



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

**Thursday, February 20th, 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](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at [pc@murray.utah.gov](mailto:pc@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. January 2<sup>nd</sup>, 2025
  - b. January 16<sup>th</sup>, 2025
2. Conflict(s) of Interest
3. Approval of Findings of Fact
  - a. Levi's Lot Subdivision Amended – Subdivision Amendment

**MAJOR HOME OCCUPATION(S) – ADMINISTRATIVE ACTION**

4. Brayden Chipman Project # 25-006  
766 East 5900 South  
Major Home Occupation for Sale and Transfer of Firearms

**CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION**

5. The Golf Cove Project # 25-004  
4713 South 200 West  
Review and approval of an indoor golf studio in the M-G Zone

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

6. Sonia Cordero Project # 25-007 & 25-008  
20 East Winchester Street  
Future Land Use Map Amendment from Office to General Commercial and Zone Map Amendment from G-O, General Office to C-D, Commercial Development.

**ANNOUNCEMENTS AND QUESTIONS**

**ADJOURNMENT**

The next scheduled meeting will be held on Thursday, March 6th, 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](mailto: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](http://www.murray.utah.gov) and the state noticing website at <http://pmn.utah.gov>.

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, January 2<sup>nd</sup>, 2025, 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](mailto:planningcommission@murray.utah.gov).

Present: Maren Patterson, Chair  
Ned Hacker, Vice Chair  
Lisa Milkavich  
Jake Pehrson  
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 6:30 p.m.

**BUSINESS ITEMS**

**APPROVAL OF MINUTES**

Commissioner Richards made a motion to approve the minutes for December 5<sup>th</sup>, 2024. Seconded by Commissioner Milkavich. A voice vote was made with all in favor.

**CONFLICT(S) OF INTEREST**

There were no conflicts of interest for this meeting.

**APPROVAL OF FINDINGS OF FACT**

Commissioner Pehrson made a motion to approve the findings of fact for Serena Webb Dance Studio conditional use permit and Murray Zevex Park Lane subdivision amendment.

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

**SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION**

**Utah Woolen Mills (UWM) Men's Shop - Project # 24-138 - 6100 South State Street - Addition to an Existing Retail Business**

Eric Tiles, on behalf of Utah Woolen Mills, was present to represent the request. Ruth Ruach presented the application requesting Site Plan Approval for an addition to a previously constructed building in the C-D zone. Ms. Ruach showed the site and floor plans for the property, showing the proposed addition. She showed images of the proposed elevations of the addition. She also showed the parking and access points. Notices were sent to affected property owners. No comments have been received. Staff recommends that the Planning Commission grant site plan approval for the proposed addition, subject to the six conditions.

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

Chair Patterson opened the agenda item for public comment.

Vice Chair Hacker made a motion 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 Street, 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.

Seconded by Commissioner Milkavich. Roll call vote:

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

Motion passes: 7-0

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

Post Investments - Project # 24-139 - 6500 South 1300 East - General Plan Future Land Use Map  
Amendment from Low Density Residential to Residential Business

John Kucera of Post Investments was present to represent the request. David Rodgers presented the application to amend the Future Land Use Map designation and Zoning Map for the subject properties to facilitate future development. Mr. Rodgers described the uses and characteristics of the current and surrounding zoning, as well as the proposed R-N-B zoning.

Chair Patterson and Mr. Rodgers had a discussion about the previous zoning designation that was given when this lot, located in the annexed area, was acquired by the city. They also discussed that this zone would be buffering adjacent neighborhoods, as there is no through access.

Mr. Kucera approached the podium for questions. Chair Patterson asked Mr. Rodgers to address the potential business for the property, as well as how staff and the Planning Commission consider zoning without projects in mind. Mr. Rodgers described the city's policy regarding how they look at the zone holistically, rather than look at a proposed project. He said this is because projects can sometimes fall through.

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

Mr. Rodgers read an email from Max Reese, Secretary of the Little Cottonwood Tanner Ditch Company (The LCTDC). He said that the company owns the property that runs along the north/south length of the applicant's property. If there will be construction on the property, the company needs to be involved to ensure that the existing pipe is not crushed, and that the easement is maintained.

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

Chair Patterson and Mr. Rodgers discussed other properties along 1300 East and the use of the R-N-B zone. She said that the zoning has been helpful in buffering neighborhoods near busy streets like 900 East and 1300 East. She feels that the R-N-B designation would be the highest and best use of this property. She said that many of the annexed properties absorbed by Murray City have struggled with the blanket zoning originally applied. She hopes the next General Plan will look more carefully at that.

Vice Chair Hacker made a motion to forward a recommendation of approval to the City Council for the requested amendments to the Future Land Use map, redesignating the properties located at 6500 South 1300 East from R-1-8, Low Density Single Family, to R-N-B Residential Neighborhood Business.

Seconded by Commissioner Milkavich. Roll call vote:

A Patterson  
A Hacker  
A Milkavich  
A Henrie

A Hristou  
A Pehrson  
A Richards

Motion passes: 7-0

Post Investments - Project # 24-140 - 6500 South 1300 East - Zone Map Amendment from R-1-8, Single Family Low Density to R-N-B, Residential Neighborhood Business

Commissioner Hristou made a motion to 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.

Seconded by Commissioner Milkavich. Roll call vote:

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

Motion passes: 7-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, January 16<sup>th</sup>, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Milkavich made a motion to adjourn the meeting at 6:57 p.m. MST.

---

Zachary Smallwood, Planning Manager  
Community & Economic Development Department

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, January 16<sup>th</sup>, 2025, 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](mailto:planningcommission@murray.utah.gov).

Present: Ned Hacker, Vice Chair

Pete Hristou

Jake Pehrson

Aaron Hildreth

Katie Rogers

Mark Richardson, Deputy Attorney

Chad Wilkinson, CED Director

Zachary Smallwood, Planning Division Manager

David Rodgers, Senior Planner

Ruth Ruach, Planner I

Members of the Public (per sign-in sheet)

Excused: Peter Klinge

Michael Richards

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**

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

**BUSINESS ITEMS**

**ELECTION OF CHAIR AND VICE CHAIR FOR 2025**

Commissioner Pehrson made a motion to nominate Michael Richards to be the Planning Commission Chair for 2025.

Commissioner Hristou seconded. Roll call vote:

A Hristou

A Hacker

A Pehrson

A Rogers

A Hildreth

Motion passes: 5-0

Commissioner Pehrson made a motion to nominate Pete Hristou to be the Planning Commission Vice Chair for 2025.

Vice Chair Hacker seconded. Roll call vote:

A Hristou  
A Hacker  
A Pehrson  
A Rogers  
A Hildreth

Motion passes: 5-0

#### CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

#### APPROVAL OF FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the finding of facts for the Utah Woolen Mills site plan review. Commissioner Hristou seconded. A voice vote was taken with all in favor.

#### APPROVAL OF MINUTES

Commissioner Rogers made a motion to approve the minutes for December 19<sup>th</sup>, 2024. Commissioner Pehrson seconded. A voice vote was taken with all in favor.

#### SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

##### Levi's Lot Subdivision Amended - Project # 25-001 - 50 & 58 East 6100 South and 59 East 6150 South - Amending Property Line to Align with Existing Fence

Anna Bohbot was present to represent the request. Ruth Ruach presented the application requesting approval to adjust the Levi's Lot subdivision to increase Lot 2 (59 East 6150 South) by approximately 34 square feet to the north and 19 square feet to the west. Ms. Ruach presented the site plan and plat for the properties. She described the current zoning. She indicated that a fence on lot two is slightly encroaching into the properties to the north and to the west. She showed the amended plat, which includes changes that will align the fence with the property line. Notices were sent to affected properties and entities. No comments have been received in response. Staff recommends that the Planning Commission approve the proposed subdivision amendment.

Ms. Bohbot approached the podium. Vice Chair Hacker asked if the applicant had read and could comply with the conditions. She said she could.

Commissioner Hristou made a motion that the Planning Commission approve the proposed Subdivision Amendment for Levi's Lot Subdivision, amending Lot 2, for the property addressed 59

East 6150 South and the properties addressed 50 and 58 East 6100 South subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer including:
  - 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. Obtain and record a conveyance deed from Tarasco Properties, LLC. prior to recording the plat.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The properties shall meet all requirements of Chapter 17.100 of the Murray Land Use Ordinance for the R-1-8 Zone.

A Hristou  
A Hacker  
A Pehrson  
A Rogers  
A Hildreth

Motion passes: 5-0

#### DISCUSSION ITEM(S)

#### VODA Landscaping & Planning - Discuss progress on the Form Based Code for the Downtown Area

Zachary Smallwood introduced Mark Morris from VODA Landscape & Planning to discuss progress on the Form Based Code for the Downtown Area.

Vice Chair Hacker said that some commissioners had questions about what the form-based code is and how it benefits business owners and the community. Mr. Morris said he would address those questions.

Mr. Morris said they've been working with the steering committee to develop a draft of the form-based code. Planning Commissioners were provided a copy of the draft in their packets. He provided a definition of form-based code for the new commissioners. He described how the code is different from traditional zoning. He said the objective is to align the code with community goals. It's tailored and specific to a community's needs. He said that property use is more flexible within form-based code. He said that existing businesses don't have to conform to the code, only when major changes are proposed. The form-based code only applies to the city center. He talked about the reasons the form-based code was chosen for this area, as well as the benefits. He said that the goal is to create a vibrant city center. He outlined the potential process for a property owner to develop a project in the zone, noting that some types of projects may only require administrative approval from planning staff. He showed the Planning Commission a draft of the code, along with tables that property owners will refer to for guidelines.

Commissioner Pehrson provided some feedback on the layout of the draft to make it easier to reference. He also asked about the feasibility of bulb-out intersections mentioned in the draft. Mr. Morris said this is mentioned as an aspirational goal as a request to UDOT (Utah Department of

Transportation). A discussion was had about the logistics, benefits and considerations of bulb-outs, medians and bike lanes on State Street in Murray's city center.

