



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

**Thursday, January 2nd, 2025, 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. December 5th, 2024
2. Conflict of Interest
3. Approval of Findings of Fact
 - a. Serena Webb Dance Studio – Conditional Use Permit
 - b. Murray Zevex Park Lane – Subdivision Amendment

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

- | | |
|--|------------------|
| 4. Utah Woolen Mills
6100 South State Street
Addition to an Existing Retail Business | Project # 24-138 |
|--|------------------|

GENERAL PLAN & ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

- | | |
|---|------------------|
| 5. Post Investments
6500 South 1300 East
General Plan Future Land Use Map Amendment from Low Density Residential to Residential Business | Project # 24-139 |
| 6. Post Investments
6500 South 1300 East
Zone Map Amendment from R-1-8, Single Family Low Density to R-N-B, Residential Neighborhood Business | Project # 24-140 |

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, January 19th, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

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

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

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

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

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

~DRAFT~

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

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

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

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

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

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:34 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for October 17th, 2024, and November 7th, 2024. Seconded by Commissioner Henrie. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

Commissioner Henrie declared a conflict of interest with agenda item number eight, Murray Burton Acres Flag Lot Subdivision.

Commissioner Pehrson declared that he has known the applicant of Murray Burton Acres Flag Lot Subdivision for a long time and that the applicant contributed to his campaign for City Council. He does not feel this will affect his decision on the item.

APPROVAL OF FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the Findings of Fact for Crockett Auto Sales Conditional Use Permit, Murray Field Townhomes Conditional Use Permit and Murray Field Townhomes Preliminary Subdivision (with an adjustment to wording indicated in the premeeting). Seconded by Commissioner Richards. A vote voice was made with all in favor.

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

Lazy Dog Restaurant - Project # 24-123 - 102 East Winchester Street - Site Plan Review for a New Restaurant

Jared Taylor was present to represent the request. David Rodgers presented the application requesting site plan approval for construction of a new restaurant with patio in the C-D zone. Mr. Rodgers described the surrounding zone. He showed the site plan, which included elevations and proposed materials. He showed the floor plan, with the restaurant layout, as well as renderings of the interior. He showed the parking and access on a map, stating that the applicant will have more than the required parking stalls. He said the applicant has provided a landscaping plan, which he described. Public notices were sent to property owners and affected entities. No comments have been received. Staff recommends the approval of this application. Per a discussion in the pre-meeting, a change was recommended in section (1.a) will be changed to include “or receive a waiver” to the verbiage, which the applicant intends to do. In section (1.e) the verbiage “if required or needed” will be added, as it will not be necessary for the applicant to obtain what’s requested.

Mr. Taylor approached the podium. Chair Patteson asked if he had read and could comply with the conditions, with changes indicated by staff. He said he could.

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 grant Site Plan approval for the proposed Lazy Dog Restaurant for the property addressed 102 East Winchester Street subject to the following conditions:

1. The applicant shall meet Murray City Engineering requirements including the following:
 - a) Meet City storm drain requirements, on-site detention/retention and water quality treatment is require or receive a waiver - City Code 13.52.050.
 - b) Replace any damaged sidewalk along the State Street and Winchester Street frontages - City Code Chapter 12.12.050.
 - c) Replace any damaged curb and gutter along the Winchester Street frontage - City Code Chapter 12.12.05
 - d) Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work - City Code Chapter 15.52.030.
 - e) Obtain a City Excavation Permit for work within City rights-of-way if required or needed – City Code Chapter 12.16.020.
2. The applicant shall meet all Fire Department requirements.
3. The applicant shall meet all Water Division requirements.
4. The applicant shall meet all Wastewater Division requirements.

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

Seconded by Commissioner Hristou. Roll call vote:

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

Motion passes: 7-0

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Game Show Battle Room - Project # 24-124 - 6148 South State Street Suite B - Conditional Use Permit for Game Show Entertainment Business

Jennifer Jewett was present to represent the request. Ruth Ruach presented the application requesting conditional use permit approval to allow a game show entertainment business, located in the C-D zone. Ms. Ruach described the property, site plan and floor plan. She described changes proposed by the applicant to the existing unit. She talked about parking and access, stating that the applicant will exceed the parking requirement. Public notices were sent to affected entities. No comments have been received. Staff recommends the approval of this application.

Ms. Jewett approached the podium. Chair Patterson asked if she and read and could comply with the conditions. Ms. Jewett said she could.

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 approve the Conditional Use Permit to allow a gameshow entertainment business at the property addressed 6148 South State Street, Unit B, 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.

Seconded by Commissioner Richards. Roll call vote:

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

Motion passes: 7-0

Villages on Vine - Project # 24-131 & 24-130 - 5425 South Vine Street - Planned Unit Development and Preliminary Subdivision Approval for Fifty-Five Townhomes

Brad Reynolds was present to represent this request. Zachary Smallwood presented the application requesting approval to develop the subject property into fifty-five (55) townhomes. He said that the city recently rezoned the property to R-M-20 to allow for residential. He showed the preliminary plat, pointing out Vine Street, as well as the singular access point and cul-de-sac. He indicated that the access lanes meet fire code. He showed the landscaping plan and layout. He described the property elevations, as well as design elements of the units. He showed an aerial view of the proposed development. Notices were sent to 58 property owners and affected entities within 450 feet of the property. One comment of opposition was received by email, which will be read into the public record. Staff are recommending that the Planning Commission approve the planned unit development and grant preliminary subdivision approval for the Villages on the Vine.

Chair Patterson had Mr. Reynolds approach the podium. She asked if he had read and could comply with the conditions. He said he could.

Chair Patterson opened the agenda item for public comment.

Max Reese, secretary for Little Cottonwood Tanner ditch Company, asked about the irrigation ditch running across the property. He wants to make sure the ditch is properly maintained if there's going to be work done on it. Mr. Smallwood assured him that the city engineer must obtain irrigation company approval for pipe relocation and drainage connection before moving forward.

Mr. Smallwood read a comment from Brandy Grace, Chief Executive Officer for Utah Association of Counties, expressed her concerns regarding the proposed housing development that she believes could negatively impact the surrounding area. She said increased traffic congestion could make the surrounding our office area congested, particularly during peak hours. She feels this will lead to increased commute time, safety hazards and potential bottlenecks in case of emergencies. She feels the current infrastructure, including roads, parking, and public transit, is not equipped to handle the increased demand this development would bring, without significant upgrades. She feels the current infrastructure is already overrun. She encourages the applicant to find an

alternative location for this development or a scaled down version of the project to mitigate the impact on the immediate area.

Chair Patterson closed the public comment period.

Mr. Smallwood responded to the public comments. He addressed the comment regarding the traffic concern, stating that a traffic study is not required for developments with less than 100 units, which this development falls under. Staff does not feel this will be a concern. Staff also feels that, with this number of units, traffic should not be significantly impacted as the roads are well suited for this capacity. He said that Mr. Reynolds does have an excess of parking on this development. He also said that public transit is outside the city's purview. He said that having additional development in the area may spur improvements to public transit.

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

Mr. Reynolds approached the podium. Chair Patterson asked if he read and could comply with the conditions. He said he could. They spoke about the condition regarding the irrigation company, which Mr. Reynolds has already begun working on.

Commissioner Richards made a motion that the Planning Commission approve the Planned Unit Development and grant Preliminary Subdivision approval for The Villages on Vine on the properties addressed 5425 South Vine Street subject to the following conditions:

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

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

Seconded by Commissioner Henrie. Roll call vote:

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

Motion passes: 7-0

Commissioner Henrie excused himself for the next agenda item, due to conflict of interest.

SUBDIVISION(S) – ADMINISTRATIVE ACTION

Murray Burton Acres Flag Lot Subdivision - Project # 24-126 - 5991 & 6001 South Belview Avenue Preliminary and Final Subdivision Approval for Two Flag Lots

Paul Dodge was present to represent this request. David Rodgers presented the application for preliminary and final flag lot subdivision approval for property in the R-1-6 Zone located at approximately 5991 & 6001 South Belview Avenue in the R-1-6 zone. He showed the site plan for the project. He showed the preliminary plat, showing how the existing parcels will be split, as well as their access. He talked about lot sizes and drive access. Notices were sent to surrounding affected entities. No comments have been received in response. Staff recommends the Planning Commission grant preliminary and final subdivision approval for a flag lot subdivision.

The Commissioners, Mr. Rodgers and Mr. Smallwood discussed how the flag lots could be divided differently. Mr. Smallwood said that they need to be divided in ways that allow for driveway spacing.

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

Mr. Dodge approached the podium. Chair Patterson asked if he had read and could comply with the conditions. He said he could.

Vice Chair Hacker made a motion that the Planning Commission grant preliminary and final subdivision approval for a Flag Lot Subdivision for the proposed Murray Burton Acres Subdivision located at 5991 & 6001 Belview Ave, subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer, including the following:
 - a. Meet City subdivision requirements and standards – City Code Title 16.
 - b. Address all engineering and survey review comments prior to printing the plat to mylar.
 - c. Provide grading, drainage, and utility plans – City Code Chapter 16.08.
 - d. Meet City storm drainage requirements, on-site retention is required – City Code Chapter 13.52.050
 - e. Provide standard front rear and side yard PUE's on lots – City Code Chapter 16.16.100.
 - f. Provide separate utilities to proposed lots.
 - g. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
2. Obtain a City Excavation Permit for work within City rights-of-ways – City Code Chapter 12.16.020.
3. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
4. The applicant shall meet all requirements of the Murray City Water Department.
5. The applicant shall meet all requirements of the Murray City Wastewater Department.
6. The applicant shall meet all requirements of the Murray City Fire Department.
7. The applicant shall obtain building permits for any new construction on the property.
8. The Final Plat shall adhere to the requirements for Flag Lot Subdivisions contained in Section 17.76.140 of the Murray City Land Use Ordinance and as outlined in the Staff Report.
9. The applicant shall meet all applicable Building and Fire Codes.
10. The applicant shall provide complete plans, structural calculations and soils reports stamped and signed by the appropriate design professionals at the time of submittal for building permits.
11. The subdivision plat shall be recorded within one year of the final approval or the final plat shall be null and void.

Seconded by Commissioner Richards. Roll call vote:

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

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, December 19th, 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 7:25 p.m.

A handwritten signature in black ink, reading "Philip J. Markham". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Philip J. Markham, Director
Community & Economic Development Department

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Serena Webb Theater

PROJECT NUMBER: 24-136

APPLICANT: Serena Webb

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow a game show entertainment business within the C-D Zone on the property located at 4700 South 900 East, Suite 43.

II. MUNICIPAL CODE AUTHORITY:

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

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on December 19, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

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

1. The proposed use for a gameshow entertainment business (LU #6835), is allowed in the C-D Zoning District subject to Conditional Use Permit approval.
2. With conditions, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

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

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a game show entertainment business on the property. The vote was 5-0 with Commissioners Henrie, Hristou, Richards, Pehrson and Patterson in favor and none opposed. The approval is contingent on the following conditions:

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

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 2nd DAY OF January, 2024.

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION

FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Zevex Park Lane Subivision

PROJECT NUMBER: 24-135

APPLICANT: Colby Anderson

APPLICATION TYPE: Subdivision Amendment

I. REQUEST:

The applicant is requesting Planning Commission preliminary and final Subdivision approval for property in the M-G Zone located at approximately 4272 & 4260 South Zevex Park Lane.

II. MUNICIPAL CODE AUTHORITY:

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

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on December 19, 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 subdivision of land is allowed by Utah State Code Section 10-9a-

608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.

2. The proposed lot consolidation complies with all applicable M-G regulations.

3. The proposed subdivision amendment complies with the regulations of Title 16, the Subdivision Ordinance, and with the applicable standards of the Chapter 17.152 of the Murray Land Use Ordinance, the M-G Zone.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a flag lot subdivision on the property. The vote was 5-0 with Commissioners Richards, Pehrson, Hristou, Henrie, and Patterson. in favor and none opposed. The approval is contingent on the following conditions:

1. Meet the requirements of the City Engineer, including:

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

2. Meet the Water, Wastewater, and Fire Department requirements.

3. Meet all requirements of Section 17.152 of the Murray Land Use Ordinance for the M-G Zone.

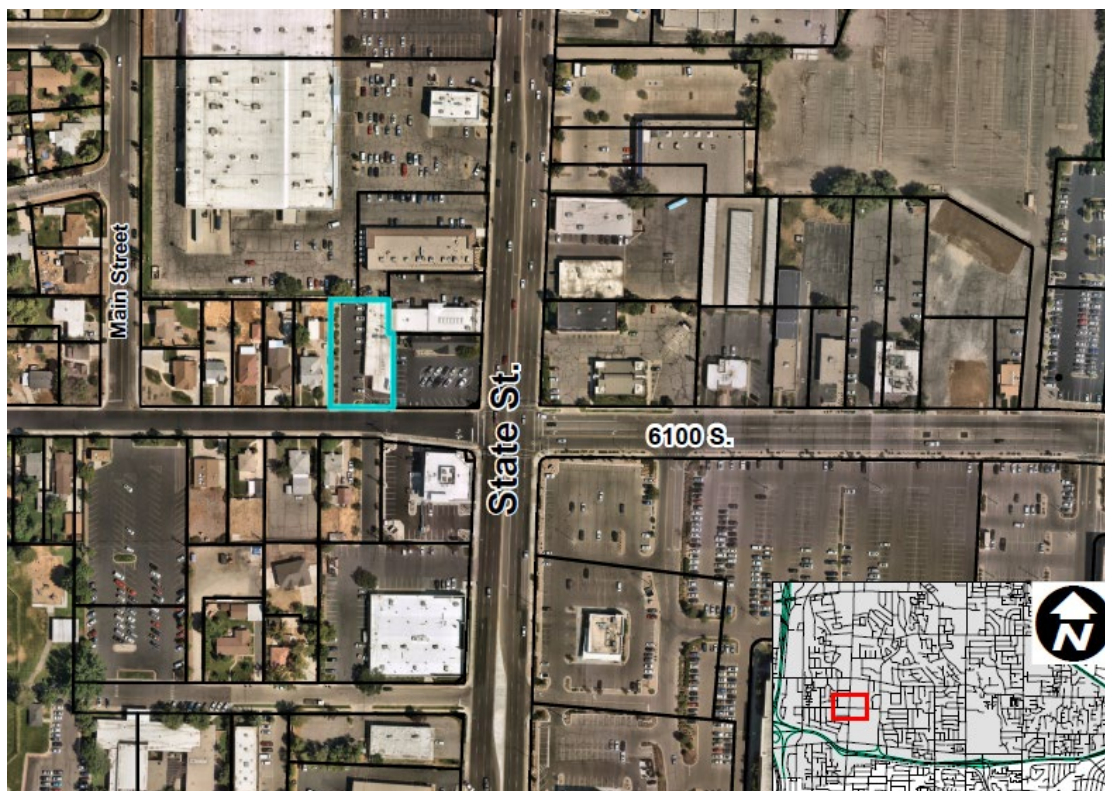
**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 2nd DAY OF January 2025.**

Maren Patterson, Chair
Murray City Planning Commission



AGENDA ITEM #4 Utah Woolen Mills Men's Shop

ITEM TYPE:	Site Plan Review		
ADDRESS:	6100 South State Street	MEETING DATE:	January 02, 2025
APPLICANT:	Propect Investments LLC	STAFF:	Ruth Ruach, Planner I
PARCEL ID:	22-18-352-026	PROJECT NUMBER:	PZ-24-138
ZONE:	C-D, Commercial Development		
SIZE:	0.40 acre site 6,352 sq ft building 469 sq ft addition		
REQUEST:	The applicant is requesting Site Plan Approval for an addition to a previously constructed building.		



I. LAND USE ORDINANCE

Sections 17.54.020 and 17.160.070 of the Murray City Land Use Ordinance states that new buildings, new construction, and alterations to an existing building require site plan review by Staff and Planning Commission approval.

II. BACKGROUND

Project Location

The subject property is in the commercial development (C-D) zoning district. It is located west of State Street and on the north side of 6100 South.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Retail	C-D
South	Retail	C-D
East	Retail	C-D
West	Residential	R-1-8

Project Description

The building is currently one -story and about 6,352 square feet. The applicant is proposing an additional two (2) floors comprised of a conference room, a storage room, and a covered patio. The proposed addition increases the total floor area to roughly 6, 821 square feet and the elevation/ height of the building to twenty-nine (29') feet. The addition will occur on the front of the building which faces 6100 South. The rest of the site and the building will remain the same.

Site Plan

The applicant has provided site, grading and drainage, and utility plans with this application. The C-D zoning district does not contain requirements for parcel area, width, or building coverage. The following are the development standards that apply for this proposal:

Setbacks

- a. Front Setback: The minimum depth of the front yard from the main building of the subject property is twenty (20') feet. The proposed addition meets the twenty (20') feet front setback.
- b. All other setback requirements are measured from the nearest residential zoning district to the exterior wall of the subject property. The proposed addition does not impact other setbacks of the building.

Height Regulations

The height allowed in the C-D Zone for structures within 100' of residential zoning are limited to thirty-five feet (35') in height or may increase in height beyond thirty-five feet (35') by one foot (1') for every four feet (4') of setback from a residential zone.

The proposed addition increases the height of the building to twenty-nine (29') feet. Staff has no concerns with the applicant's proposed height.

Access

Both access points to the site will be unchanged. The property can be accessed from 6100 S (22') and State Street (45').

Parking

The subject property currently exceeds parking requirements, with forty (40) spaces available while only nineteen (19) are required. According to Chapter 17.72, Staff calculates that 1 parking space per 200 square feet of net floor area is required. 17.72.040 states that net square footage excludes areas that do not "generate a demand" for additional parking, like restrooms or storage closets. Because the proposed addition does not contain areas included in the net square footage to calculate parking, additional parking spaces are not required.

Use	Required	Total Provided
General retail (17.72 list)	19	40

Calculation	
Net Floor Area (excludes restrooms, storage room, and foyer)	3, 768.86 square feet (3,769)
Parking standard	1 per 200 square feet
= Total Parking Spaces Required	18.845 (19)

Landscaping

Roughly ten (10%) percent of the site is landscaped with 1-gallon shrubs and 5-gallon shrubs. Ten (10) feet of landscaping serve as a buffer between the subject property and the adjacent residential properties to the west. The subject property currently meets all landscaping requirements which will not be affected by the proposed addition.

Elevations

The East elevation of the building will be increased by the proposed addition. Elevations of the building are provided by the applicant and included in this Staff report.

III. CITY DEPARTMENT REVIEW

The application materials for the proposed addition to the building were made available to

Murray City department staff for review and comment on December 17th, 2024. The following comments have been provided by the reviewing departments:

- Murray City Power Department recommends approval and states:
 - a) Murray Power request that the developer reach out to them to schedule an on-site meeting to discuss available options to relocate existing lines.
 - b) There are safety clearance issues with the proposed height of the building and overhead powerlines.
 - c) The developer must meet all Murray City Power Department requirement and the current NESC/NEC code and provide the required easement/safety clearance(s) for equipment and Power lines.
- Murray City Fire Department recommends approval and states:
 - a) Storage is not permitted under interior stairway. Please reference the International Fire Code (IFC) 2021 and applicable National Fire Protection Association (NFPA) standards as guidelines.
- Murray City Water Division recommends approval and states:
 - a) All water utility work must follow Murray City Water Specification and Requirements: <https://murray.utah.gov/DocumentCenter/View/16107/2024-Water-Specifications-Requirements>
 - b) If the hardscaped area around the water meter is excavated the current meter box, ring, and lid will need to be brought up to standards. See our standards for full ring & lid. Page 8 of our Specifications and Requirements. Water Department recommends approval with the following comments:
- Murray City Building Department states to obtain proper building permits for the new addition.

IV. PUBLIC INPUT

Seventeen (17) 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.

V. FINDINGS

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

1. The proposed use is consistent with the goals and objectives of the Murray City General Plan.

2. With condition, the proposed plans meet the requirements of the Murray City Land Use Ordinance.

VI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission GRANT Site Plan approval for the proposed addition to the UWM Men's Shop building for the property addressed 6100 South State State** subject to the following conditions:

1. The applicant shall adhere to all requirements in the Land Use Ordinance, Title 17.
2. The applicant shall meet all Fire Department Requirements.
3. The applicant shall meet all Power Department Requirements.
4. The applicant shall meet all Public Works Department Requirements.
5. The applicant shall obtain a building permit prior to any work on the site.
6. The applicant shall maintain a business license at the location.



Application for a Site Plan Review

Overview:

A site plan is an illustration from a "birds-eye view" of a development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including, vegetation, drainage, flood plain, wetlands and waterways; landscaping and open space; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; buffers, and screening devices; surrounding development; and any other information that reasonably may be acquired in order that an informed decision can be made by the City.

The site plan review process is designed to ensure that any proposed development or land use will comply with current city ordinances as well as the goals and objectives stated within the Murray City General Plan.

Application Submittal:

Applications for a site plan review may be submitted to the Murray City Community & Economic Development Department, located at 10 East 4800 South Suite 260. Planning staff will review the application and obtain payment after the application has been deemed complete. Planning staff has up to fifteen (15) business days to determine if the application is complete. Applicants will be notified in writing of an incomplete application with information required to correct any deficiencies. This may delay processing of the application and, if required, subsequent scheduling of public hearings.

- ☐ **Take Note.** If there is an existing building on the property that is proposed to be demolished or remodeled, and the building is over 50 years old, it may require review by the Historic Preservation Board. Please contact Lori Edmunds at (801) 264-2620 for additional information.

Application Fee (non-refundable):

- Site Plan Review fee: \$200.00

Application Process:

Step 1. Contact the Planning Division: Meet informally with a member of the planning staff to discuss your proposal and review the issues, procedures and fees associated with the application.

Step 2. Submit Application: For all site plan applications, please submit the following information, ensuring each item is either checked off or marked 'NA' if not applicable. For each 'plan' submitted, include at least one (1) 11x17 copy (or larger if requested by staff) and a digital PDF.

Required for all applications:

- ☒ 1. Completed site plan review application form.
- ☒ 2. Property Owner's Affidavit (i.e. a written statement made before a notary).
- ☒ 3. If the property owner is to be represented by an "agent" during meetings with the City, please complete and submit the Agent Authorization form.
- ☐ 4. Payment of application fee.
- ☒ 5. Site Plan. The site plan should include the following information:
 - ☒ a. Include the project name and exact street address.

- ☒ b. Accurate dimensions of the subject property, drawn to scale (i.e. 1"=10', 1"=30', etc.), with north arrow and date of drawing.
- ☒ c. Property lines, adjoining streets, right-of ways, waterways, easements, etc. with dimensions.
- ☒ d. Location and dimension of existing and proposed buildings, entries and exits, driveways, parking areas, landscape areas, sidewalks, retaining walls, fences, exterior lighting, dumpster enclosures, etc.
- ☒ e. Location of existing property features such as streets, canals, ditches, waterways, hillsides, wetlands, flood plain, etc.
- ☒ 6. Floorplans. Include both existing and proposed floor plans. Indicate the scale (i.e. 1/8"=1', 1/4"=1', etc.) used on the plans.

