

MURRAY
CITY COUNCIL

Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



Murray City Municipal Council

Notice of Meeting

Murray City Center
5025 South State Street, Murray, Utah 84107

Electronic Meeting Only **May 19, 2020**

The Murray City Council will hold its regular City Council meeting electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020.

The public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/MurrayCityUtah/>. No physical meeting location will be available.

**If you would like to submit comments for the “citizen comment” time or for one of the “public hearings” you may do so by sending an email in advance or during the meeting to city.council@murray.utah.gov. Comments are limited to less than 3 minutes, include your name and contact information, and they will be read into the record.*

5:30 p.m. Meeting Agenda

Committee of the Whole

Dale Cox conducting.

Minutes

Committee of the Whole – March 3, 2020

Committee of the Whole – March 17, 2020

Committee of the Whole – April 7, 2020

Discussion Items

1. Animal Services Contract: Chief Burnett (20 minutes)
2. Water Conservation and Landscape Ordinance: Cory Wells, Danny Astill, Melinda Greenwood, and Jared Hall (20 minutes)
3. Budget Amendment FY 2019-2020 Wastewater Fund: Brenda Moore (10 minutes)

Announcements

Adjournment

Short Break

6:30 p.m. Council Meeting

Diane Turner conducting.

Opening Ceremonies

Call to Order

Pledge of Allegiance

Approval of Minutes

Council Meeting – May 5, 2020

Special Recognition

1. Consider a Joint Resolution of the Mayor and Municipal Council of Murray City, Utah to Designate and Support the Week of May 17 – 23, 2020 as **Emergency Medical Services Week**. Mayor Camp, Chad Pascua, and Dr. Adam Balls presenting.

Citizen Comments

Email to city.council@murray.utah.gov . Comments are limited to less than 3 minutes, include your name and contact information, and they will be read into the record. *

Public Hearings

Staff and sponsor presentations, and public comment prior to Council action on the following matter. *

1. Consider an ordinance relating to land use; amends the Zoning Map for the properties located at 6450 and 6468 South 1300 East, Murray, Utah from R-1-8 (Single-Family Low-Density Residential District) to R-1-6 (Single Family Low/Medium Density Residential District). Melinda Greenwood presenting; Duaine Rasmussen applicant.
2. Consider an ordinance amending Section 17.168.050(B) of the Murray City Municipal Code related to Conditional Uses in the Transit Oriented Development (T-O-D) Zone. Melinda Greenwood presenting.
3. Consider an ordinance amending Chapter 17.24 of the Murray City Municipal Code related to home occupation businesses. Melinda Greenwood presenting.
4. Consider an ordinance permanently closing and vacating a portion of 4th Avenue between the proposed Hanauer Street alignment and Poplar Street, Murray City, Salt Lake County, State of Utah. Danny Astill presenting. **Postponed to June 2, 2020.**
5. Consider an ordinance permanently closing and vacating a portion of Poplar Street from 4800 South to 5th Avenue, Murray City, Salt Lake County, State of Utah. Danny Astill presenting. **Postponed to June 2, 2020.**
6. Consider an ordinance amending the City's Fiscal Year 2019 – 2020 Budget. Brenda Moore presenting.

Business Items

1. Consider a resolution adopting the City Council's Tentative Budget, as amended, for the Fiscal Year beginning July 1, 2020 and ending June 30, 2021 and scheduling a hearing to receive public comment before the final budget is adopted. Brenda Moore presenting.
2. Consider an ordinance amending Section 2.62.040 of the Murray City Municipal Code relating to severance pay for employees not within career and public safety service. G.L. Critchfield presenting.

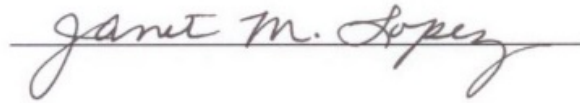
Mayors Report and Questions

Adjournment

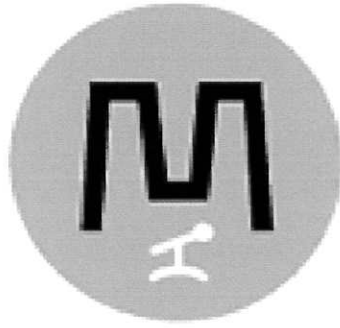
NOTICE

Supporting materials are available for inspection at www.murray.utah.gov.

On Friday, May 15, 2020 11:40 a.m., a copy of the foregoing notice was posted on the Murray City internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

A handwritten signature in dark ink, reading "Janet M. Lopez", written over a horizontal line.

Janet M. Lopez
Council Executive Director
Murray City Municipal Council



MURRAY
CITY COUNCIL

Council Meeting Minutes

Murray City Municipal Council Chambers Murray City, Utah

The Murray City Municipal Council met on Tuesday, May 5, 2020 at 6:30 p.m. for a meeting held electronically in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Gary Herbert on March 18, 2020 and Murray City Council Resolution #R20-13 adopted on March 17, 2020.

Council Members in Attendance:

Kat Martinez	District #1
Dale Cox	District #2 – Council Chair
Rosalba Dominguez	District #3 – Council Vice-Chair
Diane Turner	District #4
Brett Hales	District #5

Others in Attendance:

Blair Camp	Mayor	Jan Lopez	Council Director
G.L. Critchfield	City Attorney	Jennifer Kennedy	City Recorder
Doug Hill	Chief Administrative Officer	Craig Burnett	Police Chief
Danny Astill	Public Works Director		

Opening Ceremonies

Call to Order – Councilmember Turner called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Jan Lopez, Council Director.

Approval of Minutes

Council Meeting – April 21, 2020

MOTION: Councilmember Hales moved to approve the minutes. The motion was SECONDED by Councilmember Dominguez. Voice vote taken, all “ayes.”

Citizen Comments – Comments are limited to 3 minutes unless otherwise approved by the Council.

Jan Lopez read the following comment:

Sunny Williams wrote, "Can we continue to see city council meetings online going forward? As a disabled person, this is great to be able to watch from home.

My question is surrounding the ordinance around chickens. I think this crisis just shows us that we're better off when people can be self reliant. Also, is there anything that stops a household from having garden beds to grow food in their front visible yards?"

Consent Agenda

1. Consider confirmation of the Mayor's reappointment of Scott Finlinson as a Hearing Officer for a three-year term to expire on May 6, 2023.
2. Consider confirmation of the Mayor's reappointment of Jim Harland as a Hearing Officer for a three-year term to expire on May 6, 2023.
3. Consider confirmation of the Mayor's appointment of Bill Rowley as a Hearing Officer to fill a vacant position with a term that expires on May 6, 2021.

MOTION: Councilmember Cox moved to approve the Consent Agenda. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox, Councilmember Dominguez

Nays: None

Abstentions: None

Motion passed 5-0

Public Hearings

Staff and sponsor presentations and public comment will be given prior to Council action on the following matter.

1. Consider a resolution approving the City's application for a grant from the United States Department of Justice for Coronavirus Emergency Supplemental Funding (CESF).

Staff Presentation: Craig Burnett, Police Chief

Chief Burnett said this is a grant from the Federal Government to help purchase and supply personal protective equipment to be used during the current COVID-19 crisis. The City will receive \$112,282 and has two years to spend the money. The money will be used by first responders and other city employees to buy masks, gloves, gowns, and cleaning equipment that can be used to combat the virus.

The public hearing was open for public comments. No comments were given, and the public hearing was closed.

MOTION: Councilmember Hales moved to adopt the resolution. The motion was SECONDED by Councilmember Martinez.

Council roll call vote:

Ayes: Councilmember Turner, Councilmember Hales, Councilmember Martinez, Councilmember Cox, Councilmember Dominguez

Nays: None

Abstentions: None

Motion passed 5-0

Business Items

1. Consider a resolution approving an Interlocal Cooperation Agreement between the City and Salt Lake County for participation as co-permittees under Utah Pollutant Discharge Elimination System Permit No. UTS000001 (Jordan Valley Municipalities).

Staff Presentation: Danny Astill, Public Works Director

Mr. Astill said the City is responsible to take care of its own storm sewer system however, this allows Salt Lake County to give the City any additional help it may need.

MOTION: Councilmember Dominguez moved to adopt the resolution. The motion was SECONDED by Councilmember Cox.

Council roll call vote:

Ayes: Councilmember Cox, Councilmember Dominguez, Councilmember Turner, Councilmember Hales, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

Mayor's Report and Questions

Mayor Camp said the City Administrative Offices are scheduled to reopen on Monday, May 11, 2020. Staff has the necessary supplies on hand and will be able to implement social distancing measures to meet all the State and County guidelines and requirements. The café at the Golf Course will be opening on Thursday, May 7, 2020 with new social distancing measures in place. The Library, the Park Center, the Senior Recreation Center, and the museum will not reopen at this time. The playgrounds in the park will also remain closed.

The Administration has been working with Department Directors on compliance with the orange risk guidelines and have come up with a document called "Murray Leads Together" which is Murray's version of the "Utah Leads Together" document. It will be distributed to the Council on Friday with the Council Communication.

The Library will not be providing hold pick-ups on Monday, May 11, 2020 as the parking lot will be closed for repairs. The library staff have been very creative in finding ways to keep the library relevant during this pandemic. Hold pick-ups should resume on Tuesday, May 12, 2020.

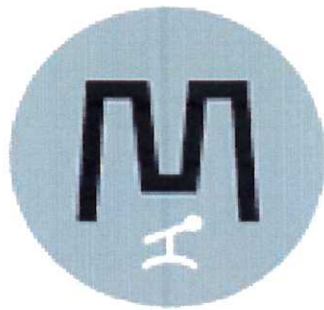
Councilmember Martinez asked if there would be city-wide guidance about wearing masks and gloves or if it would be department by department.

Mayor Camp replied it will be both depending on whether a department can social distance or not. There are general guidelines that all City employees will be adhering to. Mayor Camp noted that no City employee has been diagnosed with COVID-19.

Adjournment

The meeting was adjourned at 6:48 p.m.

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

Special Recognition #1



MURRAY


Murray City Fire Department

EMS Week /EMS Week Recognition

Council Action Request

Council Meeting

Meeting Date: May 19, 2020

Department Director Jon Harris	Purpose of Proposal EMS Week recognition through joint resolution
Phone # 801-264-2789	Action Requested Mayor and City Council will recognize the week of May 17-23, 2020 as EMS week.
Presenters Mayor Camp Chad Pascua Dr. Adam Balls	Attachments Joint resolution
	Budget Impact N/A
Required Time for Presentation	Description of this Item EMS week is an annual recognition that is presented at city council meeting. The Mayor will present the proclamation and then a fire department representative will speak.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date May 5, 2020	

Joint Resolution No. _____

**A JOINT RESOLUTION OF THE MAYOR
AND MUNICIPAL COUNCIL OF MURRAY CITY, UTAH
TO DESIGNATE AND SUPPORT THE WEEK OF
MAY 17-23, 2020
AS
EMERGENCY MEDICAL SERVICES WEEK**

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; and

NOW, THEREFORE, BE IT RESOLVED, that in recognition of this event, and of all those who serve in **Emergency Medical Services**, I, Mayor Blair Camp and the Municipal Council of Murray City do hereby proclaim, designate and support with much appreciation the week of

May 17-23, 2020

as

EMERGENCY MEDICAL SERVICES WEEK

And, we encourage the community to observe this week with appropriate programs, ceremonies and activities.