A discussion was had regarding parking requirements of the zone. Mr. Morris said they are close to what already exists in the area. They discussed shared parking spaces for residential and commercial use in order to reduce the amount of overall parking.

A discussion was had regarding how to use the tables for guidance in form-based code. Some commissioners provided feedback for making the tables easier to use.

A discussion was had regarding office and professional use. Based on the proposed Code, that use is permitted on upper floors. Commissioner Pehrson expressed his disagreement with that portion of the Code.

Commissioner Pehrson and Mr. Smallwood had a discussion regarding the EV charging station requirements. Commissioner Pehrson feels it creates complications and would prefer that it be removed or to provide more details about how that will work.

Commissioner Pehrson raised concerns regarding the landscaping requirements, feeling that they are too strict. He suggested relaxing those to require less landscaping.

A discussion was had regarding outdoor dining, with reference to how the leasing of those spaces will work. The city will need to develop a procedure for those wishing to use a public right-of-way.

A discussion was had regarding the distance requirements for food trucks. Mr. Morris said the intention is for food trucks not to park in front of restaurants. They must have permission from the property owner to have their truck on the property. There was a distinction made between food trucks and food carts. The requirements are slightly different for each one. The code will be refined to reflect those differences. Commissioner Pehrson felt the distance requirements for food trucks was unnecessarily strict. He also felt the requirement regarding the number of chairs allowed at a food truck was too strict.

A discussion was had regarding marquee signs. Commissioner Pehrson felt that the code was too restrictive in not allowing them. Mr. Morris said that they want to change that to allow certain kinds of marquee signs that aren't automated and to require staff approval. They discussed the use of manual lettering and neon signs and making allowances in the code or appeal process for those.

A discussion was had regarding the approval and appeal process. Mr. Pehrson noted that many items in the code require staff approval. He asked for clarification on how that works and how the appeal process works when something isn't approved. Mr. Morris said there would be a review committee for appeals. If that group denies the appeal, the applicant could appeal to the Planning Commission. Commissioner Pehrson felt the procedures should be described in better detail.

Commissioner Pehrson suggested revising the section for food trucks/carts regarding removal from the premises at night. He said that can be burdensome for them to do so.

Mr. Morris concluded the discussion by indicating the comments and input from the Planning Commission would be reviewed and considered as the drafting of the proposed form-based code was completed.

**ANNOUNCEMENTS AND QUESTIONS**

The next scheduled meeting will be held on Thursday, February 6<sup>th</sup>, 2025, 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 8:00 p.m. MST.

---

Zachary Smallwood, Planning Manager  
Community & Economic Development Department

# MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

**PROJECT NAME:** Levi's Lot Subdivision  
**PROJECT NUMBER:** 25-001  
**APPLICANT:** Guy Bohbot  
**APPLICATION TYPE:** Subdivision Amendment

## I. REQUEST:

The applicant is requesting Planning Commission approval to adjust the Levi's Lot subdivision to adjust the lot lines of Lot 2 (59 E 6150 S) by approximately (34') feet to the north and (19') feet to the west

## II. MUNICIPAL CODE AUTHORITY:

Section 16.04.30(F) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City.

## 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 January 16, 2025 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 subdivision amendment will continue to comply with all applicable regulations in the R-1-8, Low Density Single Family Residential zoning district.
3. The proposed subdivision amendment complies with the regulations of Title 16, Subdivision Ordinance.

## VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a subdivision amendment on the property. The vote was 5-0 with Commissioners Hristou, Hacker, Pehrson, Rogers, Hildreth in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all requirements of the City Engineer including:
  - 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. Obtain and record a conveyance deed from Tarasco Properties, LLC. prior to recording the plat.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The properties shall meet all requirements of Chapter 17.100 of the Murray Land Use Ordinance for the R-1-8 Zone.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION  
THIS 20th DAY OF Febrary, 2025.

---

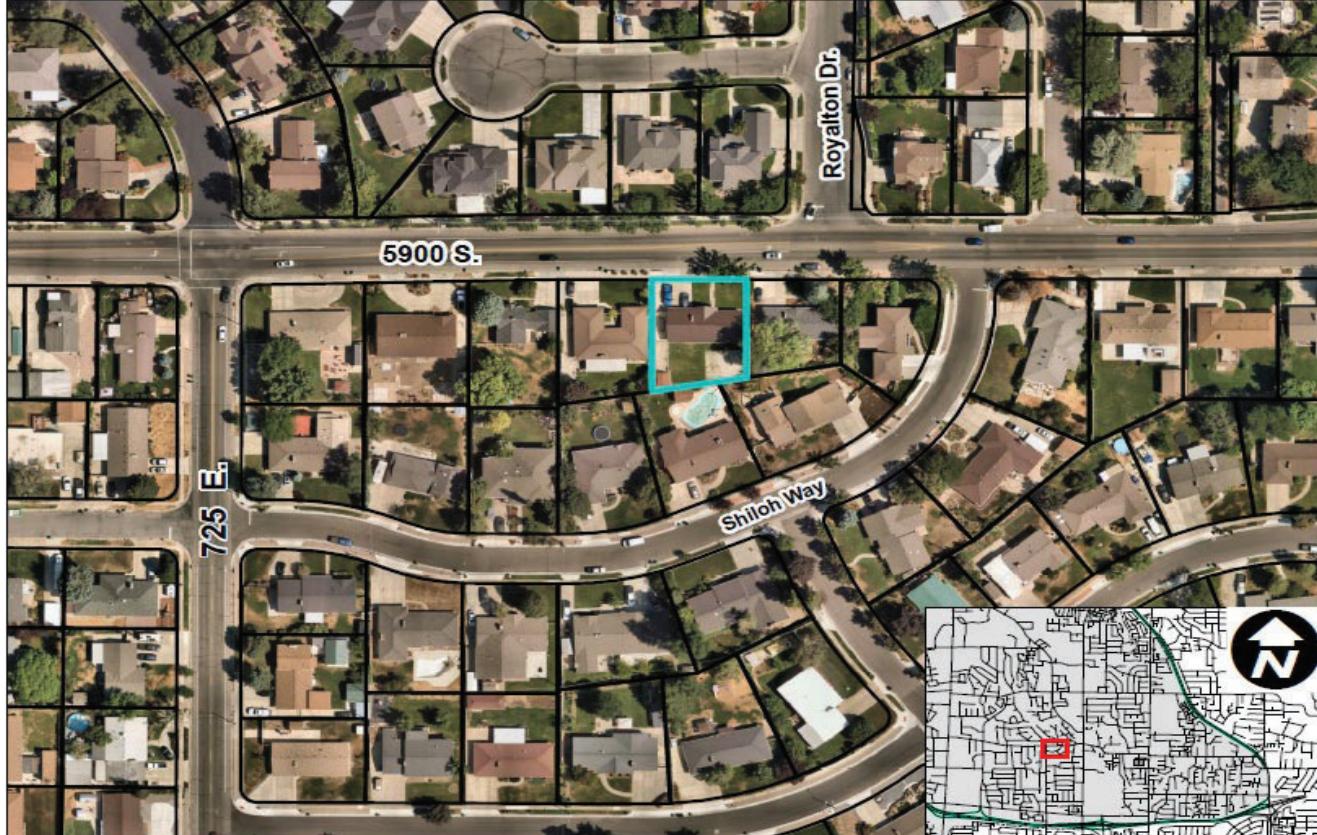
Michael Richards, Chair  
Murray City Planning Commission



## AGENDA ITEM # 04

### Black Knight Armory

ITEM TYPE:	Major Home Occupation		
ADDRESS:	766 East 5900 South	MEETING DATE:	February 20 <sup>th</sup> , 2025
APPLICANT:	Brayden Chipman	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	22-17-351-005	PROJECT NUMBER:	25-006
ZONE:	R-1-8, Single Family Residential		
SIZE:	0.21 acres		
REQUEST:	The applicant is requesting approval to have a sale and transfer of firearms business at their place of residence as a major home occupation business.		



## I. LAND USE ORDINANCE

Chapter 17.24 of the Murray City Land Use Ordinance allows some business activities to be conducted from homes in residential zones. These in-home businesses are referred to in the ordinance as “home occupations”. Section 17.24.050 of the Murray City Land Use Ordinance identifies and provides regulations for in-home businesses labeled as “Major Home Occupations”. Major Home Occupations include those businesses that either require a client to come to the residential location, or that have other potential impacts that could affect the nature of residential neighborhoods if not properly managed. Major Home Occupations must meet the standards of Chapter 17.24 to mitigate potential adverse impacts of the proposed business use on the surrounding residential neighborhood.

## II. BACKGROUND

### Project Location

The subject property is a single-family dwelling located along 5900 South and west of 900 East.

### Surrounding Land Use and Zoning

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

### Major Home Occupation Process

The definition of a Major Home Occupation is *“A home occupation business where the combined off-site impact of the home occupation business and the primary residential use materially exceeds the off-site impact of the primary residential use alone.”*

Major Home Occupations must be approved by the Planning Commission. The Land Use Ordinance allows a shortened process wherein the applicant may be approved for Major Home Occupations administratively if they can obtain signatures from all adjacent property owners. The applicant opted to appear before the Planning Commission for approval.

### Applicants’ Request

The applicant would like to operate a business to sell and transfer firearms from their home.

### Home Occupation Standards Generally

Requirements for Home Occupations generally that would apply to this application are

summarized and reviewed in the following:

Bona Fide Resident

Home occupation businesses can only be conducted by residents of the dwelling. The applicant lives in the subject property as a primary residence.

Accessory Use on the Property

Home occupation businesses shall not use any accessory building or yard space for storage, sale, rental or display of supplies or inventory used in the home occupation. The applicant has indicated that all sales will occur within the primary dwelling.

Limit on Floor Area

No more than twenty-five percent (25%) of the total main floor area may be used to conduct a home occupation. The applicant shall work with staff to ensure that no more than 25% of the main dwelling is used.

On-Site Employees

Home occupation businesses are limited to one (1) person not residing in the residence to work for the business at the dwelling. The applicant states there will be no offsite employees.

Vehicles

The applicant does not propose to use any vehicles related to the home occupation.