Required for new buildings and site improvements:

- ☒ 1. Grading and Drainage Plan. A preliminary grading and drainage plan is required showing the road and lot layout; topography at two-foot contour intervals; north arrow; subdivision name; areas of substantial earth moving with erosion control plan; location of existing water courses, canals, ditches, springs, culverts, and storm drains; location of any 100-year flood plain designated by FEMA; show water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities; existing wetlands;
- ☒ 2. Utility Plan. A preliminary utility plan may be required showing the road and lot layout; north arrow; subdivision name; show all existing and proposed utilities including sewer, water, fire hydrants, storm drains; subsurface drains, gas lines, power lines (existing only); street lights, location and dimensions of all utility easements;
- ☒ 3. Building elevations. These must be dimensioned to show an accurate representation of the proposed building. Provide a summary of the type of building materials which will be used for all structures. Indicate the scale (i.e. 1/8"=1', 1/4"=1', etc.) used on the elevation.
- ☒ 4. Preliminary Landscape Plan. This must include:
 - ☒ a. Areas to be planted in lawn;
 - ☒ b. Specific locations for each existing and proposed shade, evergreen, ornamental or fruit tree;
 - ☒ c. Areas to be planted in shrubs;
 - ☒ d. Areas to be planted as flower beds or with living ground covers;
 - ☒ e. Areas for non-living landscape materials (i.e. boulders, cobblestones, bark, etc.);
 - ☒ f. Ten (10) feet of landscaping is required along all frontage areas not occupied by drive access.

Additional Information:

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.

All plans submitted with the application will not be returned to the applicant and are the property of Murray City.

Step 3. Murray City Department Review: The application is routed to various departments and divisions within Murray City who provide insight or information to the Planning Commission and/or staff to help make an informed decision. If there are unique circumstances that require additional information, a meeting may be requested by the City to be held in person on Tuesday's at 9 am. The applicant will be notified ahead of time if attendance is required.

Step 4. Planning Staff Decision: Approximately fifteen (15) business days after the application is sent to be reviewed by Murray City Departments (Step 3) planning staff will issue a decision to approve, approve with conditions or deny the site plan. Please be advised that this decision does not grant permission to proceed without full review, appropriate approvals, and compliance with all city codes.

Step 5. Attend Planning Commission Meeting (if required): The applicant will be sent a copy of the planning commission agenda and staff recommendation in advance of the meeting date. The agenda will give the date, time, and location of the meeting. The applicant or an authorized representative must be in attendance at the meeting. If the applicant or the representative is not present, the Planning Commission may move on to the next agenda item. It is the applicant's responsibility to reschedule another hearing date. The applicant should be prepared to present the proposal in detail and answer questions from the Planning Commission members and other interested parties. The Planning Commission will then make a motion to approve or deny the request.

Appeal of Decision:

The City, an applicant, or an adversely affected party may appeal a final written decision made by the Planning Commission or staff to the Hearing Officer. Appeals must be in writing and received by the Planning Division within ten (10) calendar days of the Commission's written decision. Appeals must contain all pertinent documents and state the reason(s) for the appeal. Payment of a fee is required at the time of filing.

SITE PLAN REVIEW APPLICATION

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

Application Information

Project Name: UWM MEN'S SHOP

Project Address: 6100 SOUTH STATE STREET

Parcel Identification (Sidwell) Number: 22-18-352-026-0000

Parcel Area(acres): +/- 0.40 Current Use: COMMERCIAL Proposed: COMMERCIAL

Floor Area(square feet): 6821 (PROPOSED) Zoning District: C-D COMMERCIAL Land Use Code: CDC

Applicant Information

Name: PROPECT INVESTMENTS, LLC

Mailing Address: 6100 S STATE STREET City: MURRAY State: UT ZIP: 84107

Phone #: +1 801.598.7758 Fax #: - Email Address: BJ@UWMENSSHOP.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):

THE INITIAL PHASE OF THE PROJECT IS TO RAISE THE HEIGHT OF THE EXISTING PARAPET LOCATED ON
THE SOUTH AND EAST ELEVATIONS, BY 4'-0". THE OWNER WOULD LIKE THE STRUCTURE TO BE MORE
PROMINENT ALONG STATE STREET AS IT IS CURRENTLY A SINGLE STORY STRUCTURE ADJACENT TO
TALLER STRUCTURES. NEXT, WE WILL UPDATE THE EXTERIOR SIDING MATERIALS OF THE WEST, SOUTH +
EAST ELEVATIONS. FINALLY, WE ARE PROPOSING A (2) STORY ADDITION OF A CONFERENCE ROOM ON
THE MAIN LEVEL AND STORAGE SPACE ON THE UPPER LEVEL. A THIRD STORY COVERED ROOF TOP DECK
IS PROPOSED, FOR A TOTAL ADDITION OF 1410 SQUARE FEET. THE ADDITION'S EXTERIOR FINISHES SHALL
BE COHESIVE WITH THE NEWLY UPDATED EXTERIOR SIDING MATERIALS.

Authorized Signature:  Date: 12/6/2024

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

I (we) Bartyn V Stringham Jr., 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 6th day of December, 2024.

[Signature]
Notary Public


Residing in Salt Lake County
My commission expires: 4-29-2025

Agent Authorization

I (we), Bartyn V. Stringham Jr., the owner(s) of the real property located at 6100 S. STATE STREET in Murray City, Utah, do hereby appoint ERIK TILES, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize ERIK TILES to appear on my (our) behalf before any City board or commission considering this application.

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the 6th day of December, 2024, personally appeared before me Bartyn V. Stringham Jr. the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]
Notary public

Residing in: Salt Lake County
My commission expires: 4-29-2025



EXISTING STREET VIEW



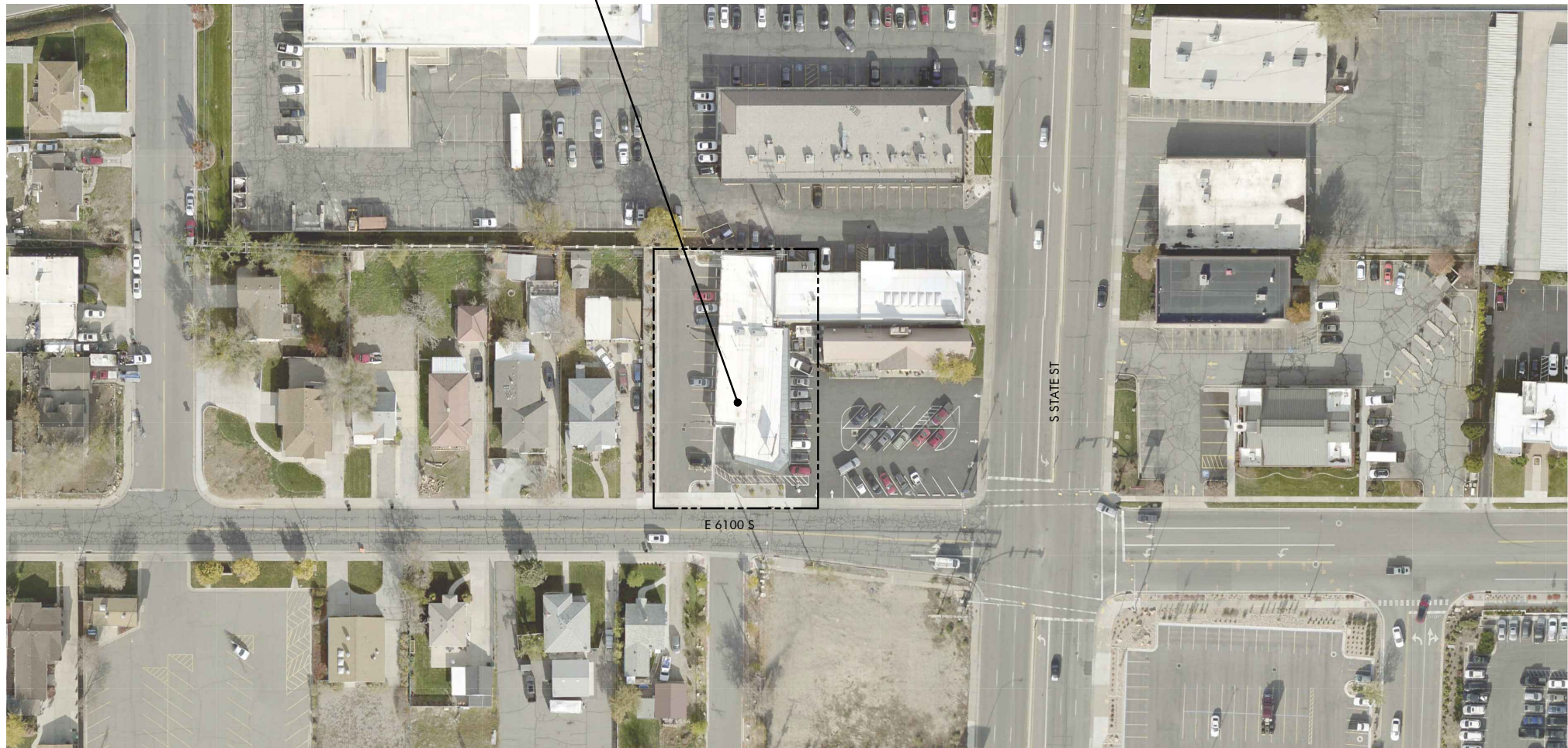
PROJECT CONCEPT



AREA MAPS



VICINITY MAP



AREA MAP

PROJECT DATA

PROJECT LOCATION:	6100 S STATE STREET MURRAY UT, 84107
PARCEL NUMBERS:	22183520260000
SIZE:	.40 ACRES
ZONE:	COMMERCIAL DEVELOPMENT (C-D)
PROJECT USE:	COMMERCIAL, RETAIL STORE
OCCUPANCY GROUP:	M
OCCUPANCY LOAD:	50
STORIES:	1 STORIES (EXISTING), 3 STORIES (PROPOSED)
TYPE OF CONSTRUCTION:	TYPE V:
ROOFING + ROOF DRAINAGE:	EXISTING, TO REMAIN
BLDG FIRE PROTECTION:	NO SPRINKLER SYSTEM
EXITS:	1 EXIT REQUIRED, 2 EXITS PROVIDED
EXIT WIDTHS:	EACH EXIT = 36" + EXCEEDS EXIT WITH REQUIRED
PROVIDED PARKING:	17 SPACES
HEIGHT REGULATIONS:	35'-0" MAXIMUM (29'-10" PROPOSED)

RESOURCES
THE UTAH CODE ADOPTS STATEWIDE UNIFORM TECHNICAL CONSTRUCTION CODES WHICH ARE IN FORCE IN MURRAY CITY.

CURRENTLY ADOPTED CONSTRUCTION CODES
BUILDING CODE.....2021 INTERNATIONAL BUILDING CODE INCLUDING APPENDIX J
RESIDENTIAL CODE.....2021 INTERNATIONAL RESIDENTIAL CODE
ELECTRICAL CODE.....2020 NATIONAL ELECTRICAL CODE
PLUMBING CODE.....2021 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE.....2021 INTERNATIONAL MECHANICAL CODE
FUEL GAS.....2021 INTERNATIONAL FUEL CODE
ENERGY CODE COMMERCIAL.....2021 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODE.....2021 INTERNATIONAL BUILDING CODE (ICC A117.1-2017)
FIRE CODE.....2021 INTERNATIONAL FIRE CODE

STRUCTURAL DESIGN CRITERIA
2021 INTERNATIONAL BUILDING CODE
WIND LOADS PER IBC1609
SITE CLASSIFICATION D OR PER GEOTECHNICAL REPORT
IRC DWELLINGS USE SEISMIC DESIGN CATEGORY D2
28 PSF GROUND SNOW LOAD
FROST LINE DEPTH 30 INCHES

PROJECT SUMMARY
THE INITIAL PHASE OF THE PROJECT IS TO RAISE THE HEIGHT OF THE EXISTING PARAPET LOCATED ON THE SOUTH AND EAST ELEVATIONS, BY 4'-0". THE OWNER WOULD LIKE THE STRUCTURE TO BE MORE PROMINENT ALONG STATE STREET AS IT IS CURRENTLY A SINGLE STORY STRUCTURE ADJACENT TO TALLER STRUCTURES. NEXT, WE WILL UPDATE THE EXTERIOR SIDING MATERIALS OF THE WEST, SOUTH + EAST ELEVATIONS. FINALLY, WE ARE PROPOSING A (2) STORY ADDITION OF A CONFERENCE ROOM ON THE MAIN LEVEL AND STORAGE SPACE ON THE UPPER LEVEL. A THIRD STORY COVERED ROOF TOP DECK IS PROPOSED, FOR A TOTAL ADDITION OF 1410 SQUARE FEET. THE ADDITION'S EXTERIOR FINISHES SHALL BE COHESIVE WITH THE NEWLY UPDATED EXTERIOR SIDING MATERIALS.

BUILDING AREAS

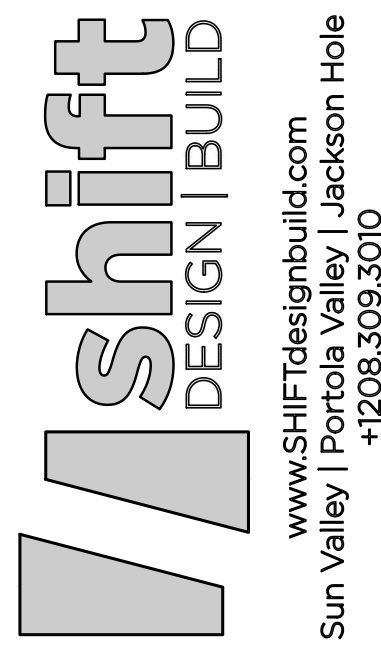
SQUARE FOOTAGE SUMMARY (EXISTING):		SQUARE FOOTAGE SUMMARY TOTAL (PROPOSED):	
MAIN LEVEL:	6351 sf	MAIN LEVEL:	6821 sf
TOTAL:	6351 sf	UPPER LEVEL:	470 sf
SQUARE FOOTAGE SUMMARY OF ADDITION:		DECK:	470 sf
MAIN LEVEL:	470 sf	TOTAL:	7761 sf
UPPER LEVEL:	470 sf		
DECK:	470 sf		
TOTAL:	1410 sf		

PROJECT TEAM

OWNER: PROPECT INVESTMENTS, LLC 6100 S STATE STREET MURRAY, UT 84107	DESIGNER: SHIFT d b ERIK TILES 1238 S 1500 E SALT LAKE CITY, UT 84105 208.309.3010 erik@shiftdesignbuild.com	CONTRACTOR: FORTIS SERVICE AND MAINTENANCE, LLC DANTE GHERSI 3618 SOUTH GRANITE OAKS COVE SALT LAKE CITY, UT 84106 801.750.1522 fortisservice@gmail.com
	SURVEYOR: MCNEIL ENGINEERING MICHAEL D. HOFFMAN, P.L.S., E.I.T. 8610 SOUTH SANDY PARKWAY, SUITE 200 SANDY, UTAH 84070 801.255.7700 EXT 138	STRUCTURAL ENGINEER: MJ STRUCTURAL ENGINEERS MATTHEW JACKSON, PE 5673 S REDWOOD ROAD SALT LAKE CITY, UT 84123 801.905.1097 mjackson@mjstructuralengineers.com

SHEET INDEX

ARCHITECTURAL PROJECT DATA	
A0.0	TITLE SHEET
CIVIL	
C1.01	CIVIL SITE PLAN
ARCHITECTURAL	
A1.0	ARCHITECTURAL SITE PLAN
A2.0	EXISTING & PROPOSED FLOOR PLANS
A2.1	ENLARGED FLOOR PLANS
A3.0	EXISTING EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS + SECTIONS
7 TOTAL SHEETS	



SHIFT design|build
The designs and concepts shown are the sole property of SHIFT design|build. The drawings may not be used except with the expressed written consent of SHIFT design|build.

UWM MEN'S SHOP
6100 SOUTH STATE STREET
MURRAY, UT 84107

PRINT RECORD

PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024
Application for Site Plan Review	12.09.2024

REVISION RECORD

NO.	CHANGE	DATE
-----	--------	------

DRAWN: ET

CHECKED: BJ

DATE: 12. 09. 2024

SHEET TITLE:
PROJECT DATA,
LOCATION &
SHEET INDEX

SHEET

A0.0



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, AND REPAIR OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.




DESCRIPTION	AREA	%
HARDSCAPE	7,006 SQFT	78%
LANDSCAPE	2,010 SQFT	22%
BUILDINGS	0 SQFT	0%
TOTAL	9,016 SQFT	100%

17 STALLS

ALL WORK TO COMPLY WITH MURRAY CITY STANDARDS AND SPECIFICATIONS

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ①  STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'B1', SHEET C5.01.
- ② MOVE EXISTING WATER METER OUTSIDE OF PROPOSED DRIVE PER MURRAY CITY WATER STANDARDS AND SPECIFICATIONS. SEE LANDSCAPE PLANS FOR CONNECTION TO IRRIGATION.
- ③ NEW FLARE DRIVEWAY APPROACH PER APWA PLAN 221.2, DETAIL ON SHEET C5.02.
- ④ CONCRETE CURB WALL. SEE DETAIL 'A1', SHEET C5.01.
- ⑤ 4' WIDE SOLID YELLOW PARKING STRIP STRIKE LINES.
- ⑥ NEW 6.0' HIGH SOLID MASONRY WALL PER MURRAY CITY STANDARDS.
- ⑦ NEW SIDEWALK PER APWA PLAN 231, DETAIL ON SHEET C5.02
- ⑧ NEW 30" CURB AND GUTTER PER APWA PLAN 205.1 TYPE 'A', DETAIL ON SHEET C5.02
- ⑨ CONCRETE WHEEL STOPS. SEE DETAIL 'A3' ON SHEET C5.01.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 10 STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'B2', SHEET C5.01.
- 11 FRENCH DRAIN WITH 12" DIAMETER PERFORATED PVC STORM DRAIN LINE. SEE DETAIL 'A2', SHEET C5.01 FOR DIMENSIONS OF GRAVEL AROUND 12" PIPE.

STORM WATER THAT FALLS ON THE NEW PROPOSED PARKING ADDITION WILL SHEET FLOW ACROSS THE NEW ASPHALT PARKING LOT TO (2) NEW STORM DRAIN AREA INLETS. THE AREA INLETS ARE CONNECTED TOGETHER WITH A 12" PERFORATED PVC PIPE SURROUNDED BY GRAVEL TO ALLOW WATER TO INFILTRATE. THE 100-YEAR, 24-HOUR STORM WILL BE RETAINED IN THE PARKING LOT. DESIGN STORAGE IN PIPE AND PARKING AREA = 3,006 C.F. SEE CALCULATION SHEET ON SHEET C5.01 FOR STORM DRAIN CALCULATIONS. HIGH WATER = 4345.90' FOR MAX WATER DEPTH OF 1.0'

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.01 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 12 SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.01.
- 13 INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'C3', SHEET C5.01.
- 14 CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1" HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'C3', SHEET C5.01. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- 15 CONSTRUCTION DUMPSTER. CHECK LEVEL, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

TEN FEET (10') OF LANDSCAPING SHALL BE REQUIRED ALONG ALL FRONTAGE AREAS NOT OCCUPIED BY DRIVE ACCESSES. ALL LANDSCAPING MUST BE SPRINKLED AND PLANTED WITH SUBSTANTIAL LIVE PLANT MATERIAL FOR THE PURPOSE OF BUFFERING, SCREENING AND BEAUTIFYING THE SITE. AT PLANT MATURITY THE LANDSCAPING SHOULD REPRESENT, AS A MINIMUM STANDARD, COMPATIBILITY WITH SURROUNDING DEVELOPED PROPERTIES AND USES AND MUST BE PERMANENTLY MAINTAINED BY THE OWNER OR OCCUPANTS.

PARKING ADDITION

**61 EAST 6100 SOUTH
MURRAY, UTAH**

LOCATED IN THE SW 1/4 OF SEC 18 & NW 1/4 OF SEC 19, T 2 S, R 1 E, S 1 L.B. & M.

