



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

**Thursday, March 6th, 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 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. February 20th, 2025
2. Conflict(s) of Interest
3. Approval of Findings of Fact
 - a. Brayden Chipman – Major Home Occupation
 - b. The Golf Cove – Conditional Use Permit

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

4. More Than Mysteries Project # 25-014
635 West 5300 South
Review and approval of an escape/puzzle room business in the C-D Zone

SUBDIVISION REVIEW(S) – ADMINISTRATIVE ACTION

5. Berger Station Subdivision & Berger Place Vacation Project # 24-010
171, 173, 175, 177, 179, 237, 273, 277 West Berger Lane
One year time extension for Subdivision Vacation and Preliminary/Final Subdivision Approval

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

6. Furever in Style Project # 25-009
Land use text amendment to add dog grooming LU 8224 as a permitted use in the Residential Neighborhood Business (R-N-B) zoning district.

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, March 20th, 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 pc@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>.



MURRAY CITY PLANNING COMMISSION

MEETING MINUTES

February 20, 2025

6:30 p.m. MST

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

CALL MEETING TO ORDER

MEMBERS PRESENT

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

Excused: Commissioner Rogers

Chair Richards called the meeting to order at 6:30 p.m.

STAFF REVIEW MEETING

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.

APPROVAL OF MINUTES

Commissioner Hacker made a motion to approve the minutes for January 2nd, 2025 and January 16th, 2025, with administrative changes as noted. Commissioner Pehrson seconded. A voice vote was made with all in favor.

CONFLICT 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 Levi's Lot Subdivision Amendment. Seconded by Commissioner Hildreth. A voice vote was made with all in favor.

BUSINESS ITEM(S)

MAJOR HOME OCCUPATION(S) – ADMINISTRATIVE ACTION

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

Brayden Chipman was present to represent the request. David Rodgers presented the application for approval to have a sale and transfer of firearms business at Mr. Chipman's place of residence as a major home occupation business in the R-1-8 zone. Mr. Rodgers described the location for the business and showed the site plan. He explained what the code allows for in terms of space for major home occupations, stating that the applicant meets the requirements. Mr. Rodgers also said that the applicant meets the parking requirements. Notices were sent to surrounding residents, with staff receiving two phone calls sharing concerns. He outlined the criteria for a major home occupation and the differences with other types of applications. Staff recommends the Planning Commission approve the proposed major home occupation to allow a sale and transfer of firearms business from the residential property.

Vice Chair Hristou and Mr. Rodgers had a discussion about the requirement for an additional permit with major home occupations. Mr. Rodgers said that the applicant must obtain a home occupation business license through Murray City. The business must also maintain a current firearms license with the Bureau of Alcohol, Tobacco, Firearms and Explosives (or ATF).

Brayden Chipman approached the podium. Chair Richards asked him if he read and could comply with the conditions. Mr. Chipman said yes. He also indicated that his business and firearms licenses are in progress.

Vice Chair Hristou asked about security on the property. Mr. Chipman indicated that his inventory is stored in heavy gun safes that would take special equipment to move. He also said that the property is protected by an eight-foot fence with a locked gate.

Commissioner Hildreth expressed concerns about neighborhood traffic if the business were to grow. Mr. Chipman said he intends for the business to grow and will move into a designated office space if that happens.

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

Commissioner Pehrson made a motion 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).

Seconded by Commissioner Hildreth. Roll call vote:

A Richards
A Hristou
A Hacker
A Pehrson
A Hildreth
A Klinge

Motion passes: 6-0

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

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

Nate Swank was present to represent the request. David Rodger presented the application for Conditional Use Permit approval to allow an indoor golf studio on the subject property in the M-G zone. He showed the site plan and described the nature of the business, including parking and accesses. He indicated that the current parking lot is non-conforming, and a new building would not be able to have this kind of parking lot. Staff does not have any concerns with the non-conforming lot. Notices were sent to the surrounding properties, with no comments being received. Staff recommend that the Planning Commission approve a conditional use permit to allow a golf driving range.

Nate Swank approached the podium. Chair Richards asked if he had read and could comply with the conditions. Mr. Swank said yes.

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

Vice Chair Hristou made a motion 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.

Seconded by Commissioner Klinge. Roll call vote:

A Richards
A Hristou
A Hacker
A Pehrson
A Hildreth
A Klinge

Motion passes: 6-0

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

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

Carter Maudsley was present to represent the request for Sonia Cordero. Zachary Smallwood presented the application to amend the Future Land Use Map designation from Office to General Commercial and the Zoning Map for the subject property from the G-O (General Office) zone to the C-D (Commercial Development) zone. Mr. Smallwood showed a map of the area where Ms. Cordero's residence is located, where she operates her business. He explained that she is requesting the General Plan and Zone Map amendment in order to redevelop the property. He described the current zoning standards, as well as those of the proposed zone. Mr. Smallwood explained how the zone change would allow her to redevelop the property. Public notices were sent to surrounding properties, with no comments being received. Staff recommends that the Planning Commissions forward both requests to the City Council for approval.

Commissioner Hacker and Mr. Smallwood had a discussion regarding the requirements for the zone. Commissioner Hacker asked about height restrictions for the zone. Mr. Smallwood said it's only based on the distance from residential.

Chair Richards asked Mr. Maudsley to approach the podium for questions.

Chair Richards opened the agenda items for public comment. Seeing none, the public comment period was closed.

Commissioner Hacker and Mr. Maudsley had a discussion about parking spaces for the size of event center that Ms. Cordero plans to have. Mr. Maudsley said they will go through the process of obtaining a conditional use permit, which will include a review of parking requirements.

Commissioner Hacker made a motion 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.

Seconded by Commissioner Klinge. Roll call vote:

A Richards
A Hristou
A Hacker
A Pehrson
A Hildreth
A Klinge

Motion passes: 6-0

Commissioner Hacker made a motion 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.

Seconded by Commissioner Klinge. Roll call vote:

A Richards
A Hristou
A Hacker
A Pehrson
A Hildreth
A Klinge

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

Mr. Smallwood announced the Redevelopment Agency publicly unveiled the plans for the Block One development. He said they are working with Rockworth Companies, who wish to break ground in November 2025.

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.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 7:07 p.m. MST.

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.

Zachary Smallwood, Planning Manager
Community & Economic Development Department

DRAFT

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Black Knight Armory
PROJECT NUMBER: PZ-25-006
APPLICANT: Brayden Chipman
APPLICATION TYPE: Major Home Occupation

I. REQUEST:

The applicant is requesting approval for a Major Home Occupation to allow a sales and trading of firearms business within a home located at 766 East 5900 South.

II. MUNICIPAL CODE AUTHORITY:

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.

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 February 20, 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 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. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a major home occupation on the property. The vote was 6-0 with Commissioners Hildreth, Klinge, Pehrson, Hacker, Hristou, and Richards in favor and none opposed. The approval is contingent on 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).

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 6th DAY OF March, 2025.**

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: The Golf Cove
PROJECT NUMBER: 25-003
APPLICANT: Nate Swank
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow an indoor golf studio within the M-G Zone on the property located at 4713 South 200 West.

II. MUNICIPAL CODE AUTHORITY:

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.

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 February 20, 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 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.

VI. **DECISION AND SUMMARY**

The Planning Commission **APPROVED** the request for an indoor golf studio on the property. The vote was 6-0 with Commissioners Richards, Hildreth, Pehrson, Kling, Hristou, and Hacker 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 and obtain any required permits.
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 6th DAY OF March, 2025.

Michael Richards, Chair
Murray City Planning Commission



AGENDA ITEM # 4 More Than Mysteries

ITEM TYPE:	Conditional Use Permit		
ADDRESS:	635 West 5300 South, Suite 301	MEETING DATE:	March 6 th , 2025
APPLICANT:	More Than Mysteries, LLC	STAFF:	Ruth Ruach, Planner I
PARCEL ID:	21-13-101-018	PROJECT NUMBER:	PZ-25-014
ZONE:	C-D, Commercial Development		
SIZE:	1.39-acre site 1,435 square feet unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow an entertainment business that provides escape rooms.		



I. LAND USE ORDINANCE

Section 17.152.030 of the Murray City Land Use Ordinance allows an escape room entertainment business (LU #7219) within the C-D zoning district subject to Conditional Use Permit approval.

II. BACKGROUND

Project Location

The subject property is located within an existing commercial space, west of Hidden Village Park. It is south of 5300 South and fronts Allendale Drive.

Surrounding Land Use and Zoning

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

Project Description

The applicant is requesting Conditional Use Permit approval to allow an entertainment business that provides escape rooms. The project will require minimal changes to the building and will only occupy one unit. The applicant plans to add two (2) escape rooms. This land use type is listed as a conditional use in the C-D Zone, requiring review by the Planning Commission.

Access

The subject property has three (3) points of accesses. The subject property can be accessed from two points on Allendale Drive (25' wide) and from 700 West. These access points are shared with all units on the subject property.

Parking

Section 17.72.070 Off Street Parking and Motor Vehicle Access Standards states that when a use is not in the table of listed parking requirements the Planning Commission may determine the parking requirements. According to the American Planning Association's report on Parking Standards the nearest comparable use that staff could find is "amusement enterprise, indoor". This use requires a minimum of one (1) parking stall for every 50 square feet of gross assembly space. Staff calculated the gross assembly space at approximately 1,035 square feet. This requires a minimum of twenty (20) spaces.

According to the site plan that was provided by the applicant, the property currently has

about forty-five (45) parking stalls. These parking stalls are shared between each unit that occupies the subject property. The larger site that is shared with Smith's Grocer has approximately 350 spaces. Most of the neighboring businesses operate during the day and staff does not anticipate any issues with the applicant's parking. The applicant proposes hours of operation that will not significantly impact the available parking spaces on the property.

