



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

Thursday, May 15th, 2025

Pre-Meeting: 6:00 p.m. (Poplar Room #151, Public Welcome)

The premeeting is to briefly review the agenda items and ask any questions to staff.

**Meeting Time: 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 entered 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. April 17, 2025
2. Conflict(s) of Interest
3. Approval of Findings of Fact
 - a. Parris RV – Conditional Use Approval
 - b. Sound Beginnings – Conditional Use & Major Home Occ Approval
 - c. Cottonwood Creek Townhomes – Planned Unit Development
 - d. Cottonwood Creek Townhomes – Subdivision

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

4. Aloha Tattoos
6657 South State Street, #6
Relocation of tattoo business in the C-D, Commercial Development Zone Project # 25-046
5. Gold Wheels
4205 South Commerce Drive, #5
Auto sales business in the M-G, Manufacturing General Zone Project # 25-042

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, June 5th, 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

April 17, 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
Ned Hacker
Aaron Hildreth
Peter Klinge
Jake Pehrson
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: Pete Hristou, Vice Chair

Chair Richards called the meeting to order at 6:33 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.

BUSINESS ITEM(S)

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for March 20, 2025 Seconded by Commissioner Rogers. 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

There were no findings of fact for this meeting.

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

Panera Bread - Project # 25-019 - 5959 South State Street - Site Plan Review for a New Restaurant with a Drive Through

Russell Haight was present to represent the application. Ruth Ruach presented the request for site plan approval for construction of a new 3,486 sq. ft. restaurant with a 12' wide drive-through, located in the C-D zone. Ms. Ruach showed the site plan and floor plan. She described the layout, design, materials, elevations, landscaping and access points. Notices were sent to surrounding properties, with no comments being received. Staff recommends that the Planning Commission approve the application.

Russell Haight approached the podium. Chair Richards asked if he had read and could comply with the conditions. Mr. Haight said that he could.

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 grant site plan approval for the proposed Panera Bread restaurant for the property addressed 5959 South State Street subject to the following conditions:

1. The applicant shall meet Murray City Engineering requirements including the following:
 - a. Meet City storm drain requirements, on-site detention/retention and water quality treatment is required - City Code 13.52.050.
 - b. Replace any damaged sidewalk along the State Street and Winchester Street frontages - City Code Chapter 12.12.050.
 - c. Replace any damaged curb and gutter along the Winchester Street frontage - City Code Chapter 12.12.050.
 - d. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work - City Code Chapter 15.52.030.
 - e. Obtain a UDOT Encroachment Permit for work within City rights-of-way – City Code Chapter 12.16.020.

f. Address the property as 5965 South State Street

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

Seconded by Commissioner Hildreth. Roll call vote:

<u>A</u>	Hacker
<u>A</u>	Hildreth
<u>A</u>	Klinge
<u>A</u>	Pehrson
<u>A</u>	Richards
<u>A</u>	Rogers

Motion passes: 6-0

Murray Hillcrest Pharmacy - Project # 25-022 - 5317 South State Street - Site Plan Review for a New Pharmacy with a drive through

(combined with the following agenda item)

Abbington Subdivision Amended and Extended - Project # 25-017 - 5317, 5357, 5361, 5377 South State Street & 148 East 5300 South - Amending Lot lines and incorporating a new parcel

Ryan Kimball was present to represent the application. Ruth Ruach presented two requests for the applicant. Mr. Kimball is requesting site plan approval for a new pharmacy building for Murray Hillcrest Pharmacy and approval to adjust the lot lines within the Abbington subdivision at the same address. Ms. Ruach described the site plan, floor plan, zoning map, building elevations, parking and access. She discussed proposed changes to the property, including a drive thru. Notices were sent to the public and to affected entities, with no comments being received. Staff recommends that the Planning Commission approve both requests.

Ryan Kimball approached the podium. Chair Richards asked if he had read and could comply with the conditions. Mr. Kimball asked if the condition to vacate the UDOT easement can be removed for now. Mr. Smallwood said it can't be removed but they could come back to Planning Commission and ask for an amendment, if needed. Other than that, Mr. Kimball said he could comply.

Commissioner Hacker asked about a landscaping item that appears to be a pull-out on State Street. Mr. Smallwood reviewed the proposed landscaping plan and clarified that it is labeled to be grass.

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

Commissioner Klinge asked when the project would be completed. Mr. Kimball anticipates third quarter of this year.

Commissioner Klinge made a motion that the Planning Commission approve the proposed subdivision amendment for the Abbington Subdivision for the properties addressed at 5317 to 5361 South State Street 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 UDOT approval and record required documents to vacate the existing access easement across lot 3.
 - d. Provide any required public utility easements (PUE's) and easements for utility services.
Add a 10' PUE along Lot 5 frontage to State Street.
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 C-D Zone.

Seconded by Commissioner Rogers.

A Hacker
A Hildreth
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 6-0

Commissioner Rogers made a motion that the Planning Commission grant site plan approval for the proposed new pharmacy building for the property addressed 5317 South State subject to the following conditions:

1. The applicant shall meet all Engineer requirements, including:
 - a. Meet City storm drain requirements, on-site detention/retention and water quality treatment is required. Implement LID practices where practical.
 - b. Avoid placing additional fill, drainage, and surcharge loads that could influence the existing CMU wall along the north property line. Wall condition is marginal at best, and design parameters are unknown. Recommend adding a retaining wall between the drive-thru and property line to mitigate the 6' grade change. Curb retaining approach seems insufficient.
 - c. 2 to 1 landscape slopes are steep and not easy to maintain, recommend adding additional retaining or drop the building FFE.
 - d. Replace any damaged sidewalk along property frontage to State Street.
 - e. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning site work.

- f. Obtain UDOT Encroachment Permit for any work in the State Street right-of-way.
- 2. The applicant shall adhere to all requirements in the Land Use Ordinance, Title 17.
- 3. The applicant shall meet all Fire Department Requirements.
- 4. The applicant shall meet all Power Department Requirements.
- 5. The applicant shall meet all Public Works Department Requirements.
- 6. The applicant shall obtain a building permit prior to any work on the site
- 7. The applicant shall maintain a business license at the location.

Seconded by Commissioner Klinge. Roll call vote:

<u>A</u>	Hacker
<u>A</u>	Hildreth
<u>A</u>	Klinge
<u>A</u>	Pehrson
<u>A</u>	Richards
<u>A</u>	Rogers

Motion passes: 6-0

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Legacy Materials - Project # 25-023 - 4300 South Commerce Drive - Hearing for a Conditional Use Permit Revocation

Michael Balls of Legacy Materials was present for this agenda item. David Rodgers presented the request made by Murray City (hereafter staff) to revoke a conditional use permit for Legacy Materials, a concrete retaining block production and storage business located at 4300 South Commerce Drive. He showed a site map and zoning map of the property located in the M-G zone. He provided background regarding the initial approval of the conditional use permit in September 2023, subject to 16 conditions. He stated that since the conditional use permit was issued, the applicant has failed to comply or made little progress on compliance with several of the conditions which were outlined in the staff report and the approval letter issued for the conditional use permit at that time. Mr. Rodgers provided a detailed timeline of events for the actions of Legacy Materials and staff's efforts in reaching out to and attempting to work with the applicant to come into compliance with conditions. Mr. Rodgers said that staff provided comments to the applicant on specific items that needed to be completed within 120 days, which was by January 2025. Since staff did not hear from the applicant and no changes were made, the building permits expired. He said in March 2025, staff initiated the conditional use permit revocation process after the business continued to operate without proper permits, failed to meet conditions provided in 2023 or obtain a business license. Mr. Rodgers outlined each of the conditions of the application and described how they haven't been met. Each department in the city provided comments regarding Legacy Materials' lack of compliance. Staff is concerned that simply modifying the conditions and or imposing strict deadlines for compliance may not be a sufficient response. He said that the Planning Commission must determine how to proceed with the application. He outlined four options they have to choose from. Staff finds that Legacy Materials has been operating their business in violation of their conditional use permit approval. Legacy Materials has been operating their business without a Murray City business license. Staff has reached out on several occasions to enforce and work with Legacy Materials to help them come into compliance with little or no response from the business and Murray City code enforcement has issued citations and made

Legacy Materials aware that they are operating illegally. Staff recommends that the Planning Commission revoke the conditional use permit for Legacy Materials.

A discussion was had with Mr. Rodgers and the commissioners regarding details of the timeline of events and lack of compliance.

Mr. Balls approached the podium. He stated that he had a number of reasons why the conditions weren't met, one of those reasons being funding. He said that they have funding now and have hired an engineering firm to assist in meeting conditions.

Commissioner Hacker expressed concern that, even though funding was an issue, the business continued to operate for 18 months. This included tapping a well on the property for water without a permit. He asked what assurances Mr. Balls can provide that he will comply with all the conditions and by when does he think he can do so.

Mr. Balls said the engineering firm can start right away and anticipates getting approvals from the building division within 30 days. He feels positively that he can be in full compliance within the 90 days.

Commissioner Klinge asked if Mr. Balls was aware of the issues with city throughout the process. Mr. Balls said that he was but could not come into compliance without more funding.

Chair Richards asked about the lack of responsiveness to staff. Mr. Balls said he was not aware of any issues with that. He said he does not recall any contact from the city that he didn't reply to.

Commissioner Klinge asked Mr. Balls if he made staff aware of his funding issues. He said he should have been more upfront about that.

Commissioner Pehrson asked Mr. Balls if he clearly understood that he must cease operations on the property during the 90 days. Mr. Balls said, yes.

Commissioner Hildreth asked about the financial health of the business. Mr. Balls said they are now cashflow positive.

Commissioner Hacker asked Mr. Rodgers to explain to Mr. Balls what the process will be for the company to reapply if the conditional use permit is revoked.

The commissioners and Mr. Balls had a discussion about the seriousness of the non-compliance issues and asked for assurances from Mr. Balls. He said that he should not have any issues at this point. The commissioners asked if they could have a check-in with the engineering firm in a few weeks. Mr. Smallwood said that staff will work with them on check-ins throughout the 90-day process.

Commissioner Pehrson asked what the consequences are if Legacy Materials continues to operate on the site. Mr. Smallwood said that code enforcement would go to the site.

Commissioner Klinge confirmed that Mr. Balls understands that he is not to operate on that site during the 90 days. Mr. Balls acknowledged that he understood. He said he has other sites where he can do his work.

Commissioner Pehrson asked what will happen if they continue to operate on the site during the 90 days, even if they comply with all conditions. Mr. Smallwood said their conditional use permit would still be revoked.

Commissioner Klinge confirmed that Mr. Balls is fully aware of everything that needs to be completed within the 90 days. Mr. Balls said he understands.

Chair Richards opened the agenda item for public comment.

Craig Cook of the Humane Society of Utah spoke. He stated that the Humane Society had opposed the business from the beginning due to possible contamination to people and animals. He expressed concerns about the processing being near the fence. He said there is a lot of dust and noise, as well as a large mound of dirt on site. He said this is not what they originally agreed to do. He also said that the company has been working at night, until about 2 a.m. or 3 a.m., which they were not supposed to do. He said they did build a fence, which is one of the conditions. He said they have filed complaints against the company. The city has gone out to talk to Legacy Materials, but they still continue to operate. He said he's not against giving them 90 days but feels they should show proof of good financial health. He is concerned that they won't actually follow through and comply. He expressed concern about the site needing to be cleaned up as well, as it is an eyesore. He doesn't want to see them wiggle out of complying with conditions again and have the process drawn out for another year.

Chair Richards closed the public comment period.