Under no circumstances may motor vehicles having a gross vehicle weight rating of more than twelve thousand (12,000) pounds and which are used in connection with the home occupation be stored or parked on the premises of a home occupation or any street adjacent to those premises.

Staff has reviewed the requirements with the applicant and they have stated that they will be able to comply with this regulation. The applicant stated that they anticipate using their driveway as an off-street parking stall.

Traffic Impacts

Traffic generated by the home occupation cannot exceed that which would normally be expected in a residential neighborhood, and any need for parking must be met off-street.

Staff does not anticipate the additional trips as a result of the business to significantly impact the residential neighborhood. The applicant plans on having 1-2 customers a week, and this should not significantly impact traffic.

Considerations for Major Home Occupations

17.24.050(B) lists additional conditions for consideration when reviewing Major Home Occupations, including but not limited to:

- *Limits on Hours of Operation* - The applicant states that they would like to conduct their business by appointment only, primarily on Saturdays. The applicant also stated that the business hours are going to be no later than 6pm. The proposed hours of operation are not expected to have a negative impact on the neighborhood.
- *Limits on Numbers of Clients per Day/Hour* – The applicant states that they expect to have 1-2 customers per week by appointment only.
- *Provision of Adequate Off-Street Parking* – Based on the applicants site plan, there is adequate parking for the resident and customers per the expected amount.
- *Other Conditions to Mitigate Adverse Impacts* – The applicant will be required to apply for a Murray City Business License and be in compliance with the Home Occupation regulations.

### **III. CITY DEPARTMENT REVIEW**

A Planning Review Meeting was held on February 4<sup>th</sup>, 2025, where the proposed Major Home Occupation application was reviewed by Murray City Department Staff. The following comments were provided:

Murray City Fire Department comment: If the applicant intends to sell ammunition, for safety and storage please reference NFPA 495 Chapter 14 (2018) Small arms ammunition and primers, smokeless propellants and black powder propellants.

The applicant has indicated that he does not plan to sell any ammunition from the residence. The remainder of the reviewing departments did not have any stated concerns with the proposal.

### **IV. PUBLIC INPUT**

Six (6) notices were sent to property owners surrounding the property in all directions from the applicant's residence. As of the writing of this report, no comments have been received.

### **V. FINDINGS**

Based on the analysis of the application for a Major Home Occupation to allow a firearms sales and transfer business on the subject property and a survey of the surrounding area, staff concludes the following:

1. The proposed use for a firearms sales and transfer business is allowed as a Home Occupation business in the R-1-8 Zone.
2. With conditions as outlined in the staff report and the applicants narrative, the proposed

firearms sale and transfer business will not significantly impact the surrounding neighbors.

3. With conditions, the proposed use as a Major Home Occupation will not be contrary to the goals and objectives of the Murray City General Plan in this area.

## VI. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE the request for a Major Home Occupation to allow a sale and transfer of firearms business from the residential property addressed 766 East 5900 South**, as reviewed in the staff report and subject to the following conditions:

1. The applicant shall not have clients at the residence after 6:00 p.m.
2. All materials shall be located within the dwelling, no accessory structures may be used.
3. The applicant shall work with Planning Staff to ensure that the area for the home occupation is less than 25% of the main dwelling area.
4. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.
5. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
6. The applicant shall obtain the necessary home occupation business license.
7. The applicant shall maintain a current firearms sales license with the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF).

# MAJOR HOME OCCUPATION APPLICATION

## Application Information

Business Name: Black Knight Armory

Business Address: 766 E. 5900 S. Murray, UT 84107

Parcel Identification (Sidwell) Number: 2217351005

Parcel Area(acres): .21 Current Use: Res Proposed: Home Business

Floor Area(square feet): 100 Zoning District: R-18 Land Use Code: Res

## Applicant Information

Name: Brayden Chipman

Mailing Address: 766 E. 5900 S. City: Murray State: UT ZIP: 84107

Phone #: 8015204128 Fax #: \_\_\_\_\_ Email Address: brayden@chipmanroofing.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):

Sale and Transfer of firearms. For any and all legal reasons. We plan on 1-2 customers a week. Minimal

firearms will be stored on the premisis. Perhaps 5-8 at any given time. We will be by appointment only.

Hours will vary but will never be later than 6pm. Mostly Saturdays as this will not be our primary buisness. We

will have no employees at our home.

Authorized Signature: Brayden Chipman Date: 1/28/2025

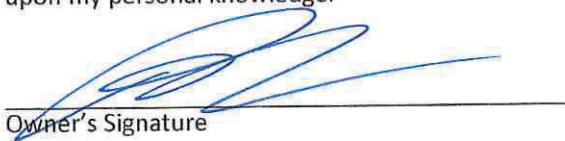
## **For Office Use Only**

Project Number: 25-004 Date Accepted: 01/30/2025

Planner Assigned: David Rodgers

Property Owners Affidavit

I (we) Brayden Chipman, Brittany Chipman, 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.



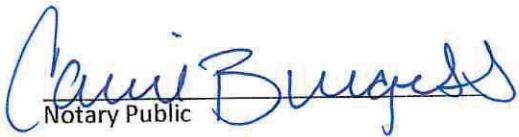
Owner's Signature



Owner's Signature (co-owner if any)

State of Utah  
§  
County of Salt Lake

Subscribed and sworn to before me this 29th day of January, 2025.



Notary Public



Residing in SL County  
My commission expires: 2/6/28

Agent Authorization

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

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah  
§  
County of Salt Lake