[illegible]

PROJECT NO: 20075

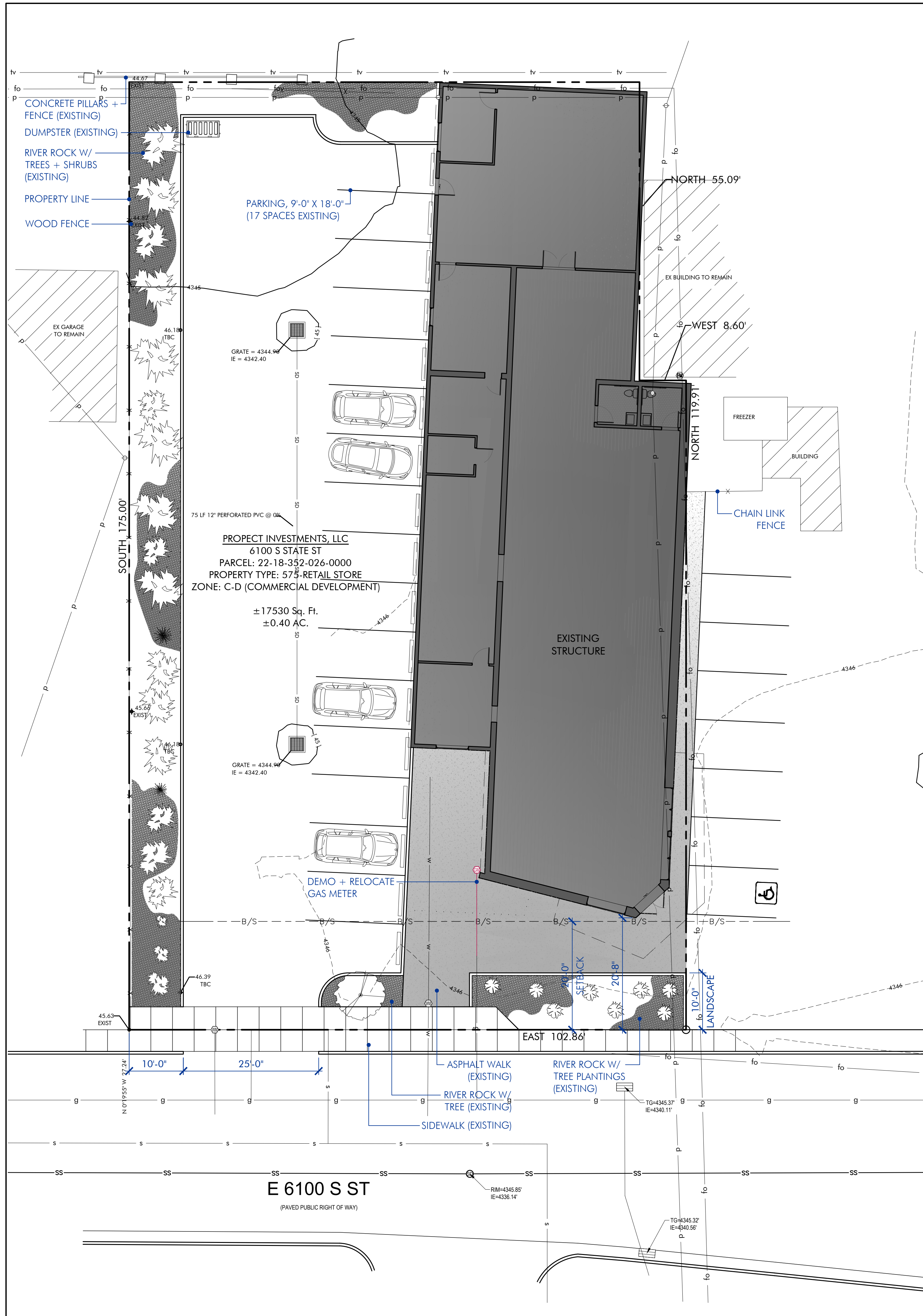
DRAWN BY: RJP

CHECKED BY: CCW

DATE: MAY 02, 2020

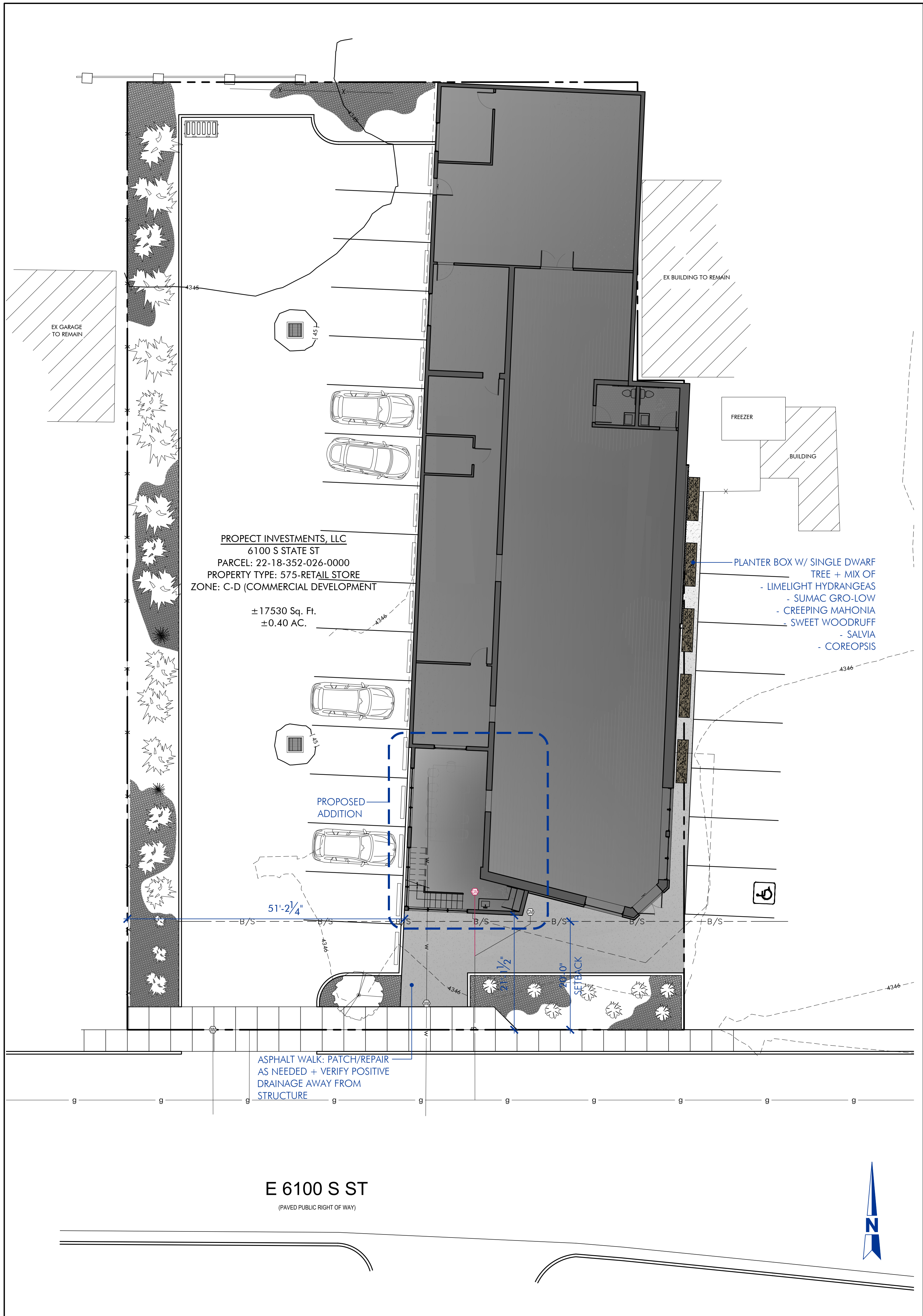
CIVIL SITE PLAN

C1.01



01 EXISTING ARCHITECTURAL SITE PLAN

3/32" = 1' - 0"



02 PROPOSED ARCHITECTURAL SITE PLAN

3/32" = 1' - 0"

UWM MEN'S SHOP
6100 SOUTH STATE STREET
MURRAY, UT 84107

PRINT RECORD

PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024
Application for Site Plan Review	12.09.2024

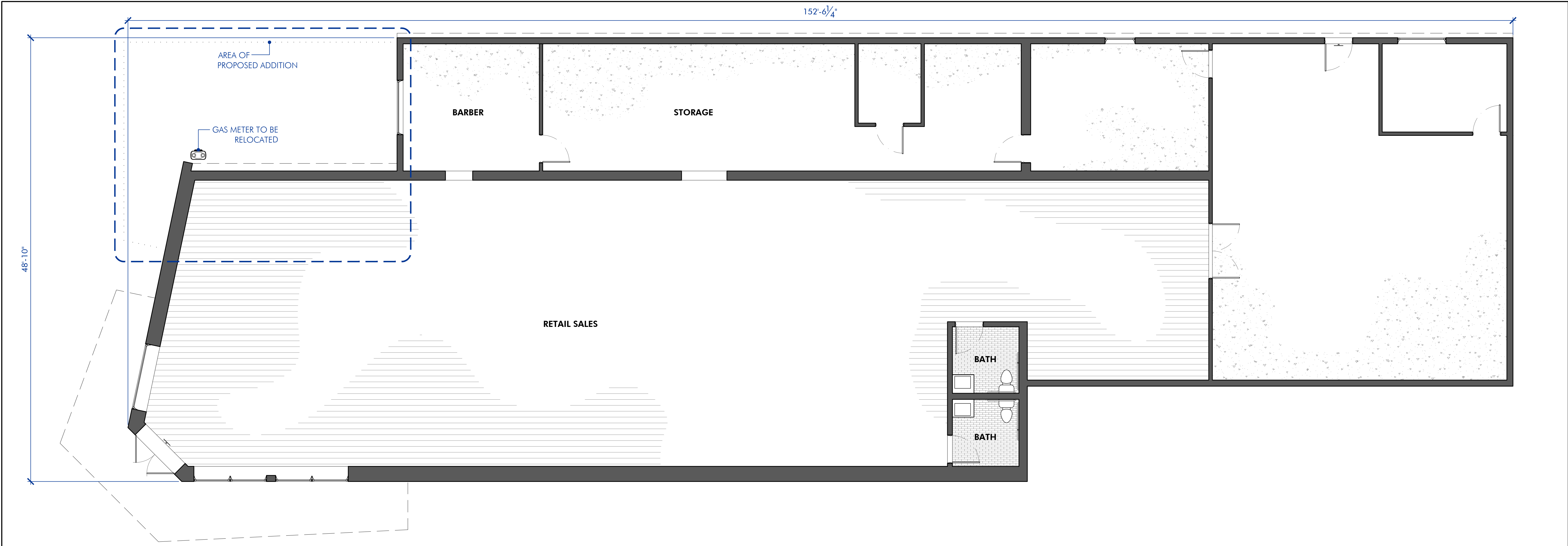
REVISION RECORD

NO.	CHANGE	DATE
-----	--------	------

DRAWN: ET
CHECKED: BJ
DATE: 12. 09. 2024
SHEET TITLE:
ARCHITECTURAL
SITE PLAN

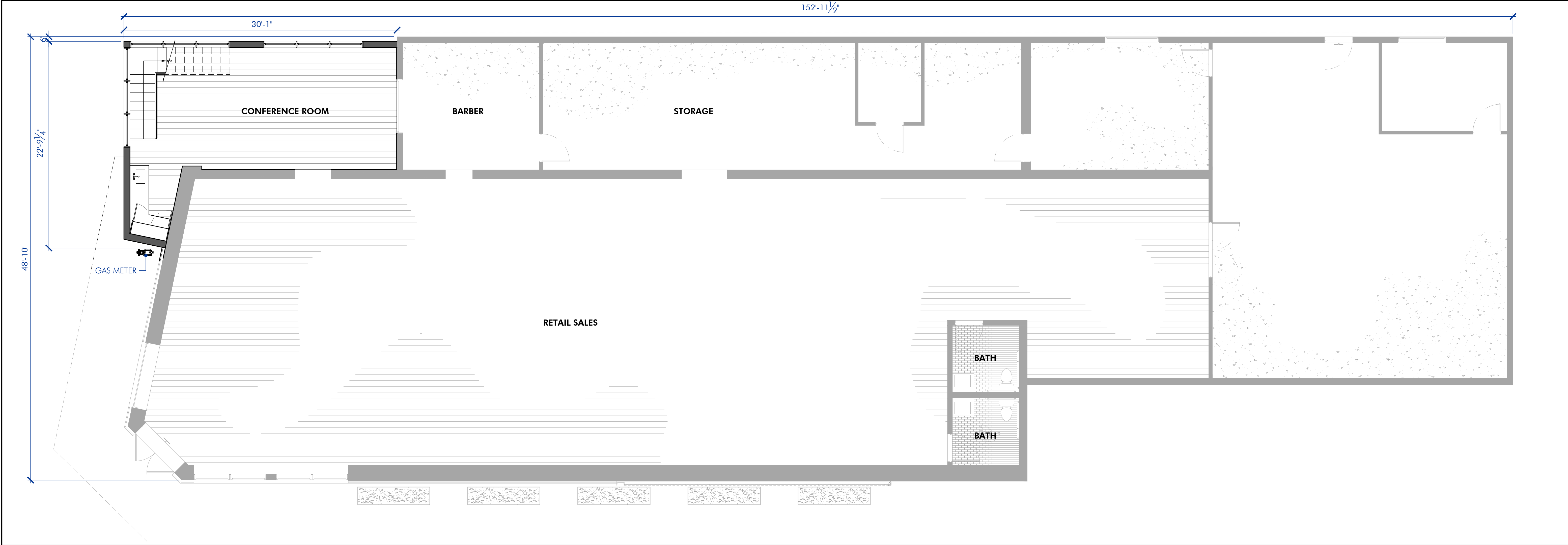
SHEET

A1.0



01 EXISTING MAIN FLOOR PLAN

3/16" = 1' - 0"



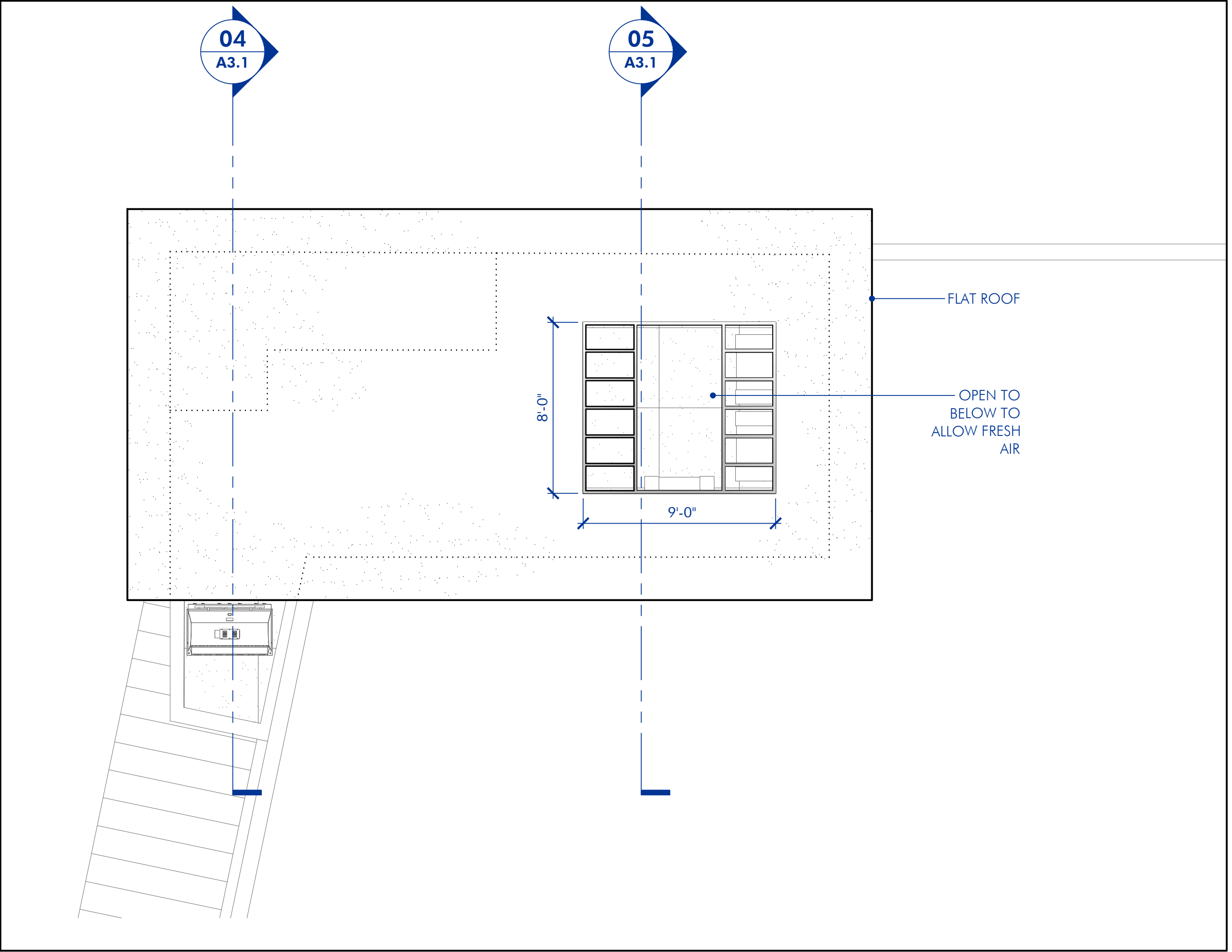
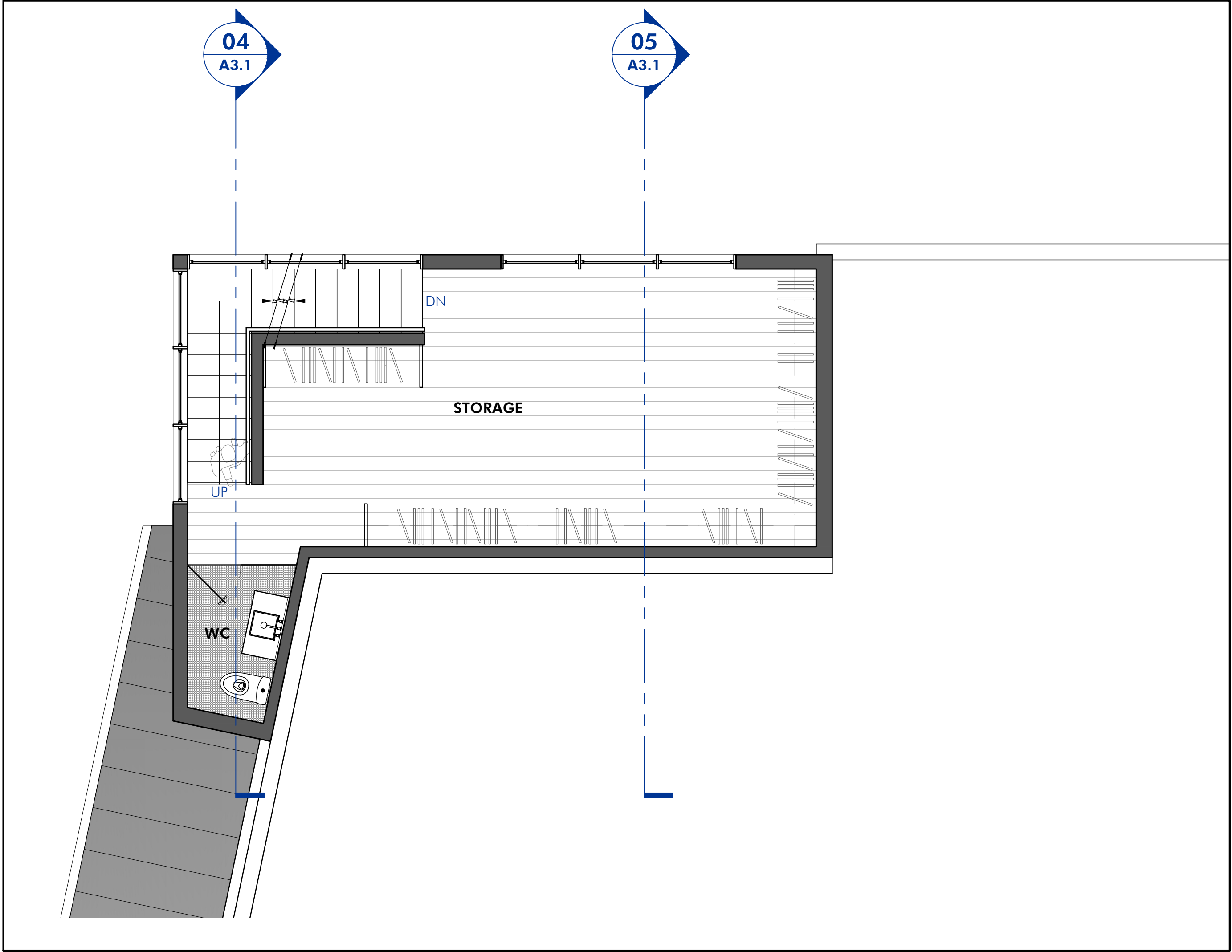
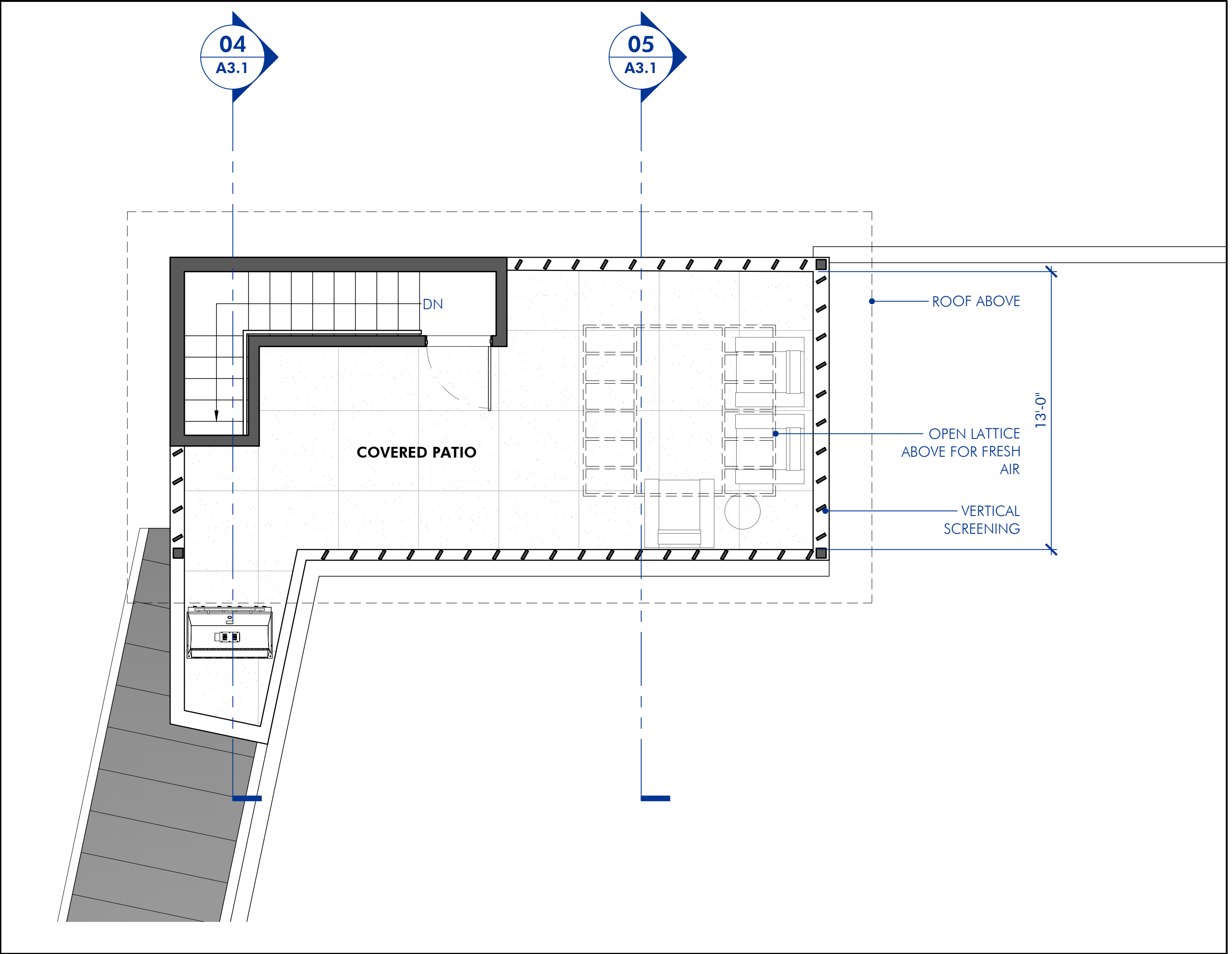
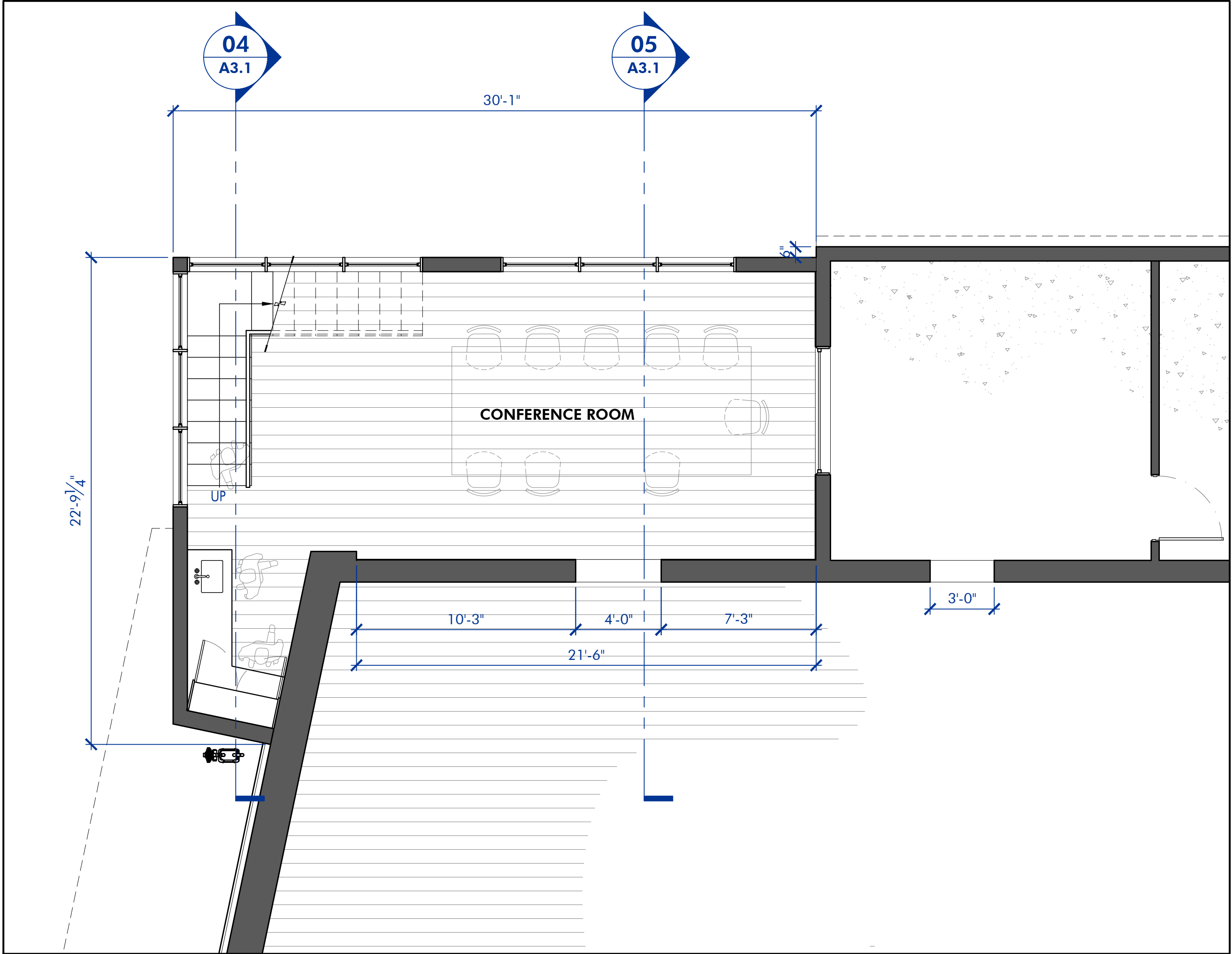
02 PROPOSED MAIN FLOOR PLAN

3/16" = 1' - 0"

PRINT RECORD	
PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024
Application for Site Plan Review	12.09.2024

REVISION RECORD		
NO.	CHANGE	DATE

DRAWN: ET
CHECKED: BJ
DATE: 12. 09. 2024
SHEET TITLE: OVERALL
EXISTING +
PROPOSED FLOOR
PLANS



shift

DESIGN | BUILD

www.SHIFTdesignbuild.com

Sun Valley | Portola Valley | Jackson Hole

+1208.309.3010

SHIFT design|build

The designs and concepts shown are the sole property of SHIFT design|build. The drawings may not be used except with the expressed written consent of SHIFT design|build.

