,577 ft². (See attached preliminary plat.)

II. LAND USE REGULATIONS

Flag lots are allowed in single-family zones in Murray by Chapter 17.76 of the Land Use Ordinance. Section 17.76.140(H)(1) states that the access strip portion of the flag lot: “Shall be at least twenty-eight (28') wide for its entire length from the street to the point where the access strip adjoins the main body of the flag lot”. A twenty-foot (20') wide strip has been provided for. The applicant requests a variance in the required four-foot landscaping strip for a length of approximately 30 feet along the east side of the proposed drive access to accommodate the subdivision of the property.

III. PROJECT REVIEW

Background

The subject property received a Conditional Use Permit approval from the Planning Commission for a detached Accessory Dwelling Unit (ADU) on August 2, 2018. If the flag lot subdivision is approved by the Planning Commission, the exiting carport structure at the north end of the property will need to be demolished, prior to recordation of the subdivision plat.

This property configuration appears to have been previously laid out to accommodate a future flag lot because there is a concrete curbing approximately 138 feet in length. The concrete curbing is 28 feet from the west property line.

There is an existing fire hydrant set 5.2' at the southwest corner of the property with protecting bollards that encroach into the 28' flag lot right-of-way. The fire hydrant extends into the driveway (hard surface) required by the Fire Department. In order to meet the 28' drive access the applicants are seeking a variance to not install the required 4 feet of buffer landscaping along the east side for a length of 30 feet. This request will be virtually

unnoticeable because of the existing concrete curb and landscaping to the east of the drive access. The existing concrete curbing provides for a natural property line. The variance request shows the drive access having a slight curve from the south to the north due to the fire hydrant and bollards encroaching into the property beyond the 4-foot-wide landscape strip. (See plan below):

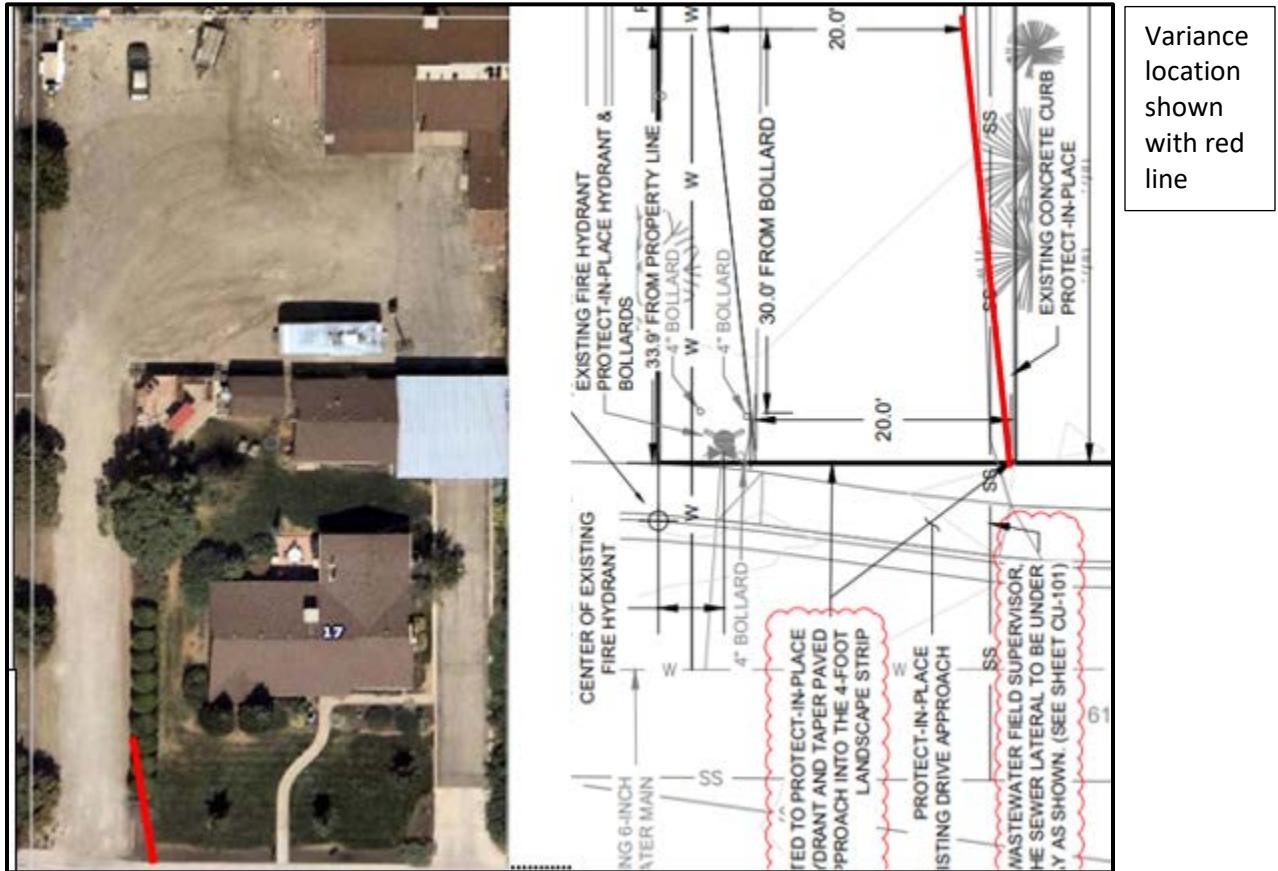


Figure 1: Aerial view of the subject property and location of variance (red line) alongside the site plan showing the specific location for the 4-foot landscaping variance for a length of 30 feet.

The Murray City Fire Marshall has indicated that they are comfortable with this request provided that the drive access have a hard surface minimum width of 20'.

Applicant's Narrative and Materials

The applicant has provided a written response to questions reviewing the application against some of the tests for granting a variance (the Variance Analysis Form). The form has been attached to this report for review and consideration.

Public Input

Twenty-seven (27) notices were sent to all property owners within 300 feet of the subject property. As of the date of this report no comments or questions have been received.

IV. VARIANCE FINDINGS

Staff analysis and findings for compliance with standards for a variance as contained in Land Use Ordinance Section 17.16.050 are listed below.

A. The literal enforcement of the Land Use Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance.

The applicant's request is for a variance to the 28' width of the access strip as required in Section 17.76.140(H)(1). The required 28' width is intended to provide 20' of hard surface for appropriate vehicular access to the lot from the public right-of-way, and an additional four feet of landscaping on both sides of the hard surface to buffer the lots on either side of the access. The property to the west is the parking lot for Murray Senior Center and Grant Park. There is also a landscaping on the inside of a chain link fence that borders the parking lot that provides additional buffering. The appropriate vehicular access from the public right-of-way can be provided by the 20' access. Approval of the landscape variance would protect the existing mature trees, concrete curbing and mature lawn area to the east and provide an aesthetically pleasing landscape area. The variance as requested to not install the 4' X 30' landscape strip would not be noticeable to the naked eye. As a result, the literal enforcement of the 4-foot landscaping requirement would prevent subdivision and represent an unreasonable hardship that in this case is not necessary to fulfill the purpose of the ordinance. Staff finds that the application meets this requirement for granting a variance.