Commissioner Klinge asked if Mr. Balls can provide proof of financially solvency. Mr. Wilkinson said they can't require an applicant to prove that. He said the most they can do is give them the probationary period to comply and if they don't the conditional use permit will be revoked.

Commissioner Hildreth asked Mr. Cook if there are additional concerns with the fence that need to be addressed. Mr. Cook said that dust plumes go higher than the height of the fence. In order to address that issue, the fence would need to be much higher. He said keeping the manufacturing on the south end of the property would be preferred.

A discussion was had regarding moving the production to accommodate the Humane Society. Mr. Balls said he could do that. He stated that his company is not working in the middle of the night.

Mark Richardson said that any administrative action that the Planning Commission takes must be supported by substantial evidence, which must be supported by expert opinion.

The commissioners and staff had a discussion about allowing the 90-day probationary period. Commissioner Klinge asked if Mr. Cook's concerns regarding moving the location of manufacturing can be included in the requirements. Mr. Wilkinson said there needs to be substantial evidence shown before that could be included.

Commissioner Hacker expressed that he feels uncomfortable with the 90-day period. He doesn't feel the company will comply. Other commissioners agreed that they may not comply. Some commissioners expressed concern that, if they agree to give this applicant 90 days, they are setting

a precedent for future applicants. Mr. Smallwood said that each application is handled on an individual bases and does not feel that will occur.

Commissioner Klinge made a motion to continue the item and to discuss it at the regularly scheduled Planning Commission meeting on July 17, 2025.

Seconded by Commissioner Hildreth. Roll call vote:

<u>N</u>	Hacker
<u>A</u>	Hildreth
<u>A</u>	Klinge
<u>A</u>	Pehrson
<u>A</u>	Richards
<u>A</u>	Rogers

Motion passes: 5-1

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Murray City Center Form Based Code - Project # 25-033 - Land use text amendment repealing Chapter 17.170, Murray City Center District and Replacing with the City Center Form Based Code (CC-FBC)

(combined with the following legislative action)

ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

Murray City Center Form Based Code - Project # 25-034 - Zone map amendment rezoning the properties generally located between the Trax rail line on the west, Center Street and Jones Court on the east, 4800 South on the north and Little Cottonwood Creek to the south from MCCD, Murray City Center District and C-D, Commercial Development to City Center Form Based Code, CC-FBC

Zachary Smallwood presented the request for a recommendation of approval for a land use ordinance text amendment, and zone map amendment to repeal the Murray City Center District and replace it with the City Center Form-Based Code. This also includes a zoning map amendment to rezone properties that are located in the MCCD to the City Center Form-Based Code. He said there are three additional properties proposed for inclusion in the CC-FBC zone, which are located in the C-D zone, that were designated in the General Plan to go into the MCCD zone. He provided some history regarding the implementation of the MCCD zone in the General Plan to make a more vibrant community, which involves five key initiatives. He described how the form-based code aligns with these initiatives. He showed on a map the properties to be included in the zone. He briefly went through each chapter of the form-based code, as a review for the Planning Commission. He indicated that there are five form districts within the zone and showed them on the map. He talked about the height requirements for each district.

Commissioner Pehrson asked if a property owner in the zone is allowed to request a change to their district. Mr. Smallwood said, yes, it would be handled like a zone change.

Mr. Smallwood continued to review the chapters of the code. He talked about permitted uses, stating that these are less important with form-based code. He said that the interaction between buildings is more important. He addressed street types, indicating the characteristics of each street type in the code. Mr. Smallwood talked about the five building types for the zones within the code. He then discussed open spaces. He talked about the BTZ (Build-to Zone) minimum and maximum depth for open spaces. Mr. Smallwood addressed landscaping requirements, which included tree types for different purposes.

Commissioner Klinge asked whether the types of trees chosen are drought tolerant. Mr. Smallwood said, yes. The trees are specifically chosen for Utah landscapes. He said a lot of professional collaboration went into tree selection.

Mr. Smallwood discussed parking for the zone. He said there is a table outlining the guidelines. He noted that parking has increased for some uses. Next, he addressed signage regulations, noting that there are many regulations due to the variety of existing sign types. Mr. Smallwood talked about non-conformities. He stated that properties established before the form-based code will not have to comply with the standards. The new code will apply if they make modifications to the exterior of their property.

Mr. Smallwood said that during multiple visioning exercises, many of the citizen comments were expressing concern for the look and feel of downtown. He said that staff and the steering committee have worked diligently to create a cozier downtown. Public notices were sent to all property owners and affected entities within a 500-foot radius. Two comments were received and included in the packet for review. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested text amendment to the land use ordinance and the zone map amendments for those properties as described in the form-based code document. He said that there will be another public hearing for this item at the City Council meeting.

Commissioner Hacker asked what will become of the current MCCD review committee. Mr. Smallwood said that committee will have to be replaced with a new committee.

Commissioner Klinge asked how many public hearings had been offered in the development of the code and what was some of the feedback received. Mr. Smallwood said there have been at least seven opportunities over the past two years for public input. He said the public was receptive to the new code. They also discussed how developers will have access to the code guidelines, as well as a worksheet to complete that will guide them through the process. He said staff will be available to assist in answering questions.

A discussion was had regarding permitted uses of building for new businesses. Mr. Smallwood said if a new business moves into an existing building, they won't have to make changes to the building to conform if they have the same type of business as the previous occupants, as long as they aren't doing any new construction.

Chair Richards opened the agenda item for a public comment.

DeLynn Barney said he owns property inside the proposed zone. He expressed concern about being surrounded by eight-story buildings. He said he is concerned about the street requirements, feeling that they won't be wide enough for emergency vehicles. He talked about concerns with the

right of way on his property with the extension of the streets. He said he doesn't feel there's a need for the Fourth Avenue extension. He is concerned about the additional traffic that may result on Box Elder Street.

Commissioner Klinge and Mr. Barney had a discussion about the housing in his neighborhood and the impact of putting in an eight-story building. Mr. Barney shared some neighborhood history and said the neighborhood was more residential in the past.

Diane Powers asked if they chose to include her property in the zone because it is historic. Chair Richards indicated he didn't know. She said she tries to keep it as historic as possible.

Michael Todd, owner of Desert Star Playhouse, spoke. He said he owns many buildings on the east side of State Street within the zone. He said he feels blindsided by Murray City. He was generally unhappy with the direction of the form-based code and how it will impact his properties.

Susan Wright, downtown property owner, expressed her concerns and unhappiness with the implementation of the form-based code.

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

Mr. Smallwood addressed public comments. With regard to Mr. Barney's comment, he said that yes, the property owner could put in an eight-story building, but staff is trying to work with them. With regard to Ms. Power's comment, he said that the zone change does not impact her historic property. He said she may look into applying for a tax credit. He made the general comment that there were multiple public hearings held throughout the process that the anyone was welcome to attend to provide input for the form-based code.

Commissioner Klinge and Mr. Smallwood had a conversation regarding Mr. Barney's concerns. Mr. Smallwood said that the previous code has allowed for up to ten stories since 2011. It required a distance from single-family residents as well.

Commissioner Klinge said, with regard to Mr. Todd and Ms. Wright's comments, that the form-based code only applies to future projects. It doesn't apply to existing projects. Mr. Smallwood confirmed that's correct.

Commissioner Pehrson said that he feels ample notification with supporting documentation was provided for public input throughout the process. He understands that change can be frustrating but believes the form-based code is a good step forward.

Commissioner Hacker commented that he's seen lot of zoning changes in the past. He has seen form-based code implemented in other cities and feels it's a good step for the future.

Chair Richards participated in the steering committee for the form-based code. He said he understands that change is hard, but there has to be a compromise for progress to move forward.

Commissioner Hacker thanked the public for their comments and reminded them that they may still make comments during the City Council meeting and encouraged them to talk with council members.

Commissioner Pehrson made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested text amendment to the Land Use Ordinance and the zone map amendments for those properties as described in the attached legal descriptions.

Seconded by Commissioner Rogers. Roll call vote:

A Hacker
A Hildreth
A Klinge
A Pehrson
A Richards
A Rogers

Motion passes: 6-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on May 1, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Richards adjourned the meeting at 8:42 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 Division Manager
Community & Economic Development Department

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Parris RV

PROJECT NUMBER: 25-041

APPLICANT: Parris RV

APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting an amendment to an approved Conditional Use Permit to allow the expansion of recreational vehicle sales and storage..

II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows the sale and storage of recreational vehicles (LU #7219 & LU #5593) within the C-D zoning district subject to Conditional Use Permit approval.

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on May 1, 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 the sale and storage of RVs (LU #4603 & 5593), is allowed in the C-D Zoning District subject to Conditional Use Permit approval.
2. With conditions, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.

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

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for site plan approval on the property. The vote was 7-0 with Commissioners Richards, Rogers, Pehrson, Hildreth, Hacker, and Klinge in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all Engineering requirements, including:
 - a. Meet City storm drain requirements; on-site detention/retention of the 100 yr. 12 hr. storm is required per City Code section 13.52.050.
 - b. Obtain UDOT approval and encroachment permit for the State Street storm drain connection.
 - c. Remove the State Street access.
 - d. Install curb and gutter and sidewalk along Edison Street Frontage per City Code Chapter 12.12.050.
 - e. Replace any damaged sidewalk along the State Street per City Code Chapter 12.12.050.
 - f. Develop a site Erosion Control plan and implement prior to beginning site work per City Code Chapter 15.52.030.
 - g. Obtain a City Excavation Permit for work within City rights-of-way per City Code Chapter 12.16.020.
 - h. Edison Street driveway to be dip type as per APWA Plan 215 or 221.2.
 - i. Patch Edison curb and gutter tie-in to asphalt as per APWA Plan 251 – 1% min. to 4% max cross slope.
2. The applicant shall obtain a demolition permit before demolishing the existing building.
3. The applicant shall develop and adhere to a 100-year storm drainage plan, prepared in accordance with guidelines set by the Engineering Department.
4. The applicant shall meet all relevant Power, Water, Sewer, Engineering and Fire Department requirements.
5. The applicant shall install landscaping on the site to meet the standards and requirements of Section 17.68 of the Murray Land Use Ordinance and according to the landscape plan proposed and reviewed in the Staff Report.

Landscaping shall be irrigated and maintained in good condition.

6. The applicant shall obtain a Murray City Business License prior to beginning operations at this location .

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 15th DAY OF May, 2025.**

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Sound Beginnings

PROJECT NUMBER: PZ-25-037 & 038

APPLICANT: Heidi Marie Anderson

APPLICATION TYPE: Major Home Occupation & Conditional Use Permit

I. REQUEST:

The applicant is requesting approval for a Major Home Occupation to allow a preschool with music classes for up to twelve (12) participants within a home located at 521 East Vine Street.

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 May 1, 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 Group educational home (preschool) is allowed as a Conditional Use and Home Occupation business in the R-1-8 Zone.

2. With conditions as outlined in the staff report and the applicants narrative, the proposed music classes 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 7-0 with Commissioners Hildreth, Rogers, Klinge, Pehrson, Hacker, Hristou, and Richards in favor and none opposed. The approval is contingent on the following conditions:

1. Classes shall occur between 9:00 a.m. and 12:00 p.m.
2. No more than twelve participants may be permitted per class.
3. All parking for the classes must occur off-street.
4. 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.
5. The applicant shall comply with all requirements of Fire and Building Codes, and all State and County Health Department requirements.
6. The business shall, at all times, be conducted in accordance with all applicable requirements of Chapter 17.24, Major Home Occupations.
7. The applicant shall obtain the necessary home occupation business license.

FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 15th DAY OF May, 2025.