UWM MEN'S SHOP

6100 SOUTH STATE STREET

MURRAY, UT 84107

PRINT RECORD

PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024
Application for Site Plan Review	12.09.2024

REVISION RECORD

NO.	CHANGE	DATE
-----	--------	------

DRAWN: ET

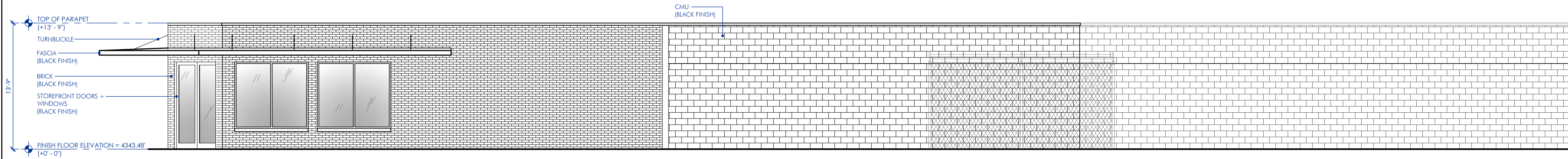
CHECKED: BJ

DATE: 12. 09. 2024

SHEET TITLE:
ENLARGED FLOOR PLANS

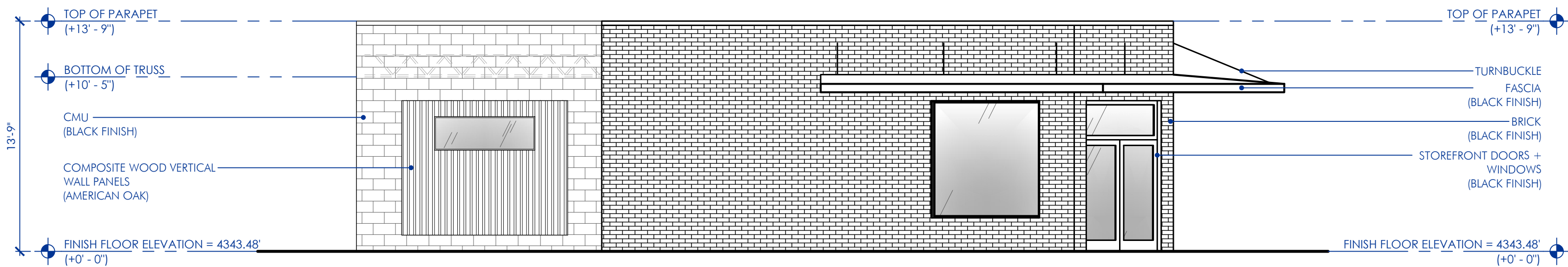
SHEET

A2.1



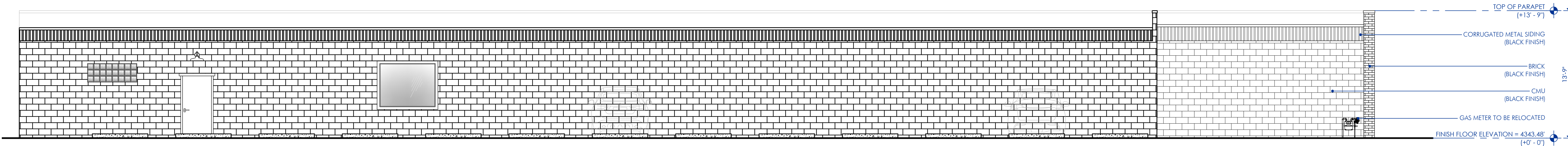
01 EXISTING EXTERIOR ELEVATION (EAST)

3/16" = 1' - 0"



02 EXISTING EXTERIOR ELEVATION (SOUTH)

3/16" = 1' - 0"



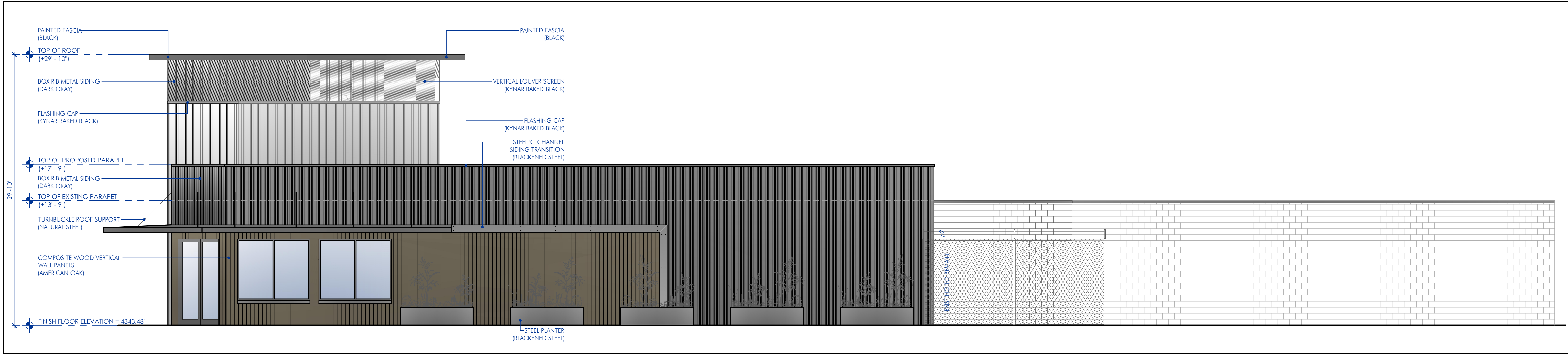
03 EXISTING EXTERIOR ELEVATION (WEST)

3/16" = 1' - 0"

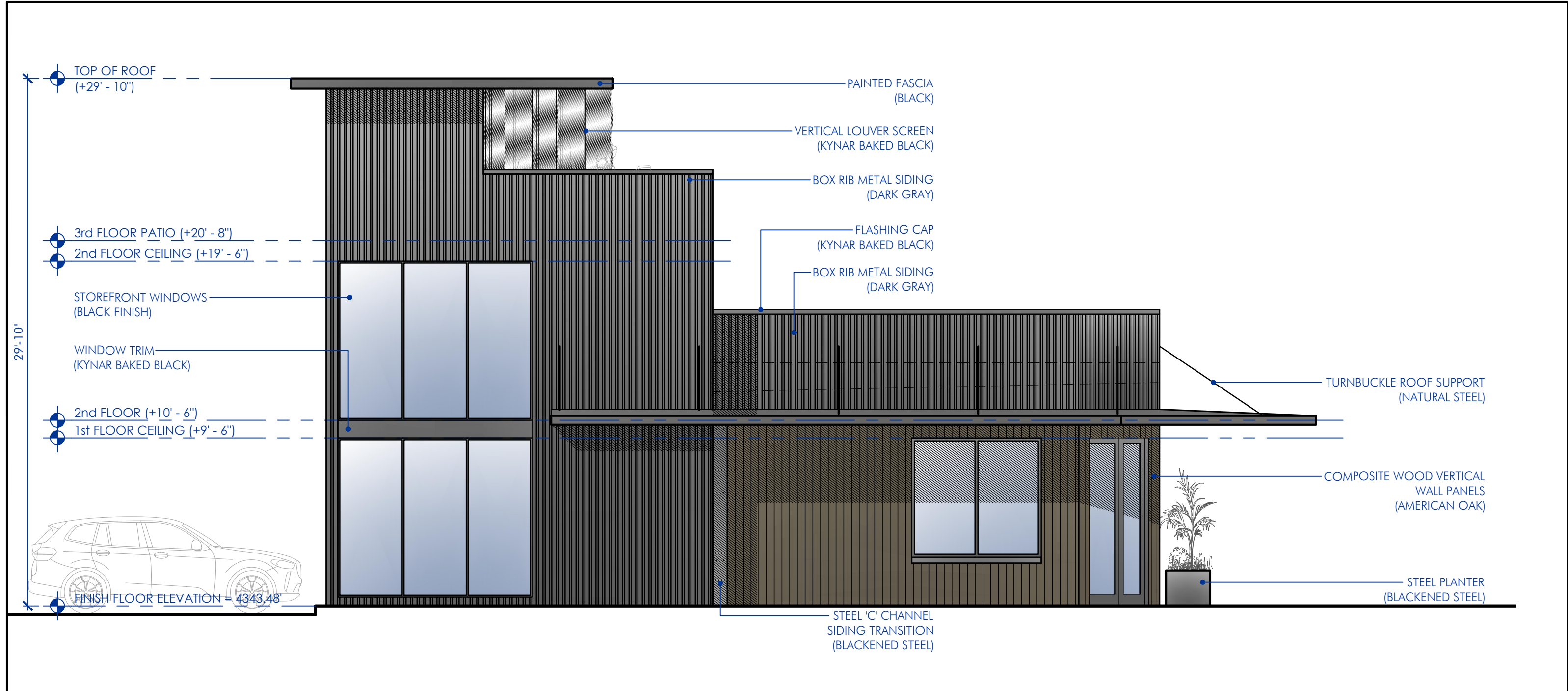
PRINT RECORD	
PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024
Application for Site Plan Review	12.09.2024

REVISION RECORD		
NO.	CHANGE	DATE

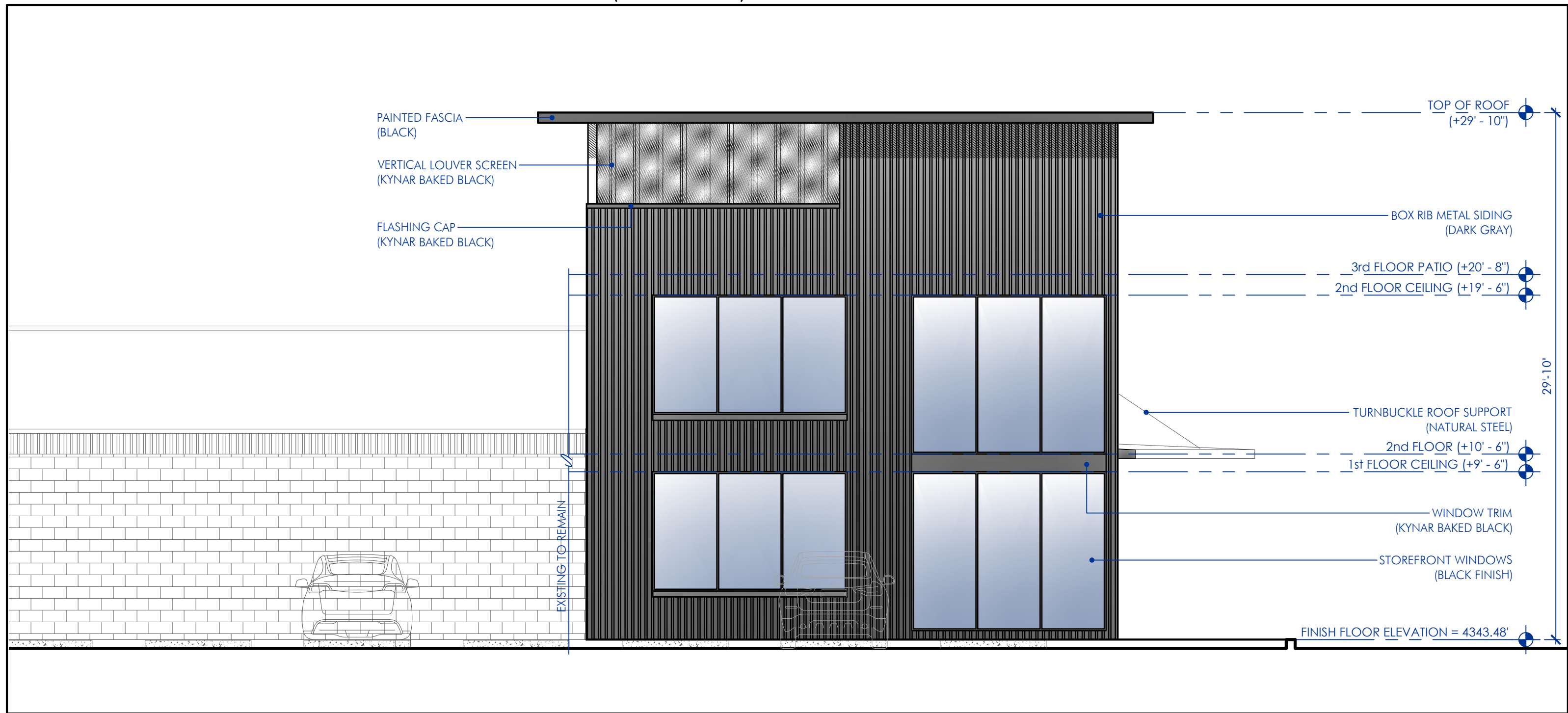
DRAWN: ET
CHECKED: BJ
DATE: 12. 09. 2024
SHEET TITLE:
EXISTING EXTERIOR
ELEVATIONS



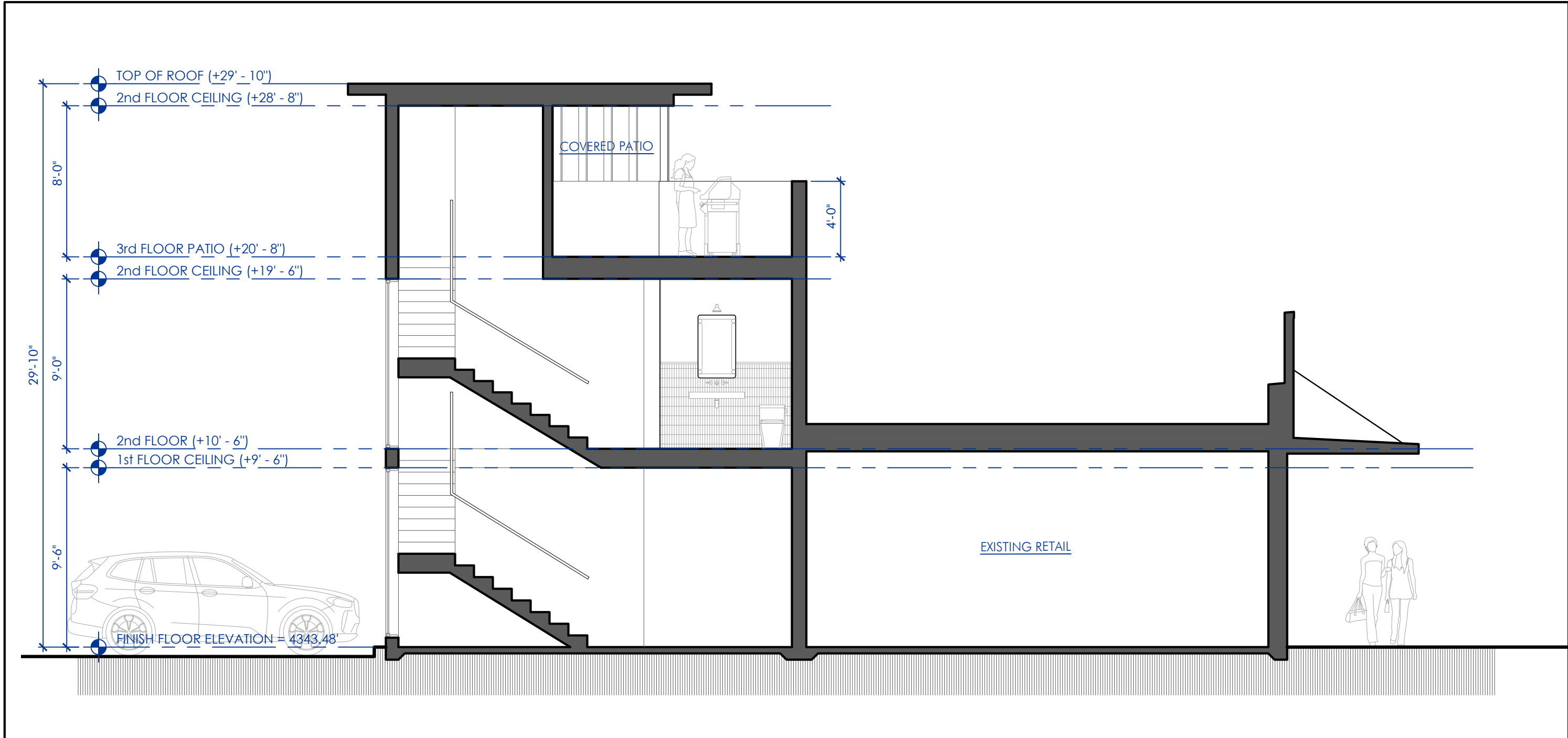
01 PROPOSED EXTERIOR ELEVATION (EAST)



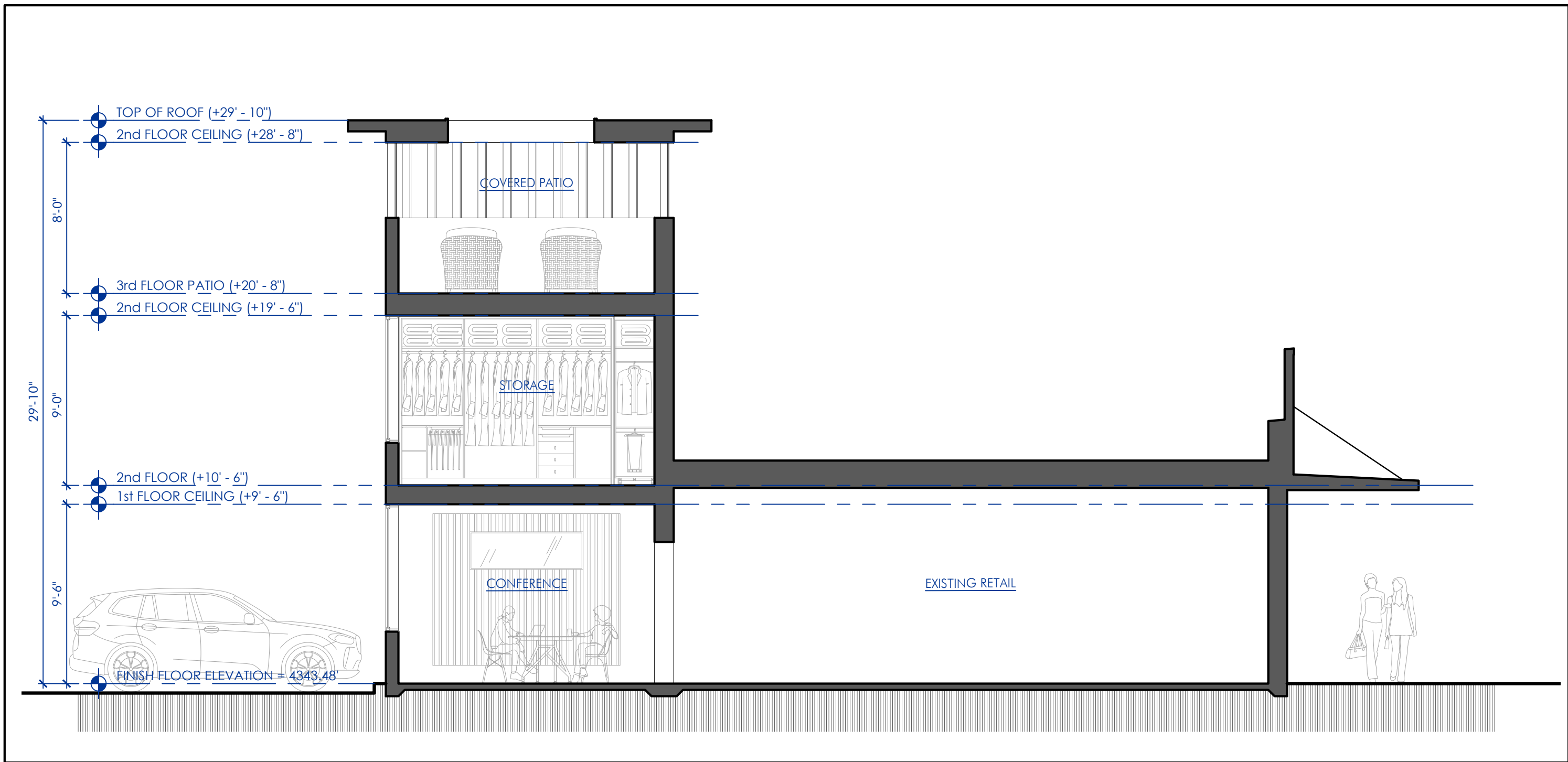
02 PROPOSED EXTERIOR ELEVATION (SOUTH)



