



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

**Thursday, September 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. August 15, 2024
2. Conflict of Interest
3. Approval of Findings of Fact
 - a. Fuji Townhomes Subdivision Amendment
 - b. Fuji Townhomes Conditional Use Permit Amendment
 - c. Olympus Tents and Events Conditional Use Permit
 - d. Rookery Auto Sales Conditional Use Permit
 - e. The Noah Design Review

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

- | | |
|--|------------------|
| 4. Kombustion Motorsports
6162 South 350 West
Conditional Use Permit for ATV Sales | Project # 24-097 |
| 5. Vara Salon Suites
4770 South 900 East
Conditional Use Permit for Tattoo | Project # 24-101 |

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

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

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

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

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

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

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

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, August 15, 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
Lisa Milkavich
Jake Pehrson
Michael Richards
Pete Hristou
Zachary Smallwood, Planning Division Manager
Mark Richardson, Deputy Attorney
Members of the Public (per sign-in sheet)

Excused: Ned Hacker, Vice Chair
Michael Henrie

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

CALL MEETING TO ORDER

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

BUSINESS ITEMS

APPROVAL OF MINUTES

There were no minutes to approve for this meeting.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the findings of facts and conclusions for Cottonwood Galleria Design Review. Seconded by Commissioner Milkavich. A voice vote was made with all in favor.

LAND USE ORDINANCE TEXT AMENDMENT – PUBLIC HEARING

Chapter 17.78 Accessory Dwelling - Project # 24-076 - Amending Standards for Detached Accessory Dwelling Units and general text clean-up.

This is a continuation of the agenda item for the amendment presented on July 18, 2024. Staff made corrections to the text based on comments made by the Planning Commission. Zachary Smallwood presented this request to make amendments to Chapter 17.78 Accessory Dwelling Units (ADUs). The request addresses changes to the detached accessory dwelling unit standards. He said that this text amendment was a result of the moderate-income housing plan that was adopted by the City Council as required by the Utah State Legislature. They expect to see progress each year in reduced regulations for internal or detached accessory dwelling units in residential zones. He summarized the changes that staff made to the language, which included removing the language prohibiting the door on corner side yards, increasing the allowable area, reducing the parking requirements, reduction of rear and side setbacks, and removing the language relating to matching materials with the existing home. Mr. Smallwood said that language was added regarding corner yard setbacks. Staff recommends that the Planning Commission forward a recommendation of approval for the changes.

Commissioner Pehrson and Mr. Smallwood had a discussion regarding receiving rental income for the owner-occupied unit. The language states that the property owner cannot receive rental income for the unit they are occupying.

The commissioners and Mr. Smallwood had a discussion regarding utility meters and that the units must not be metered separately, or it could be considered a duplex. The units may have separate heating systems and be on the same meter.

Commissioner Milkavich asked if a roll-up door would be allowed. Mr. Smallwood wasn't sure but believed that building code would not permit it.

Chair Patterson asked Mr. Smallwood if he believes the changes to the code will result in an increase in the amount of ADU's. Mr. Smallwood said he feels that it will. He said he anticipates coming forward with changes each year after a review of the currently proposed changes. He speculated that having ADU's above attached garages will be the next issue to be addressed.

The Commissioners and Mr. Smallwood had a discussion regarding the report to the state each year on the moderate-income housing requirements. They agreed that it may slow down overall progress because they may hold off on projects so that they have something to report on for a given year.

Chair Patterson opened the agenda item for public comment.

Robert, a resident of Salt Lake City and Master's of City Planning student at the University of Utah spoke in support of the proposed ADU amendments. He said he's following the development of ADU's as a project for his master's degree. He said he's seen a lot of great advancements in ADU's including prefabricated units. He feels it's an effective way to provide more housing. He lives in a neighborhood in Salt Lake City that has several ADU's and has seen it as a successful scenario.

Chair Patterson closed the public comment period.

Commissioner Richards made a motion the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Chapter 17.78 Accessory Dwelling Units as reviewed in the Staff Report.

Seconded by Commissioner Milkavich. Roll call vote:

A Patterson
A Milkavich
A Pehrson
A Hristou
A Richards

Motion passes: 5-0

Chapter 17.48 Sign Code Sections 17.48.040 & 17.48.200 - Project # 24-086
Adding Definition and Regulations Regarding Screen Signs

Zachary Smallwood presented the request from planning division staff to propose amendments to Sections 17.48.040 & 17.48.200 of the Sign Code. The request defines and allows screen signs in commercial and manufacturing zones. He provided a definition and local examples of screen signs. He cited benefits of screen signage to residents and business, including reduced impact on the community and increased aesthetics. He discussed the code for screen sign installation. He said that this request is within Objective Five of the Economic Development Element of the General Plan.

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

Commissioner Pehrson made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Sections 17.48.040 and 17.48.200 within the Sign Code as reviewed in the Staff Report.

Seconded by Commissioner Hirstou. Roll Call Vote:

A Patterson
A Milkavich
A Pehrson
A Hristou
A Richards

Motion passes: 5-0

Chapter 17.64 Fence Regulations Sections 17.64.020 & 17.64.090 - Project #24-087 - Reducing setbacks, allowing additional height when next to nonresidential and general clean up.

Zachary Smallwood presented this request by planning division staff to propose amendments to Sections 17.64.020 & 17.64.090 of the Fence Regulations. The request clarifies residential fencing, reduces side yard fencing setbacks, and allows additional height for fencing between residential and

non-residential zoning districts. He described fencing limitations that exist with corner lots when a neighbor has an adjacent driveway that is within twelve feet of a property, the homeowners may not install fencing. He said that planning and engineering staff with the city attorney's office drafted an amendment to reduce that distance to ten feet. Another proposal includes having a site triangle to accommodate fencing. He showed illustrations of both scenarios. Either option would still provide site visibility. Findings are the proposed text amendment promotes individual property rights and does not conflict with the General Plan. The proposed text amendment has been thoroughly reviewed to ensure the health, safety and general welfare of the community are maintained, and staff finds that continuing to support single-family neighborhoods by allowing additional privacy provides owners with greater use of their property. Staff recommends forwarding a recommendation of approval to the City Council for the proposed amendment.

Commissioner Pehrson asked for clarification on the proposal. He and Mr. Smallwood discussed the details of the proposals, as well as fence heights based upon materials used, specifically for the triangle of fencing. Mr. Smallwood emphasized that the requirements have to do with site visibility.

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

Commissioner Milkavich made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendments to Sections 17.64.020 and 17.64.090 within the Fence Regulation Code as reviewed in the Staff Report

Seconded by Commissioner Richards. Roll call vote:

A Patterson
A Milkavich
A Pehrson
A Hristou
A Richards

Motion passes: 5-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, September 5th, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 7:14 p.m.



Philip J. Markham, Director
Community & Economic Development Department

MURRAY CITY PLANNING COMMISSION
AMENDED FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Applegate Condominium Amended

PROJECT NUMBER: 24-095

ADDRESS: 770 West Applegate Drive (apx)

APPLICANT: Murray City

APPLICATION TYPE: Condominium Amendment

I. REQUEST:

The city is requesting an amendment to a previously granted subdivision amendment for the Applegate Condominiums to split out a 5.11-acre portion of land.

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

IV. SUMMARY OF EVIDENCE:

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

V. FINDINGS OF FACT - SUBDIVISION AMENDMENT:

Based on the analysis of the proposed subdivision, review of the applicable land use and subdivision requirements, and a survey of the surrounding area staff concludes the following:

1. With conditions, the proposed subdivision can comply with the standards of the

- Murray City Subdivision Ordinance.
2. With conditions, the proposed subdivision will allow for the sale of property which will provide for needed improvements to be made to the existing condominium units and property.
 3. The proposed subdivision creates an opportunity for further residential development which is encouraged and supported by the 2017 Murray City General Plan in this area.

VI. CONCLUSION/RECOMMENDATION - SUBDIVISION AMENDMENT

The Planning Commission **APPROVED** the city's request for an amendment to the previously approved Preliminary and Final Subdivision approval for the Applegate Condominiums Amended Subdivision located at approximately 770 West Applegate Drive. These findings are being presented in their entirety for transparency, the approval of these findings is based on the removal of condition 1o that was discussed at the Planning Commission meeting on September 5, 2024.

The vote was 4-2 with Commissioners Pehrson, Milkavich, Hristou and Patterson in favor and Commissioners Hacker and Richards opposed. The approval is contingent on the following conditions:

1. The project shall meet all requirement of the Murray City Engineer, including the following:
 - a) Meet City Subdivision requirements – City Code Title 16.
 - b) Meet Salt Lake County's requirements for plat recording – reviews by Salt Lake County Surveyor's Office and Recorder's Office are required.
 - c) Meet Salt Lake County addressing requirements for street name and unit addressing.
 - d) Delineate and designate with dimensions, boundaries, courses, and address coordinates the proposed street. Suggest showing this on a 2nd sheet with a 1" = 40' or larger scale so that it's legible.
 - e) Dedicate the triangular piece of property that extends into Spring Clover Drive to Murray City.
 - f) Dedicate the strip or property south of Applegate Drive that extends into Murray Blvd.
 - g) Recommendation – work with the property owners at 5313 South Majestic Village Cir. and 839 West Spring Clover Dr. to clean up the property line discrepancies.
 - h) Show drainage easements in locations that have drainage facilities.
 - i) Meet City storm drain requirements, on-site detention and retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices.
 - j) Provide an LID and drainage summary report.
 - k) Sidewalks, pedestrian ramps, and crosswalks must meet current City and ADA Standards.
 - l) Meet city street standards – street grades should not be less than 0.5% and no greater than 10%. Tapers or smooth transitions should be provided street connections and curves should not impede line of site.
 - m) Meet City utility requirements and provide PUE's within and along the proposed street for proposed gas, electric and communication lines.
 - n) Provide full plan and profile drawings of the proposed street and utilities.
 - ~~o) Provide emergency only access gate meeting Fire Department requirements at Fuji~~