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Cottonwood Creek Townhomes PUD

PROJECT NUMBER: 25-030

APPLICANT: John Blocker, Brighton Homes

APPLICATION TYPE: Subdivision Review

I. REQUEST:

The applicant is requesting approval to develop the properties located at 787 and 825-865 East 4800 South into sixty-four (64) townhomes.

II. MUNICIPAL CODE AUTHORITY:

Section 17.60.020 of the Murray City Land Use Ordinance states that “Planned Unit Developments may be allowed as conditional uses in all zoning districts by the Planning Commission if the planned unit development fully meets the underlying zoning district use limitations in which it is to be located. Section 17.128.030 of the Murray City Land Use Ordinance requires that single-family attached (#1112) and Multi-Family dwelling (#1151) receive Conditional Use approval by the Planning Commission. Title 16, Subdivision Ordinance, Section 16.04.050(F) requires that applications for subdivision of property be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. The proposed subdivision has been designed to meet use and density requirements of the R-M-25, Multiple Family High Density zone in the Murray City Land Use Ordinance, Chapter 17.128. Section 17.56.100 specifies that Conditional Use Permit approval for the PUD is valid for a two-(2) year time period and unless there is substantial action under a conditional use permit within the two (2) years of its issuance, the approval shall be null and void. The planning commission may grant a yearly extension, when deemed in the public interest.

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 May 1, 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. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.
2. The proposed lots comply with the development standards for properties found in Chapters 17.124 and 17.60 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-M-25 zone, representing appropriate residential development.
4. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a Planned Unit Development on the property. The vote was 7-0 with Commissioners Rogers, Hildreth, Klinge, Hacker, Hristou, Pehrson, and Richards in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
 - a. Meet City subdivision and requirements and standards – City Code Title 16.
 - b. Address all engineering review comments prior to printing the plat to mylar.
 - c. Provide a copy of the HOA CC&R's and declaration.
 - d. Provide subdivision street names – City Code 12.08.040.
 - e. Provide grading, drainage and utility plan and profile drawings – Subdivision Application & City Code 16.16.
 - f. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - g. Provide PUE's on all common areas – City Code Chapter 16.16.100.
 - h. Provide a site geotechnical study and follow recommendations.
 - i. Relocate overhead power as per Murray City Power requirements – City Code

Chapter 16.16.320.

- j. Replace any damaged curb and gutter and sidewalk along property frontage to 4800 South. Upgrade sidewalk ramps to meet current standards - City Code Chapter 12.12.050.
- k. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
- l. Obtain Cottonwood Improvement District review and approval for sanitary sewer connection and service – City Code Chapter 16.16.300.
- m. Provide subdivision street lighting - City Code 16.16.310.
- n. Provide an improvement bond prior to recording the subdivision plat (4800 South) – City Code Chapter 16.16.220
- o. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 13.52.030.
- p. Stormwater Inspection and Maintenance Agreement is required for on-site stormwater system – City Code 13.52.050.
- q. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.

2. The subdivision shall meet the requirements of the Murray City Fire Department.
3. The developer shall meet all Murray City Water Division requirements.
4. The developer shall meet all Murray City Wastewater Division requirements.
5. The developer shall meet all Murray City Power Department requirements and meet to discuss planning the new power service.
6. The applicant shall provide a copy of the recorded CC&Rs to the Planning Division.
7. All units within the subdivision shall comply with the requirements of the R-M-25 Zone as outlined in Chapter 17.128, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.
8. The subdivision shall be amended to include Parcel A into the overall project prior to the final plat approval.
9. Application for a Final Subdivision review must be made within a one-year time period from Preliminary Subdivision, or the preliminary approval will be null and void. The subdivision plat shall be recorded within one year of the final approval by Murray City or the subdivision plat approval shall be null and void.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 15th DAY OF May, 2025.**

Michael Richards, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Cottonwood Creek Townhomes PUD

PROJECT NUMBER: 25-029

APPLICANT: John Blocker, Brighton Homes

APPLICATION TYPE: Planned Unit Development

I. REQUEST:

The applicant is requesting approval to develop the properties located at 787 and 825-865 East 4800 South into sixty-four (64) townhomes.

II. MUNICIPAL CODE AUTHORITY:

Section 17.60.020 of the Murray City Land Use Ordinance states that “Planned Unit Developments may be allowed as conditional uses in all zoning districts by the Planning Commission if the planned unit development fully meets the underlying zoning district use limitations in which it is to be located. Section 17.128.030 of the Murray City Land Use Ordinance requires that single-family attached (#1112) and Multi-Family dwelling (#1151) receive Conditional Use approval by the Planning Commission. Title 16, Subdivision Ordinance, Section 16.04.050(F) requires that applications for subdivision of property be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. The proposed subdivision has been designed to meet use and density requirements of the R-M-25, Multiple Family High Density zone in the Murray City Land Use Ordinance, Chapter 17.128. Section 17.56.100 specifies that Conditional Use Permit approval for the PUD is valid for a two-(2) year time period and unless there is substantial action under a conditional use permit within the two (2) years of its issuance, the approval shall be null and void. The planning commission may grant a yearly extension, when deemed in the public interest.

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 May 1, 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. With conditions, the proposed subdivision complies with the standards of the Murray City Subdivision Ordinance.
2. The proposed lots comply with the development standards for properties found in Chapters 17.124 and 17.60 of the Murray City Land Use Ordinance.
3. The proposed subdivision is in harmony with the purposes of the R-M-25 zone, representing appropriate residential development.
4. The proposed subdivision is in harmony with the purpose and intent of the Murray City General Plan, providing additional opportunities for appropriate residential development in the area

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a Planned Unit Development on the property. The vote was 7-0 with Commissioners Rogers, Hildreth, Klinge, Hacker, Hristou, Pehrson, and Richards in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all requirements of the Murray City Engineer, including the following:
 - a. Meet City subdivision and requirements and standards – City Code Title 16.
 - b. Address all engineering review comments prior to printing the plat to mylar.
 - c. Provide a copy of the HOA CC&R's and declaration.
 - d. Provide subdivision street names – City Code 12.08.040.
 - e. Provide grading, drainage and utility plan and profile drawings – Subdivision Application & City Code 16.16.
 - f. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - g. Provide PUE's on all common areas – City Code Chapter 16.16.100.
 - h. Provide a site geotechnical study and follow recommendations.
 - i. Relocate overhead power as per Murray City Power requirements – City Code

Chapter 16.16.320.

- j. Replace any damaged curb and gutter and sidewalk along property frontage to 4800 South. Upgrade sidewalk ramps to meet current standards - City Code Chapter 12.12.050.
- k. Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
- l. Obtain Cottonwood Improvement District review and approval for sanitary sewer connection and service – City Code Chapter 16.16.300.
- m. Provide subdivision street lighting - City Code 16.16.310.
- n. Provide an improvement bond prior to recording the subdivision plat (4800 South) – City Code Chapter 16.16.220
- o. Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 13.52.030.
- p. Stormwater Inspection and Maintenance Agreement is required for on-site stormwater system – City Code 13.52.050.
- q. Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.

2. The subdivision shall meet the requirements of the Murray City Fire Department.
3. The developer shall meet all Murray City Water Division requirements.
4. The developer shall meet all Murray City Wastewater Division requirements.
5. The developer shall meet all Murray City Power Department requirements and meet to discuss planning the new power service.
6. The applicant shall provide a copy of the recorded CC&Rs to the Planning Division.
7. All units within the subdivision shall comply with the requirements of the R-M-25 Zone as outlined in Chapter 17.128, Chapter 17.62, Condominiums, and Planned Unit Development as outlined in Chapter 17.60 of the Murray City Land Use Ordinance.
8. The subdivision shall be amended to include Parcel A into the overall project prior to the final plat approval.
9. Application for a Final Subdivision review must be made within a one-year time period from Preliminary Subdivision, or the preliminary approval will be null and void. The subdivision plat shall be recorded within one year of the final approval by Murray City or the subdivision plat approval shall be null and void.

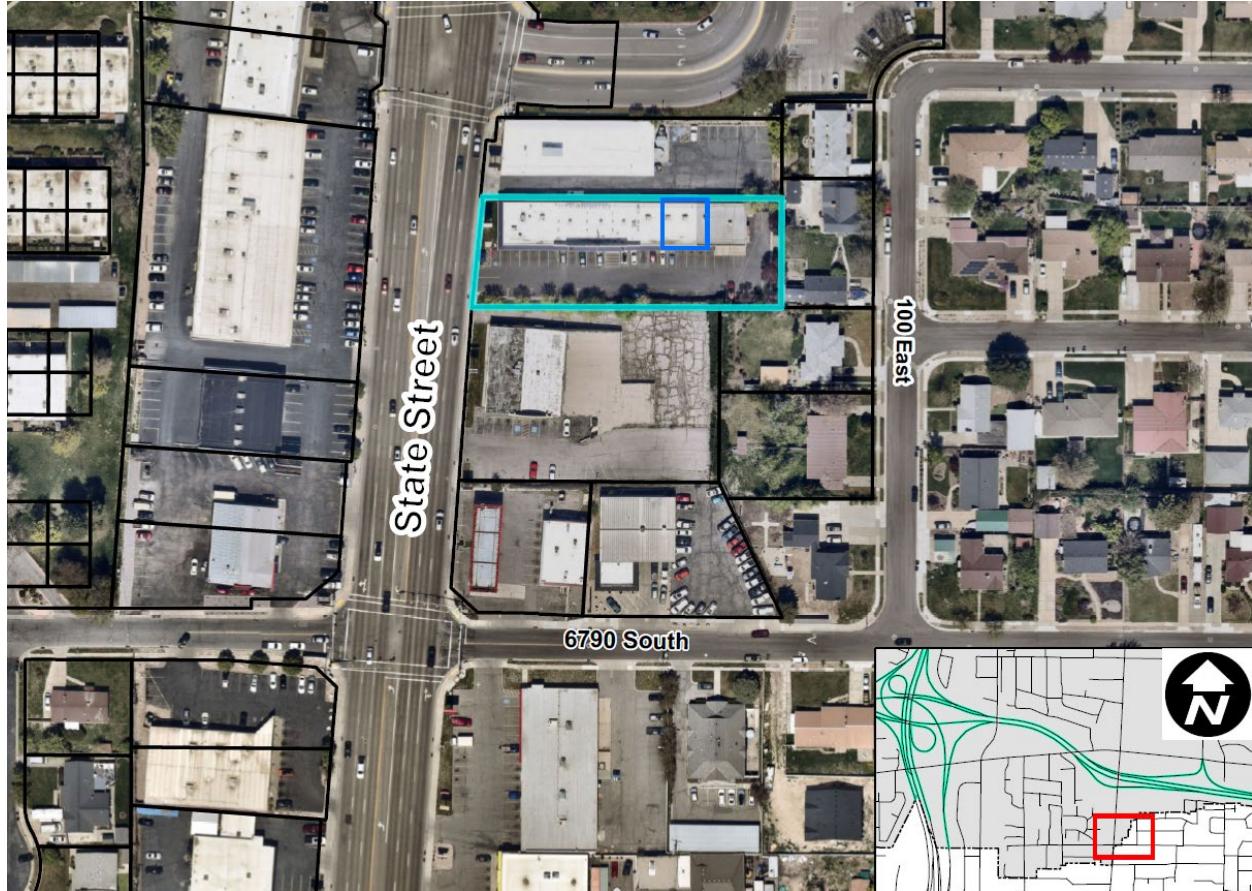
**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 15th DAY OF May, 2025.**

Michael Richards, Chair
Murray City Planning Commission



AGENDA ITEM #4 - Aloha Tattoos

ITEM TYPE:	Conditional Use Permit to allow a tattoo business.		
ADDRESS:	6657 South State Street, #6	MEETING DATE:	May 15 th , 2025
APPLICANT:	Aloha Tattoos LLC	STAFF:	Ruth Ruach, Planner 1
PARCEL ID:	22-19-302-033	PROJECT NUMBER:	#25-046
ZONE:	C-D, Commercial Development Mixed Use District		
SIZE:	0.67-acre site 9,286 sq ft building 1,292 sq ft unit		
REQUEST:	The applicant is requesting Conditional Use Permit approval to allow a tattoo business within the C-D Zone on the property located 6657 South State Street, #6.		