B. There are special circumstances attached to the property that do not generally apply to other properties in the district.

A fire hydrant was installed 5.2-feet from the southwest corner of the property line and is within the proposed 28-foot-wide drive approach to the rear of the lot. Murray City Code, Chapter 17.76, Section 17.76.140, Part H states the drive approach shall be at least 28-feet wide, containing 4-foot-wide park strips on either side of a 20-foot-wide paved drive approach section. The proposed Flag Lot layout calls for "Protecting-In-Place" the existing fire hydrant and protective bollards. However, if the Flag Lot drive approach is maintained at 28-feet from the west property line, the paved section of the drive approach needs to taper around the existing protective bollards and into the 4-foot landscape strip on the east side of the drive approach (as shown on the construction drawings). In doing so, the paved 20-ft wide drive approach will be maintained, but the width of the landscape strip would reduce in the 30-ft tapered section. If the existing requirements are enforced, it would require removal of existing improvements such as the rock fireplace and patio area at the northwest corner (rear yard) of proposed Lot 1 (front lot). By providing the proper 20' access to the rear of the property and the natural barrier of the existing concrete curbing protecting the mature landscaping and aesthetic buffering, the Murray Community Development staff believe there will be no impact by granting the variance. The placement of the fire hydrant and the existing mature landscaping constitute a special circumstance that does not generally apply to other properties. Staff finds that the application meets this requirement for granting a variance.

C. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district.

The properties are large enough to allow further subdivision under the flag lot subdivision requirements, and to exceed the lot area requirements of the R-1-8 zone in which they are located, even after subdivision. The property can meet the intent of the requirements for access width. Granting of the variance would allow existing, well-manicured mature landscaping and site improvements to remain, which enhance and add value to the property. The potential subdivision represents a substantial property right and Staff finds that the application meets this requirement for granting a variance.

D. The variance will not substantially affect the General Plan and will not be contrary to the public interest.

The General Plan calls for single-family, low density residential development in this area, and promotes context-sensitive residential infill development to support additional housing where possible. The requested variance will allow the applicant to create two new lots, preserve an existing home and an ADU, and create the possibility of another home in this area. The creation of in-fill housing is an important goal that has been identified in Murray City's 2017 General Plan, and the continued use and support of flag lot subdivisions is an important tool to create residential infill and additional housing opportunities in the city. The requested variance will not reduce the width of the access to the rear lot below the 20' that is required for effective emergency services. The request is not contrary to the public interest and will not affect the General Plan. Staff finds that the application meets this requirement for granting a variance.

E. The spirit of the Land Use Ordinance is observed, and substantial justice done.

The intent of the language of Section 17.76.140(H) regarding the width of the access is to provide the necessary hard surface (20') for emergency service vehicles, and to further buffer the access with landscaping on both sides. With the 20' available existing landscaping on east, and new landscaping to be installed on the west side, the spirit of the ordinance is observed. If a variance isn't granted to taper the 20-foot-wide paved drive approach into 4-foot-wide landscape strip on the east side of the approach, then the fire hydrant would need to be relocated to be within the 4-foot-wide landscaped area along the west property line. Another alternative is to increase the stem of the flag lot by 3.2-feet, resulting in the removal of all the existing mature shrubs, and an existing tree along the 28-foot offset line to install the sewer lateral. The existing shrubs and tree acts as a natural fence along the 28-foot offset from the west property line and is visually appealing to the surrounding area. Staff finds that granting the variance will not violate the spirit of the ordinance, and that the application meets this requirement for granting a variance.

V. UNREASONABLE HARDSHIP ANALYSIS

In determining whether enforcement of the Land Use Ordinance would cause unreasonable hardship, the Hearing Officer may not find an unreasonable hardship unless the applicant proves that the alleged hardship:

A. Is located on or associated with the property for which a variance is sought.

The alleged hardship is associated with the property for which the variance is sought.

B. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood. Special circumstances must: (1) Relate to the hardship complained of, and (2) Deprive the property owner of privileges granted to other properties in the same district.

As established in the variance analysis, the circumstances are peculiar to the property, and they do directly impact the property owner's ability to subdivide.

VI. CONCLUSION/RECOMMENDATION

Based on review and analysis of the application materials, the subject property, surrounding area, and applicable sections of the Murray City Land Use Ordinance, Staff finds that the application meets the applicable standards for a variance, and recommends APPROVAL of the requested variance to the requirements of Sections 17.76.140(H) of the Murray City Land Use Ordinance.