~~connection to Spring Clover Drive.~~

- p) Provide new water, sewer and storm drain in Fuji.
 - q) Based on the proposed street geometry, provide a design speed and speed limit signs.
 - r) Provide stop signs, coordinate markers at all street intersections and no parking signs along the proposed street.
 - s) Provide street lighting – show locations and type on site plan.
 - t) Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site construction work.
 - u) Obtain a City Excavation Permit for work in the City right-of-way.
-
- 2. The existing cell tower shall be relocated prior to recordation of the amended plat and prior to issuance of any building permits.
 - 3. The applicant shall meet all International Fire Code (IFC) 2018.2021 along with National Fire Protection Association (NFPA) codes. Meet all standards including the number and placement of hydrants, adequate fire flow, and appropriate emergency service access and gates. See Department Comments for further details.
 - 4. The applicant shall install and enforce "No parking" signage on Fuji Avenue for adequate fire safety access.
 - 5. The project shall meet all Water, Wastewater and Power Department requirements.
 - 6. The applicant shall install a 6-foot-high solid fence, made of standard-type fencing materials, adjacent to the single-family dwellings and must be installed prior to any construction of any new dwellings.
 - 7. The sidewalk shall be extended to the property line on Gravenstein Park.
 - 8. The applicant shall provide amended Declarations for both the Applegate Condominiums and the Fuji Townhomes that demonstrate the clear shared use, maintenance, and improvement of the existing clubhouse and pool, and that demonstrate the necessary shared access and parking agreements will continue in perpetuity. A copy of the recorded Declarations is required to be provided to the Planning Division.
 - 9. The applicant shall prepare a Final Amended Subdivision Plat with complies with all requirements of the Murray City Land Use Ordinance and with Title 16, Murray City Subdivision Ordinance and meet Salt Lake County Recorder's requirements.
 - 10. The amended subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

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

Maren Patterson, Chair
Murray Planning Commission

MURRAY CITY PLANNING COMMISSION
AMENDED FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Fuji Townhomes

PROJECT NUMBER: 24-096

ADDRESS: 770 West Applegate Drive (apx)

APPLICANT: Murray City

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The city is requesting an amendment to the previously approved conditional use permit for a 42-Unit Multi-Family Rental Townhouse project.

II. MUNICIPAL CODE AUTHORITY:

Section 17.120.030 of the Murray City Land Use Ordinance requires conditional use permit approval for Multiple-Family Dwelling (LU#1131) developments by the Planning Commission.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.30 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 June 15, 2023 which are attached as **Exhibit B** summarizes the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based on the analyses of the Conditional Use Permit of the new multi-family leasing units for Fuji Townhomes and a survey of the surrounding area, staff concludes the following:

1. With conditions, the proposed multi-family project will comply with the standards of the Murray City Land Use Ordinance.
2. The proposed multi-family townhome units provide new and needed residential housing opportunities at appropriate density for the area, while providing improvements to

existing housing and needed infrastructure.

3. The proposed multi-family project is in harmony with the Future Land Use Map and the objectives and goals of the Murray City General Plan.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the city's request for an amendment to the Conditional Use Permit to allow the proposed Fuji Townhomes located at approximately 770 West Applegate Drive. These findings are being presented in their entirety for transparency, the approval of these findings is based on the removal of condition 1i that was discussed at the Planning Commission meeting on September 5, 2024.

The vote was 4-2 with Commissioners Pehrson, Milkavich, Hristou, and Patterson in favor and commissioners Hacker and Richards opposed. The approval is contingent on the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a) Meet City subdivision requirements and standards – City Code Title 16.
 - b) Meet City storm drain requirements, on-site detention and retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices.
 - c) Provide an LID and drainage summary report.
 - d) Storm drain detention and retention areas should not be used as dog parks.
 - e) Sidewalks, pedestrian ramps, and crosswalks must meet current City and ADA Standards.
 - f) Meet City street standards – street grades should not be less than 0.5% and no greater than 10%. Tapers or smooth transitions should be provided at street connections and curves should not impede line of site.
 - g) Meet City utility requirements and provide PUE's within and along the proposed street.
 - h) Provide plan and profile drawings of the proposed street and utilities.
 - ~~i) Provide emergency only access gate meeting Fire Department requirements at Fuji connection to Spring Clover Drive.~~
 - j) Provide new water, sewer and storm drain in street and reconnect existing utilities to the new utility lines.
 - k) Maintain access and utility connections for the existing Applegate community.
 - l) Based on the proposed street geometry, provide a design speed and speed limit signs.
 - m) Provide stop signs and coordinate markers at all street intersections and no parking signs along the proposed street.
 - n) Provide street lighting.
 - o) Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site construction work.
 - p) Obtain a City Excavation Permit for work in the City right-of-way.
2. The existing cellular tower shall be relocated off the subject property prior to recordation of the Amended Applegate Subdivision and prior to issuance of any building permits.
3. The project shall meet all applicable Fire Code standards including number and placement of hydrants, adequate fire flow, and appropriate emergency service access.

4. The applicant shall install "No Parking" signage and be enforced on Fuji Avenue for adequate fire safety access.
5. The project shall meet all Water, Wastewater and Power Department requirements.
6. The applicant shall work with the Murray City Water Division to correct the design issues identified in this report.
7. The applicant shall install a 6-foot-high solid fence, made of standard-type fencing materials, adjacent to the single-family dwellings and must be installed prior to any construction of any new dwellings.
8. The creation of the new parcel/lot on a private accessway prohibits any future potential subdivision for individual ownership (townhomes) per Section 16.16.090.
9. The applicant shall remove the dog park from the detention basin area.
10. The applicant shall provide an updated formal landscaping plan prepared and stamped by a licensed Utah Landscape Architect for all landscaping improvements on or associated with the project, meeting all requirements of Section 17.68 of the Murray City Land Use Ordinance prior to the first building permit submittal.
11. The applicant shall provide amended Declarations for both the Applegate Condominiums and the Fuji Townhomes that demonstrate the clear shared use, maintenance, and improvement of the existing clubhouse and pool, and that demonstrate the necessary shared access and parking agreements will continue in perpetuity. A copy of the recorded Declarations shall be provided to the Planning Division.
12. The applicant shall provide a copy of the recorded Reciprocal Easement Agreement to the Planning Division.
13. All new dwellings shall meet the maximum height of the R-M-15 Zone (Section 17.120).
14. The applicant shall provide complete plans, calculations, and soils reports for building permit submittals and to meet all Building Code requirements.
15. The applicant shall meet all of the R-M-15 Zone (Section 17.120) requirements.
16. The applicant/property owner shall obtain a business license for the rental units.
17. The sidewalk on the proposed (lot/parcel) shall be extended on at least one side of the private access on Gravenstein Park Drive.

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

Maren Patterson, Chair
Murray Planning Commission

MURRAY CITY PLANNING COMMISSION

FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Erekson State Farm

PROJECT NUMBER: 24-084

APPLICANT: Mike & Monica Erekson

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

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

II. MUNICIPAL CODE AUTHORITY:

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

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

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

V. FINDINGS OF FACT:

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

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

Murray City General Plan in this area.

VI. DECISION AND SUMMARY

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

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

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

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Olympus Tents and Events
PROJECT NUMBER: 24-090
APPLICANT: Olympus Tents and Events, LLC
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow the operation of an Event and Reception Business.

II. MUNICIPAL CODE AUTHORITY:

Land Use Ordinance Section 17.160.030. of the Murray City Land Use Ordinance allows public assembly (including reception centers) (LU #7230) within the C-D zoning district subject to Conditional Use Permit approval.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

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

V. FINDINGS OF FACT:

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

1. The proposed use of the new building is for Public Assembly (LU #7230), which is allowed as a conditional use in the C-D zoning district.
2. With conditions outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is in harmony with the goals and objectives of the

Murray City General Plan in this area.

VI. DECISION AND SUMMARY

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

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

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

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION

FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Rookery Auto Sales

PROJECT NUMBER: 24-089

APPLICANT: Julio Cesar Solis

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting a Conditional Use Permit to allow for an auto sales business to be located on the property.

II. MUNICIPAL CODE AUTHORITY:

Section 17.152.030. of the Murray City Land Use Ordinance allows auto sales businesses (LU #5511) within the M-G zoning district subject to Conditional Use Permit approval.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on September 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 an auto sales business (LU #5511), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use

Ordinance.

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

VI. DECISION AND SUMMARY

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

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

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

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: The Noah/Stax

PROJECT NUMBER: 24-078

APPLICANT: Adrian Brewer, Fairway Development Group

APPLICATION TYPE: Design Review

I. REQUEST:

The applicant is requesting Design Review to allow the construction of mixed-use building.

II. MUNICIPAL CODE AUTHORITY:

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

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

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

V. FINDINGS OF FACT:

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

1. The proposed mixed-use building is allowed in the Murray City Center District (MCCD) Zone subject to design review by the MCCD Review Committee and Planning Commission.

2. With conditions as outlined in the staff report, the proposed development will comply with the standards of the Murray City Land Use Ordinance and the M CCD Zone and contribute to an active, thriving downtown.
3. The proposed development is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for a variety of appropriate mixed-use development in the area.
4. The Murray City Center District Review Committee forwarded a recommendation of approval for the proposed project.

VI. DECISION AND SUMMARY

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

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

3. The applicant shall meet all requirements of the Murray City Water and Wastewater Divisions.
4. The applicant shall meet all requirements of the Murray City Power Department.
5. The applicant shall meet all applicable standards of Chapter 17.170, Murray City Center District, within the Title 17, Zoning Ordinance.
6. The applicant shall obtain sign permits for any proposed signage.
7. The applicant shall sign the surface parking area as exclusively for guests and commercial users.
8. The applicant shall ensure that the commercial units obtain proper business licenses.