PASSED, APPROVED AND ADOPTED by the Mayor and Municipal Council of Murray City, Utah
this 19th day of May, 2020.

MURRAY CITY CORPORATION

MURRAY CITY MUNICIPAL COUNCIL

D. Blair Camp, Mayor

Dale Cox, Chair, District 2

Kat Martinez, District 1

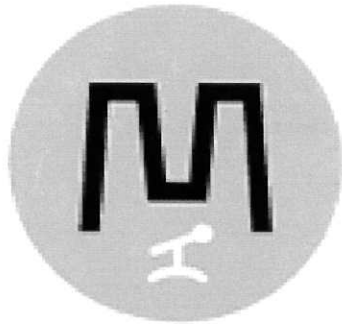
Rosalba Dominguez, District 3

ATTEST:

Diane Turner, District 4

Jennifer Kennedy, City Recorder

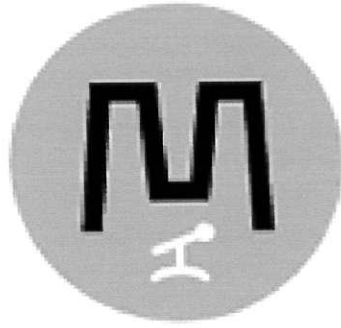
Brett A. Hales, District 5



MURRAY
CITY COUNCIL

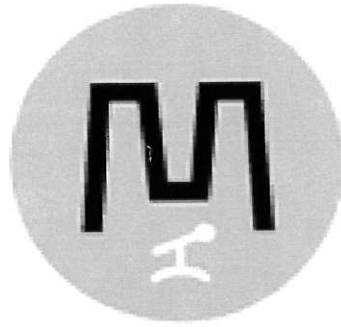
Citizen Comments

Limited to three minutes, unless otherwise approved by Council



MURRAY
CITY COUNCIL

Public Hearings



MURRAY
CITY COUNCIL

Public Hearing #1

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of May 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to amending the Zoning Map from the R-1-8 (Low Density Single Family) zoning district to the R-1-6 (Low/Medium Density Single Family) zoning district for the properties addressed 6450 & 6468 South 1300 East, Murray, Utah.

The purpose of this hearing is to receive public comment concerning the proposed amendment to the Zoning Map as described above.

Because of the health pandemic an in person meeting is not feasible. Therefore, City Council members will be participating by electronic means. Members of the public may monitor the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/MurrayCityUtah/>. No physical meeting location will be available.

Members of the public may provide public comment by sending an email in advance or during the meeting to city.council@murray.utah.gov. Comments are limited to less than 3 minutes, include your name and contact information, and they will be read into the record.

DATED this 1st day of May, 2020.

MURRAY CITY CORPORATION


Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: May 8, 2020
PH 20-12



ORDINANCE NO. _____

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTIES LOCATED AT 6450 & 6468 SOUTH 1300 EAST, MURRAY CITY, UTAH FROM R-1-8 (SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT) TO R-1-6 (SINGLE-FAMILY LOW/MEDIUM DENSITY RESIDENTIAL DISTRICT) (Duaine Rasmussen, Castlewood Development)

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL AS FOLLOWS:

WHEREAS, the owner of the real property located at 6450 & 6468 South 1300 East, Murray, Utah, has requested a proposed amendment to the zoning map to designate the properties in an R-1-6 (Single-Family Low/Medium Density Residential) zone district; and

WHEREAS, it appearing that said matter has been given full and complete consideration by the City Planning and Zoning Commission; and

WHEREAS, it appearing to be in the best interest of the City and the inhabitants thereof that the proposed amendment of the zoning map be approved.

NOW, THEREFORE, BE IT ENACTED:

Section 1. That the Zoning Map and the zone district designation be amended for the following described properties located at 6450 & 6468 South 1300 East, Murray, Salt Lake County, Utah from the R-1-8 (Single-Family Low Density Residential District) to the R-1-6 (Single-Family Low/Medium Density Residential District):

Legal Description

PARCEL 1:

Commencing at a point 960.79 feet North and 453.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 33.00 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 159.54 feet; thence South 00°45'00" West 60.32 feet; thence North 86° 51'00" East 49.80 feet; thence South 00°45'00" West 31.50 feet; thence North 86°51'00" East 110.56 feet; thence North 00°30'00" East 82.67 feet to the point of commencement.

LESS AND EXCEPTING that portion conveyed to Salt Lake County described as a parcel of land situated in the Southeast quarter of the Northeast quarter of Section 20, Township 2 South,

Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point 960.79 feet North and 453.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 33.00 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West (South 89°26'00" West as platted) 22.27 feet along the right-of-way of Matthew Avenue to a point on a curve to the right; thence 23.83 feet along the arc of a curve, with a central angle of 91°02'06", a radius of 15.00 feet, and a chord bearing of South 45°02'57" East; thence South 00°28'06" West 67.71 feet; thence North 86°51'00" East 7.01 feet; thence North 00°30'00" East (North 00°28'06" East as platted) 82.67 feet to the point of beginning.

PARCEL 1A:

A right of way over the following described property:

Commencing at a point in the center of 1300 East Street 960.69 feet North and 420.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 261.74 feet; thence South 89°58'00" West 299.70 feet; thence South 89°26'00" West 314.85 feet; thence North 00°01'00" East 33.00 feet; thence North 89°26'00" East 315.30 feet; thence North 89°58'00" East 299.85 feet; thence South 89°50'00" East 261.60 feet; thence South 00°30'00" West 33.00 feet to the point of commencement.

PARCEL 2:

Commencing at a point 961.23 feet North and 612.82 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 192.54 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 69.20 feet; thence South 00°45'00" West 95.82 feet; thence North 86°51'00" East 119.05 feet; thence North 00°45'00" East 31.50 feet; thence South 86°51'00" West 49.80 feet; thence North 00°45'00" East 60.32 feet to the point of commencement.

PARCEL 2A:

A right of way over the following described property:

Commencing at a point in the center of 1300 East Street 960.69 feet North and 420.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 261.74 feet; thence South 89°58'00" West 299.70 feet;

thence South 89°26'00" West 314.85 feet; thence North 00°01'00" East 33.00 feet; thence North 89°26'00" East 315.30 feet; thence North 89°58'00" East 299.85 feet; thence South 89°50'00" East 261.60 feet; thence South 00°30'00" West 30.00 feet to the point of commencement.

Section 2. This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this day of , 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the ____
day of _____, 2020.

Jennifer Kennedy, City Recorder

7. The applicant shall follow the requirements of section 16.16.140 regarding double fronted lots.
8. The applicant shall prepare a Final Subdivision Plat which complies with all requirements of Title 16, Murray City Subdivision Ordinance.

Seconded by Lisa Milkavich.

Call vote recorded by Mr. Smallwood.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury
 A Phil Markham

Motion passed 7-0.

DUAINE RASMUSSEN – 6450 & 6468 South 1300 East – Project #20-040

Duaine Rasmussen was online to represent this request. Susan Nixon reviewed the location and request for a Zone Map Amendment from R-1-8 (Low Density Single Family) to R-1-6 (Low Density Single Family) for the properties located at 6450 and 6468 South 1300 East. Both properties combined equal 20,037 sq. ft. Each lot currently meets the R-1-8 zoning regulations. If this amendment is approved, the applicant would reapply for a subdivision consisting of three lots. The allowed uses in the R-1-8 and the R-1-6 zones are almost identical. The lot size and setbacks are less in the R-1-6. The R-1-8 has a maximum height of 35 feet and the R-1-6 has a maximum height of 30 feet. One of the changes made during the General Plan update was the R-1-6 was categorized as low density, where previously it was medium density. The 6450 South property has an historical home that was built in 1899. It is on the local registry but not the national registry. That does not prohibit the demolition of the home, there is just a process to get the demolition approved. Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the requested Zone Map Amendment. Ms. Nixon noted she has received a few comments from citizens wanting to know the intention of this project, none of the inquiries were opposed.

The meeting was open for public comment. No comments were made and the public comment portion was closed.

A motion was made by Travis Nay to forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation for the properties located at 6450 and 6468 South 1300 East from R-1-8 (Single Family Low Density Residential) to R-1-6 (Single Family Low Density Residential). Seconded by Ned Hacker.

Call vote recorded by Ms. Nixon.

A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury
 A Phil Markham

Motion passed 7-0.

LAND USE ORDINANCE TEXT AMENDMENT – Section 17.24 Home Occupation Modifications
– Project #20-028

Jared Hall presented the proposed amendments for Section 17.24 Home Occupation Modifications. A few years ago, the way home occupations were regulated was changed by the State Legislature. Staff had to look at how home occupations were defined and whether they had an impact or did not have an impact to the neighborhood where it is located. Municipalities were basically barred from charging any fees to any home occupation business license that does not have an impact to the neighborhood that it's in. In this text amendment, staff has clearly defined major home occupations versus minor home occupations. The reason for that is to differentiate who is going to be charged for a business license and who is not. Minor home occupations are home occupations that do not have an impact on the neighborhood so the city should not be charging for those. The city would like to stop licensing minor home occupations altogether. To date, staff has been licensing them, it takes a lot of staff time, and State Code does not allow the city to charge a fee for those. The State Code also says that minor home occupations are not required to have a license. If a minor home occupation would like to be licensed, they are opting in, and the city would charge them a fee. The amendment also clears up on-site employees and off-site employees. It also explains the requirements for the use and storage of trailers. Staff has also cleaned up things related to traffic and disruptions.

Mr. Hall noted these changes are being proposed in conjunction with some other changes to the business license regulations that are in Title 5 of the Murray City Code. Staff recommends the Planning Commission forward a recommendation of approval of this land use text amendment to the City Council.