Landscaping

Per Murray City Code 17.68.040, the subject property is required to be landscaped as shown below:

Frontage	Trees	5-gallon Shrubs	1-gallon Shrubs
Allendale Drive, 167 Feet	5	8	17

Aerial images of the property indicate that landscaping requirements will be met.

III. LAND USE ORDINANCE STANDARDS REVIEW

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

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

With compliance to city regulations, the proposed building will contribute to the continued success of an existing commercial building and will be a benefit to the larger area by ensuring the business' continued success.

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

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

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

With conditions, the proposed use for an escape room entertainment business will be in harmony with the allowed uses in this zoning district and others found in the area. This use will fit in with surrounding uses like the dance studios and other entertainment uses nearby thus enhancing the area overall.

- 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 escape room use were made available to Murray City department staff for review and comment on February 18th, 2025. The following comments have been provided by the reviewing departments:

- The Fire Department provided the following comments:
 - Please provide fire sprinkler and alarm plans for special amusement to Murray Fire Marshals Office (FMO), if over 5 alarm appliances or 20 sprinkler heads added, moved or replaced third party review required prior to submittal to FMO.
 - Fire extinguishers required as per NFPA 10.
 - NFPA 101 – occupants shall not be locked beyond their control in buildings or building spaces, except for lockups in accordance with detention and correctional occupancies and health care occupancies.
 - *Please use IFC 2021 and applicable NFPA as reference.
- The Building Department provided the following comments:
 - Must obtain a building permit to verify the space will meet the requirements of IBC 411.5 for Puzzle rooms.

Other reviewing departments did not have any concerns or comments to attach to this application.

V. PUBLIC INPUT

Twelve (12) 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 escape/puzzle room entertainment business, staff concludes the following:

1. The proposed use for an escape/puzzle room entertainment business (LU #7219), is allowed in the C-D Zoning District subject to Conditional Use Permit approval.

2. With conditions, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

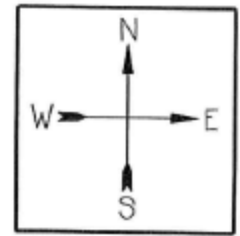
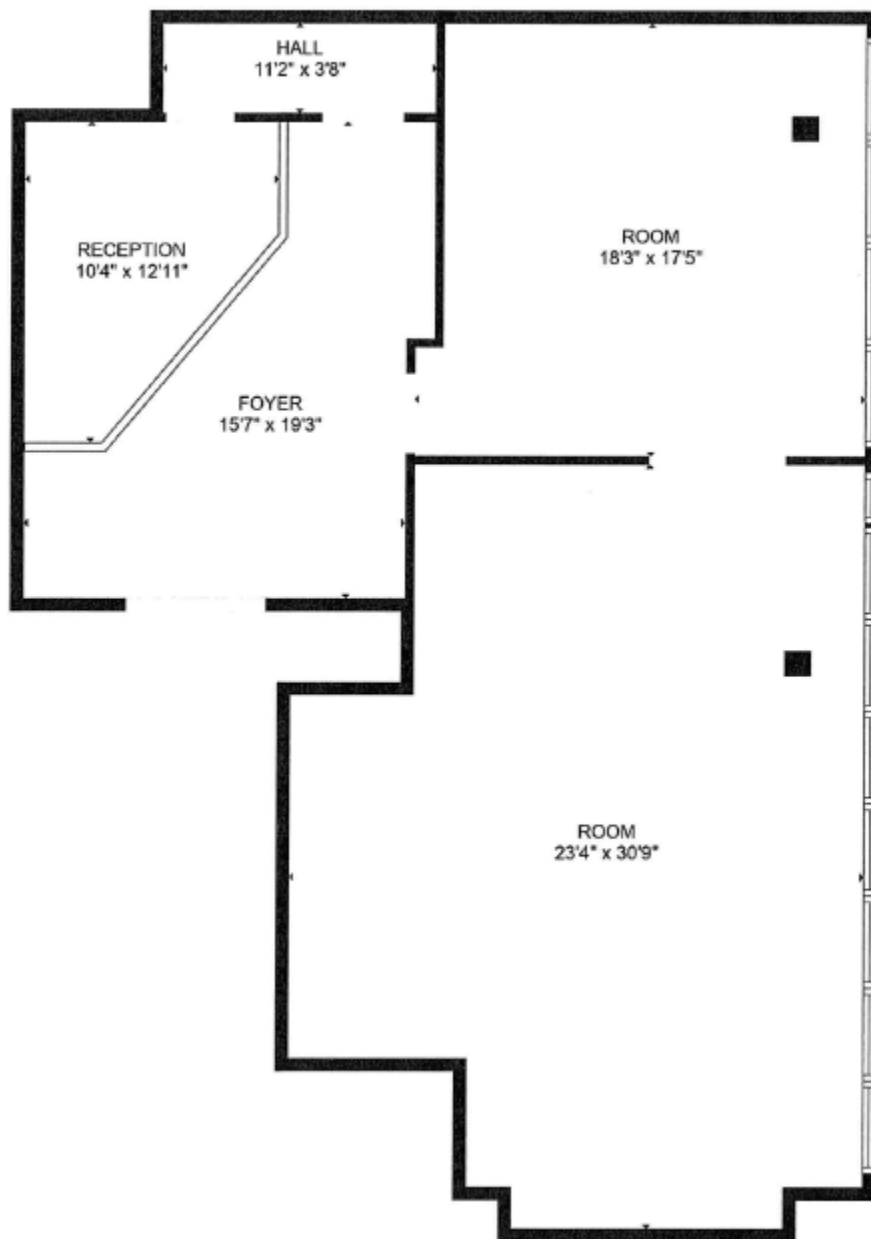
Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE the Conditional Use Permit to allow an escape/puzzle room entertainment business at the property addressed 635 West 5300 South, #301,** subject 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.

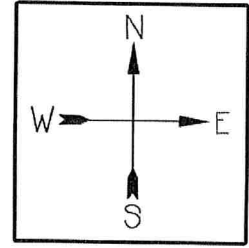
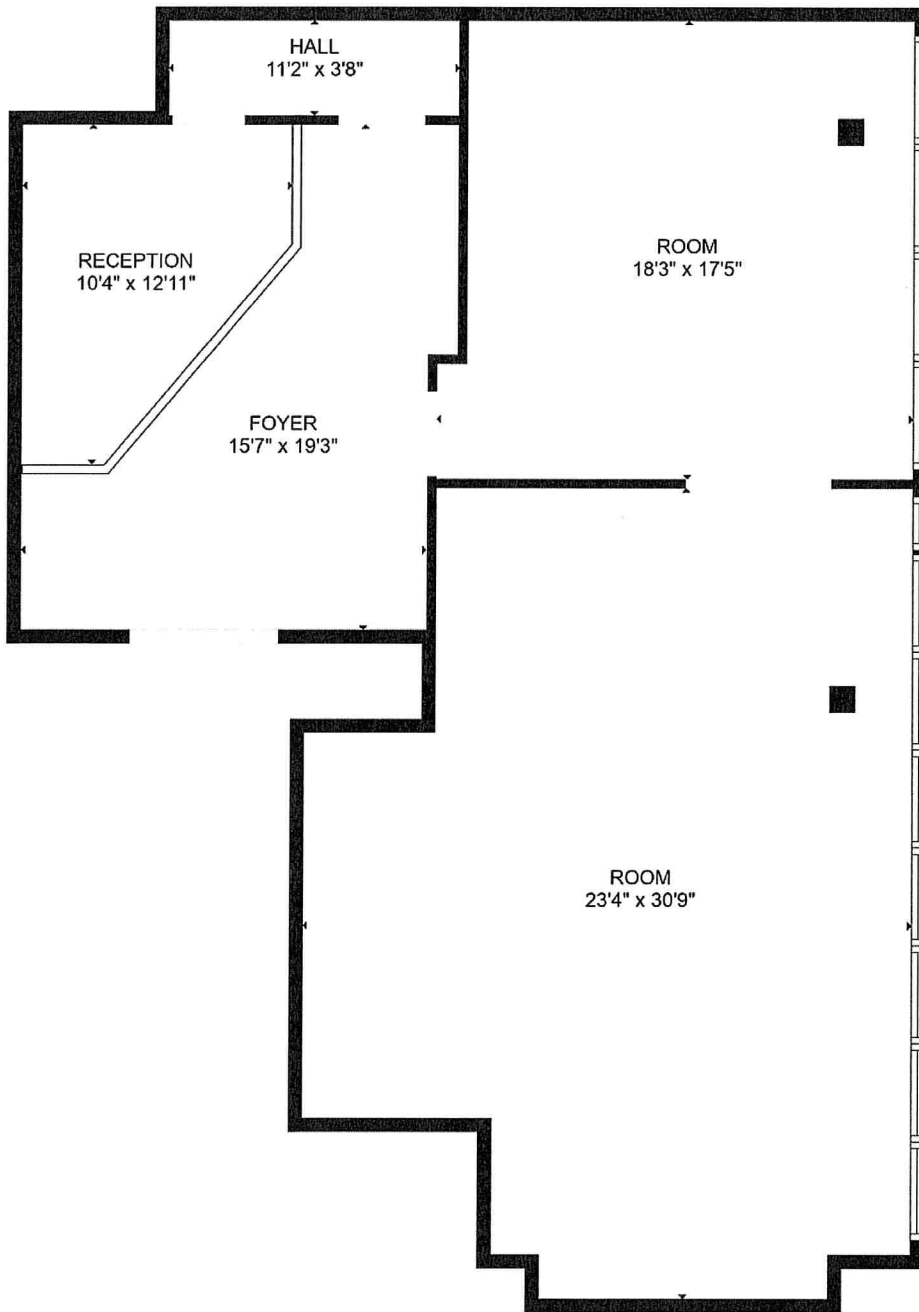


Project:
More Than Mysteries, LLC

Address:
Riverview Shopping Center
635 West 5300 South, Suite 301
Murray, Utah 84123



6.b. (1 of 1)

