



MURRAY CITY PLANNING COMMISSION

NOTICE OF MEETING AND AGENDA

August 01, 2024

6:30 p.m.

Murray City Hall, 10 East 4800 South, Council Chambers

The public may view the Murray City Planning Commission meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at planningcommission@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

CALL MEETING TO ORDER

BUSINESS ITEM(S)

1. Approval of Minutes

June 20, 2024

2. Conflict(s) of Interest

3. Findings of Fact

Project # 24-074 NA Auto - Conditional Use Permit

Project # 24-067 Secured Auto - Conditional Use Permit

MASTER SITE PLAN & DESIGN REVIEW - ADMINISTRATIVE ACTION

4. Cottonwood Galleria - 4998 South Galleria Drive

Mixed Use Project with 639 Multi-family Residential and 18,900 sq ft of Commercial

Project # 24-083

GENERAL PLAN / ZONE MAP AMENDMENT

5. Diamond Ridge Development - 4734 South Hanauer Street

Zone Map Amendment from R-1-6, Medium Density Single Family to R-M-15, Medium Density Multiple Family

Project # 24-081

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on **Thursday, August 15, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.**

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

Supporting materials are available on Murray City's website at www.murray.utah.gov.

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

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

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

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

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, June 20, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

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

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

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

Excused: Ned Hacker, Vice Chair

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

CALL MEETING TO ORDER

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

BUSINESS ITEMS

APPROVAL OF MINUTES

Commissioner Milkavich made a motion to approve the minutes for May 16, 2024.

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

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

FINDINGS OF FACT

Commissioner Pehrson made a motion that Planning Commission approve the findings of fact and conclusions for Halatapu Community Cultural Center.

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

CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

RC Automotive - 4285 South State Street - Construction and Operation of an Auto Repair Business Project # 24-051

Cameron Brown was present to represent the request for Eli and Joe Watson, and Barr Carlisle. Mustafa Al Janabi presented the application requesting conditional use permit approval to allow a new auto service shop to be constructed and operate within the C-D Zone. He indicated that the application is for the conditional use permit and site plan review. Mr. Al Janabi showed the site plan for the business. This included the location, the floor plan with service bays, and parking spaces. The applicant has provided 31 parking spaces of the 39 required. The applicant will work with staff to fulfill the requirement. Mr. Al Janabi stated that the two dumpsters on site will be shared with other businesses as well as the access points for the property. He discussed the landscaping requirements of the business, stating that the applicant is exceeding the requirements. He discussed the various elevations of the property. Staff recommends the approval of the conditional use permit.

Commissioner Henrie, Mr. Al Janabi and Mr. Smallwood had a discussion regarding the access points. When drafting the staff report, the accesses were incorrectly identified. There will be two access points on State Street that will be shared among three properties.

Commissioners Henrie, Milkavich, and Mr. Smallwood had a discussion regarding the parking requirements. Mr. Smallwood said that on July 18th a separate agenda item will be presented for a conditional use permit for the southern property to build a similar building, which will tie into the parking needed to fulfill the parking requirement for this application.

Commissioner Milkavich asked about the calculation used to determine the parking requirement for the business and wanted to ensure that the office space was factored into the calculation. She says office space is notated on the report. Mr. Smallwood said that there is no office space. He said the space she's referring to is storage space. If the applicant wants to add office space, they will recalculate the parking requirement.

Commissioner Henrie asked for clarification on the floorplan that indicates three areas in the application in different colors, wanting to know if that is referring to building phases of the project. He also said he didn't see restrooms notated on the site plan.

Mr. Brown approached the podium. He clarified that the site has a horseshoe-shaped access. There are two curb cuts that already exist, but there will be a third access point that ties into the far south corner. He confirmed the room labeled as office is not correct. He said the restrooms are the smaller rooms between the bays, indicated on the picture. He said that the different colors do indicate phases of development, with lifts being added at a later date. He said that one of the bays will be a leased tenant bay.

Chair Patterson asked if Mr. Brown reviewed and can comply with the conditions. He said he could.

Chair Patterson asked if he could explain their plans for property fencing. Mr. Brown said that they are planning on putting up concrete fencing, stating that is the requirement.

Chair Patterson and Mr. Brown discussed the fence height. She said that the Planning Commission typically has commercial businesses put up a higher fence next to residential. Mr. Brown said that he'd get feedback from the adjacent mobile home property on their preference.

Commissioner Milkavich confirmed that Mr. Brown understood the requirements regarding the dumpster. He said that he did.

Commissioner Henrie asked if there are special requirements regarding the property being next to the creek. Mr. Smallwood said that condition 1(c) addresses that concern.

Commissioner Henrie asked if the five-foot strip along the north side will be landscaped. Mr. Brown said that it will.

Commissioner Milkavich asked how significant the gradient is between properties, in reference to how it will impact the fencing height. Mr. Brown said it ranges from four to six feet along the east side. He said they're willing to adjust fence height, as needed, for aesthetics of the neighborhood.

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

Commissioner Milkavich made a motion that the Planning Commission approve the Site Plan and Conditional Use Permit to allow the construction and operation of an automobile repair and service business at the property addressed 4285 South State Street, subject to the following conditions:

1. The applicant shall meet all requirements of the Engineering Department including:
 - a) Meet City storm drainage requirements, on-site detention retention is required – City Code Chapter 13.52.050
 - b) Provide water quality treatment for stormwater discharge to the retention system – City Code 13.52.050
 - c) Obtain a Salt Lake County Flood Control permit for the site parking within 20' of Big Cottonwood Creek.
 - d) Develop a site erosion control plan and implement BMP's prior to beginning demolition and construction work - City Code Chapter 13.52.030.
 - e) Obtain a City Excavation Permit for work in the city right-of-way City - Code Chapter 12.16.020.
2. The applicant shall meet all requirements of the Murray City Power Department.
3. The applicant shall meet all Murray City Fire Department requirements.
4. The applicant shall meet all Murray City Water requirements.
5. The applicant shall obtain approval from Cottonwood Improvement District as stated in Murray wastewater review.
6. The applicant shall meet all requirements of the C-D Commercial Development, Section 17.160.
7. The applicant shall work with staff to locate additional parking or reduce the number of service bays to come into compliance of section 17.72.070.
8. The applicant shall meet all landscaping requirements in Section 17.68.

9. The applicant shall complete the boundary line adjustment process prior to submitting a building permit.
10. At building permit submittal, the applicant shall provide details on the dumpster enclosure, ensuring it meets the standards in Section 17.76.170.
11. The applicant shall construct a minimum of six foot (6') and up to a maximum of eight foot (8') high solid masonry fence along the east property line.
12. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
13. The applicant shall apply for applicable building permits for the building and any proposed signage.

Seconded by Commissioner Pehrson. Roll call vote:

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

Motion passes: 6-0

Erekson State Farm - 313 East Winchester Street - Construction of a New Building in the R-N-B Zone - Project # 24-062

Mike & Monica Erekson were present to represent the request. David Rodgers presented the application requesting conditional use permit approval to allow the construction and operation of a new insurance office on the subject property. He described the subject property and floor plans. The property has a parking garage. He described the building access, tenant space and restrooms. He discussed the R-N-B zone's purpose and requirements for design characteristics. He pointed out that the building materials are not in keeping with the intent and purpose of the zone, although it is allowable per code. He said that the Planning Commission has discretion on approval. He recommended that they discuss the architecture of the building and determine whether they believe it's appropriate for this specific location. Other than the materials and design, he said that the proposal meets all other code requirements for setbacks and parking. He said the proposed use is in harmony with the Murray City Land Use Ordinance the General Plan. Staff recommends that approval of the conditional use permit.

The commissioners and planning staff had a discussion about the request not meeting the design and architecture standards. Staff said that it is up to the commissioners to decide if the design and request for a flat roof fits within the R-N-B zone and if it fits the area. The request does meet the requirements for zone in terms of setbacks at the rear and the side. Staff indicated that the design has features that are intended to blend well with the surrounding area. Staff pointed out that the commissioners are allowed to approve a flat roof if they wish.

Monica and Mike Erekson approached the podium. Chair Patterson asked if they had read and will comply with the conditions. They said they can.

Ms. Erekson said that she put in a lot of time and effort to match the aesthetic of the neighborhood. She is aware that they are asking for approval on a higher roof.

Mr. Erekson pointed out that the property to the east has recently applied for R-N-B zoning.

Mr. Smallwood told the commissioners that information could be helpful in considering what to decide on this application.

The commissioners and the applicants talked about other properties in the area that also have flat or nearly flat roofing. The applicants discussed how they attempted to match other roofing styles from the same era as adjacent properties.

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

Overall, the commissioners agreed that the applicants did their best to align with properties in the area. Commissioner Milkavich suggested that they might benefit from working with an architect to further incorporate a slope on the roof since it might not be as clear from other directions.

Commissioner Pehrson said he feels the building would be a good fit in the area. He is concerned with statement written in the code that says a new building must “exude a distinct residential character” and how strictly that must be adhered to.

Chair Patterson pointed out that the verbiage can be changed with planning commission approval.

Mr. Smallwood said that what’s being referred to is the purpose of the code, not the regulations of the code. The regulations support the purpose of the zone.

Chair Patterson said that because there is business buffering the property from the residential properties, she feels comfortable with the request.

Chair Patterson and Commissioner Milkavich had a discussion regarding what would happen if the buffering property changed. Chair Patterson said that each property is considered on an individual basis and, whatever would be proposed for a new property, would need to come before the Planning Commission to determine its fit for the zone.

Mr. Smallwood and the commissioners had a discussion about section 17.140.180(c), which relates to design considerations and whether they should make an exception on the mansard roof styling. The commissioners generally felt that the applicant made a good-faith attempt to conform to the area. Allowances have been made in the past, but Commissioner Milkavich felt that there should be a more compelling reason to grant an exception to the code.

Chair Patterson said that it’s at the Planning Commission’s discretion to grant an exception. Commissioner Richards said that they are being asked to be flexible, stating that the applicant meets the other requirements.

Commissioner Milkavich said that she feels it’s part of her duties to ensure that the R-N-B zone looks residential.

Mr. Smallwood asked the commissioners to take into consideration what the applicant's intent is and if it's going to meet the objectives of the city. He asked them to think in larger scale and how this request will impact the city and its residents.

The commissioners agreed that the intent of the R-N-B zone is to ensure buffering between residential and businesses by using aesthetics. They want to ensure that requirement is being met. They agreed that each application for the zone will be addressed individually based on the circumstances.

Mr. Smallwood said that the fundamental issue and the cause for confusion is due to the wording of the code. He said that the language needs to be updated to be more concise and less open to interpretation. The standards for the zone need to be stated more explicitly.

Commissioner Richards made a motion that the Planning Commission approve a Conditional Use Permit to allow the construction of a new Insurance Office at the property located at 313 E. Winchester Street subject to the following conditions:

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

Seconded by Commissioner Hristou. Roll call vote:

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

Motion passes: 6-0

SUBDIVISION REVIEW(S) AND CONDITIONAL USE PERMIT(S) - ADMINISTRATIVE ACTION

Misty Meadows 105 - 5049, 5063, and 5071 South Lucky Clover Lane - Subdivision Amendment for Lots 104 & 105, Boundary Line Adjustment for 5049 South Lucky Clover Lane - Project # 24-065

Angus Myers was present to represent the request. Mustafa Al Janabi presented the application requesting approval to amend the property lot lines of the Misty Meadows subdivision, located in the R-1-8 zone. Mr. Al Janabi showed a map of the current property boundaries and a map of what is proposed. This would include the sale of 1/3rd acre to the adjacent property owners. The proposed adjustment meets the requirements of Section 17.100 of the Murray City Land Use Ordinance and Title 16 of the Murray City Subdivision Ordinance. The proposed amendment allows for a more efficient use of land, which furthers the goals of the Murray City General Plan. Staff recommends approval of the application.

Mr. Myers approached the podium. Chair Patterson asked if he had read and could comply with the conditions. He said that he could. He said they are selling their rear yard to their neighbors, who will make better use of the space.

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

Commissioner Henrie asked to confirm that the property line will be moved to where the fence is.

Mr. Al Janabi said that's correct.

Commissioner Milkavich made a motion to approve the proposed Misty Meadows 105 Subdivision amending Lots 105 & 104 for the properties addressed 5049, 5063, and 5071 South Lucky Clover Ln subject to the following conditions:

- 1) Meet the requirements of the City Engineer, including the following:
 - a. Meet City subdivision requirements and standards – City Code Title 16.
 - b. Address all engineering review comments and obtain written approval from the Engineering Division prior to printing the plat to mylar.
 - c. Provide standard front rear and side yard PUE's on lots – City Code Chapter 16.16.100.
 - d. Conveyance deeds will need to be recorded with the plat; the plat will not transfer property ownership.
- 2) Meet the requirements of all Murray City Departments.

- 3) The applicant shall prepare the amendment plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
- 4) The lot line amendment shall meet the requirements of Murray City Municipal Code Section 17.100, R-1-8 Zone.
- 5) The amended plat shall be recorded within one year of the final approval by the Planning Commission or the final plat shall be null and void.

Seconded by Commissioner Henrie. Roll call vote:

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

Motion passes: 6-0

Fox Grove Subdivision - 1177 West Bullion Street - Preliminary and Final Subdivision for 10 Lots in the R-1-6 Zone - Project # 24-060

Jake Larson (Lartet Properties) was present to represent the request. Zachary Smallwood presented the application requesting Conditional Use Permit and Preliminary Subdivision approval for the Fox Grove Subdivision a 10-Lot single family residential infill subdivision. He reminded the commissioners of a previous request from Mr. Larson for a rezone that was approved. Mr. Smallwood showed a map of the properties as they were prior to the rezone, as a more current map was not available. He indicated the lots on the map. He said that Mr. Larson will be dedicating a small portion back to Salt Lake County Fish & Game. Mr. Smallwood continued by showing the map where the storm water retention area will be located. This puts him under two acres, which would qualify him as part of the infill subdivision. He described the setback requirements for the R-1-6 zone. Mr. Larson is requesting a five-foot reduction to the rear-yard setback, which is allowed in the residential infill ordinance. He said that the right-of-way on the front of the property would be smaller than is typical. He said this is allowed in residential infill with approval from the Planning Commission. This can be accomplished by eliminating the parking strip or the sidewalk, if the Planning Commissions finds that there are public walkways available. The applicant has requested the elimination of the park strip to reduce the right-of-way to 42 feet. Engineering and planning staff reviewed this and do support his request. The proposed lots comply with development standards in the R-1-6 zone, and the subdivision is in harmony with purpose and intent of the General Plan. Staff recommends that the Planning Commission approve a conditional use permit and grant preliminary subdivision approval for the Fox Grove subdivision subject to the seven conditions.

Commissioner Milkavich and Mr. Smallwood had a discussion regarding the request by the applicant to remove the park strip. They discussed that it would not be possible to keep the park strip by decreasing the amount of land given to the Salt Lake County Fish & Game Association because that would put the property over the two-acre requirement for an infill. He also pointed out that an exception to the rear-yard setback is not permitted in this zone, so the exception must be granted on front-yard setback. Commissioner Pehrson said that the request is consistent with the other properties on the street.

The commissioners and Mr. Smallwood had a discussion regarding the location and width of the sidewalks. Mr. Smallwood said that the properties don't have parking strips, in favor of having wider sidewalks.

The commissioners and Mr. Smallwood had a discussion regarding the requirements for curbing. They discussed whether it must be vertical and if it can be sloped. They discussed residents driving onto the curb and partially onto the sidewalk to park. Mr. Smallwood said that is an issue that will probably continue.

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

Mr. Larson provided additional information regarding the exceptions requested. He said this infill subdivision is very similar to others in close proximity. This is a smaller property with limitations, which is why he needs to request exceptions. He clarified that he is not deeding the land back to Salt Lake County Fish & Game, they are just maintaining current ownership of the land. What's being dedicated is the settling pond for water retention to meet LID requirements. The subdivision will butt up against the wetland, within two feet of the property line. Part of the limitations in building is being up against the wetland. It creates a lot of restrictions, which is why they are requesting the exceptions. Getting permission for those exceptions will allow them to build on land that, otherwise, would be unusable. He spoke about parking strip exception. He requested not have a parking strip because infill subdivisions code requires a six-foot sidewalk. He also addressed the commissioners' comments regarding curbing. He said that's dictated by Murray City Engineering and not subject to alteration.

Commissioner Richards and Mr. Larson had a discussion regarding upgrades that Salt Lake County Fish & Game were planning to do in that area. Mr. Larson said he realizes that the area is overgrown and dangerous. Mr. Richards asked when they intend to address the issue. Mr. Larson said he is on their board and knows that they don't have any major plans right now. Their only plans right now are to kill phragmites, an invasive plant, and to remove concrete chunks that the Department of Wildlife Resources previously placed on their property to abate the river erosion. There are no plans to make the area more public-friendly, as there are mixed opinions among board members on this topic.

Mr. Larson provided a description of infills. He said they are very specific and necessary for a city. The need is more important in this valley because it is land diminished. He pointed out that this is not intended to be like other developments in the city. This is because it does not diminish the property – it provides a different level of living. Each unit meets the requirements for this zone, except for the exceptions requested in this application. He pointed out to the Planning Commission that the type of exceptions he's requesting are typical for this zone, citing previous exceptions granted to Brad Reynolds as an example.

Commissioner Pehrson asked about the water retention area. He wanted to know how it will be maintained. Mr. Larson said Murray City Parks & Recreation intends to provide maintenance.

Commissioner Richards and Mr. Larson discussed using gravel versus grass. Mr. Larson said that gravel is low maintenance. Mr. Richards said that he feels gravel is not safe for children. Mr. Larson

said he's not trying to encourage the area near the wetlands for children to play. It's meant to be a sanctuary. He's trying to minimize the amount of time and resources the city must put into it.

Commissioner Henrie and Mr. Larson had a discussion regarding the irrigation canal that runs along the property line. Mr. Larson said one of the conditions for approval is to reroute the canal. He said there's an irrigation box north of the Jordan Canal that services the Fish & Game property. They will leave that alone, but the canal will run along the property line and then be rerouted towards the other northern wetland area.

Chair Patterson opened the agenda item up for public comment. Seeing no comments, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission approve a Conditional Use Permit for Residential Infill and grant Preliminary and Final Subdivision Approval for the Fox Grove Subdivision on the two properties addressed 1177 West Bullion Street subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a) Meet City subdivision infill requirements – City Code Chapter 17.58
 - b) Meet City subdivision and requirements and standards – City Code Title 16.
 - c) Address all engineering review comments prior to printing the plat to mylar.
 - d) Provide grading, drainage and utility plan and profile drawings – City Code Chapter 16.08
 - e) Meet City storm drainage requirements, on-site retention of the 80th percentile storm is required. Implement Low Impact Development (LID) practices – Subdivision Application & City Code 13.52.050.
 - f) Provide standard front rear and side yard PUE's on lots – window wells cannot extend into PUE's – City Code Chapter 16.16.100.
 - g) Provide a site geotechnical study and follow recommendations. The geotechnical study should provide LID recommendations – Subdivision Application.
 - h) Provide any required easements and vacate any unused easements within the proposed buildable areas and street - City Code Chapter 16.16.100.
 - i) Relocate the existing irrigation ditch as per ditch company requirements – City Code Chapter 16.16.300.
 - j) Driveways on Lots 1 & 10 need to be located on the subdivision street at least 35' south of the Bullion Street right-of-way line - City Code Chapter 16.16.160.
 - k) Street lighting type and locations need to be approved by Murray City Power – City Code 16.16.310.
 - l) Provide an improvement bond prior to recording the subdivision plat – City Code Chapter 16.16.220
 - m) Develop a site SWPPP and obtain a City Land Disturbance Permit prior to beginning any site grading and construction work – City Code Chapter 15.52.030.
 - n) Obtain a City Excavation Permit for work within City roadways – City Code Chapter 12.16.020.
2. The project shall meet all applicable fire code standards and provide adequate numbers and placement of hydrants.
3. The subdivision shall include the installation of street lighting in accordance with Murray City Power Department standards.

4. All lots within the subdivision shall comply with the standards for lots in the R-1-6 Zone as outlined in Chapters 17.58 and 17.96 of the Murray City Land Use Ordinance.
5. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.
6. The applicant shall meet all Water and Wastewater Department requirements.
7. 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.

Seconded by Commissioner Milkavich. Roll call vote:

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

Motion passes: 6-0

DISCUSSION ITEM(S)

Form Based Code Discussion

Due to illness, this agenda item will be moved to the July 18th meeting.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, July 18, 2024, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 8:09 p.m.



Philip J. Markham, Director
Community & Economic Development Department

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: NA Auto
PROJECT NUMBER: 24-074
APPLICANT: Hala Abdulhadi
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow an auto sales business on the subject property.

II. MUNICIPAL CODE AUTHORITY:

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

III. APPEAL PROCEDURE:

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

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on July 18, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

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

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

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a Auto Sales Business. The vote was 4-0 with Commissioners Milkavich, Pehrson, Henrie, 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.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
4. The applicant shall maintain clear, appropriate vehicular access to the overhead doors on the building at all times. The applicant shall maintain a Utah Motor Vehicle Dealer's License.
5. The applicant and/or property owner shall work with Murray City Staff to determine an appropriate ADA parking space for this side of the development.

**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 1st DAY OF AUGUST, 2024.**

Maren Patterson, Chair
Murray City Planning Commission

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Secured Auto
PROJECT NUMBER: 24-067
APPLICANT: Eli and Joe Watson, Barr Carlisle
APPLICATION TYPE: Conditional Use Permit

I. REQUEST:

The applicant is requesting Conditional Use Permit approval to allow a new auto service shop to be constructed and operate within the C-D Zone.

II. MUNICIPAL CODE AUTHORITY:

Section 17.160.030 of the Murray City Land Use Ordinance allows automobile repair (LU #6410) in the C-D zoning district subject to Conditional Use Permit approval. New buildings in the C-D, Commercial Development zoning district require Site Plan review. Because the applicant is required to obtain a CUP, staff is presenting the Site Plan review as well to consolidate applications.

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 July 18, 2024 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

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

1. The proposed use for an automobile repair and service business with new building construction (LU #6410), is allowed in the C-D Zoning District subject to Conditional Use Permit and Site Plan approval.

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

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for a the construction and operation of an automobile repair and services business. The vote was 4-0 with Commissioners Milkavich, Pehrson, Henrie and Hacker in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall meet all requirements of the Engineering Department including:
2. The applicant shall meet all requirements of the Murray City Power Department.
3. The applicant shall meet all Murray City Fire Department requirements.
4. The applicant shall meet all Murray City Water requirements.
5. The applicant shall obtain approval from Cottonwood Improvement District as stated in Murray wastewater review.
6. The applicant shall meet all requirements of the C-D Commercial Development, Section 17.160.
7. The applicant shall meet all landscaping requirements in Section 17.68.
8. At building permit submittal, the applicant shall provide details on the dumpster enclosure, ensuring it meets the standards in Section 17.76.170.
9. The applicant shall construct a minimum of six foot (6') and up to a maximum of eight foot (8') high solid masonry fence along the east property line.
10. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
11. The applicant shall apply for applicable building permits for the building and any proposed signage.

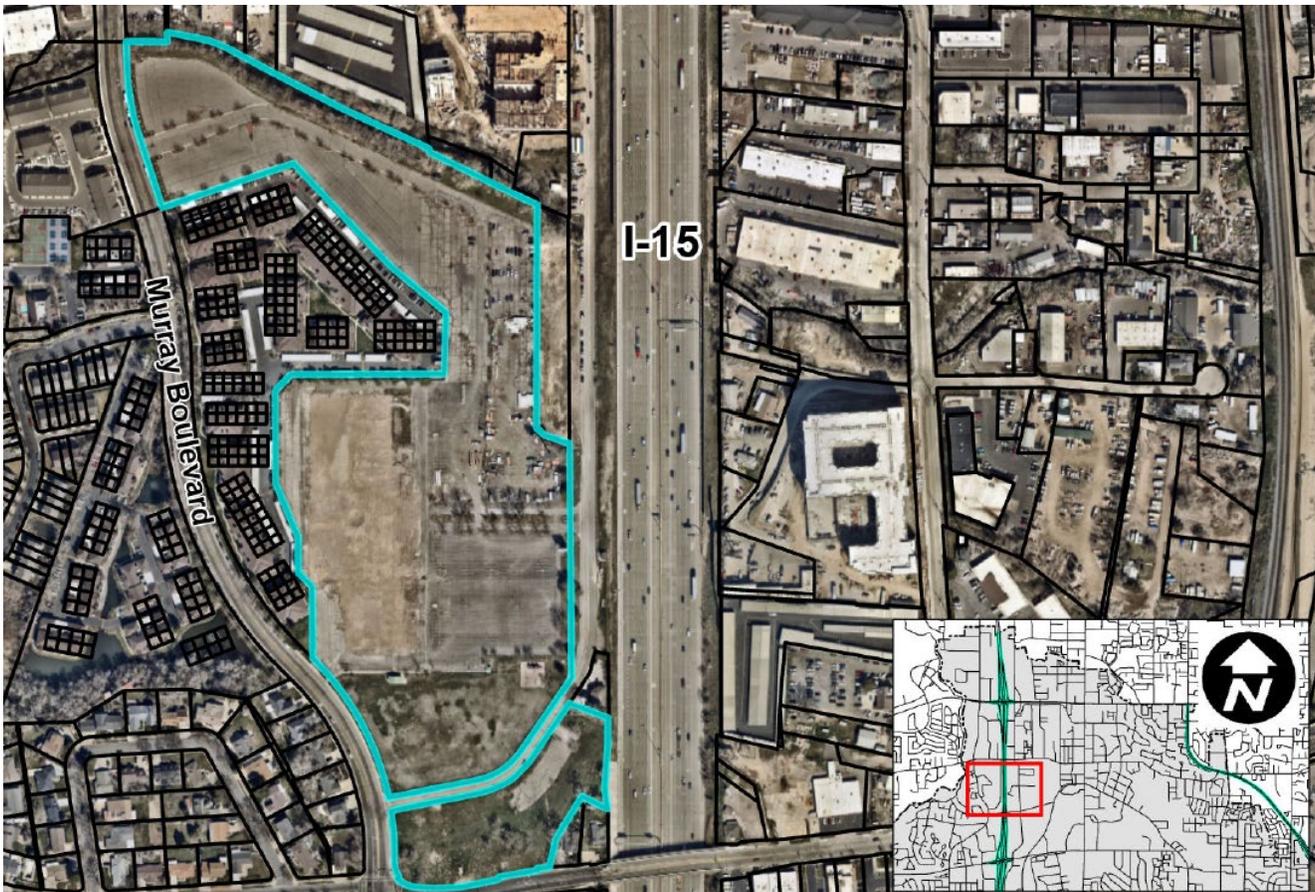
**FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 1st DAY OF AUGUST, 2024.**

Maren Patterson, Chair
Murray City Planning Commission



AGENDA ITEM # 04 Cottonwood Galleria

ITEM TYPE:	Design Review / Master Site Plan		
ADDRESS:	4998 South Galleria Drive	MEETING DATE:	August 1, 2024
APPLICANT:	Tyler Morris, Cottonwood Residential	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	21-12-176-016	PROJECT NUMBER:	24-083
ZONE:	MCMU		
SIZE:	26.07 acre site 639 units / 18,900 ft ² of commercial space		
REQUEST:	The applicant is requesting Design and Master Site Plan Review approval to allow the development of a mixed-use project.		



I. LAND USE ORDINANCE

The purpose of a mixed use district is to encourage pedestrian oriented design, promote development, and protect the public health, safety, and welfare. The Murray Central Mixed Use district is intended to encourage compact, carefully planned mixed use development in the vicinity of the Murray Central Station, including neighborhood oriented commercial and to provide increased opportunities for pedestrian activity.

New and redevelopment of properties located in the MCMU Zone shall be reviewed by the Planning Commission for conformance to the requirements of Chapter 17.146. The application before the Planning Commission is for Design and Master Site Plan review. Land Use Code 1100, Household units is designated as a Permitted Use.

II. BACKGROUND

The property was originally developed as the 49th Street Galleria in the 1980's. In the early 2000's it converted to the Utah Fun Dome which then ceased operations in 2005. It operated as the American International School of Utah (AISU) and K2 Church until 2020.

In 2011, Murray City implemented a Mixed-Use (M-U) Zoning District that allowed unlimited height and density on the property. In 2019, the code was amended to reduce the density to eighty (80) units per acre. In 2021, a temporary Land Use Ordinance was enacted to review all mixed-use zoning districts to determine their viability and potential infrastructure impacts to the City. Additional code amendments were adopted in August of 2021, this further reduced the allowable height and density and created subdistricts for the newly renamed Murray Central Mixed Use (MCMU) Zoning District. The West subdistrict had a limit of forty (40) dwelling units per acre.

The applicant has been working with staff through multiple iterations of code changes over a number of years to develop a project that meets the code requirements of the MCMU zoning district. Staff is comfortable that the proposal is within acceptable conformance with the code and ready to be reviewed by the Planning Commission.

Project Location

The subject property is located at the former 49th Street Galleria Property. It is immediately adjacent to the I-15 Freeway and north of Vine Street. This project is located in the MCMU West Subdistrict as it is located west of I-15.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Industrial & Multi-Family Residential	MCMU
South	Office	G-O
East	I-15 Freeway	MCMU

Project Description

Cottonwood Galleria is a proposed 26.07 acre mixed-use development consisting of 639 homes across differing unit types and approximately 18,900 ft² of commercial space. Vine Street and Murray Boulevard are designated as principal streets as outlined in section 17.146.080 and thus does require a commercial component.

Project Phasing and Process

Applications for Master Site Plan must be reviewed and approved by the Planning Commission. The project will be developed in four (4) phases, the first phase will be the construction of the garden style apartments and four town-home buildings that amounts to 398 units of the multi-family residential.

The second phase includes the remaining townhome units. Phase three is the development of the standalone commercial space and is proposed to be 13,000 ft². Lastly is the podium building that will include 165 units and 5,900 ft² of commercial space.

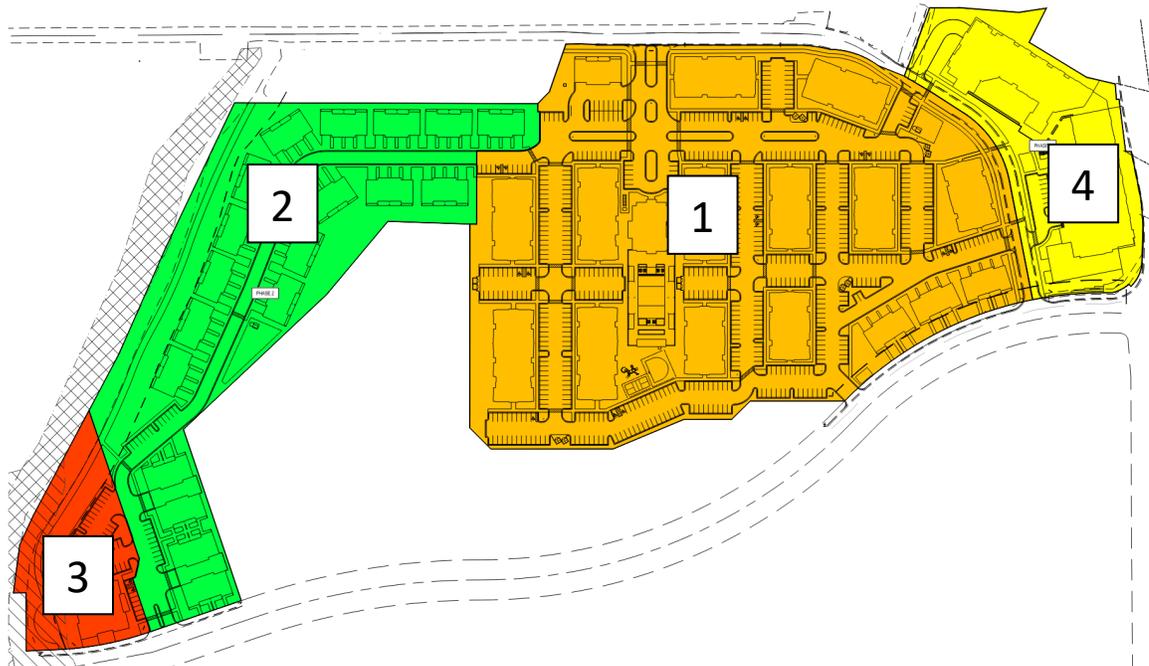


Figure 1: Phasing Plan

Concerns: site improvements, timing of commercial,

Residential Density

The project is located in the MCMU West Subdistrict, section 17.146.080 allows a density of

forty (40) units per acre for this property. The property is 26.07 acres which would allow for a maximum of 1,043 residential units. The applicant has proposed 639 which equates to approximately 25 units per acre. This is significantly lower than the maximum allowed.

The applicant is reducing the number of units per acre by fifteen (15) units an acre (approximately 391 residential units) because of the commercial requirement for horizontal mixed-use projects. The applicant may reduce their commercial requirement based on criteria that will be reviewed in the following section. One of those is a reduction in units per acre density allowances.

Required Commercial

Horizontal mixed use projects are required to include commercial components totaling a minimum of the equivalent area of 75% of the project frontage along principal streets with a depth of 40'. Applying this formula to the combined 1,392 feet of project frontage along Vine Street and Murray Boulevard results in a required commercial component of 41,760 ft². The MCMU zone allows for a reduction in commercial space if one (1) of the options below are met:

MCMU West Subdistrict, Reduction of Required Commercial			
Reduction of Required Commercial	Reduction of Allow Residential Density	Open Space & Amenities	Affordable Housing
75% of Commercial fulfill 1 option	5-9 units/acre	2 additional outdoor amenities & 5% increase in total open space	10% of units reserved for 80% of AMI
60% of Commercial fulfill 2 options	10-14 units/acre	2 additional outdoor amenities % 10% increase in total open space	15% of units reserved for 80% AMI
45% of Commercial fulfill 1 option	15-19 units/acre	3 additional outdoor amenities & 15% increase in total open space. Or 10% increase with public availability to at least 25% of open space	10% of units reserved for 80% of AMI & 10% of units reserved 60% of AMI

The applicant has elected to utilize a reduction in 15-19 units an acre to allow for a 45% reduction in the required commercial space. As stated above, this reduced their allowable

density to 25 units per acre. The new required commercial space is 18,792 ft², the applicant has proposed 18,900 ft². The applicant has included 13,000 ft² of this in a standalone building on the north side of the project near Little Cottonwood Creek. The remaining 5,900 ft² is located within the podium building in Phase 4 on the corner of Vine and Murray Boulevard. This meets the ordinance requirements.

Public Improvements

The MCMU zoning district requires the installation of an eight foot (8') park strip and seven foot (7') sidewalk along public frontages. The applicant has shown the MCMU required street improvements along most of the public frontages. Staff observed on the plans that along Murray Boulevard that the sidewalk was being shown "as is". The applicant has been informed and confirmed that the requirements will apply along all public frontages including, Murray Boulevard, Vine Street, and Galleria Drive. These improvements will facilitate greater pedestrian comfort along this redeveloping area and provide a consistent walkway for pedestrians walking to and from the Murray Central Station.

Access & Circulation

- **Vehicular:** Vehicle access to the site is provided from Galleria Drive and Murray Boulevard. There are two (2) accesses on Murray Boulevard, one on the north and south sides of the project. There are five (5) accesses to Galleria Drive two are located in Phase 4 for the podium building and three (3) are within Phases 1 & 2. All The vehicular access points allow for adequate ingress and egress from the site to multiple points within the City, including 4800 South and Vine Street. Staff does not have concerns with the proposed access locations.
- **Pedestrian:** Pedestrian circulation has been provided throughout the site, connecting throughout the subject property and to the public improvements on Murray Boulevard, Vine Street, and Galleria Drive.
- **Traffic Impact Study:** A traffic impact study of the development has been provided and has been reviewed by the City Engineer. The study summary indicates that the accesses proposed will accommodate the development with acceptable levels of service with one exception which is the Murray Boulevard & Galleria Drive intersection projected to operate at Level of Service E. The recommendation is to restrict this intersection to right in/right out. The City Engineer's comments (which are included as conditions of approval) require the applicant to implement the recommendations in the Traffic Impact Study.

Parking

The Murray Central Mixed Use district is intended to support development patterns which foster higher pedestrian activity and reduce the need for automobiles generally. Because of this, the MCMU has lower parking requirements than would normally be required as part of a

traditional multi-family residential development.

Staff recognized that properties located west of I-15 may operate differently than those in the east. Because of this, there are different requirements between the East and West subdistricts. They are outlined in the table below.

MCMU West Subdistrict Required Parking			
	Requirement	Total Units (p1, p2, p3, p4)	Required (p1, p2, p3, p4)
Studio	1.25 space	0	0
1 Bedroom	1.5 spaces	260 (190, 0, 0, 70)	390 (285, 0, 0, 105)
2 Bedrooms	2.15 spaces	230 (160, 0, 0, 70)	495 (344, 0, 0, 151)
3 Bedrooms	2.65 spaces	57 (32, 0, 0, 25)	151 (85, 0, 0, 66)
4 Bedrooms	2.65 spaces	92 (16, 76, 0, 0)	243 (42, 201, 0, 0)
Commercial	1 per 300 ft2	18,900 (0, 13000, 0, 5900)	51 (0, 0, 35, 16)
Total			1,330 (756, 201, 35, 338)

Staff counted approximately 1,350 parking spaces including, 341 in the parking structure and 1,009 in surface parking. This is over the required amount of parking. The applicant has thoroughly addressed all the parking requirements outlined in the code. Staff does not have any issues with the amount of parking proposed.

Landscaping & Site Amenities

Developments in the MCMU district require a mix of open and amenity spaces. Projects require a minimum of 15% of the area to be landscaped or used as amenities. The applicants have indicated a total of 37% or 9.8 acres (428,044 ft²) of landscaped space.

Project amenities are indoor and outdoor community improvements and programmed spaces that are available to the residents of the development. A minimum of two (2) amenities must be provided in each project having between thirty (30) and one hundred fifty (150) residential units. Additional amenities are required at a rate of one amenity for each additional one hundred (100) dwelling units or portion thereof beyond the first one hundred fifty (150) units. This results in a minimum of six (6) amenities.

The applicant has indicated that they are able to meet the requirements by including the following amenities:

1. Clubroom (phase 1)
2. Fitness Center (phase 1 and 4)
3. Amenity Deck (phase 4)
4. Pool/spa (phase 1)
5. Dog Park and Wash (phase 1 and 2)
6. Plaza Amenity (phase 4)
7. South pool (phase 4)

8. Little Cottonwood Creek Trail (Phase 2)
9. Pickleball (Phase 1)
10. Basketball Half Court (Phase 1)

The applicant meets the requirements of the ordinance, staff recommends that the Planning Commission discuss whether the applicant install the Little Cottonwood Creek Trail as part of Phase 1 of the development. This will have a larger impact to the community as it is included as a central feature of the project.

As part of the Little Cottonwood Creek Trail improvements, the applicant will need to work with staff to develop the trail to Murray City Standards and grant a conservation easement for that section of property. That means that once the trail is installed, Murray City Parks and Recreation will maintain the trail. The applicant is aware of the requirement and has expressed that they do not see any concerns there.

Elevations & Materials

Elevations and renderings of the buildings have been attached to this report for review. The buildings will be consistent across the development. The garden style apartments consist of a pitched roof and a mix of hardy board and stone with wood accents.



Figure 2: Garden Style Architecture

The townhomes are proposed with similar materials, but will include gray siding and stucco as part of the materials. Again, these are proposed to be pitched roof with balconies and garages.



Figure 3: Townhome Architecture

The commercial building transition from stone veneer to brick, but follows the same style. This is proposed to be a flat roofed building and the applicant states that they hope to build the building to suit, but if a tenant is not found they will build it at spec to allow for someone to move into the building.



Figure 4: Commercial Building Architecture

The last of the buildings is the podium building. Again, no significant change in the architecture, it is the most significantly sized building with two levels of podium parking and

five (5) stories of residential. The ground floor adjacent to Murray Boulevard is comprised of commercial space. Because of the steep slope from Galleria Drive to Vine Street the podium parking will not be visible along Vine Street. Staff recommends that the applicant look into allowing access from the apartments immediately adjacent to Vine Street onto the Street. This allows a more open feeling on the street. Staff has no concerns with the materials and architecture.



Figure 5: Podium From Vine Street



Figure 6: Podium from Galleria Drive

Lighting

Lighting plans have been provided and are attached to this report for your review. Lights provided along Vine Street and Galleria Drive will be reviewed and approved in conjunction with Murray City Power. Site lighting includes parking lot lights, building mounted lights, and bollard lights for use along pedestrian paths and walkways. The full photometric plan has been prepared for review by the City Engineer.

Trash Enclosures

Section 17.76.170 requires that refuse containers be enclosed by a solid barrier fence with attached solid barrier access gates. The applicants propose thirteen (13) trash enclosures, mixed between each of the phases. It was indicated by the applicant that residents in the podium portion will have valet service. Valet service means that a resident puts out their garbage bags into the hallway and people come pick them up to either place into a garbage truck, or toss them in the dumpsters. Staff does not have any concerns with the trash

enclosures or locations.

Utilities

The City has conducted numerous reviews of this project. Sewer and water are both provided by Murray City. The applicants have presented their proposed development to both entities and their comments are addressed below. Staff had initial concerns about the number of comments provided. Planning staff met with each department to inquire about the comments and where this project needed to be held until they were adequately addressed. Both water and wastewater indicated that they have the capacity and verified that they are able to service the project. They indicated that their comments can be addressed at the building permit stage and that the applicant would be required to adhere to the department's requirements.

III. MASTER SITE PLAN REQUIREMENTS

In addition to a review of the project against the MCMU Zoning District regulations, the Planning Commission shall address the following when considering an application for master site plan approval:

- A. Building Orientation: Commercial and residential buildings in the same project should primarily be oriented to face public and private streets and accesses, and not parking lots. The orientation of commercial buildings in mixed use projects should consider the residential components of the project and facilitate convenient access to them.

The applicant has oriented all applicable buildings towards the street, The townhome, commercial and podium buildings all have primary entrance located on their respective streets. There are a number of townhomes that face onto the proposed Little Cottonwood Creek Trail. This is consistent with the trail to the west of this project. It helps keep the area well lit, and observable from the general public.

- B. Central Feature: A prominent, centrally located feature such as a park, plaza, or other gathering place should be provided to unify the residential and commercial uses of the project. This location should include features and amenities to encourage public use and activity, with convenient access from both residential and commercial components of the development.

The main central feature of this project is the Little Cottonwood Creek Trail. This is a proposed trail that begins at the confluence of the Jordan River and follows Little Cottonwood Creek. It currently ends at Murray Boulevard, and this project will continue it to almost I-15, there is a property that prohibits it from fully connecting to Galleria Drive along the creek. This trail is adjacent to the larger commercial building and presents an opportunity for neighborhood commercial that ties the creek and development together.

There is also a pedestrian passthrough of the building along Vine Street that connects

the larger project through to the apartments below. This helps reduce the pedestrian travel time to the Murray Central Station.

- C. Outdoor Spaces: Buildings should be designed to form outdoor spaces such as courtyards, plazas, and terraces that can integrate the components of the development. Pedestrian walkways linking the components of the development with these outdoor spaces and the public streets should be developed. Potential linkages to existing and future adjacent developments should be considered.

The proposed development has a series of courtyards of varying scales. Phase 1 includes a clubhouse, pool, multiple active and passive play areas. Phase 2 includes a large open space and dog park. Phase 4 includes an amenity deck that also includes a dedicated pool area and commercial spaces that form outdoor opportunities for engagement with the street and larger community.

- D. Development Agreement: Mixed use developments that require a master site plan shall be approved in conjunction with a master site plan agreement between Murray City and the developer. The master site plan agreement shall govern requirements for the timing of the installation of improvements, performance on construction of critical development components, and shall further memorialize the requirements for development of the several buildings and parcels as contained in the master site plan and other project approvals.
- a. Required Elements: The master site plan agreement must address the following components of the proposed project:
- i. Allowed phasing of residential and commercial development components.
 - ii. Allowed residential densities.
 - iii. Required parking for all uses.
 - iv. Buffering of adjacent single-family residential zones.
 - v. Adequate public facilities and services.
 - vi. Establishment, maintenance, or enhancement of commercial elements.

This staff report serves as the first review for drafting the development agreement. All elements required above have been reviewed in the staff report and staff is confident that, with conditions, the applicant will be able to conform with all the requirements of the zone and development agreement.

- E. Master Site Plan Application Requirements: When making applications for master site plan approval to the Planning Commission, the applicant shall provide, at a minimum, the following:
- a. Traffic Impact Study: The study must be prepared by a licensed traffic engineer and analyze the traffic impacts of the proposed development on surrounding public and private transportation facilities.
 - b. Parking Analysis: The applicant must prepare a parking analysis for the proposed mix of uses, demonstrating that the project's parking and circulation needs can be

accommodated.

- c. Adequate Public Utilities And Facilities Review: In order to determine the availability of and impact upon public facilities and services the applicant shall conduct a review of all public utilities including power, water, sanitary sewer, and storm water with the Public Works Department.
- d. Public Services Review: The City may require review of the project's impact upon services including Police, Fire, Schools, Parks, and others.