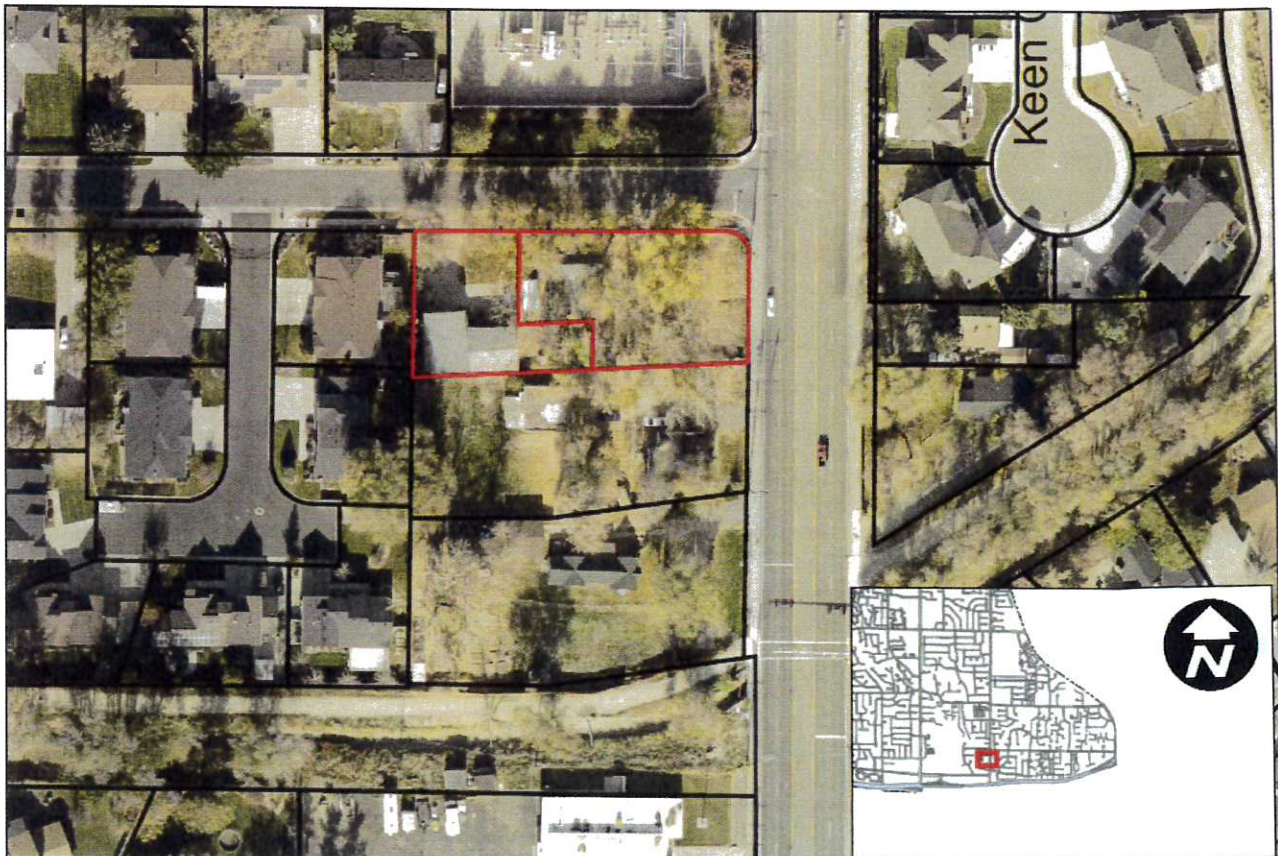
Mr. Hacker asked if a minor home occupation wanted to get a business license if it would preclude them from letting their license expire. Mr. Hall said no, they are in the same category as all the other businesses.

Ms. Wilson asked if there has to be a gate in front of a trailer. Mr. Hall said a trailer would have to be behind a fence or gate or in a garage. Mr. Woodbury asked if a food truck could be parked at a home. Mr. Hall replied a food truck would be over the vehicle weight limit that is allowed for home occupations. Mr. Woodbury asked if a handyman could store something in his garage and rotate it out. Mr. Hall said they are not supposed to use their garages or other facilities on the property for storage. Mr. Woodbury verified that everything related to a business like a handyman or contractor would have to be contained in their trailer. Mr. Hall said that is correct. Mr. Woodbury asked why someone couldn't use a shed in their backyard to store things associated with their businesses. Mr. Hall said if the code allows for a business to use those areas of a home, businesses have a habit of taking over a property in a home occupation.



AGENDA ITEM #12

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	6450 & 6468 South 1300 East	MEETING DATE:	April 2, 2020
APPLICANT:	Duaine Rasmussen, Castlewood Development	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	22-20-277-021 & 22-20-277-022	PROJECT NUMBER:	20-040
CURRENT ZONE:	R-1-8, Low Density Single Family	PROPOSED ZONE:	R-1-6, Low Density Single Family
SIZE:	22-20-277-022 is 0.27-acre 22-20-277-021 is 0.19-acre = 0.46 total acre (20,037 sq.ft.)		
REQUEST:	The applicant would like to amend the Zoning Map and change from R-1-8, Low Density Single Family to R-1-6, Low Density Single Family. The request is supported by the Future Land Use Map and the Goals and Objectives of the 2017 General Plan.		



I. BACKGROUND & REVIEW

Background

The subject properties have been used as single-family residential dwellings within the R-1-8 Zone, and both properties exceed the requirement for 8,000 ft² lots. The requested re-zone to R-1-6 would reduce the lot size requirement from 8,000 ft² to 6,000 ft². The two combined properties total 20,038 ft². If the properties were rezoned to R-1-6, a subdivision could create three new building lots, all of which could be greater than 6,500 ft².

Surrounding Land Uses & Zoning

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

Zoning Districts & Allowed Land Uses

- **Existing:** The existing R-1-8 Zone allows for single family residential development and accessory uses associated with them, and minimum lot sizes of 8,000 square feet. Maximum height for main dwellings is 35 feet. Public and quasi-public uses such as schools, libraries, churches, and utilities are allowed subject to Conditional Use approval.
- **Proposed:** The proposed R-1-6 Zone allows for single family residential development and accessory uses associated with them, and minimum lot sizes of 6,000 square feet. Maximum height for main dwellings is 30 feet. Public and quasi-public uses such as schools, libraries, churches, and utilities are allowed subject to Conditional Use approval.

General Plan & Future Land Use Designations

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 properties are currently designated as "Low Density Residential". Low Density Residential is intended to encourage residential development which is single-family detached in character. The overall density range anticipated is between 1 and 8 dwelling units per acre. Corresponding zoning designations include the A-1, R-1-12, R-1-10, R-1-8, R-1-6, and R-2-10 zones. Both the existing and the proposed zoning designations of the subject properties correspond to the Future Land Use Map. The applicant's intended subdivision would not impact the property's contribution to development that is "single-family detached in character"; as stated in the General Plan.



Figure 1: Future Land Use Map

The prevailing designation of properties and of development in the surrounding area is “Low Density Residential”. The zoning of most surrounding properties is R-1-8. In review, Staff has found that there are several lots in the surrounding area that do not conform to the required 8,000 square foot minimum lot size of the R-1-8 Zone.

The R-1-6 Zone is indicated as a zone corresponding with the Low Density Single Family designation of the subject properties (see illustration below from page 5-12, Murray City General Plan). The requested zoning designation conforms to the Future Land Use Map and does not detract from the General Plan’s stated purpose to promote residential development that is single family and detached in nature. Resulting development will be in keeping with the development pattern for lot sizes and residential uses in the surrounding area.

LOW DENSITY RESIDENTIAL

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

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

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

II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on Monday, March 16, 2020 where the application and information on the proposed amendments was shared with City Staff from various departments. There were no comments from the City Departments and all recommended approval.

Comments from the various representatives of City departments are carefully considered as Planning Division Staff prepares recommendations for the Planning Commission.

III. PUBLIC INPUT

Notices were sent to all property owners within 300 feet of the subject property on March 20, 2020. As of the date of this report there has not been any comment regarding this application.

IV. ANALYSIS & CONCLUSIONS

- A. Is there need for change in the Zoning at the subject location for the neighborhood or community?**

The Future Land Use Map currently identifies the subject property as "Low Density Residential". This designation supports a rezone to R-1-12, R-1-10, R-1-6, or R-2-10. Considering the Future Land Use Map designation and the surrounding land use patterns and zoning, Staff finds that the proposed R-1-6 Zone is supported by the General Plan and will allow development of residential lots which are compatible with the surrounding neighborhood.

- B. If approved, how would the range of uses allowed by the Zoning Ordinance blend with surrounding uses?**

The requested change would not impact the allowed range of uses. The requirements of the proposed R-1-6 Zone will allow the creation of one additional lot for development.

- C. What utilities, public services, and facilities are available at the proposed location? What are or will be the probable effects the variety of uses may have on such services?**

Staff would not expect adverse direct impacts to utilities, public services, or facilities to result from a change to the R-1-6 Zone. It is expected that any subdivision of the property would result in lots fronting on Matthew Avenue rather than 1300 East.

V. FINDINGS

- 1. The General Plan provides for flexibility in the implementation and execution of goals and policies based on individual circumstances.**
- 2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.**

3. The proposed Zone Map Amendment from R-1-8 to R-1-6 is supported by the General Plan and Future Land Use Map designation of the subject property.

VI. STAFF RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the property located at 6450 & 6468 South 1300 East from R-1-8, Single-Family Low Density Residential to R-1-6, Single Family Low Density Residential.

ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 20-040

- ☒ Zoning Map Amendment
☐ Text Amendment
☒ Complies with General Plan
 ☒ Yes ☐ No

Subject Property Address: 6468 SOUTH 1300 EAST & 6450 SOUTH 1300 EAST

Parcel Identification (Sidwell) Number: 22-20-277-022 & 22-20-277-021

Parcel Area: .27 & .19 Current Use: Single Family

Existing Zone: R-1-8 Proposed Zone: R-1-6

Applicant

Name: DUAINE RASMUSSEN

Mailing Address: 6900 SOUTH 900 EAST

City, State, ZIP: MIDVALE, UT 84047

Daytime Phone #: 801-556-7632 Fax #: _____

Email address: DUAINE@CASTLEWOODDEVELOPMENT.COM, QUINN@CASTLEWOODDEVELOPMENT.COM

Business or Project Name : _____

Property Owner's Name (If different): CRAIG ARRINGTON (Arrington Family Trust)

Property Owner's Mailing Address: 6468 SOUTH 1300 EAST

City, State, Zip: MURRAY, UT 84121

Daytime Phone #: UNKNOWN Fax #: _____ Email: UNKNOWN

Describe your reasons for a zone change (use additional page if necessary):

THIS ZONE CHANGE REQUEST IS FOR THE PURPOSE OF PROVIDING NEW HOMES FOR THE CITY OF MURRAY

☒ Authorized Signature: Craig Arrington Date: 2/26/2020

DA

2/26/2020 ⁴

Property Owners Affidavit

I (we) Arrington Family Trust; Craig Arrington Trustee, 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.

X Craig Arrington
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 26 day of February, 20 20.

Mykayla Waldron
Notary Public

Residing in Midvale, UT

My commission expires: 10/17/2020

Agent Authorization

I (we), Arrington Family Trust; Craig Arrington Trustee, the owner(s) of the real property located at 6468 S. 1300 E. & 6450 S. 1300 E., in Murray City, Utah, do hereby appoint

Michael Rowe / Lance May / Duaine Rasmussen, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Michael Rowe / Lance May / Duaine Rasmussen to appear on my (our) behalf before any City board or commission considering this application.