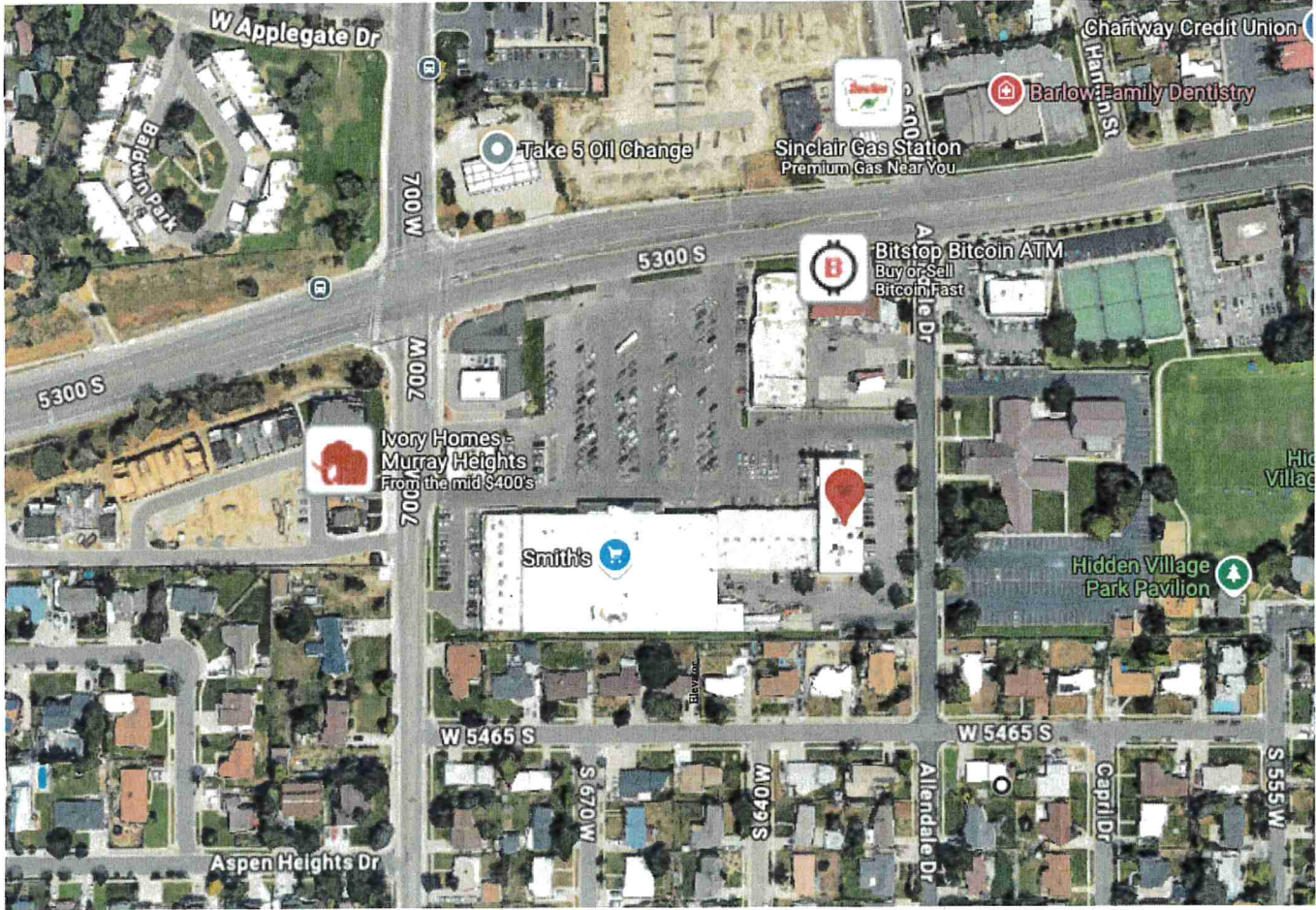
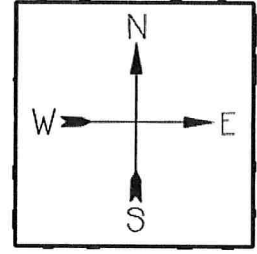


Project:
More Than Mysteries, LLC

Address:
635 West 5300 South, Suite 301
Murray, Utah 84123

Floor Plan Scanned: 10/17/2024

6.c.d.e. (1 of 2)

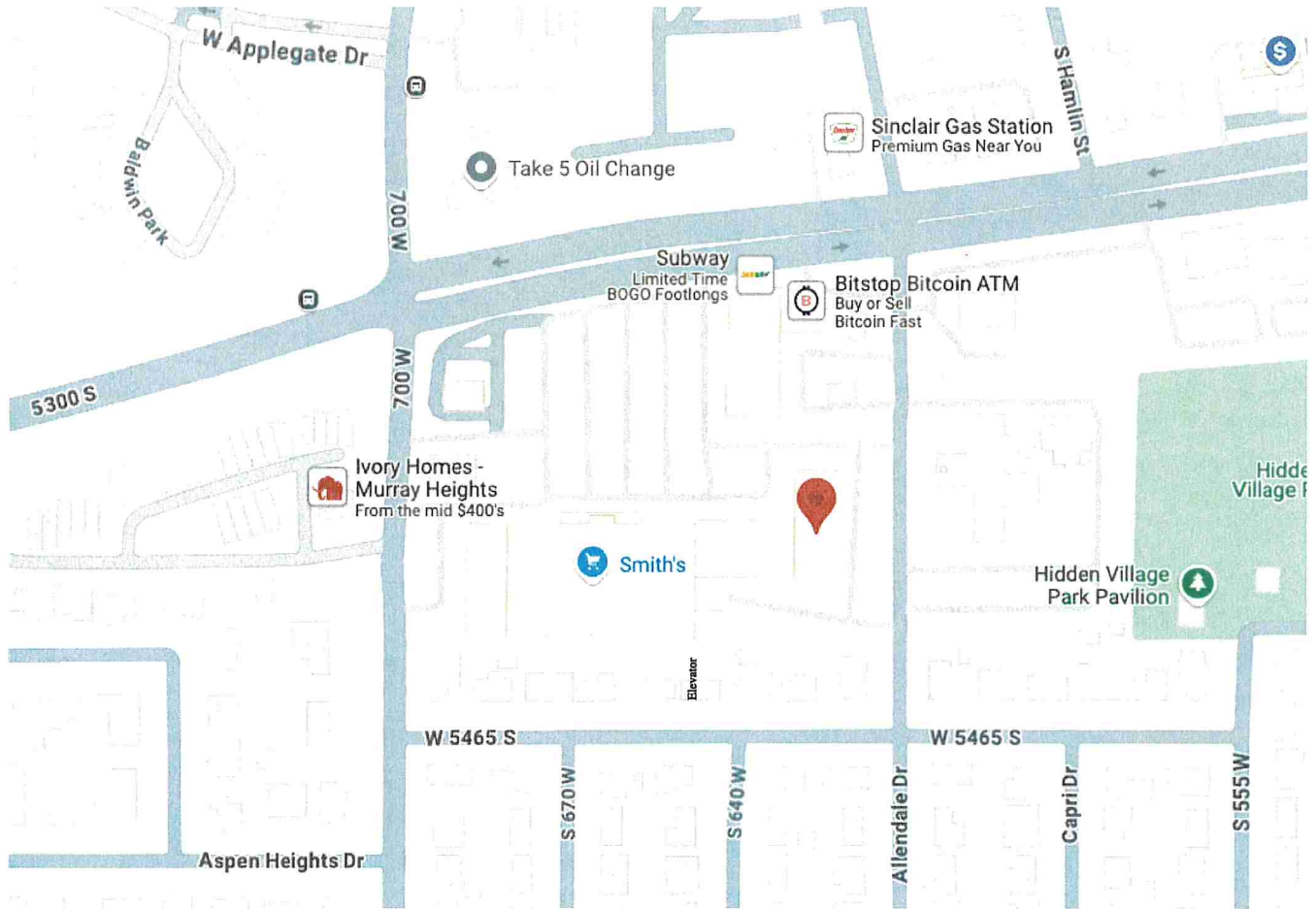
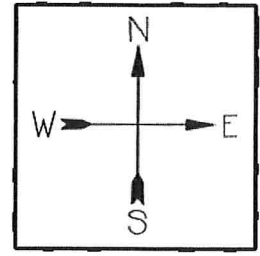


Project:
More Than Mysteries, LLC

Address:
635 West 5300 South, Suite 301
Murray, Utah 84123

Satellite View - Google Maps 2/12/2025

6.c.d.e. (2 of 2)