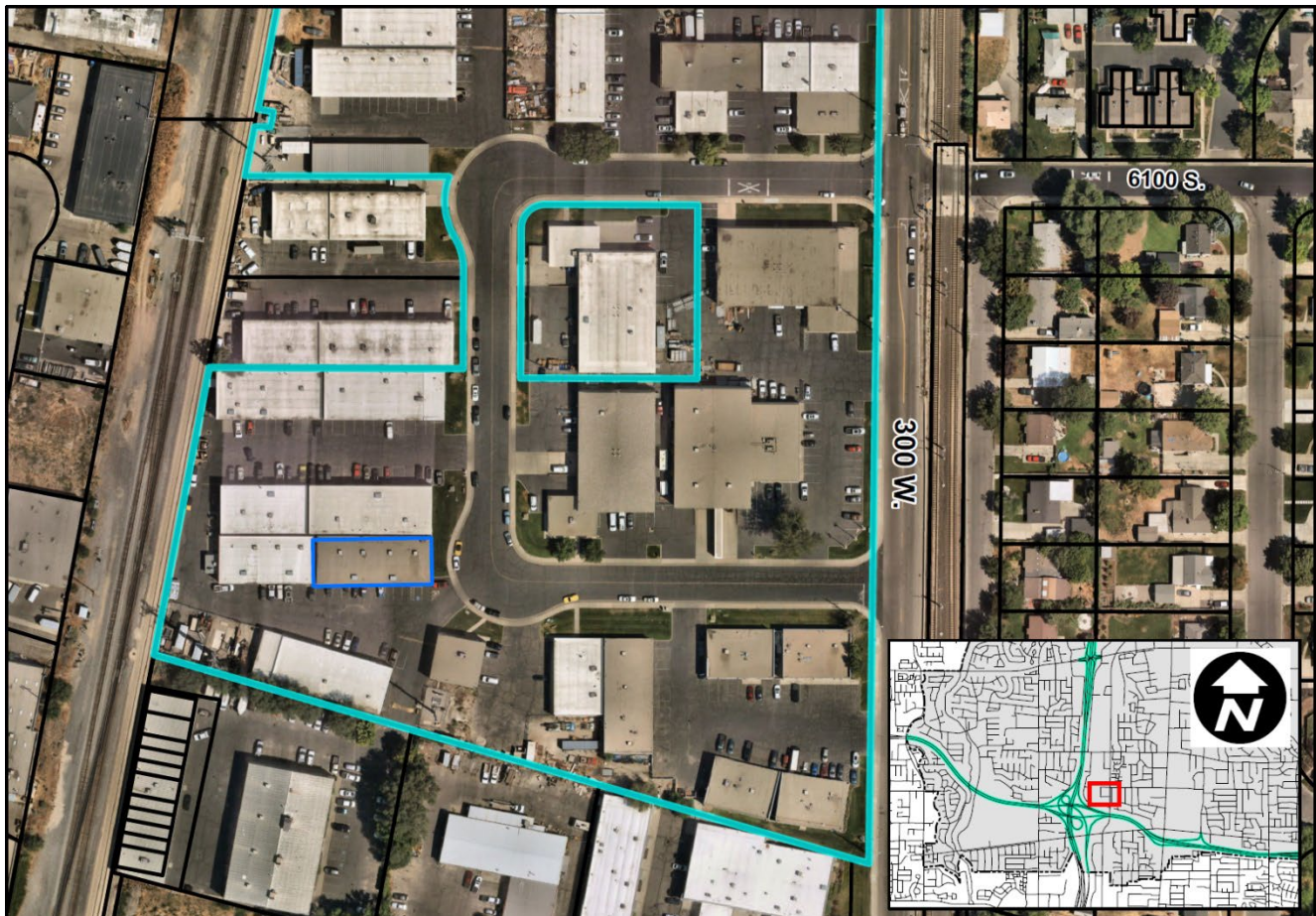
FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 19th DAY OF September, 2024.

Maren Patterson, Chair
Murray City Planning Commission



AGENDA ITEM #4 - Kombustion Motorsports

ITEM TYPE:	Conditional Use Permit to allow a Powersports sales business.		
ADDRESS:	6162 South 350 West	MEETING DATE:	September 19, 2024
APPLICANT:	Travis Gardner	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	21-24-201-041	PROJECT NUMBER:	PZ-24-097
ZONE:	M-G, Manufacturing General		
SIZE:	15.87 acre site 10,000 ft ² building 1800 sq. ft. Showroom		
REQUEST:	The applicant is requesting a Conditional Use Permit to add retail sales to a current powersports repair and detailing business.		



I. LAND USE ORDINANCE

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

II. BACKGROUND

Project Location

The subject property is located on the west side of 300 West and south of 6100 South. The site is accessed off of 350 West, which is a private road.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Business Park Industrial	M-G
South	Business Park Industrial	M-G
East	Medium/Low Density Residential	R-M-15/R-1-8
West	Industrial	M-G

Project Description

The applicant proposes to operate a powersports dealership out of a currently operating Motorsports repair and detailing business. The business would dedicate a percent of their current floorplan to create a showroom that would display vehicles which are for sale. There will be no outside storage and the business does not need to expand beyond the current location that is being used.

Access

The subject property has two points of access off 350 west. This will allow patrons access to either the new retail showroom or the existing repair and detailing business.

Parking

Parking requirements for industrial and wholesale uses are four (4) spaces per 1,000 ft² of net usable office space and one (1) space for each 750 ft² of net usable warehouse area, or one (1) space per person employed on the highest shift, whichever is greater. Staff has calculated the required parking for the office sections of the service shop at the four (4) per 1,000 ft² standard and the showroom at the one (1) space for each 750 ft² standard due to the differences in use.

The combined square footage of both the service area and the showroom is 5950 ft² per the applicant's submittal. Between the 4150 ft² of office service area and the 1800 ft² showroom, sixteen (16) parking stalls are required for this site. The applicant provided a parking plan that indicates there are twenty-four (24) stalls provided. Staff has no concerns with parking at this location.

Landscaping

Due to this site being located off a private street, the city does not require the applicant to put in landscaping.

III. LAND USE ORDINANCE STANDARDS REVIEW

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

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

With compliance to city regulations, the proposed use will provide a service that will contribute to the general well-being of the area by providing a new business and increasing the desirability of the property.

- 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 will integrate well into the area. Staff does not anticipate a significant impact on the surrounding area and businesses because the area currently contains multiple industrial and sales type uses by various other businesses.

- 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 conditional use permit were made available to Murray City department staff for review and comment on September 3rd, 2024. Reviewing staff

included the Engineering Division, Building Water, Wastewater, Power, Police, and Fire Departments. All reviewing departments recommended approval without conditions or concerns, with the fire department stating to use IFC 2021 and NFPA 72 as references for installed Fire Alarm Systems.

V. PUBLIC INPUT

Fifteen (14) 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 an auto sales business, staff concludes the following:

1. The proposed use for an auto sales business (LU #5510), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow an auto sales business at the property addressed 6162 South 350 West,** subject to the following conditions:

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

CONDITIONAL USE PERMIT APPLICATION

Type of Application(check one):

☐

New Construction

☐

Remodel

☒

Amendment to existing CUP

☐

Land Use Change

☐

Addition

Application Information

Project Name:

Kombustion Motorsports Segway

Project Address:

6162s 350w

Parcel Identification (Sidwell) Number:

21-24-201-041-0000

Parcel Area(acres):

Current Use:

Proposed:

Floor Area(square feet):

10,000

Zoning District:

Land Use Code:

Applicant Information

Name:

Travis Gardner - Kombustion Motorsports

Mailing Address:

6162s 350w

City:

Murray

State:

UT

ZIP:

84107

Phone #:

801-674-2451

Fax #:

Email Address:

travis@kombustionmotorsports.com

Property Owner's Information (If different)

Name:

RWK Industrial Park - RALPH W KRAMER CONST CO. LLC

Mailing Address:

314W 6160S

City:

Murray

State:

UT

ZIP:

84107

Phone #:

801-747-1000

Fax #:

Email Address:

denise@rwpk.com

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

Adding in a Segway Powersports Dealership to Existing Space

Authorized Signature:

Denise Jones

Date:

8/13/24

For Office Use Only

Project Number:

Date Accepted:

Planner Assigned:

Property Owners Affidavit

I (we) RALPH W KRAMER CONCRETE CO LLC 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 13 day of August, 2024.



Residing in salt lake city
My commission expires: 11-28-26

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: _____

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

Property Owner Name: RALPH W KRAMER COAST G LLC Phone: 801-747-1000

Property Address: 61602 S. 350 W Murray, UT 84107

Name of Organization/Business: KRAMER MOTORSPORTS SEGWAY

Contact Person: DEMISE JONES Phone: 801-747-1000

Address: 314 W 1100 S City: MURRAY UT Zip 84107

Email address: inbox.info@rwkpark.com

Project Description: ADDING A SEGWAY POWERSPORTS DEALERSHIP TO EXISTING SPACE

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: Demise K Jones Date: 8-13-24