X Craig Arrington
Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

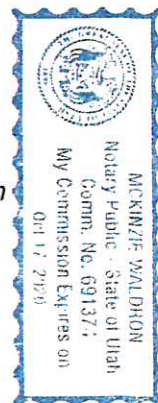
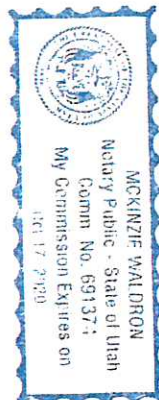
On the 26 day of February, 20 20, personally appeared before me

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

Mykayla Waldron
Notary Public

Residing in Midvale, UT

My commission expires: 8/10 10/17/2020





File Number: 119819-CAU

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

Commencing at a point 960.79 feet North and 453.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 33.00 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 159.54 feet; thence South 00°45'00" West 60.32 feet; thence North 86°51'00" East 49.80 feet; thence South 00°45'00" West 31.50 feet; thence North 86°51'00" East 110.56 feet; thence North 00°30'00" East 82.67 feet to the point of commencement.

LESS AND EXCEPTING that portion conveyed to Salt Lake County described as a parcel of land situated in the Southeast quarter of the Northeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point 960.79 feet North and 453.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 33.00 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West (South 89°26'00" West as platted) 22.27 feet along the right-of-way of Matthew Avenue to a point on a curve to the right; thence 23.83 feet along the arc of a curve, with a central angle of 91°02'06", a radius of 15.00 feet, and a chord bearing of South 45°02'57" East; thence South 00°28'06" West 67.71 feet; thence North 86°51'00" East 7.01 feet; thence North 00°30'00" East (North 00°28'06" East as platted) 82.67 feet to the point of beginning.

PARCEL 1A:

A right of way over the following described property:

Commencing at a point in the center of 1300 East Street 960.69 feet North and 420.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 261.74 feet; thence South 89°58'00" West 299.70 feet; thence South 89°26'00" West 314.85 feet; thence North 00°01'00" East 33.00 feet; thence North 89°26'00" East 315.30 feet; thence North 89°58'00" East 299.85 feet; thence South 89°50'00" East 261.60 feet; thence South 00°30'00" West 33.00 feet to the point of commencement.

PARCEL 2:

Commencing at a point 961.23 feet North and 612.82 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 192.54 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 69.20 feet; thence South 00°45'00" West 95.82 feet; thence North 86°51'00" East 119.05 feet; thence North 00°45'00" East 31.50 feet; thence South 86°51'00" West 49.80 feet; thence North 00°45'00" East 60.32 feet to the point of commencement.

PARCEL 2A:

A right of way over the following described property:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

ORT Form 4690

ALTA Commitment for Title Insurance (8-1-16) – Exhibit A



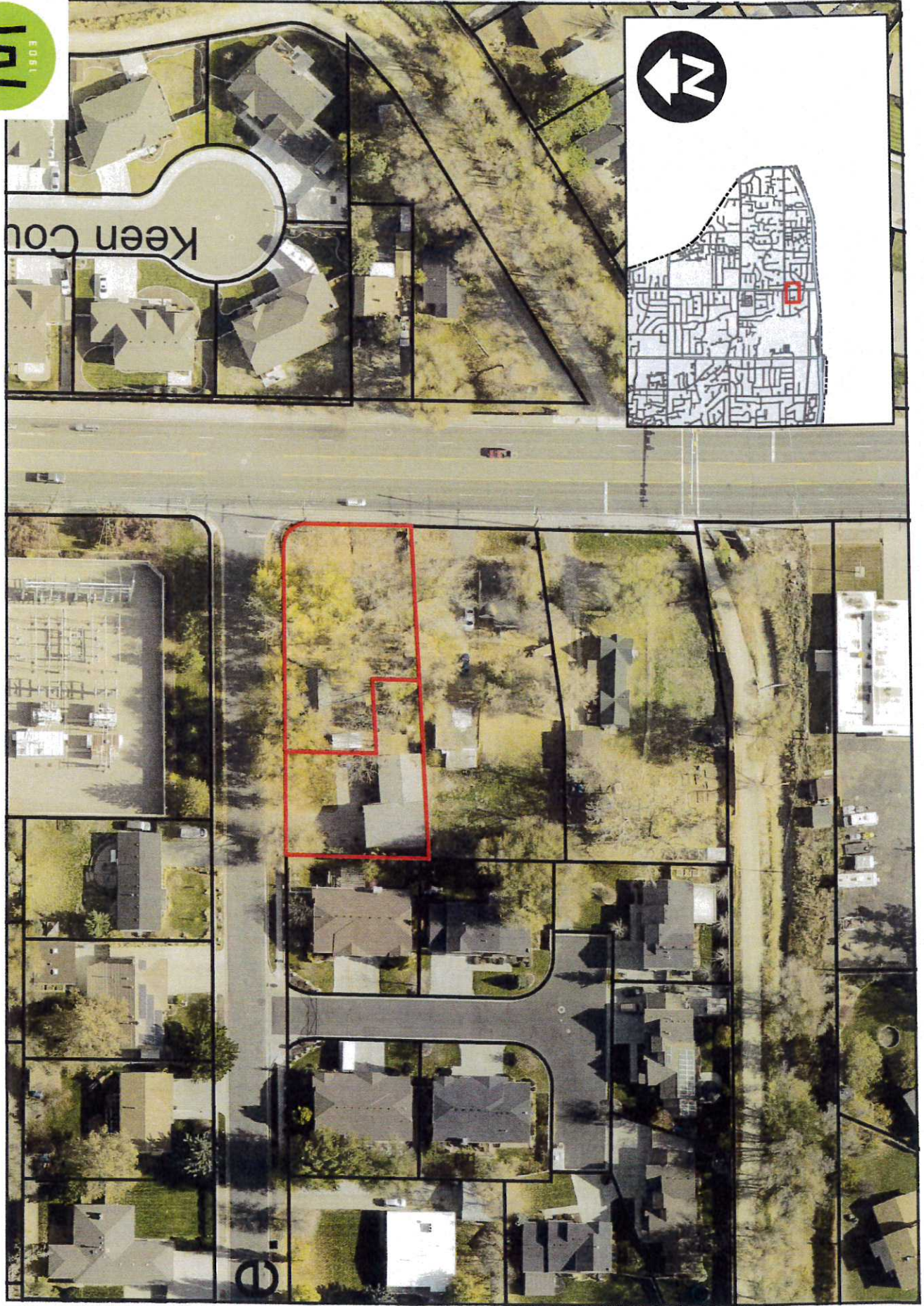
File Number: 119819-CAU

EXHIBIT A
LEGAL DESCRIPTION
(Continued)

Commencing at a point in the center of 1300 East Street 960.69 feet North and 420.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 261.74 feet; thence South 89°58'00" West 299.70 feet; thence South 89°26'00" West 314.85 feet; thence North 00°01'00" East 33.00 feet; thence North 89°26'00" East 315.30 feet; thence North 89°58'00" East 299.85 feet; thence South 89°50'00" East 261.60 feet; thence South 00°30'00" West 30.00 feet to the point of commencement.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

6450 & 6468 South 1300 East



MURRAY CITY CORPORATION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 2nd day of April 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to Zone Map Amendment from R-1-8 (Residential Single Family) to R-1-6 (Residential Single Family) for the properties located at 6450 South 1300 East & 6468 South 1300 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager
Planning Division

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS		ACCOUNT NUMBER
MURRAY CITY RECORDER,		9001341938
5025 S STATE, ROOM 113		DATE
MURRAY, UT 84107		3/30/2020
ACCOUNT NAME		
MURRAY CITY RECORDER,		
TELEPHONE	ORDER # / INVOICE NUMBER	
8012642660	0001286200 /	
PUBLICATION SCHEDULE		
START 03/29/2020 END 03/29/2020		
CUSTOMER REFERENCE NUMBER		
Legal Ad - DUAINE RASMUSSEN ZONE CHANGE		
CAPTION		
MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY G		
SIZE		
31 LINES	1 COLUMN(S)	
TIMES	TOTAL COST	
3	57.08	

**MURRAY CITY CORPORATION
NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 2nd day of April 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to Zone Map Amendment from R-1-8 (Residential Single Family) to R-1-6 (Residential Single Family) for the properties located at 6450 South 1300 East & 6468 South 1300 East, Murray City, Salt Lake County, State of Utah.

Jared Hall, Manager
Planning Division
1286200 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 2nd day of April 2020, at the hour of 6:30 p.m. of said day in the Council** FOR **MURRAY CITY RECORDER**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 03/29/2020 End 03/29/2020

DATE 3/30/2020

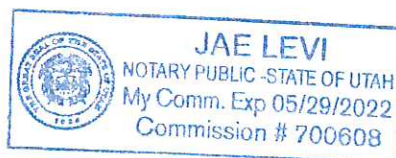
SIGNATURE 

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 29TH DAY OF MARCH IN THE YEAR 2020

BY LORRAINE GUDMUNDSON.




NOTARY PUBLIC SIGNATURE

DUAINE RASMUSSEN
P/C 4/2/20
PROJECT #20-040
300' radius + affected entities

Alyssa F Goerd
1234 E Matthew Ave
Murray , UT, 84121-2417

A FM TR
1921 E Summer Willow Pl
Sandy , UT, 84093-1486

Allen H Handy;
Amber Janae Mills-Handy (Jt)
6482 S Sadie Ln
Salt Lake City , UT, 84121-5972

Brandon Bevan;
Jennifer Bevan (Jt)
6473 S Sadie Ln
Murray , UT, 84121-5972

Amy Y Zhou
6476 S Sadie Ln
Murray , UT, 84121-5972

Andria V Wilkinson;
Michael F Wilkinson (Jt)
4541 S 1025 E
Salt Lake City , UT, 84117-4103

Danny & Kimberly Dent Living Trust
07/16/2018
6443 S Keen Ct
Salt Lake City , UT, 84121-5159

Clayton J Wilkinson
6477 S Sadie Ln
Murray , UT, 84121-5972

Craig P Suc Arrington
1921 E Summer Willow Pl
Sandy , UT, 84093-1486

Gary P Zane; Veronica P Zane (Jt)
6407 S Keen Ct
Murray , UT, 84121-5159

Douglas M White (Jt)
6484 S Sadie Ln
Murray , UT, 84121-5972

Frank James Granato
1270 E 6385 S
Murray , UT, 84121-

Jeffery M Fox;
Wendy J Fox (Jt)
1280 E Jeanne Ave
Murray , UT, 84121-1939

Ivan A Blagorenko
6479 S Sadie Ln
Murray , UT, 84121-5972

Jay & Arline Wilder Family Trust
06/14/2019
1239 E Matthew Ave
Salt Lake City , UT, 84121-2416

John Alexander li Remington
6484 S Sumac Wy
Salt Lake City , UT, 84121-2423

Jennifer Scott;
Daniel Scott (Jt)
1276 E Jeanne Ave
Murray , UT, 84121-1939

Jess Campbell;
Linda G Campbell (Jt)
6482 S Sadie Ln
Murray , UT, 84121-5972

Lj&Jyh Rev Liv Tr;
Mckenzie Enterprises, Llc
1241 E Greenfield Cir
Murray , UT, 84121-2406

Karl D Jr Jensen;
Kristen Eliason (Jt)
6426 S Keen Ct
Murray , UT, 84121-5159

Kristin Katsanevas;
John Katsanevas (Jt)
6444 S Keen Ct
Murray , UT, 84121-5159

Monroe Family Trust 10/06/2011
2461 W Jordan Meadows Ln
West Jordan , UT, 84084-3162