The applicant has provided all the required information as part of the application for a master site plan. These documents are included as attachments to this staff report.

IV. CITY DEPARTMENT REVIEW

The application and materials were distributed to various departments for their review and comments on July 16, 2024. The following comments have been provided in response. Where appropriate, the comments are addressed as conditions of approval:

Engineering Division

1. Meet current City storm drainage requirements. On-site retention of the 80th percentile storm, detention, water quality treatment and Low Impact Development (LID) practices are required.
2. Provide a site drainage and LID report.
3. Stormwater discharge and work in the floodway will require a Murray Floodplain Development Permit, Salt Lake County Flood Control Permit, and a Stream Alteration Permit from the State of Utah.
4. The project frontages to Vine Street, Galleria and Murray Blvd. need to include 8' park strips and 7' wide sidewalks – ROW dedications for sidewalk and park strip will likely be required.
5. Westbound left turns will be restricted at the south Galleria connection to Murray Boulevard due to the proximity to the signalized intersection.
6. Add pedestrian access near future BRT stop to access.
7. Bike path should have crosswalks as well to ensure safe crossing near Galleria Drive entrance.
8. Implement all Traffic Impact Study (TIS) recommendations.
9. Increase crosswalk spacing on Galleria Drive to 300'. Ensure all crosswalks are visible and have adequate sight distance.
10. Identify Galleria Drive as a public street.
11. The dog park cannot drain to the stormwater system or Creek.
12. Relocate all utilities, including storm drains outside of building footprints.
13. The existing 24" storm drain line at the southwest corner of the site must be relocated.
14. The trail crossing at Murray Boulevard will need to align with the trail access on the west side of Murray Boulevard.
15. Much of the northwest side of the property was filled over many years. Provide a copy of the site Geotechnical Study and implement recommendations. The site geotechnical

study should include seismicity, liquefaction assessments, ground water, and infiltration rates at retention locations.

16. Development will require City Land Disturbance Permit/SWPPP and Maintenance Agreement.
17. A City Excavation Permit is required for all work in the public right of way.
18. Developer will need to repair/replace and damaged, substandard, or broken curb and sidewalk in public ways.

Building Division

Recommends approval and states that building permits are required for any new construction.

Fire Department

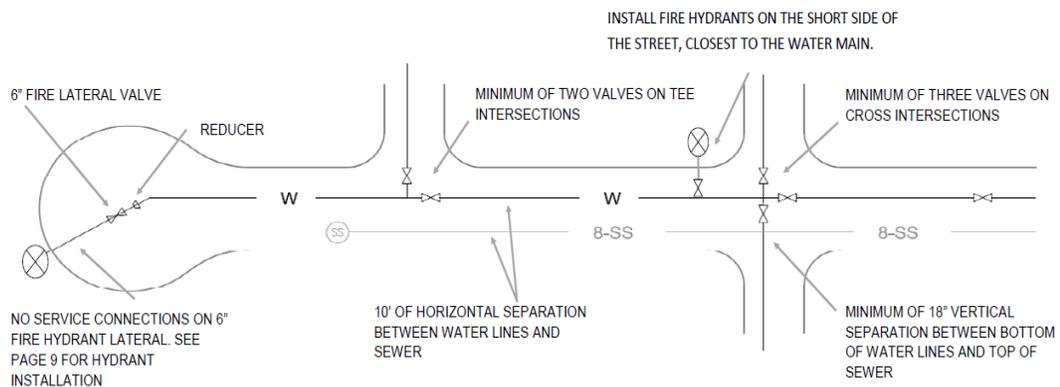
Recommends approval of the and states the following:

1. Refer to IFC 2021, and applicable NFPA's for code referencing standards.
2. No combustible construction materials permitted onsite until compacted road base and hydrants in place.
3. 26' road width for aerial apparatus access. Maintain firelane width 26' with signage and enforcement.
4. Dead end access roads in excess 150 ft shall be provided an approved turn around. Fire apparatus road shall extend to within 150 ft of all portions of facility and all portions of exterior walls.
5. One or more of the access routes shall be located not less than 15 ft and not greater than 30 ft.
6. Attachment of fire apparatus turn radius provided for fire department access roads.
7. Fire alarm/sprinkler and standpipe plans 3rd party review required prior submittal to Murray City Fire Marshals office.
8. Fire sprinklers for heights 30 ft or more above fire department vehicle access.
9. Knox box required.
10. Outside door riser room, outside strobe and horn riser room with signage.
11. Locking caps on fdc and standpipe valves.
12. Fire hydrant within 100' FDC Standpipe valves preferred mid-landing stairwell.
13. Approved in-building, two-way emergency responder communication coverage.

Water Division

1. All water utility work must follow Murray City Water Specification and Requirements
 - a. <https://murray.utah.gov/DocumentCenter/View/13884/Spec-Book-2023-Updated-4142023?bidid=>
2. Verify waterline locations.
3. The location of the private waterline that runs through Hunters Woods Apartments is inaccurate. We show their Waterline 30' from the parcel boundaries throughout the development until you get to the south end of the property. This drastically impacts your design.

4. Before any connection onto Hunters Woods Apartments property (Waterlines within private property) can be made. The developer will need permission from Hunters Woods and provide the written agreement between both parties to the city.
5. Below are examples of water system design features we specify. Some hydrants are being run to long sides of streets, placed within medians, or installed with 90-degree bends. You must prove that the hydrant cannot be installed on the short side for us to allow that. Some can be moved 20' and be able to be installed on the short side of the street and eliminate the need for bends.



6. The 8" Watermain that exits the north development and crosses Galleria Drive to the large building on the south side must be tied into the 12" Watermain on Galleria Drive. Either with multiple tees or a cross.
7. Show system valve locations. Show service lateral material, size, and locations. Show water meter size and locations.
8. Existing watermains that serve the property must be terminated at the city main.
9. The new 12" connection on Vine St must be on the 12" line. Current design shows it connecting to the 8" city main that runs east across Vine St.

Wastewater Division

1. Sheet C-304 UP- New 15" sewer main on Southwest corner of development must be moved out into Murray Blvd. This will not be allowed to run through the private property.
2. Must be a minimum of 20 FT of separation between the corner of the building and the existing sewer line that will remain in Vine Street.
3. All manholes should be called out with sizing 5FT vs. 4 FT.
4. Utility sheets must show where building connections will tie in to the main
5. All utility work must be completed at the beginning of the project including phase 4 sewer work.
6. Include note on Utility sheets all sewer work must meet Murray City Wastewater Standards and include all details directly from Murray Wastewater Specification book.
7. <https://www.murray.utah.gov/DocumentCenter/View/14929/Revised-Wastewater-Spec-Book-2023>

Power Department

There are several existing underground power lines in the proposed development that will need to be re-located at the expense of the developer. The Power Department will require adequate easement and safety clearance for all future equipment and power lines for the development. The developer will need to meet with The Power Department to plan out their permanent power for the proposed building(s).

The developer must meet all Murray City Power Department requirements and the current NESC/NEC code.

Please contact John Galanis 801-264-2723 for meter placement on the building.

V. PUBLIC INPUT

Ninety-four (94) notices were mailed to property owners within a 500' radius of the property. As of the writing of this staff report, Staff has received one email that would like a copy of the Staff Report.

VI. FINDINGS

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

1. The proposed mixed use development is consistent with the goals and objectives of the Murray City General Plan.
2. Land Use #1100, Housing Units are a permitted use in the MCMU Zone.
3. Horizontal Mixed Use developments are allowed subject to Master Site Plan approval by the Murray City Planning Commission.
4. With conditions, the proposed development complies with the requirements of the Murray Central Mixed Use Zone and other applicable standards of the Murray City Land Use Ordinance.

VII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the **Planning Commission grant Master Site Plan and Design Review APPROVAL for the Cottonwood Galleria Mixed-Use Project on the property located at 4998 South Galleria Drive,** subject to the following conditions:

1. The project shall meet Murray City Engineering requirements including the following:
 - a) Meet current City storm drainage requirements. On-site retention of the 80th percentile storm, detention, water quality treatment and Low Impact Development (LID) practices are required.

- b) Provide a site drainage and LID report.
 - c) Stormwater discharge and work in the floodway will require a Murray Floodplain Development Permit, Salt Lake County Flood Control Permit, and a Stream Alteration Permit from the State of Utah.
 - d) The project frontages to Vine Street, Galleria and Murray Blvd. need to include 8' park strips and 7' wide sidewalks – ROW dedications for sidewalk and park strip will likely be required.
 - e) Westbound left turns will be restricted at the south Galleria connection to Murray Boulevard due to the proximity to the signalized intersection.
 - f) Add pedestrian access near future BRT stop to access.
 - g) Bike path should have crosswalks as well to ensure safe crossing near Galleria Drive entrance.
 - h) Implement all Traffic Impact Study (TIS) recommendations.
 - i) Increase crosswalk spacing on Galleria Drive to 300'. Ensure all crosswalks are visible and have adequate sight distance.
 - j) Identify Galleria Drive as a public street.
 - k) The dog park cannot drain to the stormwater system or Creek.
 - l) Relocate all utilities, including storm drains outside of building footprints.
 - m) The existing 24" storm drain line at the southwest corner of the site must be relocated.
 - n) The trail crossing at Murray Boulevard will need to align with the trail access on the west side of Murray Boulevard.
 - o) Much of the northwest side of the property was filled over many years. Provide a copy of the site Geotechnical Study and implement recommendations. The site geotechnical study should include seismicity, liquefaction assessments, ground water, and infiltration rates at retention locations.
 - p) Development will require City Land Disturbance Permit/SWPPP and Maintenance Agreement.
 - q) A City Excavation Permit is required for all work in the public right of way.
 - r) Developer will need to repair/replace and damaged, substandard, or broken curb and sidewalk in public ways.
2. The applicant shall meet all Murray City Water division requirements.
 3. The project shall meet all Murray City Wastewater requirements.
 4. The applicant shall meet all Murray City Power Department requirements and meet with power department staff to plan power service to the new building.
 5. The applicant shall meet all Murray City Fire Department requirements as stated in the staff report.
 6. The project shall meet all requirements of the Murray City Land Use Ordinance and the Master Site Plan.
 7. The applicant shall enter into a development agreement with Murray City that reflects the

- requirements as stated in the land use ordinance.
8. The applicant shall provide updated plans that shows the correct park strip and sidewalk improvements along Murray Boulevard and Vine Street.
 9. The applicant shall draft a conservation easement for the proposed Little Cottonwood Creek Trail in favor of Murray City.
 10. The applicant shall obtain appropriate permits for any new signage on the property.
 11. The applicant shall ensure any new businesses going into the commercial units obtain a business license prior to conducting operations.



MASTER SITE PLAN APPLICATION

Project Information

Project Name: Cottonwood Galleria

Project Address: 4998 S Galleria Drive

Parcel Identification (Sidwell) Number: 21-12-176-016-0000

Parcel Area(acres): 26.07 Current Use: vacant Proposed: mixed-use

Floor Area(square feet): approx 550,000 Zoning District: MCMU West

Applicant Information

Name: Cottonwood Galleria Owner, LLC

Mailing Address: 1245 Brickyard Road, Ste 250 City: Millcreek State: UT ZIP: 84106

Phone #: 801.826.4946 Fax #: _____ Email Address: tmorris@cottonwoodres.com

Property Owner's Information (If different)

Name: Same as above

Mailing Address: _____ City: _____ State: _____ ZIP: _____

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

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

See attached narrative

Authorized Signature: *Tyler Morris* Date: 06/18/2024

For Office Use Only

Project Number: _____ Date Accepted: _____

Planner Assigned: _____

Property Owners Affidavit

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

Gregg Christensen
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah
County of Salt Lake

Subscribed and sworn to before me this 20th day of June, 2024, by Gregg Christensen.

Nancy L. Noble
Notary Public

Residing in DAVIS COUNTY
My commission expires: 2/3/2027



Agent Authorization

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

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

State of Utah
County of Salt Lake

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

Notary public

Residing in:
My commission expires:



NOTICE OF PUBLIC HEARING

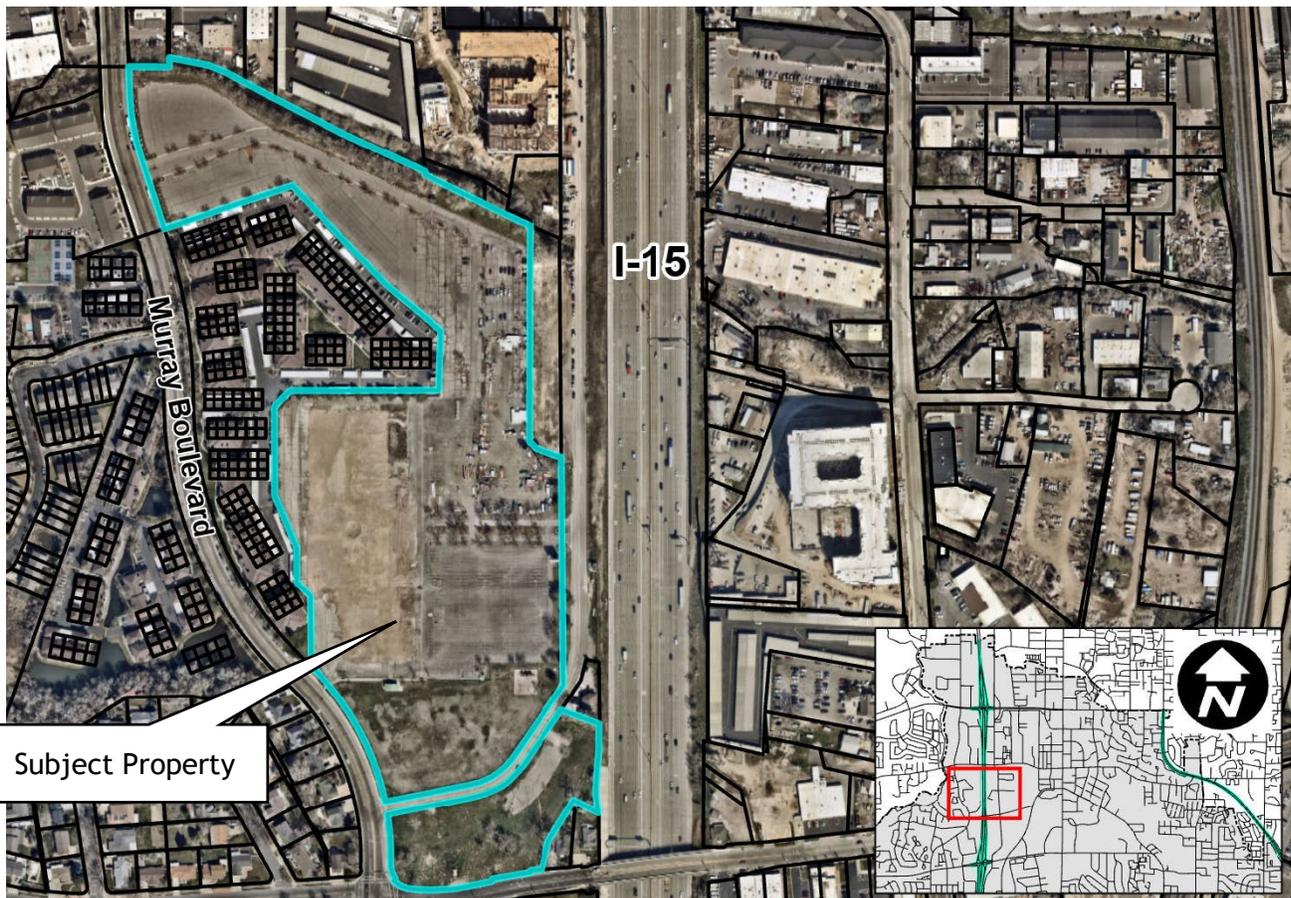
August 1st, 2024, 6:30 PM

The Murray City Planning Commission will hold a public meeting on Thursday, August 1st, 2024, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive comment on an application submitted by **Representatives of Cottonwood Residential** for the property located at **4998 South Galleria Drive**.

The applicant is requesting Master Site Plan approval to develop a mixed-use project including 639 multi-family units and 18,900 square feet of commercial space on 26 acres (25 units per acre).

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 500 feet of the subject property. Comments concerning this proposal, will be accepted by calling the Murray City Planning Division at 801-270-2430, e-mail to planningcommission@murray.utah.gov or in person at the meeting.

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 | July 18th, 2024

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

Master Site Plan Application: Revised Written Narrative

PROJECT: Galleria Project

DATE: 07.09.2024

TO: Zachary Smallwood
Murray City Planning Division

In response to requirement #5 of the Application for Master Site Plan checklist, we are providing the following narrative:

- a. Building Orientation: Commercial and Residential Buildings are primarily oriented with entries toward the public and private streets and accesses. Please see the Conceptual Site Plan (AS101).
- b. Central Feature: As discussed in previous meetings, our central feature is the landscaped walking path along the bank on Little Cottonwood Creek. Please see the Conceptual Site Plan (AS101) and the Landscape Plans.
- c. Outdoor Spaces: Outdoor spaces and amenities are spread throughout the project, and pedestrian walkways connect these to the buildings and public and private streets and accesses. Please see the Conceptual Site Plan (AS101) and the Landscape Plans.
- d. The applicant acknowledges that there is a requirement of entering into a development agreement. Preliminary documentation on the proposed phasing (see Conceptual Site Plan Phasing – AS102), residential densities (table on Conceptual Site Plan – AS101), and number of parking spaces (table on Conceptual Site Plan – AS101), and distance to single family zoning (Conceptual Site Plan - AS101).

In addition, below is information regarding required items from the Master Site Plan Application Checklist:

- In regard to item #17 (street improvement plan); information regarding street furniture (along Murray Boulevard and Galleria Drive) has been added to the revised landscape plans. Also, in regard to the curb management plan, we have added notes for proposed loading/delivery spaces throughout the entire development; one adjacent to the podium building, one adjacent to the clubhouse, one adjacent to the commercial building, and then one space for every two apartment buildings. These spaces are proposed to be used by the residents/tenants for loading/unloading during move in or out, for rideshare, and/or for delivery vehicles to park. These loading/delivery spaces have been identified on the revised Conceptual Site Plan (AS101).
- In regard to item #20 (signage plan) we have added information for proposed monument signs (retail/commercial space in podium building, apartment complex, and the commercial building) as well as proposed directional signage for the apartment complex on the revised Conceptual Site Plan (AS101).

Sincerely,
Beecher Walker & Associates

ISSUED BY:



(Signature)

.09.2024

(Date)



Jennifer Covington
Superintendent of Schools

5102 S. Commerce Drive | Murray, Utah 84107
801-264-7400 | fax 801-264-7456

July 15, 2024

Murray City Planning Division
10 East 4800 South
Murray, UT 84107

RE: Cottonwood Residential Site Development

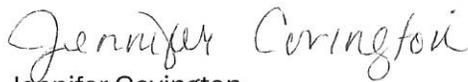
The Murray City School District has reviewed Cottonwood Residential's site development plan for the property located at 4998 South Galleria Drive in Murray, Utah. We appreciate the developer providing the school district with the unit breakdown and ownership types.

Based on the information provided, the Murray City School District does not see an issue with the increasing number of students the residential development could potentially bring.

We look forward to communicating with the developer as the plan progresses so that the District can adjust school boundaries if necessary.

Should you have any additional questions, please feel free to contact me.

Sincerely,


Jennifer Covington
Superintendent, Murray City School District

49th Street Galleria TIS and Parking Study

Prepared for:
Cottonwood Partners

November 2023

UT23-2463

FEHR  PEERS

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1. Executive Summary

The purpose of this study is to provide a summary of the transportation conditions and the potential related impacts from the proposed Galleria site development located along Murray Blvd between 4800 South and Vine Street in Murray, Utah. This study analyzes the traffic operations and impacts for background and plus project conditions for existing conditions and the year 2028 (Opening Year) at the intersections included in **Table 2**.

1.1 Project Conditions

The proposed project is located east of Murray Boulevard and between Vine Street and 4800 South and proposes maintaining two existing driveway accesses on Murray Boulevard, maintaining one existing access on Galleria Drive, expanding an existing unused access on Galleria Drive, and adding one additional new driveway access along Galleria Drive. In total, the project will consist of five driveway accesses: two on Murray Boulevard and one on Galleria Drive.

There are two land use programs under consideration for the project, with the primary difference being in the development planned in the southern parcel, between Galleria Drive and Vine Street. The two options are as follows:

- Townhouse Option:
 - 498 units of low-rise multifamily residential
 - 24 townhouse units
 - 13,000 sf commercial office building
- Podium Option:
 - 639 units of low-rise multifamily residential
 - 12 townhouse units
 - 13,000 sf commercial office building
 - 5,900 sf of retail space

Fehr & Peers computed the trip generation for each land use program using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2023 accounting for reductions from patron usage of alternative modes (i.e., transit, bicycling, and/or walking) and local travel behavior. **Table 1** shows the estimated trips generated by the development under each program.



Table 1. Trip Generation

Land Use Program	Time Period	Project Gross Trips	Net External Vehicle Trips	Total Vehicle Trip Reduction
Townhouse Option	Daily	3,596	3,245	9.8%
	AM Peak Hour	213	192	9.9%
	PM Peak Hour	276	252	8.7%
Podium Option	Daily	4,719	4,232	10.3%
	AM Peak Hour	261	231	11.5%
	PM Peak Hour	360	321	10.8%

Source: Fehr & Peers



1.2 Traffic Conditions

Fehr & Peers analyzed the traffic conditions for Existing (2023) and Opening Year (2028).

1.2.1 Existing 2023 Conditions

Fehr & Peers analyzed existing traffic conditions, and the results indicate that all intersections operate at acceptable levels of service, with and without project trips, as shown below in **Table 2**.

1.2.2 Opening Year (2028) Conditions

Several other developments are planned within the vicinity of the project site, such as the Bonnyview Apartments (southwest corner of Bonnyview Avenue and Commerce Drive), 53rd Corporate Park (northwest corner of the 5300 South & I-15 interchange), and the 4800 Lofts (south of the 4800 Street & Cherry Street intersection). Fehr & Peers accounted for these developments in the opening year (2028) background volumes. The results of the analysis indicate that no intersections operate below acceptable levels of service in opening year (2028) background conditions. One intersection (Murray Boulevard and Galleria Drive) is projected to operate at LOS E in 2028 Plus Project PM conditions under the "Podium" land use program. This can be mitigated by restricting westbound left-turn lanes. The results of the analysis are shown below in **Table 2**.

1.2.3 Parking Analysis

Fehr & Peers reviewed the parking requirements from Murray City, neighboring cities (West Valley City, Salt Lake City, Millcreek City, and Sandy City), as well as national standards (Urban Land Institute and Institute of Transportation Engineers). The analysis indicates that the proposed parking stalls (1,130 stalls in the Townhouse option, 1,334 stalls in the Podium Option) would be sufficient to support the proposed development by Murray City standards as well as by national standards and by those of nearby cities (West Valley City and Salt Lake City).

1.2.4 Trail Crossing Analysis

The project site plans indicate a trail crossing at the northwest corner of the project to the existing Little Cottonwood Creek trail and the planned Murray Boulevard bike lane. Fehr & Peers recommends implementing a rectangular rapid-flashing beacon (RRFB), a pedestrian refuge island, curb extensions, and new pavement markings such as a high-visibility crosswalk to enhance pedestrian and cyclist safety.



Table 2. Level of Service Summary

Intersection		EX	EX+P - Townhome	EX+P - Podium	2028	2028+P - Townhome	2028+P - Podium
Int#	Intersection Name	Period	LOS / Delay	LOS / Delay	LOS / Delay	LOS / Delay	LOS / Delay
1	Commerce Dr & 4800 S	AM	A / 10	B / 13	B / 13	B / 11	B / 15
		PM	B / 13	B / 14	B / 14	B / 14	B / 15
2	Commerce Dr & Vine St	AM	A / 7	A / 8	A / 8	A / 7	A / 8
		PM	A / 7	A / 8	A / 8	A / 8	A / 8
3	Medical Lab Access & Vine St	AM	B / 12 (NB)	C / 15 (NB)	C / 15 (NB)	B / 12 (NB)	B / 14 (NB)
		PM	B / 13 (NB)	B / 13 (NB)	B / 13 (NB)	B / 13 (NB)	B / 14 (NB)
4	Murray Blvd & Vine St	AM	A / 9	B / 13	B / 13	A / 9	B / 13
		PM	B / 11	B / 12	B / 12	B / 12	B / 13
5	Murray Blvd & Galleria Dr	AM	B / 13 (WB)	D / 26 (WB)	D / 26 (WB)	B / 14 (WB)	D / 33 (WB)
		PM	C / 23 (WB)	D / 29 (WB)	D / 32 (WB)	D / 26 (WB)	D / 35 (WB)
6	Murray Blvd & West Access	AM	A / 0 (SBL)	B / 13 (WB)	B / 13 (WB)	A / 0 (SBL)	B / 14 (WB)
		PM	B / 14 (WB)	B / 13 (WB)	B / 13 (WB)	B / 15 (WB)	B / 14 (WB)
7	Murray Blvd & River Park (Northwest Access)	AM	B / 11 (EB)	C / 21 (EB)	C / 21 (EB)	B / 12 (EB)	C / 23 (EB)
		PM	B / 14 (EB)	C / 23 (EB)	C / 23 (EB)	B / 14 (EB)	C / 24 (EB)
8	Murray Blvd & 4800 S	AM	B / 19	C / 29	C / 29	B / 19	C / 30
		PM	C / 25	C / 28	C / 28	C / 27	C / 30
9	4800 S & Cherry St	AM	B / 12 (SB)	B / 14 (SB)	B / 15 (SB)	B / 12 (SB)	B / 14 (SB)
		PM	B / 14 (SB)	B / 15 (SB)	B / 15 (SB)	B / 14 (SB)	B / 14 (SB)
10	300 W/Galleria Dr & 4800 S	AM	B / 13 (NB)	C / 22 (NB)	C / 22 (NB)	C / 15 (NB)	D / 27 (NB)
		PM	C / 20 (NB)	C / 23 (NB)	C / 24 (NB)	C / 24 (NB)	D / 27 (NB)
11	Galleria Dr/300 W & East Access	AM	A / 9 (EB)	A / 9 (EB)	A / 9 (EB)	A / 9 (EB)	A / 9 (EB)
		PM	A / 9 (EB)	A / 9 (EB)	A / 9 (EB)	A / 9 (EB)	A / 9 (EB)
101	SW Project Access & Galleria Dr	AM	-	A / 10 (NB)	A / 9 (NB)	-	A / 10 (NB)
		PM	-	B / 10 (NB)	B / 10 (NB)	-	B / 10 (NB)
102	SE Project Access & Galleria Dr	AM	-	A / 9 (NB)	A / 9 (NB)	-	A / 10 (NB)
		PM	-	A / 10 (NB)	A / 10 (NB)	-	B / 10 (NB)

1. This represents the worst movement LOS and is only reported for unsignalized intersections using the HCM 6 methodology.
2. This represents the overall intersection LOS for signalized intersections using the HCM 6 methodology.
3. Future conditions include signal optimization.

Source: Fehr & Peers



2. Introduction

2.1 Purpose

This study provides a summary of the potential transportation-related impacts from the proposed Galleria development located along Murray Blvd between 4800 South and Vine St in Murray, Utah. See **Figure 1** for a project location map.

This study analyzes the traffic operations and impacts for background and plus project conditions for existing and the future opening year 2028 at key intersections described in the Scope section in the AM and PM peaks on a weekday. The plus project analysis includes project trips generated from the proposed project. Fehr & Peers recommended mitigations (roadway geometry changes or operational improvements), if needed, for each evaluation period.

2.2 Scope

This study analyzes the traffic impacts of intersections near the proposed project site. Impacts are specifically addressed at the following study intersections:

1. Commerce Dr / 4800 South (signalized)
2. Commerce Dr / Vine St (signalized)
3. Medical Lab Access / Vine St (future site access)
4. Murray Blvd / Vine St
5. Murray Blvd / Galleria Dr
6. Murray Blvd / West Site Access
7. Murray Blvd / River Park Commons (North Site Access)
8. Murray Blvd / 4800 South
9. Cherry St / 4800 South
10. Galleria Dr / 4800 South
11. East Site Access/ Galleria Dr

In addition to these existing intersections, this study analyzes two proposed site accesses on Galleria Drive, between Murray Boulevard and the existing east site access.

Figure 1 also shows the study intersections and project accesses analyzed in this study.





Figure 1. Project Location



2.3 Analysis Methodology

Level of Service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 3 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections. The Highway Capacity Manual 6th Edition (HCM 6th Edition) methodology was used in this study. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For unsignalized intersections, the LOS is provided for the worst intersection movement.

Table 3. Level of Service Descriptions

LOS	Description	Signalized Intersections	Unsignalized Intersections
		Avg. Delay (sec/veh) ¹	Avg. Delay (sec/veh) ²
A	<i>Free Flow / Insignificant Delay</i> Extremely favorable progression. Individual users are virtually unaffected by others in the traffic stream.	< 10	< 10
B	<i>Stable Operations / Minimum Delays</i> Good progression. The presence of other users in the traffic stream becomes noticeable.	≥ 10 to 19	≥ 10 to 14
C	<i>Stable Operations / Acceptable Delays</i> Fair progression. The operation of individual users is affected by interactions with others in the traffic stream	≥ 20 to 34	≥ 15 to 24
D	<i>Approaching Unstable Flows / Tolerable Delays</i> Marginal progression. Operating conditions are noticeably more constrained.	≥ 35 to 54	≥ 25 to 34
E	<i>Unstable Operations / Significant Delays Can Occur</i> Poor progression. Operating conditions are at or near capacity.	≥ 55 to 79	≥ 35 to 49
F	<i>Forced, Unpredictable Flows / Excessive Delays</i> Unacceptable progression with forced or breakdown of operating conditions.	≥ 80	≥ 50

1. Overall intersection LOS and average delay (seconds/vehicle) for all approaches.

2. Worst movement LOS and delay (seconds/vehicle) only.

Source: Fehr & Peers descriptions, based on Highway Capacity Manual 6th Edition.



3. Existing Conditions

3.1 Purpose

The existing conditions analysis examines the pertinent intersections and roadways during the peak travel periods of the day. Through this analysis, Fehr & Peers can identify existing traffic operational deficiencies and recommend potential mitigation measures.

3.2 Traffic Volumes

Traffic counts were collected on Wednesday, March 30th, 2022, during the AM and PM peak periods to establish a baseline for existing conditions and operations for the area. The AM and PM peak periods correspond to 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The counts indicated that the AM and PM peak hours at study intersections are from 7:45 AM to 8:45 AM and 5:00 PM to 6:00 PM, respectively. As the counts were taken for a previous iteration of this study, counts were grown at a rate of 0.75% per year¹ to reflect 2023 conditions. **Figure 2** shows existing background AM/PM peak hour volumes.

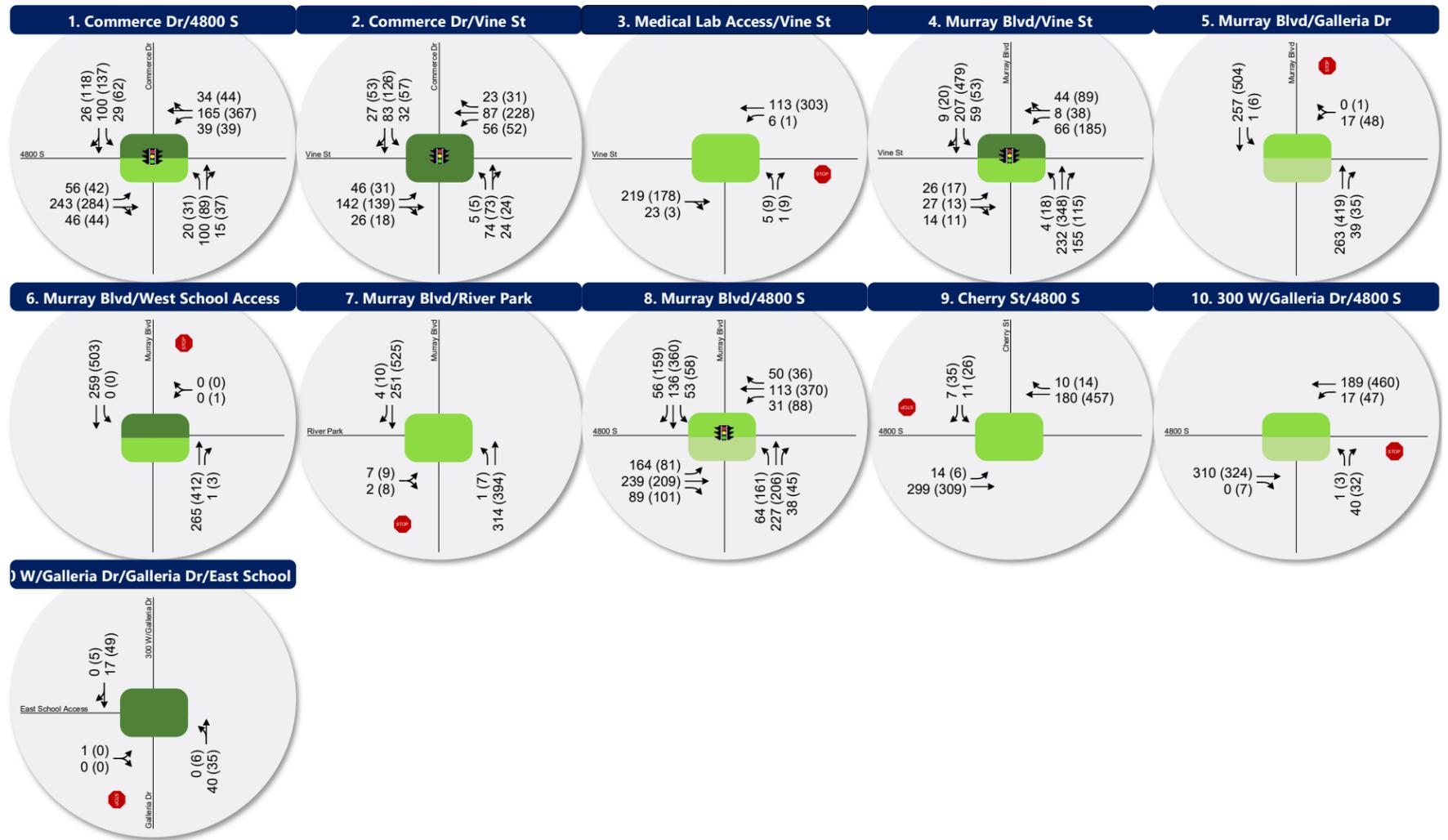
3.3 Level of Service Analysis

Fehr & Peers used the HCM 6 delay thresholds provided in the introduction to compute the LOS at each study intersection for the existing background weekday peak hour LOS. **Table 4** reports the results of the LOS analysis for weekday peak hours (see Appendix for the detailed LOS report). These results serve as a base for the analysis of the existing conditions for the roadway network near the proposed project.

The results of this analysis indicate that all study intersections operate at acceptable levels of delay.

¹ Growth rate calculated from regional travel demand model, provided by Wasatch Front Regional Council (WFRC). This growth rate was used to estimate future 2028 background traffic, as discussed in detail below.





LEGEND

Stop Sign
 Signalized

Lane Configuration:

- ↔ AM (PM)
- ↔ AM (PM)
- ↔ AM (PM)

 Peak Hour Traffic Volume per lane

Intersection Level of Service (LOS):

A
 B
 C
 D
 E
 F

Figure 2
Existing Background Conditions

Table 4: Existing 2023 Background Conditions Level of Service

Intersection				Worst Movement ¹			Overall Intersection ²	
ID	Location	Period	Control	Movement ³	Delay Sec/Veh	LOS	Avg. Delay Sec/Veh	LOS
1	Commerce Dr & 4800 S	AM	Signal	-	-	-	10	A
		PM		-	-	-	13	B
2	Commerce Dr & Vine St	AM	Signal	-	-	-	7	A
		PM		-	-	-	7	A
3	Medical Lab Access & Vine St	AM	TWSC	NB	12	B	-	-
		PM		NB	13	B	-	-
4	Murray Blvd & Vine St	AM	Signal	-	-	-	9	A
		PM		-	-	-	11	B
5	Murray Blvd & Galleria Dr	AM	TWSC	WB	13	B	-	-
		PM		WB	23	C	-	-
6	Murray Blvd & West Access	AM	TWSC	SBL	0	A	-	-
		PM		WB	14	B	-	-
7	Murray Blvd & River Park (Northwest Access)	AM	TWSC	EB	11	B	-	-
		PM		EB	14	B	-	-
8	Murray Blvd & 4800 S	AM	Signal	-	-	-	19	B
		PM		-	-	-	25	C
9	4800 S & Cherry St	AM	TWSC	SB	12	B	-	-
		PM		SB	14	B	-	-
10	300 W/Galleria Dr & 4800 S	AM	TWSC	NB	13	B	-	-
		PM		NB	20	C	-	-
11	Galleria Dr/300 W & East Access	AM	TWSC	EB	9	A	-	-
		PM		EB	9	A	-	-

1. This represents the worst movement LOS and delay (seconds/vehicle) and is only reported for unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds/vehicle) and is only reported for signalized intersections.

3. NB=Northbound, SB=Southbound, EB=Eastbound, WB=Westbound.

Source: Fehr & Peers.



4. Project Conditions

4.1 Purpose

The project conditions analysis explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in the Introduction section.

4.2 Project Description

The project proposes maintaining two existing driveway accesses on Murray Boulevard, maintaining one existing access on Galleria Drive, expanding an existing unused access on Galleria Drive, and adding one additional new driveway access along Galleria Drive. In total, the project will consist of five driveway accesses: two on Murray Boulevard and one on Galleria Drive.

There are two land use programs under consideration for the project, with the primary difference being in the development planned in the southern parcel, between Galleria Drive and Vine Street. The two options are as follows:

- Townhouse Option:
 - 498 units of low-rise multifamily residential
 - 24 townhouse units
 - 13,000 sf commercial office building
- Podium Option:
 - 639 units of low-rise multifamily residential
 - 12 townhouse units
 - 13,000 sf commercial office building
 - 5,900 sf of retail space



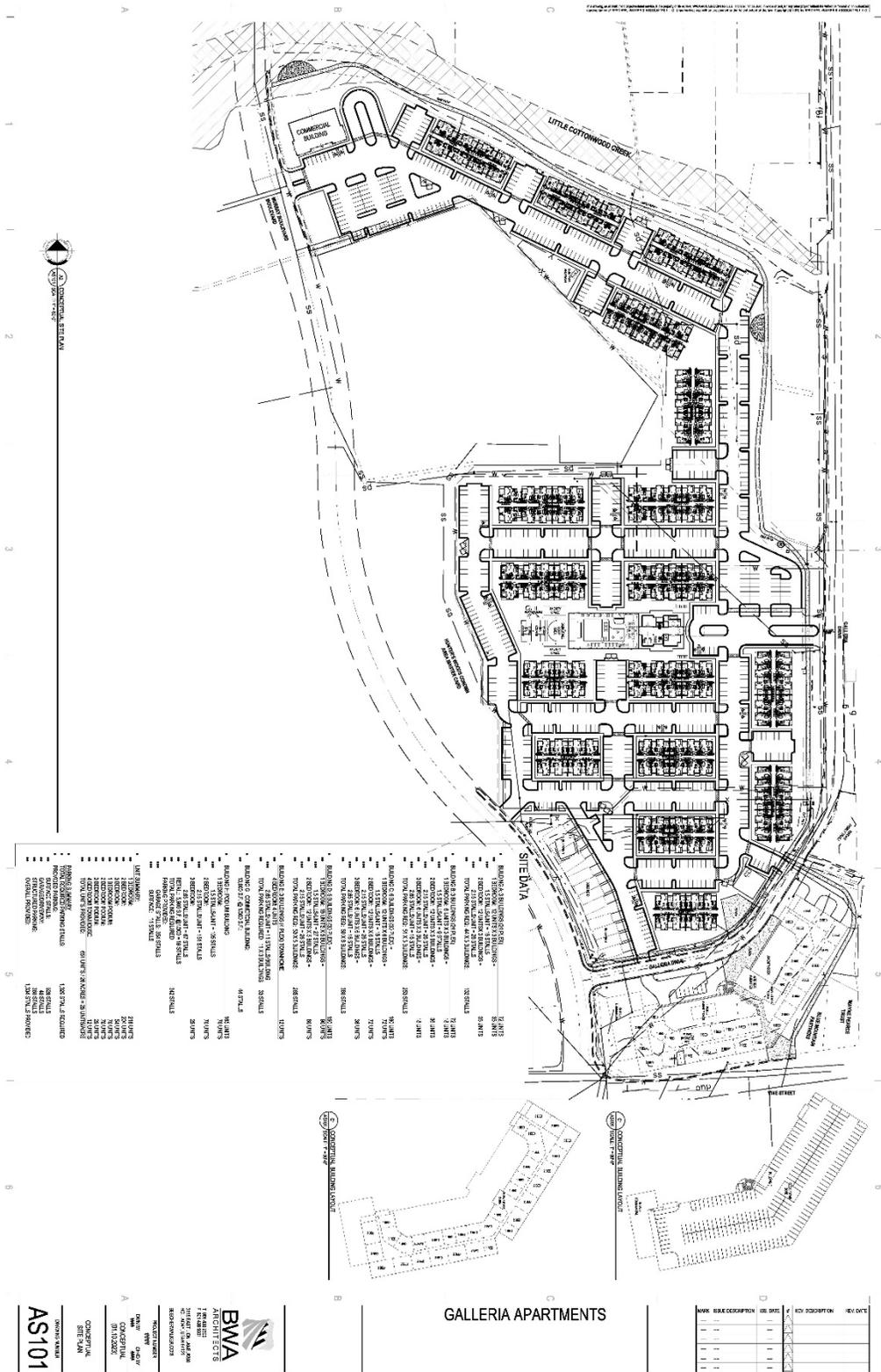


Figure 4. Podium Option Site Plan



4.3 Trip Generation

Fehr & Peers computed the trip generation for the project using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2023, The trip generation also utilized Fehr & Peers' mixed-use development (MXD+) methodology via MainStreet, a Fehr & Peers web application that captures the traffic benefits of mixed-use projects by looking at interactions among the mixture of land uses, patron usage of alternative modes (i.e. transit, bicycling, and/or walking) and local travel behavior.

Table 5 and **Table 6** shows the gross project trips, net external vehicle trips expected, and expected vehicle trip reduction rates (that account for trips that are internal to the site, as well as trips that shift to transit or walk/bike modes).

Table 5: Mixed use development Trip Generation – Townhouse Option

ITE Land Use	ITE Code	Units	Quantity	Daily Total	AM In	AM Out	AM Total	PM In	PM Out	PM Total
General Office Building	710	1,000 Sq. Ft	13	197	26	3	29	5	26	31
Multi-family Housing	220	Dwelling Units	498	3,267	42	135	177	148	87	235
Single-Family Attached Housing	215	Dwelling Units	24	132	2	5	7	6	4	10
ITE Subtotal				3,596	70	143	213	159	117	276
<i>Internal Capture Reduction</i>				<i>114</i>	<i>3</i>	<i>5</i>	<i>8</i>	<i>5</i>	<i>3</i>	<i>8</i>
<i>Shift to Transit Reduction</i>				<i>87</i>	<i>1</i>	<i>3</i>	<i>4</i>	<i>3</i>	<i>3</i>	<i>6</i>
<i>Shift to Walk/Bike Reduction</i>				<i>150</i>	<i>3</i>	<i>6</i>	<i>9</i>	<i>6</i>	<i>4</i>	<i>10</i>
Net New Project Trips with MXD+ Reductions				3,245	63	129	192	145	107	252

Table 6. Mixed-Use Development Trip Generation - Podium Option

ITE Land Use	ITE Code	Units	Quantity	Daily Total	AM In	AM Out	AM Total	PM In	PM Out	PM Total
Single-Family Attached Housing	215	Dwelling Units	12	86	2	4	6	4	3	7
Strip Retail Plaza	822	1,000 Sq. Ft	5.9	321	8	6	14	20	20	39



General Office Building	710	1,000 Sq. Ft	13	141	18	2	20	3	16	19
Multi-family Housing	220	Dwelling Units	639	4,171	53	168	221	186	109	295
ITE Subtotal				4,719	81	180	261	213	148	360
<i>Internal Capture Reduction</i>				<i>152</i>	<i>4</i>	<i>8</i>	<i>12</i>	<i>9</i>	<i>7</i>	<i>16</i>
<i>Shift to Transit Reduction</i>				<i>124</i>	<i>2</i>	<i>3</i>	<i>5</i>	<i>5</i>	<i>3</i>	<i>8</i>
<i>Shift to Walk/Bike Reduction</i>				<i>211</i>	<i>4</i>	<i>9</i>	<i>13</i>	<i>9</i>	<i>6</i>	<i>15</i>
Net New Project Trips with MXD+ Reductions				4,232	72	159	231	190	132	321

4.4 Trip Distribution and Assignment

Fehr & Peers assigned the project generated traffic to the local roadway network based on the proximity to major streets and freeways, population densities, and regional destinations. Fehr & Peers distributed the project-generated trips using the percentages shown below and in **Figure 5**, and the resulting project trips are shown in **Figure 6**.