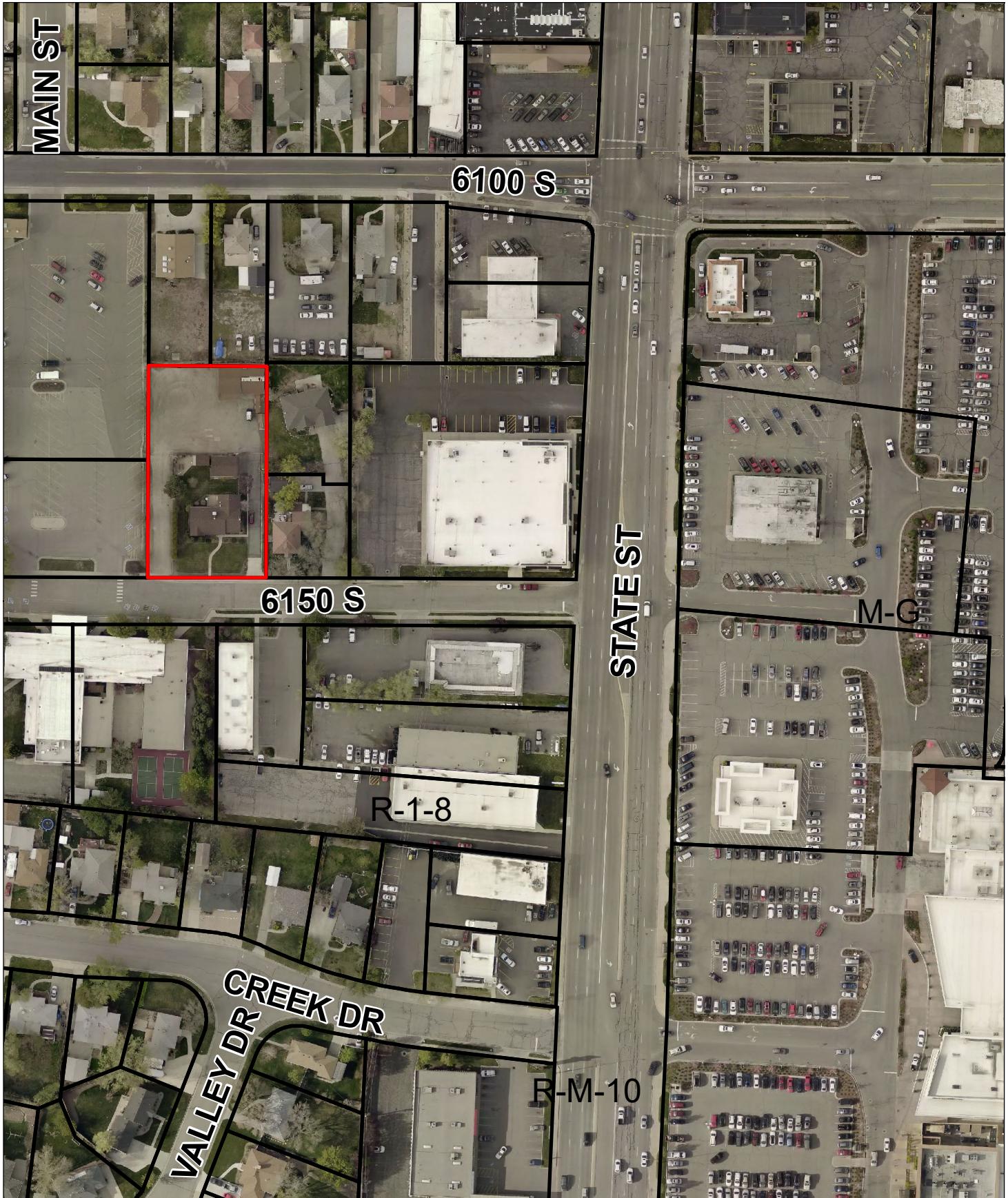


17 East 6150 South



MURRAY

ADMINISTRATIVE &
DEVELOPMENT SERVICES



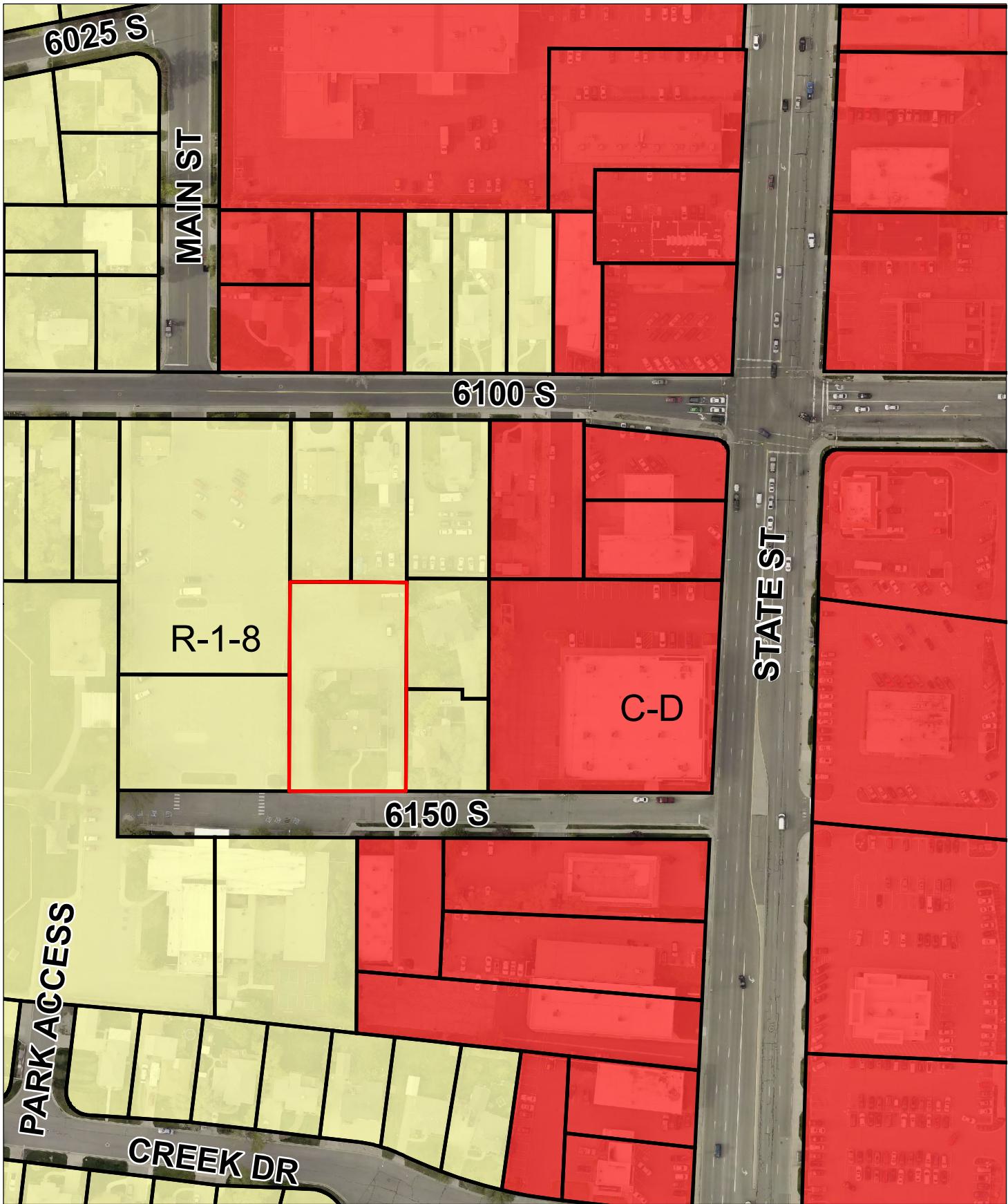


17 East 6150 South



MURRAY

ADMINISTRATIVE &
DEVELOPMENT SERVICES





HEARING OFFICER
NOTICE OF PUBLIC MEETING

June 8, 2022, 12:30 PM

This notice is to inform you of a public meeting scheduled before the Murray City Hearing Officer for **Wednesday, June 8, 2022, at 12:30 p.m.** in the Murray City Municipal Council Chambers located at 5025 S. State Street regarding the following application: **Suzanne Hoggan is requesting a landscaping variance in order to create a flag lot subdivision at the property located at 17 East 6150 South. Please see the attached plans.** You may attend the meeting in person to provide public comment, or you may submit comments via email at planning@murray.utah.gov.