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

\_\_\_\_\_  
Notary public

Residing in: \_\_\_\_\_

My commission expires: \_\_\_\_\_

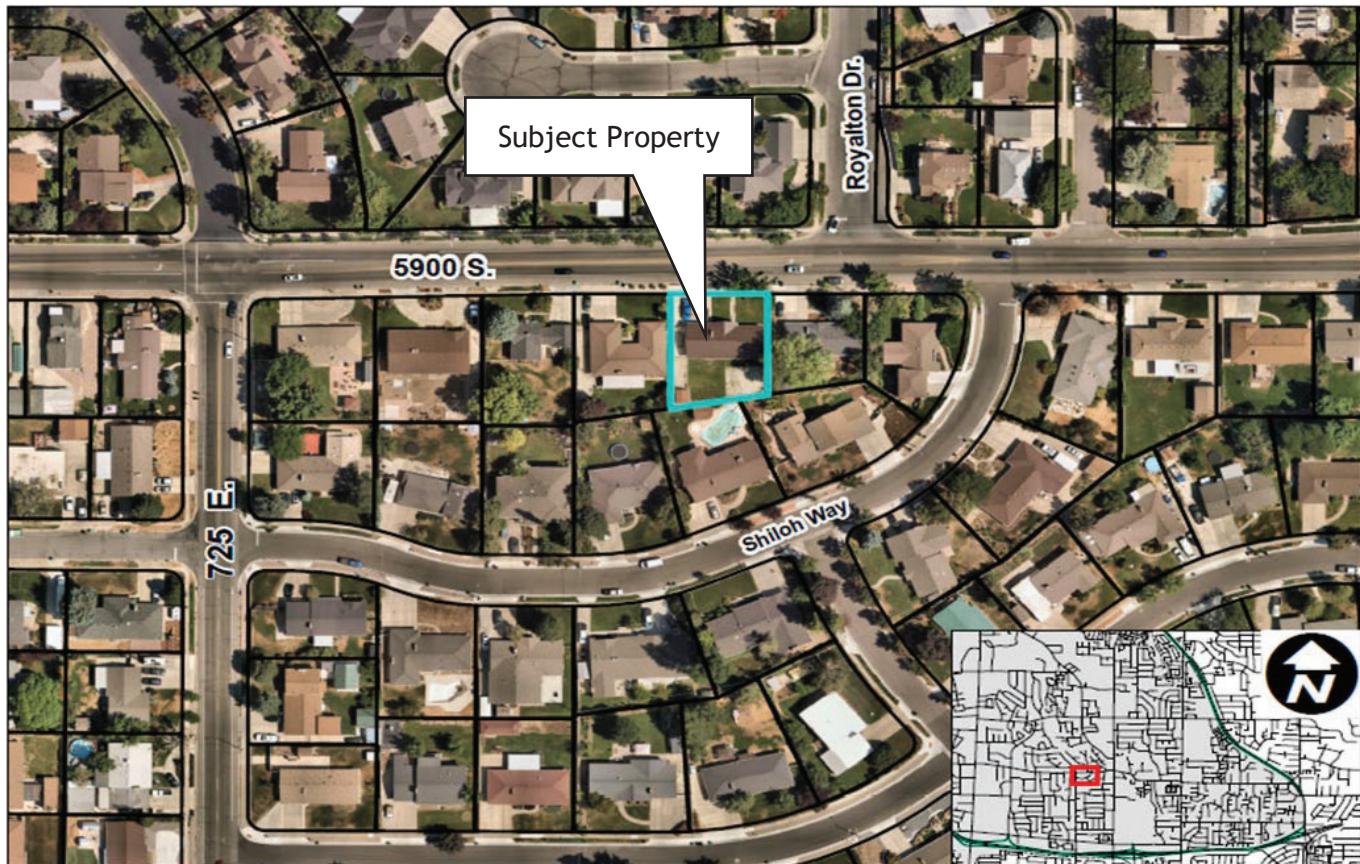


## NOTICE OF PUBLIC MEETING

February 20<sup>th</sup>, 2025, 6:30 PM

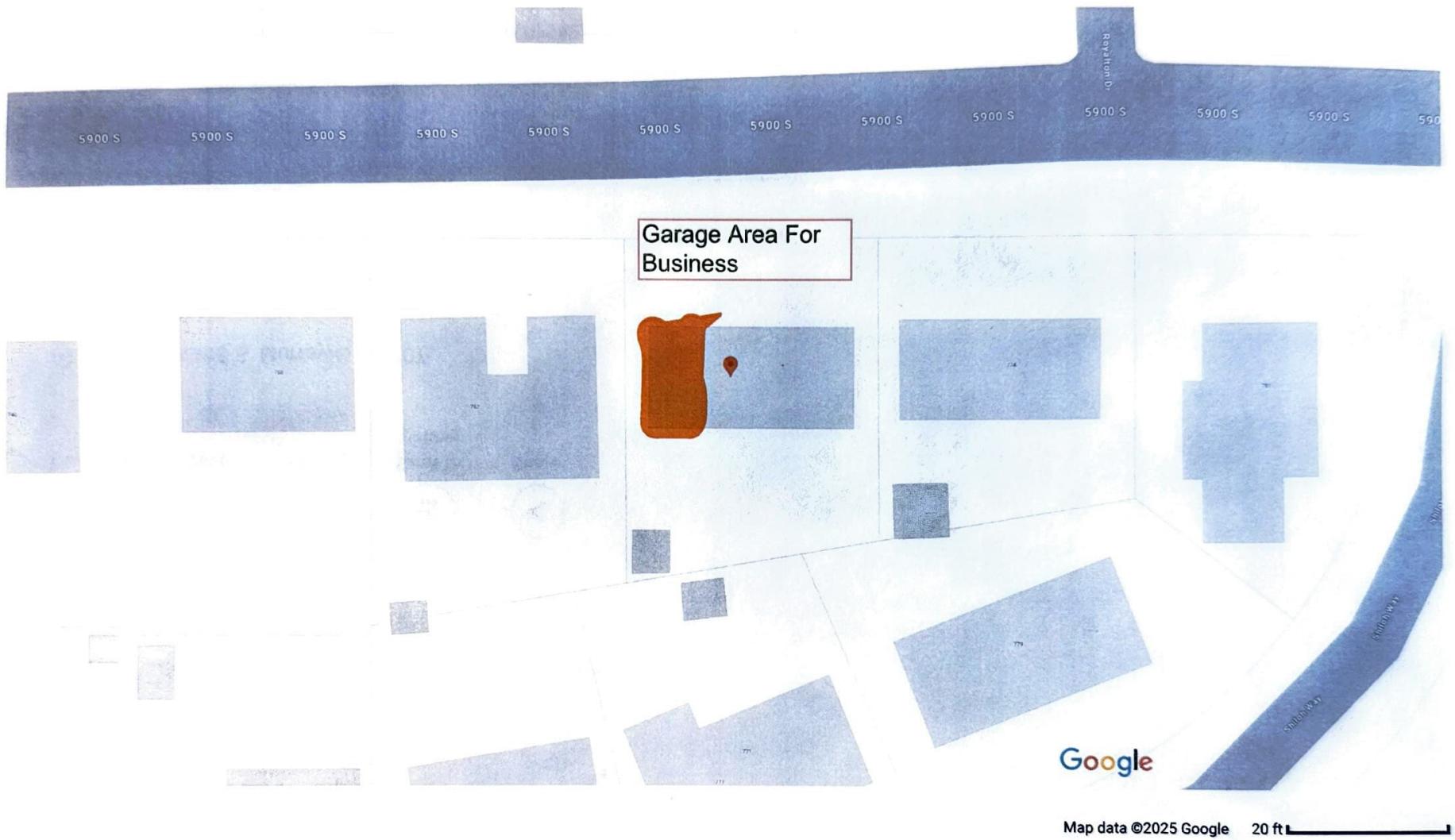
The Murray City Planning Commission will hold a public meeting on Thursday, February 20<sup>th</sup>, 2025, at 6:30 p.m. in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on an application for a major home occupation submitted by **Brayden Chipman** to allow a home-based sale and transfer of firearms business, at the property located at **766 East 5900 South**. The meeting is open, and the public is welcome to attend in person or you may submit comments via email at [pc@murray.utah.gov](mailto:pc@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://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 abutting 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](mailto: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.