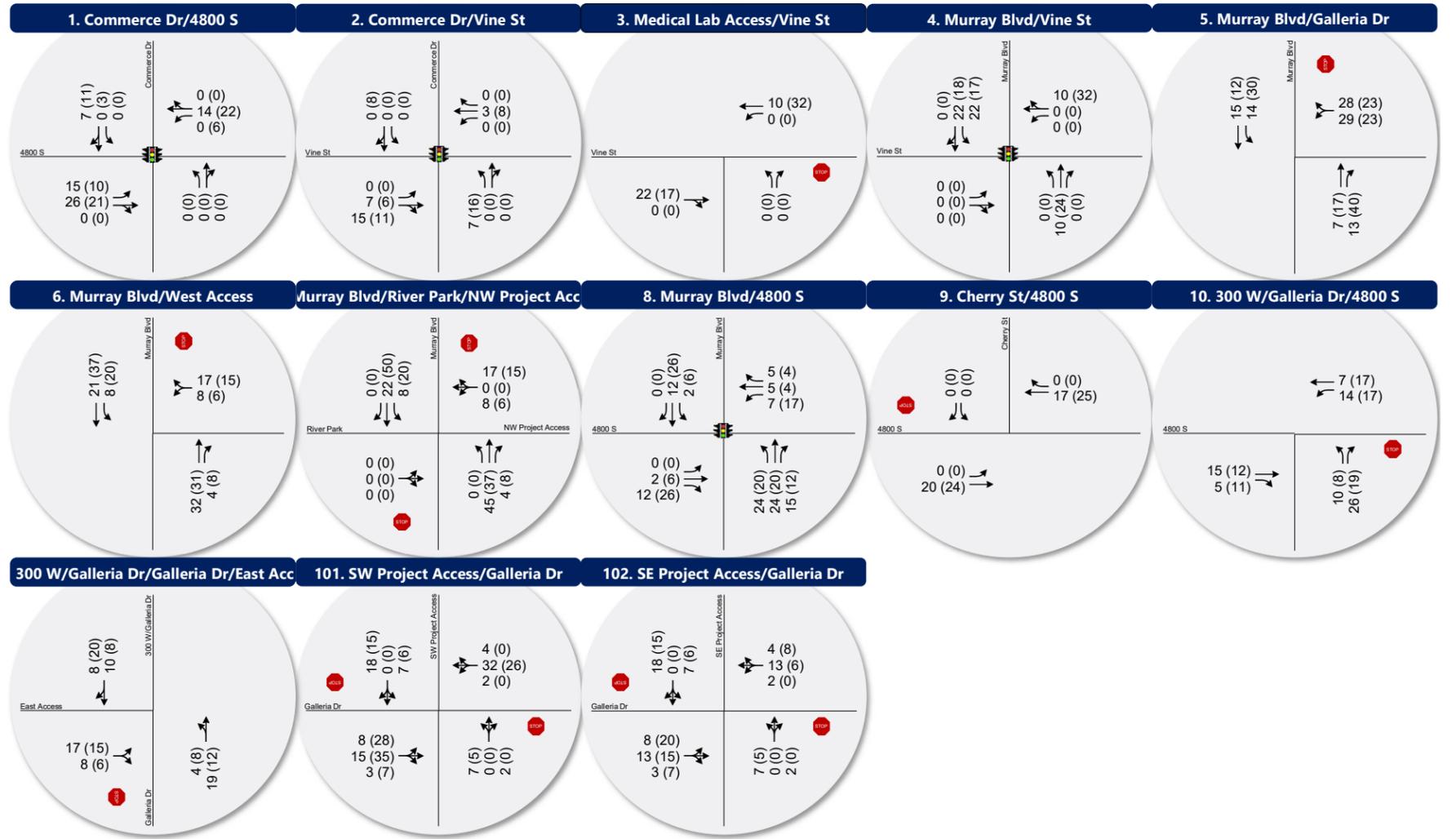
- 20% To/from North via Murray Boulevard
- 10% To/from North via Commerce Drive/300 West
- 15% To/from South via Murray Boulevard
- 10% To/from South via Commerce Drive/300 West
- 20% To/from East via 4800 South
- 5% To/from East via Vine Street
- 20% To/from West via 4800 South





Figure 5. Project Trip Distribution





LEGEND

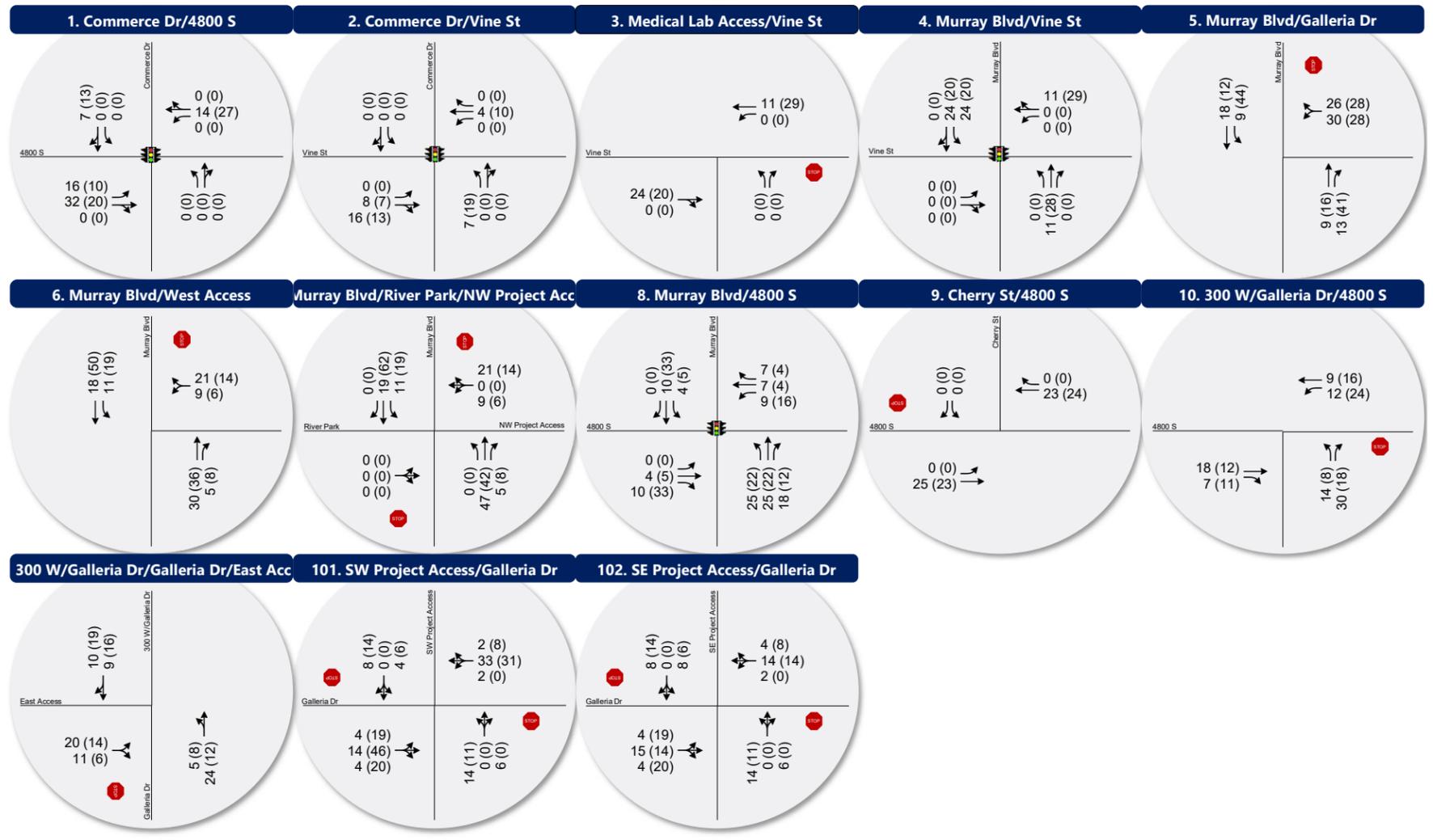
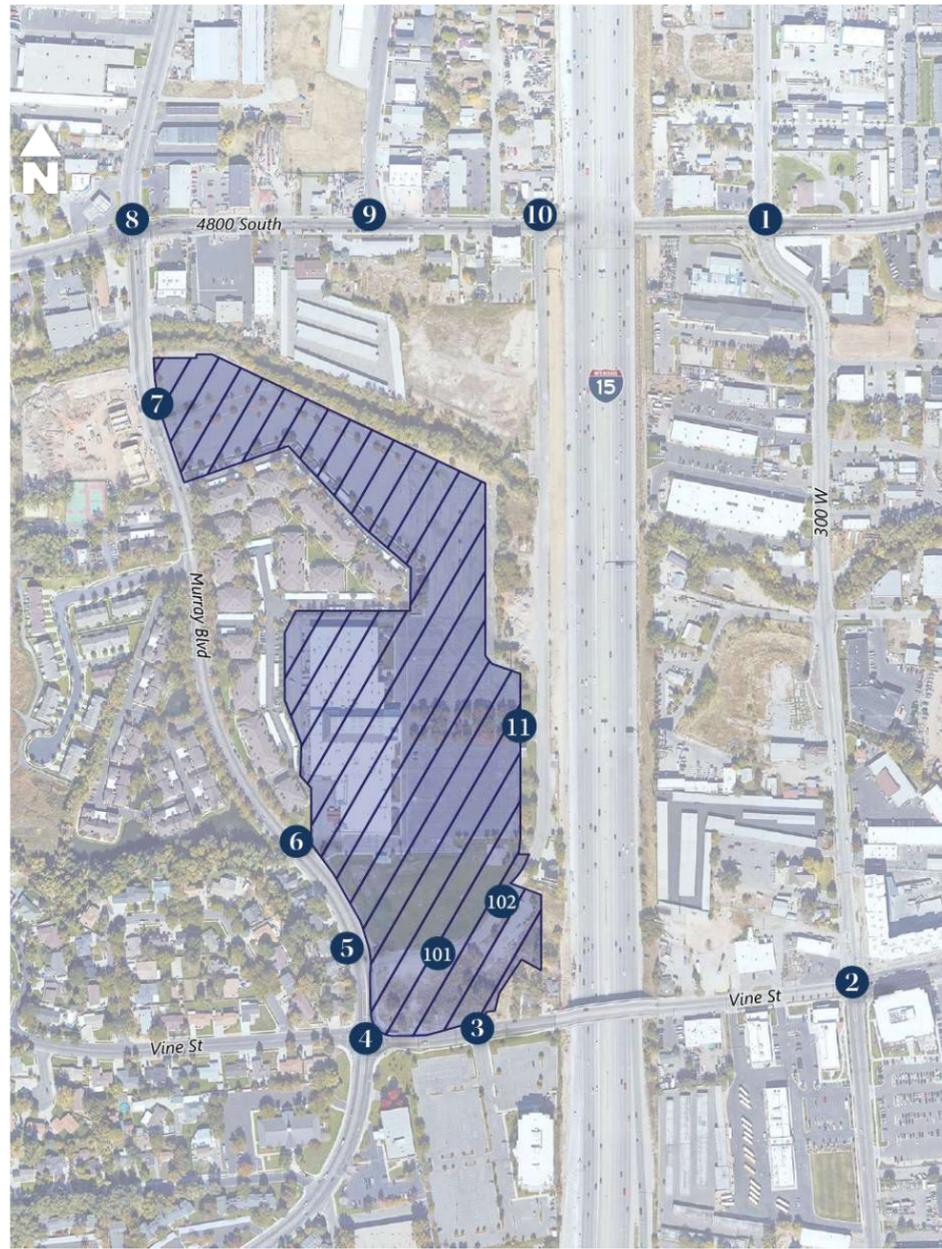
Stop Sign
 Signalized

Lane Configuration $\left\{ \begin{array}{l} \uparrow \uparrow \\ \leftarrow \leftarrow \\ \rightarrow \rightarrow \end{array} \right\}$ AM (PM) } Peak Hour Traffic Volume per lane

Intersection Level of Service (LOS):

AM
 A
 B
 C
 D
 E
 F

Figure 6
Project Trips - Townhouse Option



LEGEND

Stop Sign
 Signalized

Lane Configuration:

- AM (PM)
- AM (PM)
- AM (PM)
- AM (PM)

 Peak Hour Traffic Volume per lane

Intersection Level of Service (LOS):

AM
 A
 B
 C
 D
 E
 F

Figure 7
Project Trips - Podium Option

5. Existing Plus Project Conditions

5.1 Purpose

The purpose of the existing plus project conditions analysis is to evaluate the traffic impact from the proposed project on the surrounding roadway network. To analyze the impact of the project, Fehr & Peers combined the existing background traffic volumes with volumes generated by the project at the adjacent streets' peak hours. We compared the analysis results to the results of the existing conditions to determine the impact of the proposed project.

5.2 Traffic Volumes

Fehr & Peers added the project-generated traffic to the existing traffic volumes to yield existing plus project weekday peak hour volumes as shown in **Figure 8**.

5.3 Level of Service Analysis

Fehr & Peers used the HCM 6 delay thresholds provided in the introduction to compute the LOS at each study intersection for the existing background weekday peak hour LOS. **Table 7** and **Table 8** reports the results of the LOS analysis for weekday peak hours (see Appendix for the detailed LOS report). These results serve as a base for the analysis of the existing conditions for the roadway network near the proposed project.

The results of this analysis indicate that all study intersections operate at acceptable levels of delay under both project scenarios.



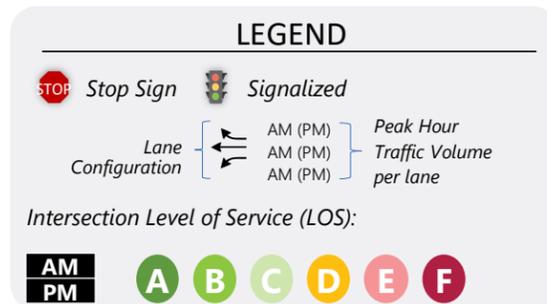
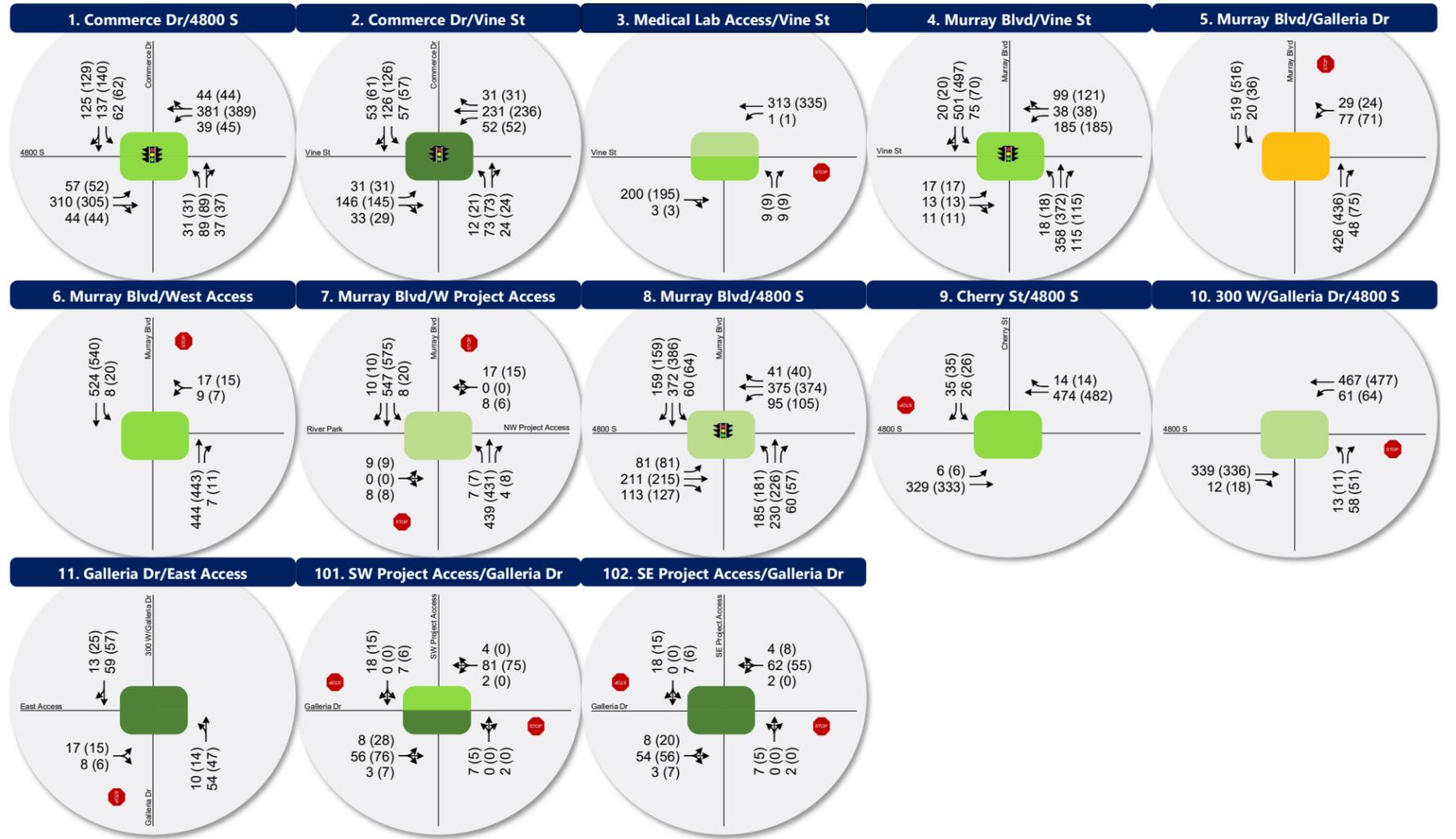
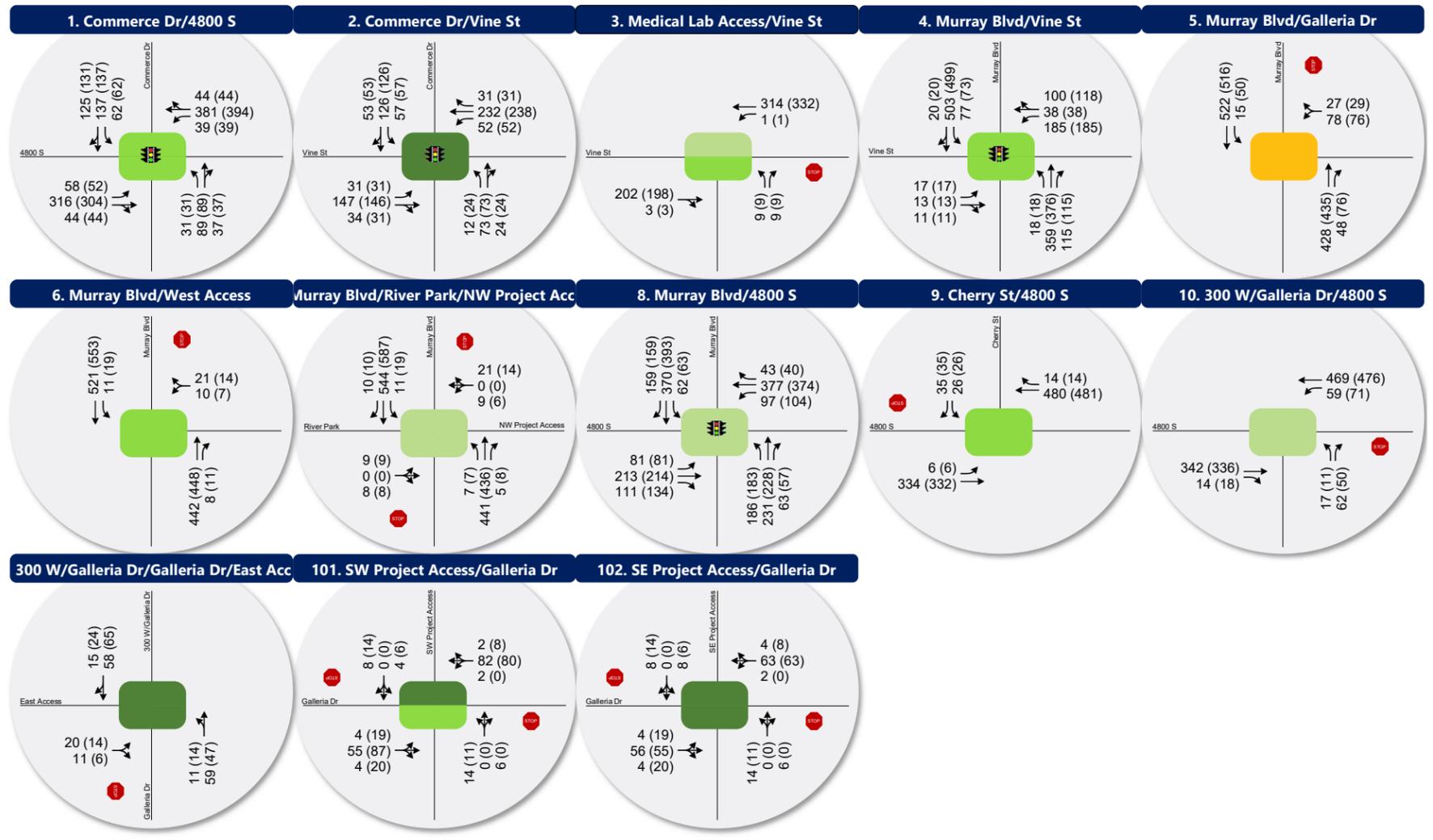
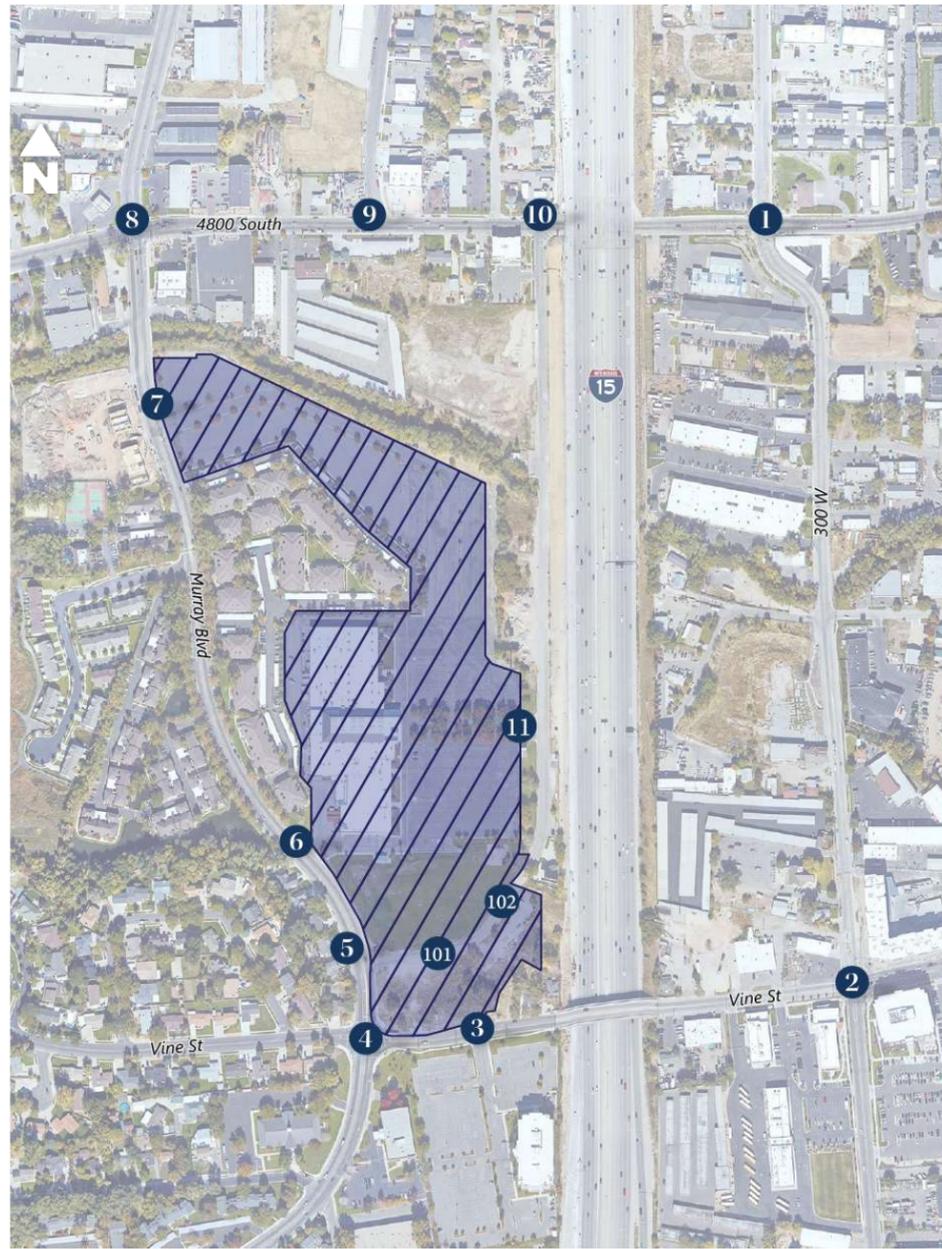


Figure 8
Existing Plus Project Conditions - Townhouse Option



LEGEND

Stop Sign
 Signalized

Lane Configuration:

- AM (PM)
- AM (PM)
- AM (PM)

 Peak Hour Traffic Volume per lane

Intersection Level of Service (LOS):

A
 B
 C
 D
 E
 F

Figure 9
Existing Plus Project Conditions - Podium Option

Table 7: Existing 2023 Plus Project Conditions – Townhouse Option, Level of Service

Intersection				Worst Movement ¹			Overall Intersection ²	
ID	Location	Period	Control	Movement ³	Delay Sec/Veh	LOS	Avg. Delay Sec/Veh	LOS
1	Commerce Dr & 4800 S	AM	Signal	-	-	-	13	B
		PM		-	-	-	14	B
2	Commerce Dr & Vine St	AM	Signal	-	-	-	8	A
		PM		-	-	-	8	A
3	Medical Lab Access & Vine St	AM	TWSC	NB	15	C	-	-
		PM		NB	13	B	-	-
4	Murray Blvd & Vine St	AM	Signal	-	-	-	13	B
		PM		-	-	-	12	B
5	Murray Blvd & Galleria Dr	AM	TWSC	WB	26	D	-	-
		PM		WB	29	D	-	-
6	Murray Blvd & West Access	AM	TWSC	WB	13	B	-	-
		PM		WB	13	B	-	-
7	Murray Blvd & River Park (Northwest Access)	AM	TWSC	EB	21	C	-	-
		PM		EB	23	C	-	-
8	Murray Blvd & 4800 S	AM	Signal	-	-	-	29	C
		PM		-	-	-	28	C
9	4800 S & Cherry St	AM	TWSC	SB	14	B	-	-
		PM		SB	15	B	-	-
10	300 W/Galleria Dr & 4800 S	AM	TWSC	NB	22	C	-	-
		PM		NB	23	C	-	-
11	Galleria Drive & East Access	AM	TWSC	EB	9	A	-	-
		PM		EB	9	A	-	-
101	Galleria Dr/300 W & East Access	AM	TWSC	NB	10	A	-	-
		PM		NB	10	B	-	-
102	SW Project Access & Galleria Dr	AM	TWSC	NB	9	A	-	-
		PM		NB	10	A	-	-

1. This represents the worst movement LOS and delay (seconds/vehicle) and is only reported for unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds/vehicle) and is only reported for signalized intersections.

3. NB=Northbound, SB=Southbound, EB=Eastbound, WB=Westbound.

Source: Fehr & Peers.



Table 8: Existing 2023 Plus Project Conditions – Podium Option, Level of Service

Intersection				Worst Movement ¹			Overall Intersection ²	
ID	Location	Period	Control	Movement ³	Delay Sec/Veh	LOS	Avg. Delay Sec/Veh	LOS
1	Commerce Dr & 4800 S	AM	Signal	-	-	-	13	B
		PM		-	-	-	14	B
2	Commerce Dr & Vine St	AM	Signal	-	-	-	8	A
		PM		-	-	-	8	A
3	Medical Lab Access & Vine St	AM	TWSC	NB	15	C	-	-
		PM		NB	13	B	-	-
4	Murray Blvd & Vine St	AM	Signal	-	-	-	13	B
		PM		-	-	-	12	B
5	Murray Blvd & Galleria Dr	AM	TWSC	WB	26	D	-	-
		PM		WB	29	D	-	-
6	Murray Blvd & West Access	AM	TWSC	WB	13	B	-	-
		PM		WB	13	B	-	-
7	Murray Blvd & River Park (Northwest Access)	AM	TWSC	EB	21	C	-	-
		PM		EB	23	C	-	-
8	Murray Blvd & 4800 S	AM	Signal	-	-	-	29	C
		PM		-	-	-	28	C
9	4800 S & Cherry St	AM	TWSC	SB	14	B	-	-
		PM		SB	15	B	-	-
10	300 W/Galleria Dr & 4800 S	AM	TWSC	NB	22	C	-	-
		PM		NB	23	C	-	-
11	Galleria Drive & East Access	AM	TWSC	EB	9	A	-	-
		PM		EB	9	A	-	-
101	Galleria Dr/300 W & East Access	AM	TWSC	NB	10	A	-	-
		PM		NB	10	B	-	-
102	SW Project Access & Galleria Dr	AM	TWSC	NB	9	A	-	-
		PM		NB	10	A	-	-

1. This represents the worst movement LOS and delay (seconds/vehicle) and is only reported for unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds/vehicle) and is only reported for signalized intersections.

3. NB=Northbound, SB=Southbound, EB=Eastbound, WB=Westbound.

Source: Fehr & Peers.



6. Opening Year (2028) Background Conditions

6.1 Purpose

The purpose of the Opening Year (2028) background conditions analysis is to evaluate the study intersections during the peak travel periods of the day under 2028 projected traffic volumes. This analysis provides a baseline condition for the year 2028 to determine future project impacts.

6.2 Traffic Volumes

Fehr & Peers used the Wasatch Front Travel Demand Model to estimate an annual growth rate of 0.75% for traffic on the roadways included in this analysis. In addition to this background traffic, the project trips from surrounding developments' traffic studies were added to better account for all upcoming traffic. These developments include the Bonnyview Apartments (southwest corner of Bonnyview Avenue and Commerce Drive), 53rd Corporate Park (northwest corner of the 5300 South & I-15 interchange), and the 4800 Lofts (south of the 4800 Street & Cherry Street intersection).

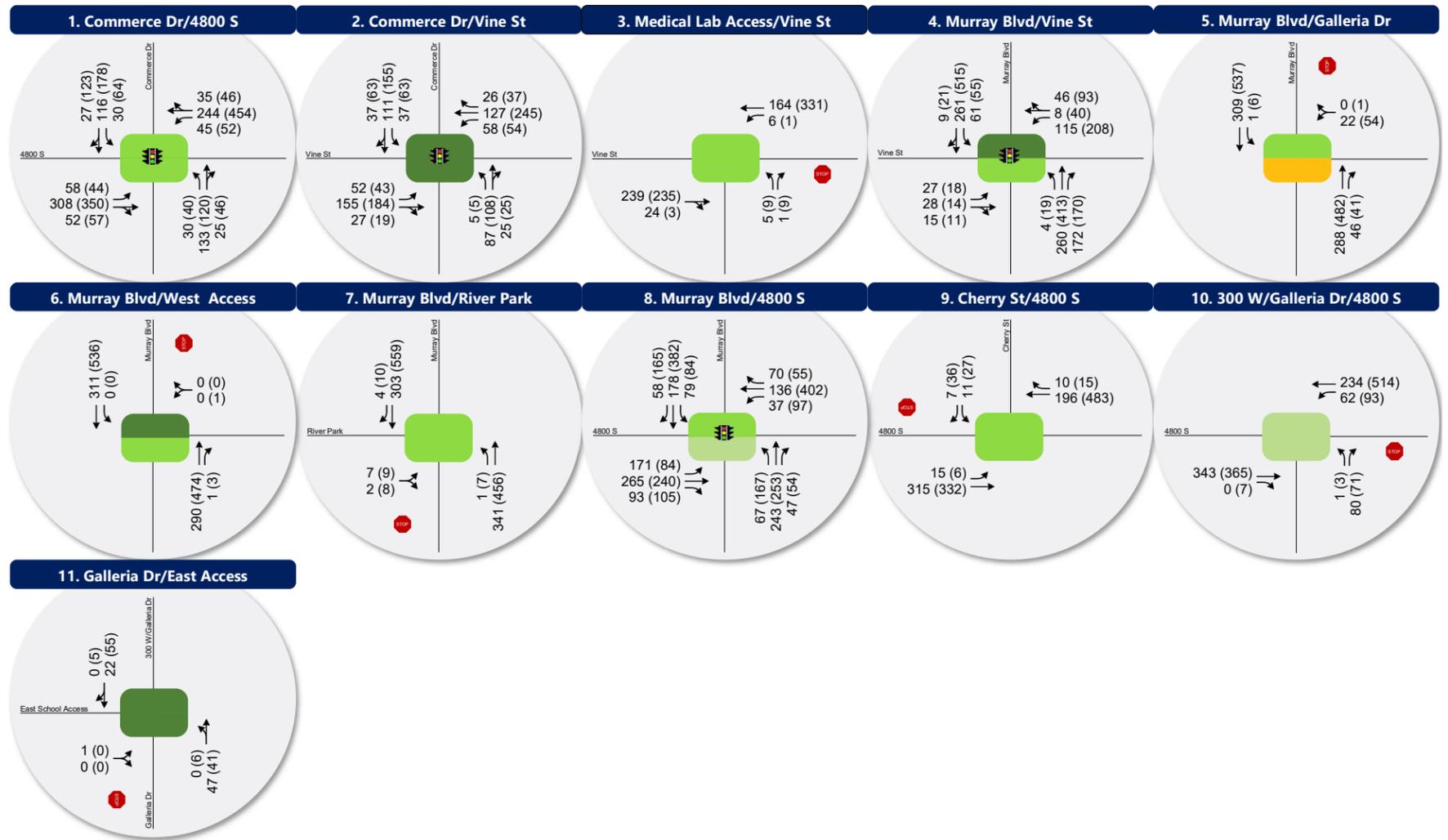
Figure 10 shows the projected 2028 background peak hour traffic volumes for weekday peak hours.

6.3 Level of Service Analysis

Fehr & Peers used the HCM 6 delay thresholds provided in the introduction to compute the LOS at each study intersection for the existing background weekday peak hour LOS. **Table 9** reports the results of the weekday level of service analysis (see Appendix for the detailed LOS report).

The results of this analysis indicate that all study intersections operate at acceptable levels of delay.





LEGEND

Stop Sign
 Signalized

Lane Configuration:

- AM (PM)
- AM (PM)
- AM (PM)

 Peak Hour Traffic Volume per lane

Intersection Level of Service (LOS):

A
 B
 C
 D
 E
 F

Figure 10
Opening Year (2028) Background Conditions

Table 9: Opening Year (2028) Background Conditions Level of Service

Intersection				Worst Movement ¹			Overall Intersection ²	
ID	Location	Period	Control	Movement ³	Delay Sec/Veh	LOS	Avg. Delay Sec/Veh	LOS
1	Commerce Dr & 4800 S	AM	Signal	-	-	-	11	B
		PM		-	-	-	14	B
2	Commerce Dr & Vine St	AM	Signal	-	-	-	7	A
		PM		-	-	-	8	A
3	Medical Lab Access & Vine St	AM	TWSC	NB	12	B	-	-
		PM		NB	13	B	-	-
4	Murray Blvd & Vine St	AM	Signal	-	-	-	9	A
		PM		-	-	-	12	B
5	Murray Blvd & Galleria Dr	AM	TWSC	WB	14	B	-	-
		PM		WB	26	D	-	-
6	Murray Blvd & West Access	AM	TWSC	SBL	0	A	-	-
		PM		WB	15	B	-	-
7	Murray Blvd & River Park (Northwest Access)	AM	TWSC	EB	12	B	-	-
		PM		EB	14	B	-	-
8	Murray Blvd & 4800 S	AM	Signal	-	-	-	19	B
		PM		-	-	-	27	C
9	4800 S & Cherry St	AM	TWSC	SB	12	B	-	-
		PM		SB	14	B	-	-
10	300 W/Galleria Dr & 4800 S	AM	TWSC	NB	15	C	-	-
		PM		NB	24	C	-	-
11	Galleria Dr/300 W & East Access	AM	TWSC	EB	9	A	-	-
		PM		EB	9	A	-	-

1. This represents the worst movement LOS and delay (seconds/vehicle) and is only reported for unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds/vehicle) and is only reported for signalized intersections.

3. NB=Northbound, SB=Southbound, EB=Eastbound, WB=Westbound.

Source: Fehr & Peers.



7. Opening Year (2028) Plus Project Conditions

7.1 Purpose

The purpose of the Opening Year (2028) Plus Project conditions analysis is to evaluate the impact of the proposed development traffic on the surrounding roadway network. To analyze the impact of the project, Fehr & Peers combined the 2028 background traffic volumes with volumes generated by the project at its peak hours. We compared the analysis results to the results of the background traffic volumes to determine the impact of the proposed project.

7.2 Traffic Volumes

Fehr & Peers added the project-generated traffic to the background 2028 volumes to yield Opening Year (2028) Plus Project weekday peak hour volumes as shown in **Figure 11**.

7.3 Level of Service Analysis

Fehr & Peers used the HCM 6 delay thresholds provided in the introduction to compute the LOS at each study intersection for the Opening Year (2028) Plus Project background. **Table 10** reports the results of the weekday level of service analysis (see Appendix C for the detailed LOS report).

The results of this analysis indicate that all study intersections operate at acceptable levels of delay with one exception: The intersection of Galleria Drive and Murray Boulevard is projected to operate at LOS E under the higher trip generation estimates of the Podium option.

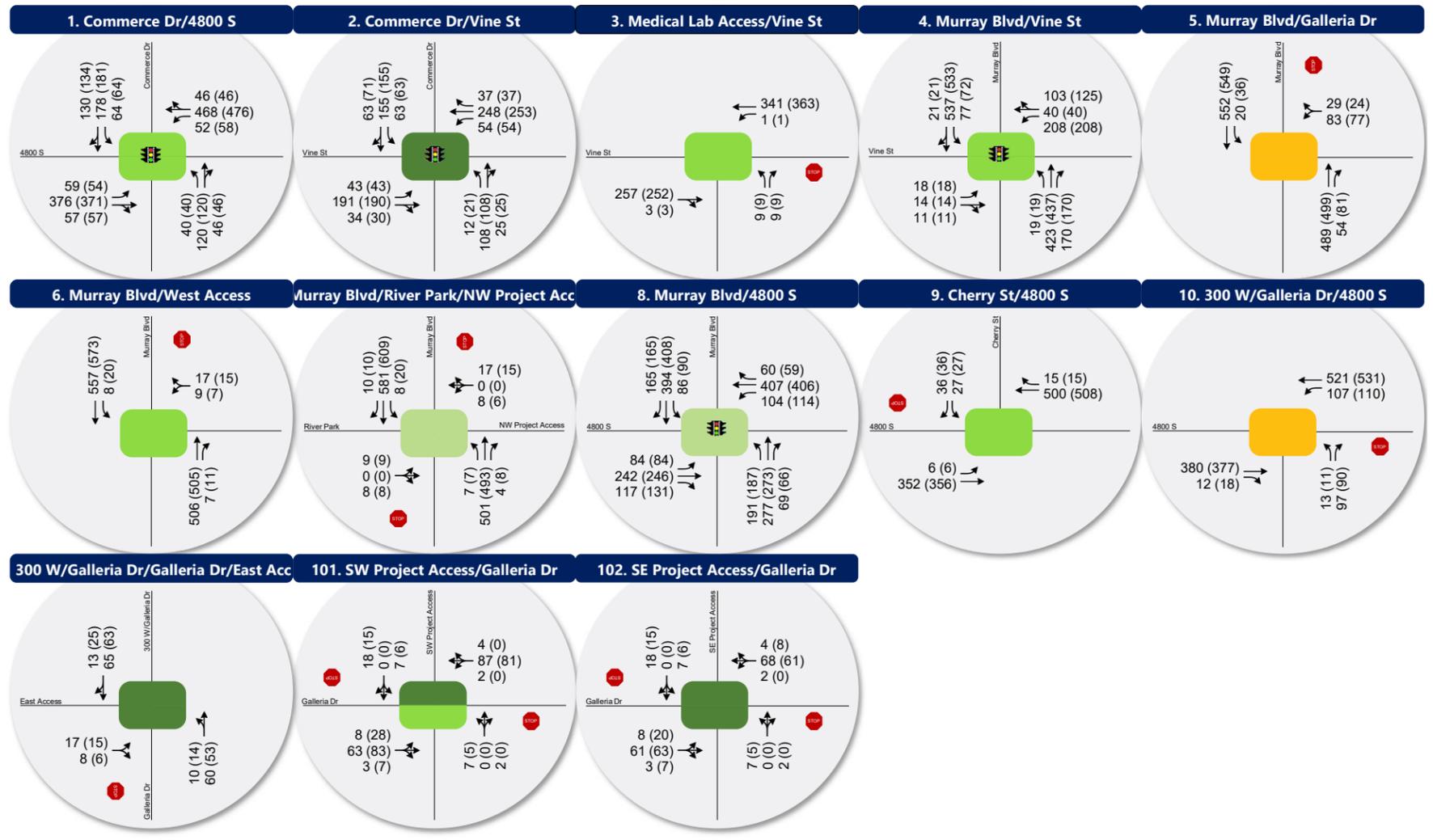
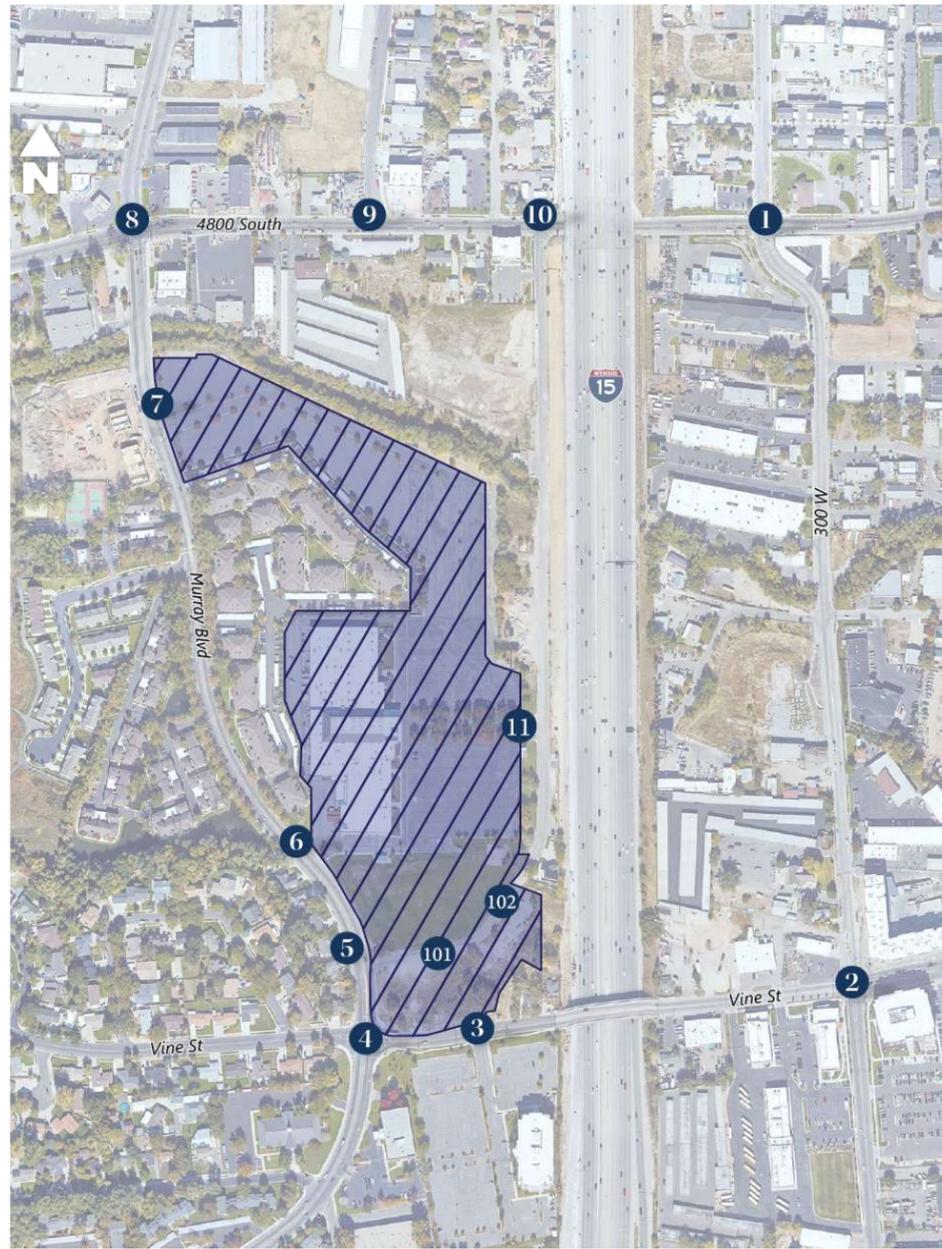
7.4 Mitigation Measures

The delay at this intersection is caused by a high number of left-turn vehicles from Galleria Drive onto Murray Boulevard in plus project conditions. The traffic volumes are not sufficient to warrant a signal per the Manual on Uniform Traffic Control Devices (MUTCD) peak hour signal warrant. Furthermore, the intersection is located only 200 feet north of the signalized Vine Street / Murray Boulevard intersection, making a signal or roundabout difficult at this intersection. If the development moves forward with the "Podium" option, Fehr & Peers recommends converting the intersection to $\frac{3}{4}$ access, allowing all movements except for the westbound left-turns. This would reduce delay at the intersection by forcing all westbound traffic at the intersection to go north on Murray Boulevard. Drivers wishing to travel south on Murray Boulevard from the development would be required to use one of the two Murray Boulevard accesses from the project. This mitigation would also enhance safety at the intersection by moving the



westbound left-turn movements further away from the signalized intersection. Modeling of this condition shows this mitigation would bring all intersections to an acceptable level of traffic delay.