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

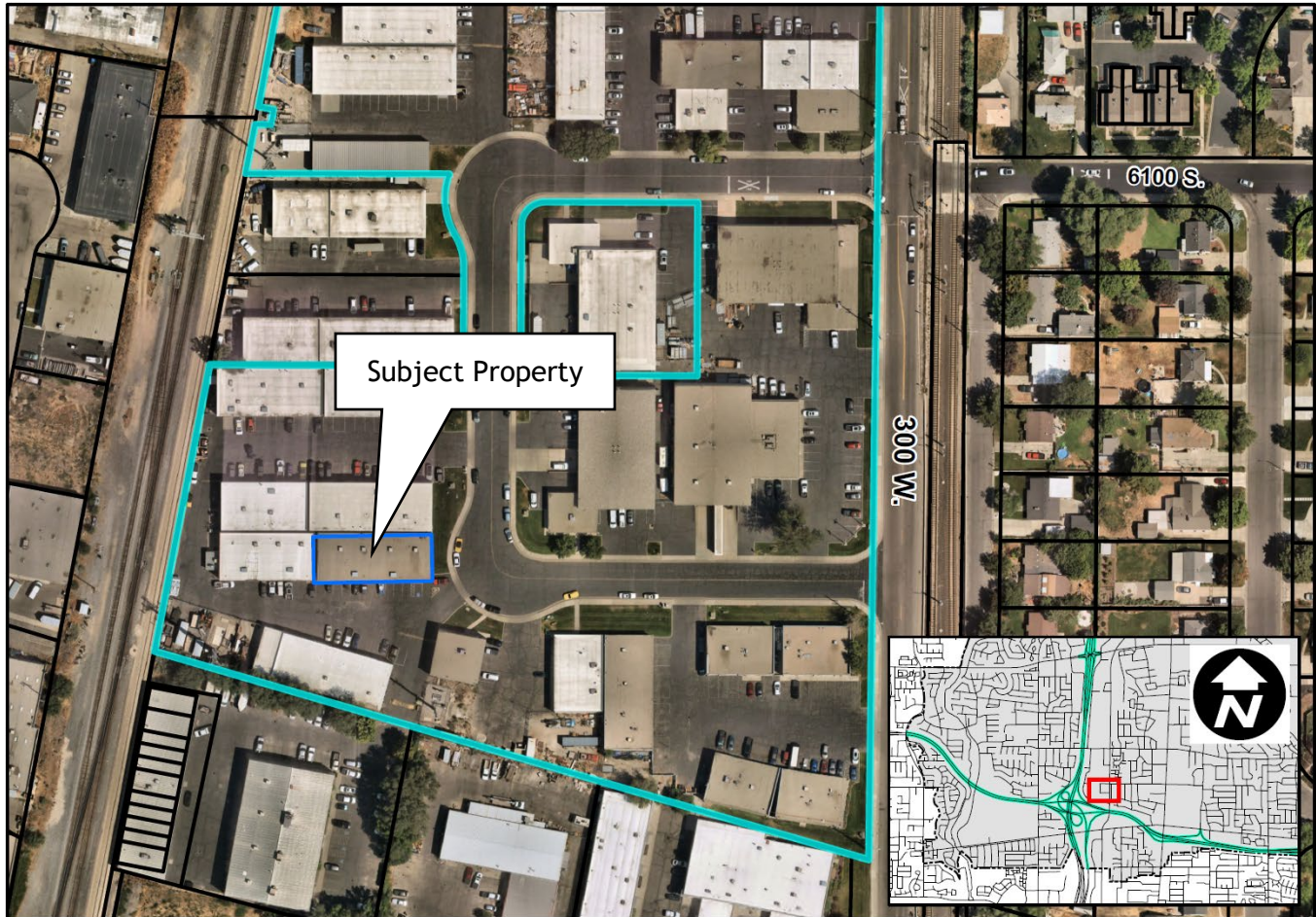


NOTICE OF PUBLIC HEARING

September 19th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, September 19th, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Kombustion Motorsports Segway** for the property located at 6162 South 350 West. The applicant is requesting Conditional Use Permit approval to allow for retail sales of Motorsport Vehicles. The meeting is open and the public is welcome to attend in person or you may submit comments via email at planningcommission@murray.utah.gov. If you would like to view the meeting online, you may watch via livestream at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.

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

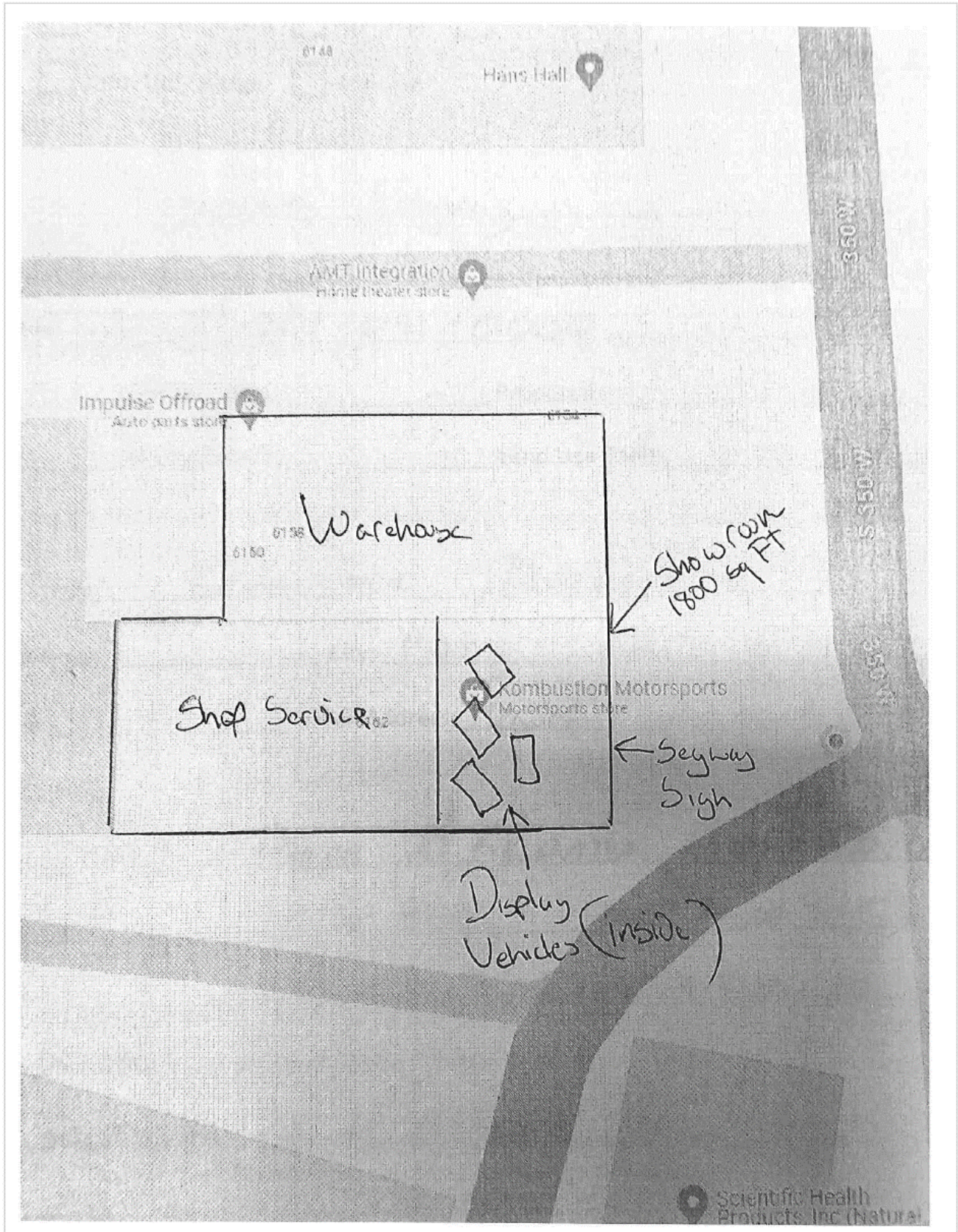


This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

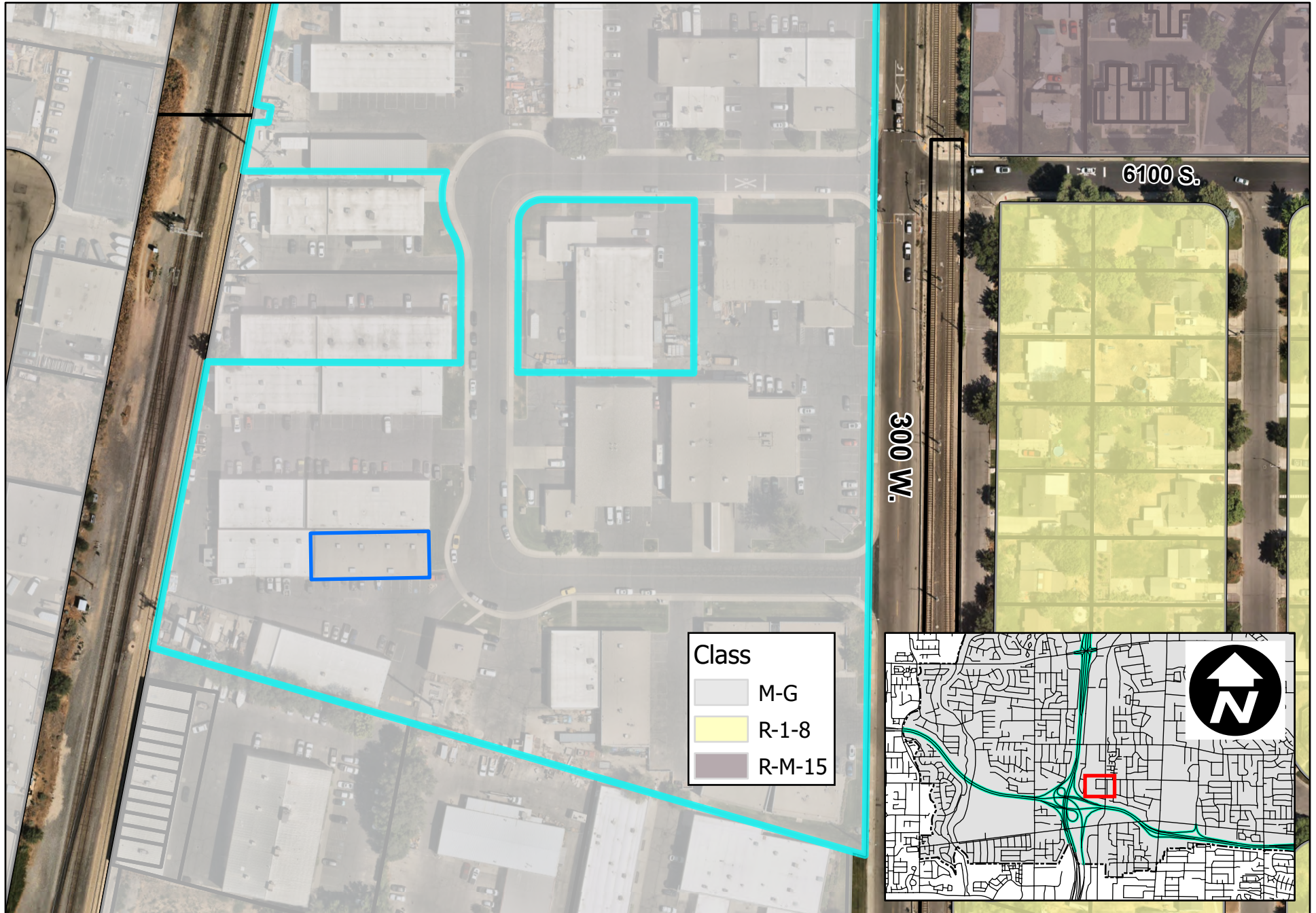
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | September 5th, 2024