I. LAND USE ORDINANCE

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

II. BACKGROUND

Project Location

The subject property is located south of I-215 on the east side of State Street. The business is in the Riddle Plaza and shares a building with other small businesses.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	C-D
South	Commercial	C-D
East	Residential	Midvale City, SF1-DO
West	Commercial	C-D

Project Description

The applicant, Aloha Tattoos LLC, is requesting Conditional Use Permit approval to relocate their existing tattoo business to the adjacent unit at 6657 South State Street, #6. The business was originally granted a Conditional Use Permit in 2014 and has been operating at 6657 South State Street, #4 since that time. While the business will provide the same services previously approved in 2014, the applicant believes the larger footprint of unit 6 will positively impact their business operations.

Landscaping

The landscaping currently on the property meets the standards outlined in the code.

Access & Parking

According to Section 17.72.070, beauty and barber shops (including tattoo businesses) require a minimum of four (4) parking stalls for every 1,000 square feet of net floor area. Staff calculated that five (5) parking spaces are required. The site plan demonstrates sufficient parking is available and shared among all units in the building, which can be accessed via a single thirty-foot (30') wide driveway from State Street.

III. LAND USE ORDINANCE STANDARDS REVIEW

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

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

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

- 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.**

Another tattoo business is directly across from this business, which shows the proposed use is compatible with other uses in the area. Staff is anticipating very little impact on the surrounding area.

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

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

IV. CITY DEPARTMENT REVIEW

The application materials for the tattoo business were made available to Murray City department staff for review and comment on April 29th, 2025. Reviewing personnel included the Engineering and Building Divisions, and the Water, Sewer, Power, and Fire Departments. All reviewing departments recommended approval without conditions or concerns.

V. PUBLIC INPUT

Twenty-two (22) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow a paramedical tattoo business, staff concludes the following:

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

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow a tattoo business at the property addressed 6657 South State Street#6**, subject to the following conditions:

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

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: Aloha Tattoos
Project Address: 6657 S. State St. #6 Murray, UT 84107

Parcel Identification (Sidwell) Number: _____

Parcel Area(acres): _____ Current Use: Vape Shop Proposed: Tattoo

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

Applicant Information

Name: Jon Paulson - Aloha tattoo LLC.

Mailing Address: 6657 S. State #4 City: Murray State: UT ZIP: 84107

Phone #: 702-483-1783 Fax #: _____ Email Address: SaltLakeTattoos@gmail.com

Property Owner's Information (If different)

Name: Craig Riddle, Riddle Plaza, inc.

Mailing Address: 6657 S. State #7 City: Murray State: UT ZIP: 84107

Phone #: 801-788-9029 Fax #: _____ Email Address: Criddle@allyequipment.com

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

Aloha tattoos is moving next door to #6.
We have done well here in Murray &
we are excited to expand

www.alohatattoos.net

Authorized Signature:

Date: 4/22/25

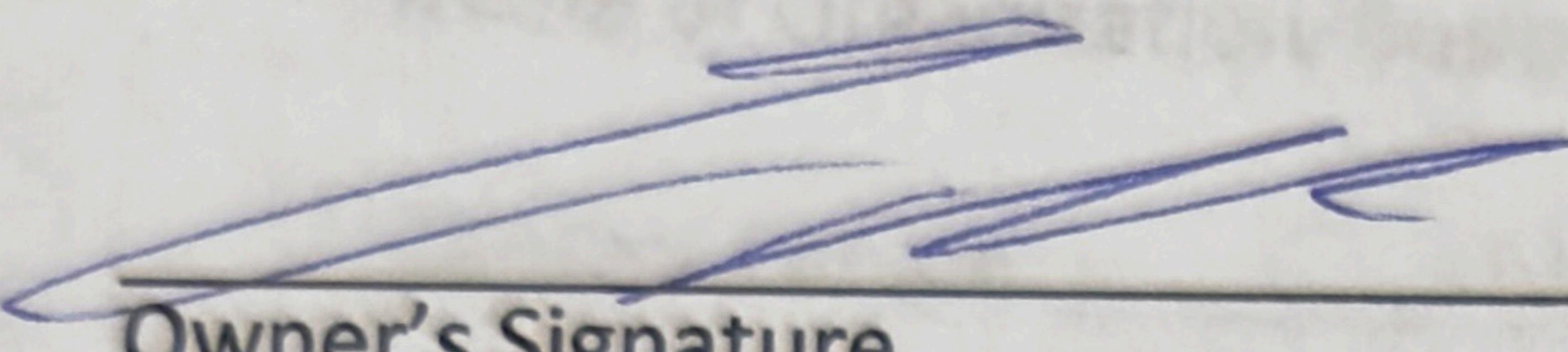
For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

I (we) Randell Craig Riddle, 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

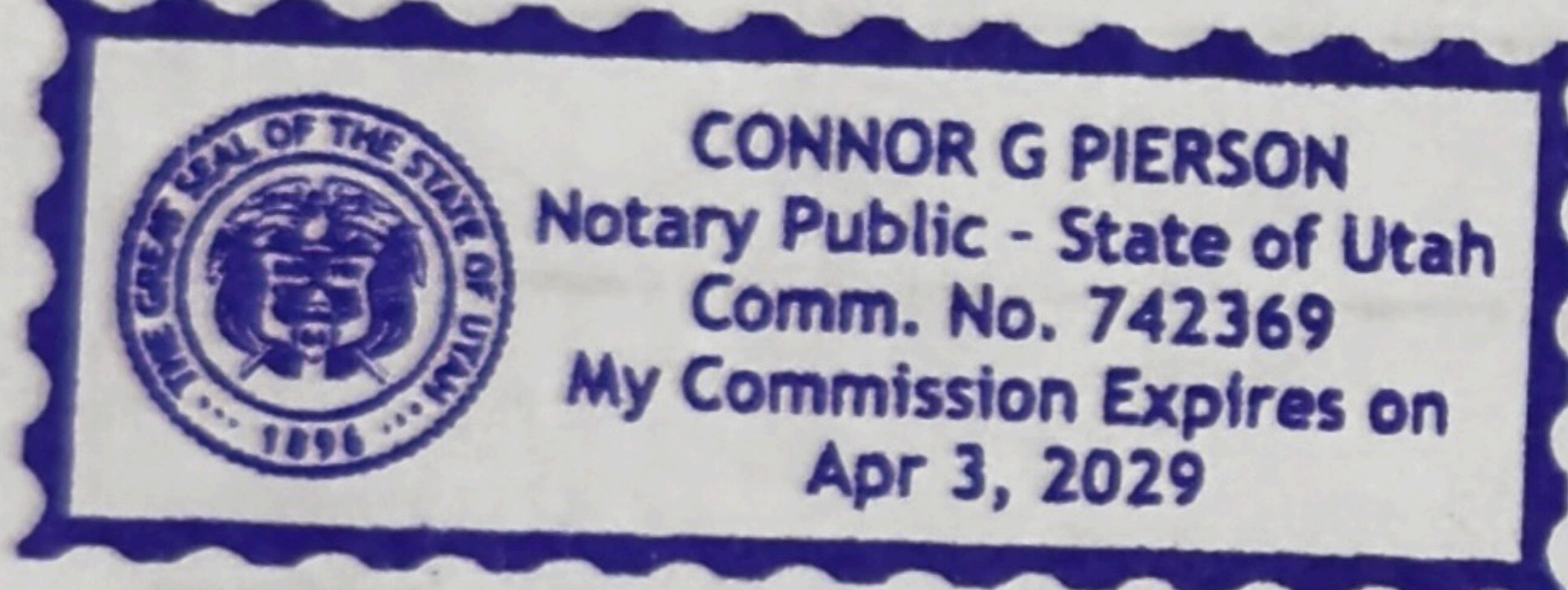
Subscribed and sworn to before me this 22 day of APRIL, 20 25.

Connor G. Person
Notary Public

60995 State St

Residing in Murray, UT, 84107

My commission expires: APRIL 3rd, 2029



Agent Authorization

I (we), _____, the owner(s) of the real property located at _____

in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us)

with regard to this application affecting the above described real property, and authorize _____

to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the _____ day of _____, 20 _____, personally appeared before me _____

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

Notary public

Residing in: _____

My commission expires: _____

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

Property Owner Name: Craig Riddle Phone: 801-718-9029
Property Address: 6657 S. State Street Murray, UT 84107
Name of Organization/Business: Riddle Plaza Inc.
Contact Person: Craig Riddle Phone: 801-718-9029
Address: 3252 W Chivington Cross Rd city: West Jordan UT Zip 84084
Email address: cridge@allyequipment.com

Project Description: _____

Additional information or comments:

Per City Code Section 17.76.180: Multi Warehouse Facilities:

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

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

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

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

Signature:

Date:

4/22/2025

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



NOTICE OF PUBLIC HEARING

May 15th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Aloha Tattoos** for the property located at **6657 South State Street, Unit 6**.

The applicant is requesting Conditional Use Permit approval to relocate an existing, approved tattoo business to a neighboring unit.

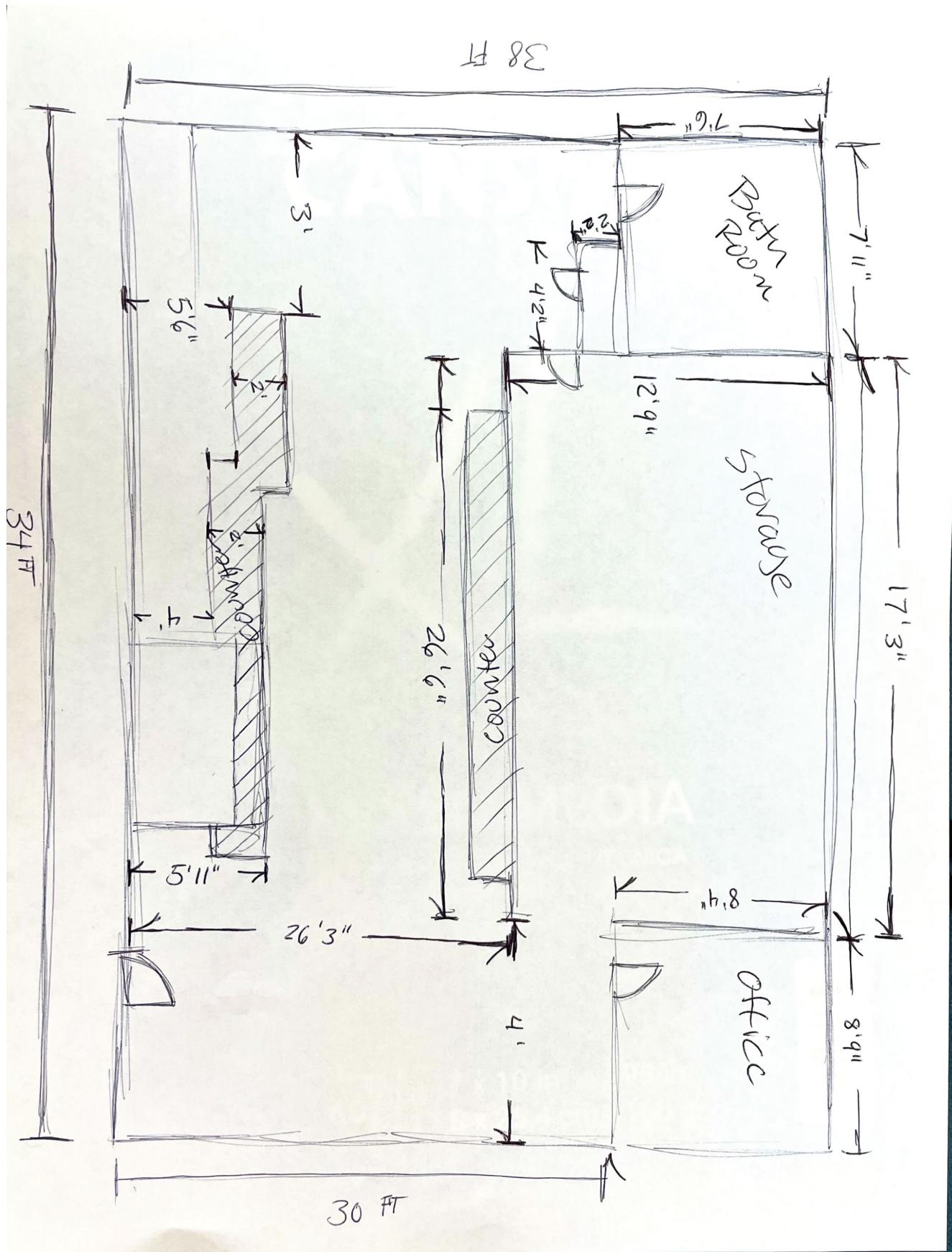
To make comments regarding this proposal, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 300 feet of the subject property.