LEGEND

Stop Sign
 Signalized

Lane Configuration:

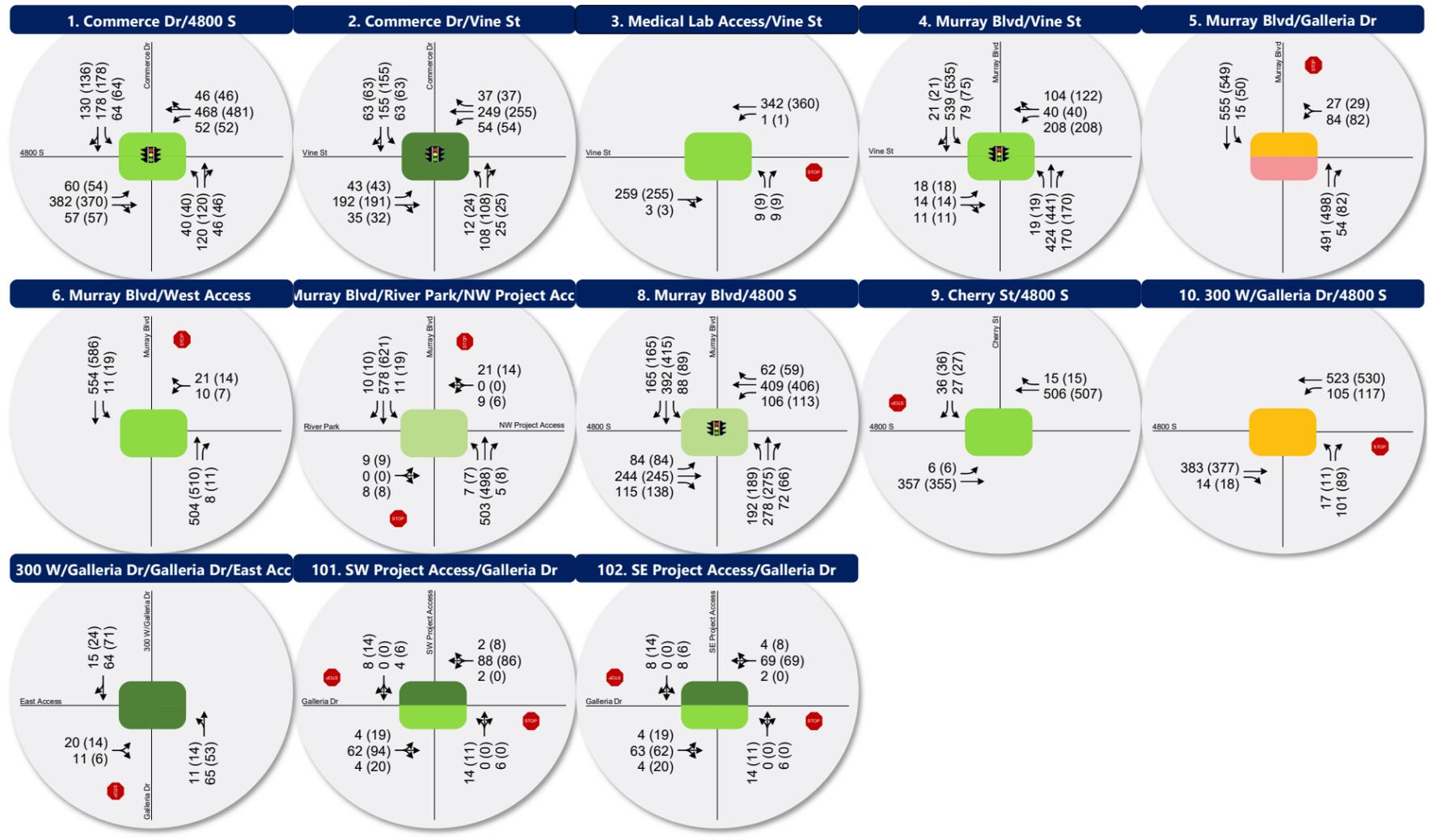
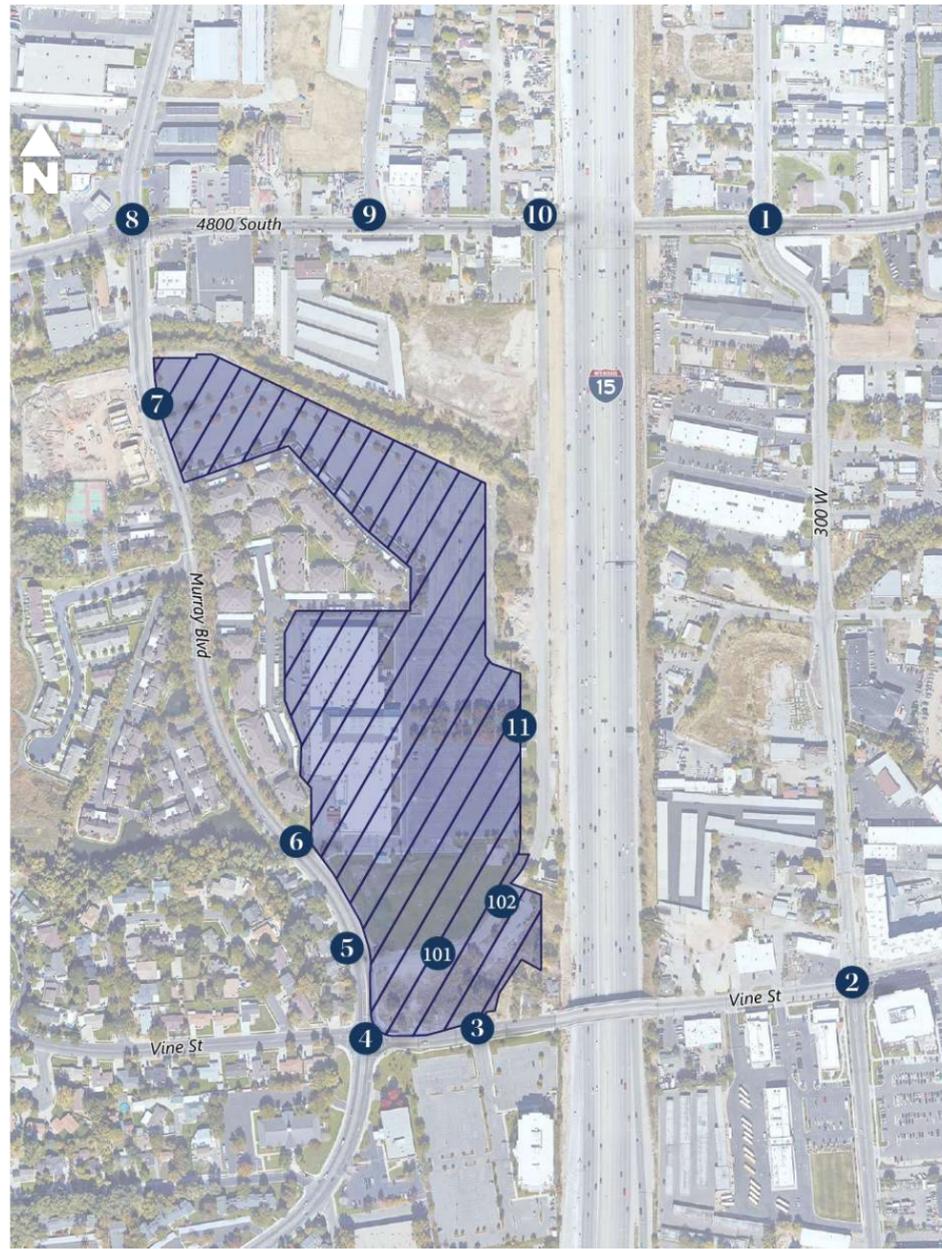
- ↔ AM (PM)
- ↔ AM (PM)
- ↔ AM (PM)

 Peak Hour Traffic Volume per lane

Intersection Level of Service (LOS):

A
B
C
D
E
F

Figure 11
Opening Year (2028) Plus Project Conditions - Townhouse Option



LEGEND

Stop Sign
 Signalized

Lane Configuration:

- ↔ AM (PM)
- ↔ AM (PM)
- ↔ AM (PM)

 Peak Hour Traffic Volume per lane

Intersection Level of Service (LOS):

A
B
C
D
E
F

Figure 12
Opening Year (2028) Plus Project Conditions - Townhouse Option

Table 10: Opening Year 2028 Plus Project Conditions Level of Service – Townhouse Option

Intersection				Worst Movement ¹			Overall Intersection ²	
ID	Location	Period	Control	Movement ³	Delay Sec/Veh	LOS	Avg. Delay Sec/Veh	LOS
1	Commerce Dr & 4800 S	AM	Signal	-	-	-	15	B
		PM		-	-	-	15	B
2	Commerce Dr & Vine St	AM	Signal	-	-	-	8	A
		PM		-	-	-	8	A
3	Medical Lab Access & Vine St	AM	TWSC	NB	14	B	-	-
		PM		NB	14	B	-	-
4	Murray Blvd & Vine St	AM	Signal	-	-	-	13	B
		PM		-	-	-	13	B
5	Murray Blvd & Galleria Dr	AM	TWSC	WB	33	D	-	-
		PM		WB	35	D	-	-
6	Murray Blvd & West Access	AM	TWSC	WB	14	B	-	-
		PM		WB	14	B	-	-
7	Murray Blvd & River Park (Northwest Access)	AM	TWSC	EB	23	C	-	-
		PM		EB	24	C	-	-
8	Murray Blvd & 4800 S	AM	Signal	-	-	-	30	C
		PM		-	-	-	30	C
9	4800 S & Cherry St	AM	TWSC	SB	14	B	-	-
		PM		SB	14	B	-	-
10	300 W/Galleria Dr & 4800 S	AM	TWSC	NB	27	D	-	-
		PM		NB	27	D	-	-
11	Galleria Dr/300 W & East Access	AM	TWSC	EB	9	A	-	-
101	SW Project Access & Galleria Dr	AM	TWSC	NB	10	A	-	-
		PM		NB	10	B	-	-
102	SE Project Access & Galleria Dr	AM	TWSC	NB	10	A	-	-
		PM		NB	10	A	-	-

1. This represents the worst movement LOS and delay (seconds/vehicle) and is only reported for unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds/vehicle) and is only reported for signalized intersections.

3. NB=Northbound, SB=Southbound, EB=Eastbound, WB=Westbound.

Source: Fehr & Peers.



Table 11: Opening Year 2028 Plus Project Conditions Level of Service – Podium Option

Intersection				Worst Movement ¹			Overall Intersection ²	
ID	Location	Period	Control	Movement ³	Delay Sec/Veh	LOS	Avg. Delay Sec/Veh	LOS
1	Commerce Dr & 4800 S	AM	Signal	-	-	-	15	B
		PM		-	-	-	15	B
2	Commerce Dr & Vine St	AM	Signal	-	-	-	8	A
		PM		-	-	-	8	A
3	Medical Lab Access & Vine St	AM	TWSC	NB	14	B	-	-
		PM		NB	14	B	-	-
4	Murray Blvd & Vine St	AM	Signal	-	-	-	13	B
		PM		-	-	-	13	B
5	Murray Blvd & Galleria Dr	AM	TWSC	WB	33	D	-	-
		PM		WB	40	E⁴	-	-
6	Murray Blvd & West Access	AM	TWSC	WB	14	B	-	-
		PM		WB	14	B	-	-
7	Murray Blvd & River Park (Northwest Access)	AM	TWSC	EB	23	C	-	-
		PM		EB	25	C	-	-
8	Murray Blvd & 4800 S	AM	Signal	-	-	-	30	C
		PM		-	-	-	31	C
9	4800 S & Cherry St	AM	TWSC	SB	14	B	-	-
		PM		SB	14	B	-	-
10	300 W/Galleria Dr & 4800 S	AM	TWSC	NB	27	D	-	-
		PM		NB	28	D	-	-
11	Galleria Dr/300 W & East Access	AM	TWSC	EB	9	A	-	-
101	SW Project Access & Galleria Dr	AM	TWSC	NB	10	A	-	-
		PM		NB	10	B	-	-
102	SE Project Access & Galleria Dr	AM	TWSC	NB	9	A	-	-
		PM		NB	10	B	-	-

1. This represents the worst movement LOS and delay (seconds/vehicle) and is only reported for unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds/vehicle) and is only reported for signalized intersections.

3. NB=Northbound, SB=Southbound, EB=Eastbound, WB=Westbound.

4. This represents unmitigated conditions. With mitigation, this intersection is projected to operate at LOS B. See Appendix for detailed LOS reports.

Source: Fehr & Peers.



8. Trail Crossing Analysis

8.1 Purpose

The 49th Street Galleria development plans indicate a trail crossing at the northern project boundary where the Little Cottonwood Creek trail currently terminates on Murray Boulevard. The trail follows the boundary of the project along Little Cottonwood Creek to the north and then following Galleria Drive on the east and south.

WFRC's Regional Transportation Plan (RTP) includes three projects adjacent to the study area:

- Vine Street buffered bike lanes: extending from Murray Boulevard to Box Elder Street, these buffered bike lanes will provide an active transportation connection to the Intermountain Medical Center and to the Murray Central FrontRunner/TRAX station.
- The Little Cottonwood Creek Trail extension: this trail extension will connect the Jordan River Trail to the on-street facilities on Vine Street via underpasses at the rail and interstate crossings.
- Murray Boulevard Bike Lanes: Installing new bike lanes on Murray Boulevard.

Connecting the 49th Street Galleria to these planned active transportation projects will improve active transportation connections to transit and local services.

To provide a safe and seamless crossing for users to/from the project site via the existing Little Cottonwood Creek trail, Fehr & Peers used its XWalk+ tool to evaluate the appropriate infrastructure for a pedestrian/bicycle crossing at the northern boundary of the project site.

8.2 Analysis

Fehr & Peers' XWalk+ tool is based on research from the National Cooperative Highway Research Program, Federal Highway Administration and interviews with various cities throughout the country and provides guidance about the type of treatments appropriate on various streets and under various conditions.

With the given speed limit, traffic volumes, and sight distance issues related to the trail, Fehr & Peers recommends a rectangular rapid-flashing beacon (RRFB) be installed, along with high visibility crosswalk markings, advanced yield lines, advance signage, curb extensions, and a pedestrian refuge median. The treatment should include flashing beacons on both the outside curb and median, as shown in Figure 13. Activity on the crossing should be monitored after construction of the crossing. If hourly crossings exceed 35 users per peak hour, a pedestrian hybrid beacon could be considered to further enhance safety at the crossing.





Figure 13. RRFB example.

Source: FHWA (https://safety.fhwa.dot.gov/ped_bike/step/docs/TechSheet_RRFB_508compliant.pdf)

8.3 Summary

A trail crossing at the northwest corner of the project requires some infrastructure improvements to increase pedestrian and bicycle safety traversing Murray Boulevard. Due to the traffic volumes and existing infrastructure on Murray Boulevard, new pavement markings, a pedestrian refuge island, curb extensions and an RRFB are suggested to improve the safety of non-motorists.



9. Parking Analysis

Fehr & Peers performed a parking analysis to approximate the demand for parking stalls at the proposed 49th Street Galleria redevelopment. This analysis was performed using base parking rates from the following local and national sources:

- Required parking spaces in *Murray Central Mixed-Use District MCMU Zoning Code*,
- Base parking rates recommended in ULI's *Shared Parking*,
- Parking rates recommended in ITE's *Parking Generation*,
- Required parking spaces in West Valley City Municipal Code,
- Required parking spaces in Salt Lake City Code of Ordinances,
- Required parking spaces in Millcreek Zoning Code,
- Required parking spaces in Sandy City Code.

Table 12 outlines the parking rates assumed during the analyses. The calculated required parking spaces based on the different sources for the Creek (North) Neighborhood Vine (South) Neighborhood and are shown in **Table 13** and Error! Reference source not found., respectively.



Table 12: Residential Parking Requirement Rates

Source	Land Use	Parking Required Per Unit
Murray Parking Rates ¹	Residential – 1 Bed	1.5 spaces per unit
	Residential – 2 Beds	2.15 spaces per unit
	Residential – 3 Beds	2.65 spaces per unit
	Office	3.33 spaces per ksf
	Retail	3.33 spaces per ksf
ULI Parking Rates ²	Residential – 1 Bed	1.05 spaces per unit
	Residential – 2 Beds	1.8 spaces per unit
	Residential – 3 Beds	2.65 spaces per unit
	Office	3.8 spaces per ksf
	Retail	4 spaces per ksf
ITE Parking Rates ³	Residential – Mid Rise	0.75 spaces per bedroom
	Office	2.84 per ksf
	Retail	2.55 per ksf
West Valley City Parking Rates ⁴	Residential – 1 Bed	1.5 spaces per unit
	Residential – 2 Beds	1.75 spaces per unit
	Residential – 3 Beds	2 spaces per unit
	Office	4 per ksf
	Retail	4 per ksf
Salt Lake City Parking Rates ⁵	Residential – 1 Bed	1 space per unit
	Residential – 2 Beds	2 spaces per unit
	Residential – 3 Beds	2 spaces per unit
	Office	3 per ksf
	Retail	2 per ksf
Millcreek Parking Rates ⁶	Residential – 1 Bed	1.83 spaces per unit
	Residential – 2 Beds	2.33 spaces per unit
	Residential – 3 Beds	2.83 spaces per unit
	Office	2.5 per ksf
	Retail	3.33 per ksf
Sandy Parking Rates ⁷	Residential – 1 Bed	1.75 spaces per unit
	Residential – 2 Beds	2.25 spaces per unit
	Residential – 3 Beds	2.75 spaces per unit
	Office	4 per ksf
	Retail	5 per ksf

1. Murray parking rates provided in Murray City Code Chapter 17.146 *Murray Central Mixed-Use District MCMU*, section 17.146.110 *Parking Requirements*, October 2021.
2. ULI parking rates provided in *Shared Parking, 3rd Edition*, 2020.
3. ITE parking rates provided in *Parking Generation 5th Edition*, 2019.
4. Parking ratio requirements from West Valley City Code Chapter 7-9-104: *Computation of Off-Street Parking Spaces*, February 2022.
5. Parking ratio requirements from Salt Lake City Code Chapter 21A.44.030: *Schedule of Minimum Off Street Parking Requirements*, March 2021.
6. Parking ratio requirements from Millcreek Municipal Code Chapter 19.80.040: *Number of Spaces Required*, September 2021.
7. Parking ratio requirements from Sandy Municipal Code Chapter 21-24-8: *Parking Space Requirements*, March 2021.



Table 13: Required Parking Stalls – Townhouse Option

Source	Land Use	Required Spaces
Murray Parking Rates ¹	Residential – 1 Bed	333
	Residential – 2 Beds	465
	Residential – 3 Beds	223
	Office	44
	Total	1065
ULI Parking Rates ²	Residential – 1 Bed	234
	Residential – 2 Beds	389
	Residential – 3 Beds	223
	Office	50
	Total	846
ITE Parking Rates ³	Residential – Mid Rise	680
	Office	37
	Total	717
West Valley City Parking Rates ⁴	Residential – 1 Bed	333
	Residential – 2 Beds	378
	Residential – 3 Beds	168
	Office	52
	Total	931
Salt Lake City Parking Rates ⁵	Residential – 1 Bed	222
	Residential – 2 Beds	432
	Residential – 3 Beds	168
	Office	39
	Total	861
Millcreek Parking Rates ⁶	Residential – 1 Bed	407
	Residential – 2 Beds	504
	Residential – 3 Beds	238
	Office	33
	Total	1182
Sandy Parking Rates ⁷	Residential – 1 Bed	389
	Residential – 2 Beds	486
	Residential – 3 Beds	231
	Office	52
	Total	1158



Table 14: Required Parking Stalls – Podium Option

Source	Land Use	Required Spaces
Murray Parking Rates ¹	Residential – 1 Bed	429
	Residential – 2 Beds	590
	Residential – 3 Beds	242
	Office	44
	Retail	20
	Total	1325
ULI Parking Rates ²	Residential – 1 Bed	301
	Residential – 2 Beds	494
	Residential – 3 Beds	242
	Office	50
	Retail	24
	Total	1037
ITE Parking Rates ³	Residential – Mid Rise	831
	Office	37
	Retail	16
	Total	884
West Valley City Parking Rates ⁴	Residential – 1 Bed	429
	Residential – 2 Beds	480
	Residential – 3 Beds	182
	Office	52
	Retail	24
	Total	1167
Salt Lake City Parking Rates ⁵	Residential – 1 Bed	286
	Residential – 2 Beds	548
	Residential – 3 Beds	182
	Office	39
	Retail	12
	Total	1067
Millcreek Parking Rates ⁶	Residential – 1 Bed	524
	Residential – 2 Beds	639
	Residential – 3 Beds	258
	Office	33
	Retail	20
	Total	1474
Sandy Parking Rates ⁷	Residential – 1 Bed	501
	Residential – 2 Beds	617
	Residential – 3 Beds	251
	Office	52
	Retail	30
	Total	1451

This parking analysis was performed to summarize parking supply recommendations from various sources. The 1,130 planned parking stalls in the Townhouse option and the 1,334 proposed parking stalls in the Podium option are both sufficient to meet all reviewed standards, including Murray City's, except Millcreek and Sandy's ordinances.

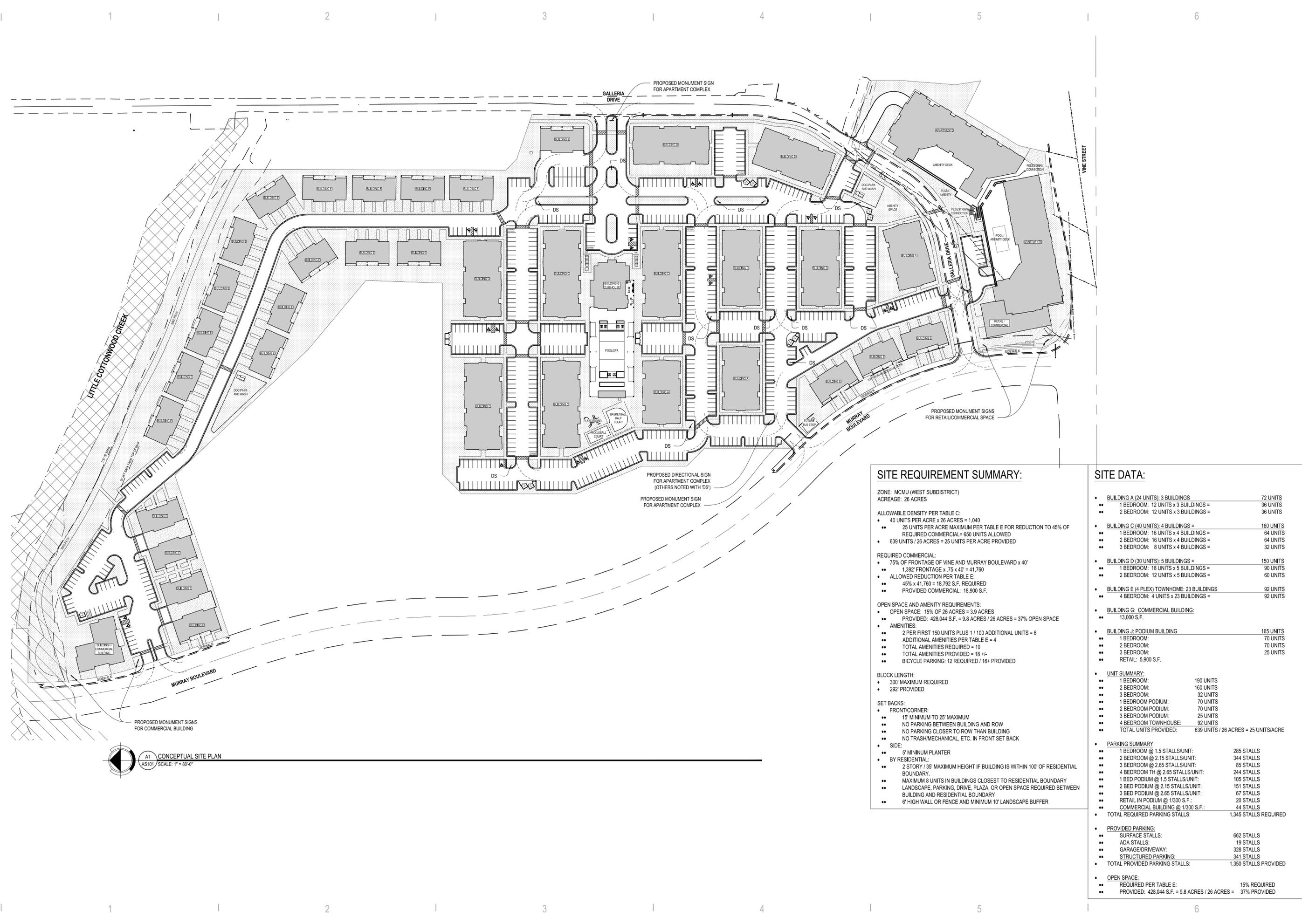


10. Conclusion

Results indicate that all study intersections operate at acceptable levels of service in existing and future conditions, with and without projects trips, with one exception: The Murray Boulevard / Galleria Drive intersection is projected to operate at LOS E in 2028 Plus Project PM conditions under the “Podium” option. This condition can be mitigated by restricting westbound left turns at the intersection. Fehr & Peers recommends this mitigation if the “Podium” option is moved forward. Furthermore, the proposed parking capacity meets Murray City standards. The proposed trail crossing on Murray Boulevard at the northern site boundary will require some improvements to enhance pedestrian and cyclist safety, namely a rectangular rapid-flashing beacon (RRFB), a pedestrian refuge island, curb extensions, and new pavement markings.



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A1 CONCEPTUAL SITE PLAN
AS101 SCALE: 1" = 80'-0"

SITE REQUIREMENT SUMMARY:

- ZONE:** MCMU (WEST SUBDISTRICT)
ACREAGE: 26 ACRES
- ALLOWABLE DENSITY PER TABLE C:**
- 40 UNITS PER ACRE x 26 ACRES = 1,040
 - 25 UNITS PER ACRE MAXIMUM PER TABLE E FOR REDUCTION TO 45% OF REQUIRED COMMERCIAL = 650 UNITS ALLOWED
 - 639 UNITS / 26 ACRES = 25 UNITS PER ACRE PROVIDED
- REQUIRED COMMERCIAL:**
- 75% OF FRONTAGE OF VINE AND MURRAY BOULEVARD x 40'
 - 1,382' FRONTAGE x 75 x 40' = 41,760
 - ALLOWED REDUCTION PER TABLE E:
 - 45% x 41,760 = 18,792 S.F. REQUIRED
 - PROVIDED COMMERCIAL: 18,900 S.F.
- OPEN SPACE AND AMENITY REQUIREMENTS:**
- OPEN SPACE: 15% OF 26 ACRES = 3.9 ACRES
 - PROVIDED: 428,044 S.F. = 9.8 ACRES / 26 ACRES = 37% OPEN SPACE
 - AMENITIES:
 - 2 PER FIRST 150 UNITS PLUS 1 / 100 ADDITIONAL UNITS = 6
 - ADDITIONAL AMENITIES PER TABLE E = 4
 - TOTAL AMENITIES REQUIRED = 10
 - TOTAL AMENITIES PROVIDED = 18 +/-
 - BICYCLE PARKING: 12 REQUIRED / 16+ PROVIDED
- BLOCK LENGTH:**
- 300' MAXIMUM REQUIRED
 - 292' PROVIDED
- SET BACKS:**
- FRONT/CORNER:
 - 15' MINIMUM TO 25' MAXIMUM
 - NO PARKING BETWEEN BUILDING AND ROW
 - NO PARKING CLOSER TO ROW THAN BUILDING
 - NO TRASH/MECHANICAL, ETC. IN FRONT SET BACK
 - SIDE:
 - 5' MINIMUM PLANTER
 - BY RESIDENTIAL:
 - 2 STORY / 35' MAXIMUM HEIGHT IF BUILDING IS WITHIN 100' OF RESIDENTIAL BOUNDARY
 - MAXIMUM 8 UNITS IN BUILDINGS CLOSEST TO RESIDENTIAL BOUNDARY
 - LANDSCAPE, PARKING, DRIVE, PLAZA, OR OPEN SPACE REQUIRED BETWEEN BUILDING AND RESIDENTIAL BOUNDARY
 - 6' HIGH WALL OR FENCE AND MINIMUM 10' LANDSCAPE BUFFER

SITE DATA:

• BUILDING A (24 UNITS): 3 BUILDINGS	72 UNITS
• 1 BEDROOM: 12 UNITS x 3 BUILDINGS =	36 UNITS
• 2 BEDROOM: 12 UNITS x 3 BUILDINGS =	36 UNITS
• BUILDING C (40 UNITS): 4 BUILDINGS =	160 UNITS
• 1 BEDROOM: 16 UNITS x 4 BUILDINGS =	64 UNITS
• 2 BEDROOM: 16 UNITS x 4 BUILDINGS =	64 UNITS
• 3 BEDROOM: 8 UNITS x 4 BUILDINGS =	32 UNITS
• BUILDING D (30 UNITS): 5 BUILDINGS =	150 UNITS
• 1 BEDROOM: 18 UNITS x 5 BUILDINGS =	90 UNITS
• 2 BEDROOM: 12 UNITS x 5 BUILDINGS =	60 UNITS
• BUILDING E (4 PLEX) TOWNHOME: 23 BUILDINGS	92 UNITS
• 4 BEDROOM: 4 UNITS x 23 BUILDINGS =	92 UNITS
• BUILDING G: COMMERCIAL BUILDING:	
• 13,000 S.F.	
• BUILDING J: PODIUM BUILDING	165 UNITS
• 1 BEDROOM:	70 UNITS
• 2 BEDROOM:	70 UNITS
• 3 BEDROOM:	25 UNITS
• RETAIL: 5,900 S.F.	
• UNIT SUMMARY:	
• 1 BEDROOM:	190 UNITS
• 2 BEDROOM:	160 UNITS
• 3 BEDROOM:	32 UNITS
• 1 BEDROOM PODIUM:	70 UNITS
• 2 BEDROOM PODIUM:	70 UNITS
• 3 BEDROOM PODIUM:	25 UNITS
• 4 BEDROOM TOWNHOUSE:	92 UNITS
• TOTAL UNITS PROVIDED:	639 UNITS / 26 ACRES = 25 UNITS/ACRE
• PARKING SUMMARY	
• 1 BEDROOM @ 1.5 STALLS/UNIT:	285 STALLS
• 2 BEDROOM @ 2.15 STALLS/UNIT:	344 STALLS
• 3 BEDROOM @ 2.65 STALLS/UNIT:	85 STALLS
• 4 BEDROOM TH @ 2.65 STALLS/UNIT:	244 STALLS
• 1 BED PODIUM @ 1.5 STALLS/UNIT:	105 STALLS
• 2 BED PODIUM @ 2.15 STALLS/UNIT:	151 STALLS
• 3 BED PODIUM @ 2.65 STALLS/UNIT:	67 STALLS
• RETAIL IN PODIUM @ 1/300 S.F.:	20 STALLS
• COMMERCIAL BUILDING @ 1/300 S.F.:	44 STALLS
• TOTAL REQUIRED PARKING STALLS:	1,345 STALLS REQUIRED
• PROVIDED PARKING:	
• SURFACE STALLS:	662 STALLS
• ADA STALLS:	19 STALLS
• GARAGE/DRIVEWAY:	338 STALLS
• STRUCTURED PARKING:	341 STALLS
• TOTAL PROVIDED PARKING STALLS:	1,350 STALLS PROVIDED
• OPEN SPACE:	
• REQUIRED PER TABLE E:	15% REQUIRED
• PROVIDED: 428,044 S.F. = 9.8 ACRES / 26 ACRES =	37% PROVIDED

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
D					
C					
B					
A					

COTTONWOOD GALLERIA MIXED-USE
4998 SOUTH GALLERIA DRIVE
MURRAY, UT 84123



PROJECT NUMBER
510.2301

DWN BY: SM CHKD BY: RG

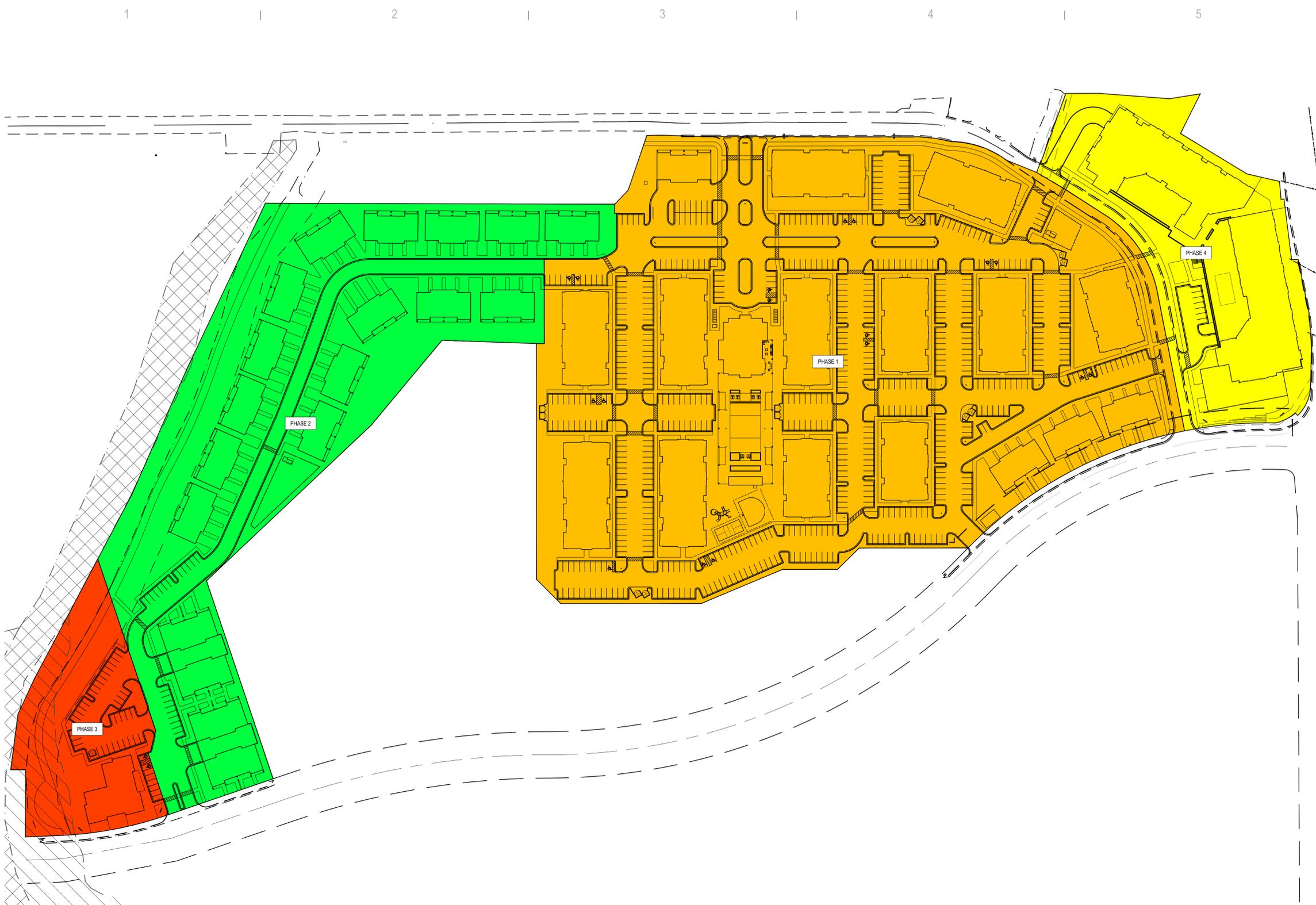
MASTER SITE PLAN
(07.09.2024)

CONCEPTUAL SITE PLAN

DRAWING NUMBER

AS101

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SITE PHASING:

- PHASE 1: PRIMARY AMENITIES, INFRASTRUCTURE, AND BULK OF GARDEN-STYLE UNITS.
- PHASE 2: BULK OF TOWNHOMES.
- PHASE 3: COMMERCIAL COMPONENT; WILL LOOK TO IDENTIFY AN OWNER/USER IDEALLY TO BUILD TO SUIT, BUT IF NONE IS IDENTIFIED WILL BUILD SPEC.
- PHASE 4: PODIUM COMPONENT.

A1 CONCEPTUAL SITE PLAN PHASING
AS102 SCALE: 1" = 80'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

COTTONWOOD GALLERIA MIXED-USE
4998 SOUTH GALLERIA DRIVE
MURRAY, UT 84123

beeherwalker
Architecture/interiors
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
o. 801.438.9500 | f. 801.438.9501 | BEECHERWALKER.COM

PROJECT NUMBER
510.2301
DWN BY: SM | CHKD BY: RG
MASTER SITE PLAN
(07.09.2024)

CONCEPTUAL
SITE PLAN
PHASING

DRAWING NUMBER
AS102

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
 - CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
 - CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
 - CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
 - ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
 - ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
 - NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
 - EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POT-HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-462-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS RELEASED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DETERMINED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES SIMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ON TO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPLURTS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

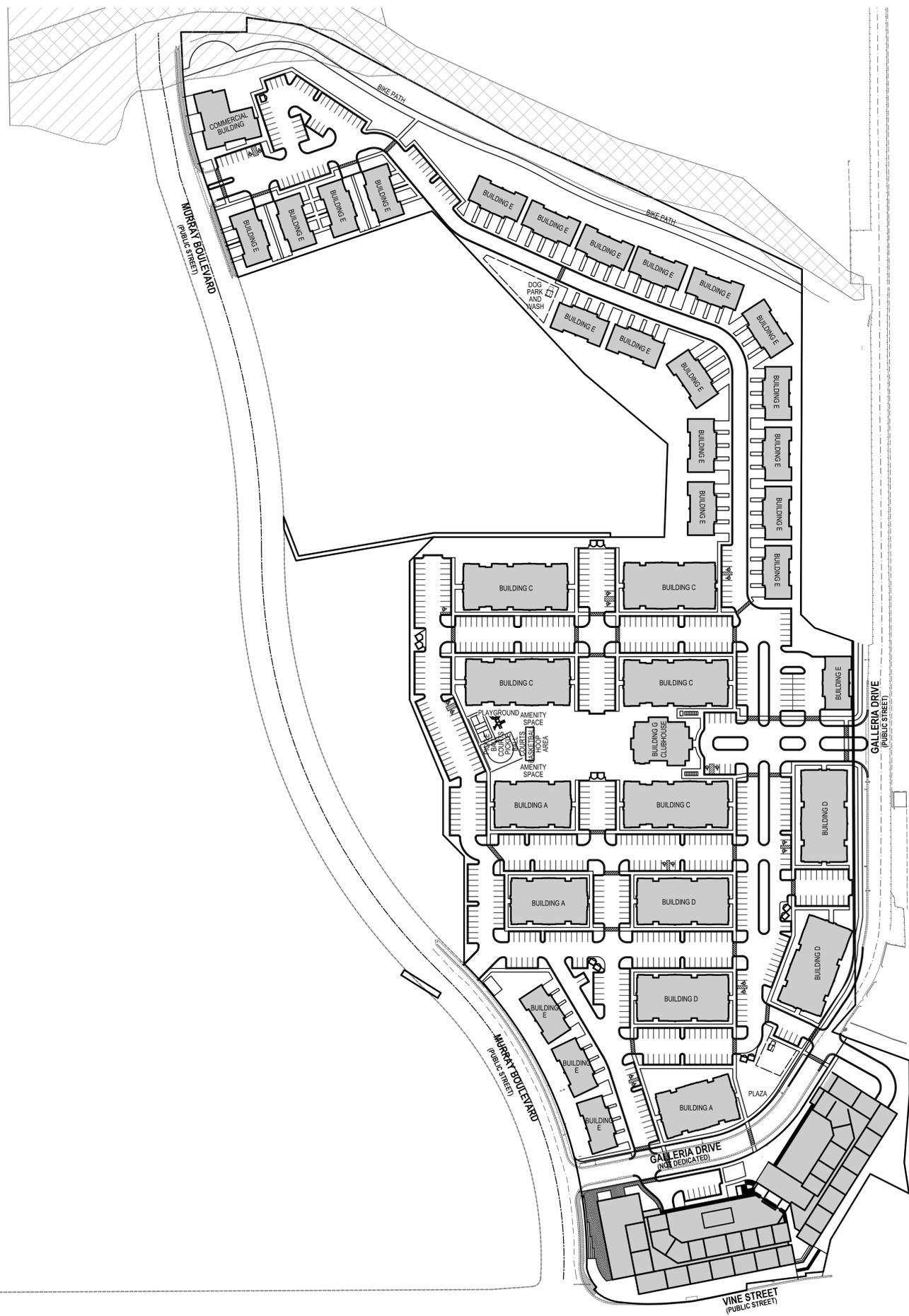
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CURB FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EDA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
ND	NATURAL DRAIN
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NUMBER	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PCC	POINT OF CURVATURE OR PRESSURE CLASS
PC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TGO	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE SIGNAL BOX		EXISTING CURB AND GUTTER
	EXISTING SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING BOLLARD		PROPOSED REVERSE PAN CURB AND GUTTER
	PROPOSED BOLLARD		TRANSITION TO REVERSE PAN CURB
	EXISTING SIGN		CONCRETE TO BE REMOVED
	PROPOSED SIGN		EXISTING CONCRETE
	EXISTING SPOT ELEVATION		PROPOSED CONCRETE
	PROPOSED SPOT ELEVATION		BUILDING TO BE REMOVED
	EXISTING FLOW DIRECTION		EXISTING BUILDING
	EXISTING TREE		PROPOSED BUILDING
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

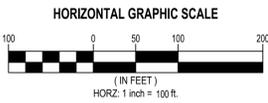


GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SITE INFORMATION	
522 TOTAL UNITS. SEE ARCHITECT SITE PLAN FOR UNIT SIZE BREAKDOWN.	