## Home

Building



Directions



Save



Nearby



Send to phone



Share



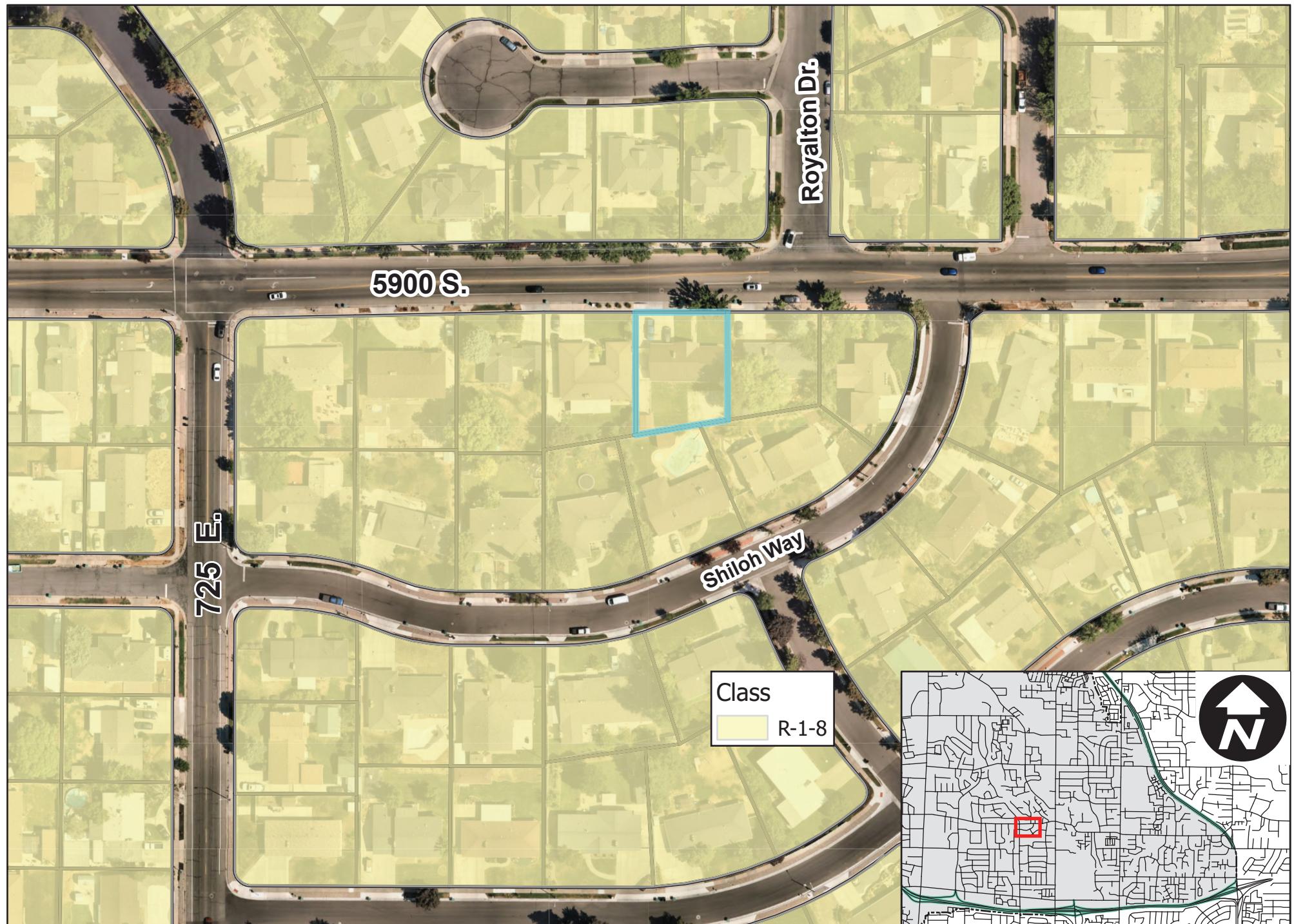
766 E 5900 S, Murray, UT 84107

## Photos

**766 E 5900 S**



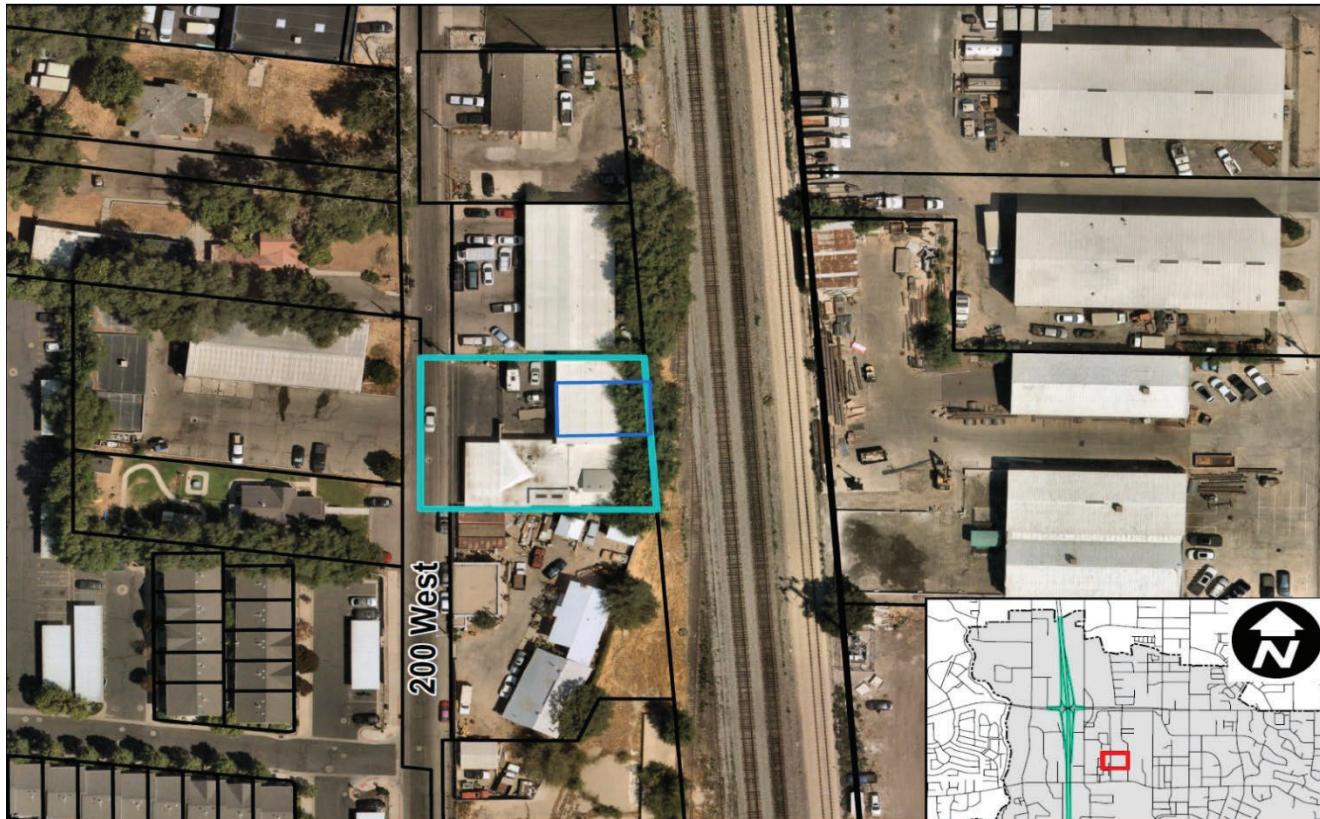
# 766 E 5900 S





## AGENDA ITEM #5 - The Golf Cove

<b>ITEM TYPE:</b>	Conditional Use Permit to allow an indoor golf studio.		
<b>ADDRESS:</b>	4713 South 200 West	<b>MEETING DATE:</b>	February 20 <sup>th</sup> , 2025
<b>APPLICANT:</b>	Nate Swank	<b>STAFF:</b>	David Rodgers, Senior Planner
<b>PARCEL ID:</b>	21-01-454-004	<b>PROJECT NUMBER:</b>	PZ-25-003
<b>ZONE:</b>	M-G, Manufacturing General		
<b>SIZE:</b>	.26-acre site   Approximately 600 sq. ft. unit		
<b>REQUEST:</b>	The applicant is requesting Conditional Use Permit approval to allow indoor golf studio on the subject property.		



## I. LAND USE ORDINANCE

Section 17.152.030. of the Murray City Land Use Ordinance allows Amusements, NEC – Golf Driving Ranges (LU #7393) within the M-G zoning district subject to Conditional Use Permit approval.

## II. BACKGROUND

### Project Location

The subject property is in a non-conforming multi-tenant building located off 200 West, north of 4500 South. The Salt Lake County Assessor's office indicates the property was built in 1981, but staff was only able to find documentation for an addition that was added to the property in 1990. The Murray City staff report for this addition discussed parking, landscaping and setbacks. This indicates that the building has existed in its current condition for approximately 35 years. The land use for this and several surrounding properties is light industrial, while there is an area to the west that contains medium density residential. All the surrounding parcels are zoned M-G.

### Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Light Industrial	M-G
South	Light Industrial	M-G
East	Utility/Railroad	M-G
West	Commercial Daycare	M-G



Exhibit 1: Zoning Map

### Project Description

The applicant is requesting a Conditional Use Permit to allow for an indoor golf studio that will allow customers to practice in a simulated environment. The applicant expects one or two customers at a time will use the bay for 1–3-hour intervals. This applicant has been operating without a conditional use permit and staff was notified due to a Code Compliance complaint. This CUP will allow the applicant to operate their business legally.

### Access

The property is a non-conforming building that is accessed off 200 West, with parking for the location between the road and the building. While a new building would not be allowed to have parking spaces encroach onto a public right of way, this building has been operating for many years. Because the change of use does not include a change in the building or structure, this non-conforming condition is allowed to remain.

### Parking

Required parking for a retail use in the M-G Zone is calculated at one stall for each two hundred (200) square feet of net useable area. The applicant has indicated on their site Plans that there is approximately six hundred (600) square feet for this use, so they are required to

have three parking stalls. The Site Plan they provided indicates that there are five designated parking stalls for this user, which would be sufficient for this use.

### Landscape

Chapter 17.152.100 Landscaping Regulations requires “Ten feet (10’) of landscaping shall be required along all frontage areas not occupied by driver accesses”. Due to the non-conforming design of this property, the entire frontage is comprised of either a drive access or parking stalls that are adjacent to 200 West. Because of its non-conforming status, the applicant is not required to bring landscaping into conformance at this time.

## **III. LAND USE ORDINANCE STANDARDS REVIEW**

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

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

With compliance to applicable city regulations, the proposed use will provide a service that will contribute to the operations of a successful industrial building and will benefit the larger area by ensuring that property's continued success.

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

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

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

With conditions, the proposed use will integrate well into the area. Staff does not anticipate a significant impact on the surrounding area and businesses.

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

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

## IV. CITY DEPARTMENT REVIEW

The application materials for the proposed conditional use permit were made available to Murray City department staff for review and comment on February 4<sup>th</sup>, 2025. Reviewing personnel included the Engineering and Building Divisions, Water, Wastewater, Power, Police, and Fire Departments. While most reviewing departments recommended approval without conditions or concerns, the following comments were provided by various departments:

Building:

- Please obtain a building permit for the installation/construction of this project.

Fire:

- Fire Extinguishers required per NFPA 10.

Power:

- No concerns unless the applicant changes the electrical service. If the service is to be changed, the contractor will need to have an on-site meeting with Murray City Power.

## V. PUBLIC INPUT

Sixty-two (62) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

## VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow an indoor golf studio business, staff concludes the following:

1. The proposed use for a Golf Driving Range (LU #7393), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

## VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow a Golf Driving Range at the property addressed 4713 South 200 West,** subject to the following conditions:

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

## CONDITIONAL USE PERMIT APPLICATION

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

### Application Information

Project Name: The Golf Cove

Project Address: 4713 S. 200 W. Murray, UT 84107

Parcel Identification (Sidwell) Number: \_\_\_\_\_

Parcel Area(acres): \_\_\_\_\_ Current Use: \_\_\_\_\_ Proposed: \_\_\_\_\_

Floor Area(square feet): \_\_\_\_\_ Zoning District: \_\_\_\_\_ Land Use Code: \_\_\_\_\_

### Applicant Information

Name: Nate Swank

Mailing Address: 1824 E. Sunrise Meadow Dr. City: Sandy State: UT ZIP: 84093

Phone #: 801-915-6283 Fax #: \_\_\_\_\_ Email Address: thegolfcovescic@gmail.com

### Property Owner's Information (If different)

Name: Kelly Gordon

Mailing Address: 4713 S. 200 W. City: Murray State: UT ZIP: 84107

Phone #: 801-860-8030 Fax #: \_\_\_\_\_ Email Address: kellyscw@xmission.com

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

This space will be used as an indoor golf studio powered by Trackman. One to two members will use our single golf bay per time for 1-3 hours.

Authorized Signature: Nate Swank Date: 1-9-2025

### For Office Use Only

Project Number: 25-004 Date Accepted: 01/22/2025

Planner Assigned: David Rodgers

Property Owners Affidavit

I (we) Kelly Gordon, 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.

Kelly Gordon  
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

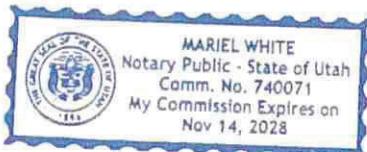
County of Salt Lake

Subscribed and sworn to before me this 9th day of January, 2025.

Mariel White  
Notary Public

Residing in Utah

My commission expires: Nov. 14, 2028



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

February 20<sup>th</sup>, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, February 20<sup>th</sup>, 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 **Nate Swank** for the property located at **4713 South 200 West**.

The applicant is requesting Conditional Use Permit approval to allow for the operation of an indoor golf studio.

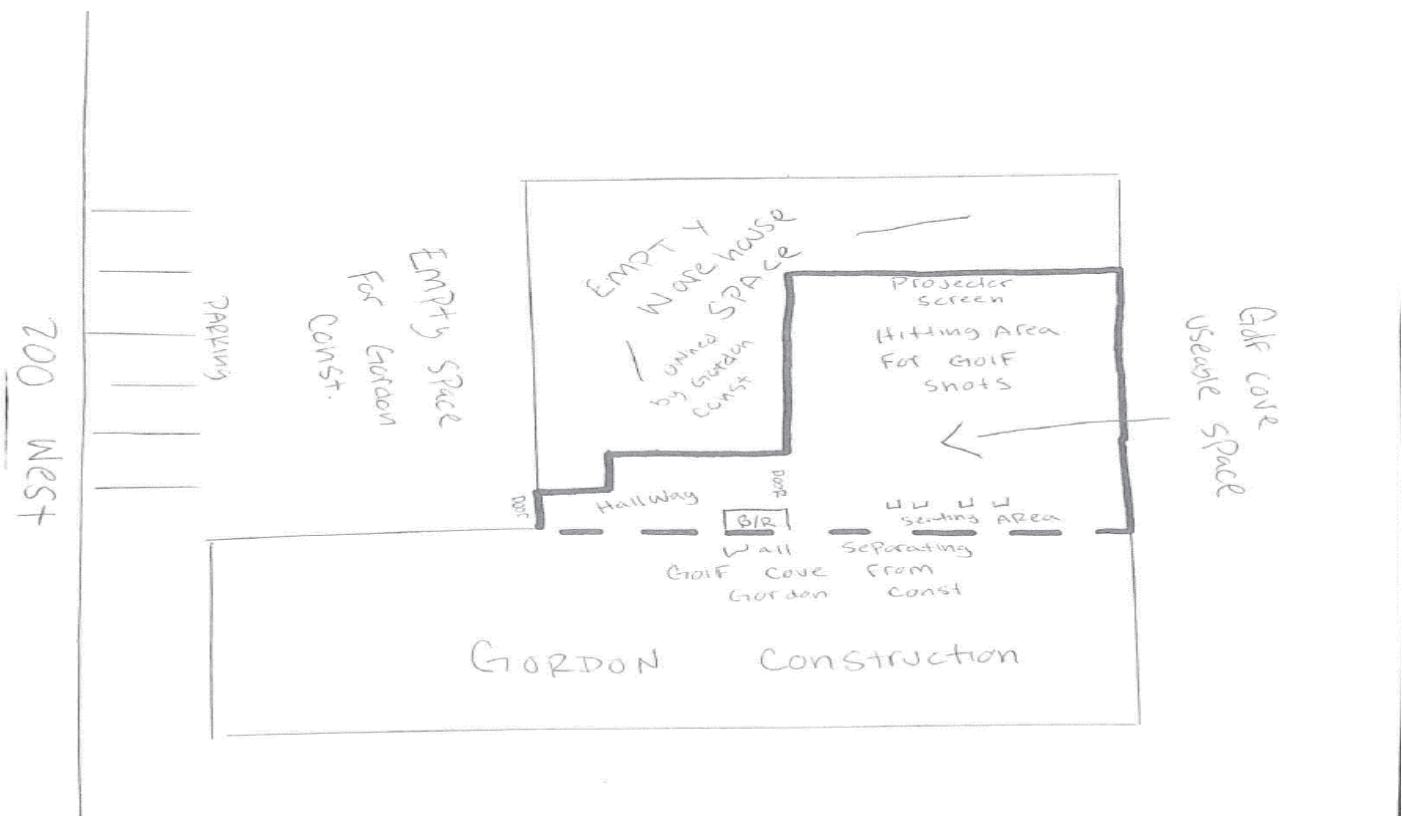
The meeting will be streamed online, at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://www.facebook.com/MurrayCityUtah/).