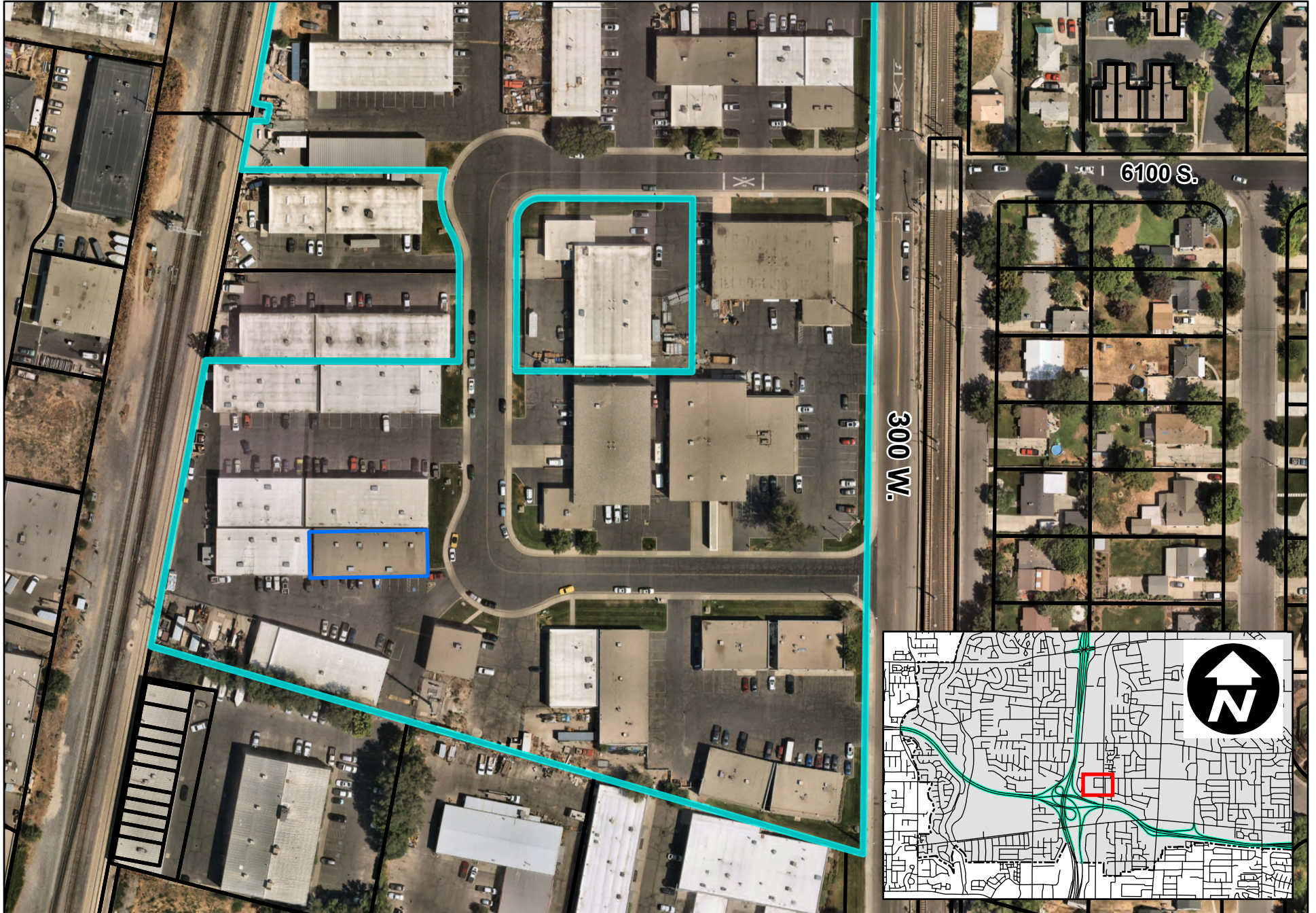
Murray City Hall | 10 East 4800 South | Murray | Utah | 84107