Mauricio Rascon
6498 S Sumac Wy
Murray , UT, 84121-2423

Maury Burke; Tracy Burke (Jt)
6421 S Keen Ct
Murray , UT, 84121-

Patricia V Hyte
1291 E Matthew Ave
Salt Lake City , UT, 84121-2416

Murray City
5025 S State St
Murray , UT, 84107-4824

Pacificcorp
825 Ne Multnomah St #1900
Portland , OR, 97232-

Phillip G Brady;
Kendall E Brady (Tc)
7265 S Chris Ln
Cottonwood Hts , UT, 84121-4801

Paul Merten
1229 E Matthew Ave
Salt Lake City , UT, 84121-2416

Phillip G Brady;
Kendall E Brady (Tc)
7265 S Chris Ln
Cottonwood Hts , UT, 84121-4801

Roger Savage Jones;
Heidi Sheets Jones (Jt)
6472 S Sadie Ln
Murray , UT, 84121-5972

R&Ed Fam Tr
1249 E Matthew Ave
Salt Lake City , UT, 84121-2416

Richard D Davenport;
Cameron C Davenport (Jt)
6490 S Sumac Wy
Salt Lake City , UT, 84121-2423

Todd R Winn
6491 S 1300 E
Murray , UT, 84121-2434

S&Jql Tr
6478 S Sadie Ln
Murray , UT, 84121-5972

Stagg Fiduciary Services Llc
111 E Broadway St # 250
Salt Lake City , UT, 84111-5241

Utah Power & Light Co
825 Ne Multnomah St #1900
Portland , OR, 97232-

Trust Not Identified
1241 E Greenfield Cir
Salt Lake City , UT, 84121-2406

Trust Not Identified
6406 S Keen Ct
Murray , UT, 84121-5159

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
669 West 200 South
SLC UT 84101

MURRAY SCHOOL DIST
ATTN: ROCK BOYER
5102 S Commerce Drive
MURRAY UT 84107

ROCKY MOUNTAIN POWER
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

CHAMBER OF COMMERCE
ATTN: STEPHANIE WRIGHT
5250 S COMMERCE DR #180
MURRAY UT 84107

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
2277 E Bengal Blvd
Cottonwood Heights, UT 84121

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT84117

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

CENTRAL UTAH WATER DIST
1426 East 750 North, Suite 400,
Orem, Utah 84097

UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

OLYMPUS SEWER
3932 500 E,
Millcreek, UT 84107



MURRAY


Community & Economic Development

Zone Map Amendment of 6450 & 6468 South 1300 East
from R-1-8, to R-1-6

Council Action Request

Committee of the Whole

Meeting Date: May 5, 2020

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval  Date April 20, 2020	Purpose of Proposal The applicant would like to amend the Zoning Map and change from R-1-8, Low Density to R-1-6, Low/Medium Density. Action Requested Approval of a Zone Map Amendment for the properties at 6450 & 6468 South 1300 East from R-1-8, to R-1-6 Attachments PowerPoint Presentation Budget Impact None Description of this Item The applicant, Duaine Rasmussen, would like to amend the Zoning Map for the properties located at 6450 and 6468 South 1300 East, and change the zoning from R-1-8 to R-1-6. Both of these zones are classified as Low Density Residential. The subject properties have been used as single-family residential dwellings within the R-1-8 Zone. Together both properties total .46 acre (20,037 square feet). Although the zoning of the surrounding properties is R-1-8, staff's analysis has found that many lots do not meet the minimum 8,000 square foot requirement of the R-1-8 zone. The requested zone map amendment to R-1-6 would reduce the minimum lot size requirement from 8,000 square feet to 6,000 square feet, allowing for a subdivision which could create three new single-family residential building lots.
--	---

Continued from Page 1:

Because many lots already do not meet the R-1-8 minimum lot size requirement, staff finds a rezone to R-1-6 and a subsequent subdivision would not negatively impact the character of the neighborhood and would be compatible with the uses of the surrounding properties. For this purpose, the zone map change request is supported by the Future Land Use Map and the Goals and Objectives of the 2017 General Plan.

This item was discussed in a Planning Review Meeting on March 16, 2020, and no concerns were found by City staff.

Public hearing notices were sent out to all properties within 300 feet of the subject property and all affected entities (approximately 58 notices).

The Planning Commission held a public hearing on April 2, 2020 and no public comments were made. The Planning Commission voted unanimously (7-0) to forward a recommendation of approval to the City Council.

Both Staff and the Planning Commission recommend **APPROVAL** of the Zoning Map designation change for the property located at 6450 & 6468 South 1300 East from R-1-8, Single-Family Low Density Residential to R-1-6, Single Family Low Density Residential.

Zone Map Amendment

Rezone from R-1-8, Low Density Single Family to
R-1-6, Low/Medium Density Single Family

Applicant

Duaine Rasmussen

Address

6450 & 6468 South 1300 East



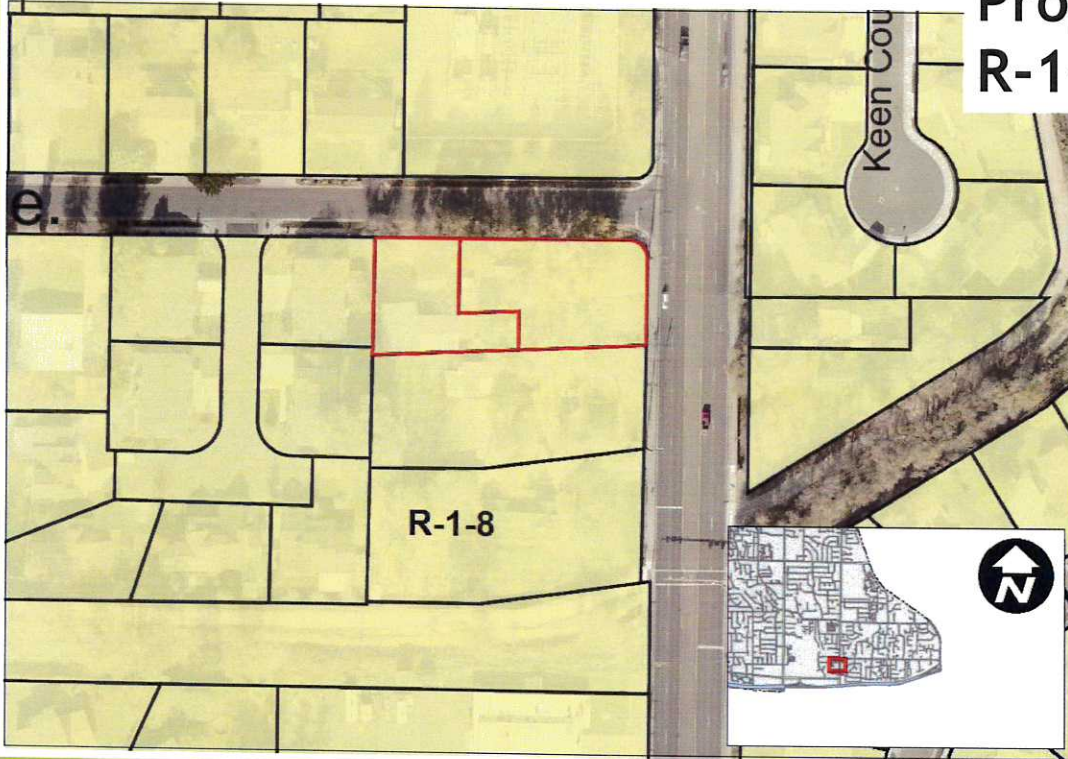
6450 & 6468 South 1300 East

Aerial View



6450 & 6468 South 1300 East

Property is in
R-1-8 Zone



6400

Future Land Use Categories

- City Center
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Residential Business
- Professional Office
- Office
- Business Park Industrial
- Industrial
- Parks and Open Space

Proposed
Plat



LOW DENSITY RESIDENTIAL

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

Density range is between 1 and 8 DU/AC.

Corresponding zone(s):

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





**Photos: 6450 and
6468 South 1300 East**

Planning Commission

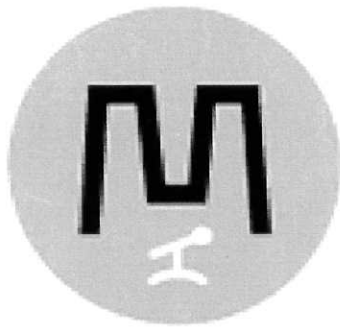
Planning Commission held a public hearing on April 2, 2020

- No public comments were received
- The Planning Commission voted unanimously (7-0) to forward a recommendation of approval to the City Council.

Staff Recommendation

Staff and the Planning Commission recommend **APPROVAL** of the Zoning Map designation change for the property located at 6450 & 6468 South 1300 East from R-1-8, Single-Family Low Density Residential to R-1-6, Single Family Low Density Residential.





MURRAY
CITY COUNCIL

Public Hearing #2

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of May, 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to a text amendment to section 17.168.050 of the Murray City Municipal Code, relating to conditional uses in the Transit Oriented Development (T-O-D) zoning district.

The purpose of this hearing is to receive public comment concerning the proposed amendment as described above.

Because of the health pandemic an in person meeting is not feasible. Therefore, City Council members will be participating by electronic means. Members of the public may monitor the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/MurrayCityUtah/>. No physical meeting location will be available.

Members of the public may provide public comment by sending an email in advance or during the meeting to city.council@murray.utah.gov. Comments are limited to less than 3 minutes, include your name and contact information, and they will be read into the record.

DATED this 1st day of May, 2020.

MURRAY CITY CORPORATION


Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: May 8, 2020
PH 20-13



ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.168.050(B) OF THE MURRAY CITY MUNICIPAL CODE RELATED TO CONDITIONAL USES IN THE TRANSIT ORIENTED DEVELOPMENT (T-O-D) ZONE

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend section 17.168.050(B) of the Murray City Municipal Code relating to conditional uses in the Transit Oriented Development (T-O-D) zone.

Section 2. Amend section 17.168.050(B). Section 17.168.050(B) of the Murray City Municipal Code shall be amended as follows:

17.168.050: USES

...

B. The following uses are permitted in the TOD:

...

5100	Wholesale trade (excepting 5110, 5120, 5150, 5162, 5169, 5170, 5181, 5182, 5185, 5191, 5192, 5193, 5198 , 5199 - firearms and ammunition, charcoal, livestock and poultry feed, farm supplies, hay; with no more than 5 employees in no more than 5,000 square feet; no loading dock; deliveries and shipping only by van or small truck during normal business hours; no odors; no outside storage).
5198	<u>Lumber and construction materials, wholesale and re-sale in buildings with footprints no greater than 30,000 square feet. No outdoor storage. Docks, delivery and staging areas must be screened from public streets.</u>

...

Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this ____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to

law on the ____ day of _____, 2020.

Jennifer Kennedy, City Recorder

The meeting was open for public comment. No comments were made and the public comment portion was closed.

A motion was made by Scot Woodbury to forward a recommendation of approval to the City Council for the proposed text amendment to chapter 17.24 Home Occupations as reviewed in the staff report and provided in the attachment.