03 PROPOSED EXTERIOR ELEVATION (WEST)



04 BUILDING SECTION

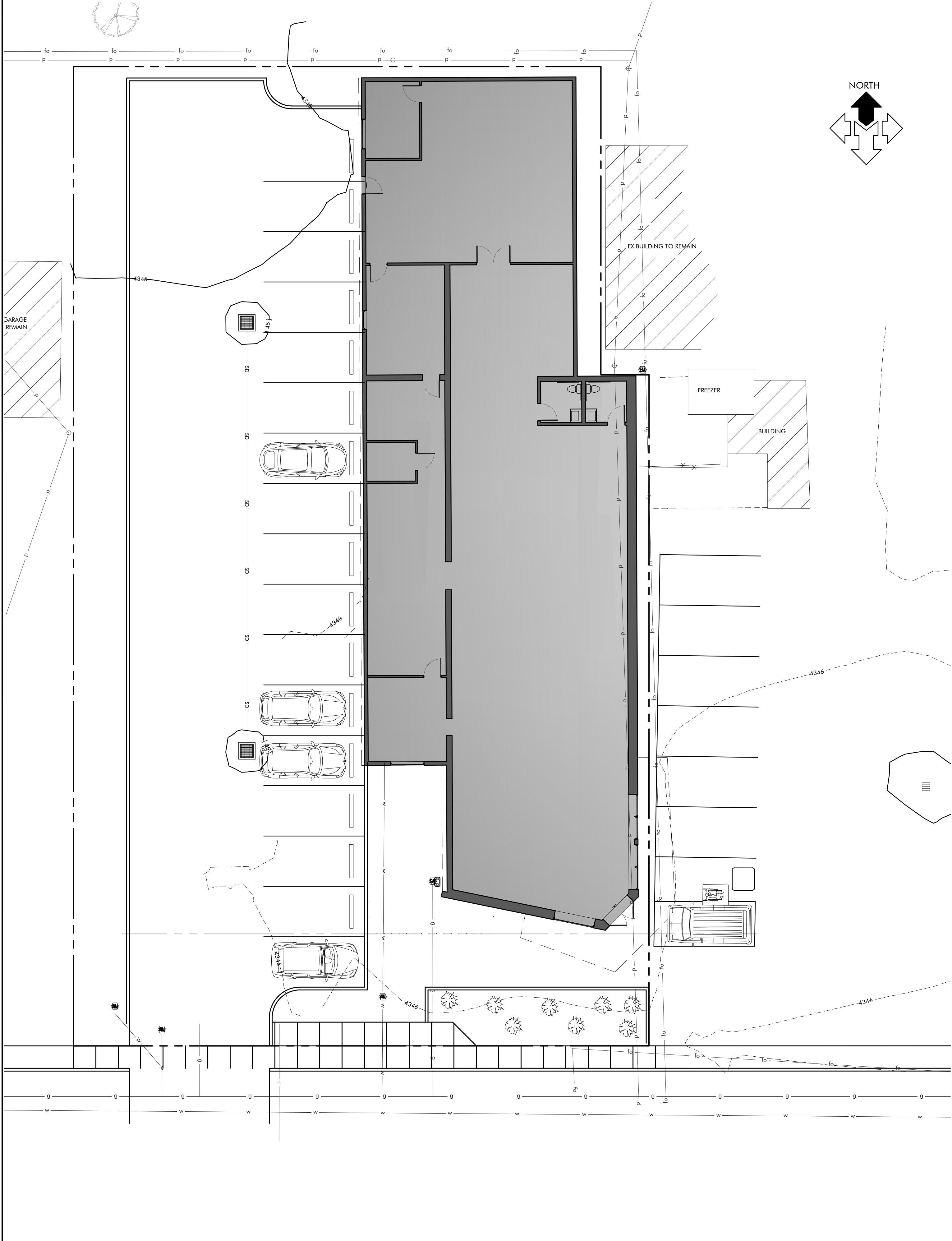


05 BUILDING SECTION

PRINT RECORD	
PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024
Application for Site Plan Review	12.09.2024

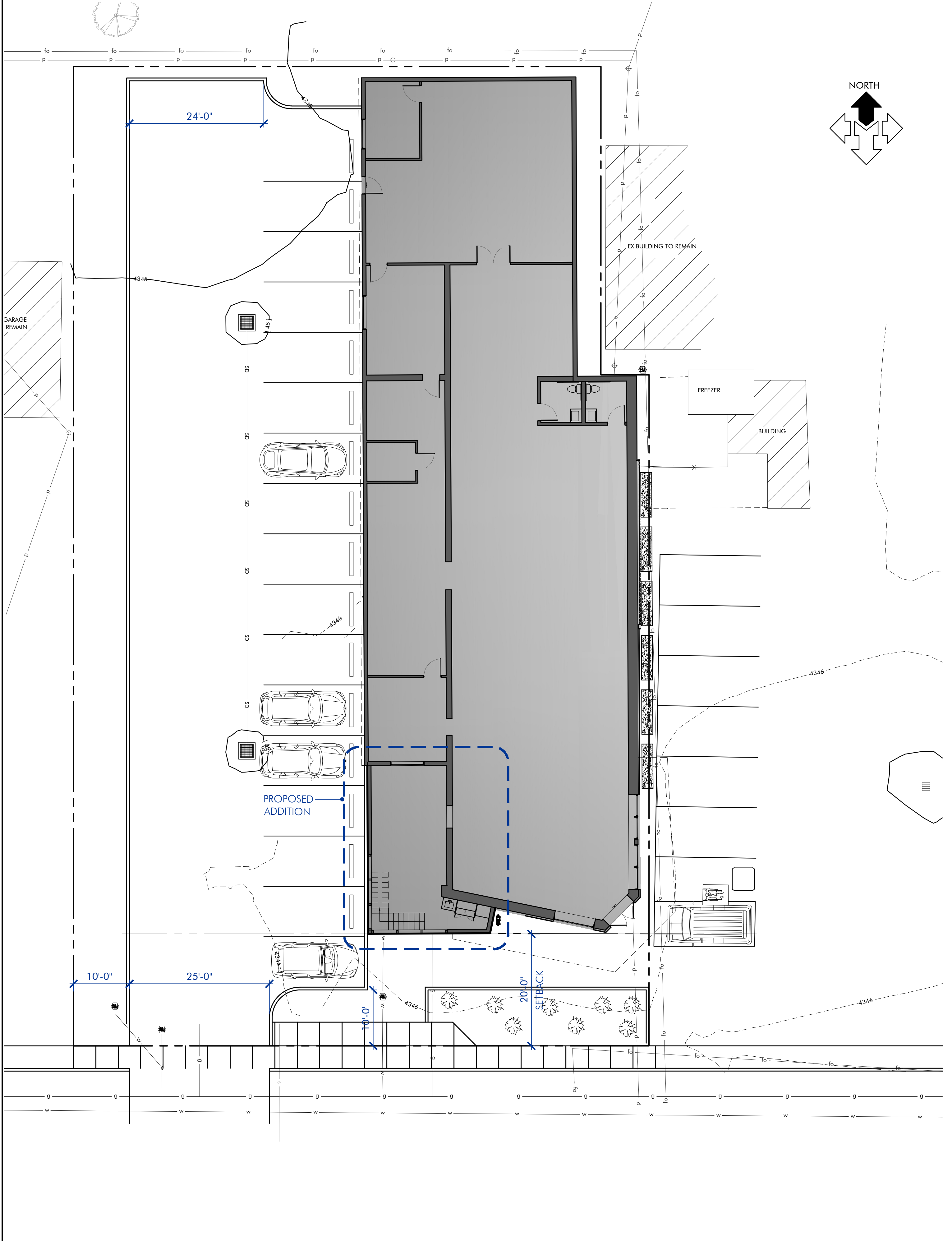
REVISION RECORD		
NO.	CHANGE	DATE

DRAWN: ET
CHECKED: BJ
DATE: 12. 09. 2024
SHEET TITLE:
EXTERIOR
ELEVATIONS +
BUILDING SECTIONS



01 EXISTING ARCHITECTURAL SITE PLAN

3/32" = 1' - 0"



02 PROPOSED ARCHITECTURAL SITE PLAN

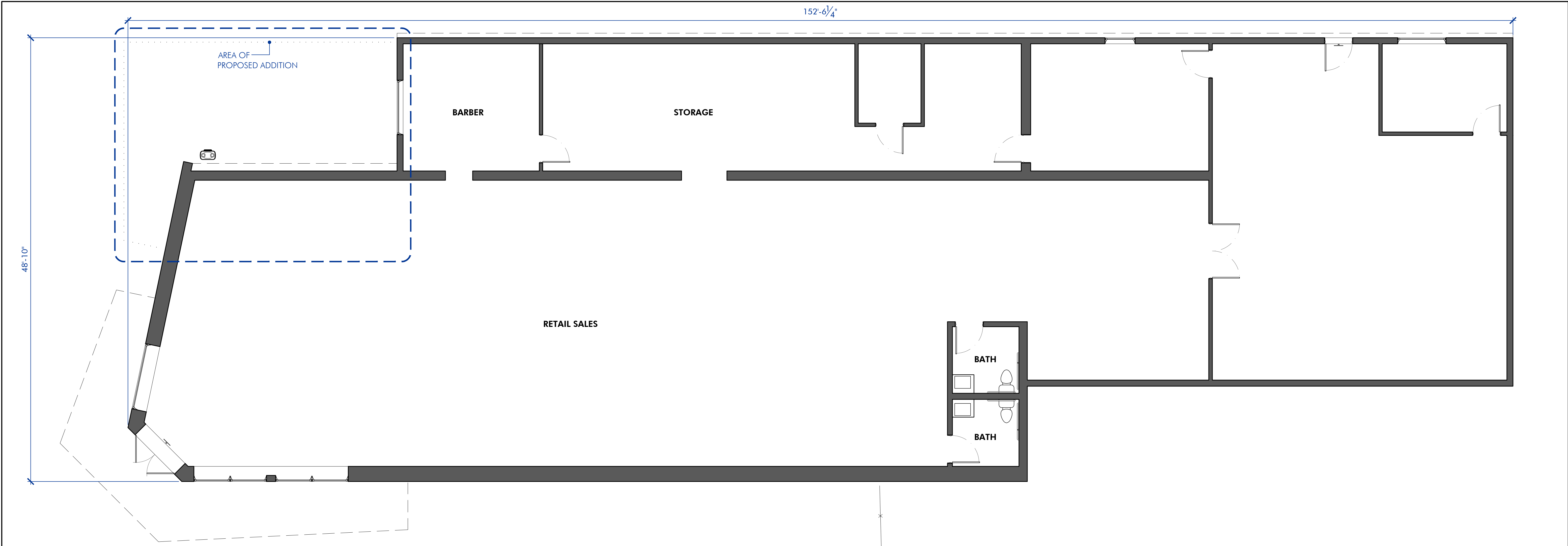
3/32" = 1' - 0"

UWM MEN'S SHOP
6100 SOUTH STATE STREET
MURRAY, UT 84107

PRINT RECORD	
PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024

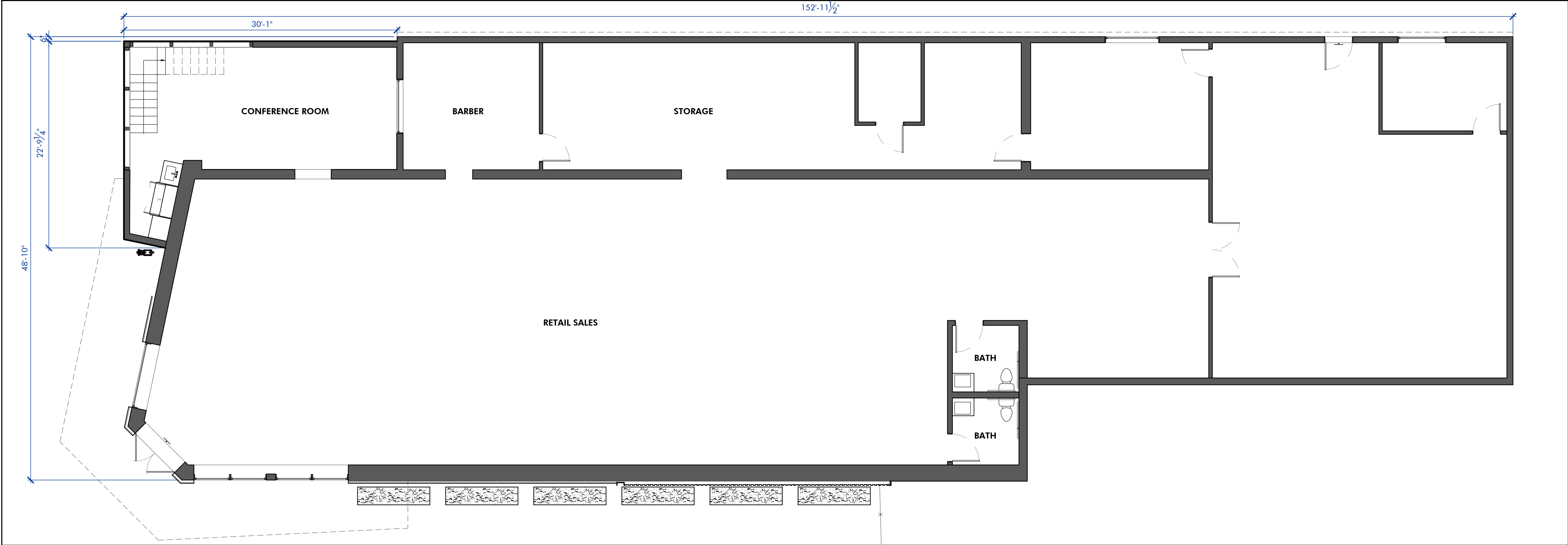
REVISION RECORD		
NO.	CHANGE	DATE

DRAWN: DG
CHECKED: DG
DATE: 11.15.2024
SHEET TITLE:
ARCHITECTURAL
SITE PLAN



01 EXISTING MAIN FLOOR PLAN

3/16" = 1' - 0"



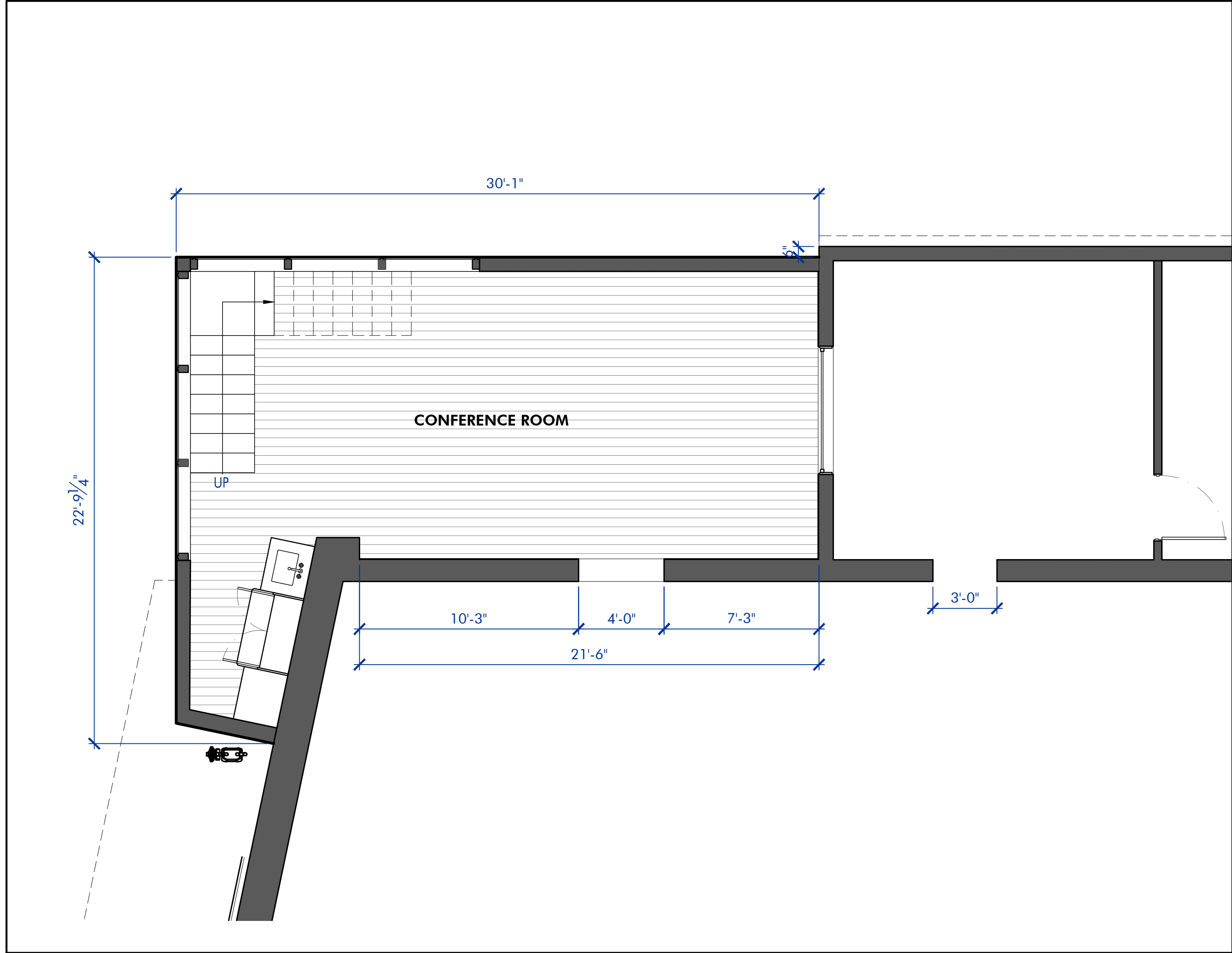
02 PROPOSED MAIN FLOOR PLAN

3/16" = 1' - 0"

PRINT RECORD	
PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024

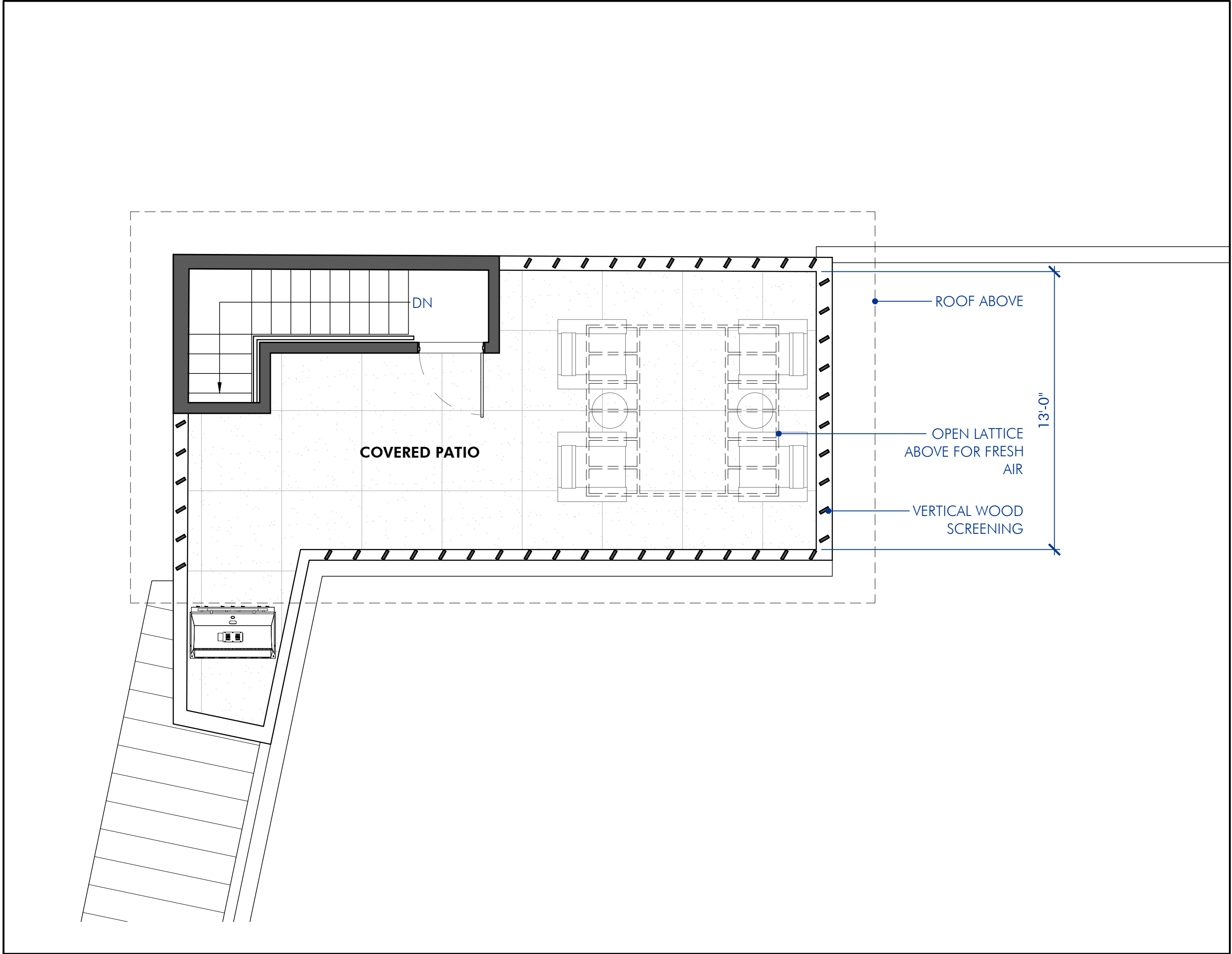
REVISION RECORD		
NO.	CHANGE	DATE

DRAWN: DG
CHECKED: DG
DATE: 11.15.2024
SHEET TITLE: OVERALL
EXISTING +
PROPOSED FLOOR
PLANS



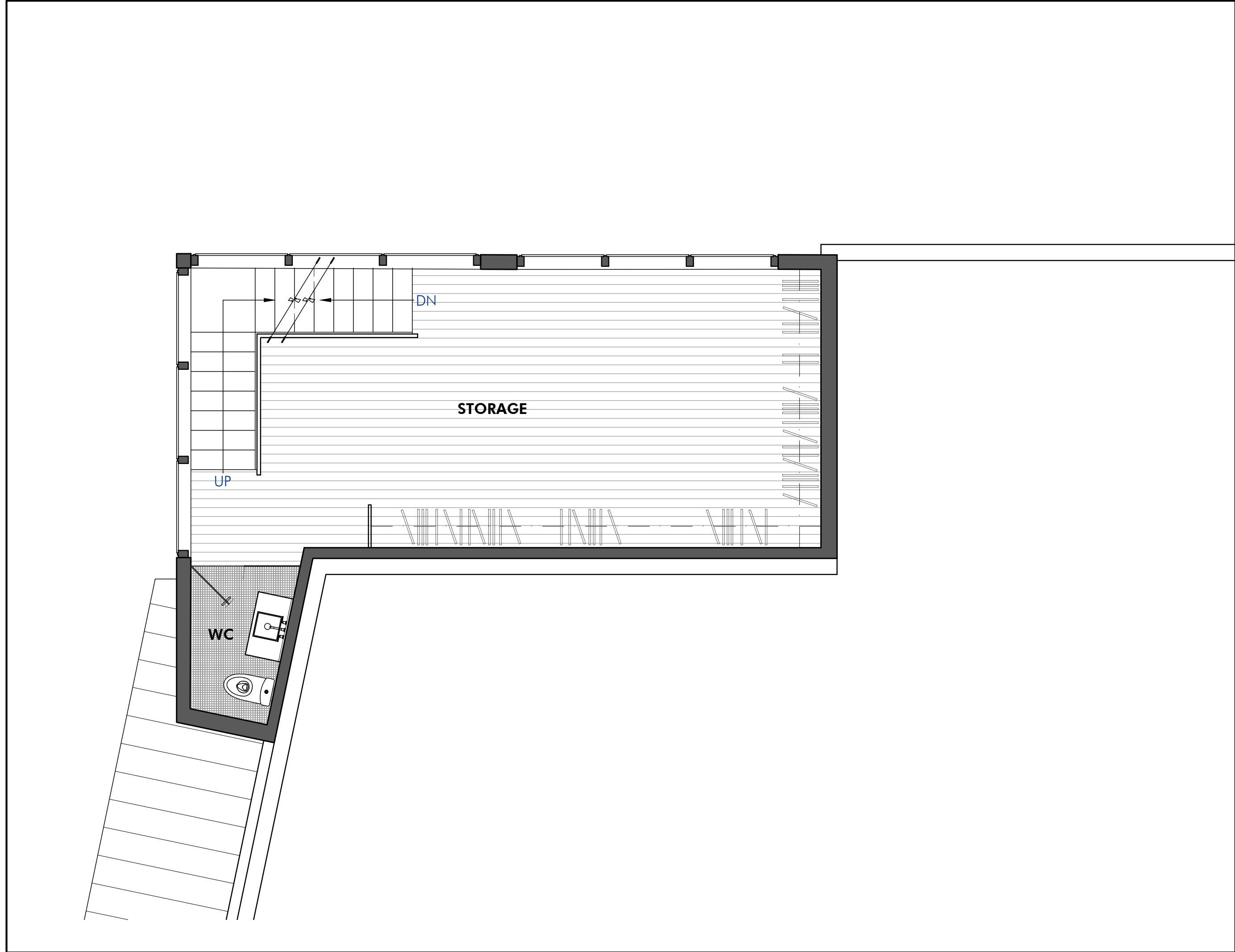
01 MAIN FLOOR PLAN

1/4" = 1' - 0"