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



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

Public Notice Dated | May 2nd, 2025





Aloha Tattoos -
Expert Tattoo Artists
Recently viewed



iVape Murray One
Stop Vape Shop
Recently viewed

— parking —
— parking —




Aloha Tattoos -
Expert Tattoo Artists
Recently viewed

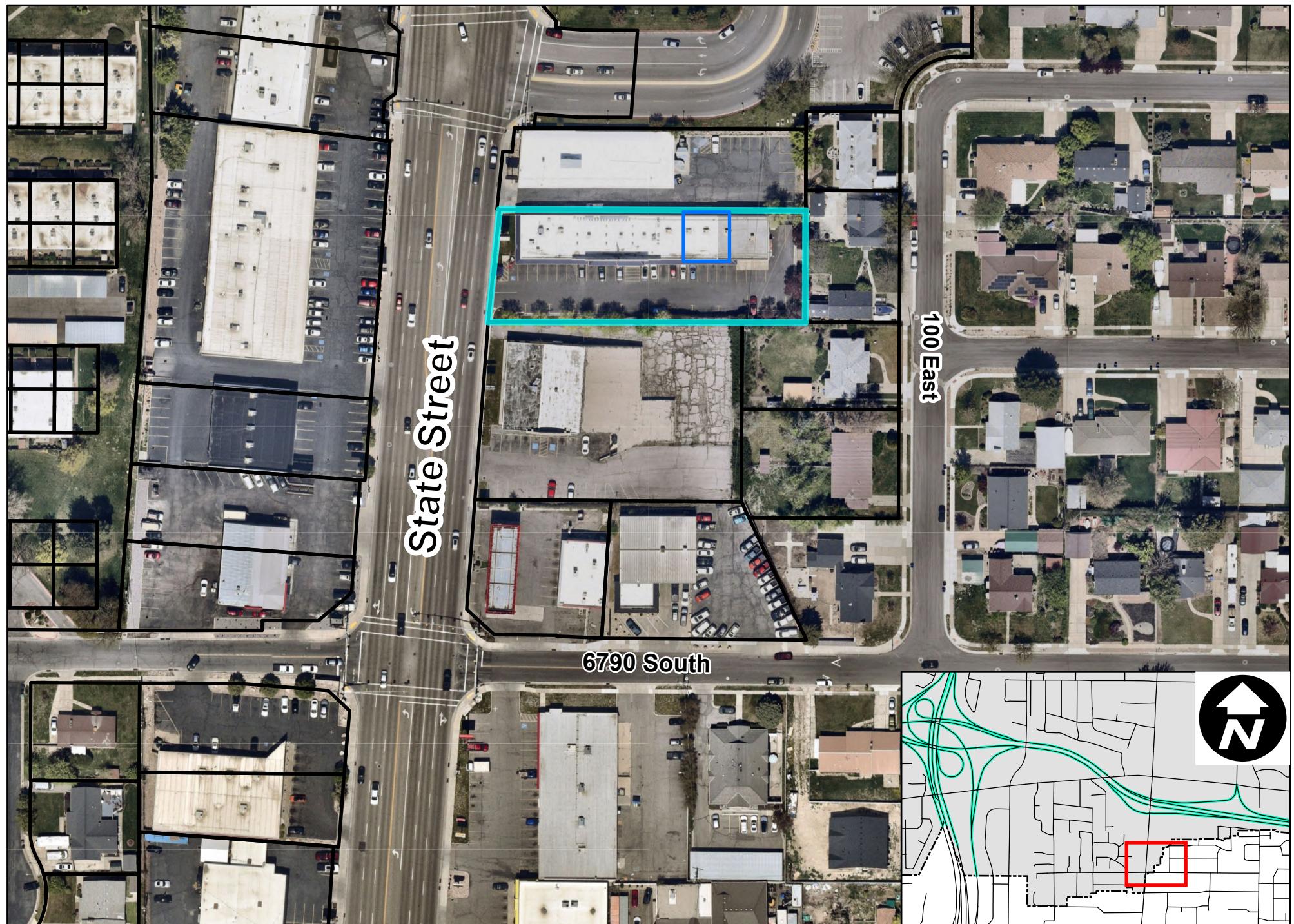


iVape Murray One
Stop Vape Shop
Recently viewed

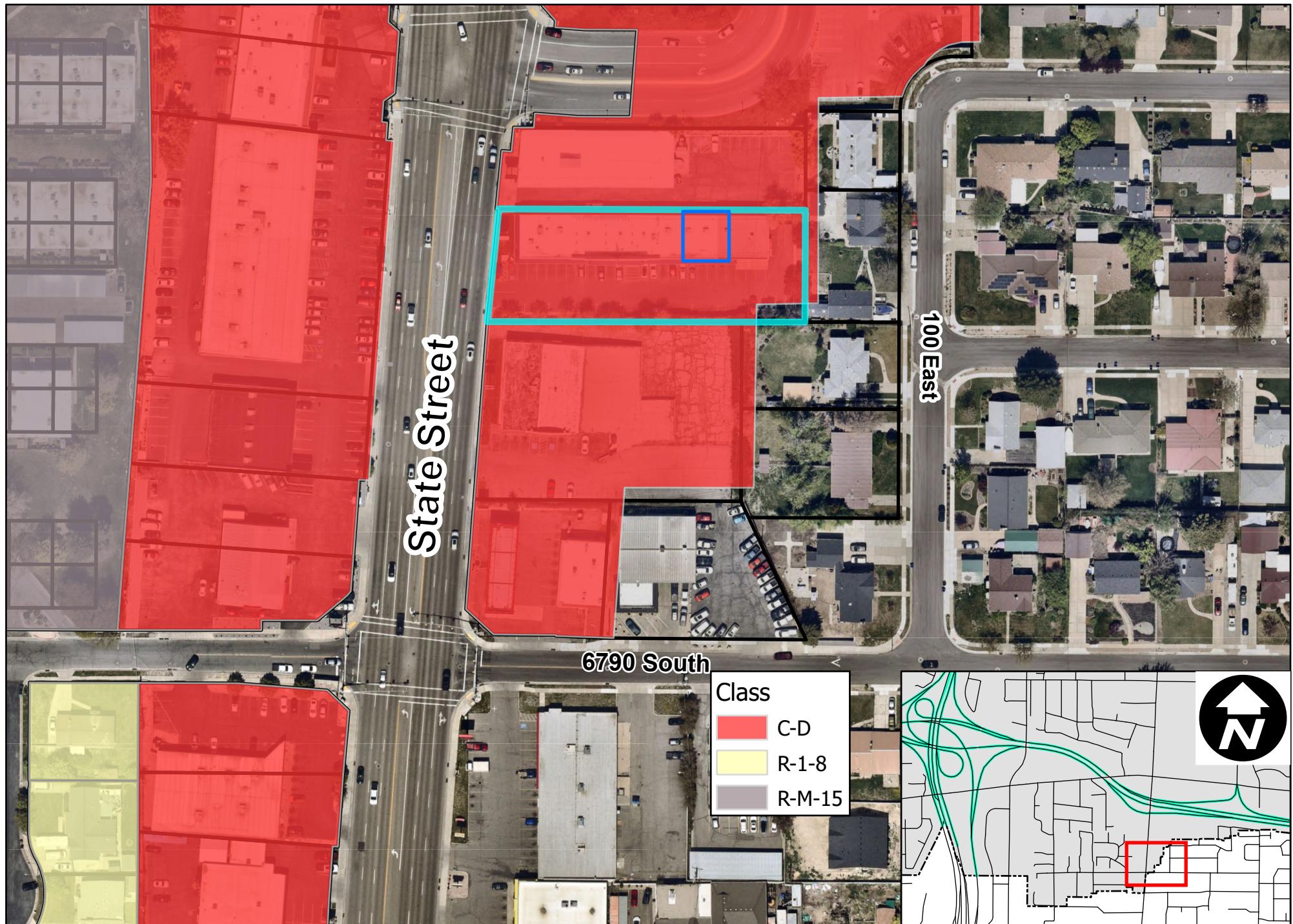
— parking —
— parking —



6657 South State Street



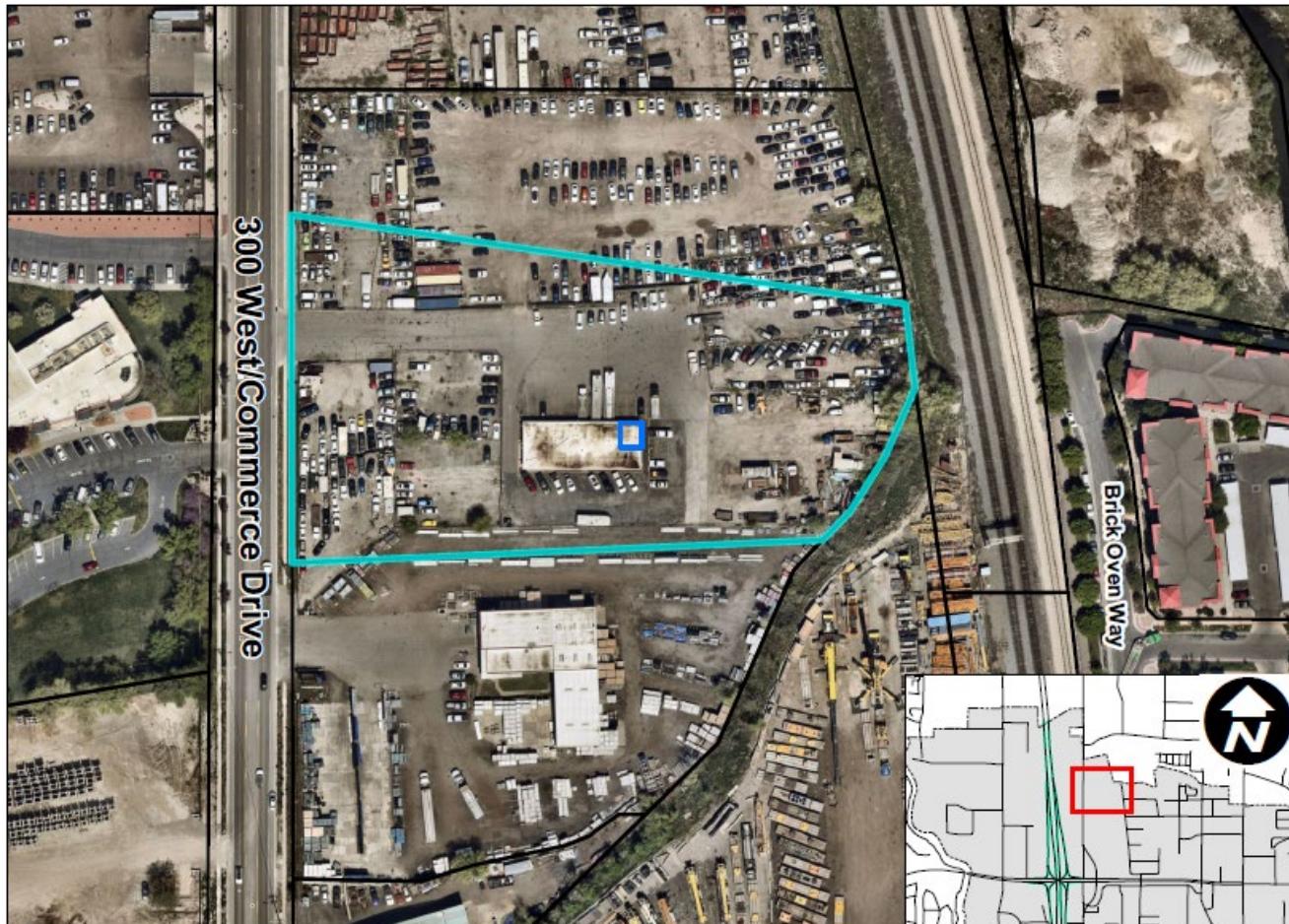
6657 South State Street





AGENDA ITEM # 5 - Gold Wheels

ITEM TYPE:	Conditional Use Permit to allow an auto sales business.		
ADDRESS:	4205 South Commerce Drive #5	MEETING DATE:	May 15 th , 2025
APPLICANT:	Mohamad Murad	STAFF:	David Rodgers, Senior Planner
PARCEL ID:	21-01-205-010	PROJECT NUMBER:	PZ-25-024
ZONE:	M-G, Manufacturing General		
SIZE:	3.36-acre site 3,600 ft ² building 450 ft ² office		
REQUEST:	The applicant is requesting a Conditional Use Permit to allow for an auto sales business to be located on the property.		



I. LAND USE ORDINANCE

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

II. BACKGROUND

Project Location

The subject property is located on the east side of Commerce Drive, across the street from the Humane Society of Utah.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Industrial	M-G
South	Industrial	M-G
East	Railroad Tracks	N/A
West	Professional Services	M-G

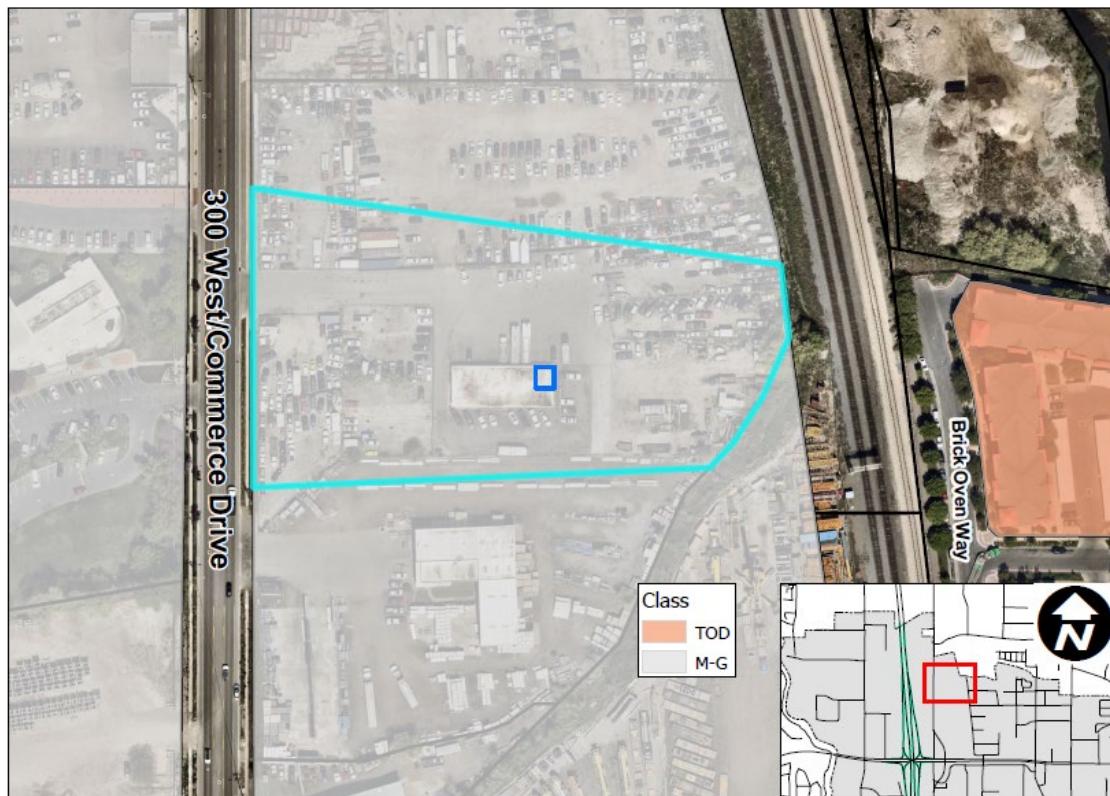


Exhibit 1: Zoning Map

Project Description

The applicant proposes to operate an auto sales business out of Unit #5 in the Industrial Park located at 4205 South Commerce Drive. The space is approximately 450 square feet. No changes to the existing floor plan are proposed. The applicant states that as part of the lease agreement the business will have access to four (4) total parking spaces.

This property has multiple businesses operating out of the building. According to the floorplan submitted to staff at least six (6) businesses are located within the building. Additionally, there are multiple towing companies that use this property as a storage lot for vehicles.

The applicant states that this is a sales only lot. No body work or painting will be conducted at this location.

Access

The subject property has a single forty-eight foot (48') point of access. The access is not exclusive to this building and its tenants. It also allows access to the multiple storage yards on the property that are used by multiple towing companies.

Parking

Parking requirements for industrial uses are four (4) spaces per 1,000 ft² of net usable office space and one (1) space for each 750 square feet of net usable warehouse area, or one (1) space per person employed on the highest shift, whichever is greater. Staff has calculated required parking based on the usable office space as the applicant is the only employee.

Based on the requirement above a total of two (2) spaces are required for this use. According to the site plan that was submitted with the application the proposed auto sales business will have four (4) dedicated "display" spaces, labeled as stalls 12, 13, 14, and 15. The applicant will also have access to an additional four (4) guest spaces labeled as customer parking. There is an ADA van accessible space, on the east side of the building that would be available to anyone using the site. No additional parking spaces are required at this time.

All for sale vehicles will need to be located in a striped parking space. No double or stacked parking will be allowed in this location.

Landscaping

Exclusive of the access driveway, the property has approximately 271 feet of frontage along Commerce Drive. Section 17.68 of the Murray City Land Use Ordinance requires landscaping in the front setback area for commercial properties. This must include at a minimum: three (3) trees, five (5) 5-gallon shrubs, and ten (10) 1-gallon shrubs for every one hundred (100) linear feet of property frontage. Based upon this requirement the front setback landscaping for this property must include a minimum of:

<i>300 West / Commerce Drive</i>	<i>Existing</i>	<i>Required</i>
Trees	0	8
5-Gallon Shrubs	0	14
1-Gallon Shrubs	0	27