Seconded by Maren Patterson.

Call vote recorded by Mr. Hall.

A Ned Hacker
A Lisa Milkavich
A Travis Nay
A Sue Wilson
A Maren Patterson
A Scot Woodbury
A Phil Markham

Motion passed 7-0.

LAND USE ORDINANCE TEXT AMENDMENT – Adding LU #5198 to Conditional Uses in the TOD Zone – Project #20-044

Jared Hall presented the proposed amendments. He explained where the TOD Zone was and is about 70 acres. Habitat for Humanity and Salt Lake County Housing were talking about possibly purchasing land from Salt Lake County located along 4500 South and Main Street. Habitat for Humanity is looking for a place to put their "Restore" facility. They would put their offices above that facility and put some affordable housing on the site. Staff is supportive of that idea, but it requires a small change to the City Code. Land Use (LU) #5100 is the Wholesale Trade category, but LU #5198, which has to do with lumber and construction materials, was disallowed in the TOD Zone. Staff is proposing adding a category for LU #5198 to be allowed as proposed: Lumber and construction materials, wholesale and re-sale in buildings with footprints no greater than 30,000 square feet. No outdoor storage. Docks, delivery and staging areas must be screened from public streets. This language would accommodate the Restore facility. Mr. Hall noted of the 70 acres in the TOD Zone, there is not much acreage left, so it is not a big risk to add this.

The meeting was open for public comment.

Mike Brodsky, Hamlet Development, said he is a volunteer for Habitat for Humanity and they have asked him to help work through the entitlement and due diligence process on their facility. This is a joint venture between Habitat for Humanity and Housing Connect. There will be 100 affordable housing units on the site. Mr. Brodsky thinks there may need to be some clean-up in the site but he doesn't think it will be too extensive.

Ms. Wilson asked what types of affordable housing units will be on the property. Mr. Brodsky said it will be 100 stacked apartments in a three-story building.

Susan Nixon read the online comment that was received.

Jeremy Runia wrote, "*Housing Connect fully supports the proposed text amendment change referenced in Agenda item #14. Housing Connect along with our co-partner Salt Lake Valley Habitat for Humanity anticipate developing land located within the TOD overlay zone which will provide needed services and housing for the citizens of Murray.*"

The public comment portion was closed.

A motion was made by Maren Patterson to forward a recommendation of approval to the City Council for the proposed text amendment to section 17.168.050 as reviewed in the staff report.

Seconded by Sue Wilson.

Call vote recorded by Mr. Hall.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury
 A Phil Markham

Motion passed 7-0.

OTHER BUSINESS

Travis Nay made a motion to adjourn. Seconded by Sue Wilson.

A voice vote was made, motion passed 7-0.

The meeting was adjourned at 10:00 p.m.



Jared Hall, Planning Division Manager

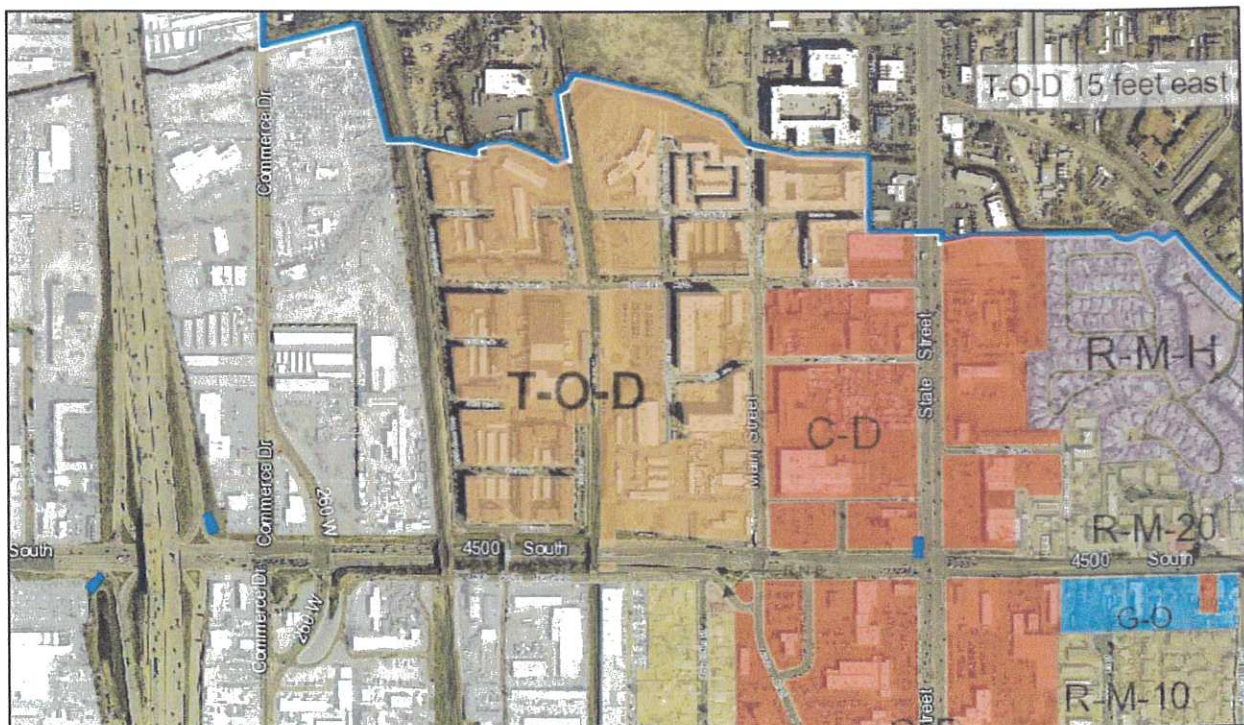


MURRAY CITY CORPORATION
COMMUNITY & ECONOMIC DEVELOPMENT

Building Division 801-270-2400
Planning Division 801-270-2420

AGENDA ITEM #14

ITEM TYPE:	Text Amendment, Land Use #5198 in the T-O-D Zone		
ADDRESS:		MEETING DATE:	April 2, 2020
APPLICANT:	Murray City Planning Division, Habitat for Humanity	STAFF:	Jared Hall, Planning Manager
PARCEL ID:		PROJECT NUMBER:	20-044
CURRENT ZONE:		APPLICABLE ZONE:	T-O-D
SIZE:			
REQUEST:	Community Development Staff and representatives of Habitat for Humanity are proposing changes to Section 17.168.050 to allow Land Use #5198, Wholesale of Lumber and Building Materials, in the T-O-D, Transit Oriented Development Zone with specific conditions and restrictions.		



I. STAFF REVIEW & ANALYSIS

Background

The T-O-D, Transit Oriented Development Zone has been applied to approximately 70 acres of land between 4500 South and the north boundary of the city at Big Cottonwood Creek, and between the FrontRunner rail line on the west and Main Street on the east. The text amendment proposed in this application is to the allowable conditional uses in the T-O-D Zone in response to a potential development application and impacts no other zones or uses.

The Salt Lake County Housing Authority and Habitat for Humanity are working to purchase property from Salt Lake County 4474 South Main Street in the T-O-D Zone in order to develop a mixed use project which would include affordable housing and a commercial building that would provide space for Habitat for Humanity's offices as well as serve as the new Salt Lake Valley location for their "ReStore" facility. ReStore began in 1992, and today offers retail and wholesale supply of used and surplus building materials as well as furniture. These surplus materials and items are donated by individuals, businesses, and contractors. Money raised through the operation of ReStore help to fund the Salt Lake Valley Habitat for Humanity. Information provided by Habitat for Humanity has been attached to this report for your review.

Existing Language

The land uses within the category 5100 include many wholesale trades, including motor vehicles, chemicals, groceries and dairy, etc. The larger category is included as a conditional use by Section 17.168.050(F) with limitations of size and employee numbers, but with several exceptions which are not allowed at all, including #5198, the subject of this proposed amendment. Please see the segment from the current T-O-D Zone below.

From Section 17.168.050(F):

3900	Miscellaneous manufacturing (handwork trades only with no more than 5 employees in no more than 2,500 square feet; no loading dock; deliveries and shipping only by van or small truck during normal business hours; no odors; no outside storage).
5100	Wholesale trade (excepting 5110, 5120, 5150, 5162, 5169, 5170, 5181, 5182, 5185, 5191, 5192, 5193, 5198, 5199 - firearms and ammunition, charcoal, livestock and poultry feed, farm supplies, hay; with no more than 5 employees in no more than 5,000 square feet; no loading dock; deliveries and shipping only by van or small truck during normal business hours; no odors; no outside storage).
5813	Short order eating places with no product specialty, auto oriented (drive-in or drive-through establishments, etc.).

Proposed Language

The land uses within the 5100 category include many wholesale trades such as motor vehicles, chemicals, groceries and dairy, etc. Several are allowed with conditional use approval, subject to limitations of size and employee numbers, however; Land Use #5198 – the subject of this proposed amendment – is among those within the larger category, but not allowed by Section 17.168.050(F). Staff proposes to strike LU #5198 from the list which effectively prohibits it and add it instead as a stand-alone allowance for conditional use along with certain limitations intended to mitigate any impacts and keep the activity compatible with mixed-use developments. Please see the proposed language changes below.

3900	Miscellaneous manufacturing (handwork trades only with no more than 5 employees in no more than 2,500 square feet; no loading dock; deliveries and shipping only by van or small truck during normal business hours; no odors; no outside storage).
5100	Wholesale trade (excepting 5110, 5120, 5150, 5162, 5169, 5170, 5181, 5182, 5185, 5191, 5192, 5193, 5198 , 5199 - firearms and ammunition, charcoal, livestock and poultry feed, farm supplies, hay; with no more than 5 employees in no more than 5,000 square feet; no loading dock; deliveries and shipping only by van or small truck during normal business hours; no odors; no outside storage).
<u>5198</u>	<u>Lumber and construction materials, wholesale and re-sale in buildings with footprints no greater than 30,000 square feet. No outdoor storage. Docks, delivery and staging areas must be screened from public streets.</u>

Other Excluded Land Uses

Other land uses included in the larger category of 5100 which are excluded by Section 17.168.050(F) include motor vehicles and equipment, chemicals, farm products (livestock, grain, etc.), petroleum, minerals, and scrap. The ability to wholesale these types of materials would not be impacted by the proposed text amendment; only lumber and other construction materials, and those only according to the specific tenets laid out in the previous sections of this report.

Other Considerations

- The T-O-D Zone. The zone has been applied to just over 70 acres of land on the north boundary of the city. Much of the property has been developed or is under development, and there are limited opportunities to expand the zoning because of the natural boundaries of 4500 South, the rail line, and Big Cottonwood Creek. The zoning was created to provide a mixed-use area around the Murray North TRAX station. The impact of the proposed text amendment is limited not only to the T-O-D Zone, but effectively to a handful of properties in it.