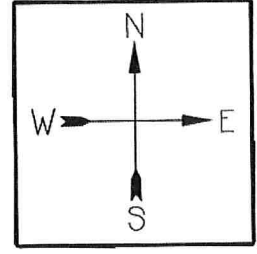
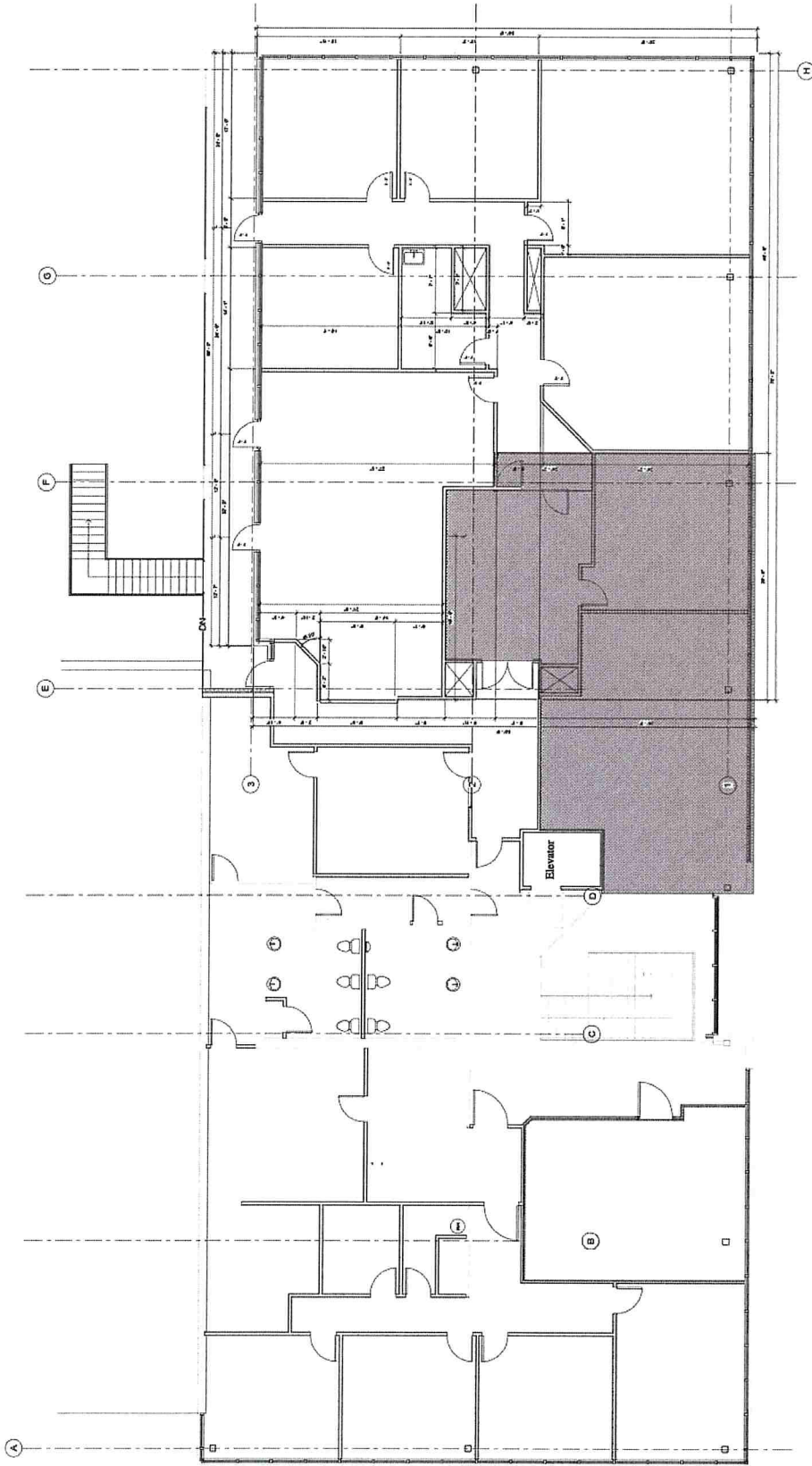


Project:
More Than Mysteries, LLC

Address:
635 West 5300 South, Suite 301
Murray, Utah 84123

Satellite View - Google Maps 2/12/2025

7. (1 of 5)



Project:
More Than Mysteries, LLC

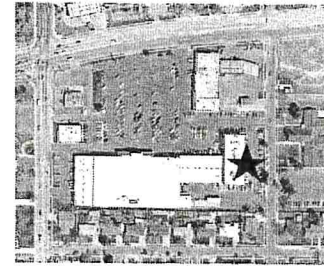
Address:
635 West 5300 South, Suite 301
Murray, Utah 84123

Floor Plan in Conjunction to 2nd Floor Level

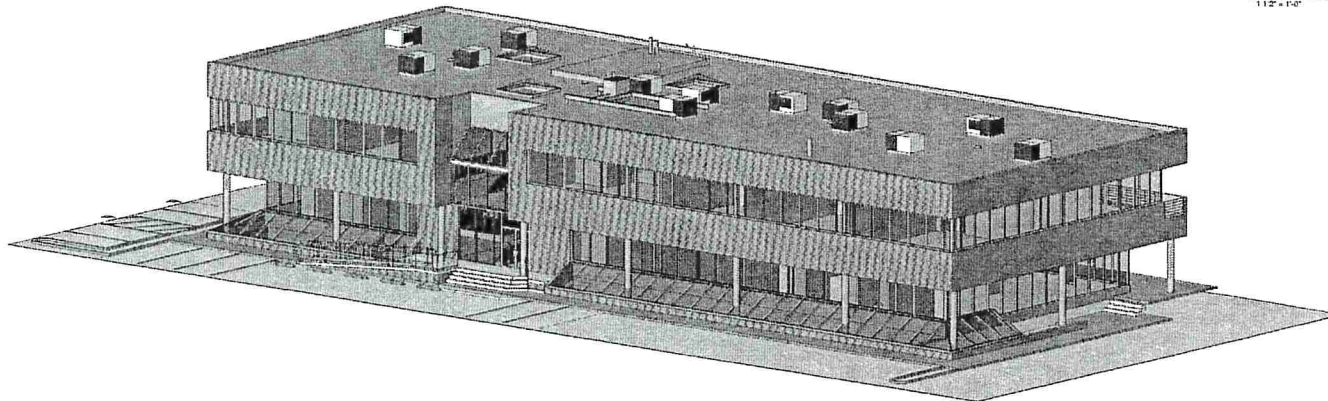


LOCATION MAP
1/2" = 1'-0"
NORTH

RIVER VIEW OFFICE BUILDING 635 WEST 5300 SOUTH MURRAY, UTAH



SITE PLAN
1/2" = 1'-0"
NORTH



LIST OF DRAWINGS	
SHEET NUMBER	SHEET NAME
A-000	COVER SHEET
A-100	LOWER LEVEL FLOOR PLAN
A-101	MAIN LEVEL FLOOR PLAN
A-102	SECOND LEVEL FLOOR PLAN
A-103	R/R PLANS
A-200	ELEVATIONS
A-201	LOWER LEVEL REFLECTED CEILING
A-202	MAIN LEVEL REFLECTED CEILING
A-203	SECOND LEVEL REFLECTED CEILING
A-300	ROOF PLAN
AR-1	LOWER FLOOR BOMA
AR-2	MAIN FLOOR BOMA
AR-3	UPPER FLOOR BOMA

Project:
More Than Mysteries, LLC

Address:
635 West 5300 South, Suite 301
Murray, Utah 84123

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PHONE: (801) 974-5151 FAX: (801) 974-5152
WWW.KCMANGUM.COM

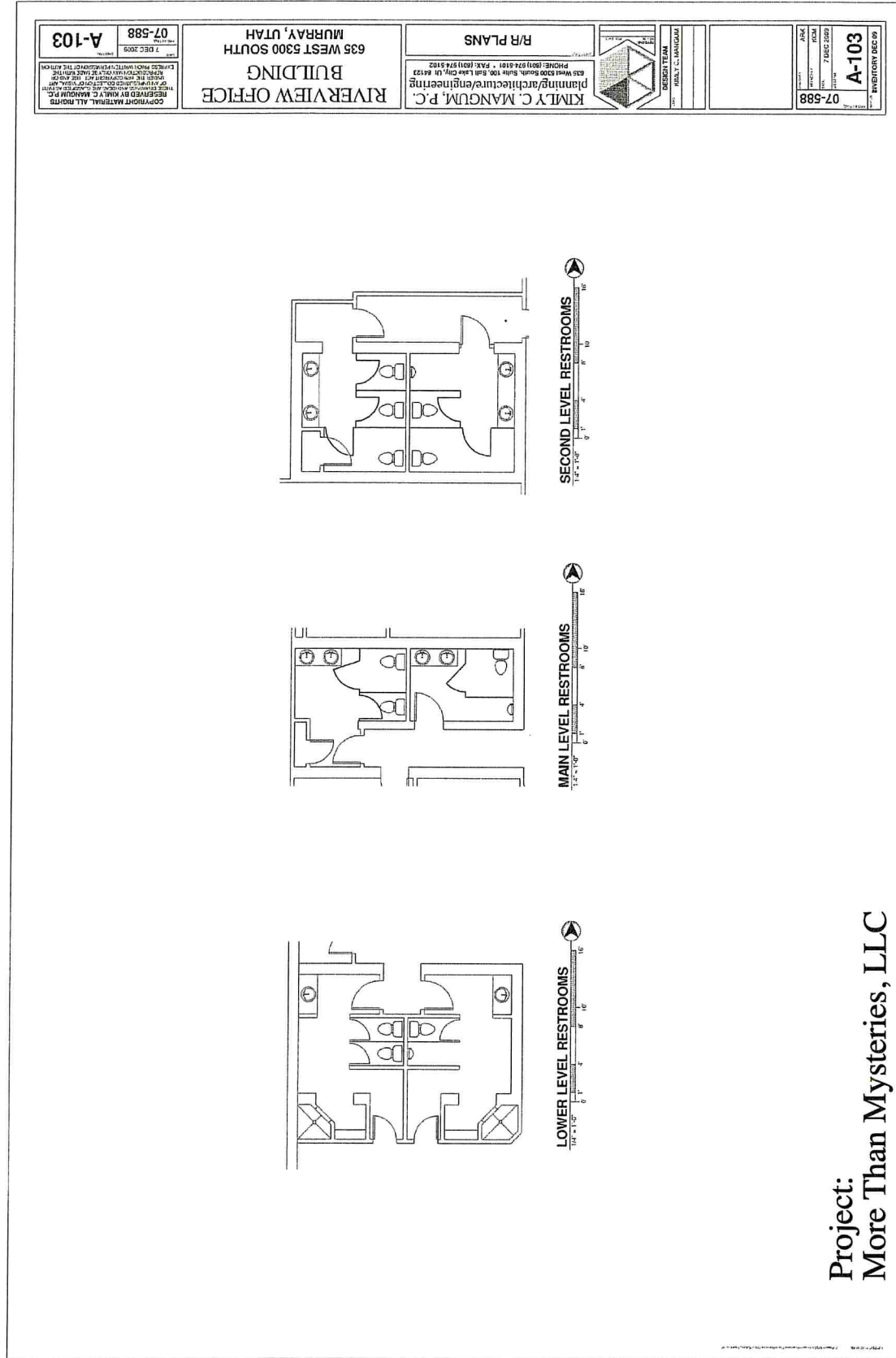
RIVERVIEW OFFICE
BUILDING
635 WEST 5300 SOUTH
MURRAY, UTAH

KIMLY C. MANGUM, P.C.
planning/architecture/engineering
1000 WEST 1000 SOUTH, SUITE 100
SALT LAKE CITY, UT 84119
PHONE: (801) 974-5151 FAX: (801) 974-5152
WWW.KCMANGUM.COM