The property owner will be required to work with City Staff to provide a landscape plan and install the necessary landscape upgrades as a condition of approval.

III. LAND USE ORDINANCE STANDARDS REVIEW

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

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

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

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

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

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

With conditions, the proposed use will integrate well into the area. Staff does not anticipate a significant impact on the surrounding area and businesses because the area is currently used as a tow yard and impound lot by various other businesses.

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

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

IV. CITY DEPARTMENT REVIEW

The application materials for the proposed conditional use permit were made available to Murray City department staff for review and comment on April 19th, 2025. Reviewing staff included the Engineering Division, Water, Wastewater, Power, Police, and Fire Departments. Fire provided the following comment:

- Maintain access for FD Road surface and gate access. *IFC 2021 and applicable NFPA as reference.

V. PUBLIC INPUT

Fourteen (14) notices of the public meeting were sent to all property owners for parcels located within 400 feet of the subject property. As of the date of this report, staff has not received any public comments.

VI. FINDINGS

Based on the analysis of the Conditional Use Permit application to allow an auto sales business, staff concludes the following:

1. The proposed use for an auto sales business (LU #5511), is allowed in the M-G Manufacturing General Zoning District subject to Conditional Use Permit approval.
2. With conditions as outlined in the staff report, the proposed use and property will comply with the standards of the Murray City Land Use Ordinance.
3. The proposed use is not contrary to the goals and objectives of the Murray City General Plan in this area.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission APPROVE a Conditional Use Permit to allow an auto sales business at the property addressed 4205 South Commerce Drive Unit #5**, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The applicant shall maintain four (4) parking spaces as display space for vehicles.
3. The applicant shall comply with all applicable zoning standards as adopted in Title 17, Zoning.
4. The project shall comply with all applicable building and fire code standards.
5. Prior to business license approval, the applicant shall obtain permits for any new attached or detached signs proposed for the business.

6. The property owner shall work with Community and Economic Development staff to bring the Commerce Drive frontage landscaping into compliance with Chapter 17.68 Landscape Requirements. Landscaping shall be installed prior to issuance of a business license for the use, or a performance security and deferral agreement shall be provided to the City which shall guarantee completion of all unfinished improvements.

CONDITIONAL USE PERMIT APPLICATION

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

Application Information

Project Name: Gold Wheels

Project Address: 42055 8300 west, murray, ut, 84107

Parcel Identification (Sidwell) Number: 2101205010

Parcel Area(acres): 3.36 Current Use: Vacant Proposed: Autosales

Floor Area(square feet): 450 sq ft Zoning District: M/G Land Use Code: _____

Applicant Information

Name: Mohamad Murad

Mailing Address: 4609 S creekview Cir City: Murray State: UT ZIP: 84107

Phone #: 385.831.9898 Fax #: _____ Email Address: A1murad1948@gmail.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):

Fixing Auto sales, trying to have 4 cars Maximum and will do sales by Appointment

Authorized Signature: Murad Date: 04/10/25

For Office Use Only

Project Number: PZ-25-042 Date Accepted: 04/16/2025

Planner Assigned: David Rodgers

Property Owners Affidavit

I (we) Amy Horsley - Agent for Owner, 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

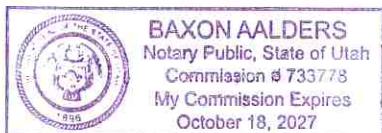
State of Utah

County of Salt Lake

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 10th day of APRIL, 20 25.