PARKING SUMMARY TABLE	
PARKING REQUIRED - 1,070 STALLS REQUIRED	
SURFACE STALLS	959
ADA STALLS	25
GARAGE/ DRIVEWAY STALLS	96
TOTAL STALLS	1,080



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
COTTONWOOD RESIDENTIAL
1245 BRICKYARD RD, SUITE 250
SALT LAKE CITY, UT 84106

CONTACT:
TYLER MORRIS
PHONE: 801.828.4946

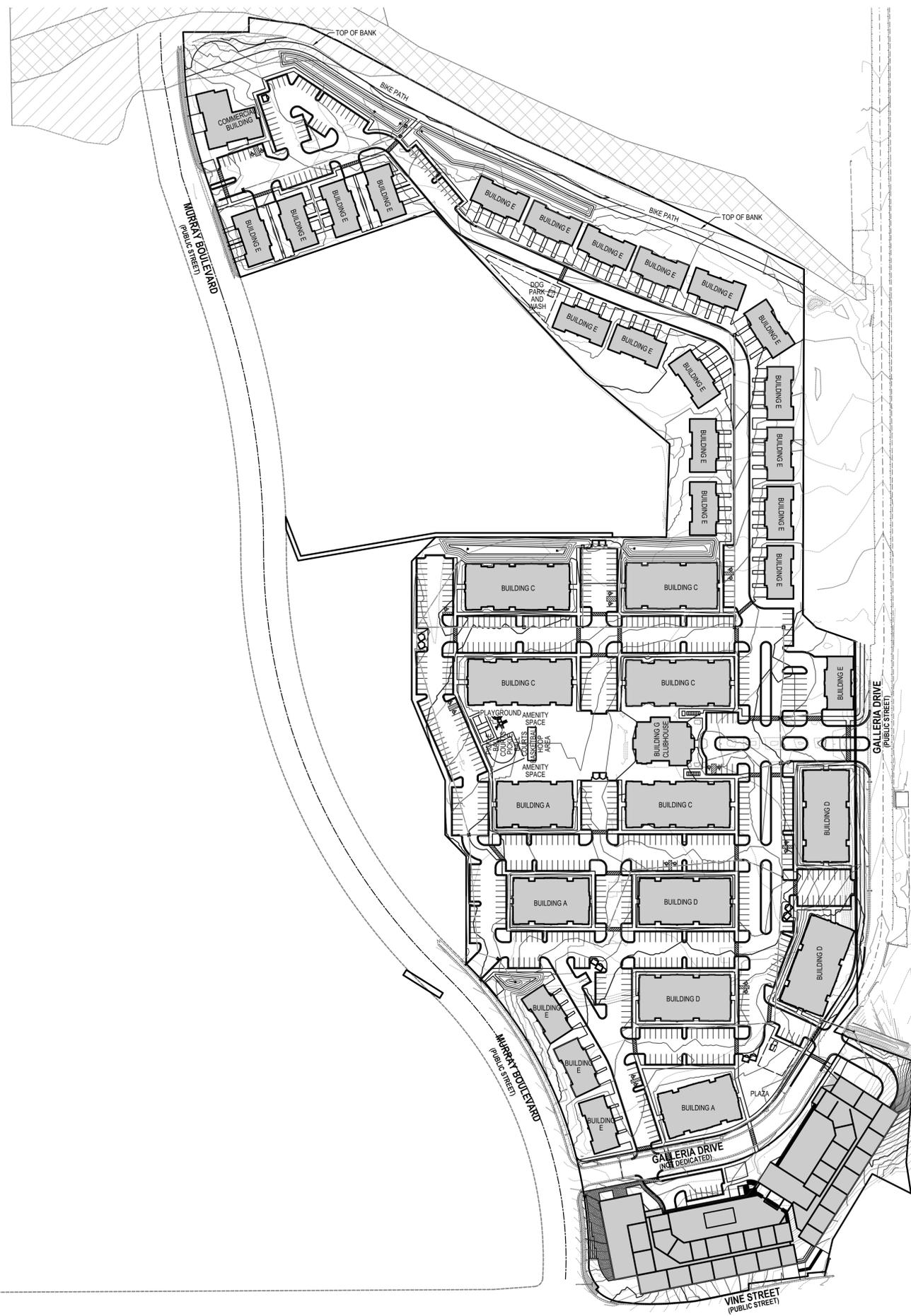
GALLERIA PROPERTY CONCEPT PLAN

4998 S, GALLERIA DR, MURRAY, UTAH

OVERALL SITE PLAN

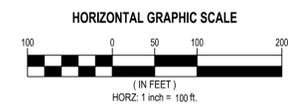
PROJECT NUMBER: 10653D
PRINT DATE: 2024-07-08
PROJECT MANAGER: B. MORRIS
DESIGNED BY: C. CARPENTER

C-100 SP



GENERAL NOTES

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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 4800XXX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
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SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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Phone: 435.865.1453

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FOR:
COTTONWOOD RESIDENTIAL
1245 BRICKYARD RD, SUITE 250
SALT LAKE CITY, UT 84106

CONTACT:
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PHONE: 801.828.4946

GALLERIA PROPERTY CONCEPT PLAN

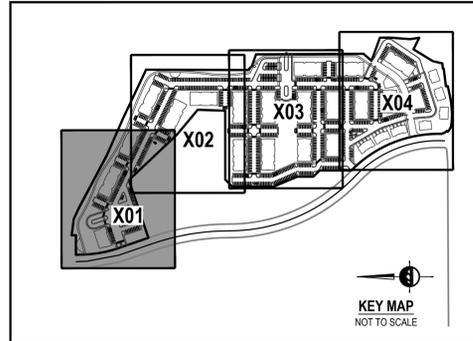
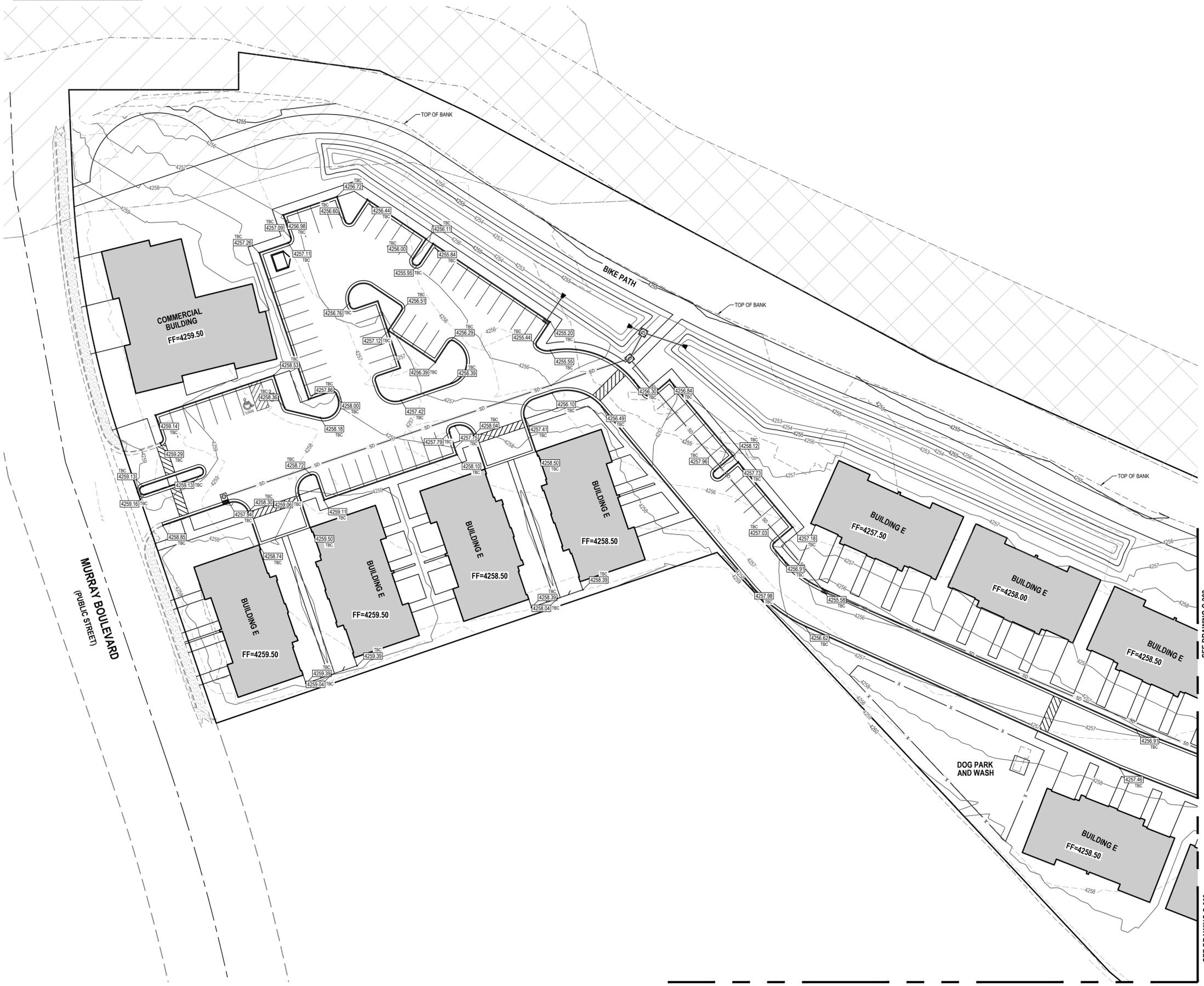
4998 S, GALLERIA DR, MURRAY, UTAH

OVERALL GRADING PLAN

PROJECT NUMBER: 10653D
PRINT DATE: 2024-07-08
PROJECT MANAGER: B. MORRIS
DESIGNED BY: C. CARPENTER

C-200 GP

811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.



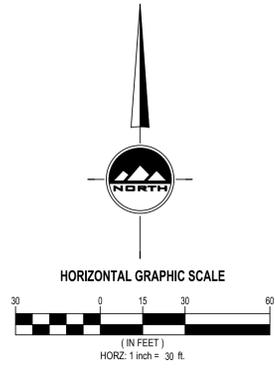
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GALLERIA PROPERTY CONCEPT PLAN

4998 S, GALLERIA DR, MURRAY, UTAH

GRADING PLAN



PROJECT NUMBER: 10653D
 PRINT DATE: 2024-07-08
 PROJECT MANAGER: B. MORRIS
 DESIGNED BY: C. CARPENTER

C-201 GP

SEE DRAWING C-202

SEE DRAWING C-202

SEE DRAWING C-202

SEE DRAWING C-202

ENSIGN
 THE STANDARD IN ENGINEERING
SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
LAYTON
 Phone: 801.547.1100
TOOELE
 Phone: 435.843.3590
CEDAR CITY
 Phone: 435.865.1453
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FOR:
 COTTONWOOD RESIDENTIAL
 1245 BRICKYARD RD, SUITE 250
 SALT LAKE CITY, UT 84106
 CONTACT:
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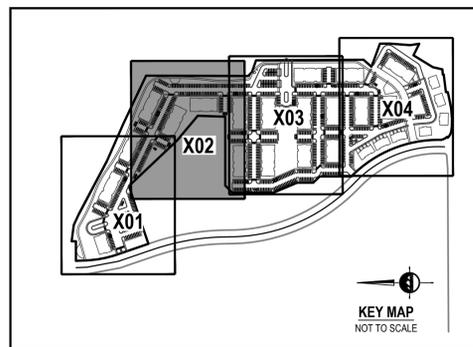
SEE DRAWING C-201

SEE DRAWING C-201

SEE DRAWING C-201

SEE DRAWING C-203

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GENERAL NOTES

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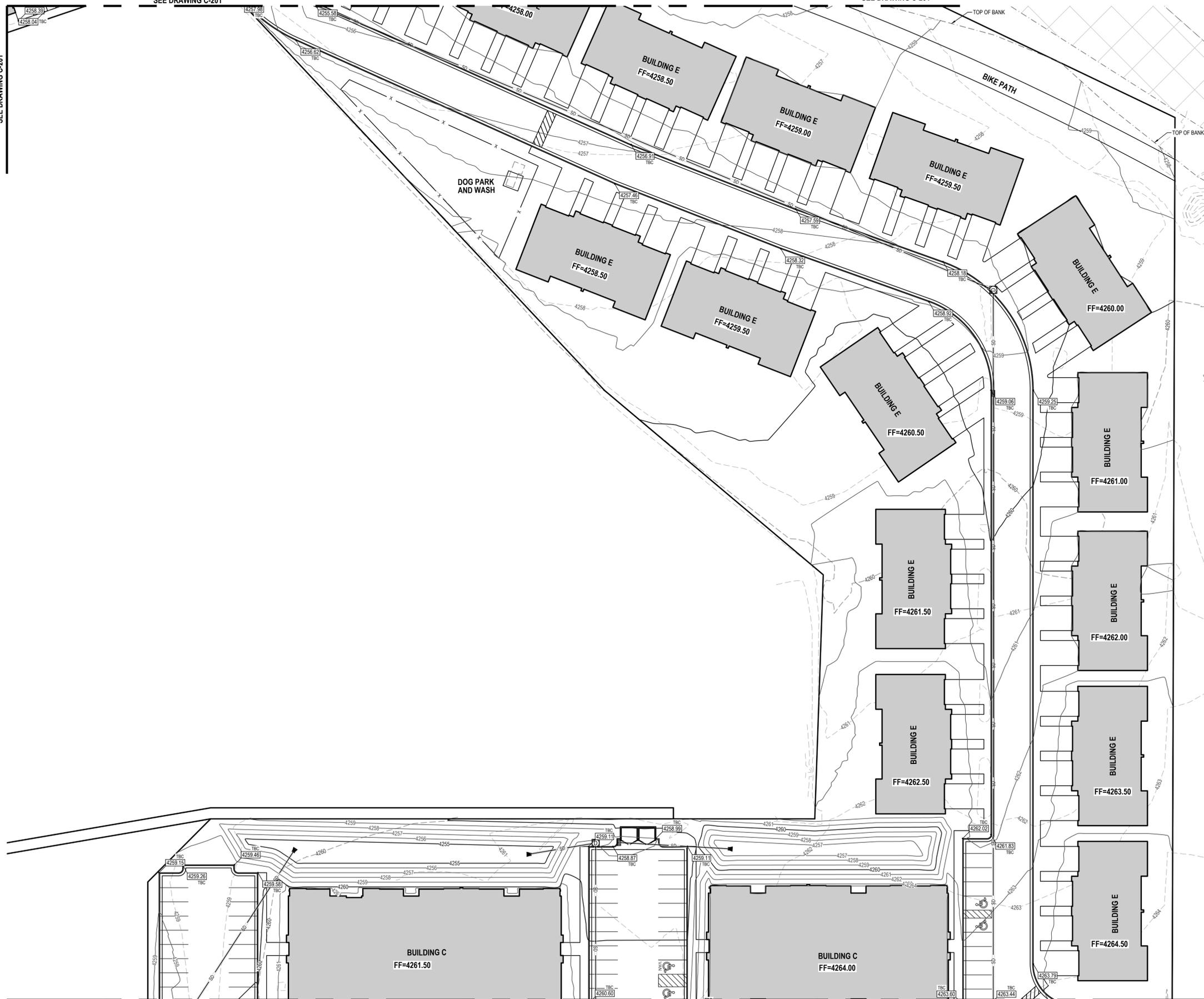
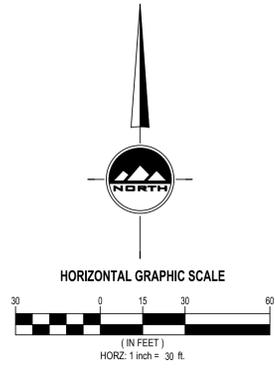
GALLERIA PROPERTY CONCEPT PLAN

4998 S, GALLERIA DR, MURRAY, UTAH

GRADING PLAN

PROJECT NUMBER: 10653D
PRINT DATE: 2024-07-08
PROJECT MANAGER: B. MORRIS
DESIGNED BY: C. CARPENTER

C-202 GP



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THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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Phone: 435.865.1453

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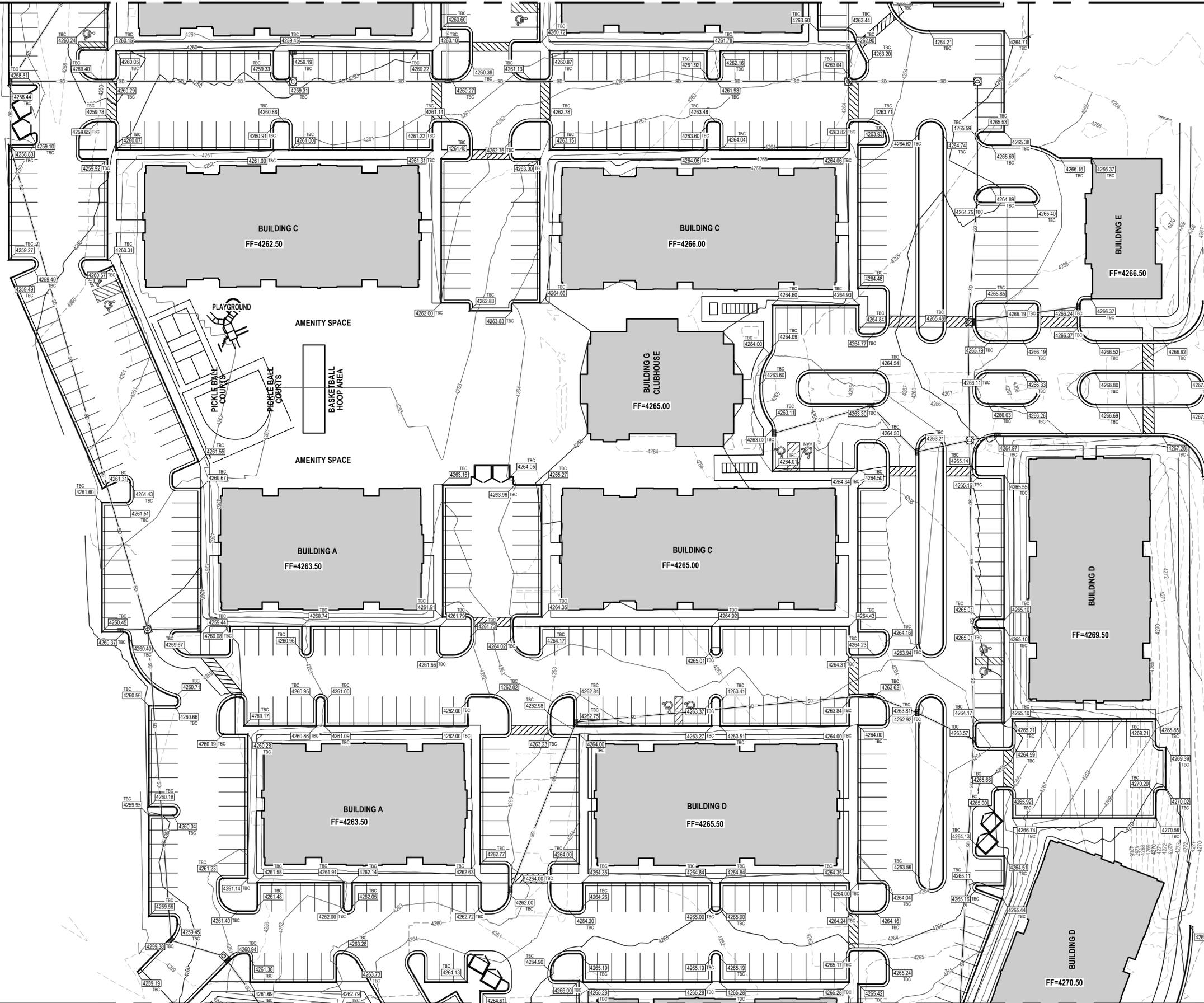
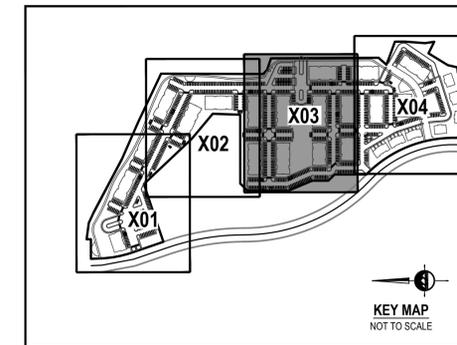
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GALLERIA PROPERTY CONCEPT PLAN

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SANDY
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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
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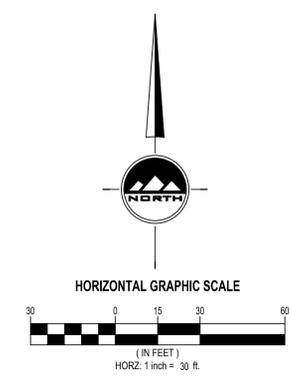
CONTACT:
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GRADING PLAN

PROJECT NUMBER 10653D
PROJECT MANAGER B. MORRIS

PRINT DATE 2024-07-08
DESIGNED BY C. CARPENTER

C-203 GP



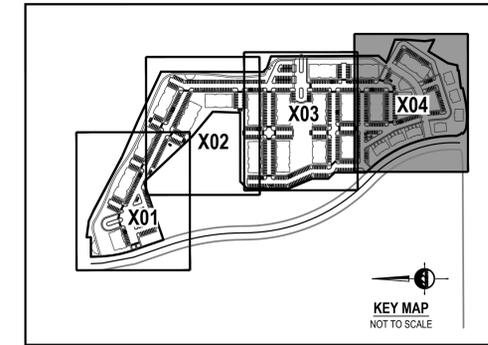
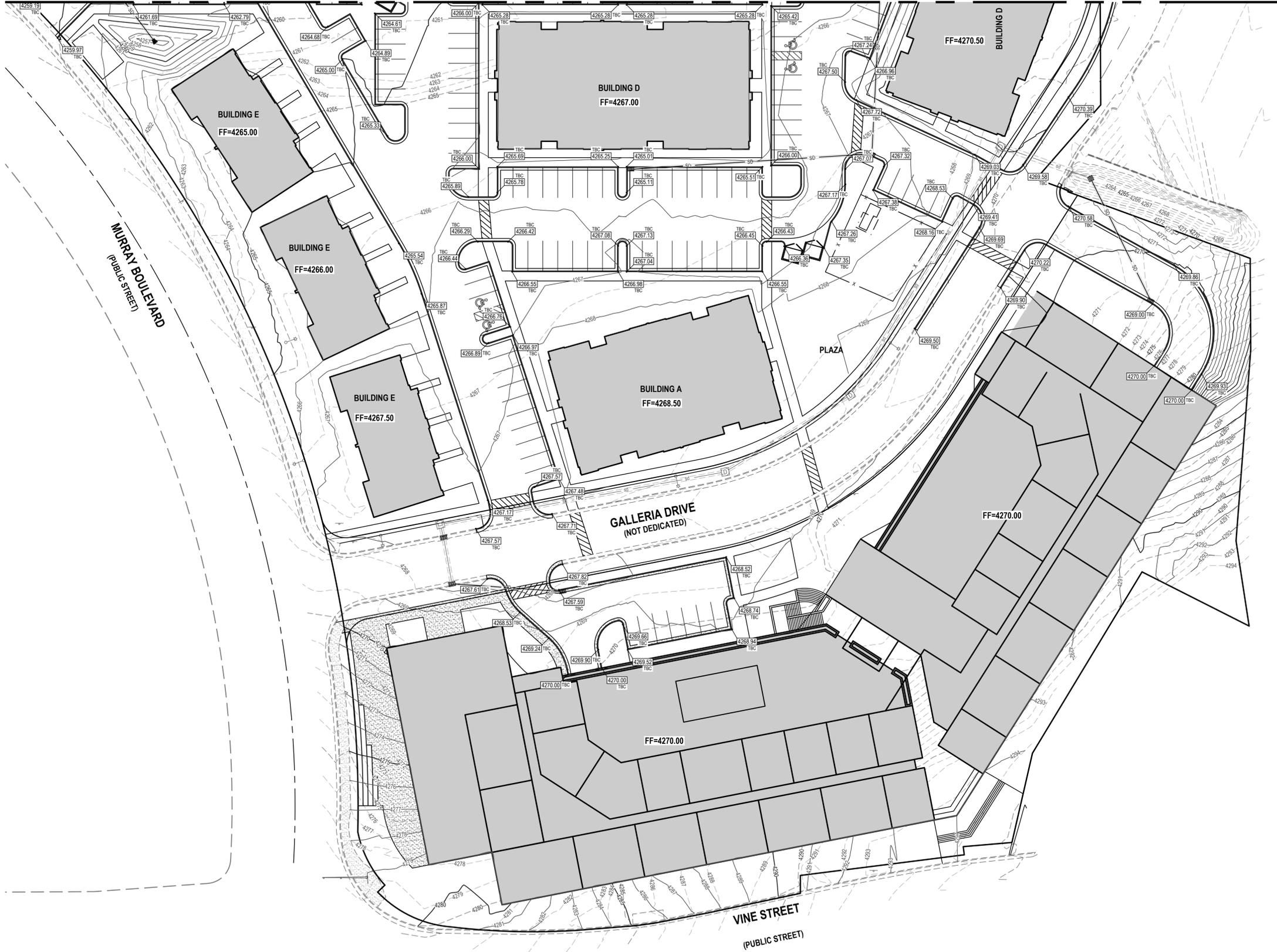
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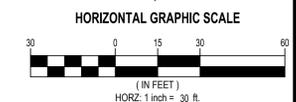
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FOR:
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GALLERIA PROPERTY CONCEPT PLAN

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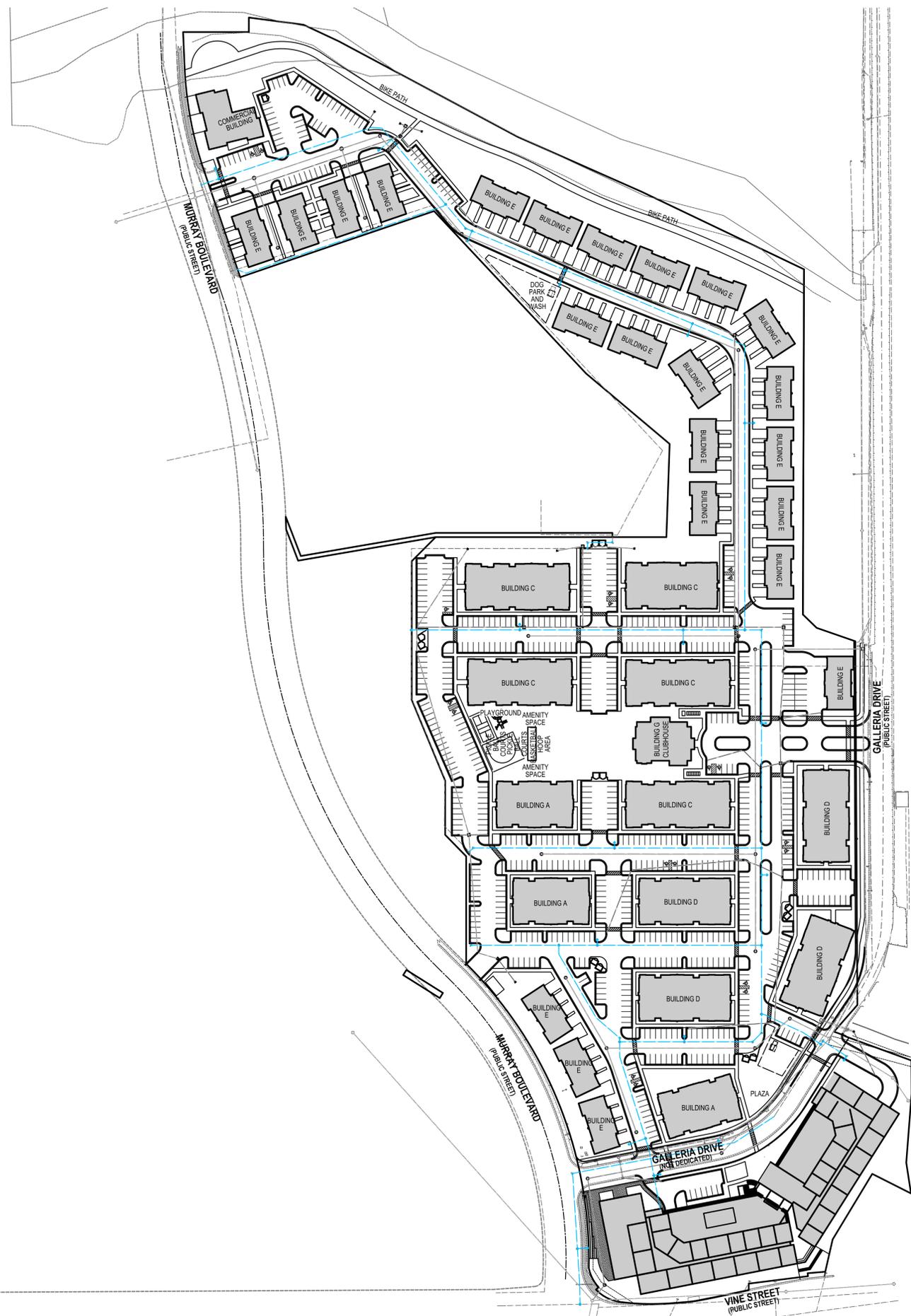


GRADING PLAN

PROJECT NUMBER: 10653D
 PRINT DATE: 2024-07-08

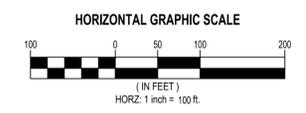
PROJECT MANAGER: B. MORRIS
 DESIGNED BY: C. CARPENTER

C-204 GP



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Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
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SALT LAKE CITY, UT 84106

CONTACT:
TYLER MORRIS
PHONE: 801.828.4946

GALLERIA PROPERTY CONCEPT PLAN

4998 S, GALLERIA DR, MURRAY, UTAH

OVERALL UTILITY PLAN

PROJECT NUMBER: 10653D
PRINT DATE: 2024-07-08
PROJECT MANAGER: B. MORRIS
DESIGNED BY: C. CARPENTER

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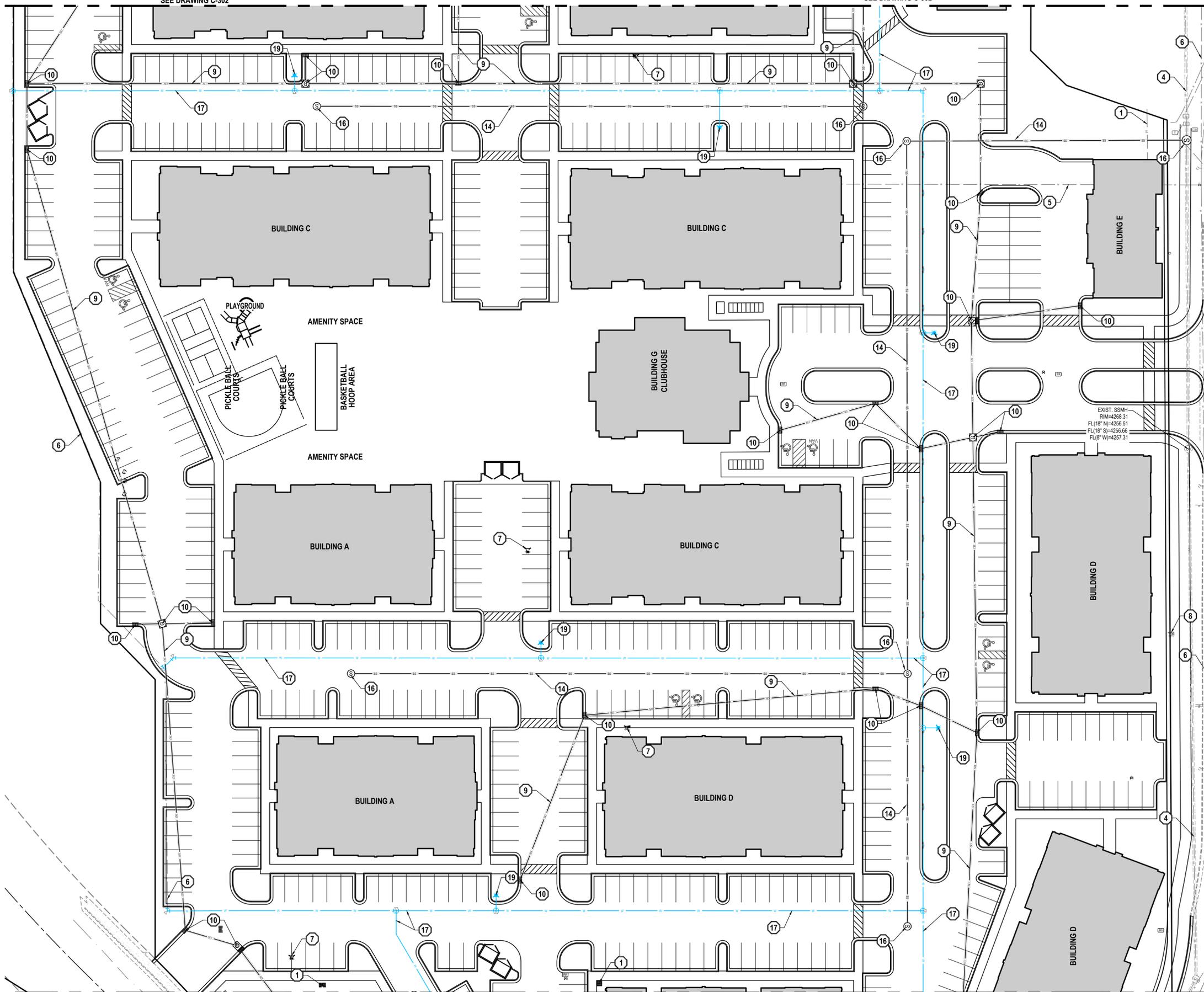
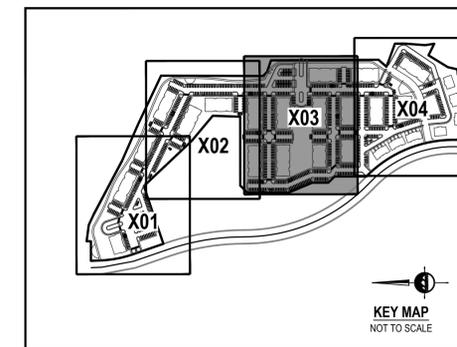
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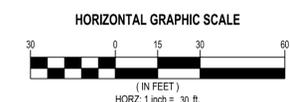
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SCOPE OF WORK:

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

- 1 EXISTING STORM DRAIN LINE AND BOXES TO BE REMOVED
- 2 EXISTING STORM DRAIN LINE TO REMAIN
- 3 EXISTING SEWER LINE AND MANHOLES TO BE REMOVED
- 4 EXISTING SEWER LINE TO REMAIN
- 5 EXISTING WATER LINE TO BE REMOVED
- 6 EXISTING WATER LINE TO REMAIN
- 7 EXISTING FIRE HYDRANT TO BE REMOVED
- 8 EXISTING FIRE HYDRANT TO REMAIN
- 9 INSTALL NEW STORM DRAIN LINE
- 10 INSTALL NEW STORM DRAIN BOX
- 11 INSTALL UNDERGROUND DETENTION SYSTEM
- 12 INSTALL SURFACE DETENTION POND
- 13 INSTALL TRENCH DRAIN
- 14 INSTALL NEW 8" SEWER MAIN LINE
- 15 INSTALL NEW 15" SEWER MAIN LINE
- 16 INSTALL SSMH
- 17 INSTALL NEW 8" WATER MAIN
- 18 INSTALL NEW 12" WATER MAIN
- 19 INSTALL NEW FIRE HYDRANT



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GALLERIA PROPERTY CONCEPT PLAN

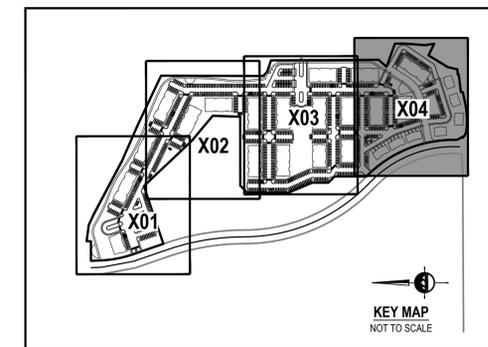
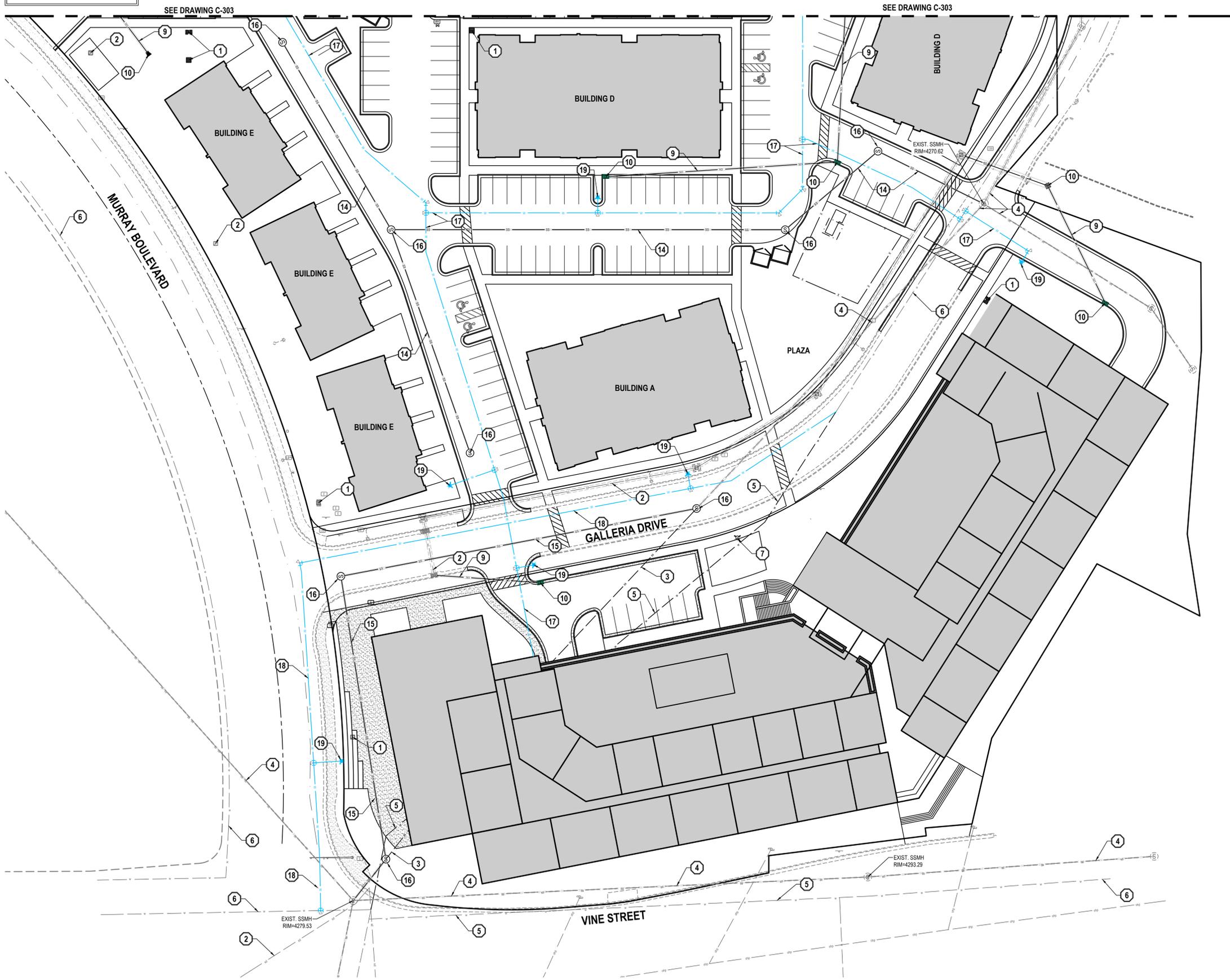
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UTILITY PLAN

PROJECT NUMBER: 10653D PRINT DATE: 2024-07-08
PROJECT MANAGER: B. MORRIS DESIGNED BY: C. CARPENTER

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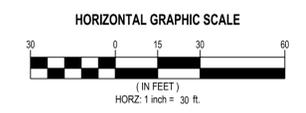
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

- 1 EXISTING STORM DRAIN LINE AND BOXES TO BE REMOVED
- 2 EXISTING STORM DRAIN LINE TO REMAIN
- 3 EXISTING SEWER LINE AND MANHOLES TO BE REMOVED
- 4 EXISTING SEWER LINE TO REMAIN
- 5 EXISTING WATER LINE TO BE REMOVED
- 6 EXISTING WATER LINE TO REMAIN
- 7 EXISTING FIRE HYDRANT TO BE REMOVED
- 8 EXISTING FIRE HYDRANT TO REMAIN
- 9 INSTALL NEW STORM DRAIN LINE
- 10 INSTALL NEW STORM DRAIN BOX
- 11 INSTALL UNDERGROUND DETENTION SYSTEM
- 12 INSTALL SURFACE DETENTION POND
- 13 INSTALL TRENCH DRAIN
- 14 INSTALL NEW 8" SEWER MAIN LINE
- 15 INSTALL NEW 15" SEWER MAINLINE
- 16 INSTALL SSMH
- 17 INSTALL NEW 8" WATER MAIN
- 18 INSTALL NEW 12" WATER MAIN
- 19 INSTALL NEW FIRE HYDRANT



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THE STANDARD IN ENGINEERING

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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
COTTONWOOD RESIDENTIAL
1245 BRICKYARD RD, SUITE 250
SALT LAKE CITY, UT 84106

CONTACT:
TYLER MORRIS
PHONE: 801.828.4946

GALLERIA PROPERTY CONCEPT PLAN

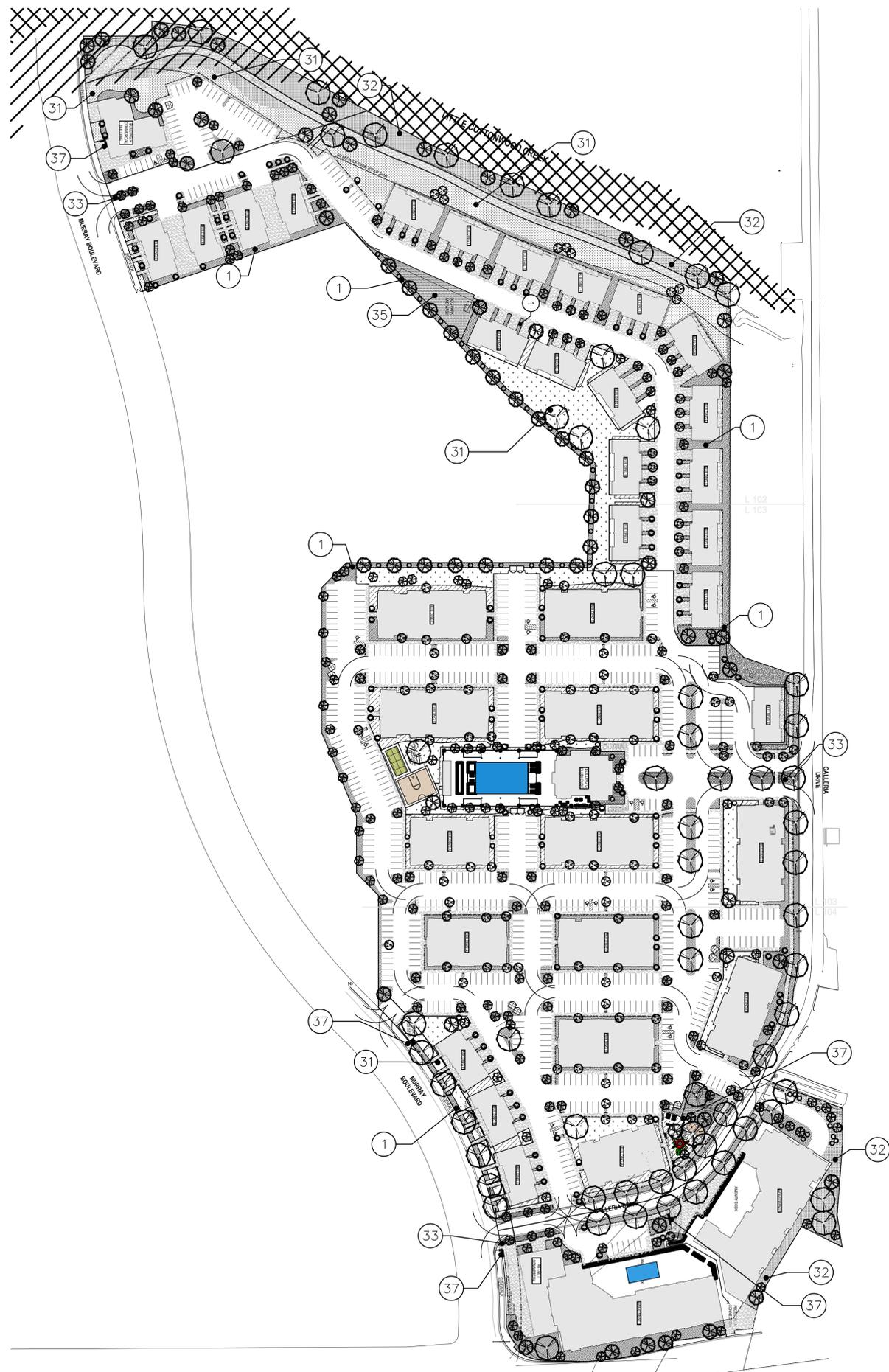
4998 S, GALLERIA DR, MURRAY, UTAH

UTILITY PLAN

PROJECT NUMBER: 10653D PRINT DATE: 2024-07-08
PROJECT MANAGER: B. MORRIS DESIGNED BY: C. CARPENTER

C-304 UP

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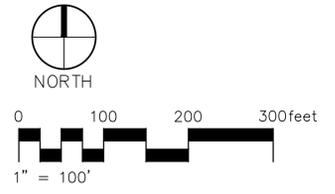


REFERENCE NOTES SCHEDULE GALLERIA

SYMBOL	DESCRIPTION	QTY	DETAIL
①	WATER-WISE LANDSCAPE AREAS FOR GRASSES, SHRUBS, AND TREES.	149,333 sf	
③①	NATURAL GRASS AREA (TURF)	101,412 sf	
③②	MEADOW. LOW WATER GRASS AND MEADOW PLANTS.	53,753 sf	
③③	WATER-WISE AREAS FOR PERENNIALS, ANNUALS, AND GROUND COVER. THESE AREAS ARE DESIGNATED FOR HIGH COLOR AREAS SUCH AS ENTRANCES AND KEY LOCATIONS FOR SEASONAL COLOR. AREAS MAY INCLUDE SOME SHRUBS AND ORNAMENTAL GRASSES.	8,154 sf	
③④	AREAS FOR NON-LIVING LANDSCAPE MATERIALS (I.E. BOULDERS, COBBLES, BARK, ETC.)	6,935 sf	
③⑤	DOG PARK AREAS	9,702 sf	
③⑦	BIKE RACK AND BENCH		