DESIGN TEAM
KIMLY C. MANGUM

07-568
ARCHITECTURAL
KCM

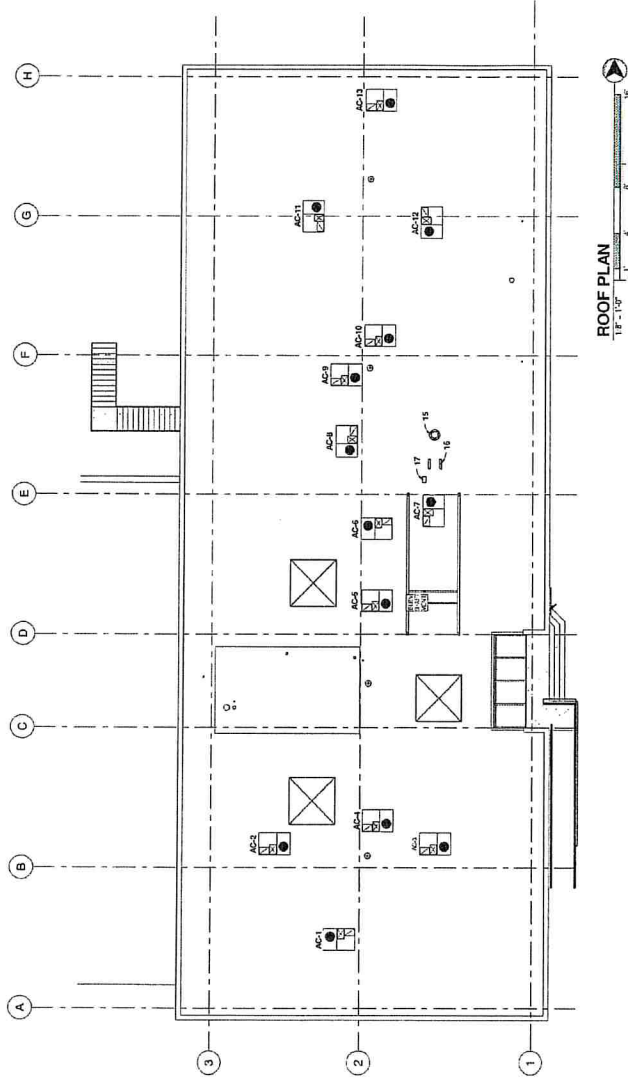
DATE: 7 DEC 2009
A-000
INVENTORY DEC 09



Project:
More Than Mysteries, LLC

Address:
635 West 5300 South, Suite 301
Murray, Utah 84123

07-588 INVENTORY DEC 09 A-700 7 DEC 2009 07-588	RIVERVIEW OFFICE BUILDING 635 WEST 5300 SOUTH MURRAY, UTAH	KIMLY C. MANGUM, P.C. planning/engineering 630 West 5300 South, Suite 200, Salt Lake City, UT 84119 PHONE: (801) 974-5101 FAX: (801) 974-5102	ROOF PLAN 	DESIGN TEAM 127 KIMLY C. MANGUM	07-588 INVENTORY DEC 09 A-700 7 DEC 2009 07-588
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Project:
More Than Mysteries, LLC

Address:
635 West 5300 South, Suite 301
Murray, Utah 84123



Application for a Conditional Use Permit

Overview:

A Conditional Use Permit (CUP) is required for land uses that have the potential to negatively impact neighboring properties. If the Planning Commission determines that the impacts of the proposed use can be adequately mitigated than it shall be permitted upon the land for which the Conditional Use Permit application was applied for. Specified conditions and development plans associated with a conditional use permit (CUP) may only be amended by the Planning Commission. The conditional use permit is revocable by the City if any of the conditions are violated. Conditional use permit applications are reviewed by the Planning Commission and staff to determine compliance with the following city code:

17.56.060 Determination.

The planning commission may permit a conditional use to be located within any district in which the particular conditional use is permitted by the use regulations of this title. In authorizing any conditional use, the planning commission shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The planning commission shall not authorize a conditional use permit unless the evidence establishes:

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

Application Submittal:

Applications for a Conditional use Permit/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):

- Conditional Use Permit: \$300.00
- Conditional Use Amendment: \$300.00

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 CUP/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 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. Owner's Certification Form (required only for multi-tenant warehouse facilities).
- ☐ 5. Payment of application fee.
- ☒ 6. 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.
- ☒ 7. 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.

N/A 4. Written description of the proposed project.

N/A 5. Preliminary Landscape Plan. This must include:

N/A a. Areas to be planted in lawn;

N/A b. Specific locations for each existing and proposed shade, evergreen, ornamental or fruit tree;

N/A c. Areas to be planted in shrubs;

N/A d. Areas to be planted as flower beds or with living ground covers;

N/A e. Areas for non-living landscape materials (i.e. boulders, cobblestones, bark, etc.);

N/A 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, 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. Attend Planning Commission Meeting: 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 and/or may take no action on the application. 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, modify the conditions, continue the application or deny the request.

Conditional Use Permit Issuance:

Following the approval of the conditional use permit by the Planning Commission, the permit will be issued in a letter to the applicant that will state the conditions of approval. This document should be retained in the records of the property owner or applicant. All conditions outlined in the permit must be maintained in order for the permit to remain valid and in effect. All conditions must be met prior to issuance of a Murray City Business License.

Expiration of Conditional Use Permit:

Approval of the conditional use permit expires 24-months after the date of approval unless the applicant has obtained a building permit, where required, or a business license, for the use within the 24-month period following approval. The Planning Commission may grant a maximum extension of one (1) year when deemed in the public interest.

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.

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: More Than Mysteries, LLC
Project Address: 635 West 5300 South, Suite 301, Murray, UT 84123
Parcel Identification (Sidwell) Number: 21-13-101-018-0000
Parcel Area(acres): 1.39 ^(TOTAL 7.16 for center) Current Use: office/school Proposed: other entertainment assembly #7219
Floor Area(square feet): 1,670 Zoning District: C-D Land Use Code: commercial Development mixed use district

Applicant Information

Name: Hannah Tucker
Mailing Address: 2251 W Bonanza Ct. City: South Jordan State: UT ZIP: 84095
Phone #: 385-441-4681 Fax #: _____ Email Address: admin@morethanmysteries.com

Property Owner's Information (If different)

Name: PC Riverview, L.L.C.
Mailing Address: 20 West Century Parkway City: SLC State: UT ZIP: 84115
Phone #: 801-466-3361 Fax #: 801-746-3447 Email Address: mgsy@smartmanagement.org

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

we would like to put in an escape room (2) for now
& hopefully add more later.

Authorized Signature: Hannah Tucker Date: 2/12/25

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

I (we) PC Riverview, L.L.C. by P.C.R.S.C., Inc., ^{Manager of PC Riverview, L.L.C.} 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.

G. E. Mitchell

Owner's Signature

Owner's Signature (co-owner if any)

By: G. E. Mitchell, President of P.C.R.S.C., Inc.
State of Utah

§

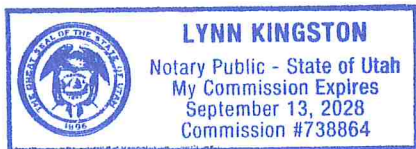
County of Salt Lake

Subscribed and sworn to before me this 13 day of February, 20 25.

Lynn Kingston
Notary Public

Residing in Salt Lake

My commission expires: 9/13/28



Agent Authorization

I (we), PC Riverview, L.L.C. ^{by P.C.R.S.C., Inc., manager of PC Riverview, L.L.C.} the owner(s) of the real property located at 635 W 5300 S, Ste 301 in Murray City, Utah, do hereby appoint Hannah Tucker, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Hannah Tucker to appear on my (our) behalf before any City board or commission considering this application.

G. E. Mitchell

Owner's Signature

Owner's Signature (co-owner if any)

By: G. E. Mitchell, President of P.C.R.S.C., Inc.
State of Utah

§

County of Salt Lake

On the 13 day of February, 20 25, personally appeared before me G. E. Mitchell

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

Lynn Kingston
Notary public

Residing in: Salt Lake

My commission expires: 9/13/28





NOTICE OF PUBLIC MEETING

March 6th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, March 6th, 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 **More Than Mysteries, LLC** for the property located at **635 West 5300 South, Suite 301**.

The applicant is requesting Conditional Use Permit approval to allow an indoor entertainment business which offers escape room experiences.