- General Plan. The T-O-D Zone corresponds to the “Mixed-Use” category of the Future Land Use Map in the General Plan. The proposed text amendment is not in conflict with the goals of the General Plan. Limiting the building footprint associated with the use, prohibiting outdoor storage and requiring screening are all elements that Staff believes will help to make the land use compatible in a mixed use environment.
- Affordable Housing. The proposed text amendment will support the development of much needed affordable housing and will locate that housing where it can be most effective: with good access to public transportation, jobs and services.

II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on March 16, 2020 where the proposed text amendment was considered by City Staff from various departments. No comments, concerns or conditions were submitted by any reviewers.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this Text Amendment. As of the date of this report there has not been any comment regarding this application.

IV. FINDINGS

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

1. The proposed text amendment has been carefully considered and provides additional opportunity and flexibility for the potential development of mixed use properties in the T-O-D Zone.
2. The proposed text amendment supports the goals and objectives of the General Plan by facilitating mixed use development that will include affordable housing.
3. The proposed text amendment is consistent with the purpose of Title 17, The Murray City Land Use Ordinance.

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed text amendment to Section 17.168.050 as reviewed in the Staff Report.**

Business Operations for SLC location:

**1276 South 500 West
Salt Lake City UT 84101**

- Twenty (20) total staff on location.
- The construction typically has 15 volunteers average per day.
- The retail store typically has up to 30 volunteers but average 10 /day.
- Current building is 30,000 sq.ft.
- Their desire is to own a 50,000 total sq.ft. building that includes a 20,000 sq.ft. basement for their testing and repair center for items such as appliances.
- Similar operation as Deseret Industries but is geared towards building materials.
- Much of the retail store has new items.
- The families who qualify for housing assistance are required to volunteer 225 service hours, 25 of those hours include life skills training.
- They are pursuing getting 3-D Houses brought to Utah which are now being done in Russia and China. The average cost is \$150,000 per home or below. Typical size home is 35' X 35'.

HABITAT HISTORY:

In September 1992, the first Habitat for Humanity ReStore in the U.S. opened its doors in Austin, Texas. At that time, the Habitat ReStores were known to sell building materials only. Today, with approximately 500 stores strong in 3 countries and growing, the Habitat ReStores sell everything from household items to furniture to building materials.

A Habitat for Humanity affiliate program, the mission of the ReStore is to:

- Provide additional funding to support the affiliate's house-building goals.
- Expand opportunities to serve a broader base of the low income community by providing low income materials.
- Divert Construction and household materials from the landfills protect the environment.

Salt Lake Valley Habitat for Humanity ReStore is a retail outlet where quality used and surplus building materials are donated by individuals, businesses, contractors, and other organizations who wish to show their support for Habitat. Products are then sold at below retail prices. Proceeds from ReStore help fund the Salt Lake Valley Habitat for Humanity mission of eliminating poverty housing within our community. By donating materials to the ReStore you not only help assist in the building of a Habitat home but also reduce the amount of materials sent to the local landfill. ReStores keep over 950 tons of materials out of the landfill each year.

[View the Facebook feed for the latest deals!](#)

Donate Building Materials, Furniture, Appliances

- Appliances
- Architectural items
- Bathroom fittings and fixtures
- Cabinets and countertops
- Doors, lighting and lumber
- Electrical items and fans
- Flooring materials
- Furniture (in good condition)
- Hardware and tools
- Lawn and garden
- Plumbing supplies
- Roofing materials
- Wallboard/sheetrock
- Windows
- Framed mirrors and glass

Please note: we are unable to accept mattresses, paint or used carpet of any kind, household items, clothes or toys.



Habitat for Humanity: ReStore - Murray
Conceptual Design 1-03-2020

ARCH | NEXUS

Order Confirmation for 0001285793

Client	MURRAY CITY RECORDER		
Client Phone	8012642660	Account #	9001341938
Address	5025 S STATE, ROOM 113	Ordered By	SUSAN
	MURRAY, UT 84107	Account Exec	ltapusa2
Email	snixon@murray.utah.gov	PO Number	PUBLIC HEARING NO

Total Amount \$55.40
Payment Amt \$0.00
Amount Due \$55.40

Text: PUBLIC HEARING NOTICE

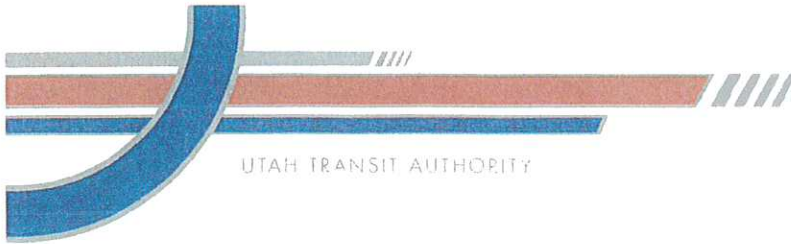
Ad Number	0001285793-01	Ad Type	Legal Liner
Ad Size	1 X 30 li	Color	

WYSIWYG Content
**MURRAY CITY
CORPORATION
NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 2nd of April 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Land Use Ordinance Text Amendment to Section 17.168, T-O-D Zone to allow Land Use #5198, Lumber & Construction Materials Wholesale/Retail as a Conditional Use.

Jared Hall, Manager
Community & Economic
Development
1285793 UPAXLP

<u>Product</u>	<u>Placement</u>	<u>Position</u>
Salt Lake Tribune	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	03/22/2020	
utahlegals.com	utahlegals.com	utahlegals.com
<u>Scheduled Date(s):</u>	03/22/2020	
Deseret News	Legal Liner Notice	Public Meeting/Hear
<u>Scheduled Date(s):</u>	03/22/2020	



669 West 200 South

Salt Lake City, UT 84101

Derrick Sorensen
Real Estate Manager
Salt Lake County
2001 South State Street S3-110
Salt Lake City, UT 84114-3300

September 4, 2019

RE: Sale of property at 4500 South Main Street

Mr. Sorensen,

I am writing to inform you that the Utah Transit Authority (UTA) has been in conversations with Housing Connect and Salt Lake Valley Habitat for Humanity in regard to the property Salt Lake County is selling at 4500 South Main Street. It is our understanding that the prospective purchasers wish to acquire and co-develop the property. To do so, they will be required to provide additional access that will impact surrounding property owners, including UTA.

UTA has met with the prospective purchasers and is engaged in a continuing dialogue in regard to the purchase of the property and resolution of the access issues.

If you have questions or concerns related to UTA's involvement, please contact me.

Thank you,

Paul Drake
Senior Manager – Real Estate and TOD
Utah Transit Authority
pdrake@rideuta.com
(801) 237-1975



Susan Nixon

From: Jeremy Runia <jeremyrunia@housingconnect.org>
Sent: Thursday, April 2, 2020 4:55 PM
To: Planning Commission Comments
Cc: Janice Kimball
Subject: Agenda Item #14

Planning & Zoning Commission of Murray City:

Housing Connect fully supports the proposed text amendment change referenced in Agenda item #14. Housing Connect along with our co partner Salt Lake Valley Habitat for Humanity anticipate developing land located within the TOD overlay zone which will provide needed services and housing for the citizens of Murray.

Best,

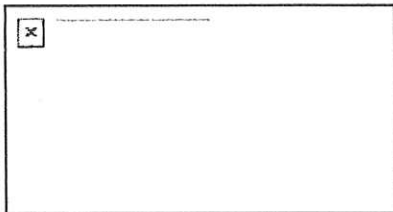
JEREMY RUNIA

DIRECTOR OF REAL ESTATE DEVELOPMENT

3595 S Main Street | Salt Lake City, UT 84115

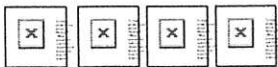
P: (801) 284-4437 | jeremyrunia@housingconnect.org

F: (801) 284-4406 | TDD: (801) 284-4407



50 Years Building Connections

www.housingconnect.org



P/C AGENDA MAILINGS

"AFFECTED ENTITIES"

Updated 1/2020

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
669 West 200 South
SLC UT 84101

TAYLORSVILLE CITY
PLANNING & ZONING DEPT
2600 W TAYLORSVILLE BLVD
TAYLORSVILLE UT 84118

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

CHAMBER OF COMMERCE
ATTN: STEPHANIE WRIGHT
5250 S COMMERCE DR #180
MURRAY UT 84107

MURRAY SCHOOL DIST
ATTN: ROCK BOYER
5102 S Commerce Drive
MURRAY UT 84107

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

ROCKY MOUNTAIN POWER
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST
1426 East 750 North, Suite 400,
Orem, Utah 84097

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
2277 E Bengal Blvd
Cottonwood Heights, UT 84121

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

MILLCREEK
Attn: Planning & Zoning
3330 South 1300 East
Millcreek, UT 84106

OLYMPUS SEWER
3932 500 E,
Millcreek, UT 84107

CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111



MURRAY


Community & Economic Development

Text Amendment Adding Land Use #5198 in the T-O-D Zone

Council Action Request

Committee of the Whole

Meeting Date: May 5, 2020

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval  Date	Purpose of Proposal Text amendment to add the wholesale of lumber and building materials to allowed land uses in the T-O-D Zone. Action Requested Approve proposed text amendment Attachments PowerPoint Presentation Budget Impact None Description of this Item <p>The applicant, Habitat for Humanity, is proposing a change to Section 17.168.050, T-O-D, Transit Oriented Development Zone, to allow Land Use #5198, Wholesale of Lumber and Building Materials, as a conditional use.</p> <p>Salt Lake County Housing Authority and Habitat for Humanity are partnering purchase property at 4474 South Main Street in the T-O-D Zone in order to develop a mixed-use project which would include affordable housing and a commercial building. The commercial space would provide a headquarter location for Habitat for Humanity's offices as well as serve as the new Salt Lake Valley location for their "ReStore" facility. ReStore offers retail and wholesale supply of used and surplus building materials as well as furniture.</p> <p>The current allowed uses in the T-O-D Zone do not include uses which would meet the functional needs of ReStore, which is why they have applied for the text amendment.</p>
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Continued from Page 1:

The proposed text amendment would only be applicable to the T-O-D Zone, and would provide for the use of use #5198: lumber and construction materials, wholesale and re-sale in buildings with footprints no greater than 30,000 square feet. No outdoor storage. Docks, delivery and staging areas must be screened from public streets.

This item was discussed in a Planning Review Meeting on March 16, 2020, and no concerns were found by City staff.

The Planning Commission held a public hearing on April 2, 2020 and voted unanimously (7-0) to forward a recommendation of approval to the City Council.