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

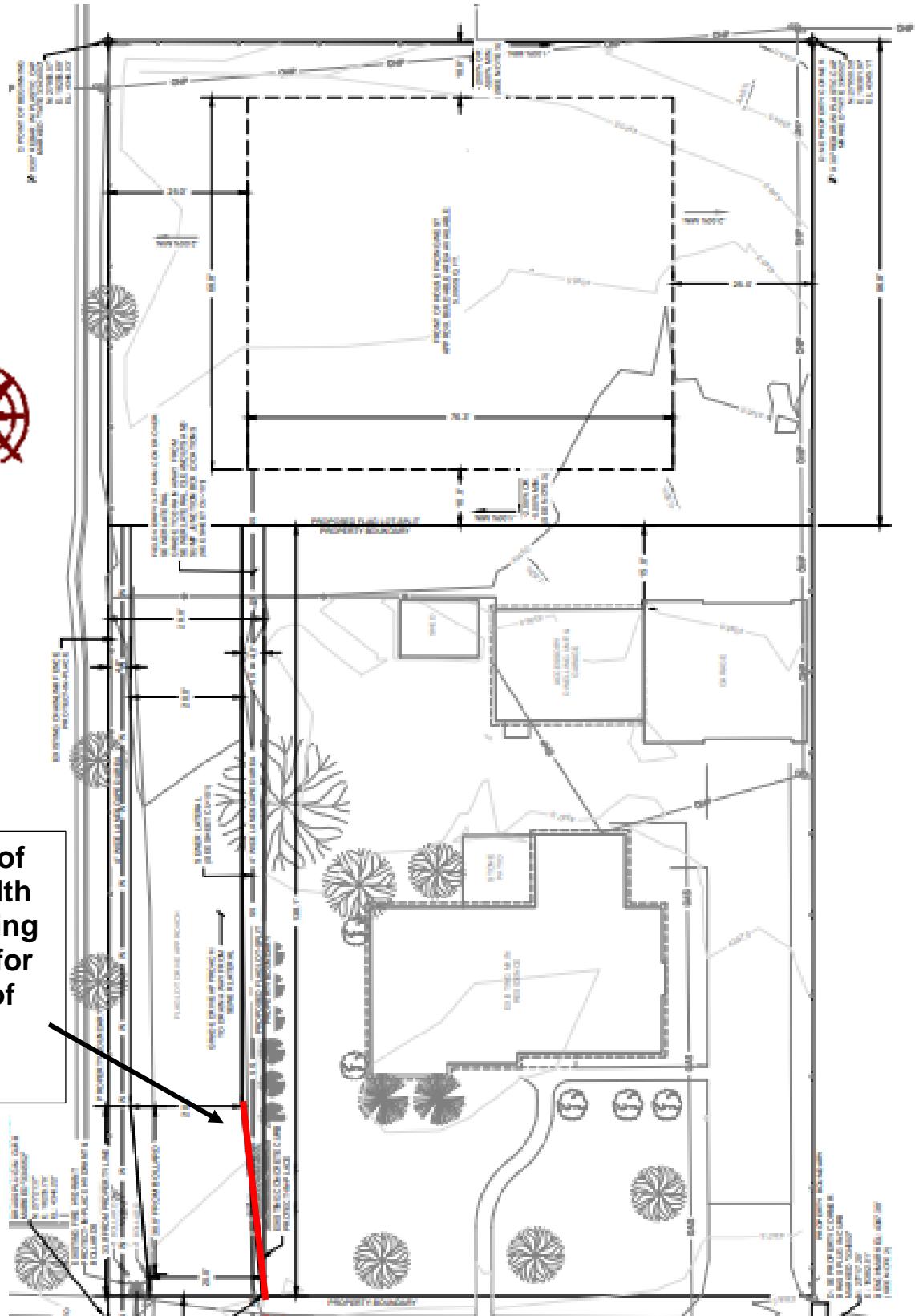


This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call Susan Nixon with the Murray City Planning Division at 801-270-2423, or e-mail to snixon@murray.utah.gov.

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 May 27, 2022

**Location of
4 foot width
landscaping
variance for
a length of
30 feet
(red line)**



HEARINGS OFFICER APPLICATION

Permit # 22-073

#1590 6/8/22

Type of Application (check all that apply):

Variance

Expansion of Non-Conforming Use

Appeal

Subject Property Address: 17 E 6150 S, Murray City, Utah 84107

Parcel Identification (Sidwell) Number: 22-19-101-006-0000

Parcel Area (acreage): 0.65 Current Use: DETACHED ADU PRIMARY RESIDENCE WITH

1668 SQFT EXISTING
Floor Area: 5995 SQFT FLAG LOT Zoning Classification: R-1.8

Applicant Name: ROBERT S HOUFELTZ P.E.

Mailing Address: 2053 N HILLCREST RD

City, State, ZIP: SARATOGA SPRINGS, UTAH 84045

Daytime Phone #: 801-972-6222

Fax #:

Email address: rholfetz@andersoneng.com

Business Name (If applicable): ANDERSON ENGINEERING COMPANY, INC. (AECI)

Property Owner's Name (If different): SUZANNE HOGGAN

Property Owner's Mailing Address: 17 E 6150 S

City, State, Zip: MURRAY CITY, UTAH, 84107

Property Owner Email Address: SUZANNEH...

Daytime Phone #: 801-633-2882 Fax #:

Type of variance request, exact measurement, and

SEE ATTACHED

Authorized Signature: Howard Green Date: 5-2-2

Property Owners Affidavit

STATE OF UTAH

§

COUNTY OF SALT LAKE

I (we) Suzanne Hoggan, 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.

Suzanne Hoggan
Owner's Signature

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 11th day of February, 2022.

Hannah Fullmer
Notary Public

Residing in Salt Lake County

My commission expires: 10/16/2024

Agent Authorization

I (we), Suzanne Hoggan, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint

Anderson Engineering Company Inc as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

City board or commission considering this application.

Suzanne Hoggan
Owner's Signature

Owner's Signature (co-owner if any)

On the 11th day of February, 2022, personally appeared before me

Suzanne Hoggan _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Hannah Fullmer
Notary Public

Residing in Salt Lake County

My commission expires: 10/16/2024



VARIANCE ANALYSIS FORM
(Revision #1 to original form, 05/27/2022)

Permit #_____

1. Is the applicant being deprived of property rights possessed by other property owners in the area?

A fire hydrant was installed 5.2-feet from the southwest corner of the property line, within the existing 28-foot-wide drive approach to the rear of the lot.



2. Is the problem caused by actions of the landowner?

NO

3. What special circumstances are associated with your property that is different from other properties in your zoning district?

As described in question 1, An existing fire hydrant was installed 5.2' from the southwest property corner in the Flag Lot drive approach. Murray City Code, Chapter 17.76, Section 17.76.140, Part H states the drive approach shall be at least 28-feet wide, containing 4-foot-wide park strips on either side of a 20-foot-wide paved drive approach section. The proposed Flag Lot Layout calls for Protecting-In-Place the existing fire hydrant and protective bollards. However, if the Flag Lot drive approach is maintained at 28-feet from the west property line, the paved section of the drive approach needs to taper around the existing protective bollards and into the 4-foot landscape strip on the east side of the drive approach (as shown on the construction drawings). In doing so the paved 20-ft wide drive approach will be maintained, but the width of the landscape strip would reduce in the tapered section.