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

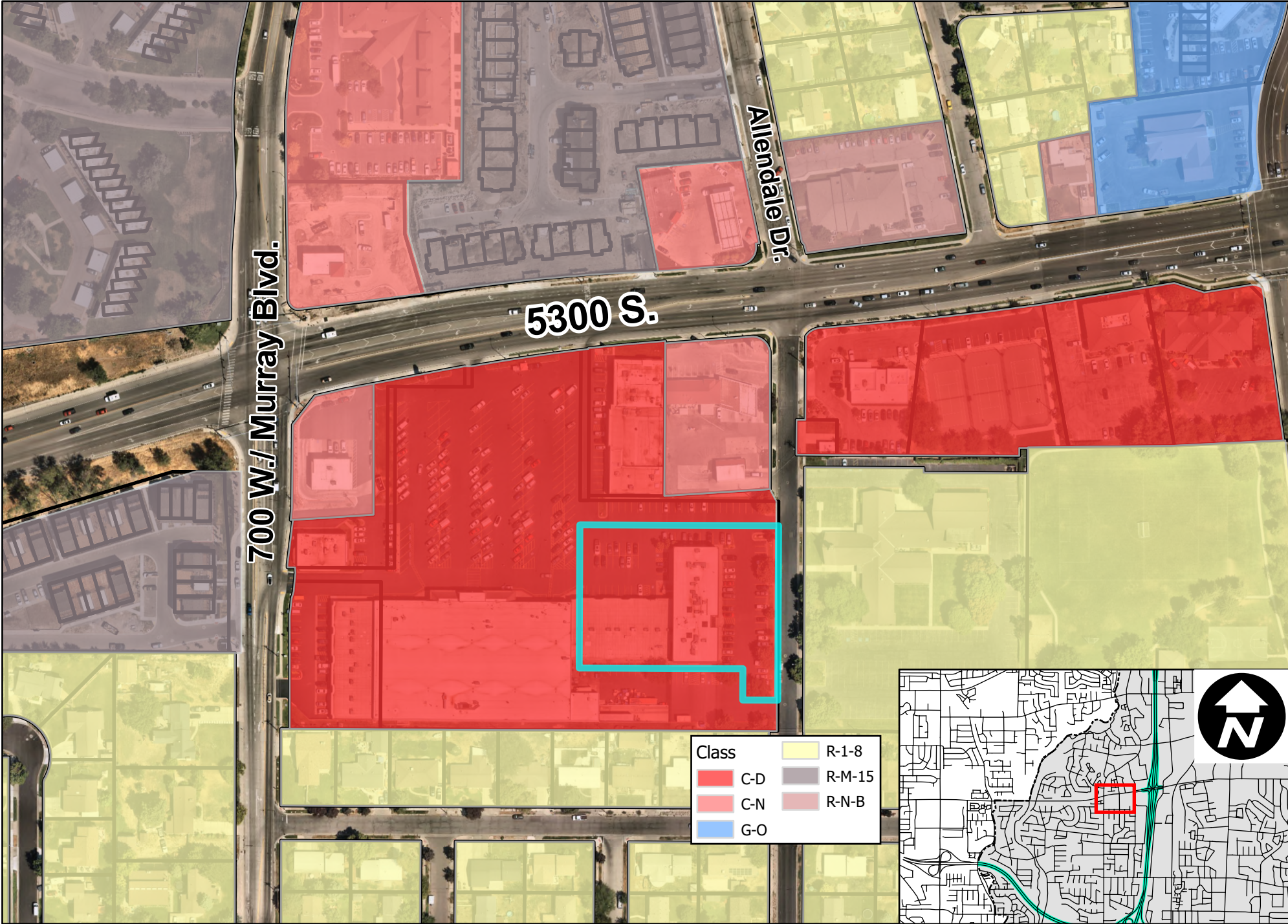
Comments are limited to 3 minutes or less, written comments will be read into the meeting record.



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.

635 West 5300 South Suite 301





AGENDA ITEM # 5

Berger Station & Berger Place Condominiums

ITEM TYPE:	One-Year Time Extension for Preliminary Subdivision Plat Approval		
ADDRESS:	171, 173, 175, 177, 179, 237, 273, 277 West Berger Lane	MEETING DATE:	March 6, 2025
APPLICANT:	Mighty Munchkins & MM Shupe Properties, LLC & Kaltech Holdings, LLC	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	21-12-255-027, 028, 029, 016, 017, 018, 019 & 21-12-257-001, 002, 003	PROJECT NUMBER:	24-010
ZONE:	MCMU, Murray Central Mixed Use		
SIZE:	9.02 – acre site		
REQUEST:	The applicant is requesting a one year extension to the approval to vacate the Berger Place Condominiums and Final subdivision approval for the three lot Berger Station Subdivision.		



I. LAND USE ORDINANCE

Murray Subdivision Code Section 16.08.050 allows the Planning Commission to grant a one-year time extension for subdivision approval:

Section 16.08.050: PRELIMINARY PLAT REMAINS EFFECTIVE:

A. A completed preliminary plat must be submitted for final approval within one year. The planning commission may grant a one year extension if the plat complies with all applicable ordinances at the time the extension is sought. The extension must be requested prior to preliminary plat expiration.

II. FINDINGS

Based on the request for an extension of the proposed subdivision vacation and proposed subdivision of the subject properties, staff concludes the following:

1. The subdivision of land is allowed by Utah State Code Section 10-9a-608, and 10-9a-609 with conditions this proposed subdivision extension will meet the requirements therein.
2. There is good cause for the vacation or amendment, and no public street or municipal utility easement are proposed to be vacated or amended.
3. The proposed subdivision extension complies with the MCMU Zoning regulations.
4. The proposed subdivision extension complies with the regulations of Title 16, Subdivision Ordinance, and with the applicable standards of Chapter 17.146, of the Murray Land Use Ordinance.
5. The Planning Commission initially approved vacating the Berger Place Condominium Subdivision and granted preliminary and final subdivision for the Berger Station Subdivision on March 7th, 2025.

III. CONCLUSION/RECOMMENDATION

Based on the Subdivision Code, staff recommends that the **Planning Commission grant a one-year time extension to vacate Berger Place Condominiums and grant preliminary & final subdivision approval for the Berger Station Subdivision on the properties located 171, 173, 175, 177, 179, 237, 273, 277 West Berger Lane,** subject to the original final subdivision approval as outlined below:

1. The project shall meet Murray City Engineering requirements including the following:
 - a. Meet City Subdivision requirements and standards – City Code Title 16.
2. Meet all Wastewater Division requirements including the following:
 - a. All sewer laterals for existing buildings must be properly capped and abandoned according to Murray Wastewater Specifications.
3. Meet all Water Division requirements.
4. Meet all Power Department requirements.

6. Meet all Fire Department requirements.
7. The project shall meet all applicable requirements of the Murray City Land Use Ordinance.
8. The applicant shall prepare a Final Subdivision plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
9. All structures on the properties addressed 171, 173, 175, 177, 179, and 237 West Berger Lane shall be removed prior to recording the plat.
3. The subdivision plat shall be recorded within one year of the final approval by the Planning Commission or the subdivision plat approval shall be null and void.

Zachary Smallwood

From: Jared Shupe <jared@shupebuilders.com>
Sent: Tuesday, February 4, 2025 4:38 PM
To: Zachary Smallwood
Subject: [EXTERNAL]Murray station apartments

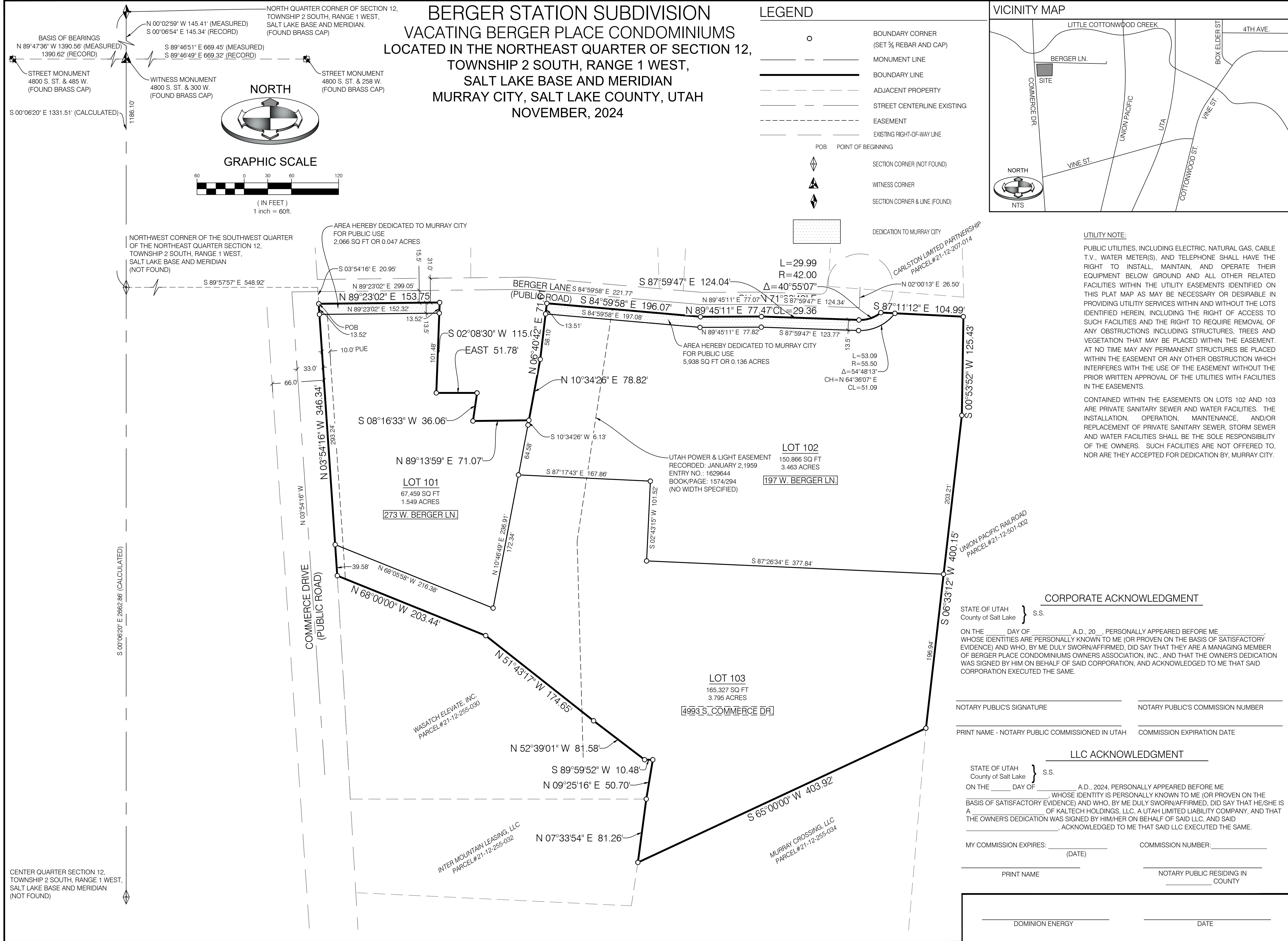
Follow Up Flag: Follow up
Flag Status: Flagged

Zachary, Can we get on the March 6th Planning Commission meeting to have our plat approval extended?