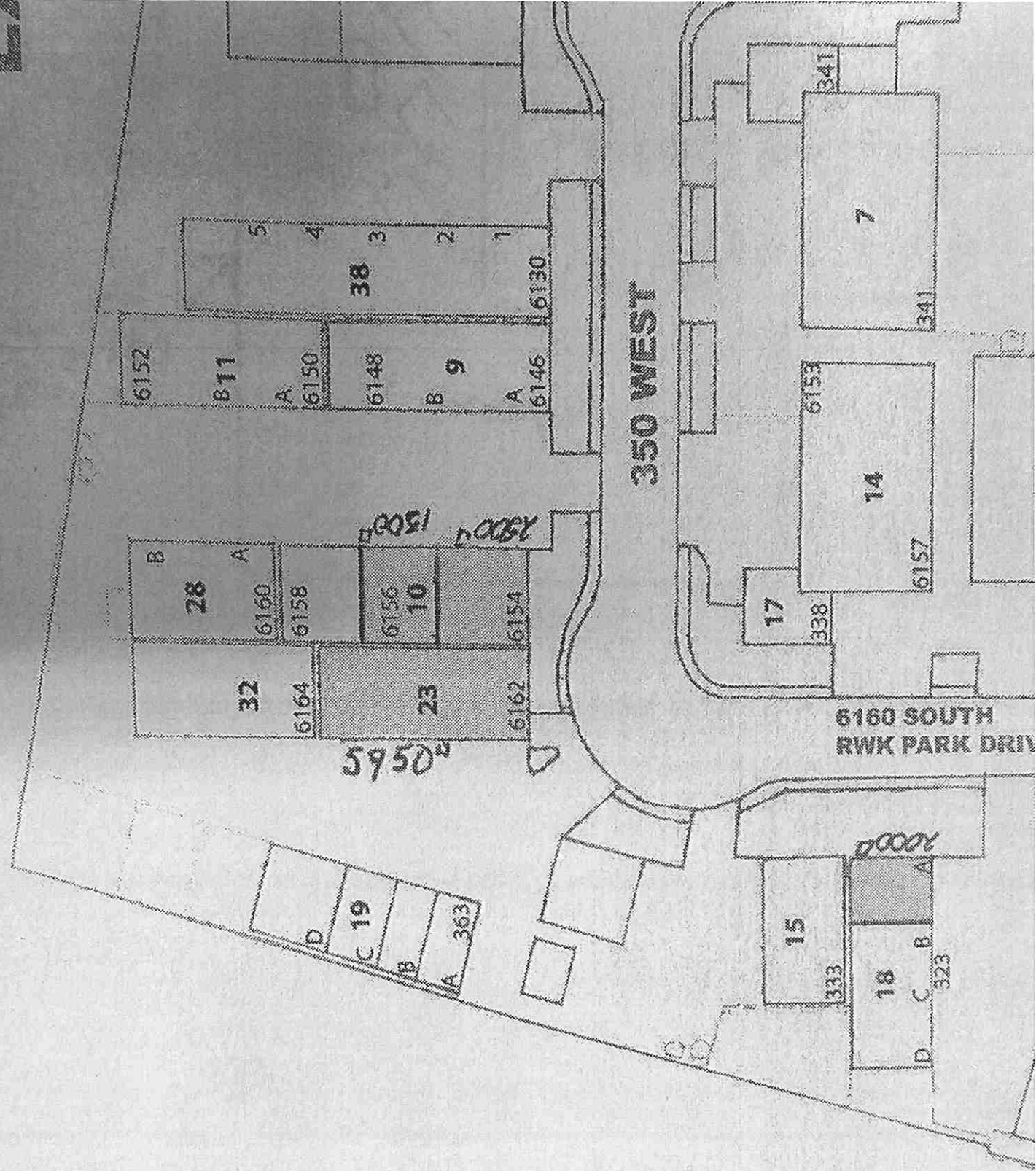
6162 South 350 West



6162 South 350 West

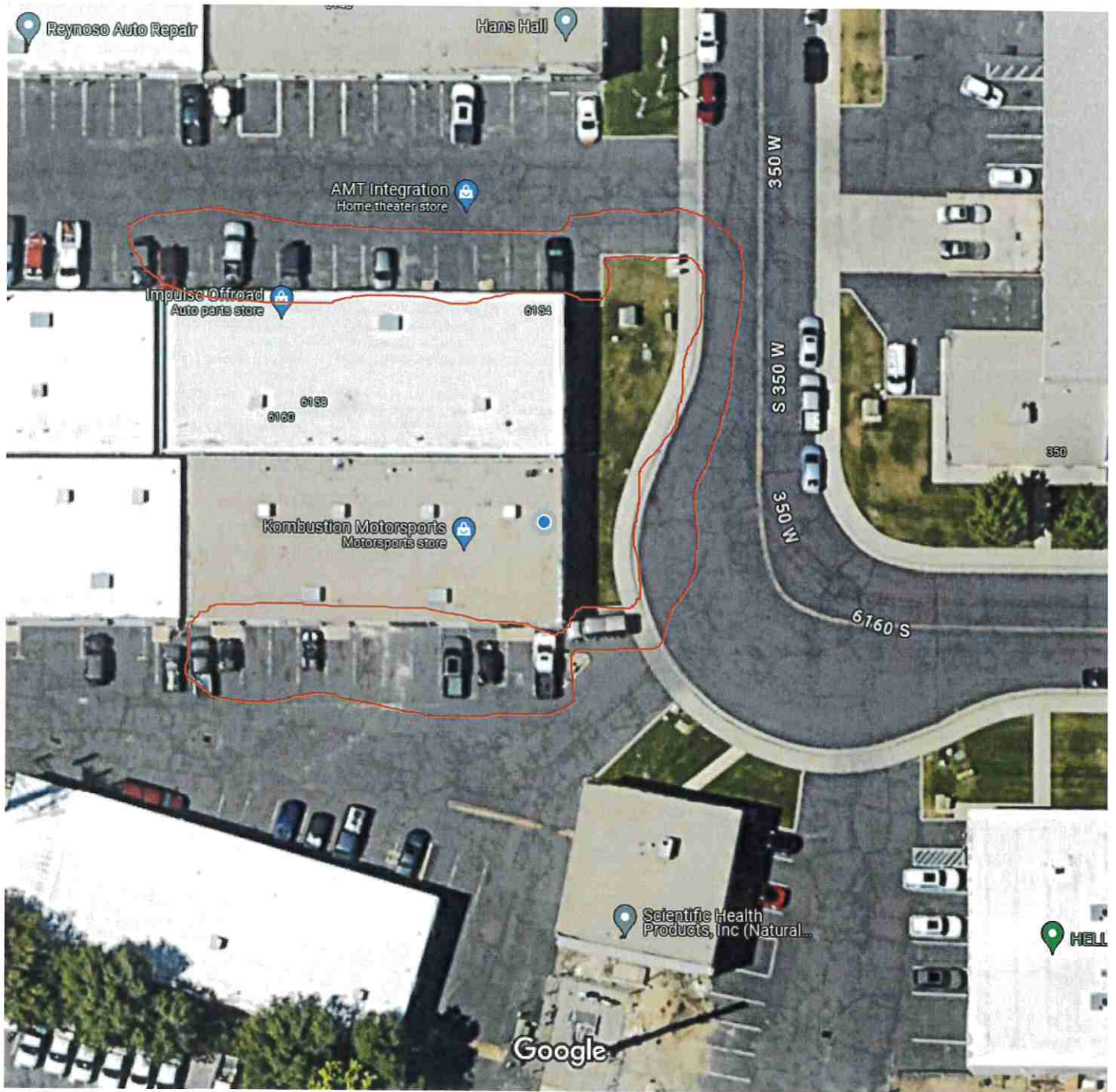


E



Google Maps

24 Stalls



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 20 ft

0148

Hans Hall



AMT Integration
Home Theater Store



Impulse Offroad

Auto parts store



0150

0136 Warehouse

0150

Shop Service



Display Vehicles (inside)

Showroom
1800 sq Ft

Segway
Sign

Combustion Motorsports
Motorsports store

1003

1003 S

1003 S



Scientific Health
Products Inc (Natural)



AGENDA ITEM #5 - Vara Salon Suites

ITEM TYPE:	Conditional Use Permit to allow a tattoo parlor.		
ADDRESS:	4770 South 900 East	MEETING DATE:	September 19, 2024
APPLICANT:	Loris Ventures LLC	STAFF:	Ruth Ruach, Planner 1
PARCEL ID:	22-08-127-002-0000	PROJECT NUMBER:	#24-101
ZONE:	C-D, Commercial Development Mixed Use District		
SIZE:	0.71-acre site 10,556 sq ft building		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow a body art studio within the C-D Zone on the property located at 4770 South 900 East.		



I. LAND USE ORDINANCE

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

II. BACKGROUND

Project Location

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

Surrounding Land Use and Zoning

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

Project Description

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

Landscaping

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

Access

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

Parking

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

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

III. LAND USE ORDINANCE STANDARDS REVIEW

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

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

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

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

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

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

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

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

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

IV. CITY DEPARTMENT REVIEW

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

V. PUBLIC INPUT

Eleven (11) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow a body art studio, staff concludes the following:

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

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow a body art studio at the property addressed 4770 S 900 E**, subject to the following conditions:

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

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

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

Applicant Information

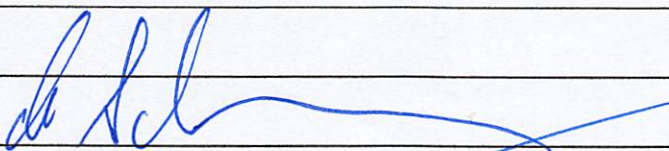
Name: Ian Schwarting / LORIS VENTURES LLC
Mailing Address: 880 N 100 E Lehi City: Lehi State: UT ZIP: 84043
Phone #: 801-857-7010 Fax #: _____ Email Address: ian@varasuites.com

Property Owner's Information (If different)

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

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

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

Authorized Signature:  Date: 8/20/24

For Office Use Only

Project Number: _____ Date Accepted: _____
Planner Assigned: _____

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

Property Owner Name: Ian Schwarting Phone: 801-857-7010

Property Address: 4770 S 900 E Murray, UT 84117

Name of Organization/Business: VAPA Salm Suites

Contact Person: Andrea Gunnell Phone: 801-793-4059

Address: 7303 S 1600 E City: Cottonwood Heights UT Zip 84121

Email address: andrea@vapa-suites.com

Project Description: _____

Additional information or comments:

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

Per City Code Section 17.76.180: Multi Warehouse Facilities:

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

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

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

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

Signature:  Date: 8/20/24

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

Property Owners Affidavit

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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

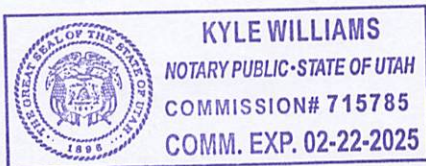
County of Salt Lake

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

[Signature]
Notary Public

Residing in Salt Lake

My commission expires: 2-22-25



Agent Authorization

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

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

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

Notary public

Residing in: _____

My commission expires: _____



NOTICE OF PUBLIC HEARING

September 19th, 2024, 6:30 PM

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

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

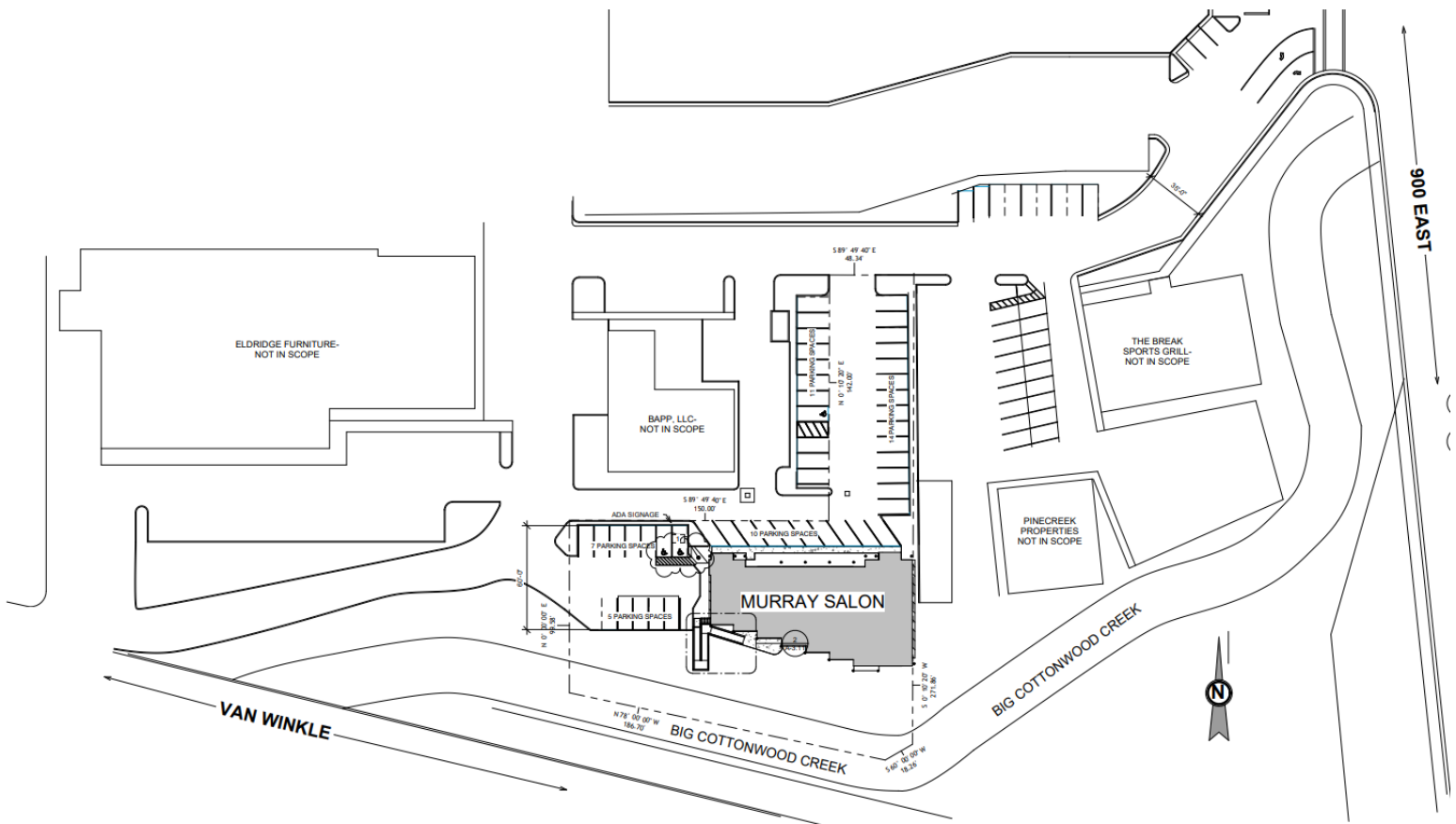


This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to planningcommission@murray.utah.gov.