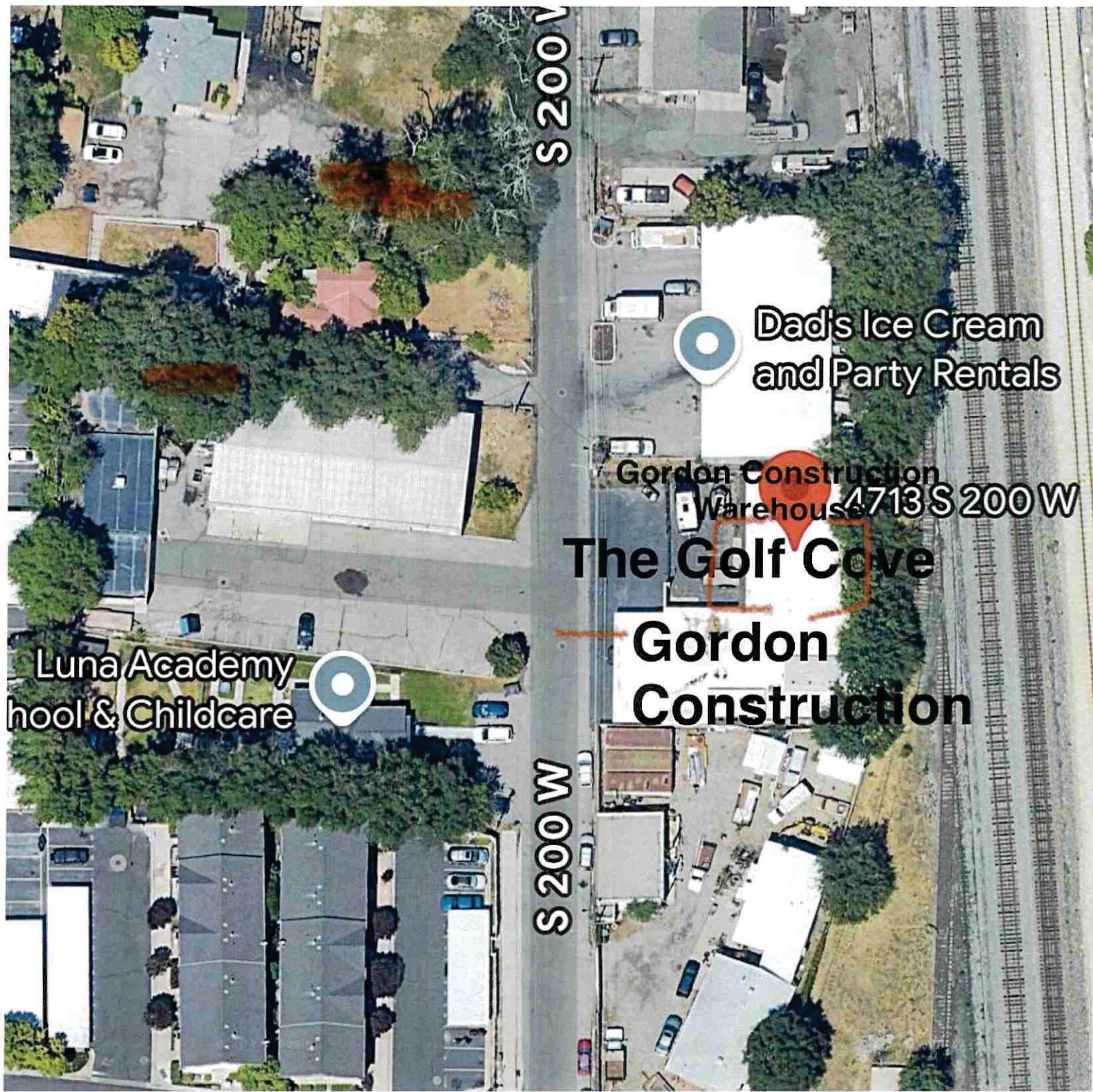
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



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

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

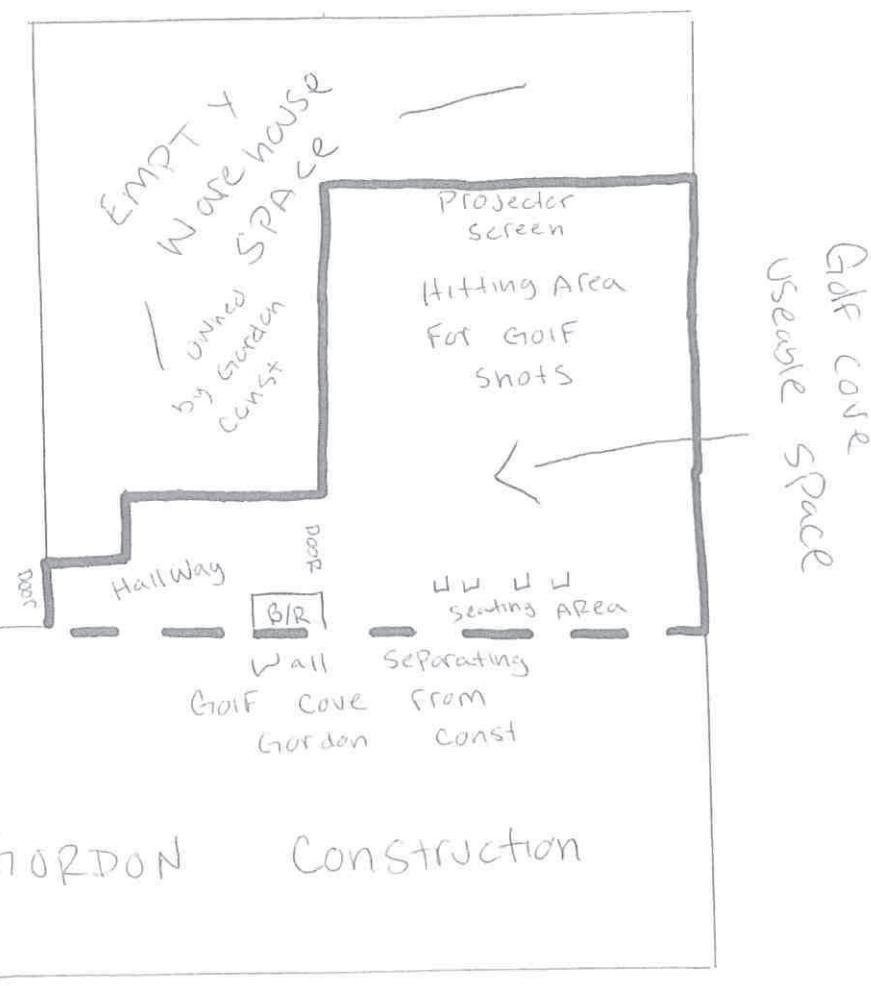




200 West

PARKING

EMPTY SPACE  
For  
Gordon  
Const.