We were on schedule to start the demo in November of 2024. Since we are using a HUD 221 d4 loan product, HUD wanted to do their environmental review first. Even though we pushed them as hard as possible, they did not give us their OK until the first week of January 2025. Unfortunately, the asbestos contractors couldn't get to us until the end of January. Here we are in the middle of the asbestos removal and demolition, I hope to make it by the end of the month to have the plat recorded by March 7th. But there is a chance that it may push into March.

Please let me know if you would like any further information or details. Thank you for your time.

Thanks,
Jared Shupe
Shupe Builders
801-301-3031



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BERGER STATION SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING ALL OF ELEVEN (11) ENTIRE TRACTS, ALL OF BERGER PLACE CONDOMINIUMS RECORDED DECEMBER 16, 2003 AS ENTRY NO. 8924940 IN BOOK 2003P AT PAGE 392 AND DESCRIBED IN THAT CERTAIN WARRANTY DEED, RECORDED AT ENTRY NO. 13114063, IN BOOK 10864 AT PAGE 5332, AND IN THAT SPECIAL WARRANTY DEED, RECORDED AT ENTRY NO. 12092771, IN BOOK 10343, AT PAGE 8131, AND IN THAT SPECIAL WARRANTY DEED, RECORDED AT ENTRY NO. 14121446, IN BOOK 11427 AT PAGE 8283, AND IN THAT SPECIAL WARRANTY DEED, RECORDED AS ENTRY NO. 14112194 IN BOOK 11422 AT PAGE 8315, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL OF LAND IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF 300 WEST STREET, A 66.00 FOOT RIGHT OF WAY AND THE SOUTHERLY LINE OF BERGER LANE, A 31.00 FOOT RIGHT OF WAY, AS SHOWN ON A ROAD DEDICATION PLAT ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 98-9P AT PAGE 235, SAID POINT ALSO BEING SOUTH 89°57'57" EAST 548.92 FEET AND SOUTH 03°54'16" EAST 20.95 FEET FROM THE CALCULATED LOCATION OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 BEING SOUTH 00°06'20" EAST 1331.51 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 12) (BASIS OF BEARINGS BEING NORTH 89°47'36" WEST BETWEEN THE WITNESS CORNER FOR THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°23'02" EAST 153.75 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 02°08'30" WEST 115.00 FEET; THENCE EAST 51.78 FEET; THENCE SOUTH 08°16'33" WEST 36.06 FEET; THENCE NORTH 89°13'59" EAST 71.07 FEET; THENCE NORTH 10°34'26" EAST 78.82 FEET; THENCE NORTH 06°40'42" EAST 71.61 FEET TO A POINT ON SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BERGER LANE THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 84°59'58" EAST 196.07 FEET; 2) NORTH 89°45'11" EAST 77.47 FEET; 3) SOUTH 87°59'47" EAST 124.04 FEET; 4) NORTHEASTERLY 29.99 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 71°32'40" EAST 29.36 FEET; THENCE SOUTH 87°11'12" EAST 104.99 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°53'52" WEST 125.43 FEET; 2) SOUTH 06°33'12" WEST 400.15 FEET TO THE NORTHEAST CORNER OF MURRAY CROSSING SUBDIVISION, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2017P AT PAGE 129; THENCE SOUTH 06°00'00" WEST 403.92 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID MURRAY CROSSING SUBDIVISION; THENCE NORTH 07°33'54" EAST 81.26 FEET ALONG THE EASTERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 12200404, IN BOOK 10393 AT PAGE 3799 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF THE PROPERTY DESCRIBED IN THAT WARRANTY DEED RECORDED AS ENTRY NUMBER 13211774 IN BOOK 10906 AT PAGE 9319 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THE FOLLOWING FIVE (5) COURSES: 1) NORTH 09°25'16" EAST 50.70 FEET; 2) SOUTH 89°59'52" WEST 10.48 FEET; 3) NORTH 52°39'01" WEST 81.58 FEET; 4) NORTH 51°43'17" WEST 174.05 FEET; 5) NORTH 06°00'00" WEST 203.44 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 300 WEST STREET; THENCE NORTH 03°54'16" WEST 346.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 391,693 SQ FT OR 8.992 ACRES
3 LOTS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS THE

BERGER STATION SUBDIVISION
VACATING BERGER PLACE CONDOMINIUMS
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL EASEMENTS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D., 20____.

MIGHTY MUNCHKINS, LLC
KALTECH INDUSTRIAL, LLC

ITS: MANAGING MEMBER
BY: ITS: MANAGER

BERGER PLACE CONDOMINIUMS OWNERS ASSOCIATION, INC.
KALTECH HOLDINGS, LLC

ITS: MANAGING MEMBER
BY: ITS: MANAGER

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE ____ DAY OF ____ A.D., 20____, PERSONALLY APPEARED BEFORE ME
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS A ____ OF MIGHTY MUNCHKINS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC, AND SAID ____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: ____ (DATE)
COMMISSION NUMBER: ____

PRINT NAME
NOTARY PUBLIC RESIDING IN ____ COUNTY

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE ____ DAY OF ____ A.D., 20____, PERSONALLY APPEARED BEFORE ME
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS A ____ OF KALTECH INDUSTRIAL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC, AND SAID ____ ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: ____ (DATE)
COMMISSION NUMBER: ____

PRINT NAME
NOTARY PUBLIC RESIDING IN ____ COUNTY

BERGER STATION SUBDIVISION
VACATING BERGER PLACE CONDOMINIUMS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
MURRAY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

SALT LAKE COUNTY RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: ____ DATE ____ TIME ____ BOOK ____ PAGE ____

NUMBER
ACCOUNT
SHEET
OF SHEETS

FEE \$
DEPUTY SALT LAKE COUNTY RECORDER

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

DEVELOPER: JARED SHUPE
TELEPHONE: (801) 301-3031
EMAIL: JARED@SHUPEBUILDERS.COM

MURRAY CITY SEWER
APPROVED THIS ____ DAY OF ____ A.D., 20____ BY: ____

MURRAY CITY WATER
APPROVED THIS ____ DAY OF ____ A.D., 20____ BY: ____

MURRAY CITY GIS
APPROVED THIS ____ DAY OF ____ A.D., 20____ BY: ____

MURRAY CITY FIRE DEPARTMENT
APPROVED THIS ____ DAY OF ____ A.D., 20____ BY: ____

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

MURRAY POWER
APPROVED THIS ____ DAY OF ____ A.D., 20____ BY: ____

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS ____ DAY OF ____ A.D., 20____ BY: ____

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

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20____ MURRAY CITY ATTORNEY ____

MURRAY CITY MAYOR
PRESENTED TO THE MAYOR OF MURRAY CITY THIS ____ DAY OF ____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR ____ ATTEST: CLERK ____



AGENDA ITEM # 6 Furever in Style Add LU# 8224 as a Permitted Use in the R-N-B Zone

ITEM TYPE:	Text Amendment		
ADDRESS:	Citywide	MEETING DATE:	March 6 th , 2025
APPLICANT:	Jorge Cumpa, Furever in Style	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	N/A	PROJECT NUMBER:	25-009
REQUEST:	Mr. Cumpa is requesting to add Land Use Code “8224 – Pet Grooming” as a permitted use in the R-N-B Zoning District.		

I. STAFF REVIEW & ANALYSIS

History & Background

Mr. Cumpa owns Furever in Style, a mobile dog grooming business that is seeking to establish a permanent state of the art salon at 195 W. Winchester Street. Dog Grooming is currently not a permitted use in the Residential Neighborhood Business (R-N-B) Zone where this property is located.

Review of Proposed Changes

The applicant has worked with staff to propose an amendment that would allow for Dog Grooming uses in the R-N-B Zoning District. Staff recommends adding LU #8824 Dog Grooming as a permitted use in zone.

The R-N-B Zone allows for 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). The zone has been extending along Winchester to connect the two identified nodes, and this property is in between both areas.

The Standard Land Use Code lists the Use Dog Grooming as #8224, which is located under the larger umbrella of #8220 Animal Husbandry services. Staff has provided a screenshot showing the types of allowed uses in the category. Staff is proposing adding Dog Grooming specifically, and not including the other provisions of #8224 such as Kennels or Breeding. This narrower scope allows the use to be congruent with the intent of the R-N-B Zone.

8220 Animal Husbandry Services

- 8221 Veterinarian services.
- 8222 Animal hospital services.
- 8223 Poultry hatchery services on a contract or fee basis. (Poultry raising is assigned to 8151 and 8152.)
- 8224 Animal kennels, animal boarding, breeding, training, and grooming (excluding large animals).
- 8229 Other animal husbandry services, NEC. (Includes pedigree record services, worm raising, etc.)

Figure 1: Screenshot of the Standard Land Use Code

II. DEPARTMENT REVIEWS

The proposed addition to the permitted uses was provided to each department for their review. All departments recommended approval with no comments or concerns.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this amendment. As of the date of this report, no comments have been received.

IV. FINDINGS

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

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

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed amendment to Section 17.140.020 adding Land Use Code #8224 as reviewed in the Staff Report.**



Application for a Zoning Amendment

Zoning is a legal method that communities use to guide the physical development of land and regulate the types of uses that may be allowed on each parcel of property within the city. Zoning laws typically specify the areas in which residential, industrial, commercial, or recreational activities may be permitted. For example, a residential zone might allow only single-family detached homes as opposed to duplexes or apartment buildings. A commercial zone might permit only certain types of commercial land uses.