4. What special conditions associated with this application constitute a hardship?

If a variance isn't granted to taper the 20-foot-wide paved drive approach into 4-foot-wide landscape strip on the east side of the approach, then the fire hydrant would need to be relocated to be within the 4-foot-wide landscaped area along the west property line. Another alternative is to increase the stem of the flag lot by 3.2-feet, resulting in the removal of all the existing mature shrubs, and an existing tree along the 28-foot offset line to install the sewer lateral. The existing shrubs and tree acts as a natural fence along the 28-foot offset from the west property line and is visually appealing to the surrounding area.

Flag Lot Hearing Officer Application Variance Request Explanation

(Subject Property Address: 17 E 6150 S, Murray City, Utah 84107)

AECI is applying for two variances through the Hearings Officer Application process. A summary of these variances are as follows: Variance Request Revision #1, 05/27/2022

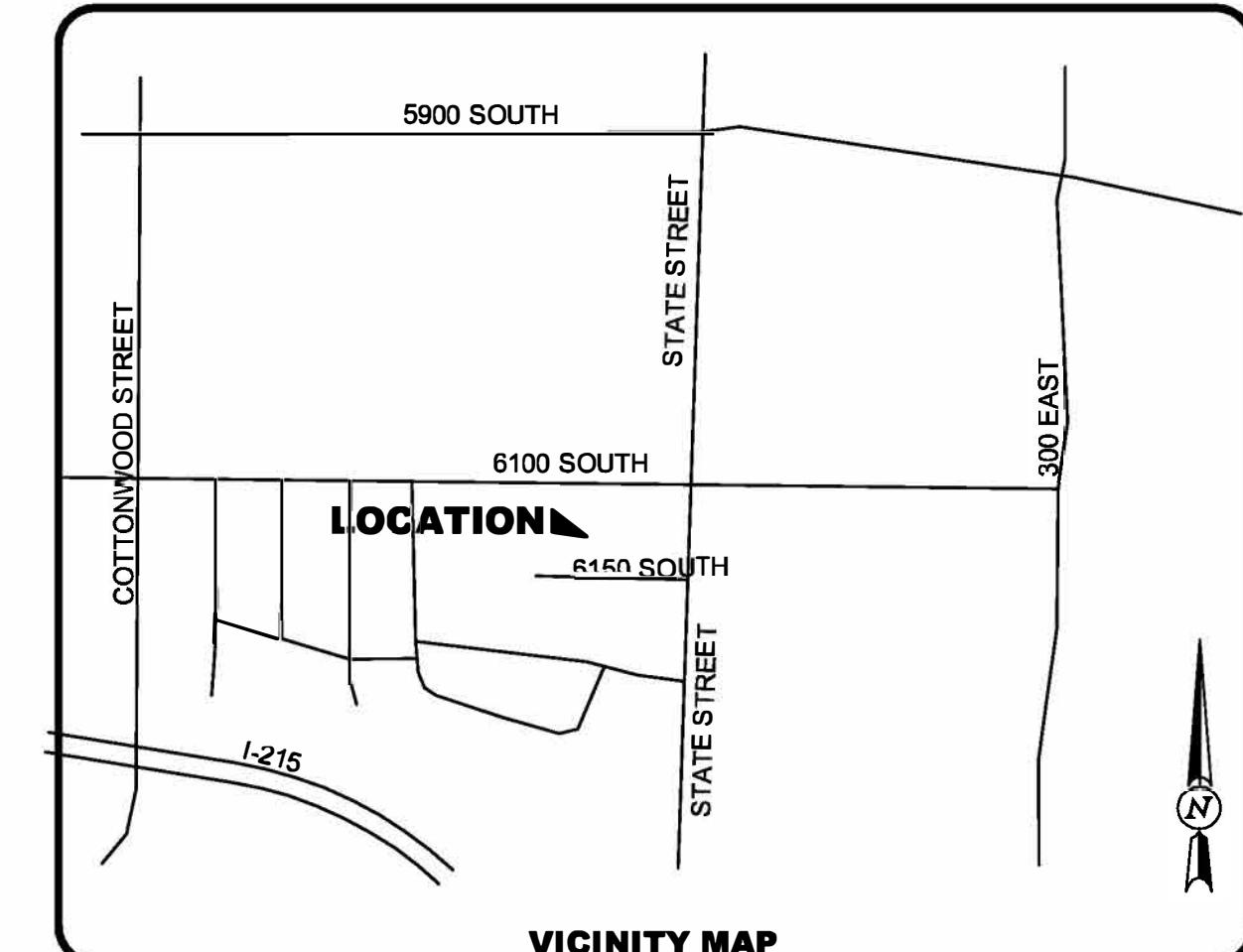
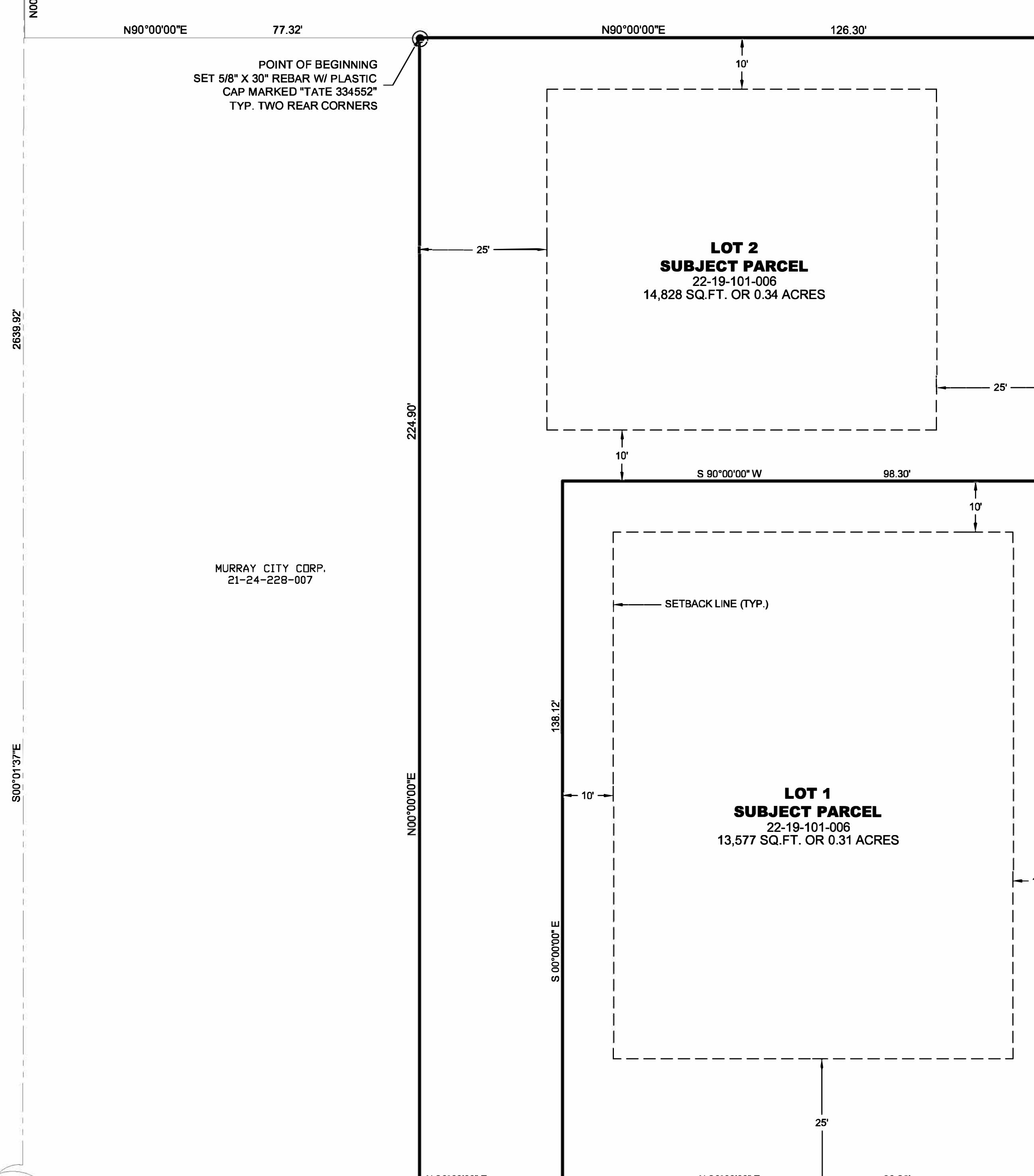
1. An existing fire hydrant was installed 5.2' from the southwest property corner in the Flag Lot drive approach. Murray City Code, Chapter 17.76, Section 17.76.140, Part H states the drive approach shall be at least 28-feet wide, containing 4-foot-wide park strips on either side of a 20-foot-wide paved drive approach section. The proposed Flag Lot Layout calls for Protecting-In-Place the existing fire hydrant and protective bollards. However, if the Flag Lot drive approach is maintained at 28-feet from the west property line, the paved section of the drive approach needs to taper around the existing protective bollards and into the 4-foot landscape strip on the east side of the drive approach (as shown on the construction drawings). In doing so the paved 20-ft wide drive approach will be maintained, but the width of the landscape strip would reduce in the tapered section.