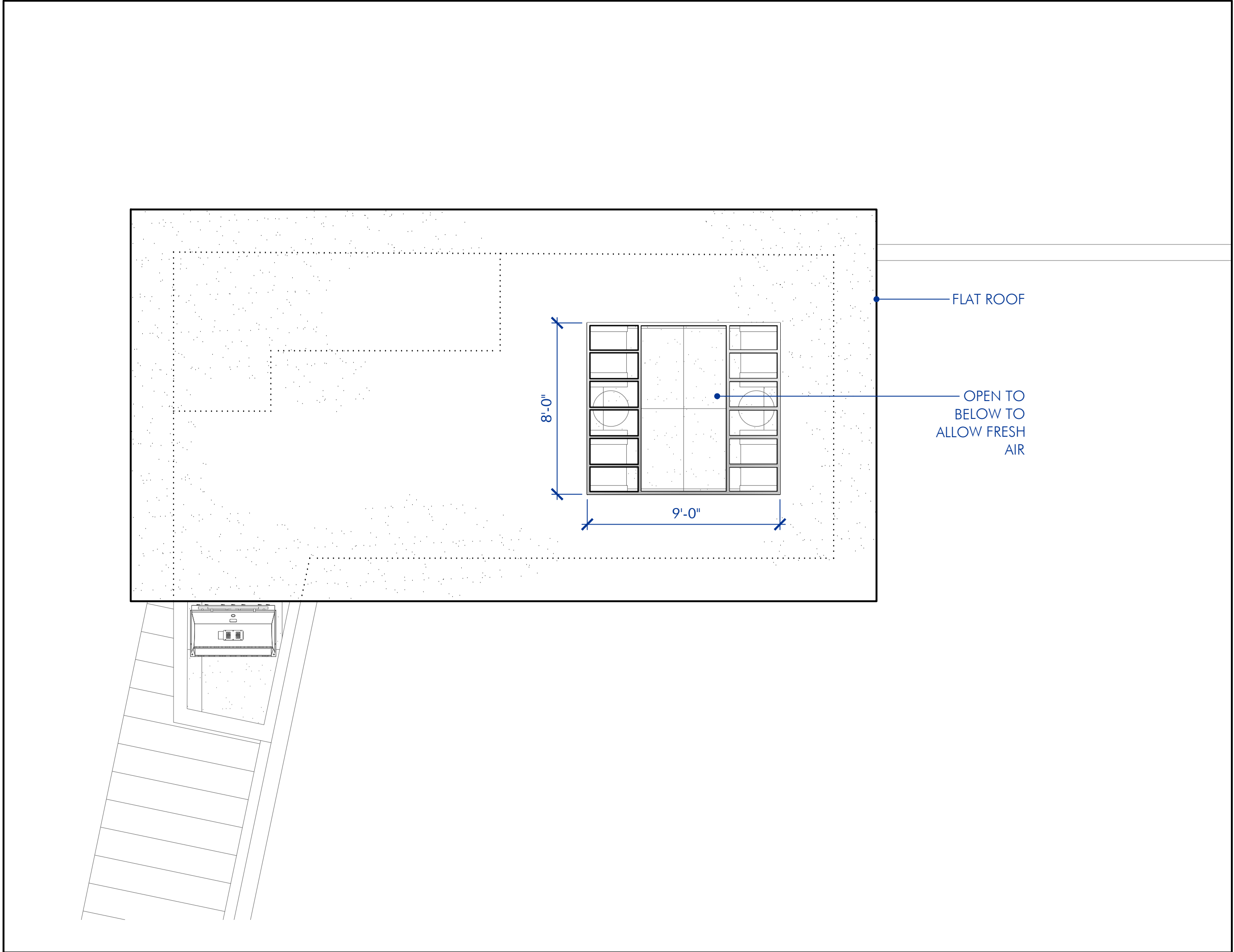
03 PATIO FLOOR PLAN

1/4" = 1' - 0"



02 UPPER LEVEL FLOOR PLAN

1/4" = 1' - 0"



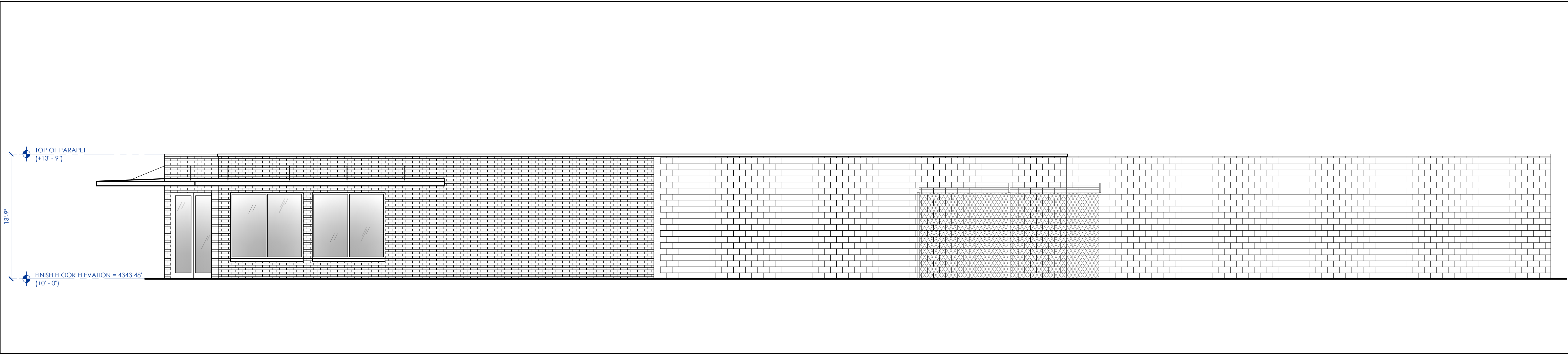
04 ROOF PLAN

1/4" = 1' - 0"

PRINT RECORD	
PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024

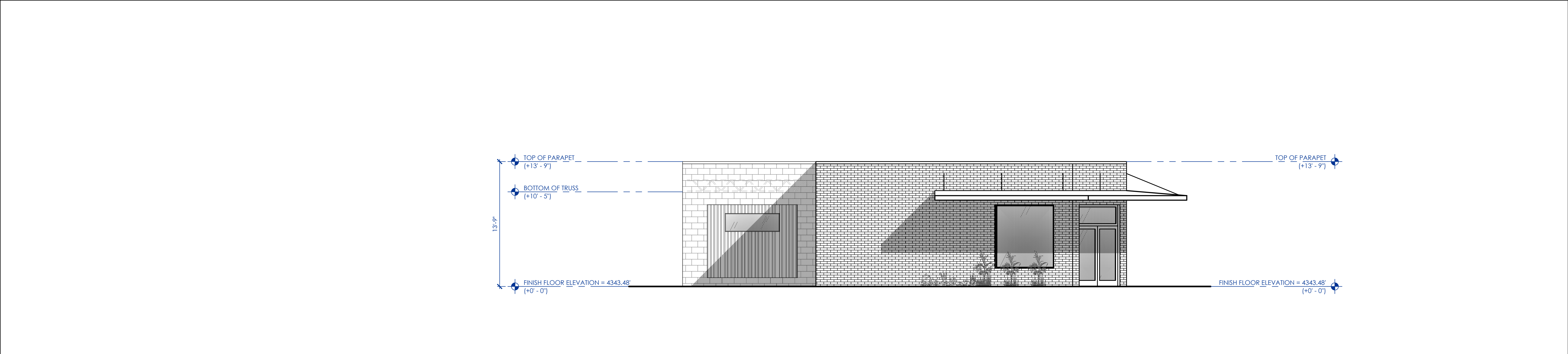
REVISION RECORD		
NO.	CHANGE	DATE

DRAWN: DG
CHECKED: DG
DATE: 11.15.2024
SHEET TITLE:
PROPOSED FLOOR PLAN



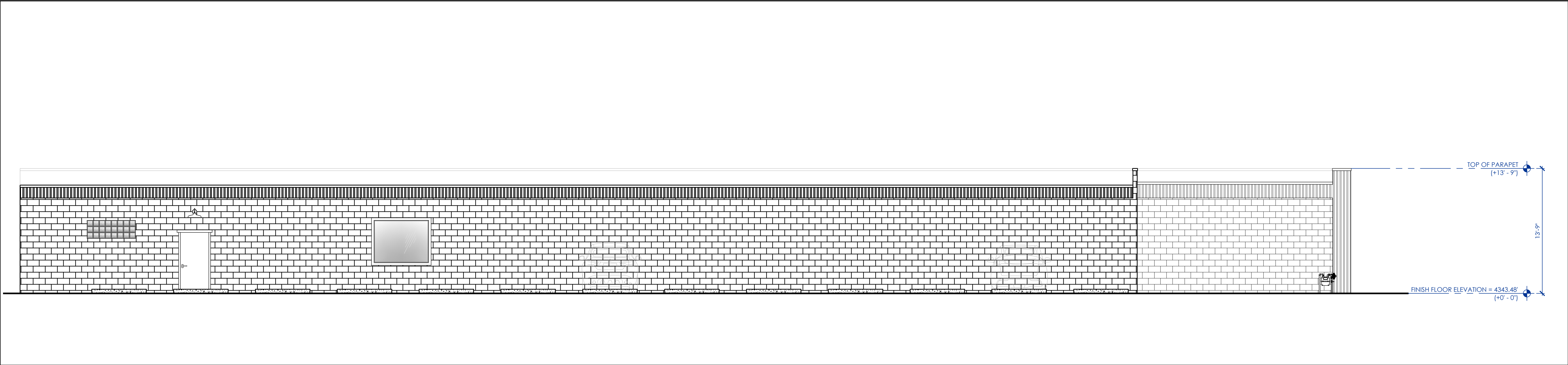
01 EXISTING EXTERIOR ELEVATION (EAST)

3/16" = 1' - 0"



02 EXISTING EXTERIOR ELEVATION (SOUTH)

3/16" = 1' - 0"



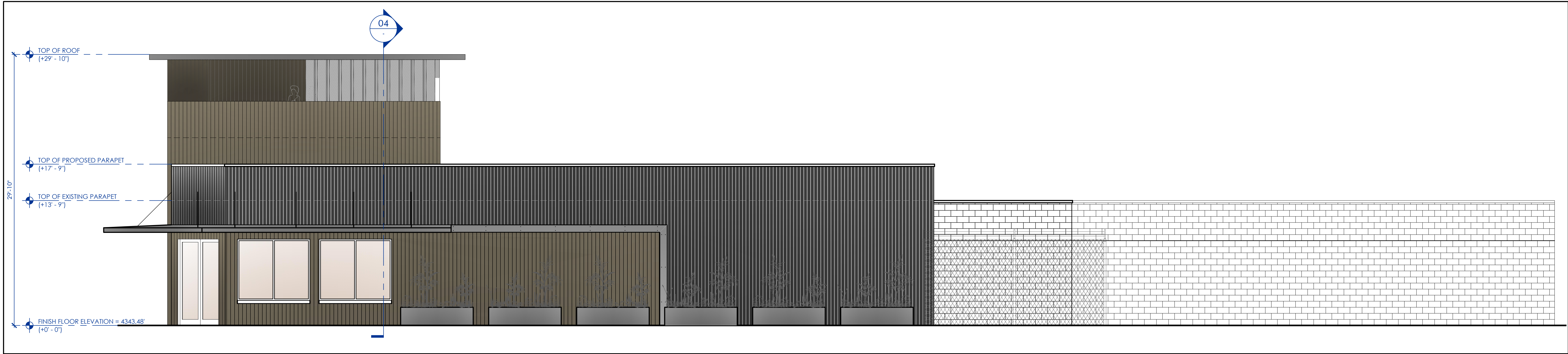
03 EXISTING EXTERIOR ELEVATION (WEST)

3/16" = 1' - 0"

PRINT RECORD	
PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024

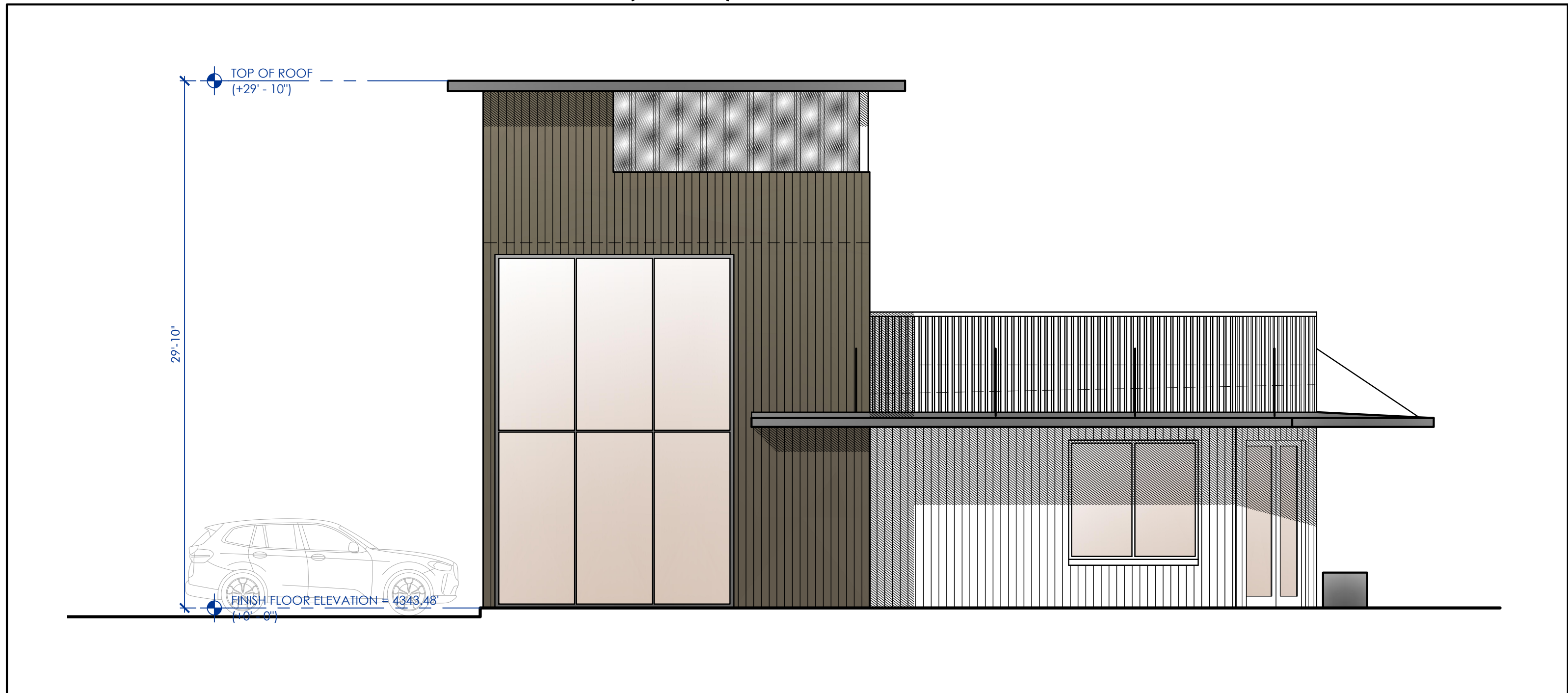
REVISION RECORD		
NO.	CHANGE	DATE

DRAWN: DG
CHECKED: DG
DATE: 11.15.2024
SHEET TITLE:
EXISTING EXTERIOR
ELEVATIONS



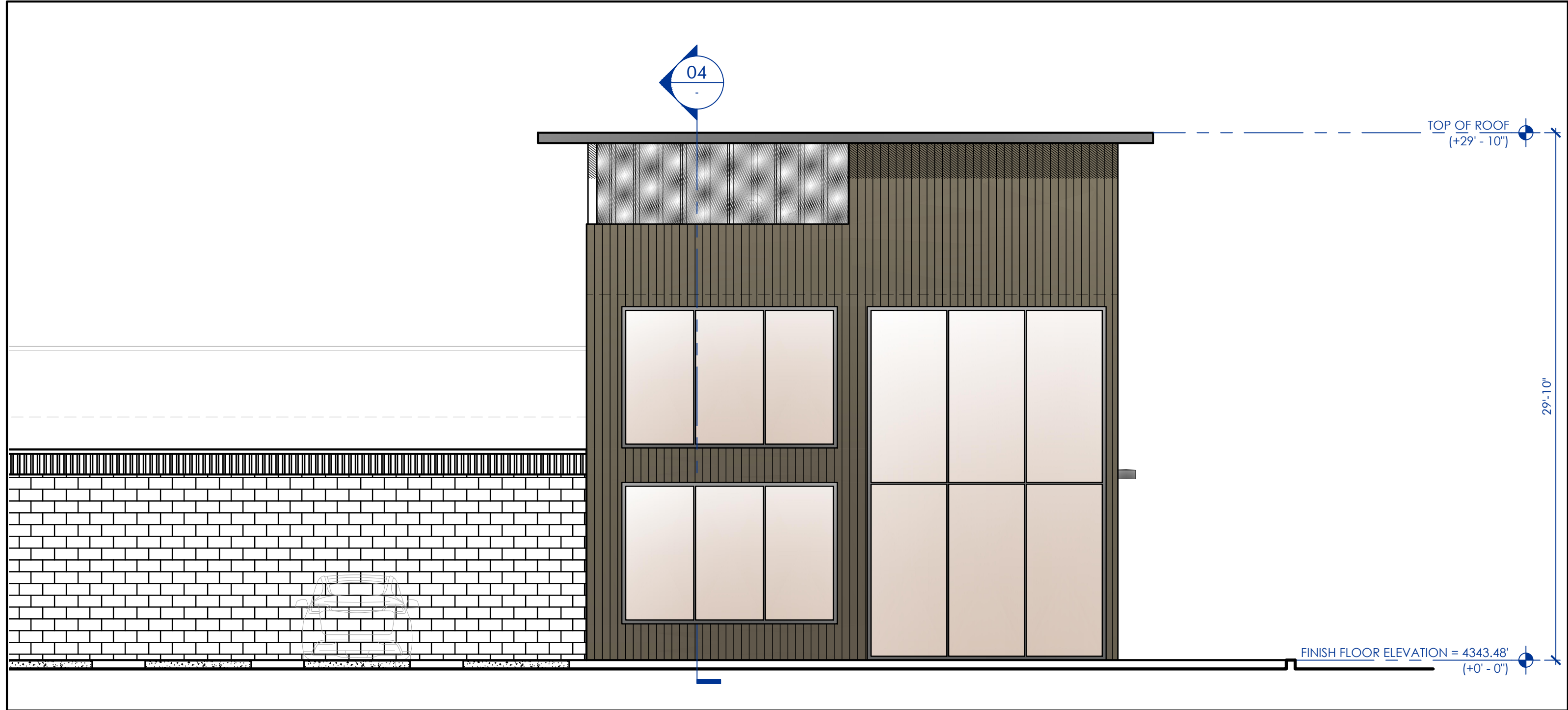
01 PROPOSED EXTERIOR ELEVATION (EAST)

3/16" = 1' - 0"



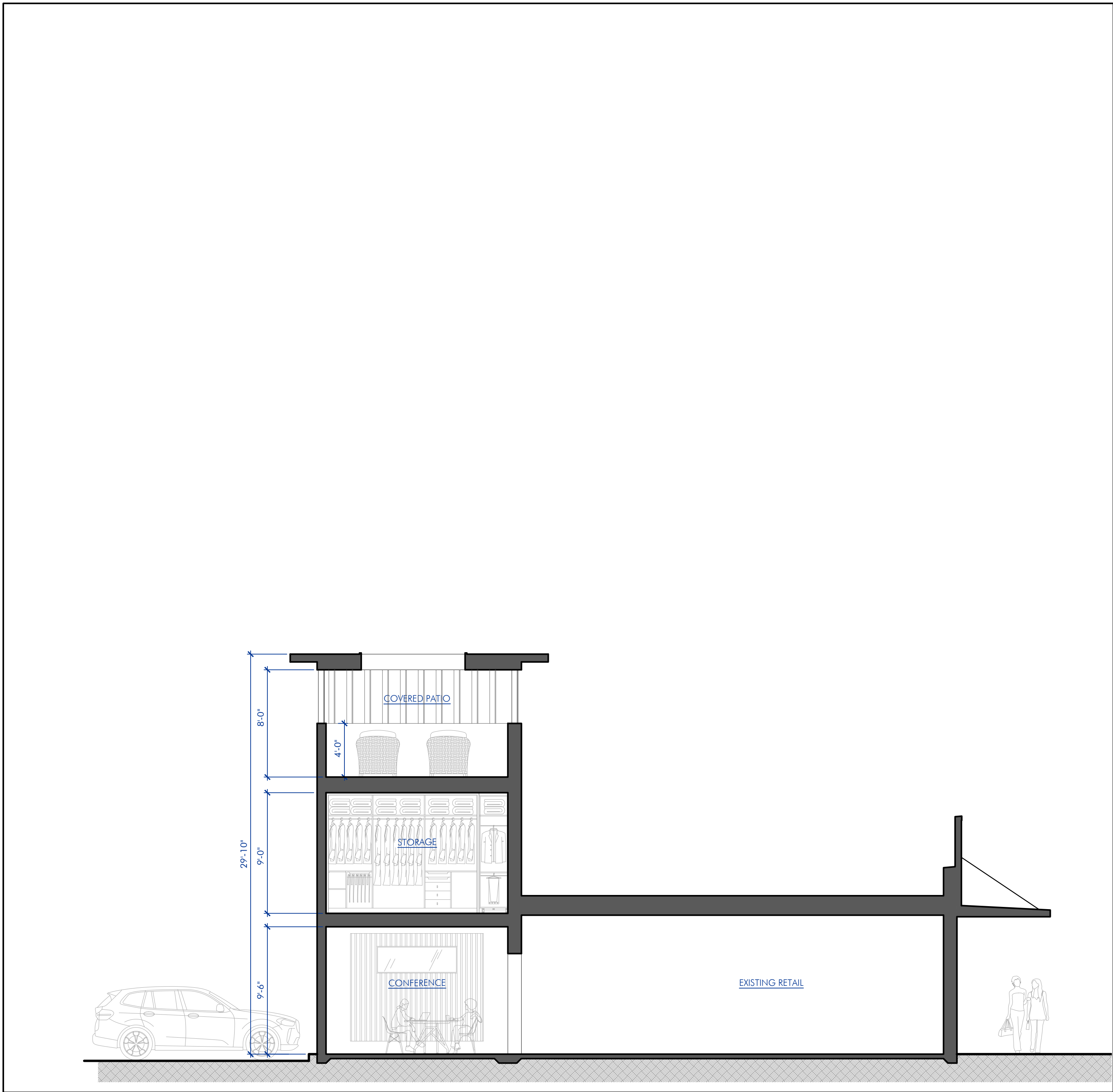
02 PROPOSED EXTERIOR ELEVATION (SOUTH)

3/16" = 1' - 0"



03 PROPOSED EXTERIOR ELEVATION (WEST)

3/16" = 1' - 0"



04 BUILDING SECTION

3/16" = 1' - 0"

PRINT RECORD	
PURPOSE	DATE
Engineering transfer	8.26.2024
2-Story concept	10.23.2024
3-Story concept	11.05.2024

REVISION RECORD		
NO.	CHANGE	DATE

DRAWN: ET
CHECKED: BJS
DATE: 11.15.2024
SHEET TITLE:
EXTERIOR ELEVATION



NOTICE OF PUBLIC HEARING

January 2nd, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, January 2nd, 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 **PROPECT INVESTMENTS, LLC** for the property located at **6100 South State Street**.