The land use ordinance generally consists of two parts: a zoning map and text. The zoning map illustrates how the city is divided into different zoning districts. Zoning districts common to most community ordinances include residential, commercial, industrial, and agricultural. The zoning map shows precise boundaries for each zone. Therefore, most zoning maps generally use street or property lines as zoning boundary lines.

The land use ordinance text serves two important functions. First, it explains the zoning rules that apply in each zoning district. These rules typically establish a list of land uses permitted in each district plus a series of standards governing lot size, building height, and required yard setback provisions. Second, the text sets forth a series of procedures for administering and applying the land use ordinance. The text is divided into “chapters” and “sections” for ease of reference.

Overview:

A resident, property owner, or business in Murray City or any other interested party may request an amendment to the Murray City land use ordinance. The information in this form describes the process and requirements for requesting a change to the City’s land use ordinance. Generally, there are two types of land use ordinance amendment applications:

1. Land use ordinance text amendment: This application is for a change to the actual language of the land use ordinance found in Title 17 of the Murray City Code. An example of a text amendment may be a modification to the requirements or restrictions of commercial or residential land uses in the City. The text amendment must be clear in its intent and easily understood. Text amendment should be formatted and presented as an “insertion” in the existing land use ordinance.
2. Zoning map amendment: This application is for a change to a zoning boundary or type of zoning district listed on the Murray City zoning map. By changing the assigned zoning district, the land uses allowed within the zone also change.

Amendments to Conform to the General Plan:

Murray City requires zoning ordinance amendments to conform to the intent of the General Plan. The General Plan is the City’s official document that establishes goals and policies for the physical development of the city. If the proposed amendment does not conform, an application for a General Plan Amendment will need to accompany the Zoning Amendment Application.

Application Submittal:

Applications for a zoning amendment 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 subsequent scheduling of public hearings.

Application Fee (non-refundable):

- Zoning text amendment: \$500.00
- Zoning map amendment: \$500.00

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. This allows the potential applicant to verify that the proposed zoning amendment is consistent with the City's General Plan.

Step 2. Submit Application: For all general plan amendment applications please submit the following information:

- ☐ Completed Zoning Amendment application form.
- ☐ Property Owners Affidavit (i.e. a written statement made before a notary).
- ☐ If the property owner is to be represented by an agent during meetings with the City, please complete and submit the Agent Authorization form.
- ☐ Payment of application fee.
- ☐ Additional Information:
 - ☐ For Zoning Text Amendments: Copy of the proposed zoning ordinance text to be amended. Applicant must provide actual language of text amendment request. Proposed zoning text amendments should be understandable and not in conflict with either the General Plan or other parts of City Code.
 - ☐ For Zoning Map Amendment: A complete legal description (**abbreviated descriptions will not be accepted**) of the subject property(s). If more than one parcel is involved, there is the option to provide a legal description of the perimeter of all parcels. Legal descriptions can be obtained from the property deed or the Salt Lake County Recorder's Office and;
- ☐ Parcel or survey map graphically illustrating property to be amended.

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 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. Attend Planning Commission Meeting: 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. Following the public hearing, the Planning Commission will make a recommendation to the City Council regarding the application. An application may be "tabled", or "continued" if the Planning Commission needs additional information or time to consider the application. Following the Planning Commission motion to recommend approval or denial of the request, the application will be forwarded to the City Council for a public hearing at a later date.

Step 5. Attend City Council Meeting: Once again, you should be prepared to attend and present your proposal and answer any questions during the public hearing held before the City Council. Following the public hearing, the Council will make a motion and vote on the application (unless the application is continued for further consideration). The decision of the City Council, acting as the City's legislative body, shall be final.

Appeal of City Council Decision:

Any person directly aggrieved by any decision of the City Council may have and maintain a plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within ten (10) calendar days after the date of the decision.

ZONING AMENDMENT APPLICATION

Type of Application(check one):

Text Amendment: ☒

Map Amendment: ☐

Applicant Information

Name: Jorge A. Cumpa

Mailing Address: 749 N Oakley St City: Salt Lake City State: UT ZIP: 84116

Phone #: 385-775-2012 Fax #: _____ Email Address: jorge@foreverinstyle.com

Property Owner's Information (If different)

Name: TAG Holdings, LLC and Winchester Street, LLC - Tyle Tolbert (Manager of Winchester St. LLC)

Mailing Address: 5526 W 134000 S #304 City: Herriman State: UT ZIP: 84096

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

Application Information

For Map Amendments:

Property Address: _____

Parcel Identification (Sidwell) Number: _____

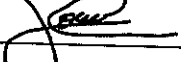
Parcel Area(acres): _____ Existing Zone: _____ Proposed: _____

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

For Text Amendments:

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

The Text Amendment Request Narrative has been attached to this email along with the Zoning Amendment Application.

Authorized Signature:  Date: 01/31/2025

For Office Use Only

Project Number: 25-009 Date Accepted: 2/13/25

Planner Assigned: David Rodgers



NOTICE OF PUBLIC HEARING

March 6th, 2025, 6:30 PM

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

An amendment to Section 17.140.020 Permitted Uses in the Residential Neighborhood Business (R-N-B) Zoning District. The request by Furever In Style would amend the permitted uses to allow Land Use Code #8224 -Pet Grooming as a permitted use in the R-N-B Zone.

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

Comments are limited to 3 minutes or less, written comments will be read into the meeting record and provided to the Planning Commission and City Council.

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

Zoning Amendment Request Narrative

Furever in Style LLC

Property Address: 195 W. Winchester St, Salt Lake City, UT 84107

Project Overview

Furever in Style LLC, a rapidly expanding and highly reputable mobile dog grooming business with over 100 five-star reviews, is seeking to establish a state-of-the-art grooming salon at 195 W. Winchester St, Salt Lake City, UT 84107.

This location presents an ideal opportunity to meet the growing demand for professional pet grooming services while repurposing an underutilized commercial space. The proposed salon will provide a safe, modern, and professional environment tailored to high-quality pet care, enhancing both the well-being of pets and the convenience of their owners.

Business Impact and Community Benefits

The proposed grooming salon will contribute significantly to economic growth, job creation, and local business development. As a veteran-owned business, Furever in Style LLC is dedicated to serving the community and fostering a positive impact beyond pet grooming services.

Our company is built on equal opportunity employment and diversity, ensuring an inclusive work environment that supports career development and job stability for individuals from all backgrounds. By establishing a permanent physical location, we will:

- ✓ Create new employment opportunities, expanding beyond our current workforce.
- ✓ Support local pet-related businesses through partnerships with veterinarians, pet stores, and suppliers.
- ✓ Attract clientele from surrounding neighborhoods, increasing foot traffic and boosting economic activity in the area.

This development will enhance community services while revitalizing an existing property, aligning with the city's long-term vision for commercial growth.

Alignment with the City's General Plan

This zoning amendment request is consistent with the objectives of the City's General Plan, as it:

- Promotes economic development by creating a thriving local business.
- Enhances community services by expanding access to high-quality pet care.

- Revitalizes underutilized commercial space, contributing to a vibrant business district.

Additionally, this project has already received preliminary support from the head planner and board members, further demonstrating its compatibility with the city's long-term vision for development.

Conclusion

Furever in Style LLC is committed to delivering exceptional pet care while positively impacting the local economy through job creation, economic contributions, and enhanced service offerings.

We respectfully request approval of this zoning amendment to allow the establishment of a modern, community-focused grooming salon at 195 W. Winchester St, Salt Lake City, UT 84107.

17.140.020: PERMITTED USES:

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

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

Use No.	Use Classification
------------	--------------------

- | | |
|------|---|
| 1111 | Single-family dwelling (subject to meeting the requirements of the R-M-10 zone). |
| 1112 | Single-family dwelling attached (twin-homes). Twin-homes shall meet with following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard; 0' interior where adjacent to second dwelling; 8' interior side-yard; 20' corner side-yard; and 25' rear-yard. |
| 1121 | Two-family dwelling (duplex) (subject to meeting the requirements of the R-M-10 zone). |
| 1210 | Residential facility for persons with a disability (see chapter 17.36 of this title). |
| 1210 | Residential facility for the elderly (see chapter 17.32 of this title). |
| 4800 | Utilities (lines and rights of way only, except 4840, 4850). |
| 4923 | Travel agencies. |
| 5991 | Florists. |
| 5996 | Optical goods, eyeglasses. |
| 6140 | Insurance carriers, agents, brokers, and services. |
| 6150 | Real estate and related services. |
| 6221 | Portrait photography. |
| 6230 | Beauty and barber services, including retail sales of related products. |
| 6511 | Physicians' offices. |
| 6512 | Dental offices. |
| 6519 | Other medical, paramedical and health services. |
| 6520 | Legal services. |
| 6530 | Engineering, architectural and planning services. |
| 6591 | Accounting, bookkeeping and income tax services. |
| 6593 | Art and design studios. |
| 6597 | Business and management consulting services. |
| 6817 | Residential facility for persons with a disability. |
| 6834 | Art, drama and music schools. |

CURRENT CODE

6835 Dancing schools.

Accessory uses, buildings and structures which are customarily incidental to the above and do not substantially alter the character of the principal use or structure. Location of accessory structures is the same as that found in residential zoning districts.

(Ord. 20-09: Ord. 12-25)

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6230	Beauty and barber services, including retail sales of related products.
6511	Physicians' offices.
6512	Dental offices.
6519	Other medical, paramedical and health services.
6520	Legal services.
6530	Engineering, architectural and planning services.
6591	Accounting, bookkeeping and income tax services.
6593	Art and design studios.
6597	Business and management consulting services.
6817	Residential facility for persons with a disability.
6834	Art, drama and music schools.

REDLINE CHANGES

6835 Dancing schools.

8224 Dog grooming only

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