# 4713 South 200 West



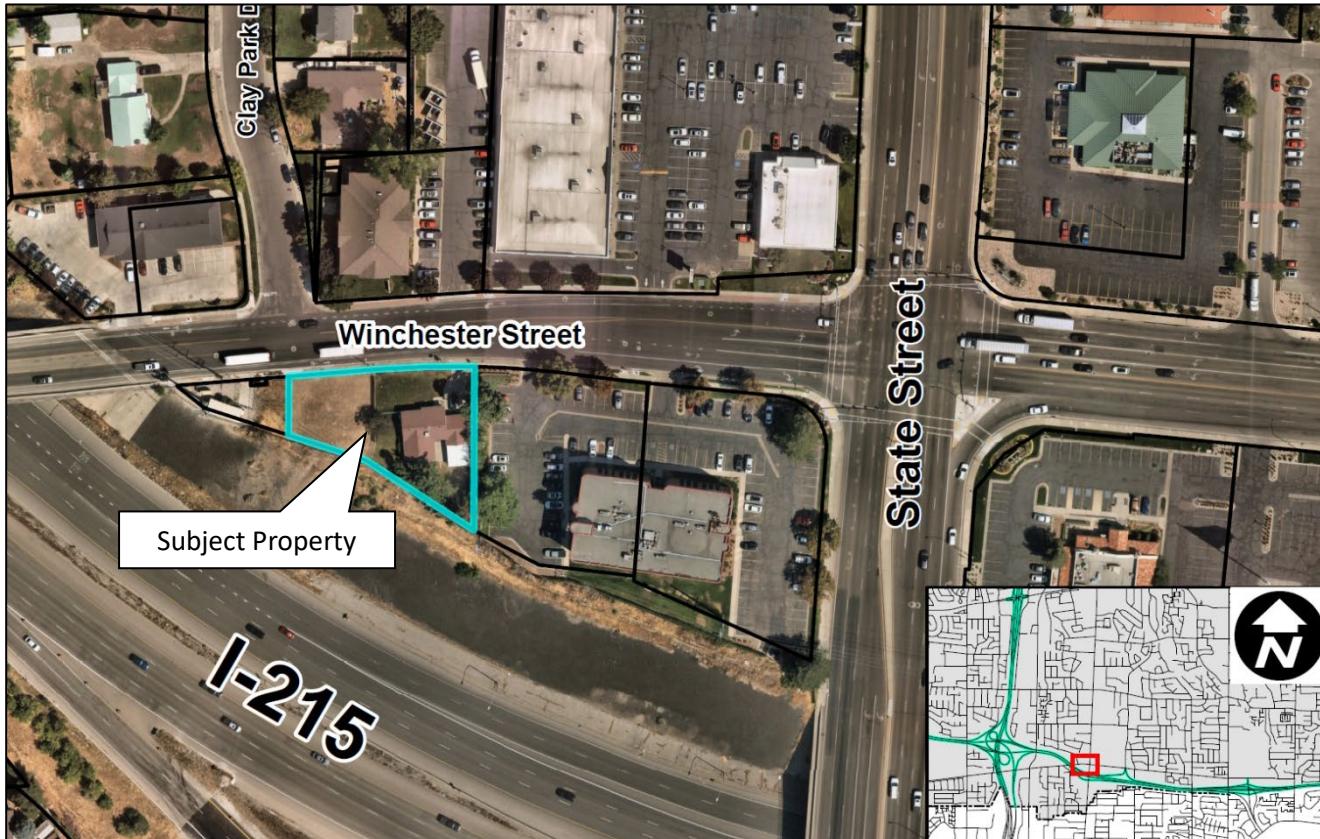
# 4713 South 200 West





## AGENDA ITEM # 6 & 7 Sonia Cordero

ITEM TYPE:	General Plan & Zone Map Amendments		
ADDRESS:	20 East Winchester Street	MEETING DATE:	February 20, 2025
APPLICANT:	Sonia Cordero	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-19-152-009	PROJECT NUMBER:	25-007 & 25-008
CURRENT ZONE:	G-O, General Office	PROPOSED ZONE:	C-D, Commercial Development
Land Use Designation	Office	PROPOSED DESIGNATION	General Commercial
SIZE:	.35 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/applicant is requesting to amend the General Plan's Future Land Use Map and the Zoning Map to allow for additional flexibility of uses that can be conducted on the property. The applicant proposes that changing the lot from General Office to Commercial Development will allow them to redevelop the property to maximize its full potential.

The existing building is a legal nonconforming single-family dwelling where the property owner currently resides and operates an accounting and tax services home occupation. The property owner wishes to redevelop the property into a small events center. This is provided to the Planning Commission as to the nature of the request and not to review the proposed use or project.

### Surrounding Land Uses & Zoning

The subject property is located on the south side of Winchester Street and east of State Street.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Office/Commercial	C-D
South	I-215	N/A
East	Office/Commercial	C-D
West	Vacant	G-O

### Zoning Considerations

The subject property is in the G-O, General Office Zoning District. Staff supports rezoning the property to C-D, Commercial Development as staff believes the flexibility provided by this change will allow this property to redevelop and contribute to the surrounding community in a cohesive way. Neighboring property to the east is currently zoned C-D and an extension of the zoning district to the west is a logical extension of the zone boundary.



Figure 1: Zoning Map segment.

## Allowed Land Uses

- **Existing G-O, General Office Zone:**

Permitted Uses include professional and medical office uses with limited service oriented uses.

Conditional Uses include retirement homes, restaurants, and other more impactful service uses.

- **Proposed C-D, Commercial Development Zone:**

Permitted Uses include many light and general retail, office, and service uses.

Conditional Uses include retirement homes, hotels, heavier impact retail such as auto sales, and public assembly/entertainment uses.

## Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the two districts are summarized below.

	<b>G-O (existing)</b>	<b>C-D</b>
Height	Within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (30').	Within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (35').
Front yard setback		20'
Rear Yard setback	20' if abutting residential	20' if abutting residential
Side Yard setbacks	10'	None
Corner Yard setback	20'	None
Parking Required	Based on Use	Based on Use

*Table 1: Compared Regulations in existing and proposed zones.*

## General Plan Considerations

The General Plan was adopted in 2017. The primary goal and mission of the plan is to “Guide growth to promote prosperity and sustain a high quality of life for those who live, work, shop, and recreate in Murray.”

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.

## 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 potential future zoning designations of properties. The subject property is currently designated "Office". The applicant proposes to amend the Future Land Use designations described above to "General Commercial".



Figure 2: Future Land Use Map segment.

- The property is currently designated as "Office". The Office designation is intended for office uses that are compatible with nearby residential, see Figure 3 for a more detailed description.

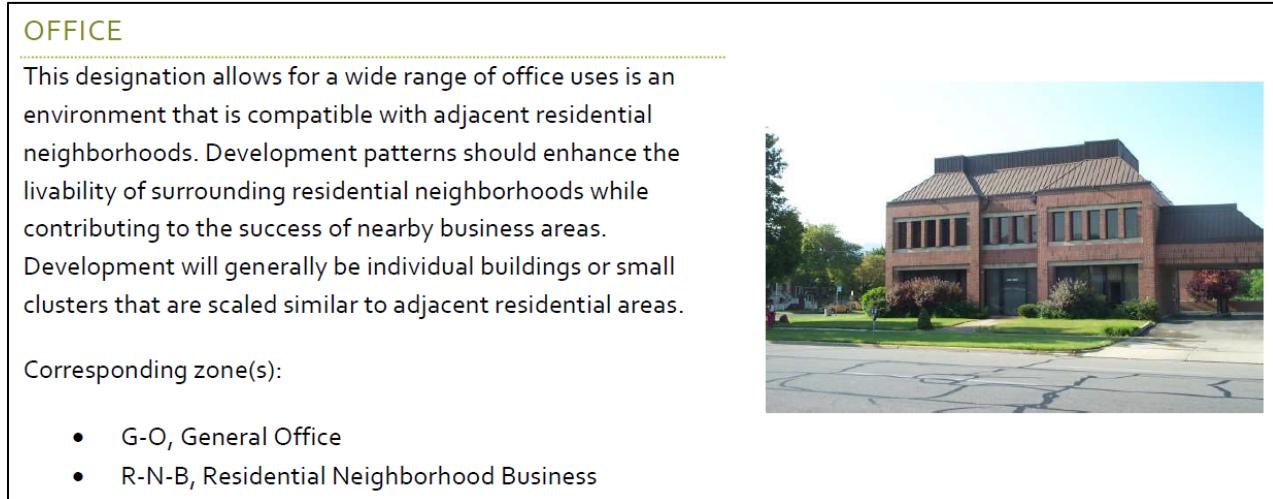


Figure 3: p. 5-17, Murray City General Plan 2017

- The applicants propose to amend the Future Land Use Map designation of the subject property to "General Commercial". This category is intended to allow a more intensive

commercial environment. Large corridors like State Street, 5300 South, and 4500 South have a number of properties with this designation. See figure 4 below for a more detailed description.

- The General Plan is intended to be a living document that responds to changing circumstances as they arise. This document is intended to view the entirety of the city in broad strokes. In the crafting of the current General Plan events such as a global pandemic, and shifts in attitude towards remote work have led to smaller footprints of office space writ large. As a result of these changes in circumstances, the need for commercial property specifically devoted to office use has decreased. Providing additional commercial options for the property is consistent with the goals and objectives of the General Plan.
- This specific property's land use designation was anticipated to be office because of the trend of nearby office users such as the properties to the north and east. The Planning Division recognizes that the situation has changed and the applicant would like to use this property for a different purpose.

#### GENERAL COMMERCIAL

While this designation is primarily for larger retail destinations, including regional shopping centers and stand-alone big box, it may also include mixed-use developments that are mainly commercial in nature and use. High density, multi-family residential complexes will only be considered as part of a larger master-planned mixed-use development. Smaller-scale medium density residential projects may be considered for neighborhood or community node areas.



Corresponding zone(s):

- C-D, Commercial development

Figure 4: p. 5-16, Murray City General Plan 2017

## 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:

- Murray City Power Department states that there are overhead power lines that cannot be relocated and the owner/applicant will need to consider the constraints with safety clearances in any future development.
- Murray City Wastewater states that any future sewer work on the property will need to meet Murray City Wastewater specifications.

All other reviewing departments did not have any comments to provide at this time. 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**

Fifty-two (52) 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 additional redevelopment opportunities for the property.
3. The proposed Zone Map Amendment from G-O to C-D has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change will be managed within the allowed uses in the C-D Zone.
4. The proposed Zone Map Amendment from G-O to C-D conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate redevelopment 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 property located at 20 East Winchester Street from Office to General Commercial.

#### **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 property located at 20 East Winchester Street from G-O, General Office to C-D, Commercial Development as described in the Staff Report.

# GENERAL PLAN AMENDEMENT APPLICATION

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

Applicant Information Name: Sonia Cordero

Mailing Address 20 E. Winchester Street City: Murray State: Utah ZIP: 84107 Phone #: 801-652-8755 Fax #: \_\_\_\_\_ Email Address: sonia.cordero2010@gmail.com

Property Owner's Information (If different) Name: Air Plus Properties, LLC

Mailing Address: 20 E. Winchester Street City: Murray State: Utah ZIP: 84107 Phone #: 801-652-8755 Fax #: \_\_\_\_\_ Email Address: sonia.cordero2010@gmail.com

## Application Information

For Map Amendments:

Property Address: 20 East Winchester Street, Murray, Utah 84107

Parcel Identification (Sidwell) Number: 2191520090000

Parcel Area(acres): .36 Land Use Designation: G-O Proposed: Commercial Development

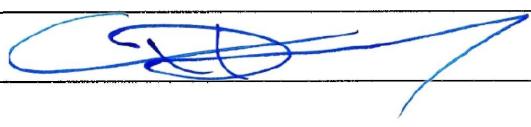
For Text Amendments: Describe the request in detail (use additional pages, or attach narrative if necessary):

---

---

---

---

Authorized Signature:  Date: 2/5/2025

---

---

---

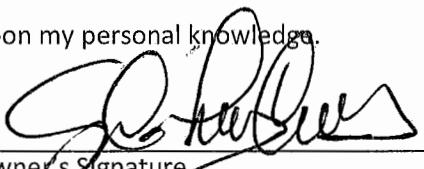
## For Office Use Only

Project Number: PZ-25-007 Date Accepted: 2/7/2025

Planner Assigned: Zachary Smallwood, Planning Manager

Property Owners Affidavit

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

  
Owner's Signature

Owner's Signature (co-owner if any)

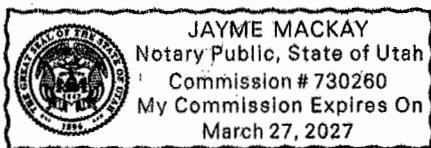
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 16 day of JANUARY, 2025.