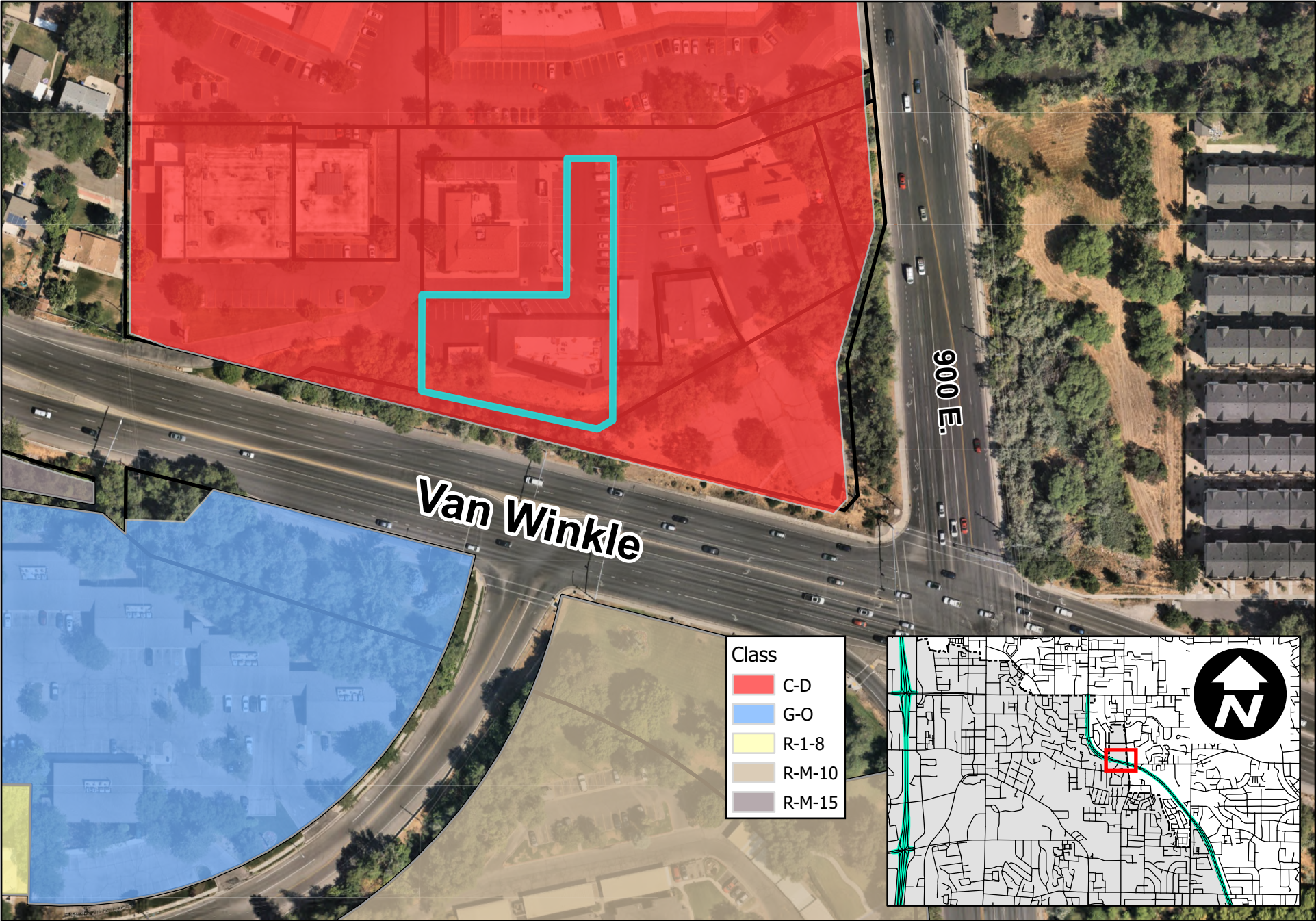
Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Public Notice Dated | September 05, 2024

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



4770 South 900 East



TENANT IMPROVEMENT FOR:



DEFERRED SUBMITTALS

NOTE:

BALANCING REPORT

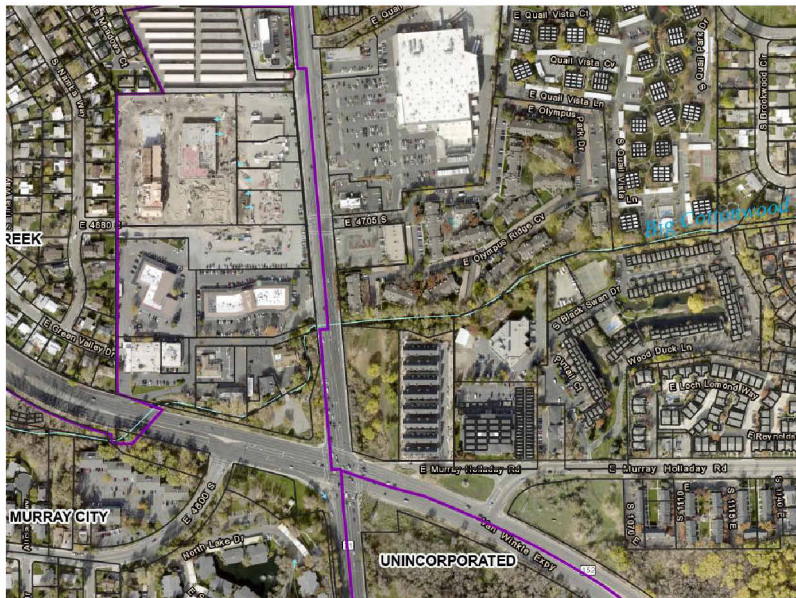
CONTACTOR NOTES

EXISTING NOTES:

VERIFY EXISTING CONDITIONS

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

VICINITY MAP



GENERAL INFO

PROJECT SCOPE:	TENANT IMPROVEMENT TO AN EXISTING COMMERCIAL BLDG.
BUILDING SIZE:	9,800 SF
TENANT SPACE:	9,800 SF
BUILDING CODES:	2021 IBC - SEE ALSO SHEET A0.1
CONSTRUCTION TYPE:	IV
TENANT OCCUPANCY TYPE:	B
TENANT OCCUPANT LOAD:	58 (INDIVIDUAL SUITE LOAD)
JURISDICTION:	MIURRAY, UT.
TENANT:	LORIS VENTURES SALON SUITES

PROJECT TEAM

CLIENT

LORIS VENTURES
ADDRESS
ADDRESS
T. 801.
E.

ARCHITECT

W2 DESIGN GROUP
3167 NORTH CANYON RD
PROVO, UTAH 84604
T. 801.358.9840
F.
E. SHANE@W2DESIGNGROUP.COM

CONTRACTOR

ROUNDY CONSTRUCTION
ADDRESS
ADDRESS
T.
E.

MECHANICAL

W2 DESIGN GROUP
3167 NORTH CANYON RD
PROVO, UTAH 84604
T. 801.358.9840
F.
E. SHANE@W2DESIGNGROUP.COM

ELECTRICAL

W2 DESIGN GROUP
3167 NORTH CANYON RD.
PROVO, UTAH 84604
T. 801.358.9840
E. SHANE@W2DESIGNGROUP.COM

LIST OF DRAWINGS

GENERAL

G-0.01	DRAWING INDEX & SYMBOLS
G-0.02	FIRE PENETRATION DETAILS & WALL TYPES
G-0.03	CODE SUMMARY
G-0.04	GENERAL NOTES
G-0.05	LIFE SAFETY PLAN
G-0.06	LIFE SAFETY PLAN

ARCHITECTURAL

AS-1.00	SITE PLAN
A-1.01	MAIN LEVEL FLOOR PLAN
A-1.02	SECOND LEVEL FLOOR PLAN
A-1.03	ENLARGED FLOOR PLAN AND DOOR SCHEDULE
A-1.04	ROOF PLAN
A-1.10	MAIN LEVEL - REFLECTED CEILING PLAN
A-1.11	SECOND LEVEL - REFLECTED CEILING PLAN
A-1.21	MAIN FLOOR FINISH PLAN
A-1.22	SECOND FLOOR FINISH PLAN
A-3.11	ENLARGED RAMP PLAN / WALL SECTION
A-6.02	DETAILS
A-7.01	ADA DETAILS
A-7.02	ADA DETAILS
A-7.03	ADA DETAILS