The applicant is requesting Site Plan Approval for an addition to a previously constructed building.

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

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



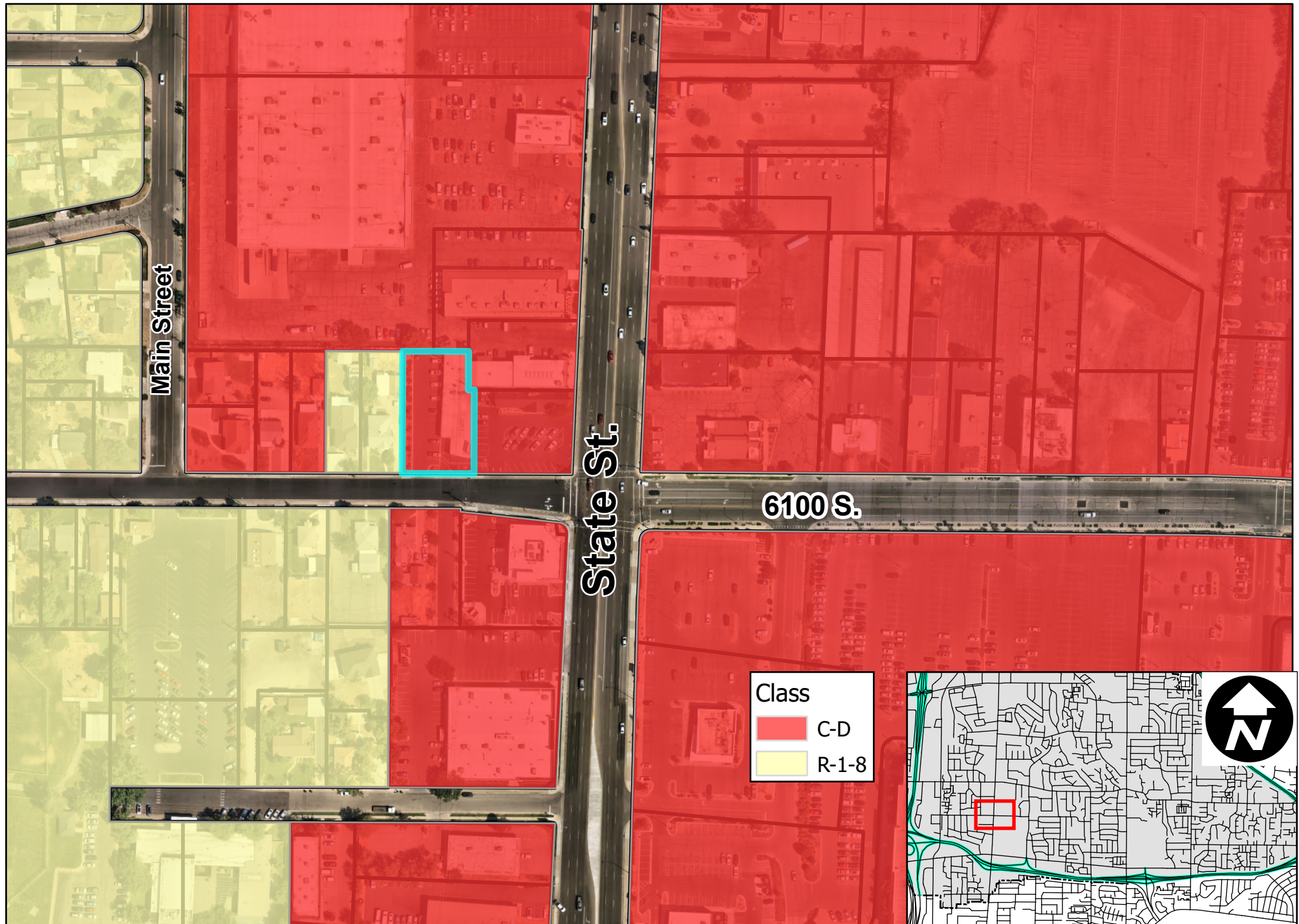
This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail to pc@murray.utah.gov.

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

Public Notice Dated | December 20, 2024

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

6100 South State Street





AGENDA ITEM # 5 & 6 Post Investments LLC

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	6500 South 1300 East	MEETING DATE:	January 2, 2025
APPLICANT:	Post Investments	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-20-278-004	PROJECT NUMBER:	24-139 & 140
CURRENT ZONE:	R-1-8, Residential Single Family	PROPOSED ZONE:	R-N-B Residential Neighborhood Business
Land Use Designation	Low Density Residential	PROPOSED DESIGNATION	Residential Business
SIZE:	.69 acres		
REQUEST:	The applicant would like to amend the Future Land Use Map designation and Zoning Map for the subject properties to facilitate future development.		



I. BACKGROUND & REVIEW

The owner of the subject property is requesting to amend the General Plan's Future Land Use Map and the Zoning Map to allow for additional flexibility for uses that can be done in the existing building, which is an old fire station. The applicant proposes that changing the lot from Single Family Residential to Residential Neighborhood Business will allow them to use the existing building to its full potential.

This lot was originally a Salt Lake County fire station and was not developed within Murray City but was part of an annexation that occurred in 2003. When this area was annexed, city staff looked at the zoning that Salt Lake County had for the area and found the closest comparable that was available within city code. This meant that even though this lot itself was not a single-family use, it was included in the R-1-8 zone as part of the annexation process. Staff believes this area has changed since the original annexation and feel that this lot in particular makes sense to rezone in the way the applicant has proposed relative to the different uses that have developed since the annexation of this area.

Since there is only access to the lot from 1300 East, there will be no disruption inside of single-family neighborhoods as this lot gains potential users. 1300 East is also becoming an increasingly traveled corridor, with neighborhood commercial on the north end of this stretch of the area, and a small-scale office park on the southern end. Changing this lot to R-N-B is a way to maximize usage in this area while staying consistent with the existing neighborhood.

Surrounding Land Uses & Zoning

The subject property is a parcel totaling .69 acres in the R-1-8, Single Family Residential Zone located on the west side of 1300 East. The property is to the north of the office park on 6600 South and adjacent to several single-family neighborhoods.

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

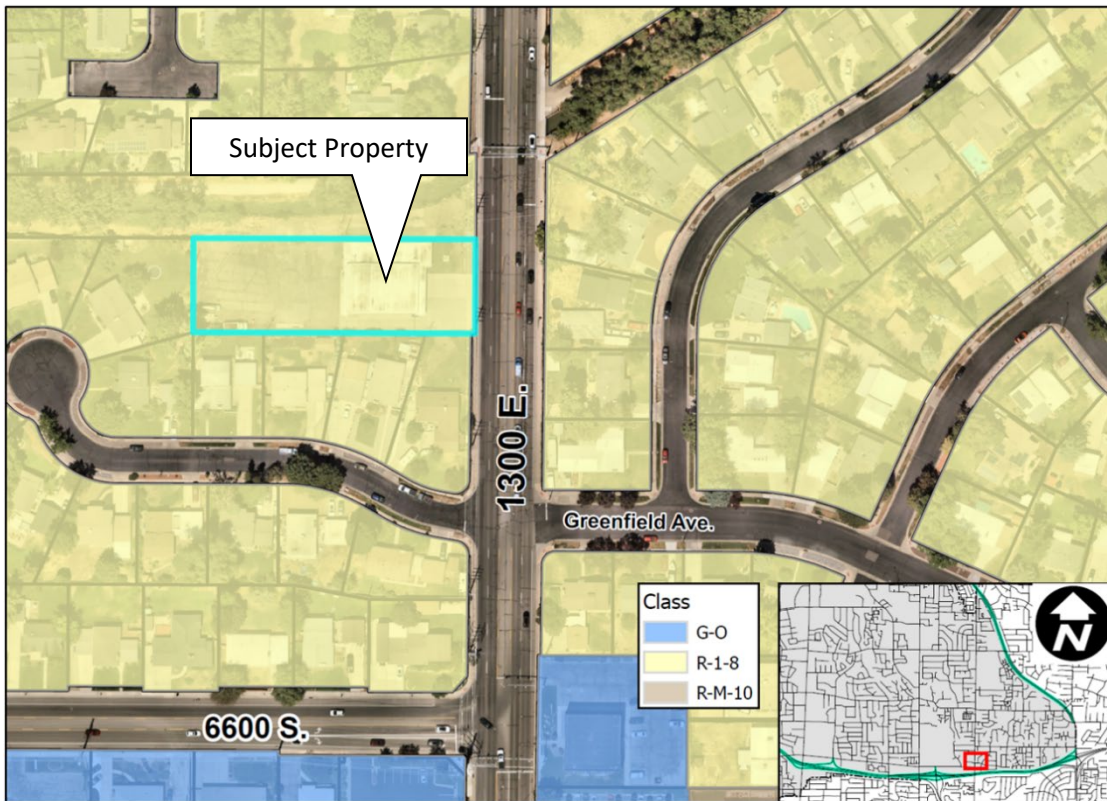


Figure 1: Zoning Map Segment

Zoning Considerations

The subject property is in the R-1-8, Single-Family Low-Density Zoning District. The surroundings properties are in the R-1-8 zone, with the area located to the south of 6600 South being in the G-O (General Office) zone. This area has traditionally been single-family, with several neighborhoods being created off interior roads away from 1300 East. This lot used to be a fire station, which made sense to be in an area with single family homes. Over the last few years however, 1300 East has begun to grow into a major thoroughfare through the east side of the city and has warranted a further look at what uses make sense in this area. Staff supports rezoning the property to R-N-B, as staff believes the flexibility provided by this change will allow this property to flourish and contribute to the surrounding community in a cohesive way.

Allowed Land Uses

Changing the zone from R-1-8 to R-N-B changes the land use from Low-Density Residential to Residential Neighborhood Business. This will allow the lot to be available for various uses while integrating into the currently existing neighborhood feel and character.

- **Existing R-1-8, Single Family Low Density Residential Zone:**
Permitted Uses in the proposed R-1-8 include single-family detached dwellings on 8,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the proposed R-1-8 include attached single-family dwellings (in Planned Unit Developments, or PUDs) telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-N-B, Residential Neighborhood Business Zone:**
Permitted Uses in the proposed R-N-B zone include single-family detached dwellings that must meet the requirements of the R-M-10 zone, twin homes, two-family dwellings (duplex) that must meet the requirements of the R-M-10 zone, residential disability care facilities, residential elderly care facilities, utilities, travel agencies, florists, optical goods, insurance offices, real estate offices, portrait photography, beauty and barber services, physician's offices, dental offices, other medical services, legal services, engineering firms, accounting and tax services, art and design studios, business consulting services, art, drama, and music schools, and dancing schools.

Conditional Uses in the proposed R-N-B include bed and breakfasts, delicatessen and lunch facilities without drive-throughs, health food facilities without drive-throughs, antiques, books and hobby supplies, gift shops and boutiques, banking and credit union services, tanning/sauna/message salon, dental laboratory services, protective functions, K-12 Schools, residential childcare facilities, denominational and sectarian schools, churches, business associations, professional membership organizations, political and civic organizations and non-profit organizations.

Zoning Regulations

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

	R-1-8 (existing)	R-N-B
Height	35'	20' (30' with CUP)
Front yard setback	25'	20'
Rear Yard setback	25'	20'
Side Yard setbacks	8'minimum, total of 20'	8'
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	Based on Use

Table 1: Compared Regulations in existing and proposed zones.

General Plan Considerations

The purpose of the General Plan is to provide overall goal and policy guidance related to growth and planning issues in the community. The General Plan provides for flexibility in the

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

Future Land Use Map Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use” designations are intended to help guide decisions about the zoning designations of properties. The subject property is currently designated “Low Density Residential”. The applicant proposes to amend the Future Land Use designations described above to “Residential Business”.



Figure 2: Future Land Use Map segment.

- Existing: The existing property is currently designated as “Low Density Residential”. The Low-Density Residential designation is intended for established and planned neighborhoods” and is the most common of the land use designations, see Figure 4 for a more detailed description.

LOW DENSITY RESIDENTIAL

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

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

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



Figure 3: p. 5-12, Murray City General Plan 2017

- Proposed: The applicants propose to amend the Future Land Use Map designation of the subject property to "Residential Business." The residential business category is intended to allow "mixed-use, attached dwellings, or commercial development within primarily residential neighborhoods that is small in scale, has little impact, and provides services for the nearby residential and or recreational areas." See figure 4 below for a more detailed description.

RESIDENTIAL BUSINESS

This designation allows for mixed-use, attached dwellings, or commercial development within primarily residential neighborhoods that is small in scale, has little impact, and provides services for the nearby residential and/or recreational areas (e.g. Jordan River Parkway node at Winchester; adjacent to Wheeler Farm). Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes or individual buildings along corridors rather than large centers or complexes. Non-residential or multi-dwelling development will follow a similar development pattern of front setback/yard/landscaping as the surrounding residential context.

Corresponding zone(s):

- RNB, Residential Neighborhood Business



Figure 4: p. 5-15, Murray City General Plan 2017

General Plan Objectives

There are goals and objectives taken from elements of the General Plan that would be supported by development of the subject property under the R-N-B Zone. The primary goal of the Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”. The first objective of this element is to preserve and protect the quality of life for residential neighborhoods with the strategy shown below:

LAND USE & URBAN DESIGN OBJECTIVES & STRATEGIES

OBJECTIVE 1: PRESERVE AND PROTECT THE QUALITY OF LIFE FOR A RANGE OF VIABLE RESIDENTIAL NEIGHBORHOODS.

Strategy: Prioritize infill and redevelopment for commercial development over expansion into residential neighborhoods.

By rezoning this lot to R-N-B it can take advantage to the access to the canal trail to the north and become a fixture for different users in this neighborhood while maintaining the current neighborhood feel due to access only coming off 1300 East. There will be no way to access this site from any of the existing neighbors except by walking on the trail to the north.

The next example of how this rezone complements the general plan is evident in the Economic Development section, which has the overall goal as follows:

ECONOMIC DEVELOPMENT OVERALL GOAL

Ensure a resilient economy, prepared to handle future change through the support of a strong and diverse tax base for the city.

Within that section, the lack of developable area within Murray City is discussed. “According to the Salt Lake County Assessor’s Office of the 18,188 parcels in the city, 436 are listed as vacant.”

REDEVELOPMENT

Because very little vacant space is available in the economic districts, redevelopment of parcels will be key to economic growth in Murray City in the future. Potential parcels for redevelopment are those that have low improvement values, both on a parcel and per acre basis.

Rezoning this parcel from R-1-8 to R-N-B increases the redevelopment potential and would allow this lot to be used for various neighborhood scale businesses.

II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering Division, Building Division, Police Department, Fire Department, Power Department, Water Division, and Wastewater Division. Staff has compiled their comments below:

- Engineering: No Comments
- Building: No Comments
- Police: No Comments
- Fire:

Fire department access road shall extend to within 150’ of all portions of facility. Fire department access roads greater than 150’ require cul-de-sac turn around. If structures +30 ft road width 26’ for aerial apparatus. *Please reference the International Fire Code (IFC) 2021 and applicable National Fire Protection Association (NFPA) standards as guidelines.

- Power: No Comments

- Water: No Comments
- Wastewater:
 - Approve of the Zone map amendment and General Plan update for the property.
 - Please not if any future sewer changes are made the service district is Cottonwood Improvement District not Murray City. If sewer changes are made in the future work must be approved by Cottonwood Improvement District.
 - No other comments.

These comments are provided for the benefit of the applicant; as this application is not for a specific project, they are provided to make the applicant aware of potential issues if/when they receive the General Plan and Zone Map Amendment.

III. PUBLIC COMMENTS

Ninety-one (91) notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 300' of the subject property and to affected entities. As of the date of this report no comments have been received.

IV. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. Amending the Future Land Use Map of the General Plan will allow for cohesion with neighboring residential uses.
3. The proposed Zone Map Amendment from R-1-8 to R-N-B has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed within the uses allowed in the R-N-B Zone.
4. The proposed Zone Map Amendment from R-1-8 to R-N-B conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.

V. STAFF RECOMMENDATION

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff, but the Planning Commission must take actions individually. The two separate recommendations from Staff are provided below:

REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Future Land Use Map, re-designating the properties located at 6500 South 1300 East from Low Density Residential to Neighborhood Business**

REQUEST TO AMEND THE MURRAY CITY ZONING MAP

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 6500 South 1300 East from R-1-8, Low Density Single Family to R-N-B Residential Neighborhood Business as described in the Staff Report.**

GENERAL PLAN AMENDMENT APPLICATION

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

Applicant Information

Name: John Kucera - Post Investments LLC

Mailing Address: 4580 Silver Springs Dr, STE 300 City: Park City State: UT ZIP: 84098

Phone #: 801-520-7866 Fax #: _____ Email Address: john@sunirealestate.com

Property Owner's Information (If different)

Name: LYNN J & JOANIE Y HINTZE REVOCABLE LIVING TRUST 07/27/2016; POST INVESTMENTS LLC

Mailing Address: 4580 Silver Springs Dr, STE 300 City: Park City State: UT ZIP: 84098

Phone #: 801-520-7866 Fax #: _____ Email Address: john@sunirealestate.com

Application Information

For Map Amendments:

Property Address: 6500 South 1300 East, Salt Lake City, UT 84121

Parcel Identification (Sidwell) Number: 22-20-278-004-0000

Parcel Area(acres): .69 Land Use Designation: R-1-8 Proposed: RNBD

For Text Amendments:

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

Request to modify the future land use maps of the General Plan to accomodate Residential Neighborhood

Business District zoning on subject property, in conjunction with Zoning Amendment Application.

Subject property is former firehouse property with firefighter living quarters and engine garage looking to
allow the use of Art School and Art Studio for adults and children. Dandelion Art Camp and Sils Ceramics art
studio/education.

Authorized Signature:  Date: 12-16-24

For Office Use Only

Project Number: 24-139 Date Accepted: 12/17/24

Planner Assigned: David Rodgers

ZONING AMENDMENT APPLICATION

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

Applicant Information

Name: John Kucera - Post Investments LLC

Mailing Address: 4580 Silver Springs Dr, STE 300 City: Park City State: UT ZIP: 84098

Phone #: 801-520-7866 Fax #: _____ Email Address: john@sunirealestate.com

Property Owner's Information (If different)

Name: LYNN J & JOANIE Y HINTZE REVOCABLE LIVING TRUST 07/27/2016; POST INVESTMENTS LLC

Mailing Address: 4580 Silver Springs Dr, STE 300 City: Park City State: UT ZIP: 84098

Phone #: 801-520-7866 Fax #: _____ Email Address: john@sunirealestate.com

Application Information

For Map Amendments:

Property Address: 6500 South 1300 East, Salt Lake City, UT 84121

Parcel Identification (Sidwell) Number: 22-20-278-004-0000

Parcel Area(acres): .69 Existing Zone: R-1-8 Proposed: Residential Neighborhood Business Dist.

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

For Text Amendments:

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

Former Firehouse property with firefighter living quarters and fire engine garage requests rezone to RNB District

Intended use Art School (use number 6834) and Art Studio (use number 6593).

Dandelion Art Camp and Sils Ceramics, art studio/education for children and adults

Authorized Signature:  Date: 12-16-24

For Office Use Only

Project Number: 140 24-140 Date Accepted: 12/17/24

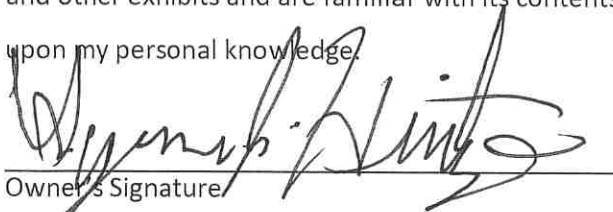
Planner Assigned: David Rodgers

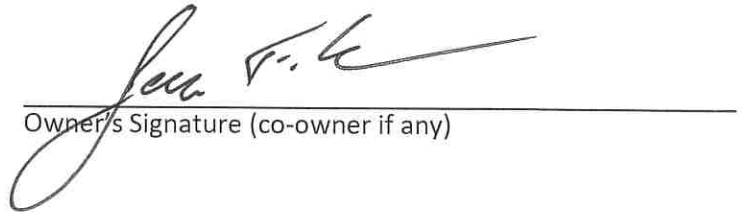
Property Owners Affidavit

LYNN J & JOANIE Y HINTZE REVOCABLE LIVING TRUST 07/27/2016;
POST INVESTMENTS LLC

I (we) _____, 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.