Notary Public



Residing in Salt Lake County

My commission expires: October 18th, 2027

Agent Authorization

I (we), Arabian Family Trust, the owner(s) of the real property located at 40055 Commerce Dr., in Murray City, Utah, do hereby appoint Mohamad Murad, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Mohamad Murad 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

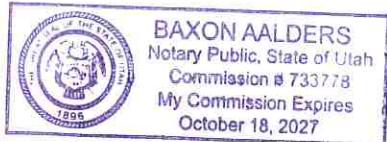
County of Salt Lake

On the 11th day of April, 20 25, personally appeared before me Baxon Alders 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: October 18th, 2025



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

Property Owner Name: Arrowhawk Plaza LLC Phone: 801-833-7164
Property Address: 4205 S. 300 W. #4 Murray, UT 84123
Name of Organization/Business: Arrowhawk Plaza Trust
Contact Person: Amy Horstay Phone: _____
Address: 4205 S. 300 W. #4 City: Murray UT Zip 84123
Email address: mysxtn@yahoo.com
Project Description: Rental of Office Space

Additional information or comments:

Per City Code Section 17.76.180: Multi Warehouse Facilities:

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

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

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

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

Signature: Amy Horstay - Ayst Date: 4/11/25

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

Arrowhead Capital
Commerce Drive Assigned Parking List

Stall #

- 1 Office 3 Arrowhead Capital
- 2 Office 11 Repros Recovery
- 3 Office 11 Repros Recovery
- 4 Office 9 A Quality Carrier
- 5 Office 9 A Quality Carrier
- 6 Office 8
- 7 Office 8
- 8 Office 7
- 9 Office 7
- 10 Office 6
- 11 Office 6
- 12 Gold Wheels, LLC
- 13 Gold Wheels, LLC
- 14 Gold Wheels, LLC
- 15 Gold Wheels, LLC
- 16 Rookery Auto Sales
- 17 Rookery Auto Sales
- 18 Rookery Auto Sales
- 19 Rookery Auto Sales
- 20 Rookery Auto Sales
- 21 Jaak Towing
- 22 Jaak Towing
- 23 Jaak Towing
- 24 Jaak Towing
- 25 Jaak Towing



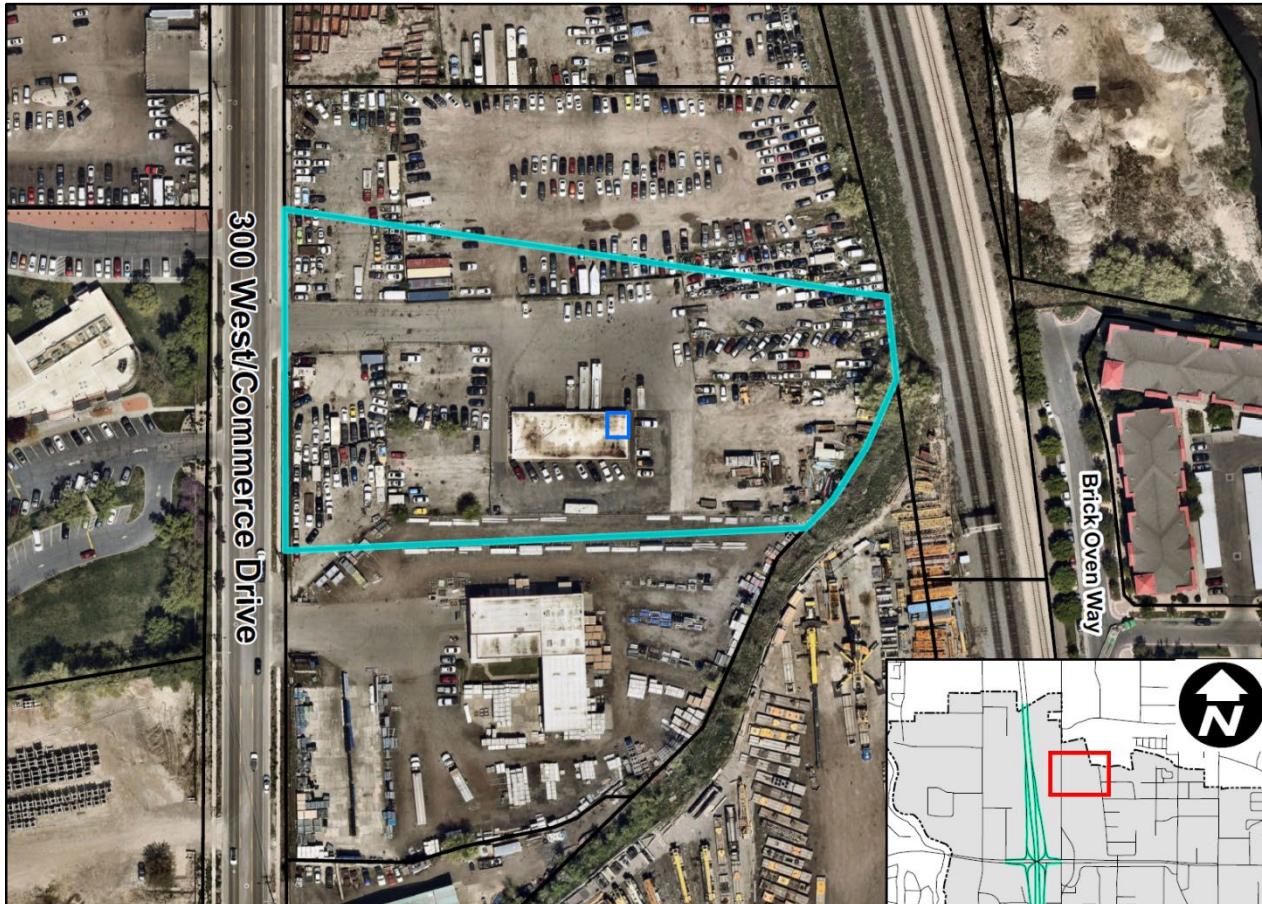
NOTICE OF PUBLIC HEARING

May 15th, 2025, 6:30 PM

The Murray City Planning Commission will hold a public meeting in the Murray City Council Chambers, located at 10 East 4800 South to receive public comment on an application submitted by **Mohamad Murad** for the property located at **4205 South 300 West**. The applicant is requesting Conditional Use Permit approval to allow for the operation of an auto sales dealership.

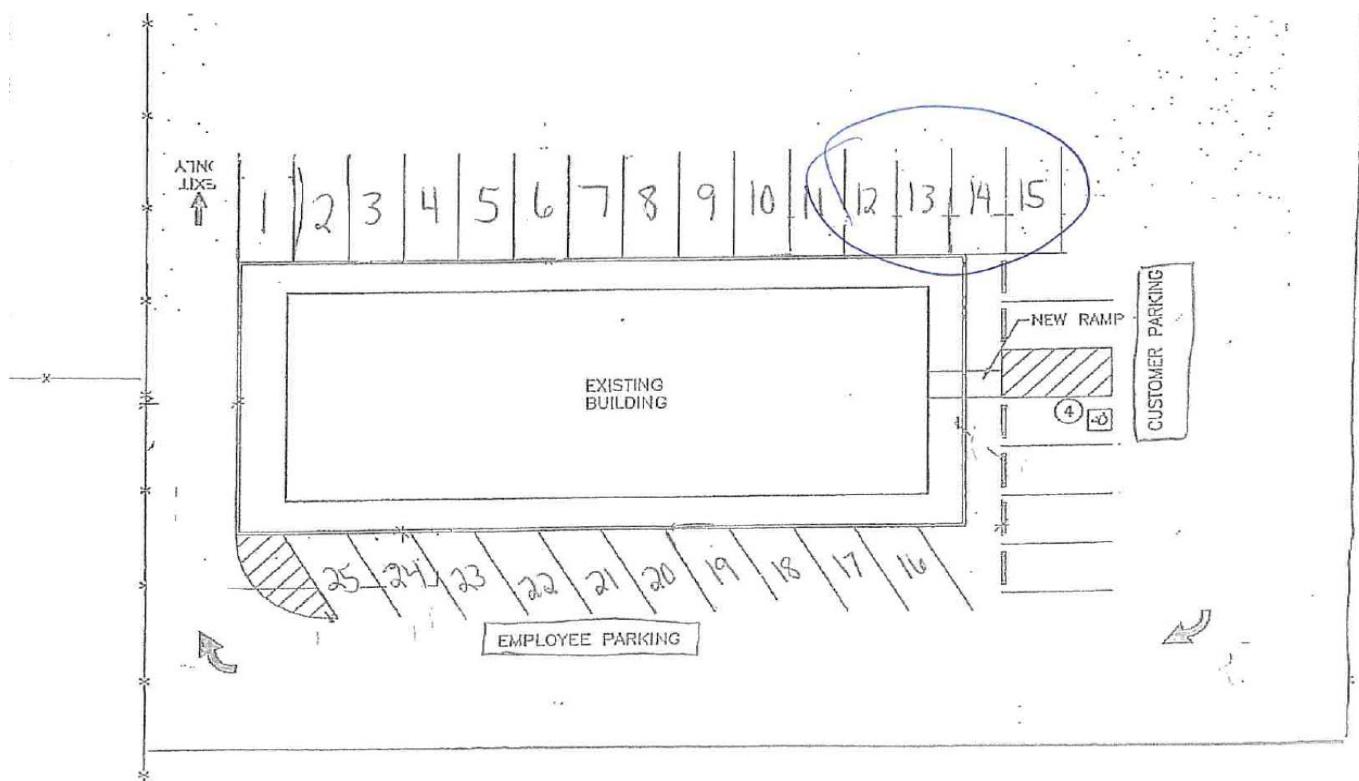
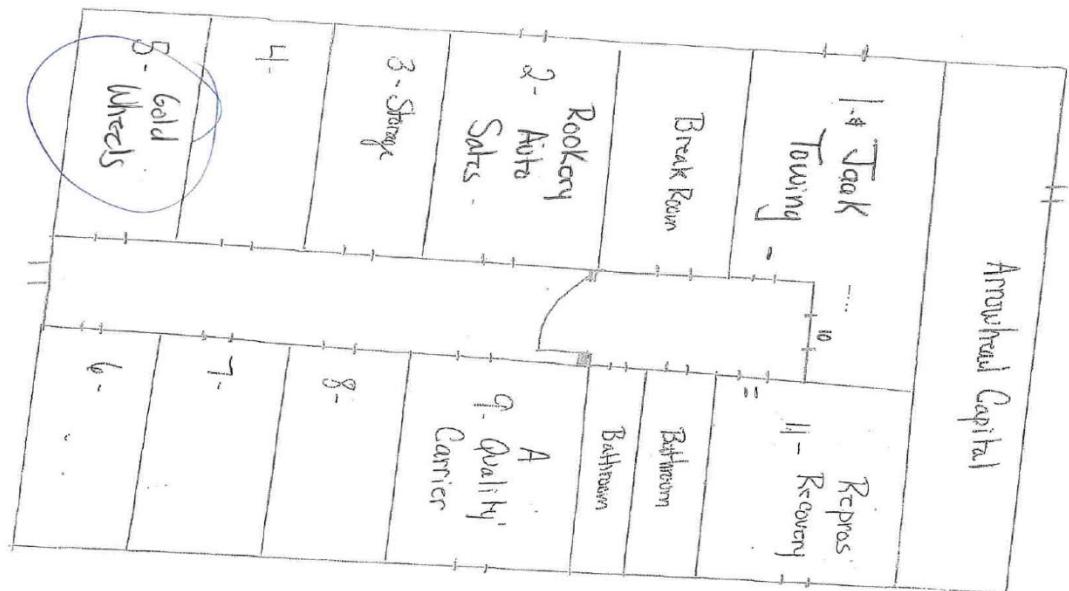
To make comments regarding this application, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 400 feet of the subject property.