  
Notary Public

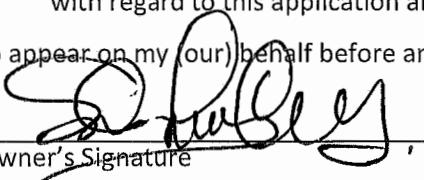


Residing in Salt Lake County

My commission expires: 3/27/25

Agent Authorization

I (we), Sonia Cordero, Manager of Air Plus Properties, LLC, the owner(s) of the real property located at 20 East Winchester Street, in Murray City, Utah, do hereby appoint T Carter Maudsley as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize T Carter Maudsley 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

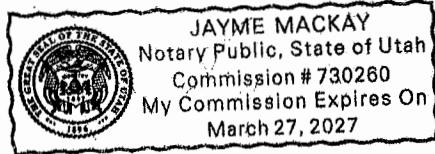
§

County of Salt Lake

On the 16 day of JANUARY, 2025, personally appeared before me Sonia Cordero the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

  
Notary public

Residing in: SALT LAKE County  
My commission expires: 3/27/25



## ZONING AMENDMENT APPLICATION

Type of Application(check one):  Text Amendment: \_\_\_\_\_  Map Amendment: \_\_x\_\_\_\_

Applicant Information Name: Sonia Cordero

Mailing Address 20 E. Winchester Street City: Murray State: Utah ZIP: 84107 Phone #: 801-652-8755 Fax

#: \_\_\_\_\_ Email Address: sonia.cordero2010@gmail.com

Property Owner's Information (If different) Name: Air Plus Properties, LLC

Mailing Address: 20 E. Winchester Street City: Murray State: Utah ZIP: 84107 Phone #: 801-652-8755 Fax

#: \_\_\_\_\_ Email Address: sonia.cordero2010@gmail.com

## Application Information

### For Map Amendments:

Property Address: 20 East Winchester Street, Murray, Utah 84107

Parcel Identification (Sidwell) Number: 2191520090000

Parcel Area(acres): .36 Land Use Designation: G-O Proposed: Commercial Development

Request Complies with General Plan: Yes: x No:

#### For Text Amendments:

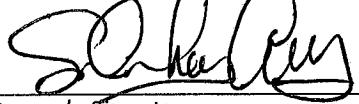
Describe the request in detail (use additional pages, or attach narrative if necessary):

— Authorized Signature:  Date: 2/5/2025

**For Office Use Only** **PZ-25-008** **02/07/2025**  
Project Number: \_\_\_\_\_ Date Accepted: \_\_\_\_\_  
Planner Assigned: **Zachary Smallwood, Planning Manager**

### Property Owners Affidavit

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



Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

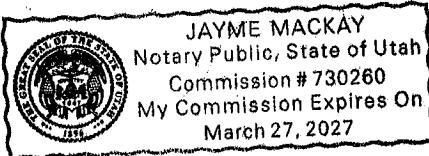
§

County of Salt Lake

Subscribed and sworn to before me this 16 day of JANUARY, 20 25.



Notary Public



Residing in Salt Lake County  
My commission expires: 3/27/25

### Agent Authorization

I (we), Sonia Cordero, Manager of Air Plus Properties, LLC, the owner(s) of the real property located at 20 East Winchester Street, in Murray City, Utah, do hereby appoint T Carter Maudsley as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize T Carter Maudsley 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

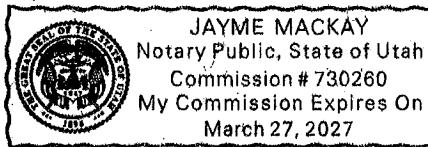
§

County of Salt Lake

On the 16 day of JANUARY, 20 25 personally appeared before me Sonia Cordero the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

  
Notary public

Residing in: Salt Lake County  
My commission expires: 3/27/25





## NOTICE OF PUBLIC HEARING

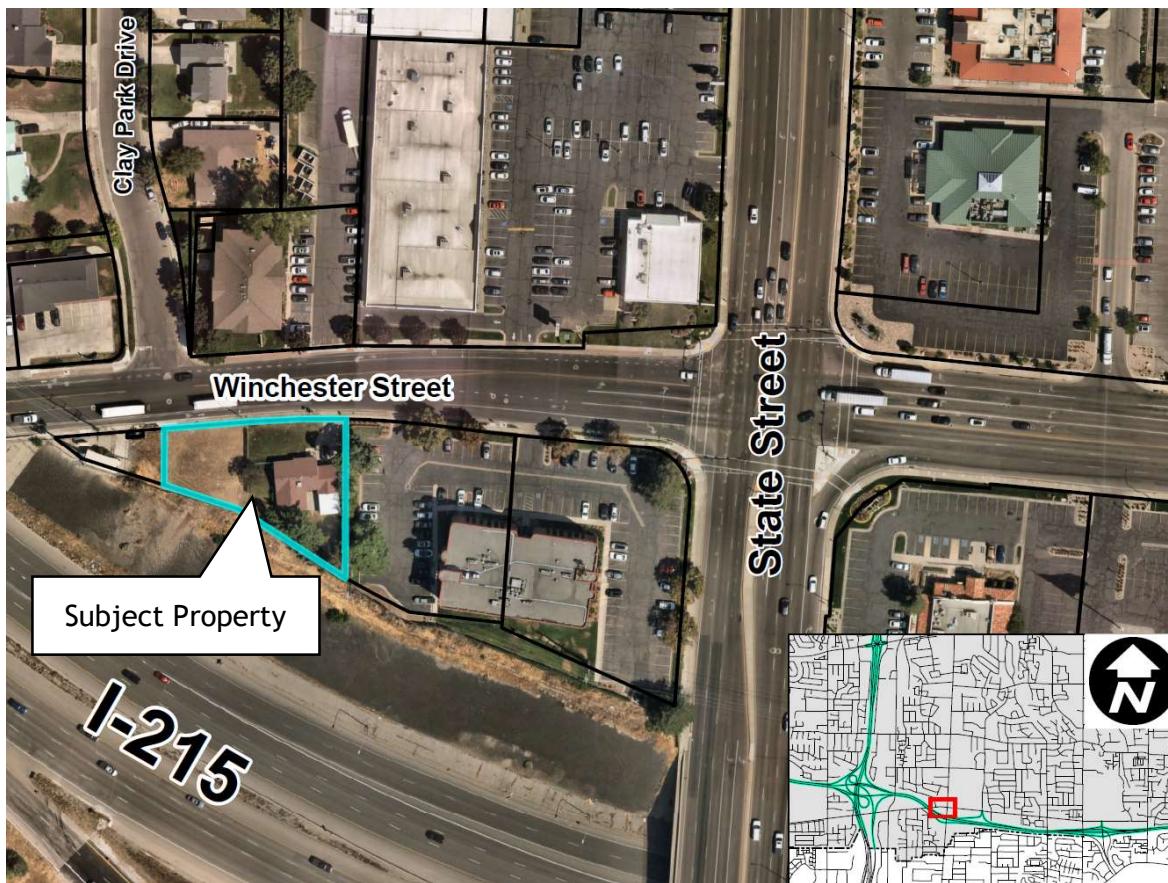
February 20<sup>th</sup>, 2025, 6:30 PM

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:

**Sonia Cordero** is requesting a general plan & zone map amendment for the property located at **20 East Winchester Street**. The applicant is requesting a Future Land Use Map Amendment from Office to General Commercial and a Zone Map Amendment from G-O, General Office to C-D, Commercial Development. The requirements of the zone are located on our website at [www.murray.utah.gov](http://www.murray.utah.gov). **The Planning Commission will be making a recommendation to the City Council for this item. The City Council conduct another Public Hearing to make a decision regarding this application at a later date.**

To make comments regarding this proposal the public may attend the meeting, calling Murray City Planning Division at (801) 270-2430, or email [pc@murray.utah.gov](mailto: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](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](http://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 | February 7<sup>th</sup>, 2024

**COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

LOT 1 WINCHESTER CORNER

**REQUEST FOR GENERAL PLAN AMENDMENT AND ZONING  
AMENDMENT:**

Air Plus Properties, LLC is the owner of the property located at 20 East Winchester in Murray (the “Property”). The Property is currently zoned General Office but is being used as a single-family home under a grandfathered use.

Air Plus Properties is exploring the possibility of constructing an events center, with an attached living space for the owner/manager of the events center, on the Property to serve the needs of the community. Smaller event centers are scarce in the area and are booked months in advance. This use is not allowed in the General Office zone.

The owner is requesting that the general plan be amended to allow for Commercial Development for this property, along with a Zoning Amendment to Commercial Development so that the event center could be constructed (after obtaining a conditional use permit). The property adjacent to the east of the Property is currently zoned Commercial Development, as are the properties directly north of the Property; the area itself is mostly zoned Commercial Development. The plan and zoning amendment would have little to no effect on the surrounding properties. The plan and zoning amendment would also be beneficial to the community as it would provide the community with a space to convene and celebrate each other.

Thank you,

Carter Maudsley  
Agent for Air Plus Properties, LLC



# 20 East Winchester Street



# 20 East Winchester Street