Owner's Signature

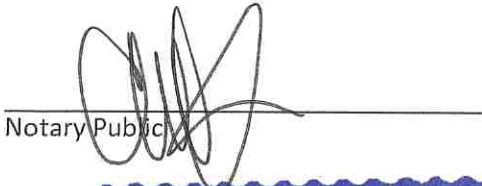

Owner's Signature (co-owner if any)

State of Utah

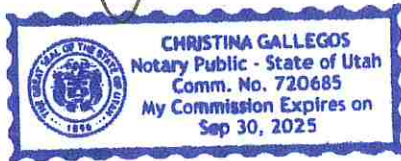
§

County of Salt Lake

Subscribed and sworn to before me this 16th day of December, 2024.


Notary Public

Residing in Holladay
My commission expires: 9/30/2025



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

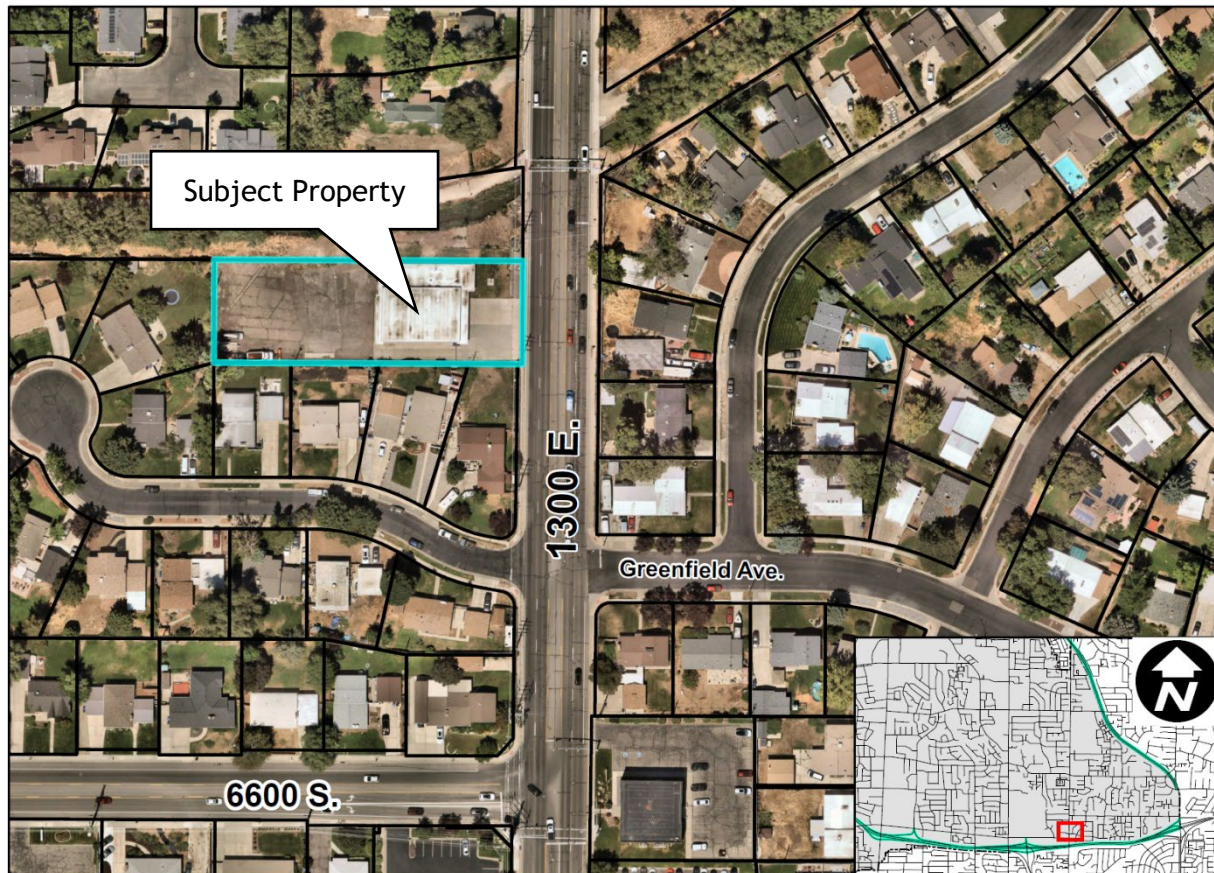
January 2nd, 2025, 6:30 PM

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

Post Investments LLC is requesting a general plan & zone map amendment for the property located at **6500 South 1300 East**. The applicant is requesting a Future Land Use Map Amendment from Low Density Residential to Residential Business and a Zone Map Amendment from R-1-8, Single Family Low Density to R-N-B Residential Neighborhood Business. The requirements of the zone are located on our website at www.murray.utah.gov. **The Planning Commission will be making a recommendation to the City Council for this item. The City Council will hold another Public Hearing to make a decision regarding this application at a later date.**

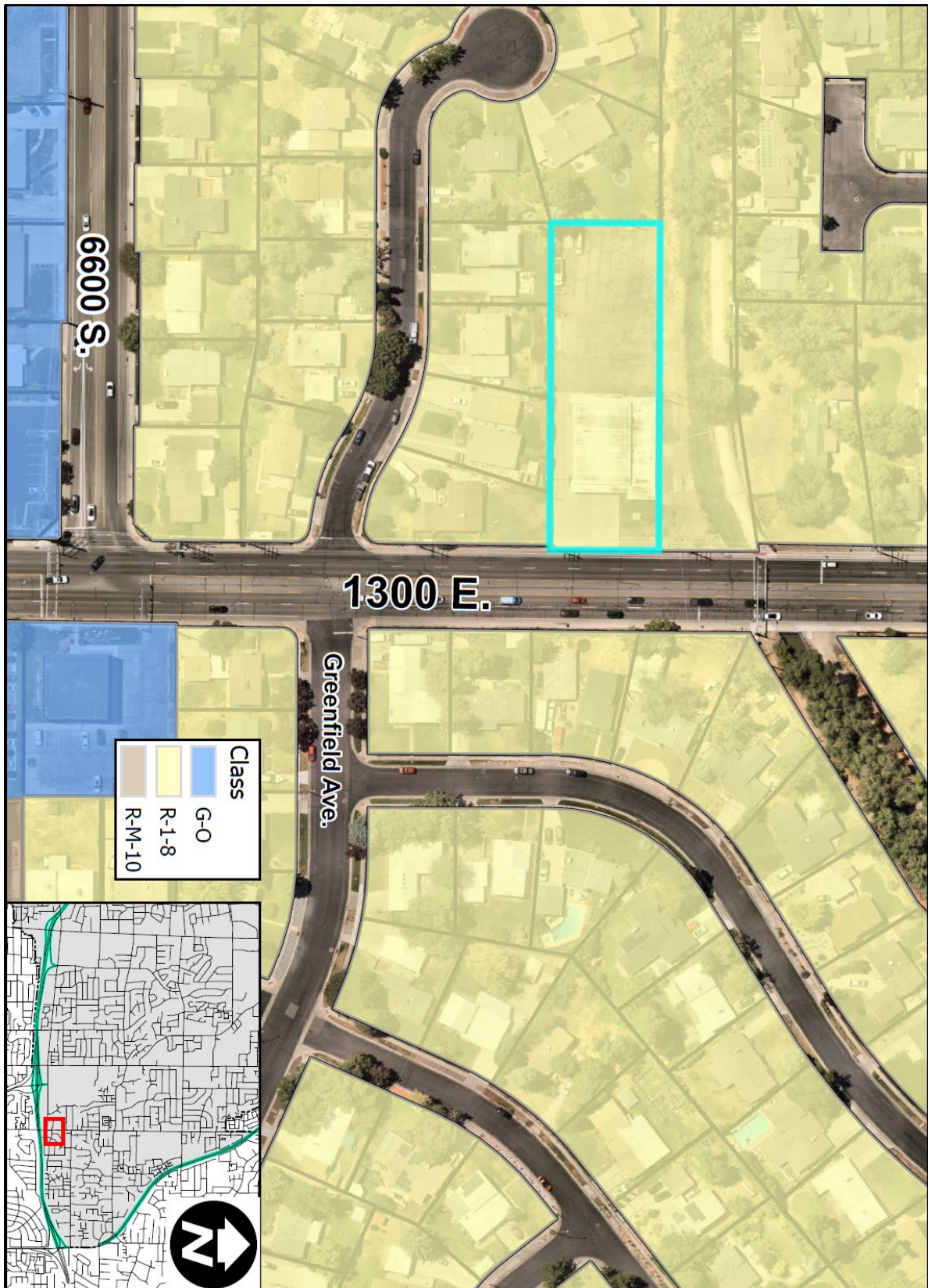
To make comments regarding this proposal the public may do so at the meeting, by calling Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 300 feet of the subject property.

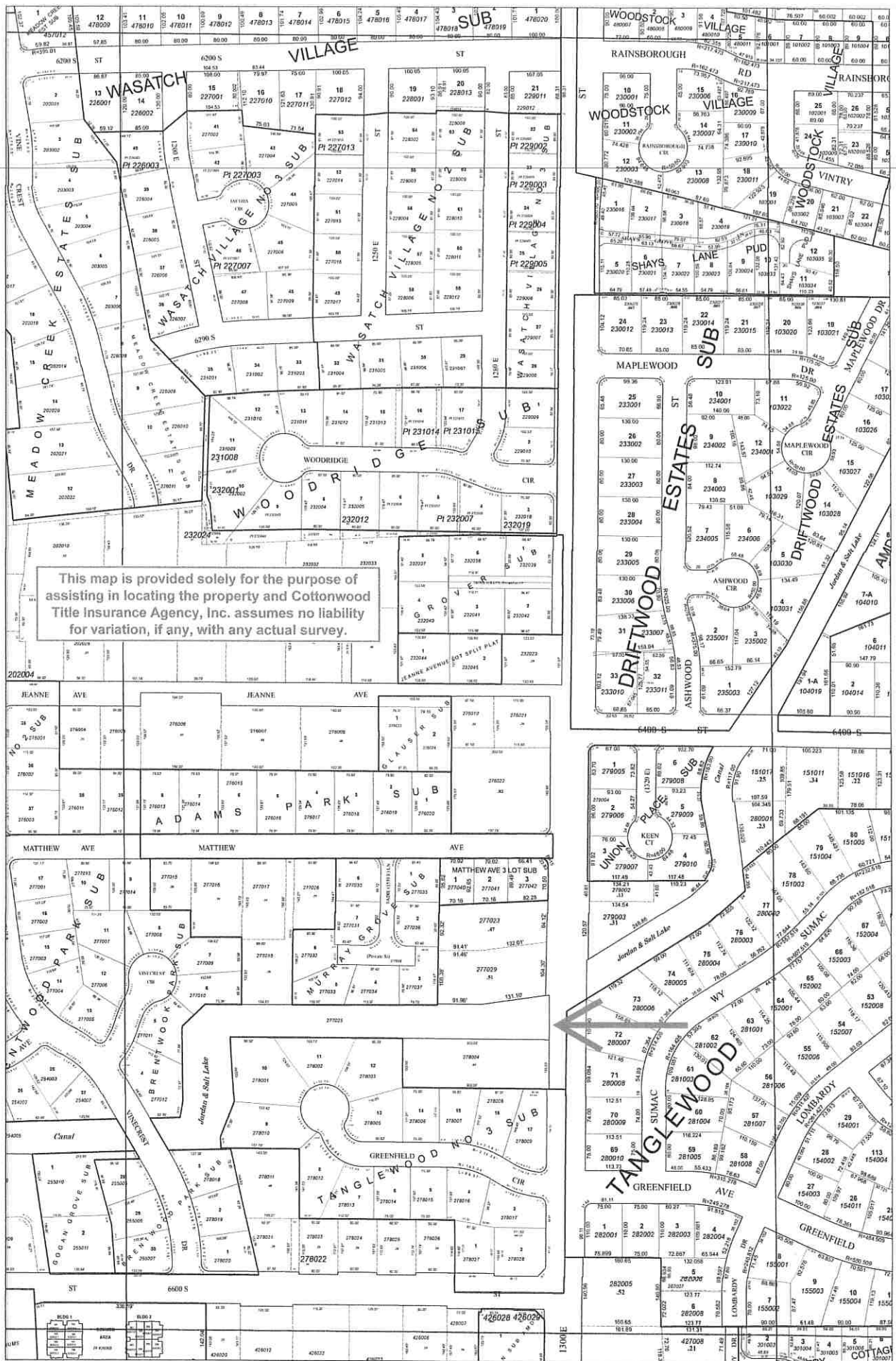
The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



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

Public Notice Dated | December 20th, 2024





This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.



Prepared and published by
Salt Lake County Recorder
Rachelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84140
385-466-8145
recorder@slco.org



E 1/2 NE 1/4 Sec 20 T2S R1E
SALT LAKE COUNTY, UTAH

1/22/2021

Scale 1"=100'

0 100' 200'
Feet

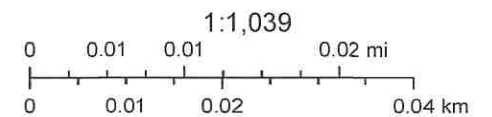
22-20-22

	6	7	8	9	10	11																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
--	---	---	---	---	----	----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

My Map



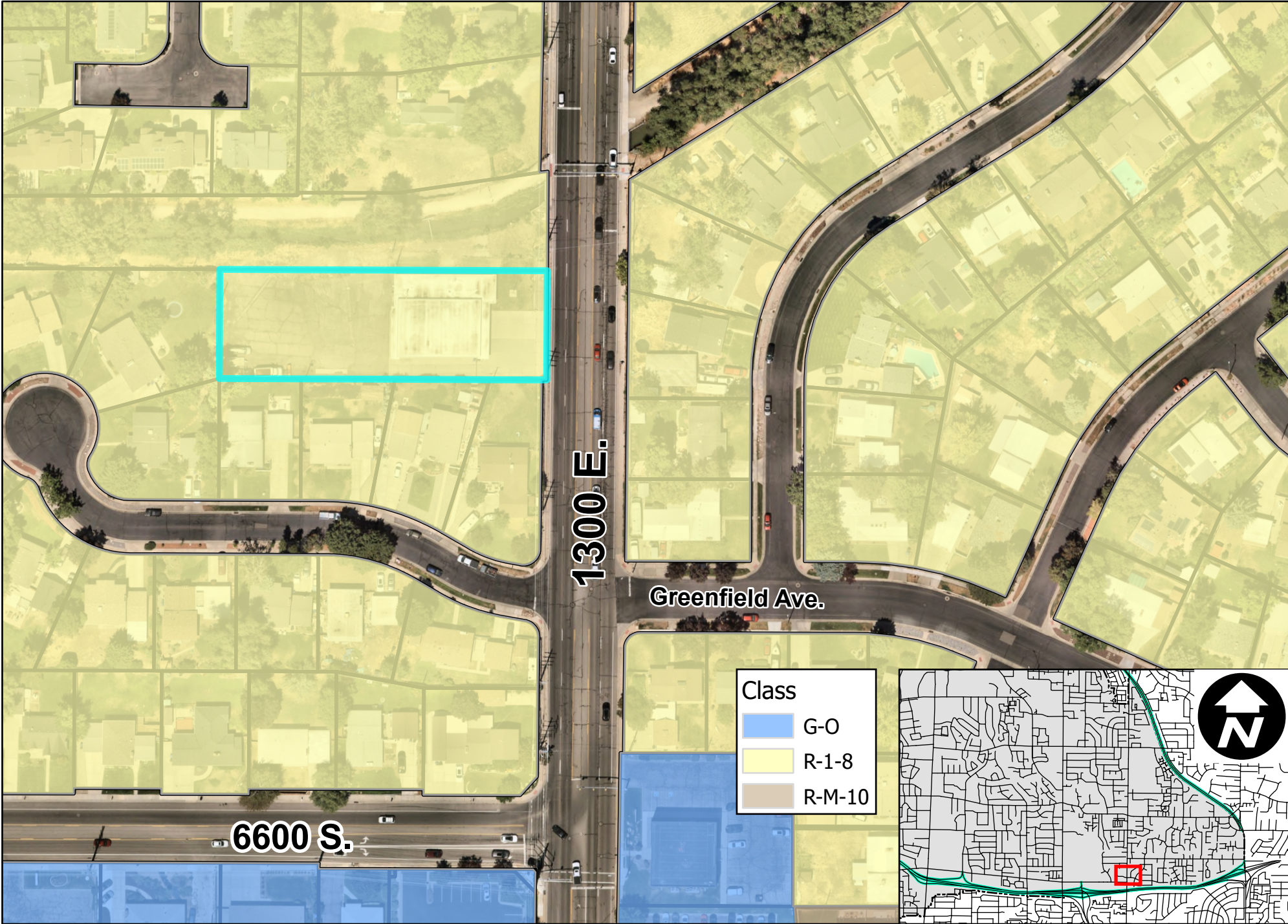
May 16, 2023



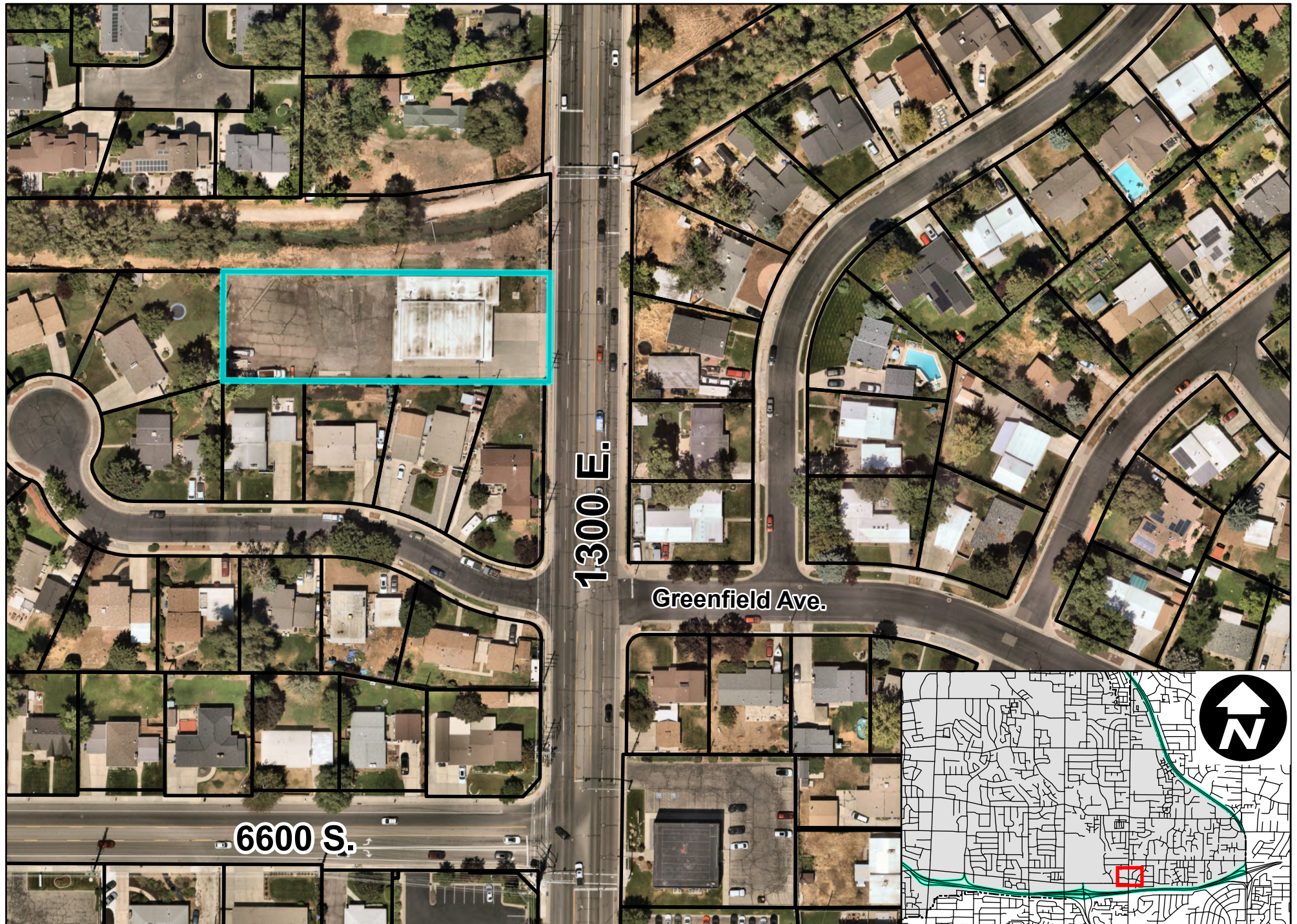
Murray City GIS, County of Salt Lake, Bureau of Land Management, Utah
AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Esri, HERE, iPC,

This map was created by the office of the Salt Lake County Assessor, in
The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the actual relation between, any of the layers depicted here.

6500 South 1300 East



6500 South 1300 East





After Recording Return To:
Mail Tax Notices To:
Post Investments LLC
4580 Silver Springs Drive
300
Park City, UT 84098

File Number: 23-15630-JWL
Parcel ID: 22-20-278-004

14080445 B: 11405 P: 4911 Total Pages: 2
03/09/2023 02:24 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC
1792 BONANZA DR STE C100 PARK CITY, UT 840607526

Warranty Deed

Know All Men By These Presents that I, **McKenzie Enterprises, LLC**, a Utah **Limited Liability Company**, (henceforth referred to as "Grantor") of **Salt Lake City, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Post Investments LLC**, a Utah **Limited Liability Company**, (henceforth referred to as "Grantee") of **4580 Silver Springs Drive, 300, Park City, UT 84098**, with **WARRANTY COVENANTS**:

Property 1:

COMMENCING at a point of the West Right-of-Way line of 1300 East Street; point being East 2177.36 feet along the Quarter Section line, and North 0°41'15" East 497.30 feet from the Southwest corner of the Northeast Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Meridian; thence West a distance of 300.00 feet; thence North 0°41'15" East 100.00 feet; to the South right-of way line of the Salt Lake City and Jordan Canal; thence East along said South line 244 feet; thence continuing East 56 feet to the West right of way line of said 1300 East Street; thence South 0°41'15" East 100.0 feet to the place of BEGINNING.

Tax Parcel #: 22-20-278-004

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

In Witness Whereof, I, the said, **Grantor**, hereunto set by hands and seals this 9
day of March, 2023.

McKenzie Enterprises, LLC, a Utah Limited Liability Company

By: Angela R. McKenzie
Angela R. McKenzie, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 9 day of March, 2023, personally appeared Angela R. McKenzie, Manager of McKenzie Enterprises, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of McKenzie Enterprises, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Steffanie Ferguson
Notary Public