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

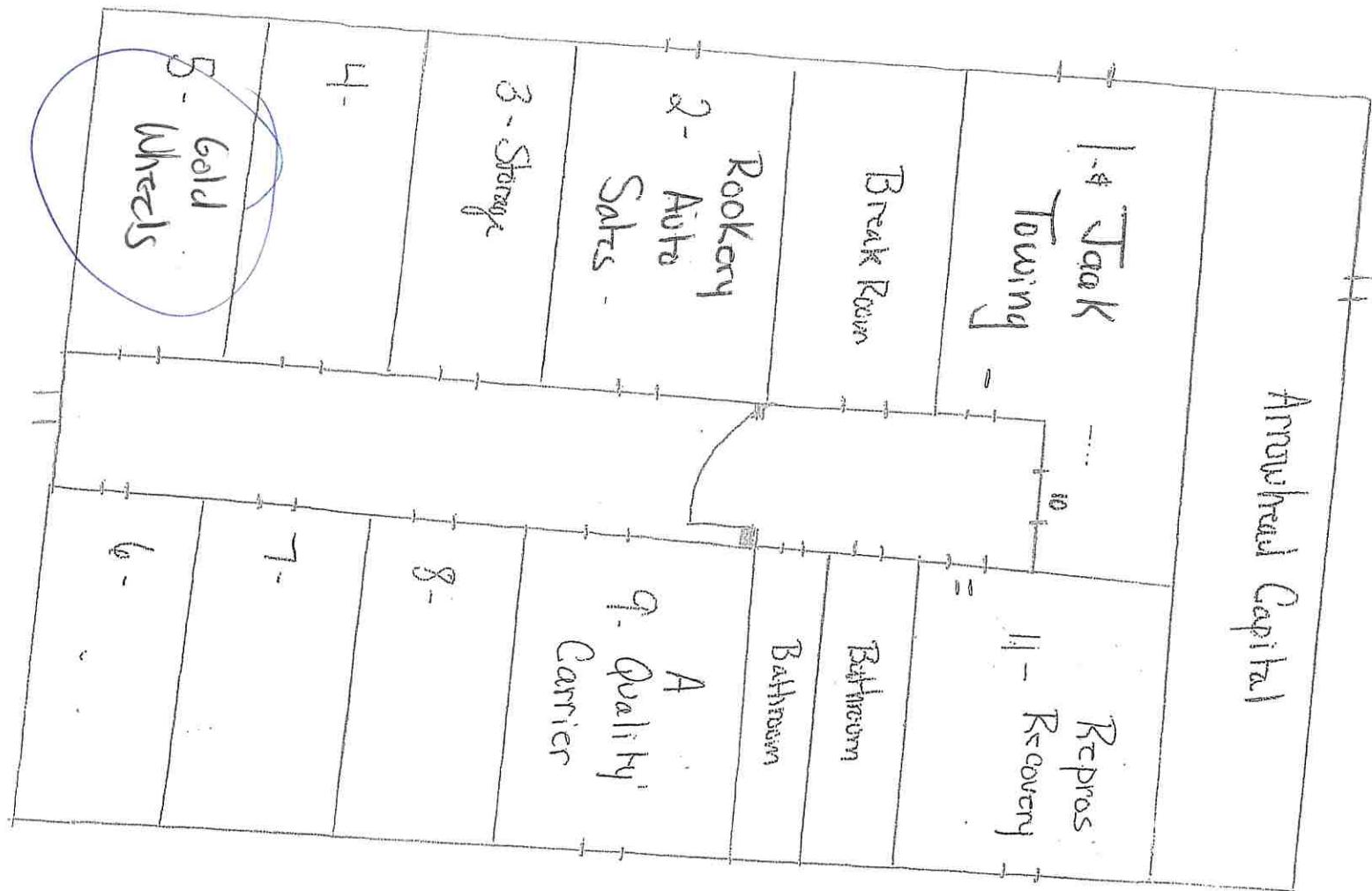


Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

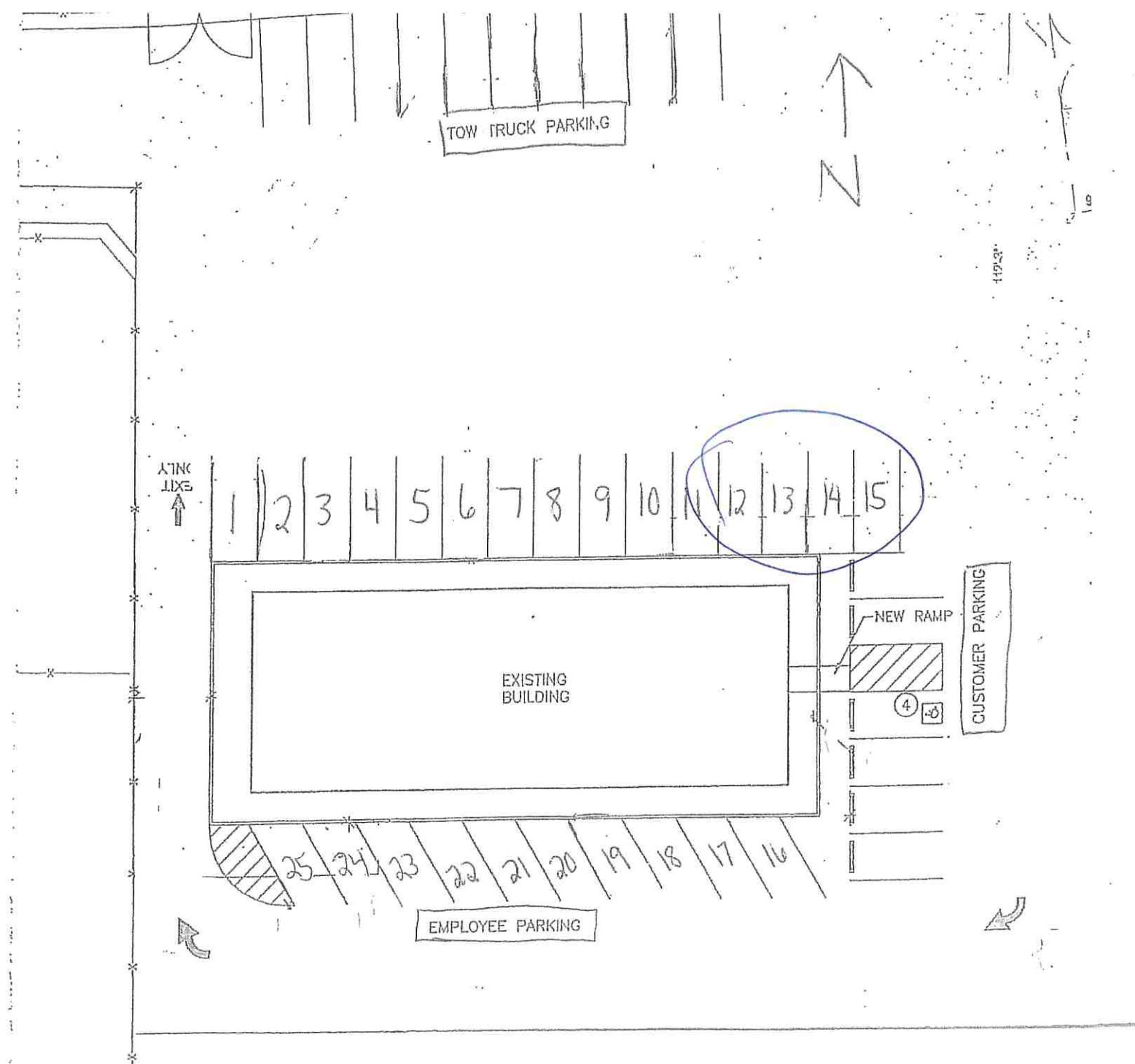
Office Map



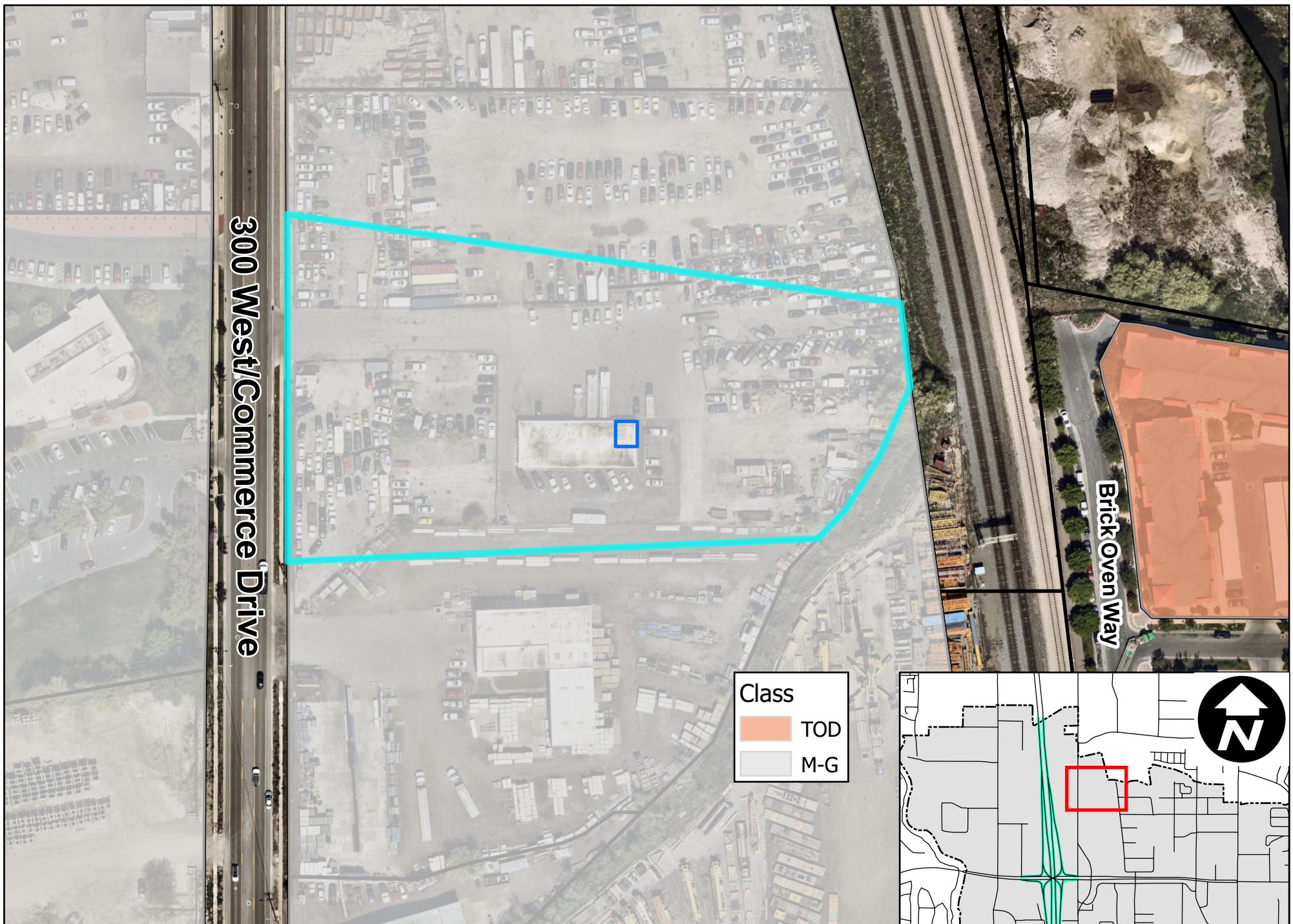
Arrowhead Capital



Office Map



4205 South Commerce Drive



4205 South Commerce Drive