HOGGAN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

NORTHWEST CORNER
SECTION 19, T2S, R1W, S.L.B. & M.
FOUND S.L.C.O. MONUMENT



HARVEY
22-19-101-014

TOWERS
22-19-101-015

UTILITY NOTE:

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

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

| | |
|---|---|
| MURRAY WATER AND SEWER | MURRAY CITY FIRE DEPARTMENT |
| APPROVED THIS _____ DAY OF A.D. 20 _____ | APPROVED THIS _____ DAY OF A.D. 20 _____ |
| BY: _____ | BY: _____ |

WEST QUARTER CORNER
SECTION 19, T2S, R1W, S.L.B. & M.
FOUND S.L.C.O. MONUMENT

MURRAY CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF
A.D. 20 _____ BY THE MURRAY CITY
PLANNING COMMISSION.

CHAIR, MURRAY PLANNING COMMISSION

MURRAY POWER
APPROVED THIS _____ DAY OF
A.D. 20 _____

MURRAY GIS
APPROVED THIS _____ DAY OF
A.D. 20 _____

SALT LAKE COUNTY BOARD OF HEALTH
APPROVED THIS _____ DAY OF
A.D. 20 _____

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

DATE: _____ BY: _____ MURRAY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF
A.D. 20 _____

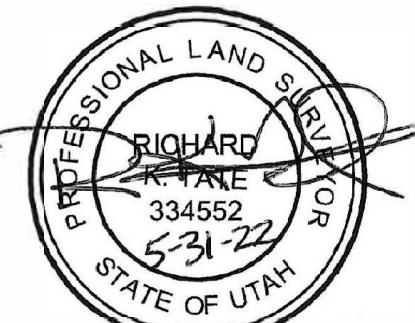
MURRAY CITY ATTORNEY

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

MAYOR: _____ ATTEST: _____

SURVEYOR'S CERTIFICATION

I, RICHARD K. TATE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS SURVEY PLAT WAS CONDUCTED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT THE RESULTS OF SUCH SURVEY ARE CORRECTLY DEPICTED HEREON, AND THAT THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS FOR LAND BOUNDARY SURVEYS SET FORTH BY UTAH STATE LAW.



BOUNDARY DESCRIPTION

BEGINNING 258 FEET SOUTH AND 77.32 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 19, T2S, R1W, S.L.B. & M.
THENCE EAST 126.3 FEET; THENCE SOUTH 224.9 FEET;
THENCE WEST 126.3 FEET; THENCE NORTH 224.9 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.65 ACRES.

OWNERS DEDICATION

KNOW ALL ME BY THESE PRESENTS THAT THE
UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING
CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS
HOGGAN SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF
LAND AND EASEMENTS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF, _____ HAVE HERETO SET

THIS _____ DAY OF _____ A.D. 20 _____

CORPORATE ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME,
WHO BEING DULY SWORN OR AFFIRMED,
DID SAY THAT HE/SHE IS THE _____ OF
AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER IN
BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS BYLAWS,
OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

NAME OF NOTARY PUBLIC COMMISSIONED IN UTAH _____

HOGGAN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 19 TOWNSHIP 2 SOUTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

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



Know what's below.
Call before you dig.