CONCEPT PLANT SCHEDULE GALLERIA

🌲	CONIFER TREE	65
🌳	SHADE DECIDUOUS TREE	64
🌳	COLUMNAR DECIDUOUS TREE	108
🌲	COLUMNAR CONIFER	44
🌸	ORNAMENTAL FLOWERING TREE	183
🌳	SMALL TO MEDIUM SHADE TREE	95



MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

COTTONWOOD GALLERIA MIXED-USE
 4998 SOUTH GALLERIA DRIVE
 MURRAY, UT 84123



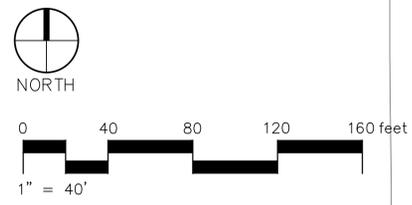
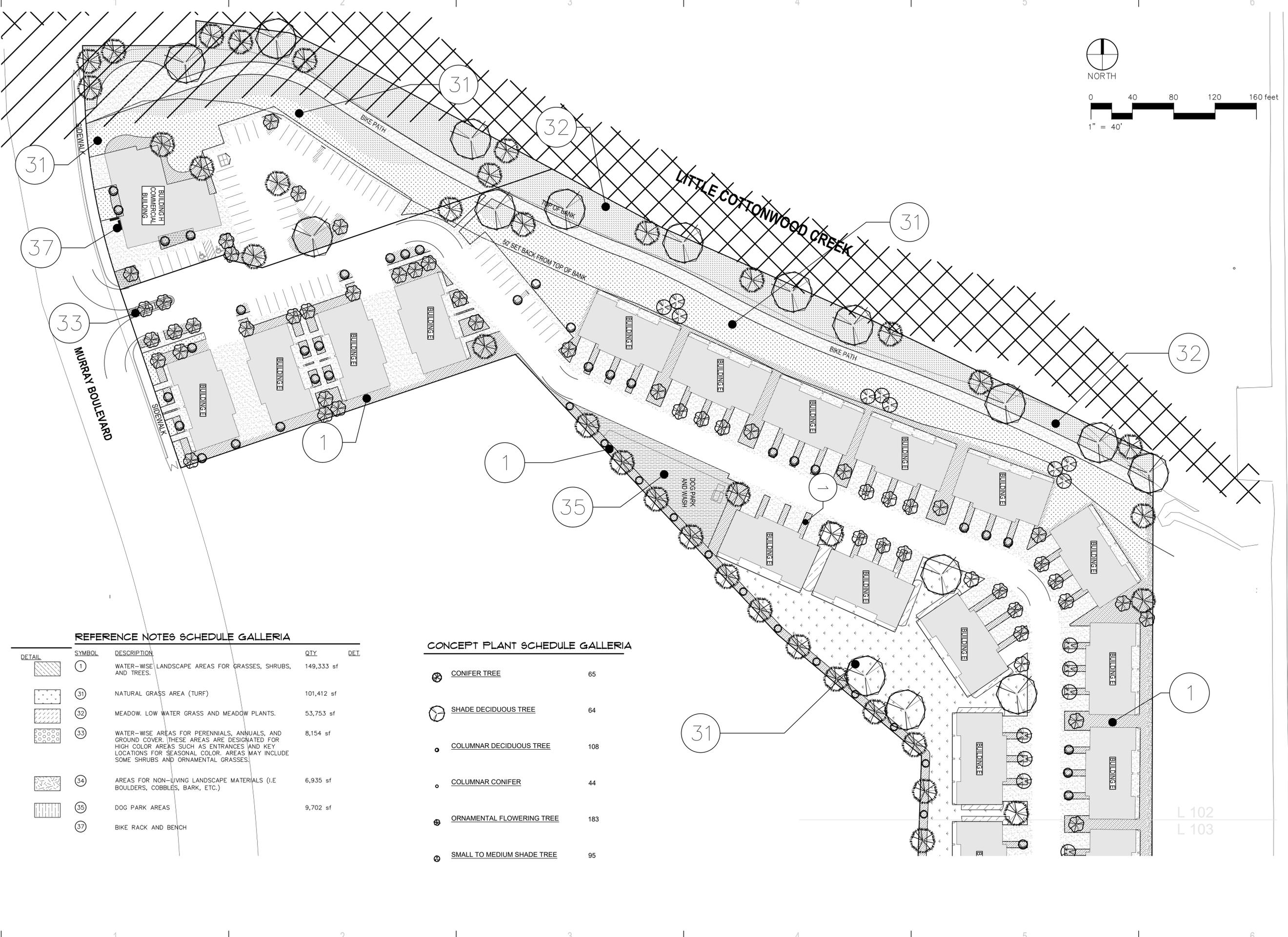
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PROJECT NUMBER 510.2301	
DWN BY ZS	CHKD BY JY
MASTER SITE PLAN (07.09.2024)	

CONCEPTUAL
 LANDSCAPE
 PLAN

DRAWING NUMBER
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REFERENCE NOTES SCHEDULE GALLERIA

DETAIL	SYMBOL	DESCRIPTION	QTY	DET.
	①	WATER-WISE LANDSCAPE AREAS FOR GRASSES, SHRUBS, AND TREES.	149,333 sf	
	31	NATURAL GRASS AREA (TURF)	101,412 sf	
	32	MEADOW, LOW WATER GRASS AND MEADOW PLANTS.	53,753 sf	
	33	WATER-WISE AREAS FOR PERENNIALS, ANNUALS, AND GROUND COVER. THESE AREAS ARE DESIGNATED FOR HIGH COLOR AREAS SUCH AS ENTRANCES AND KEY LOCATIONS FOR SEASONAL COLOR. AREAS MAY INCLUDE SOME SHRUBS AND ORNAMENTAL GRASSES.	8,154 sf	
	34	AREAS FOR NON-LIVING LANDSCAPE MATERIALS (I.E. BOULDERS, COBBLES, BARK, ETC.)	6,935 sf	
	35	DOG PARK AREAS	9,702 sf	
	37	BIKE RACK AND BENCH		

CONCEPT PLANT SCHEDULE GALLERIA

	CONIFER TREE	65
	SHADE DECIDUOUS TREE	64
	COLUMNAR DECIDUOUS TREE	108
	COLUMNAR CONIFER	44
	ORNAMENTAL FLOWERING TREE	183
	SMALL TO MEDIUM SHADE TREE	95

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
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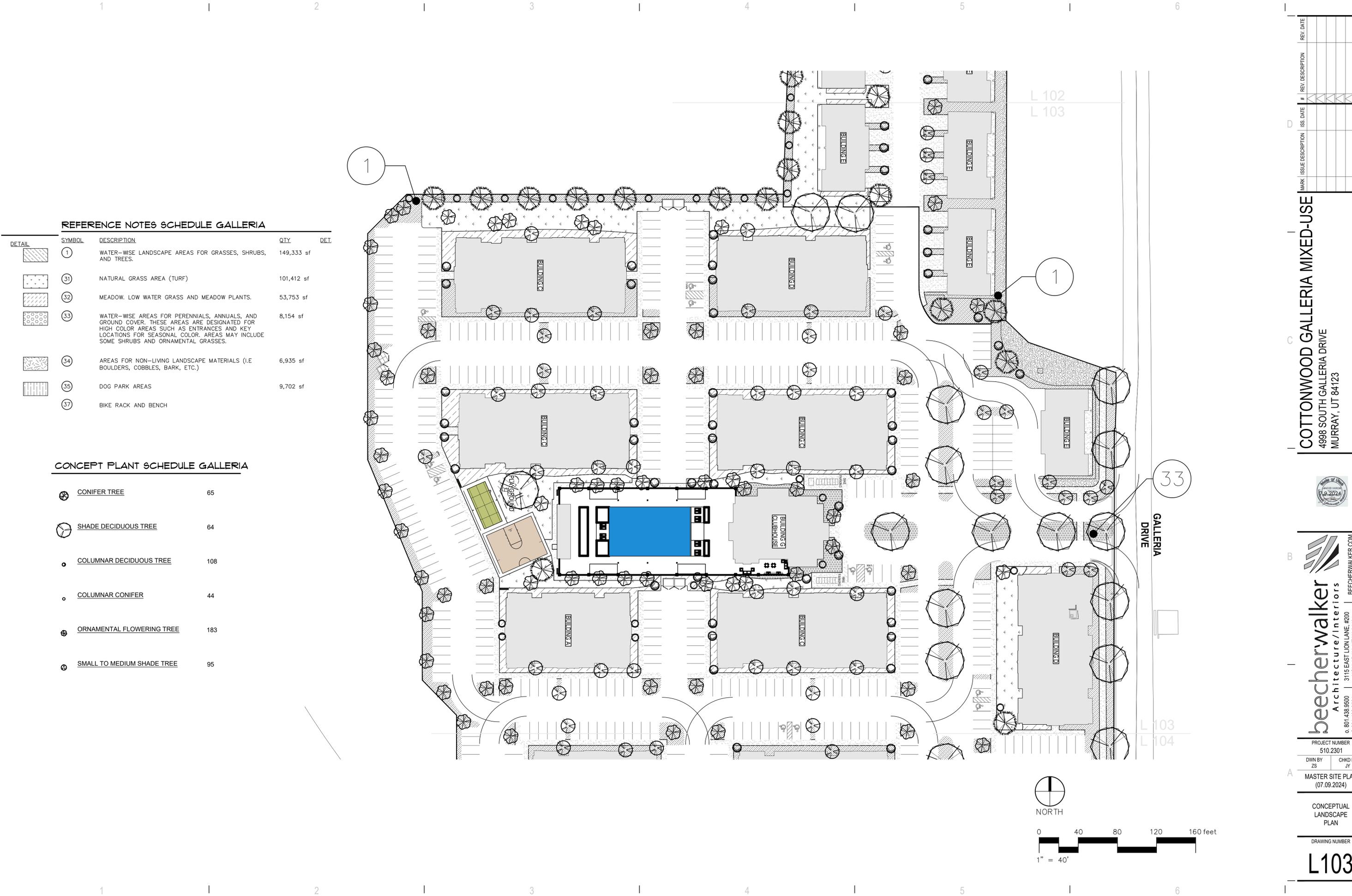
PROJECT NUMBER
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CONCEPTUAL
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REFERENCE NOTES SCHEDULE GALLERIA

DETAIL	SYMBOL	DESCRIPTION	QTY	DET.
	①	WATER-WISE LANDSCAPE AREAS FOR GRASSES, SHRUBS, AND TREES.	149,333 sf	
	③1	NATURAL GRASS AREA (TURF)	101,412 sf	
	③2	MEADOW, LOW WATER GRASS AND MEADOW PLANTS.	53,753 sf	
	③3	WATER-WISE AREAS FOR PERENNIALS, ANNUALS, AND GROUND COVER. THESE AREAS ARE DESIGNATED FOR HIGH COLOR AREAS SUCH AS ENTRANCES AND KEY LOCATIONS FOR SEASONAL COLOR. AREAS MAY INCLUDE SOME SHRUBS AND ORNAMENTAL GRASSES.	8,154 sf	
	③4	AREAS FOR NON-LIVING LANDSCAPE MATERIALS (I.E. BOULDERS, COBBLES, BARK, ETC.)	6,935 sf	
	③5	DOG PARK AREAS	9,702 sf	
	③7	BIKE RACK AND BENCH		

CONCEPT PLANT SCHEDULE GALLERIA

⊗	CONIFER TREE	65
⊙	SHADE DECIDUOUS TREE	64
○	COLUMNAR DECIDUOUS TREE	108
○	COLUMNAR CONIFER	44
⊗	ORNAMENTAL FLOWERING TREE	183
⊙	SMALL TO MEDIUM SHADE TREE	95

MARK	ISSUE DESCRIPTION	ISS DATE	REV. DESCRIPTION	REV. DATE
D				

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DWN BY ZS	CHKD BY JY
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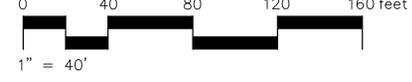
CONCEPTUAL
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 PLAN

DRAWING NUMBER

L103



NORTH



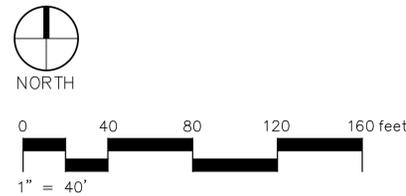
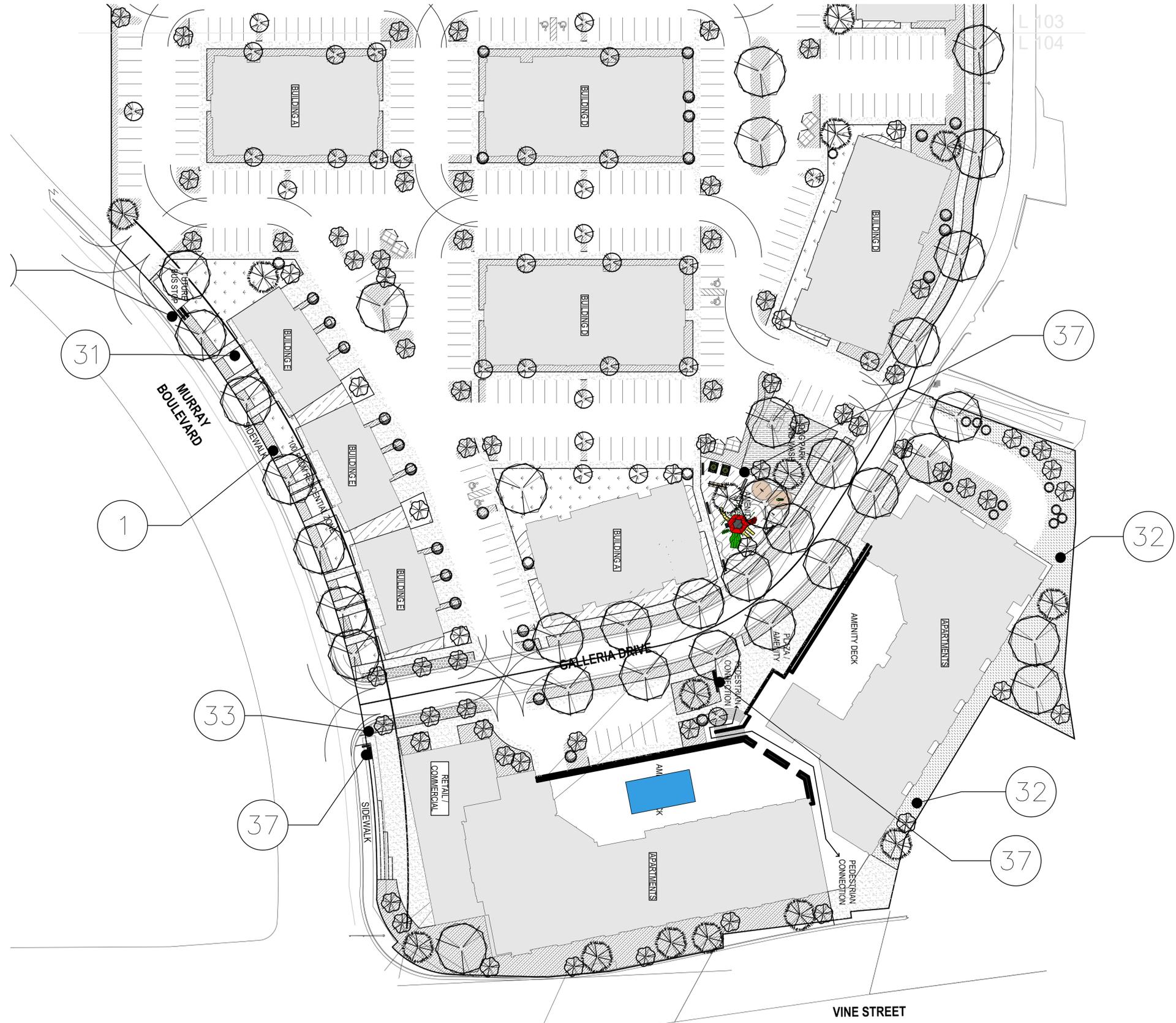
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REFERENCE NOTES SCHEDULE GALLERIA

DETAIL	SYMBOL	DESCRIPTION	QTY	DET.
	①	WATER-WISE LANDSCAPE AREAS FOR GRASSES, SHRUBS, AND TREES.	149,333 sf	
	③1	NATURAL GRASS AREA (TURF)	101,412 sf	
	③2	MEADOW, LOW WATER GRASS AND MEADOW PLANTS.	53,753 sf	
	③3	WATER-WISE AREAS FOR PERENNIALS, ANNUALS, AND GROUND COVER. THESE AREAS ARE DESIGNATED FOR HIGH COLOR AREAS SUCH AS ENTRANCES AND KEY LOCATIONS FOR SEASONAL COLOR. AREAS MAY INCLUDE SOME SHRUBS AND ORNAMENTAL GRASSES.	8,154 sf	
	③4	AREAS FOR NON-LIVING LANDSCAPE MATERIALS (I.E BOULDERS, COBBLES, BARK, ETC.)	6,935 sf	
	③5	DOG PARK AREAS	9,702 sf	
	③7	BIKE RACK AND BENCH		

CONCEPT PLANT SCHEDULE GALLERIA

	CONIFER TREE	65
	SHADE DECIDUOUS TREE	64
	COLUMNAR DECIDUOUS TREE	108
	COLUMNAR CONIFER	44
	ORNAMENTAL FLOWERING TREE	183
	SMALL TO MEDIUM SHADE TREE	95



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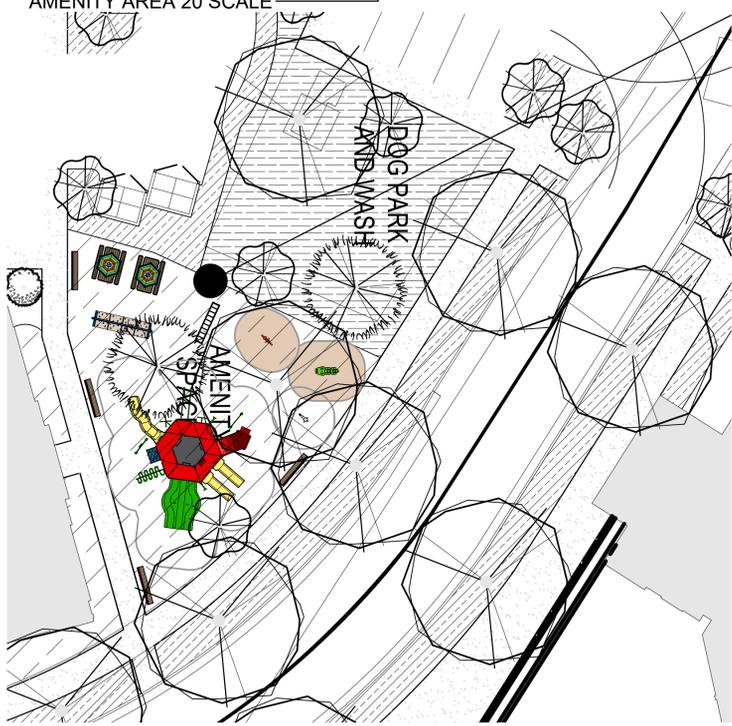
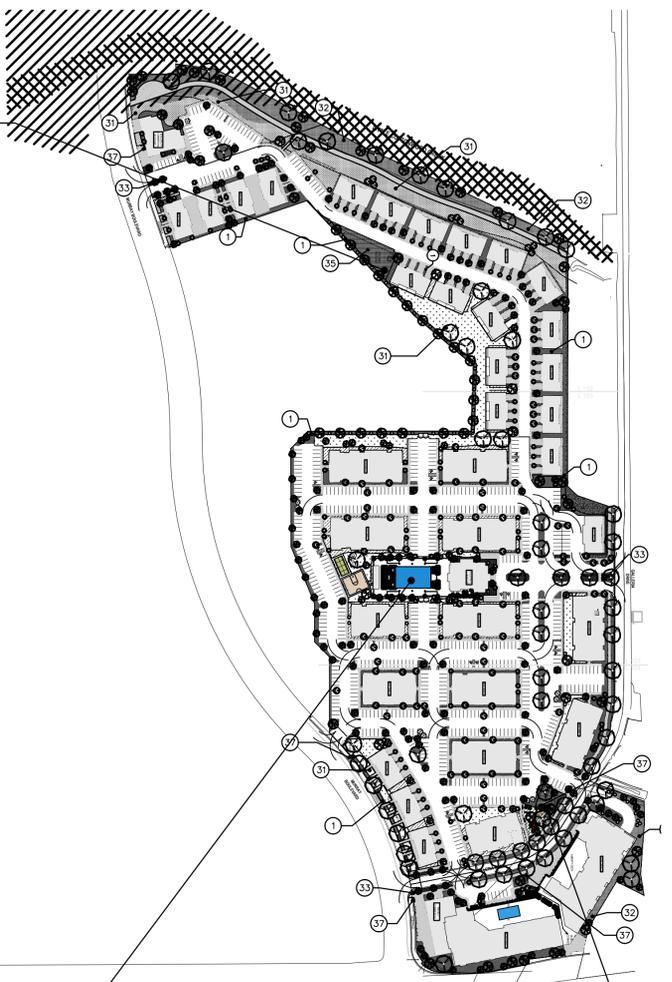
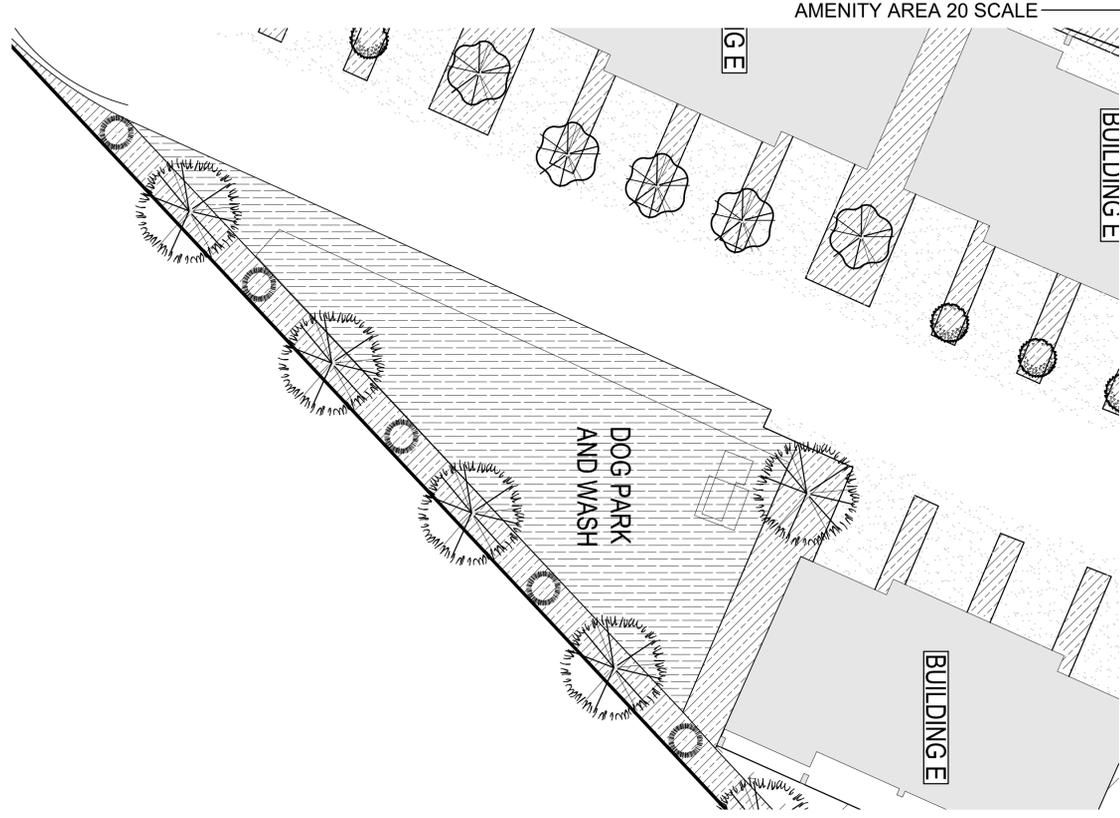
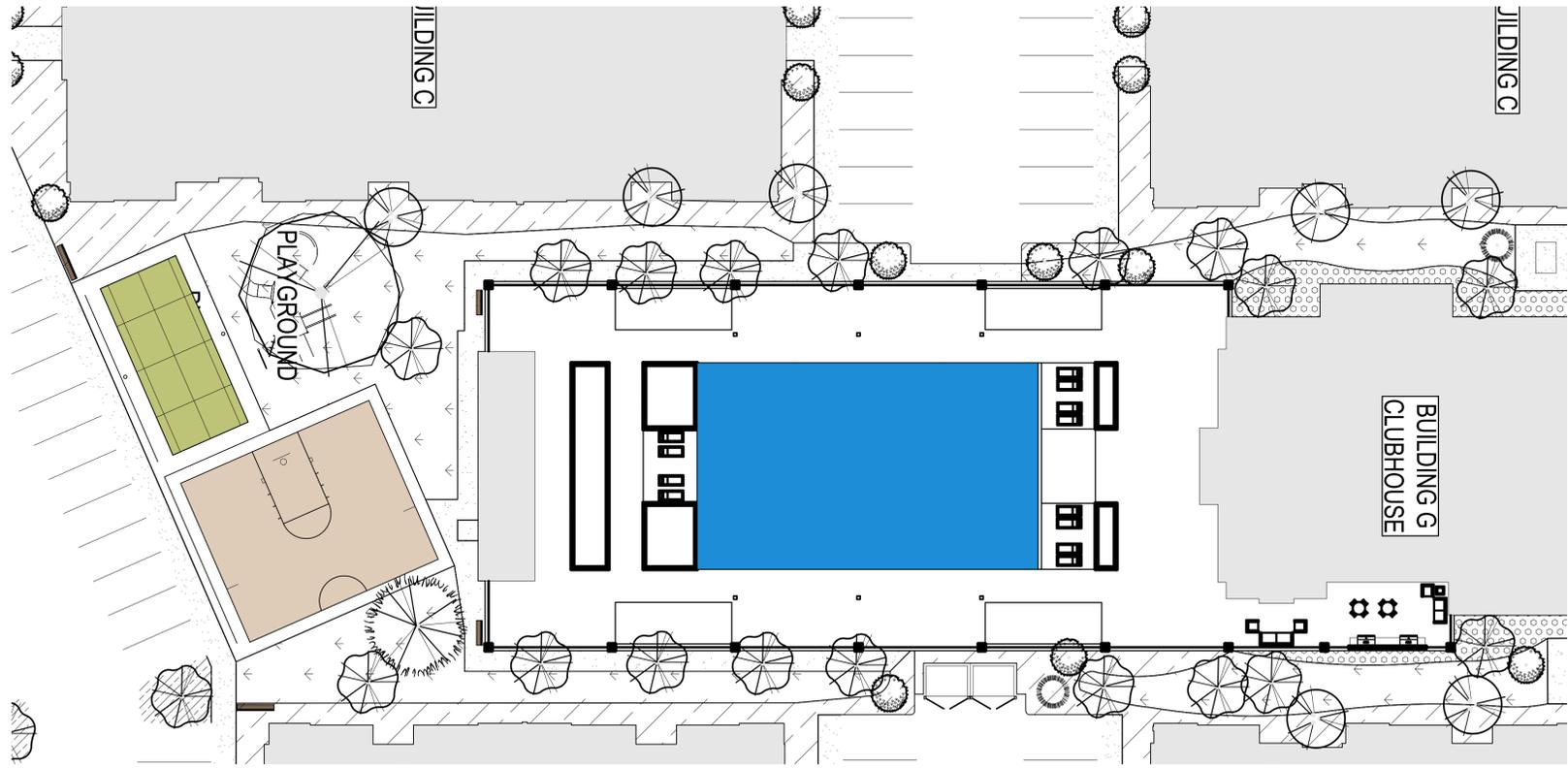
PROJECT NUMBER
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 (07.09.2024)

CONCEPTUAL
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DRAWING NUMBER

L104

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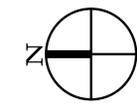
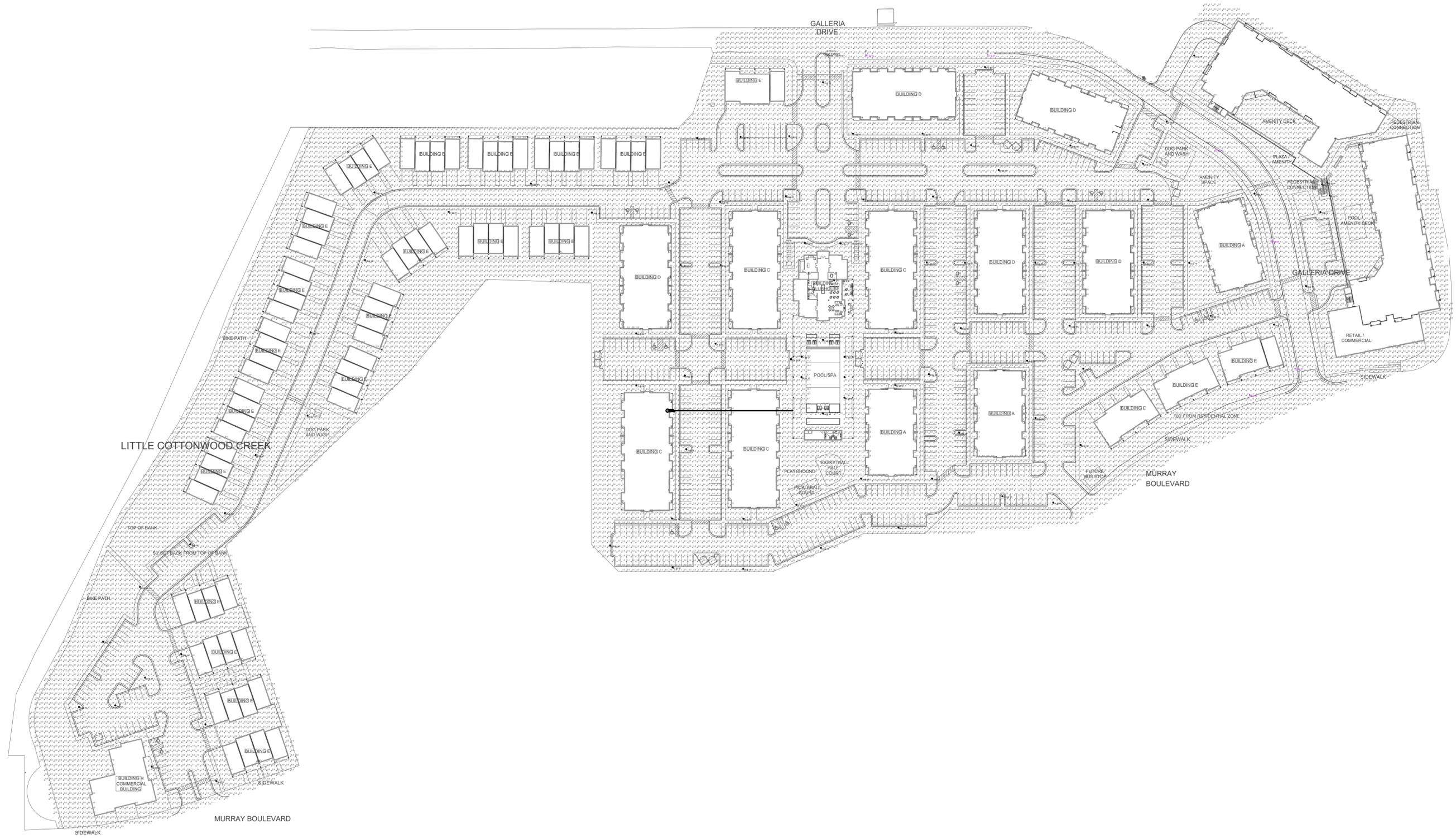
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CONCEPTUAL
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1 PHOTOMETRIC SITE PLAN
 ES101 SCALE: 1"=70'-0"

MARK	ISSUE DESCRIPTION	ISS DATE	#	REV. DESCRIPTION	REV. DATE

COTTONWOOD GALLERIA MIXED-USE
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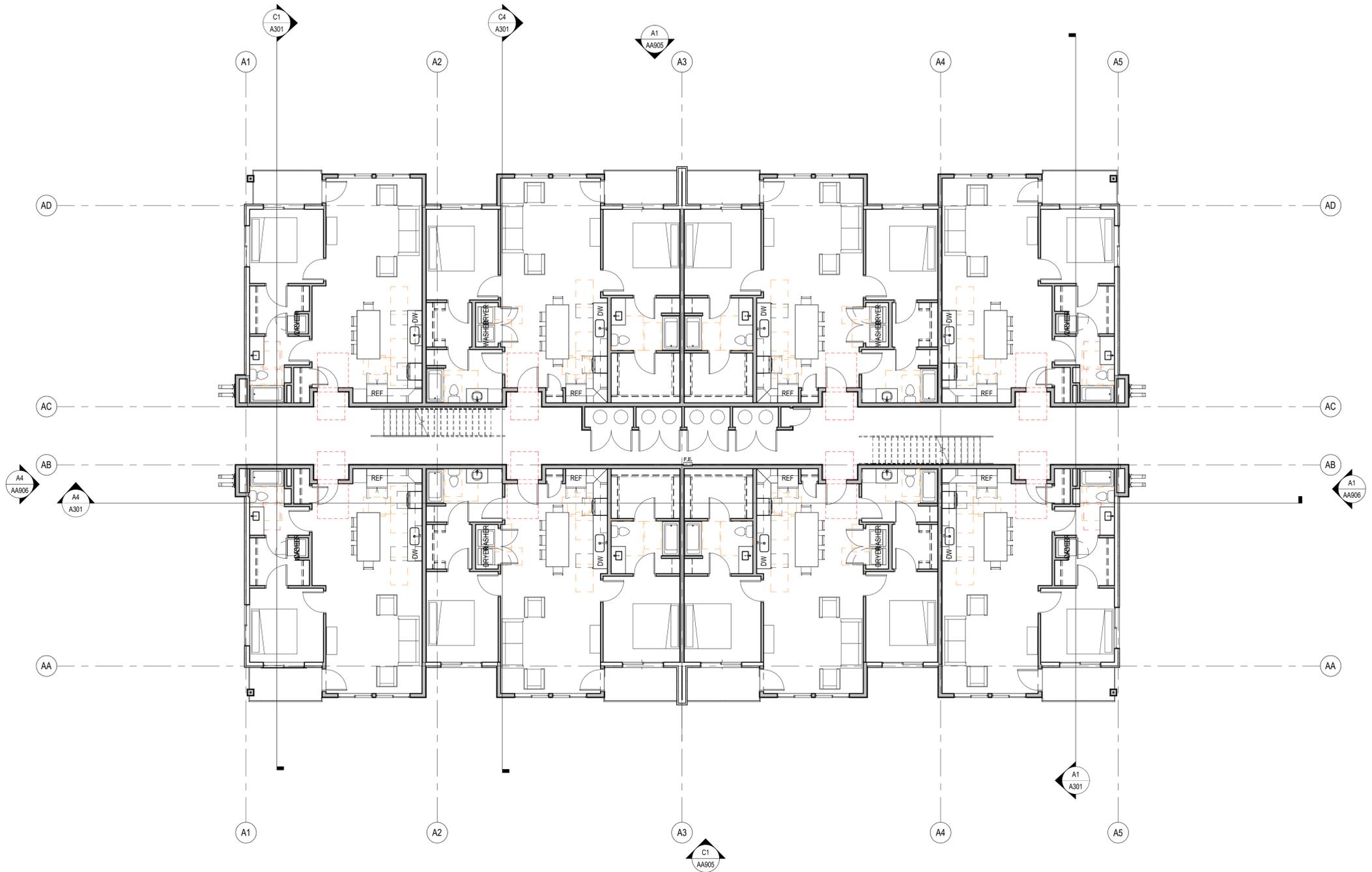
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 f. 801.438.9501

PROJECT NUMBER
510.2301
 DWN BY: MM CHKD BY: LW
MASTER SITE PLAN
 (04.02.2024)

CONCEPTUAL
 PHOTOMETRIC
 SITE PLAN

DRAWING NUMBER
ES101

VBFA
 181 East 5600 South
 Murray, Utah 84107
 O: (801) 530-3148
 F: (801) 530-3150
 www.vbfa.com
 vbfa project #: 240301



A1 BUILDING A LEVEL 1 FLOOR PLAN
 AA901 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE
D				

GALLERIA APARTMENTS BUILDING A
 MURRAY BOULEVARD & GALLERIA DRIVE
 MURRAY, UT 84123

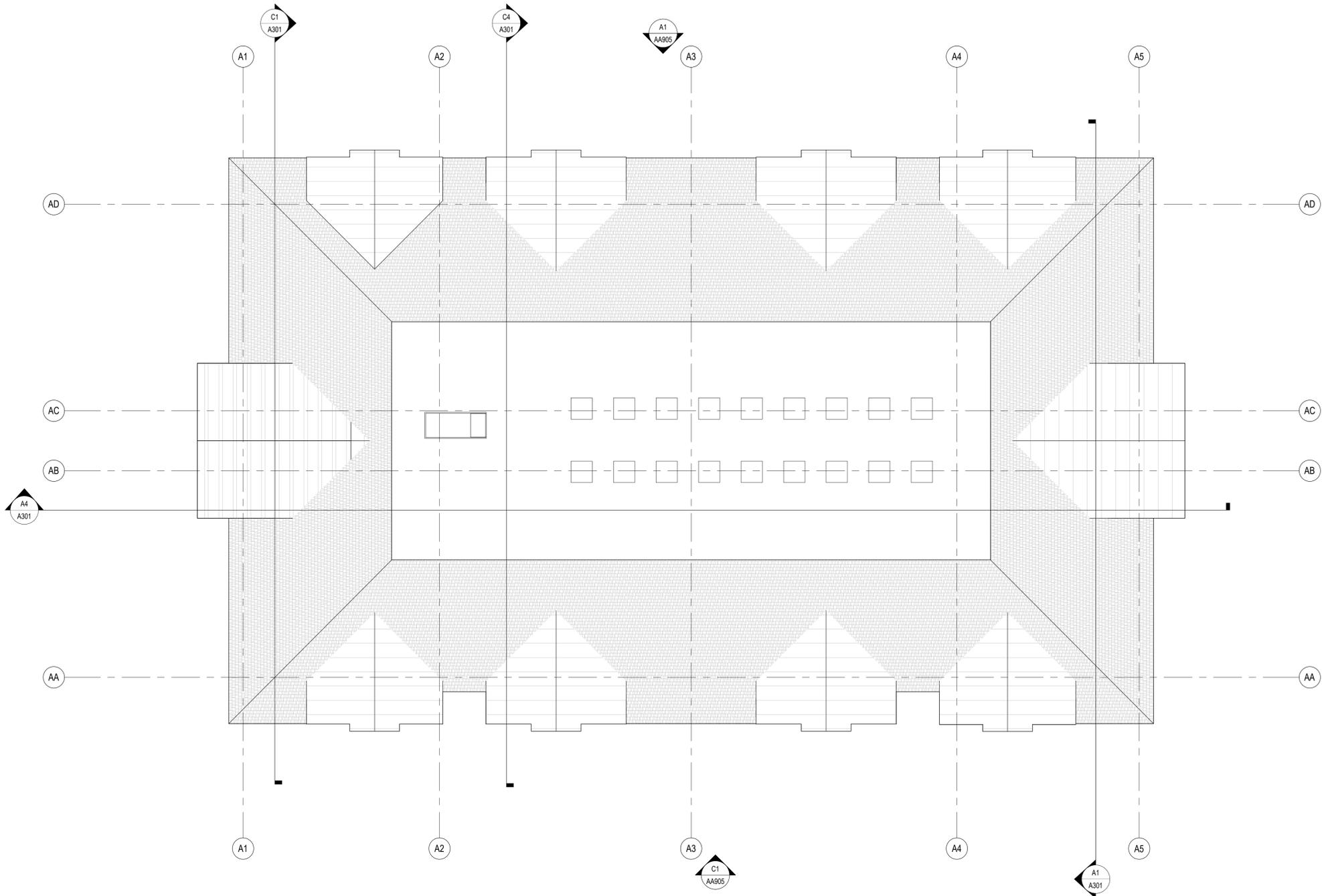
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PROJECT NUMBER
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 DWN BY Author CHKD BY Checker
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LEVEL 1 FLOOR PLAN

DRAWING NUMBER
AA901

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A1 BUILDING A ROOF PLAN
 AA904 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

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ROOF PLAN
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AA904

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C

B

A

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1 | 2 | 3 | 4 | 5 | 6



C1
AA905 BUILDING A SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



A1
AA905 BUILDING A NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
D			

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PROJECT NUMBER
510.2301
DWN BY: Author | CHKD BY: Checker
Entitlements/Schematic Design

EXTERIOR ELEVATIONS

DRAWING NUMBER
AA905

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1 | 2 | 3 | 4 | 5 | 6



A1 BUILDING A EAST EXTERIOR ELEVATION
AA906 1/8" = 1'-0"



A4 BUILDING A WEST EXTERIOR ELEVATION
AA906 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

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PROJECT NUMBER
510.2301
DWN BY: Author | CHKD BY: Checker
Entitlements/Schematic Design

EXTERIOR ELEVATIONS

DRAWING NUMBER
AA906

1 | 2 | 3 | 4 | 5 | 6

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1

2

3

4

5

6



C4
AA930 BUILDING A GROUND LEVEL VIEW A



A1
AA930 BUILDING A GROUND LEVEL VIEW B



A4
AA930 BUILDING A ARIAL VIEW

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

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PROJECT NUMBER
510.2301
DWN BY SM | CHKD BY RG
Entitlements/Schematic Design

BUILDING A PERSPECTIVE VIEWS

DRAWING NUMBER
AA930

1

2

3

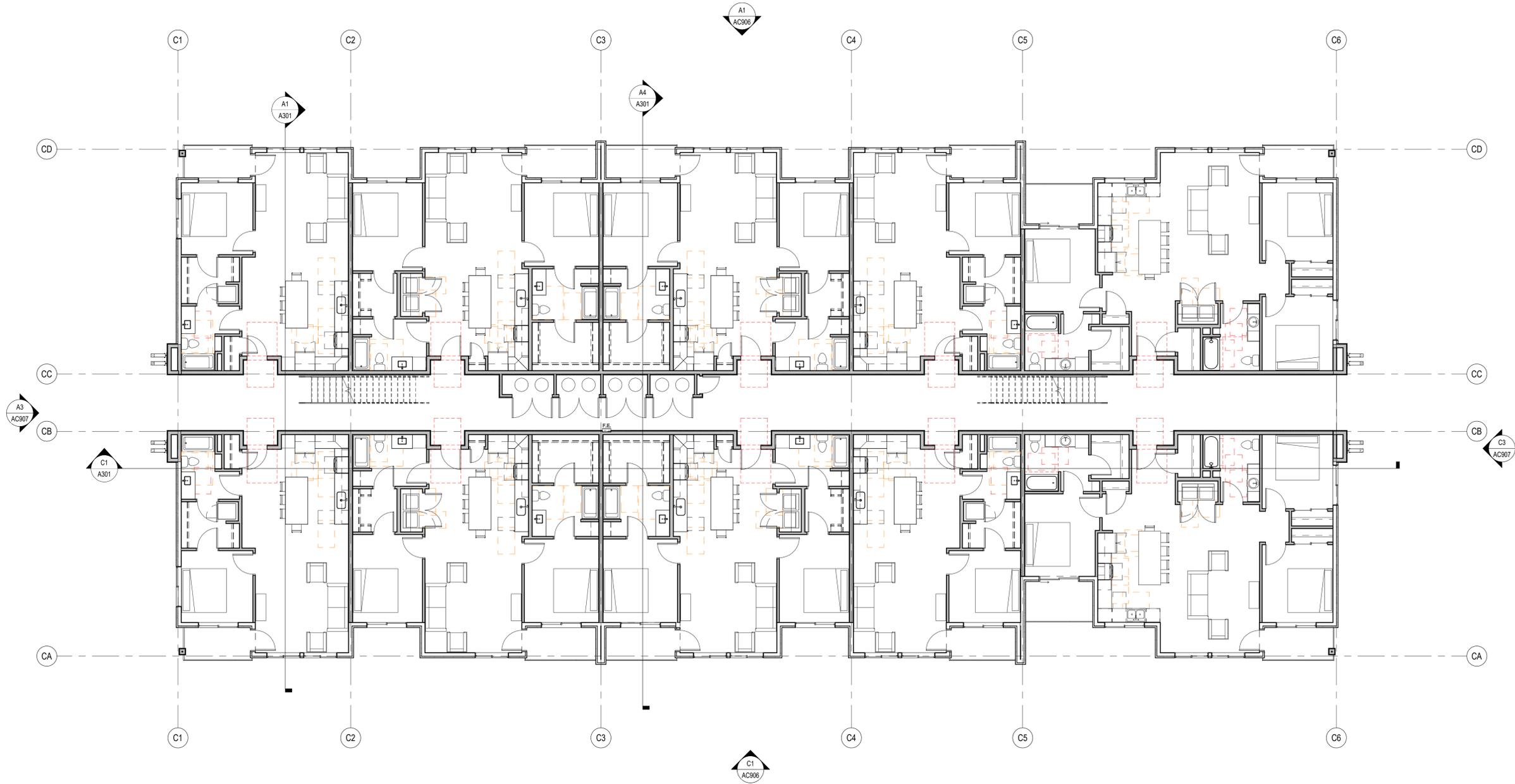
4

5

6

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1 2 3 4 5 6



A1 BUILDING C LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"