STRUCTURAL

S101	GENERAL STRUCTURAL NOTES
S201	FOOTING AND FOUNDATION PLAN

MECHANICAL

M-1.01	MAIN LEVEL - MECHANICAL PLAN
M-1.02	SECOND LEVEL - MECHANICAL PLAN
M-1.03	MECHANICAL SCHEDULE AND DETAILS

PLUMBING

P-1.01	MAIN LEVEL - PLUMBING PLAN
P-1.02	SECOND LEVEL - PLUMBING PLAN

ELECTRICAL

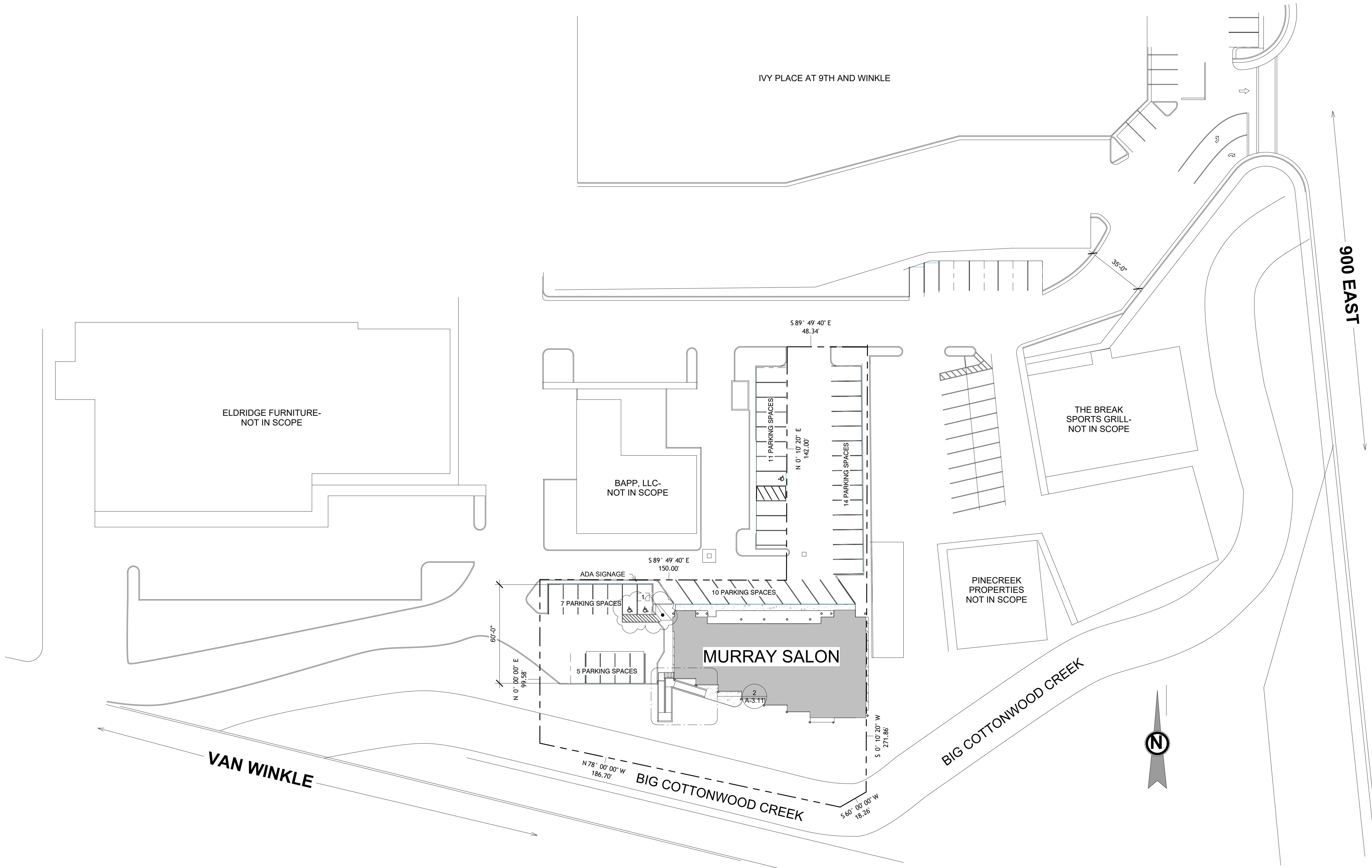
E-1.01	MAIN LEVEL - ELECTRICAL PLAN
E-1.02	SECOND LEVEL - ELECTRICAL PLAN

3 Pines Plan Review

01/30/2024 10:28:55 AM

2300827

1/25/2024 3:10:35 PM C:\Users\shane\OneDrive - v2designgroup.com\Murray Salon\01 DRAWINGS\03-CD\Murray Salon - Comments.rvt



SITE PLAN
SCALE: 1" = 30'-0"

1

NOTE:
CONTRACTOR AND INSPECTOR WILL FIELD
VERIFY THE EXISTING ACCESSIBLE ELEMENTS
(ROUTE, ENTRANCE, PARKING, ETC.) TO
COMPLY WITH THE PROVISIONS OF IBC 1104.1,
1105.1, 1106, ICC A117.1-09 SECTION 403.3 AND
ICC A117.1-09 SECTION 502. IF THE EXISTING
ACCESSIBLE ELEMENTS ARE NOT COMPLIANT,
THE CONTRACTOR WILL UPDATE AS REQUIRED.

EXITING LEGEND

- OCCUPANT LOAD
- OCCUPANT LOAD
- DIRECTION OF EGRESS
- AMOUNT PROVIDED
- REQUIRED EGRESS
- FIRE EXTINGUISHER CABINET
- PATH OR EGRESS PATH
- SEMI-RECESSED FIRE EXTINGUISHER CABINET - NOT TO PROTRUDE MORE THAN 4" FROM FINISH FACE OF WALL AS PER ADA REQUIREMENTS AND IBC 1003.3.2
- FIRE EXTINGUISHER TO BE RATED 2A:10BC AS PER CODE
- ACCESSIBLE ROUTE FROM PARKING AREA TO BUILDING IN COMPLIANCE WITH ADA REQUIREMENTS AND IBC 1104.1

SCOPE OF WORK LEGEND

2 LEVEL BUILDING RENOVATION

SHEET NOTES

1 ADA DETAIL LOCATED AT A-7.04, NUMBER 5

NOTE: ACCESSIBLE ROUTE BETWEEN THE ACCESSIBLE PARKING AND THE BUILDING ENTRANCE CANNOT EXCEED A 5% RUNNING SLOPE AND A 2% CROSS SLOPE. CONTRACTOR AND BUILDING INSPECTOR TO VERIFY.

3 Pines Plan Review
01/30/2024 10:28:56 AM

2300827



DESIGN GROUP
3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com



MURRAY SALON

4770 SOUTH 900 EAST
MURRAY, UTAH 84117

Revision Date	Revision Number
10/05/2023	1

PROJECT NO.	W2-2230
-------------	---------

DATE	01/12/2024
------	------------

DRAWN BY	SW
----------	----

CHECKED BY	SW
------------	----

SHEET DESCRIPTION
SITE PLAN

SHEET NUMBER

AS-1.00

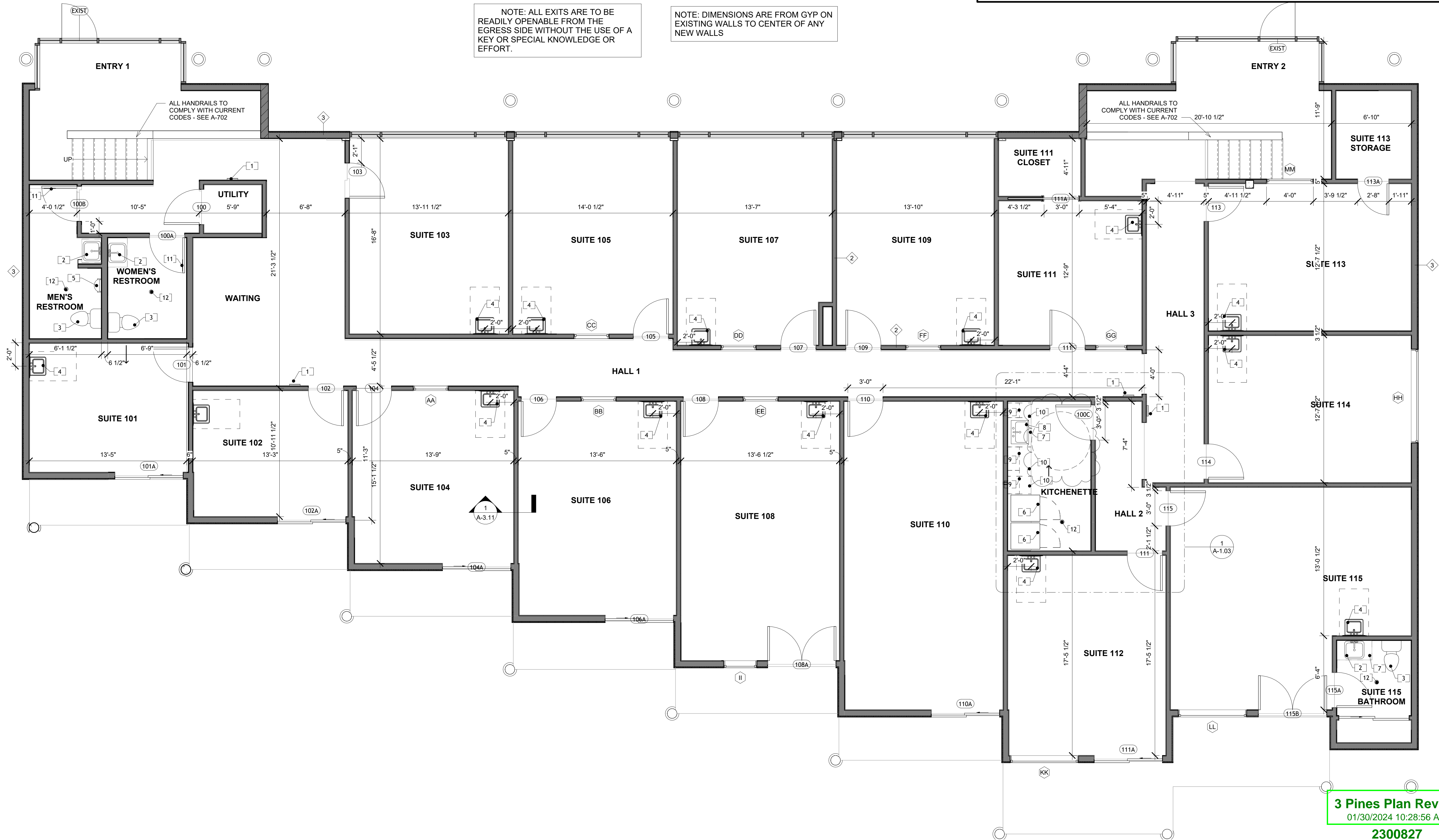
1/25/2024 3:10:42 PM C:\Users\Shane\OneDrive - v2designgroup.com\Murray Salon01 DRAWINGS\03-CD\Murray Salon - Comments.rvt

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

GENERAL NOTES	
A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.	H. SEE CEILING PLANS FOR CEILING INFORMATION
B. COORDINATE INSTALLATION OF ALL " AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.	I. GENERAL CONTRACTOR TO COORDINATE WITH THE OWNERS INTERIOR DESIGNER (HOLLY WILLIAMS AT W2 DESIGN GROUP). CONTRACTOR TO COORDINATE ALL FINISHES WITH INTERIOR DESIGNER.
C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.	J. SEE WINDOW AND DOOR SHEETS FOR DETAILS
UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS: FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN)	K. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
PROVIDE RECESSED KNOX HIGH SECURITY, HEAVY DUTY KEY BOX. COORDINATE FINAL LOCATION WITH CITY FIRE MARSHAL.	L. SEE COVER SHEET FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL INFORMATION.
SEE STRUCTURAL, MECHANICAL, ELECTRICAL, SHEETS FOR ADDITIONAL INFORMATION.	M. SEE G-0.02 FOR WALL TYPE INFORMATION
SEE FINISH PLANS, INTERIOR ELEVATIONS AND MILLWORK DETAILS FOR G. FINISHES OF MILLWORK BASES AND COUNTERTOPS.	N. PROVIDED BACKING/BLOCKING FOR WALL MOUNTED ITEMS- INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
	O. DO NOT SCALE DRAWINGS

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

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





DESIGN GROUP

3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com



MURRAY SALON
4770 SOUTH 900 EAST
MURRAY, UTAH 84117

Revision Date	Revision Number
10/05/2023	1

PROJECT NO.	W2-2230
DATE	01/12/2024
DRAWN BY	SW
CHECKED BY	SW

SHEET DESCRIPTION
SECOND LEVEL FLOOR PLAN

SHEET NUMBER

A-1.02