General Notes

1. A RIGHT-OF-WAY EXCAVATION / ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE MURRAY CITY ENGINEERING DEPARTMENT PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. RETURN FORM TO THE ENGINEERING OFFICE AT: 4646 S 500 W MURRAY UT, 84123 FOR MORE INFORMATION, CONTACT THE CITY ENGINEERING DEPARTMENT AT: (801) 270-2440
2. DRAWING IS BASED ON A LOCAL COORDINATES SYSTEM. SURVEY CONTROL IS BASED ON THE POINT OF BEGINNING, NE PROPERTY CORNER, AND BRASS PLUGS SET INTO THE EXISTING CURB AT A PERPENDICULAR OFFSET FROM THE SE & SW PROPERTY CORNERS. REFER TO THE SE PROPERTY CORNER BENCHMARK ELEVATION OF 4347.39'. RECORD OF SURVEY SHEET 1 OF 1 SHOWS A BENCHMARK ELEVATION ROUNDED TO 4347.4'. THE BENCHMARK ELEVATION IS SHOWN TO THE HUNDRETH ON THIS SHEET FOR MORE STRINGENT SURVEY CONTROL OF SEWER LATERAL INSTALLATION. REFER TO RECORD OF SURVEY SHEET 1 OF 1 FOR ADDITIONAL SURVEY INFORMATION.
3. A 2% MINIMUM GRADE FOR 10-FEET AWAY AND PERPENDICULAR TO BUILDINGS IS REQUIRED FOR IMPERVIOUS SURFACES. A 5% MINIMUM GRADE FOR 10-FEET AWAY AND PERPENDICULAR TO BUILDINGS IS REQUIRED FOR LANDSCAPED (PERVIOUS) SURFACES.
4. EXISTING CONTOURS SHOWN AT 0.5-FOOT CONTOUR INTERVALS, AS LABELED IN PLAN VIEW, THIS SHEET.



| | | |
|-----|------------------------------|------------|
| 01 | REVISION TO VARIANCE REQUEST | 05/09/2022 |
| No. | Revision/Issue | Date |

SUZANNE HOGGAN

ANDERSON
ENGINEERING COMPANY INC.

HOGGAN FLAG LOT SPLIT
HOGGAN LOT SPLIT SITE
LAYOUT & GRADING
OVERVIEW SHEET
17 EAST 6150 SOUTH, MURRAY, UTAH

| | |
|-----------|-----|
| DRAWN BY: | RSH |
| ENGINEER: | RSH |
| APPROVED: | JMD |

| | |
|---------|-------------|
| Project | Sheet |
| Date | 27-May-2022 |
| Scale | 1" = 10' |

CS-101

HOGGAN FLAG LOT SPLIT GRADING & DRAINAGE PLAN
PLAN VIEW

01

SCALE 1" = 10'

0 10 20
SCALE IN FEET



Know what's below.
Call before you dig.

General Notes

1. FOLLOWING APPROVAL OF PLANS, THE CONTRACTOR/PERMIT HOLDER SHALL HOLD A PRE-CONSTRUCTION MEETING THROUGH THE CITY ENGINEERING DEPARTMENT. THE CITY ENGINEERING DEPARTMENT WILL SEND OUT AN INVITATION TO ALL NECESSARY PERSONNEL AND DEPARTMENTS THAT WILL NEED TO BE PART OF THIS MEETING. REQUIREMENTS FOR THE MEETING IS AS FOLLOWS:
 - 1.1. HAVE ADEQUATE PLANS AVAILABLE.
 - 1.2. BE PREPARED TO EXPLAIN IN DETAIL WHAT THIS PROJECT IS.
 - 1.3. GIVE A PROPOSED SCHEDULE FOR EACH PHASE OF CONSTRUCTION ALONG WITH INITIAL START DATE.
 - 1.4. DEMONSTRATE THAT YOU HAVE MET ALL OF THE CITY'S BOUNDARY REQUIREMENTS FOR WORKING WITHIN MURRAY CITY RIGHT-OF-WAY.
 - 1.5. TRAFFIC CONTROL PLAN.
2. A RIGHT-OF-WAY EXCAVATION / ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE MURRAY CITY ENGINEERING DEPARTMENT PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. RETURN FORM TO THE ENGINEERING OFFICE AT:

400 S 500 W
MURRAY UT 84123

FOR MORE INFORMATION, CONTACT THE CITY ENGINEERING DEPARTMENT AT: 270-2440.
3. REFER TO THE MURRAY CITY WASTEWATER SPECIFICATION BOOK FOR SEWER MANHOLE AND LATERAL INSTALLATION INSTRUCTION REQUIREMENTS AND DETAILS. GENERAL CONSTRUCTION REQUIREMENTS ARE AS FOLLOWS:
 - 3.1. NOTIFY MURRAY CITY 24 HOURS IN ADVANCE OF WHEN WORK WILL BEGIN AND 48 HOURS NOTICE FOR WEEKEND WORK.
 - 3.2. ANY DISRUPTION OF SERVICE SHALL BE UP TO THE CONTRACTOR TO CONTACT ALL AFFECTED, GIVING CONSTRUCTION PLANS AND PHONE NUMBER, AS WELL AS TIME FRAME FOR COMPLETION.
 - 3.3. MURRAY CITY PERSONNEL SHALL INSPECT ALL WORK BEING PERFORMED AND NOTHING SHALL BE BURIED UNTIL APPROVED BY AN AUTHORIZED INSPECTOR.
 - 3.4. ALL AS-BUILTS SHALL BE SUBMITTED TO MURRAY CITY WHEN COMPLETE.
4. THE SEWER SUMP PUMP SYSTEM TO BE DESIGNED BY OTHERS. THE SEWER SUMP JUNCTION BOX SHALL BE DESIGNED TO PROVIDE A 4-INCH DIA. SEWER SUMP LINE TO THE 6-INCH GRAVITY SEWER LATERAL AND ACT AS A CLEANOUT. THE LOCATION FOR THE SEWER SUMP JUNCTION BOX MAY BE ADJUSTED BASED ON THE FUTURE SITE PLACEMENT AS LONG AS THE FOLLOWING CRITERIA IS MET:
 - 4.1. THE 6-INCH SEWER LATERAL PIPE IS INSTALLED AT A 1% MIN. SLOPE.
 - 4.2. A MIN OF 3-FT. OF COVER IS MAINTAINED OVER THE SUMP LINE.
 5. INSTALL THE SEWER AND WATER LATERAL LINES WITH A 10-FOOT HORIZONTAL (MIN.) MEASURED EDGE-TO-EDGE.
 6. REFER TO THE MURRAY CITY WATER SPECIFICATION BOOK FOR WATER LATERAL INSTALLATION REQUIREMENTS AND DETAIL GENERAL CONSTRUCTION REQUIREMENTS AREA AS FOLLOWS:
 - 6.1. NOTIFY MURRAY CITY 24 HOURS IN ADVANCE OF WHEN WORK WILL BEGIN AND 48 HOURS NOTICE FOR WEEKEND WORK.
 - 6.2. ANY TIME WATER WILL BE SHUT OFF, IT IS THE CONTRACTOR'S JOB TO GIVE A MINIMUM OF 24 HOURS ADVANCED NOTIFICATION TO ALL THOSE WHO WILL BE AFFECTED. THE NOTIFICATION SHALL INCLUDE CONTRACTOR'S NAME AND TELEPHONE NUMBER, THE DATE THE WATER WILL BE SHUT OFF, AND APPROXIMATE TIME THAT THE WATER WILL BE SHUT OFF AND TURNED BACK ON.
 - 6.3. MURRAY CITY PERSONNEL WILL INSPECT ALL WORK BEING PERFORMED AND NOTHING SHALL BE BURIED UNTIL APPROVED BY AN AUTHORIZED INSPECTOR.
 7. BETWEEN MARCH 15 AND MARCH 15, ROAD CUT, & EXCAVATION PERMITS ONLY WILL BE ISSUED FOR EMERGENCY UTILITY REPAIRS.