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PROJECT NUMBER
510.2301

DWN BY: Author | CHKD BY: Checker
 Entitlements/Schematic Design

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
AC901

1 2 3 4 5 6

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1 2 3 4 5 6



A1 BUILDING C LEVEL 2 FLOOR PLAN
 AC902 1/8" = 1'-0"

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LEVEL 2 FLOOR PLAN

DRAWING NUMBER
AC902

1 2 3 4 5 6

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C

B

A

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1 2 3 4 5 6



A1 BUILDING C LEVEL 3 FLOOR PLAN
 AC903 1/8" = 1'-0"

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LEVEL 3 FLOOR PLAN

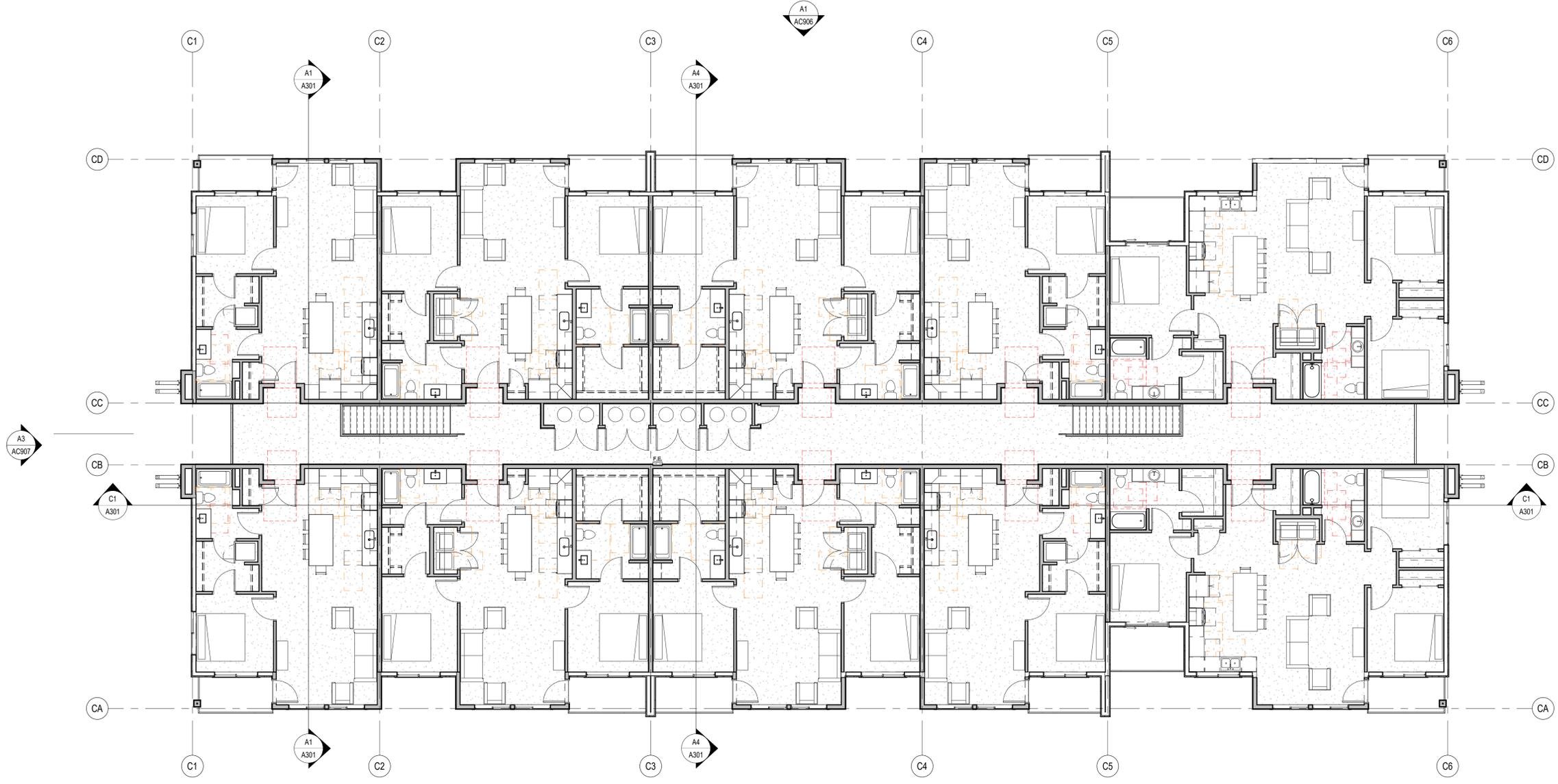
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1 2 3 4 5 6



A1 AC904 BUILDING C LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

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LEVEL 4 FLOOR PLAN

DRAWING NUMBER
AC904

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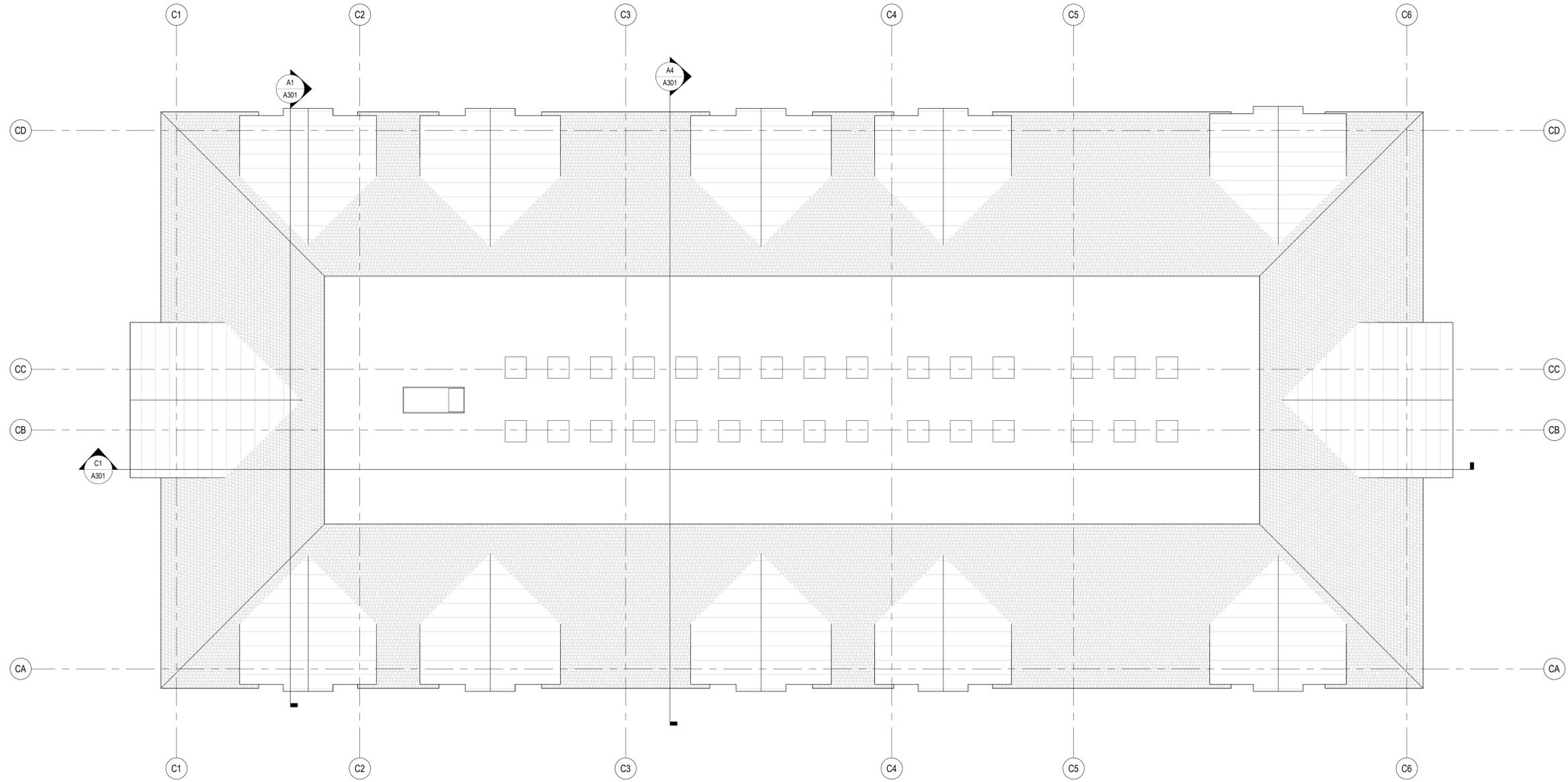
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1 2 3 4 5 6

1 2 3 4 5 6



A1 BUILDING C ROOF PLAN
 AC905 1/8" = 1'-0"

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ROOF PLAN
 DRAWING NUMBER
AC905

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C1 BUILDING C SOUTH EXTERIOR ELEVATION
AC906 1/8" = 1'-0"



A1 BUILDING C NORTH EXTERIOR ELEVATION
AC906 1/8" = 1'-0"

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EXTERIOR ELEVATIONS
DRAWING NUMBER
AC906

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C3 BUILDING C EAST EXTERIOR ELEVATION
AC907 1/8" = 1'-0"



A3 BUILDING C WEST EXTERIOR ELEVATION
AC907 1/8" = 1'-0"

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EXTERIOR ELEVATIONS
DRAWING NUMBER
AC907

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C

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D

C

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C



A1 BUILDING C GROUND LEVEL VIEW B
AC930



C4 BUILDING C GROUND LEVEL VIEW A
AC930



A4 BUILDING C ARIEL VIEW
AC930

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BUILDING C
PERSPECTIVE VIEWS

DRAWING NUMBER

AC930

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A1 BUILDING D LEVEL 1 FLOOR PLAN
 AD901 1/8" = 1'-0"

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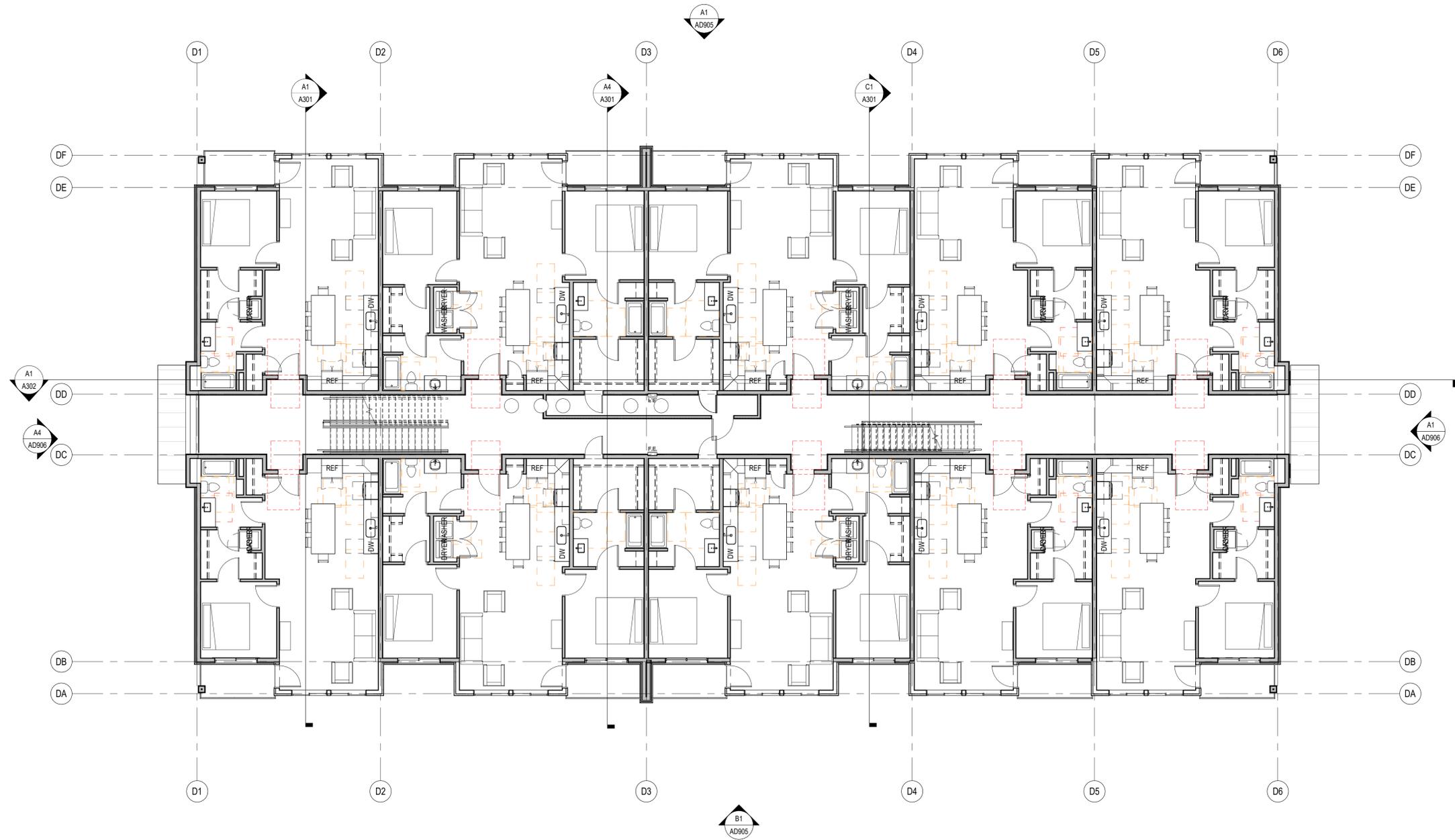
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LEVEL 1 FLOOR PLAN

DRAWING NUMBER
AD901

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D				



A1 BUILDING D LEVEL 2 FLOOR PLAN
 AD902 1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

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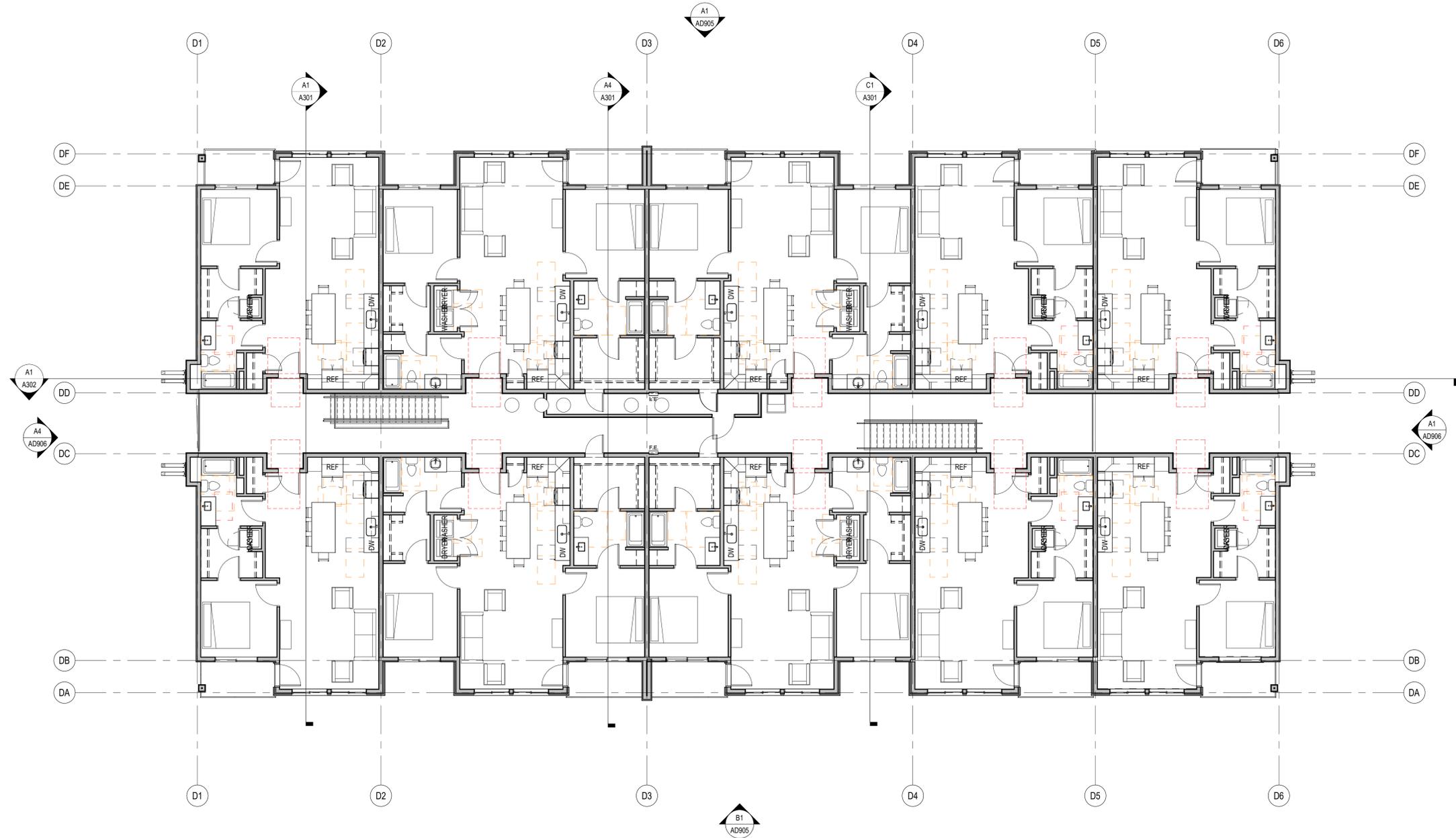
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LEVEL 2 FLOOR PLAN

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A1 BUILDING D LEVEL 3 FLOOR PLAN
 AD903 1/8" = 1'-0"

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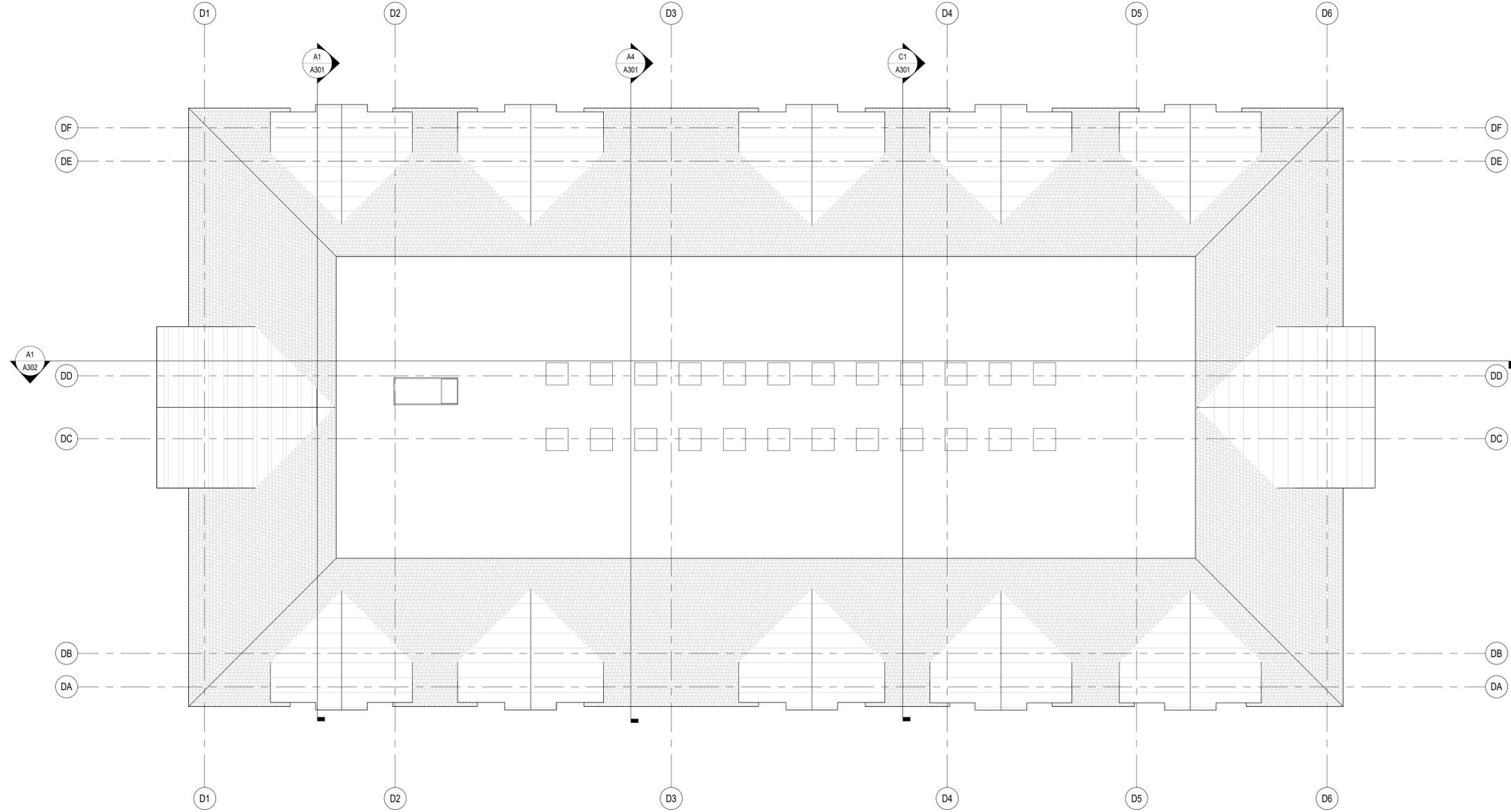
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LEVEL 3 FLOOR PLAN

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AD903

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A1 BUILDING D ROOF PLAN
 AD904 1/8" = 1'-0"

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ROOF PLAN
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AD904

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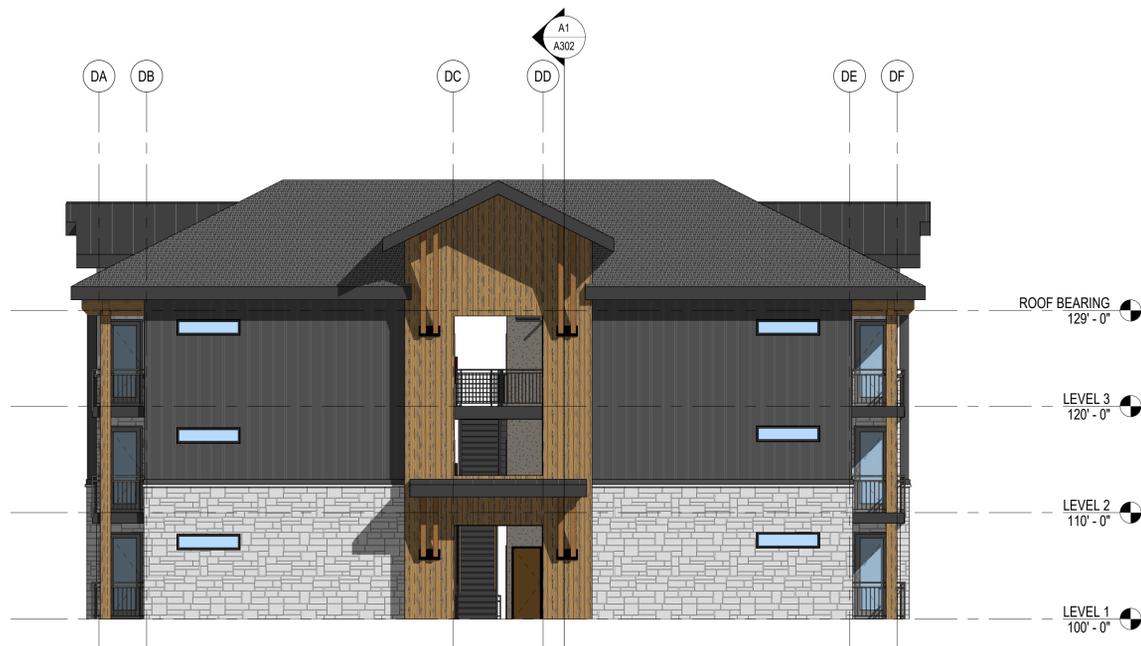
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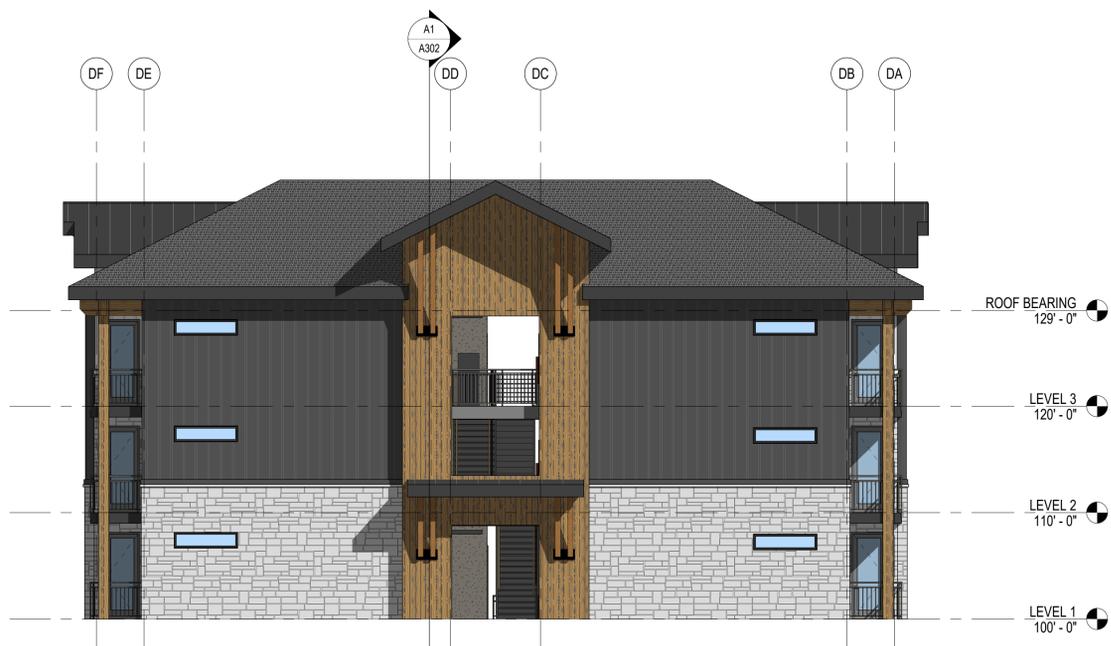
A

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A1 BUILDING D EAST EXTERIOR ELEVATION
1/8" = 1'-0"



A4 BUILDING D WEST EXTERIOR ELEVATION
1/8" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6

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EXTERIOR ELEVATIONS

DRAWING NUMBER
AD906

1

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C



C4 BUILDING D GROUND LEVEL VIEW A
AD907

B



A1 BUILDING D GROUND LEVEL VIEW B
AD907

A



A4 BUILDING D ARIAL VIEW
AD907

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BUILDING D
PERSPECTIVE VIEWS

DRAWING NUMBER
AD907

1

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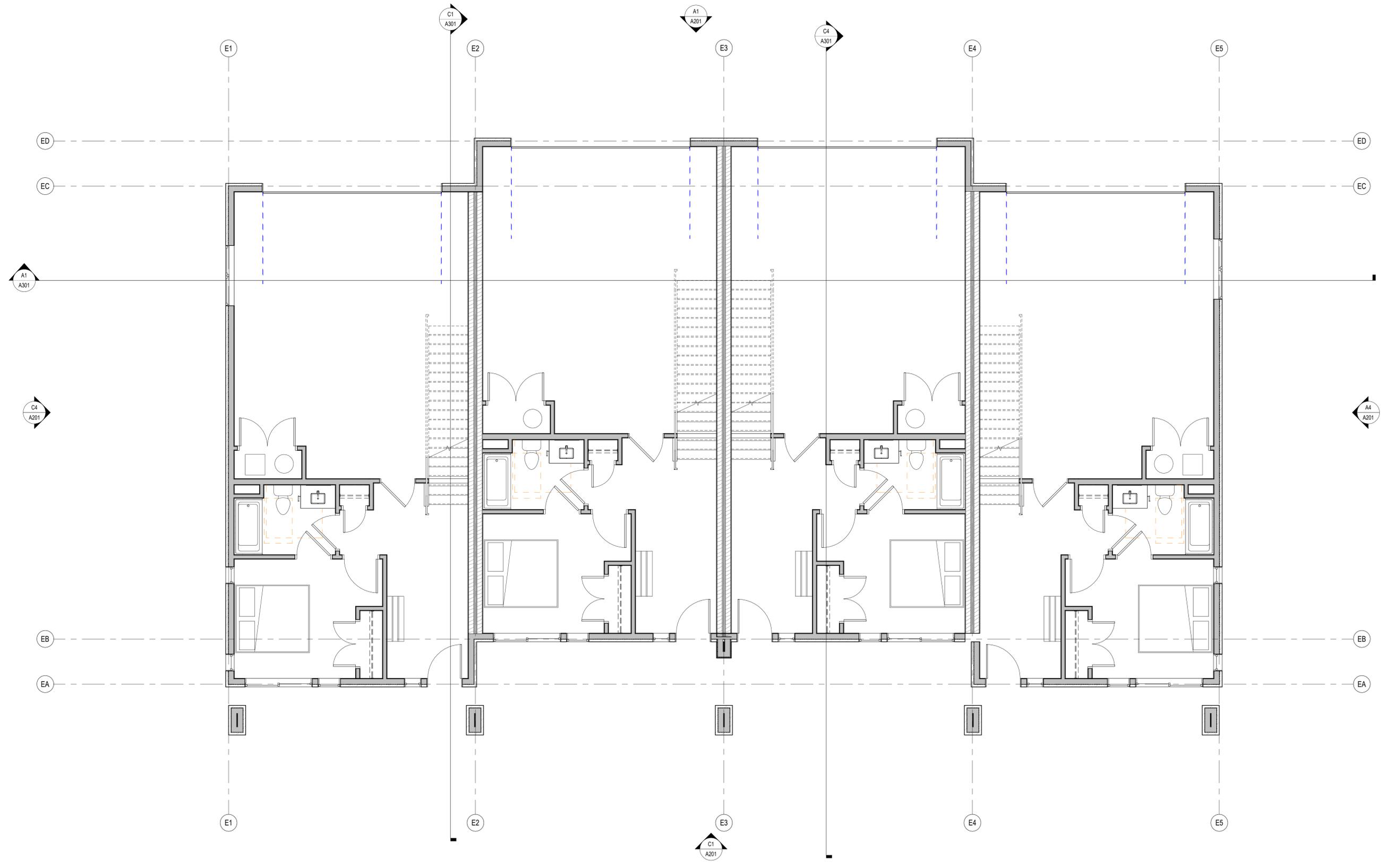
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1 2 3 4 5 6



A1 4PLEX LEVEL 1 FLOOR PLAN
TE901 1/4" = 1'-0"

1 2 3 4 5 6

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LEVEL 1 FLOOR PLAN

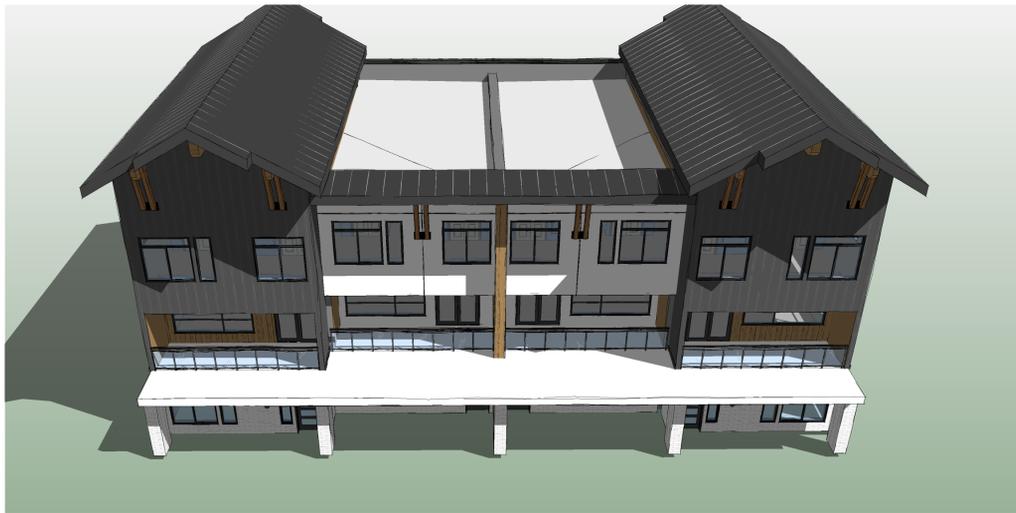
DRAWING NUMBER
TE901



C1 4PLEX GROUND LEVEL REAR VIEW
TE905



B1 4PLEX GROUND LEVEL FRONT VIEW
TE905



A1 4PLEX ARIEL FRONT VIEW
TE905



B3 4PLEX GROUND LEVEL REAR SIDE VIEW
TE905



A3 4PLEX GROUND LEVEL FRONT SIDE VIEW
TE905

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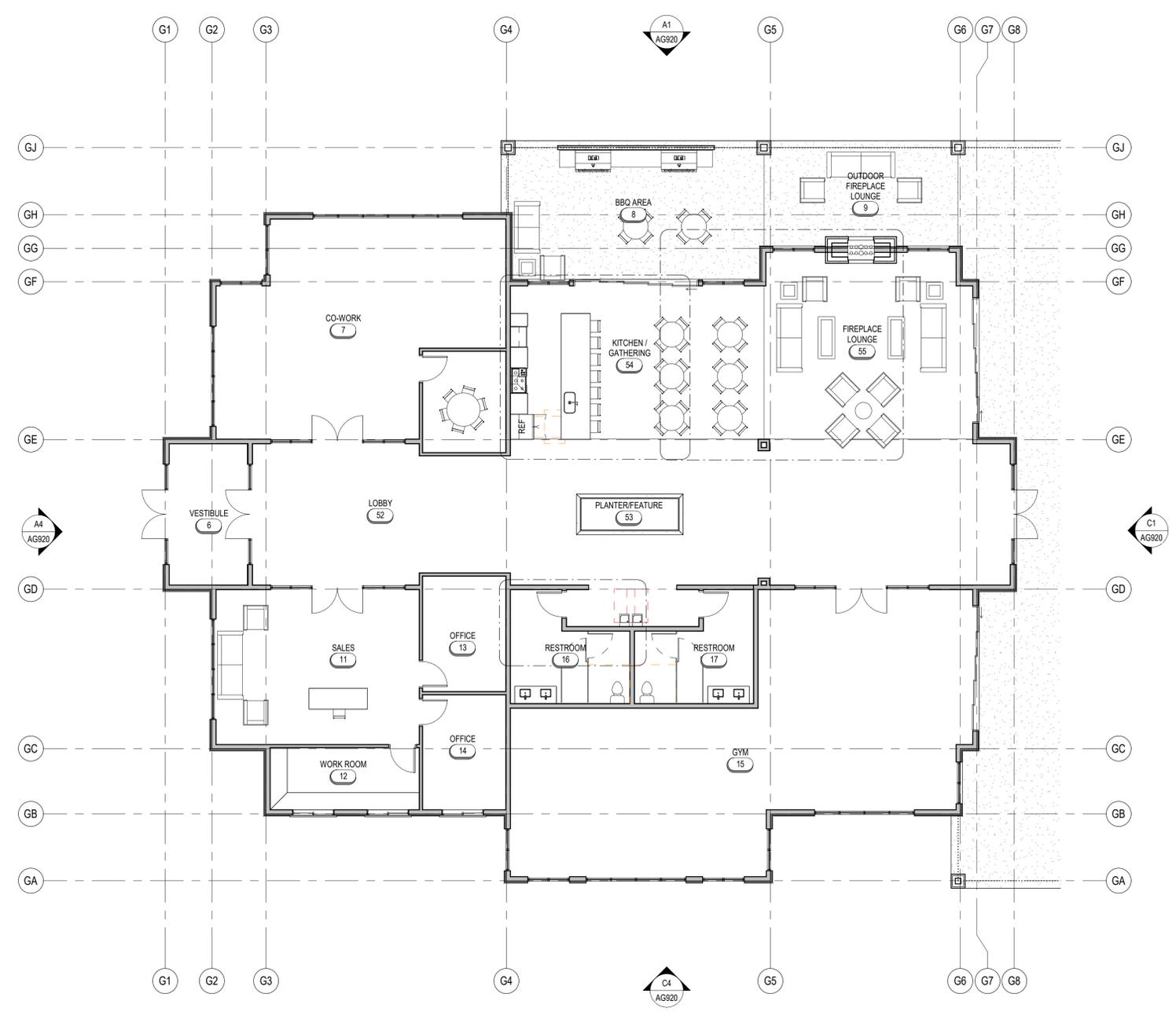
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PERSPECTIVE VIEWS
DRAWING NUMBER
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1 | 2 | 3 | 4 | 5 | 6



A3 CLUBHOUSE MAIN LEVEL FLOOR PLAN
 AG901 1/8" = 1'-0"

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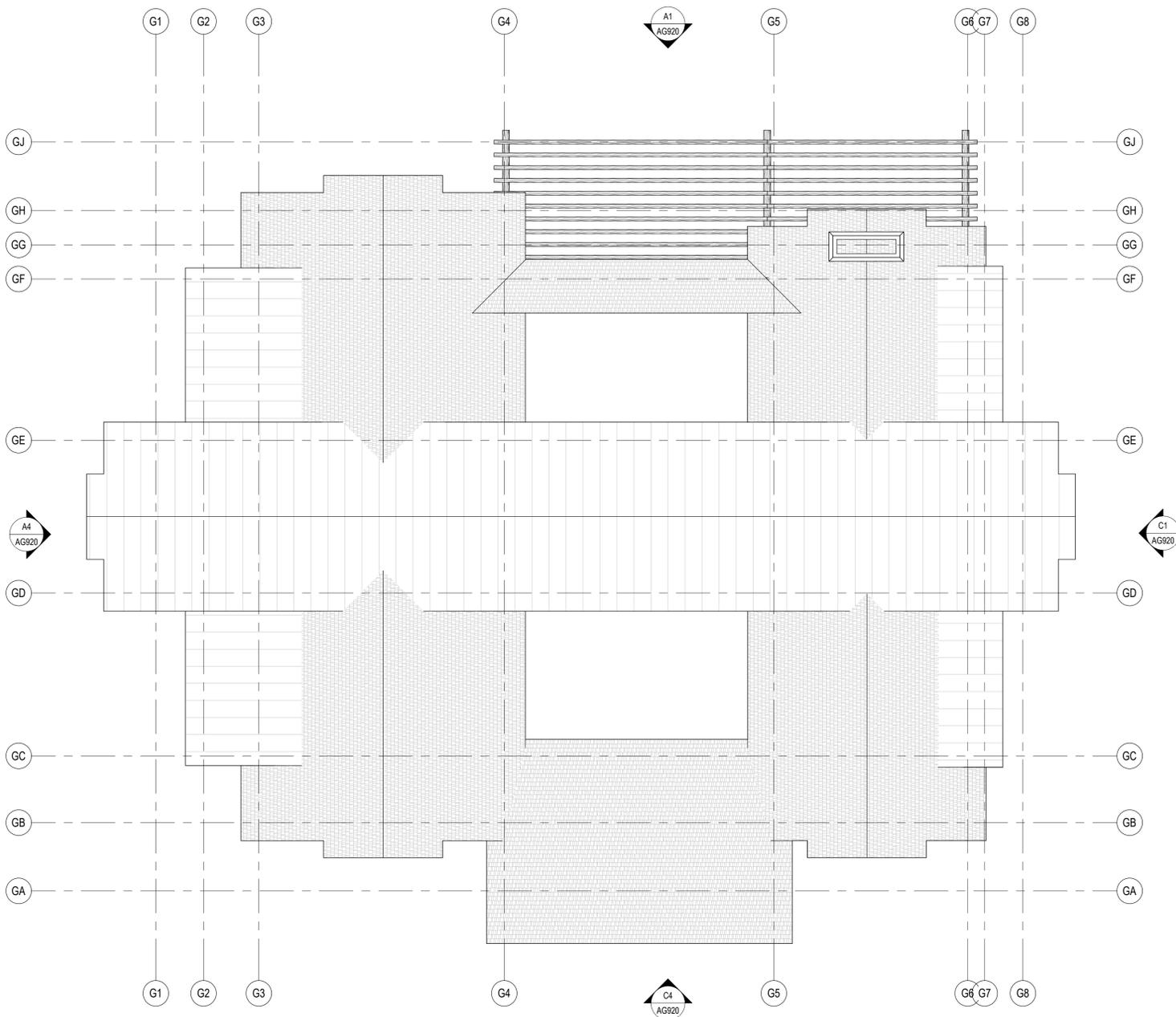
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CLUBHOUSE MAIN LEVEL FLOOR PLAN

DRAWING NUMBER
AG901

1 | 2 | 3 | 4 | 5 | 6

1 | 2 | 3 | 4 | 5 | 6




A3 CLUBHOUSE ROOF PLAN
 AG902 1/8" = 1'-0"

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CLUBHOUSE ROOF PLAN

DRAWING NUMBER
AG902

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1 | 2 | 3 | 4 | 5 | 6



C1 CLUBHOUSE EAST EXTERIOR ELEVATION
AG920 1/8" = 1'-0"



C4 CLUBHOUSE SOUTH EXTERIOR ELEVATION
AG920 1/8" = 1'-0"



A1 CLUBHOUSE NORTH EXTERIOR ELEVATION
AG920 1/8" = 1'-0"



A4 CLUBHOUSE WEST EXTERIOR ELEVATION
AG920 1/8" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6

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CLUBHOUSE EXTERIOR ELEVATIONS

DRAWING NUMBER
AG920

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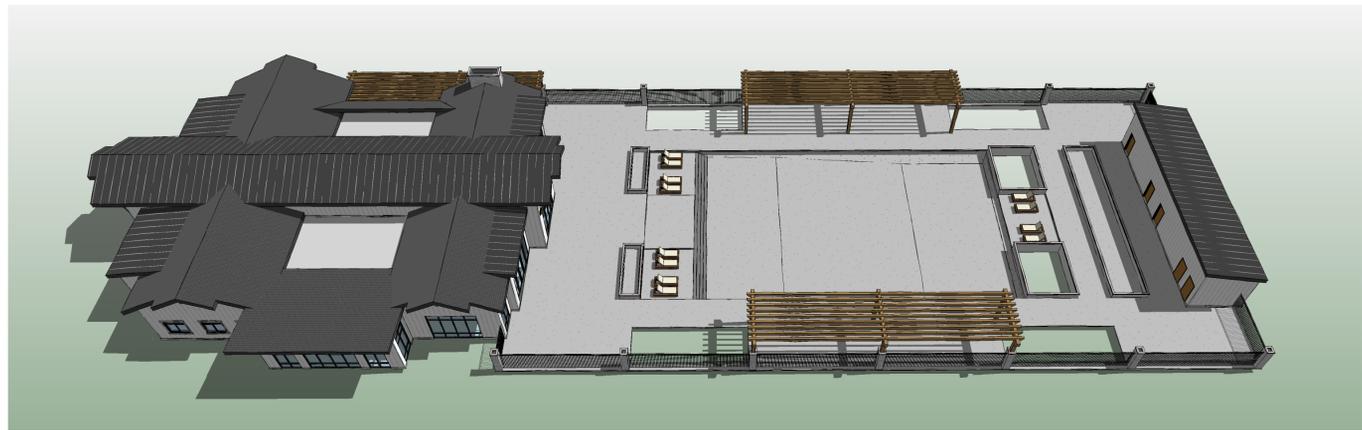
C4 CLUBHOUSE GROUND LEVEL FRONT VIEW
AG930

B



A1 CLUBHOUSE GROUND LEVEL LEFT FRONT SIDE VIEW
AG930

A



A4 CLUBHOUSE SIDE ARIEL VIEW
AG930

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

GALLERIA APARTMENTS CLUBHOUSE
MURRAY BOULEVARD & GALLERIA DRIVE
MURRAY, UT 84123

beecherwalker
Architecture/Interiors
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
p. 801.438.9600 | f. 801.438.9601 | BEECHERWALKER.COM