01 REVISION TO SEWER CLEANOUT LOCATIONS 05/09/2022

No. Revision/Issue Date

SUZANNE HOGGAN

ANDERSON
ENGINEERING COMPANY INC.

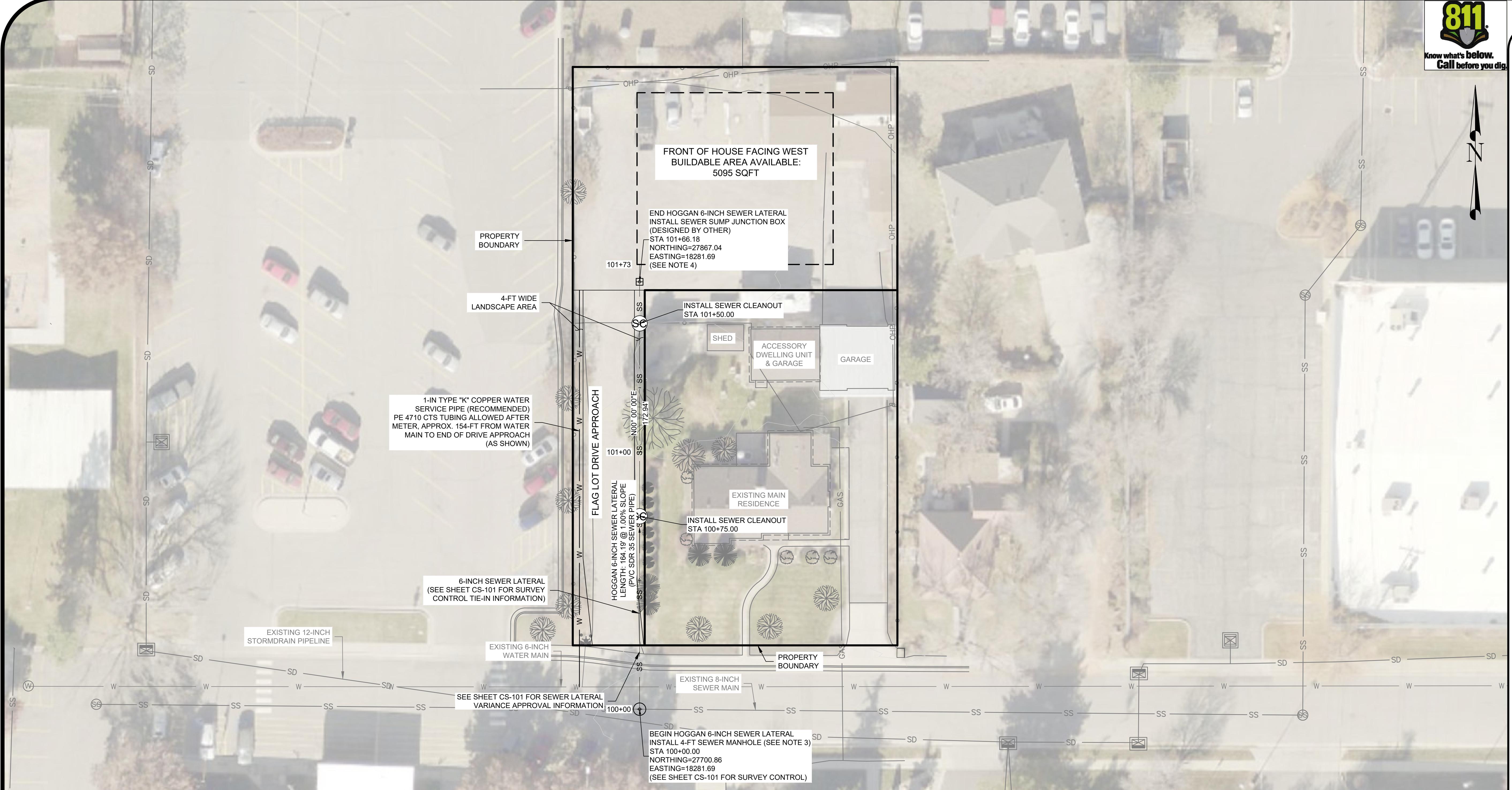
HOGGAN FLAG LOT SPLIT

OVERALL UTILITY PLAN

17 EAST 6150 SOUTH, MURRAY, UTAH

DRAWN BY: RSH
ENGINEER: RSH
APPROVED: JMD

Project: _____
Date: 27-May-2022
Scale: AS SHOWN
CU-101

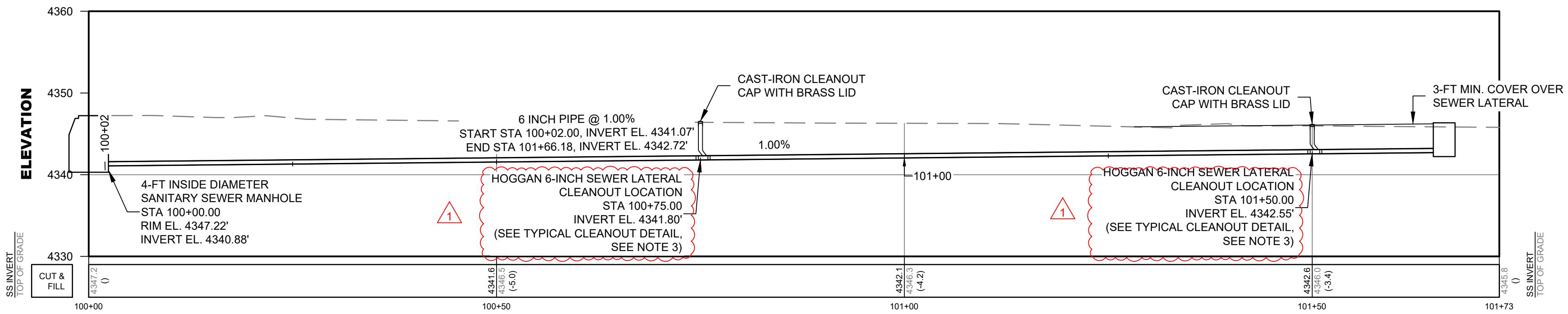


**HOGGAN 6-INCH UTILITIES
OVERVIEW PLAN VIEW**

02

SCALE 1" = 20'

0 20 40



**HOGGAN 6-INCH SEWER LATERAL
PROFILE VIEW**

02

SCALE 1" = 10'

0 10 20

**PROFILE VIEW OF HOGGAN 6-INCH SEWER LATERAL
100+00 TO 101+73.94
(VERTICAL EXAGGERATION = 1:1)**