PROJECT NUMBER
510.2301
DWN BY SM | CHKD BY RG
Entitlements/Schematic Design

CLUBHOUSE PERSPECTIVE VIEWS

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C



C4 CLUBHOUSE GROUND LEVEL RIGHT FRONT SIDE VIEW
AG931

B



A1 CLUBHOUSE REAR SIDE ARIEL VIEW
AG931



A4 CLUBHOUSE FRONT SIDE ARIEL VIEW
AG931

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

GALLERIA APARTMENTS CLUBHOUSE
MURRAY BOULEVARD & GALLERIA DRIVE
MURRAY, UT 84123

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CLUBHOUSE PERSPECTIVE VIEWS

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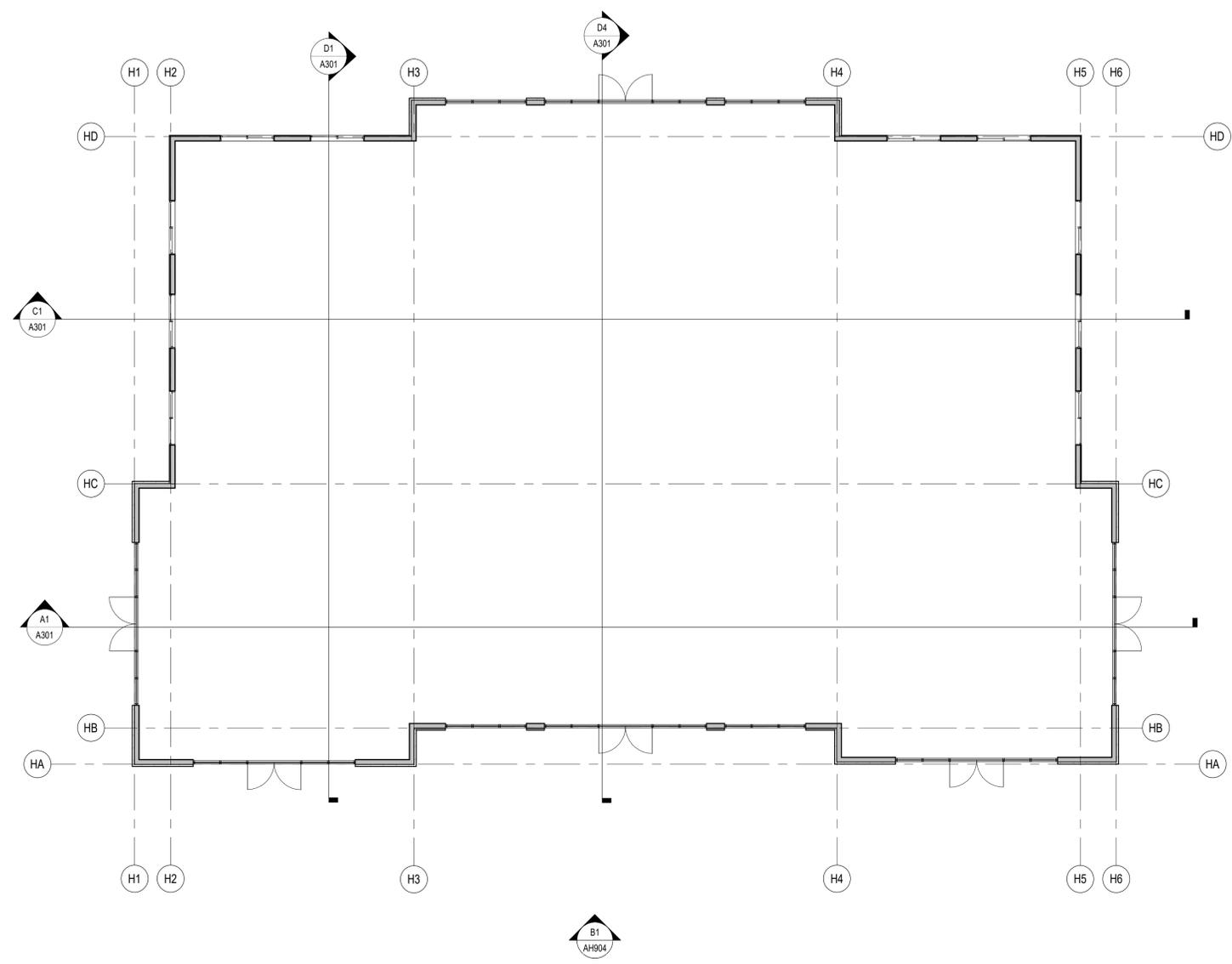
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A3
AH901 / 1/8" = 1'-0"
COMMERCIAL BUILDING LEVEL 1 FLOOR PLAN

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MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

GALLERIA APARTMENTS
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COMMERCIAL BUILDING LEVEL 1 FLOOR PLAN

DRAWING NUMBER
AH901

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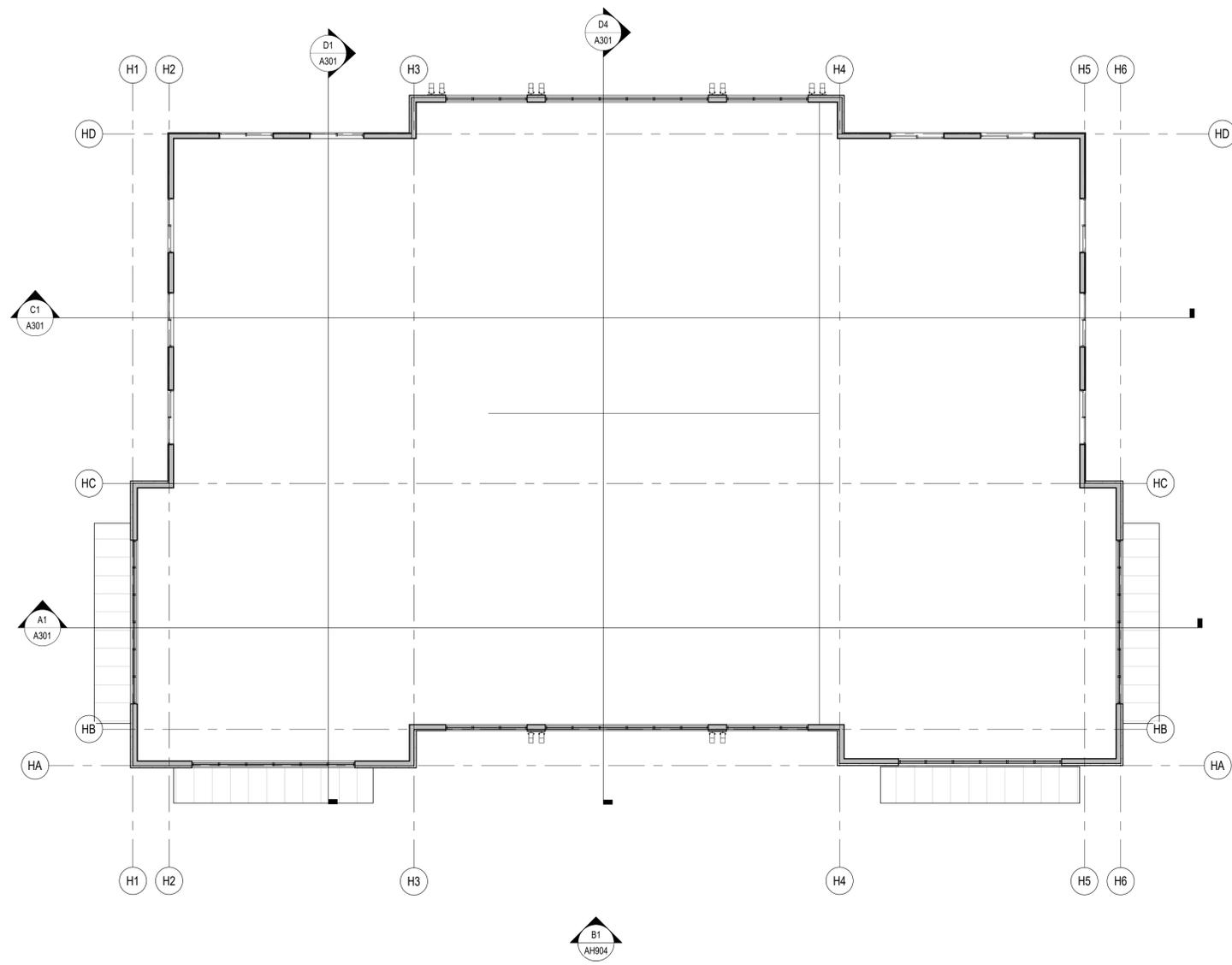
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A3
AH902
COMMERCIAL BUILDING LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

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COMMERCIAL BUILDING
LEVEL 2 FLOOR PLAN

DRAWING NUMBER

AH902

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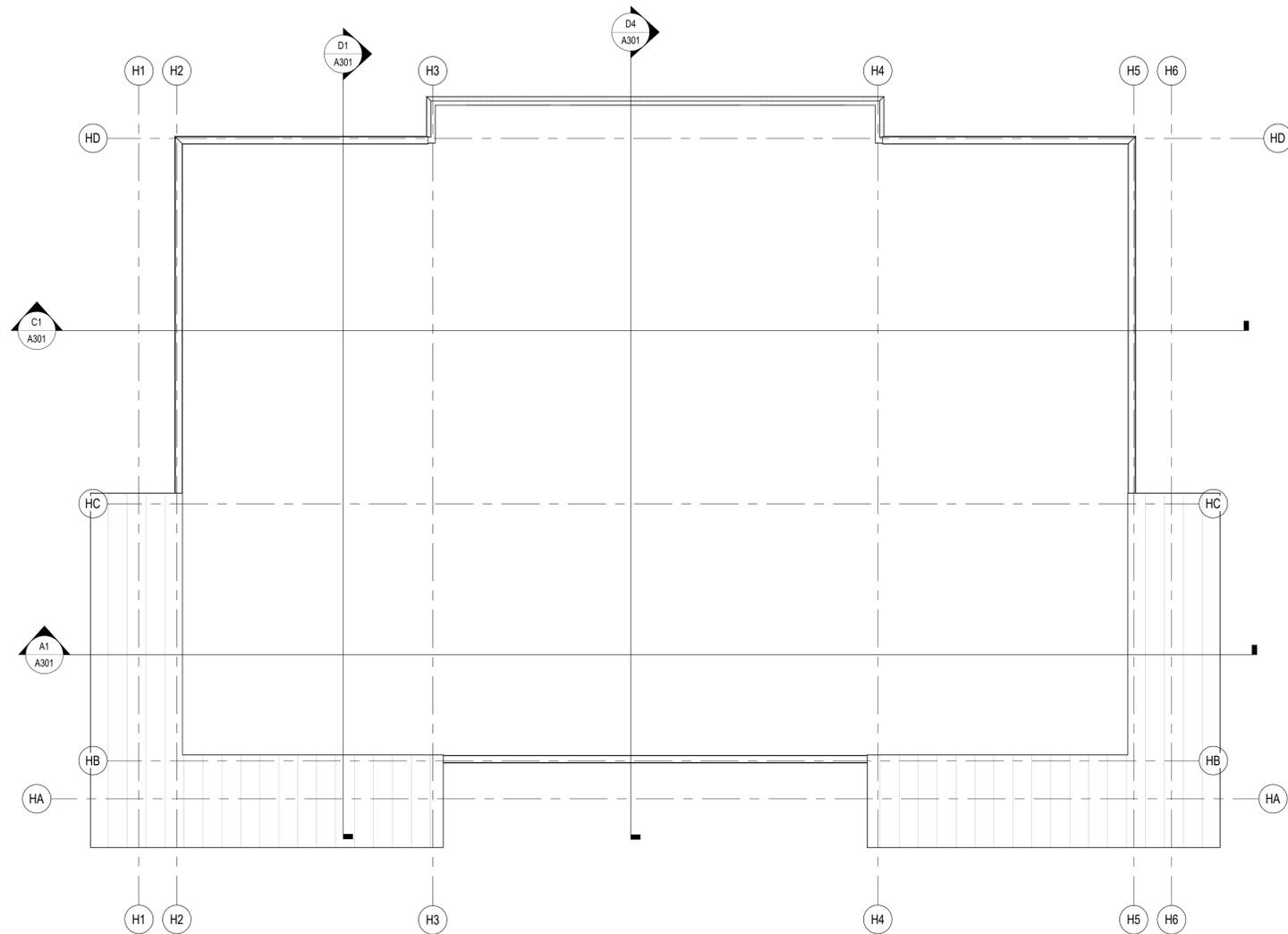
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A3
AH903
COMMERCIAL BUILDING ROOF PLAN
1/8" = 1'-0"

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

GALLERIA APARTMENTS
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COMMERCIAL BUILDING ROOF PLAN

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AH903

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B1 COMMERCIAL BUILDING SOUTH EXTERIOR ELEVATION
AH904 1/8" = 1'-0"



A1 COMMERCIAL BUILDING EAST EXTERIOR ELEVATION
AH904 1/8" = 1'-0"



A4 COMMERCIAL BUILDING WEST EXTERIOR ELEVATION
AH904 1/8" = 1'-0"

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GALLERIA APARTMENTS
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EXTERIOR ELEVATIONS
 DRAWING NUMBER

AH904

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A3 COMMERCIAL BUILDING NORTH EXTERIOR ELEVATION
 AH905 / 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

DRAWING NUMBER
AH905

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C4 COMMERCIAL BUILDING GROUND LEVEL FRONT VIEW
AH930



A1 COMMERCIAL BUILDING GROUND LEVEL FRONT SIDE VIEW
AH930



A4 COMMERCIAL BUILDING ARIEL VIEW
AH930

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MURRAY, UT 84123

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PROJECT NUMBER
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DWN BY: SM | CHKD BY: RG
Entitlements/Schematic Design

COMMERCIAL BUILDING PERSPECTIVE VIEWS

DRAWING NUMBER
AH930

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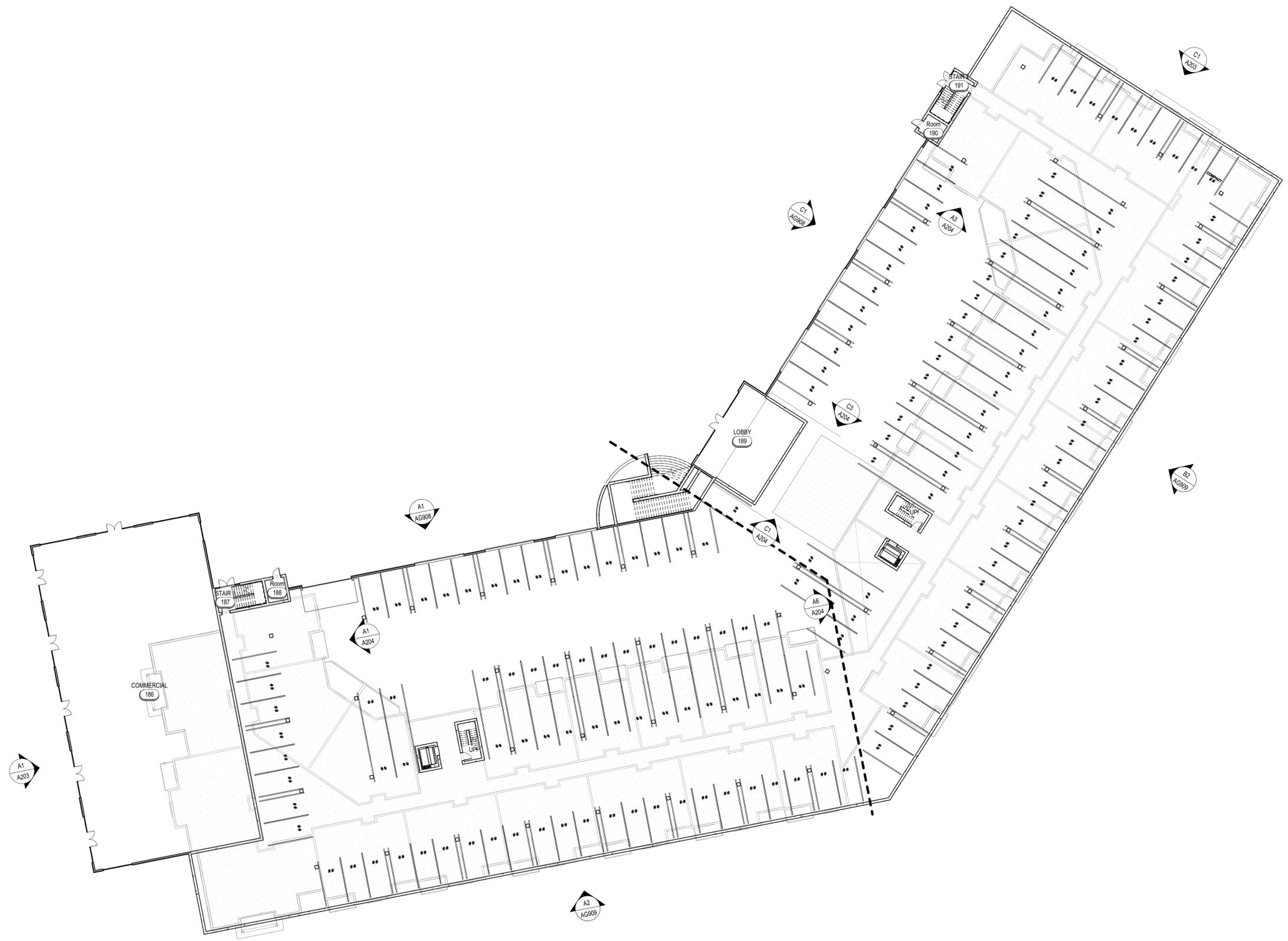
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A1 AG900 APARTMENTS PARKING LEVEL 1 OVERALL
 1" = 20'-0"

1 2 3 4 5 6

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 400 W. 1000 N. & GALLERIA DRIVE
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 BEECHERWALKER.COM
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 f. 801.438.9501

PROJECT NUMBER
 510.2301
 DWN BY: Author
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 Entitlements/Schematic Design

PARKING LEVEL 1
 FLOOR PLAN OVERALL

DRAWING NUMBER
AG900



A1
AG903
APARTMENTS LEVEL 2 OVERALL
1" = 20'-0"

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 400 ARARY MOUNTAIN ROAD & GALLERIA DRIVE
 MURRAY, UT 84123

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LEVEL 2 FLOOR PLAN OVERALL

DRAWING NUMBER
AG903

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A1 APARTMENTS LEVEL 3 OVERALL
AG904 1" = 20'-0"

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ABRAHAM LINCOLN BLVD & GALLERIA DRIVE
MURRAY, UT 84123

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BEECHERWALKER.COM
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f. 801.438.9501 HOLLADAY, UTAH 84121

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LEVEL 3 FLOOR PLAN OVERALL
DRAWING NUMBER

AG904



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A1 APARTMENTS LEVEL 4 OVERALL
AG905 1" = 20'-0"

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 3115 EAST LION LANE, #200
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LEVEL 4 FLOOR PLAN OVERALL

DRAWING NUMBER
AG905

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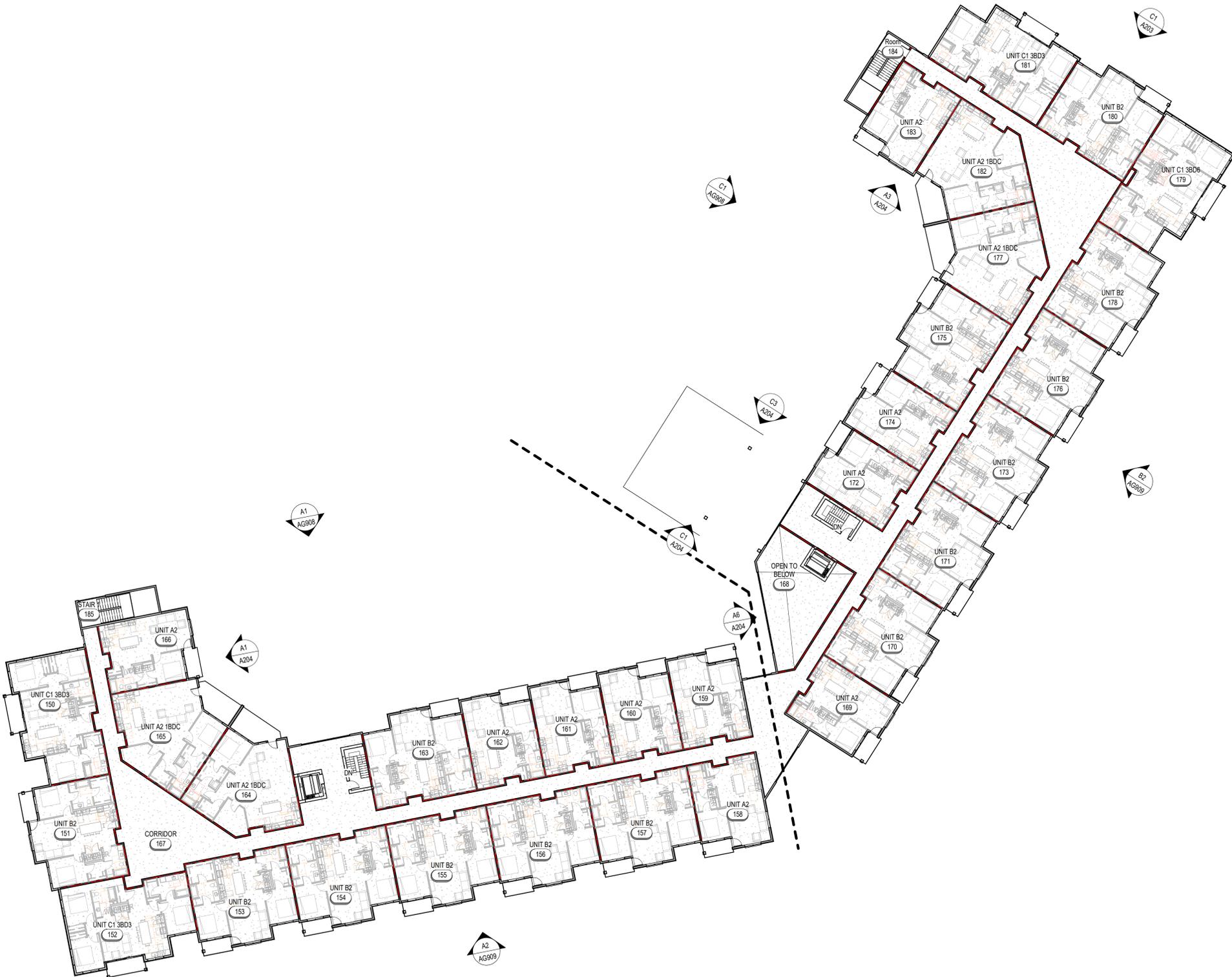
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APARTMENTS LEVEL 5 OVERALL
AG906 1" = 20'-0"



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510.2301

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Entitlements/Schematic Design

LEVEL 5 FLOOR PLAN OVERALL

DRAWING NUMBER
AG906

ELEVATION GENERAL NOTES:

- A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
- B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
- C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
- D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 200 ON BRICK CONSTRUCTION.
- E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
- F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
- G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

KEYNOTE LEGEND

ISS. DATE	REV. DATE



C1 AREA B NORTH ELEVATION
A201
1" = 10'-0"



A1 AREA A NORTH ELEVATION
A201
1" = 10'-0"

GALLERIA APARTMENTS PODIUM APARTMENTS
MURRAY BOULEVARD & GALLERIA DRIVE
MURRAY, UT 84123



PROJECT NUMBER
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EXTERIOR ELEVATIONS

DRAWING NUMBER

A201

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The drawing is an architectural rendering of a proposed building. It is not a photograph of an existing building. It is not a photograph of a building under construction. It is not a photograph of a building that has been demolished. It is not a photograph of a building that is being demolished. It is not a photograph of a building that is being demolished.

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- ELEVATION GENERAL NOTES:**
- SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
 - COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
 - MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
 - PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 200 ON BRICK CONSTRUCTION.
 - SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
 - FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
 - PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

KEYNOTE LEGEND

ISS. DATE	ISS. DESCRIPTION	REV. DATE	REV. DESCRIPTION



C1
A202
AREA B SOUTH ELEVATION
1" = 10'-0"



A1
A202
AREA A SOUTH ELEVATION
1" = 10'-0"

GALLERIA APARTMENTS PODIUM APARTMENTS
 MURRAY BOULEVARD & GALLERIA DRIVE
 MURRAY, UT 84123


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EXTERIOR ELEVATIONS

DRAWING NUMBER

A202

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C1 AREA B EAST ELEVATION
 1" = 10'-0"



A1 AREA A WEST ELEVATION
 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

- A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
- B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
- C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
- D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 200 ON BRICK CONSTRUCTION.
- E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
- F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
- G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

KEYNOTE LEGEND

REV. DATE	REV. DESCRIPTION

D

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GALLERIA APARTMENTS PODIUM APARTMENTS
 MURRAY BOULEVARD & GALLERIA DRIVE
 MURRAY, UT 84123


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EXTERIOR ELEVATIONS

DRAWING NUMBER

A203

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C1 PODIUM APARTMENTS NORTH VIEW
AG931

C



A1 PODIUM APARTMENTS NORTH ENTRANCE VIEW
AG931

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MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE

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 ABRARY | GARD & GALLERIA DRIVE
 MURRAY, UT 84123

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PERSPECTIVE VIEWS

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C1
AG932
PODIUM APARTMENTS SOUTH VIEW

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

C
GALLERIA APARTMENTS PODIUM
ABRAHAM LINCOLN BLVD & GALLERIA DRIVE
MURRAY, UT 84123

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PROJECT NUMBER
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PERSPECTIVE VIEWS

DRAWING NUMBER
AG932

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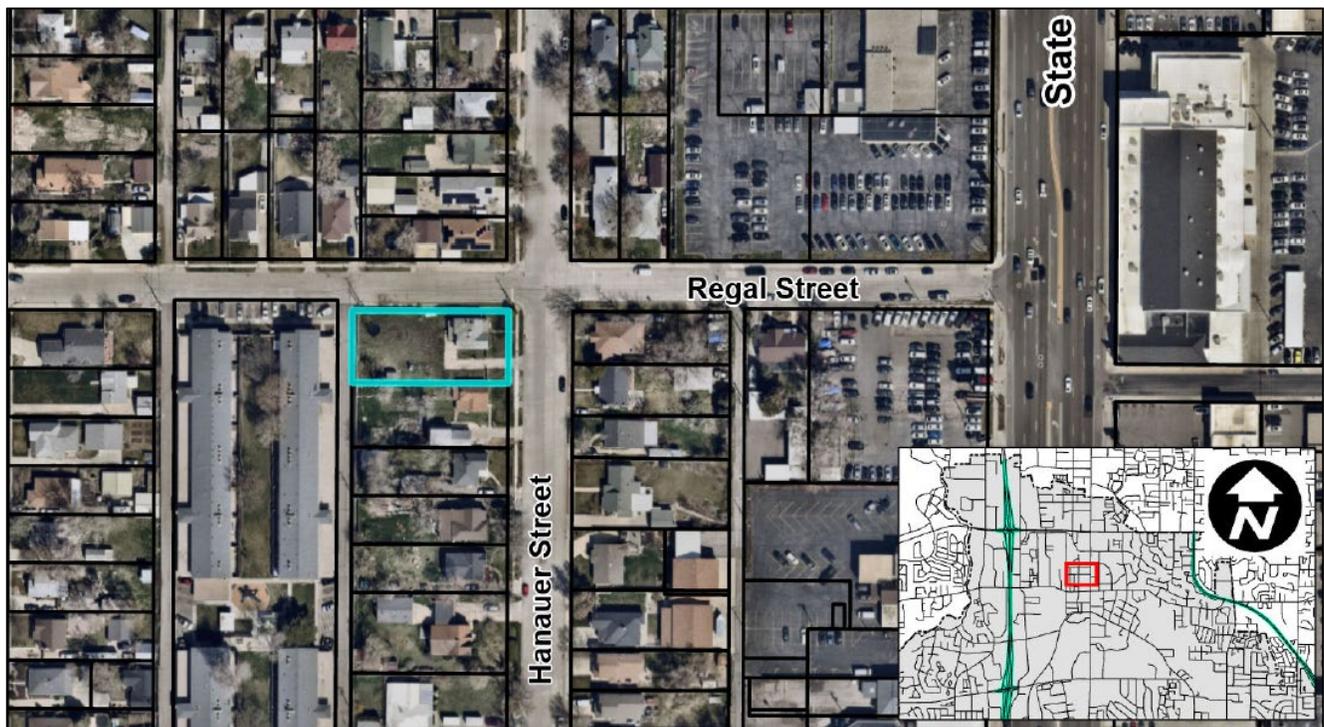
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AG932
PODIUM APARTMENTS WEST VIEW

Autodesk Docs://Galleria Apartments/ Podium Apts V24.rvt
 PRINTED AT 12/19/2023 2:20:17 PM
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AGENDA ITEM # 05 - Diamond Ridge Development Group

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	4734 South Hanauer Street	MEETING DATE:	August 1, 2024
APPLICANT:	Mark Hardy, Diamond Ridge Development Group	STAFF:	Zachary Smallwood, Planning Manager
PARCEL ID:	22-06-357-010	PROJECT NUMBER:	24-081
CURRENT ZONE:	R-1-6, Single Family Medium Density Residential	PROPOSED ZONES:	R-M-15, Multiple Family Medium Density Residential
LAND USE DESIGNATION	Medium Density Residential	PROPOSED DESIGNATION	No Change
SIZE:	0.27 acres 11,761 ft ²		
REQUEST:	The applicant would like to amend the zoning of the subject property to facilitate redevelopment of the property.		



I. BACKGROUND

Diamond Ridge Development Group is requesting a zone map amendment of a parcel with a single-family home from the R-1-6, Single Family Medium Density Zone, to the R-M-15, Multiple Family Medium Density Zone. This zone change is to facilitate future development at the site that would allow for additional housing in the surrounding area. Staff supports the requested change in zoning because of neighboring non-conforming uses in the area and that the potential developable area does not significantly impact the neighborhood as a whole.

The subject property consists of one parcel that is .27 acres in the R-1-6, Medium Density Single-Family Residential Zone west of State Street and on the south side of Regal Street. In addition to single-family homes, there are two multi-family developments to the north east and west of the property.

Surrounding Land Uses & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential	R-1-6
South	Single Family Residential	R-1-6
East	Single Family Residential	R-1-6
West	Multi-Family Residential	R-1-6

II. ANALYSIS

Zoning Considerations

The subject property is in the R-1-6, Medium Density Single-Family Zoning District. The surrounding properties are also located in the R-1-6 zoning district. This area is a mix of single-family dwellings and non-conforming multifamily dwellings. Immediately to the west of the subject property is an apartment complex with sixty-four (64) units on 2.28 acres (~28 units per acre). There is also a small four (4) unit apartment complex across the street from this property to the northeast on .17 acres (~24 units per acre). Staff supports rezoning the property to R-M-15 as this matches the city's long-term goals, as stated in the General Plan, for the area and allows the property owner to redevelop in a way that matches several surrounding uses.

Allowed Land Uses

Changing the zone from R-1-6 to R-M-15 does very little to impact the surrounding neighborhood and allows one of the larger properties in the area to redevelop into a housing product that more closely aligns with the currently built environment. Below is a review of the current and proposed permitted and conditional uses.

- **Existing R-1-6, Medium Density Single Family Residential Zone:**
Permitted Uses in the existing R-1-6 zone include single-family detached dwellings on 6,000 ft² lots, utilities, charter schools, and residential childcare facilities.

Conditional Uses in the existing R-1-6 zone include attached single-family dwellings (in Planned Unit Developments, or PUDs), telephone stations and relay towers, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and group instruction in single-family dwellings.

- **Proposed R-M-15, Multiple-Family Medium Density Residential Zone:**
Permitted uses in the proposed R-M-15 include single-family detached dwellings on 8,000 ft² lots, two-family dwellings on 10,000 ft² lots, utilities, charter schools, and residential childcare as permitted uses.

Conditional uses in the R-M-15 Zone include attached single-family dwellings, multi-family dwellings (12 units per acre), bed and breakfasts, retirement homes, cemeteries, radio and television transmitting stations, parks, schools and churches, utilities, cemeteries, libraries, and retirement homes.

Zoning Regulations

The more directly comparable regulations for setbacks, height, and parking between the existing R-1-6 and proposed R-M-15 zones are summarized in the table below.

	R-1-6 (existing)	R-M-15
Single Family Lot Size and/or Multi-family Density	6,000 ft ² per lot	8,000 ft ² min per lot 12 units per acre
Height	30'	Up to 40' as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	25'	25'
Side Yard setbacks	5'	8' (total of 20')
Corner Yard setback	20'	20'
Parking Required	2 spaces per dwelling	2.5 spaces per unit

Figure 3: Compared Regulations in existing and proposed zones.

General Plan Considerations

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

The subject property is designated as Medium Density Residential on the Future Land Use Map. The Medium Density Residential categories assumes that areas within this designation “generally have few or very minor development constraints (such as infrastructure or sensitive lands).” Staff finds that the impacts of the change to the R-M-15 zone can be adequately overcome through conditional use permit review combined with stabilizing the existing single-family development around the subject property. The illustration below is from pg. 5-13 of the 2017 General Plan.

MEDIUM DENSITY RESIDENTIAL

This designation allows a mix of housing types that are single-dwelling in character or smaller multi-family structures, primarily on individual parcels. This designation is intended for areas near, in, and along centers and corridors, near transit station areas, where urban public services, generally including complete local street networks and access frequent transit, are available or planned. Areas within this designation generally do not have development constraints (such as infrastructure or sensitive lands). This designation can serve as a transition between mixed-use or multi-dwelling designations and lower density single-dwelling designations.

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

- R-1-6, Low/Medium density single family
- R-M-10, Medium density multiple family
- R-M-15, Medium density multiple family



General Plan Objectives

There are several goals and objectives taken from elements of the General Plan that would be supported by development of the subject property under the R-M-15 Zone. The primary goal of the Land Use & Urban Design element is to “provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces”.

Objective 1 states “Preserve and protect the quality of life for a range of viable residential neighborhoods.”. Staff finds that in changing the zone of this property the city would allow for context sensitive redevelopment that would not have a significant impact to the surrounding area. This change would further stabilize the neighborhood from the more intense developments of the Fireclay area to the north and the City Center to the south. The neighborhood that this parcel is a part of has become isolated from other residential neighborhoods by development along State Street, 4500 South and 4800 South as these areas continue to redevelop it is

important to preserve the character of the area and allowing a small infill product would further solidify this mixed housing neighborhood.

Objective 9 states “Provide a mix of housing options and residential zones to meet a diverse range of needs related to lifestyle and demographics, including age, household size, and income. Staff finds that the application is consistent with this objective by allowing for smaller scale multifamily projects in districts that already include multi-family directly adjacent to this property.

The overall goal of Chapter 8 Neighborhoods & Housing is to “provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents.

Objective 1: Preserve and Stabilize Current Neighborhoods has the strategy to implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments. Staff finds that this strategy is furthered because of the transition along Regal and Hanauer moving towards the heavier uses on State Street. Staff also finds that because of the neighboring multi-family developments that this would fit within its specific context.

The applicant’s proposed zone amendment, which is supported by the current land use designation, will allow for future development that provides for a transition between established residential neighborhoods and the commercial area located on State Street. The overall density will be consistent with the surrounding area and will not have unmanageable impacts.

III. CITY DEPARTMENT REVIEW

The application was made available for review and comment by City Staff from various departments and provided their comments below:

- Murray City Engineering:
- Power Department:
 - The developer will need to meet with The Power Department to plan out their permanent power for the proposed building.
 - The developer must meet all Murray City Power Department requirements and the current NESC/NEC code and provide the required easement/ safety clearance(s) for equipment and Power lines.
- Building Division:
 - Obtain proper building permits for all construction.
- Fire Department:
 - Refer to International Fire Code (IFC) 2021 for code referencing standards.

Other reviewing departments did not provide any comments on the proposed rezone application. These comments are provided as information to the applicant and not conditions of approval. As this is a Zone Map Amendment, there are no conditions required for approval.

IV. PUBLIC COMMENTS

Seventy (70) notices of the public hearing for the requested amendment to the Zoning Map were sent to all property owners within 300' of the subject property and to affected entities. As of the time of writing this report, staff has not received any comments regarding this application.

V. FINDINGS

1. The General Plan provides for flexibility in the implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from R-1-6 to R-M-15 has been considered based on the characteristics of the site and surrounding area. Any potential impacts of the change can be managed within the densities and uses allowed by the proposed R-M-15 Zone.
3. The proposed Zone Map Amendment from R-1-6 to R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will permit the appropriate use of the subject property.

VI. STAFF RECOMMENDATION

Based on the background, analysis, and findings within this report, staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 4734 South Hanauer Street from R-1-6, Single Family Medium Density, to R-M-15, Multiple Family Medium Density Residential, as described in the Staff Report.**

ZONING AMENDMENT APPLICATION

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

Applicant Information

Name: Diamond Ridge Development Group LLC

Mailing Address: 635 west 5300 south City: Murray State: UT ZIP: 84123

Phone #: 801-891-5927 Fax #: _____ Email Address: mark@diamonddrivedg.com

Property Owner's Information (If different)

Name: Red Rock Residential LLC

Mailing Address: 2970 South Main St City: South Salt Lake State: UT ZIP: 84115

Phone #: 801-664-8154 Fax #: _____ Email Address: _____

Application Information

For Map Amendments:

Property Address: 4734 S Hanauer St, Murray, UT 84107

Parcel Identification (Sidwell) Number: 22063570100000

Parcel Area(acres): 0.27 Existing Zone: R-1-6 Proposed: R-M-15

Request Complies with General Plan: Yes: No: _____

For Text Amendments:

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

Authorized Signature:  Date: 4-3-24

For Office Use Only	
Project Number: <u>Pz-24-081</u>	Date Accepted: <u>6/26/24</u>
Planner Assigned: _____	

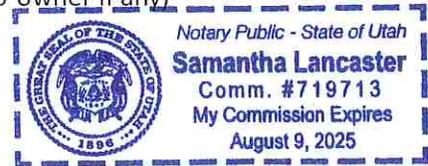
Property Owners Affidavit

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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah §
County of Salt Lake



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

[Signature]
Notary Public

Residing in Salt Lake City
My commission expires: 8-9-25

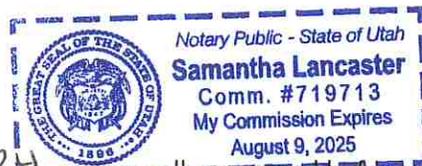
Agent Authorization

I (we), Red Rock Residential LLC, the owner(s) of the real property located at 4734 South Hanauer St, Murray, UT 84104, in Murray City, Utah, do hereby appoint **Diamond Ridge Development Group LLC**, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize **Joseph Kingston or Mark Hardy** to appear on my (our) behalf before any City board or commission considering this application.

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah §
County of Salt Lake



On the 16 day of April, 2024, personally appeared before me Michael Kingston the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

[Signature]
Notary public

Residing in: Salt Lake City
My commission expires: 8-9-25



NOTICE OF PUBLIC HEARING

August 1st, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing on Thursday, August 1st, 2024, at 6:30 p.m. in the Murray City Council Chambers, located at 10 East 4800 South to receive comment on an application submitted by **Representatives of Diamond Ridge Development Group** for the property located at **4734 South Hanauer Street**.

The applicant is requesting a Zone Map Amendment from R-1-6, Medium Density Single Family to R-M-15, Medium Density Multiple Family. The request conforms with the Future Land Use Map of the General Plan.

The meeting will also 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. Comments concerning this proposal, will be accepted by calling the Murray City Planning Division at 801-270-2430, e-mail to planningcommission@murray.utah.gov or in person at the meeting.

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 | July 18th, 2024

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

Zachary Smallwood

From: Mark Hardy <mark@diamonddridgedg.com>
Sent: Thursday, June 20, 2024 10:10 AM
To: Zachary Smallwood
Subject: [EXTERNAL]Re: Application for Rezone at 4734 S Hanauer
Attachments: N-2 DEDO 6 Hanauer St ALTA.pdf

A PARCEL OF LAND SITUATE IN THE BAMBERGER ADDITION SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED SEPTEMBER 08, 1891 AS ENTRY NO. 43060 IN BOOK C ON PAGE 127, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, ALSO LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN MURRAY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 2, OF SAID BAMBERGER ADDITION SUBDIVISION, WHICH CORNER IS NORTH 07°02'15" EAST 314.32 FEET TO THE CALCULATED SOUTHWEST CORNER OF SAID SECTION 6 AND NORTH 17°51'53" EAST 384.28 FEET FROM THE WITNESS CORNER MONUMENT OF THE SOUTHWEST CORNER OF SAID SECTION 6, SAID WITNESS CORNER MONUMENT IS ALSO LOCATED SOUTH 87°53'15" WEST 873.23 FEET ALONG THE MONUMENT LINE FROM THE FOUND SALT LAKE COUNTY BRASS CAP AT THE INTERSECTION OF 4800 SOUTH STREET AND STATE STREET, AND RUNNING; THENCE NORTH 00°02'15" EAST 75.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF REGAL STREET; THENCE NORTH 89°51'54" EAST 160.75 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF HANAUER STREET; THENCE SOUTH 00°21'15" WEST 75.83 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°57'45" WEST 160.75 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT TO THE POINT OF BEGINNING. PARCEL CONTAINS 11,950 SQUARE FEET OR 0.27 ACRES.

From: Zachary Smallwood <zsmallwood@murray.utah.gov>
Sent: Wednesday, June 19, 2024 1:19 PM
To: Mark Hardy <mark@diamonddridgedg.com>
Cc: David Rodgers <drodgers@murray.utah.gov>; Mustafa Al Janabi <maljanabi@murray.utah.gov>
Subject: Application for Rezone at 4734 S Hanauer

Hello,

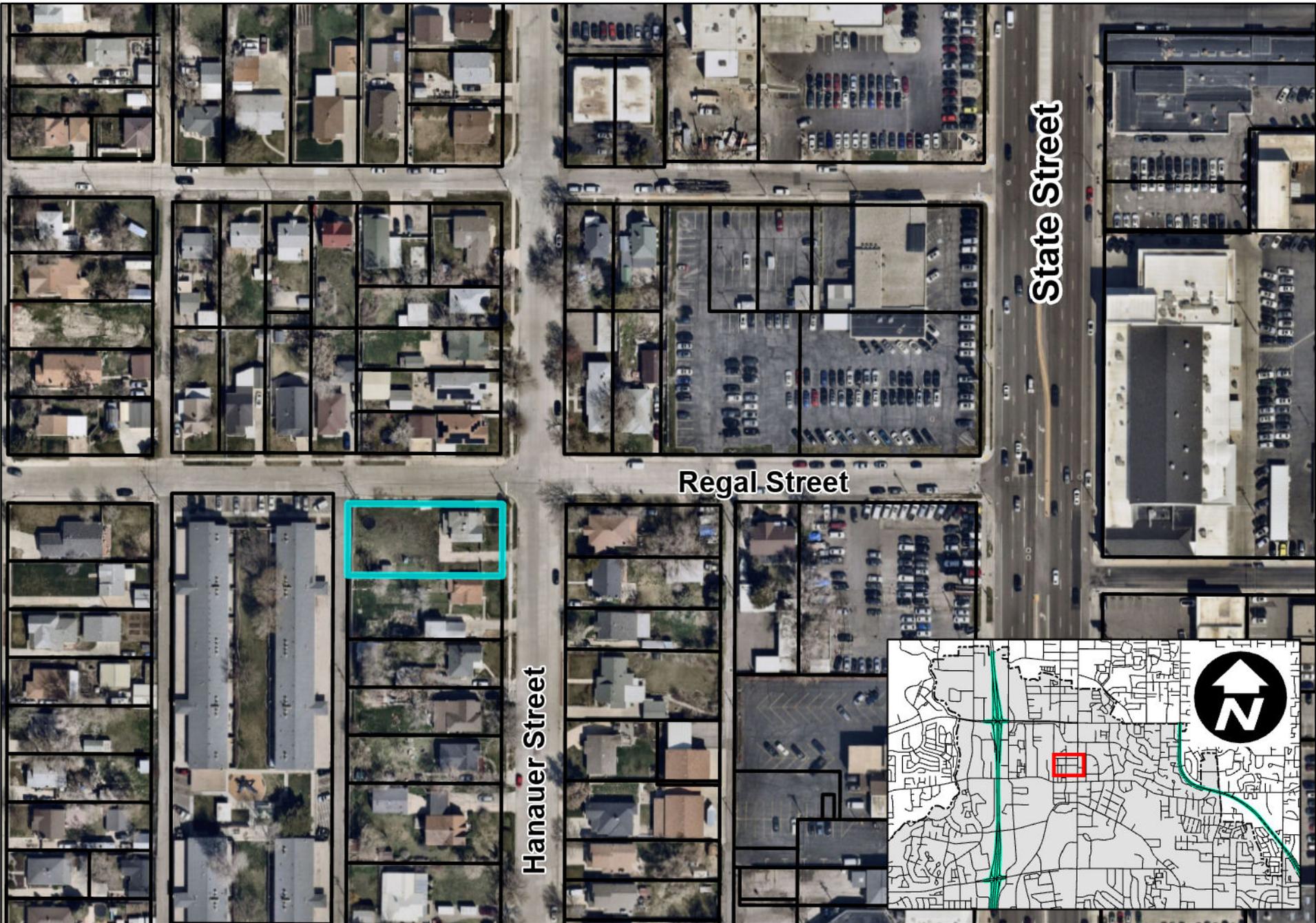
I'm reaching out to let you know that we are still awaiting a legal description of the property to move forward with your application. We have had this application since April 3rd, if we do not receive the legal description by 5pm on Tuesday June 25th, 2024. We will be returning your application materials to you. If you have any questions please feel free to reach out.

Thanks,

Zachary Smallwood

Planning Division Manager | Murray City Planning Division
10 East 4800 South, Suite 260 | Murray UT 84107
Phone: (801) 270-2430 | Direct: (801) 270-2407
zsmallwood@murray.utah.gov

4734 South Hanauer Street



4734 South Hanauer Street