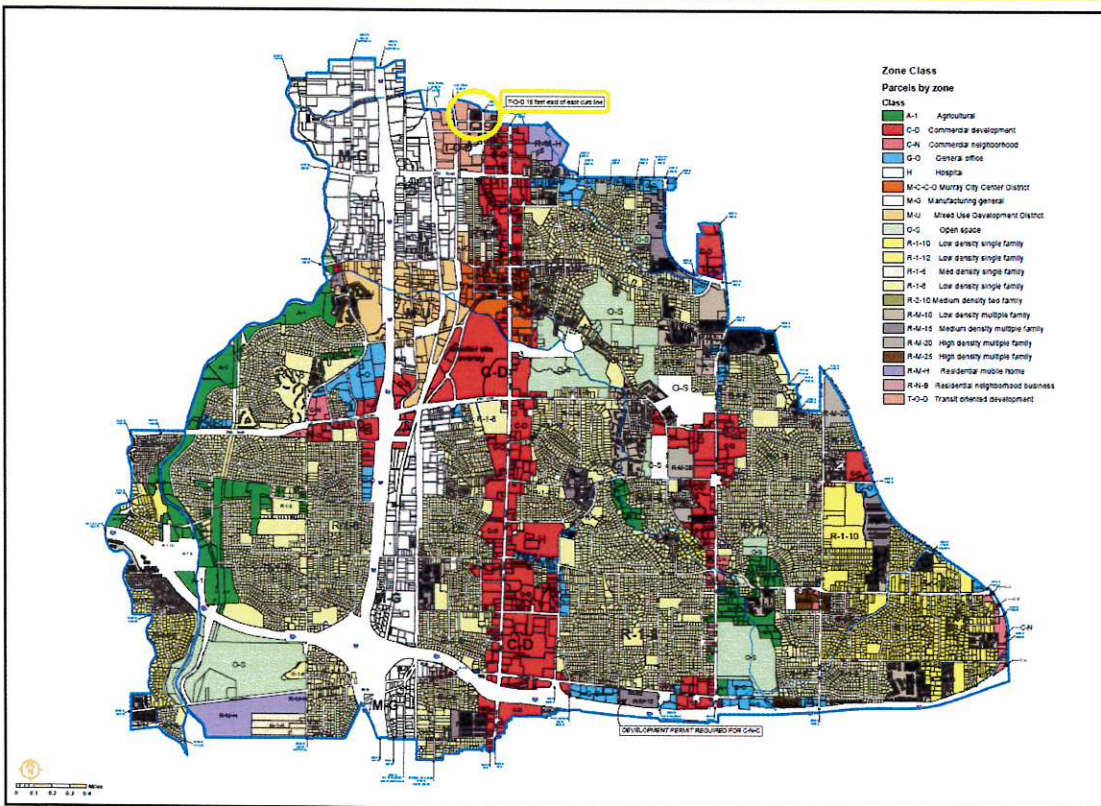
Both staff and Planning Commission recommend APPROVAL of amending Section 17.168.050, T-O-D, Transit Oriented Development Zone to allow Land Use #5198, Wholesale of Lumber and Building Materials, as a conditional use.

Land Use Ordinance Text Amendment

T-O-D (Transit Oriented Development) Zone

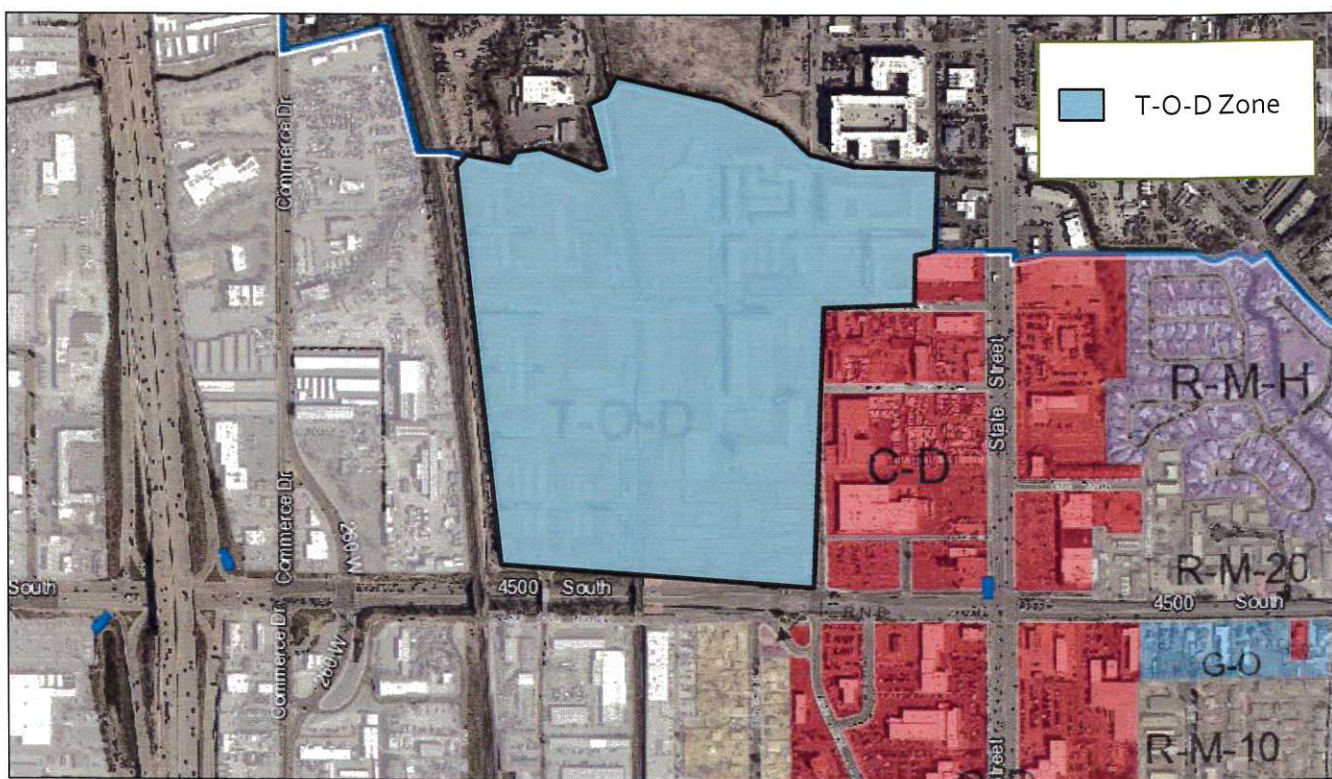
Add Land Use #5198 (Wholesale of Lumber and Building Materials
as a Conditional Use





Murray City Zoning





Proposed Language

3900	Miscellaneous manufacturing (handwork trades only with no more than 5 employees in no more than 2,500 square feet; no loading dock; deliveries and shipping only by van or small truck during normal business hours; no odors; no outside storage).
5100	Wholesale trade (excepting 5110, 5120, 5150, 5162, 5169, 5170, 5181, 5182, 5185, 5191, 5192, 5193, 5198 , 5199 - firearms and ammunition, charcoal, livestock and poultry feed, farm supplies, hay; with no more than 5 employees in no more than 5,000 square feet; no loading dock; deliveries and shipping only by van or small truck during normal business hours; no odors; no outside storage).
5198	<u>Lumber and construction materials, wholesale and re-sale in buildings with footprints no greater than 30,000 square feet. No outdoor storage. Docks, delivery and staging areas must be screened from public streets.</u>



Habitat for Humanity ReStore - Murray
Conceptual Design 1-03-2020



Planning Commission

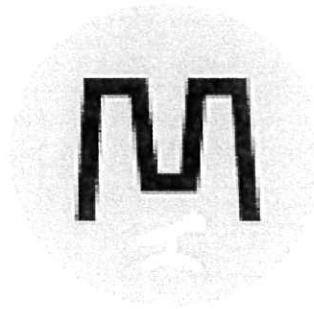
Planning Commission held a public hearing on April 2, 2020

- **Public Comments Received:**
 - ✓ Mike Brodsky, Hamlet Development, stated his support of the text amendment, adding he will be working on an upcoming project in the area.
 - ✓ Jeremy Runia, Housing Connect, stated his support of the text amendment.
- The Planning Commission voted unanimously (7-0) to forward a recommendation of approval to the City Council.

Recommendation

Staff and the Planning Commission recommend **APPROVAL** of amending Section 17.168.050, T-O-D, Transit Oriented Development Zone to allow Land Use #5198, Wholesale of Lumber and Building Materials, as a conditional use.





MURRAY
CITY COUNCIL

Public Hearing #3

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of May, 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a hearing on and pertaining to a text amendment to chapter 17.24 of the Murray City Municipal Code, relating to home occupations.

The purpose of this hearing is to receive public comment concerning the proposed amendment as described above.

Because of the health pandemic an in person meeting is not feasible. Therefore, City Council members will be participating by electronic means. Members of the public may monitor the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/MurrayCityUtah/>. No physical meeting location will be available.

Members of the public may provide public comment by sending an email in advance or during the meeting to city.council@murray.utah.gov. Comments are limited to less than 3 minutes, include your name and contact information, and they will be read into the record.

DATED this _____ day of _____, 2020.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: May 8, 2020

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 17.24 OF THE MURRAY CITY MUNICIPAL CODE RELATED TO HOME OCCUPATION BUSINESSES

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend chapter 17.24 of the Murray City Municipal Code relating to home occupation businesses.

Section 2. Amend chapter 17.24. Chapter 17.24 of the Murray City Municipal Code shall be amended as follows:

Chapter 17.24
HOME OCCUPATIONS

17.24.010: PURPOSE:

The purpose of this chapter is to allow and regulate certain income producing accessory uses in residential districts which are compatible with, and not detrimental to, the neighborhood in which they are located. Home occupations are limited to those uses which may be conducted within a residential dwelling without changing the appearance or condition of that residence.

17.24.020: DEFINITIONS:

...

HOME OCCUPATION, GENERALLY: A business, occupation, profession, operation, managing or carrying on of a business for the purpose of economic gain, which activity is carried on as an accessory use in a residential zone by a bona fide resident of the dwelling. This definition shall not be construed to allow an employee, working in the employee's own home in the service of an employer who does not reside in the same dwelling.

MAJOR HOME OCCUPATION: A home occupation business where the combined offsite impact of the home occupation business and the primary residential use materially exceeds the offsite impact of the primary residential use alone.

MINOR HOME OCCUPATION: Any home occupation business not classified as a major home occupation.

17.24.030: LICENSE/ WHEN REQUIRED:

A. A home occupation license shall be required to conduct a permitted major home occupation business in a residence located in a residential zone.

B. The City shall not require a license or charge fees to operate a minor home occupation business.

C. The owner of a minor home occupation may request a home occupation business license from the City. If the owner of a minor home occupation requests a business license, the applicant shall be subject to all regulations outlined in this chapter and Title 5 of the City code, and shall pay the license fees outlined in section 5.08.010 of the code.

17.24.040: REGULATIONS GENERALLY:

Major home occupation businesses are subject to the requirements of Title 5 applicable to home occupation businesses. Both major and minor Hhome occupations are accessory uses to the primary residential use, and are subject to the following regulations:

- A. Business to be Conducted within Main Dwelling. The home occupation business use must be conducted entirely within the main dwelling, except that the outside yard areas may be used for group instruction, residential daycare facilities and group education uses.
- B. Bona Fide Resident. The home occupation business may be conducted only by persons who are bona fide residents of the dwelling unit, and the dwelling unit must be established as the primary residence, except that
- C. On-Site Employees. ~~uUp to one person not residing in the residence may work, volunteer or otherwise assist with the business on-site at the dwelling, be engaged, volunteer or be employed by the licensee.~~ The owner of the business must reside in the residence. The planning commission may approve more than one nonresident employee if it finds (1) that the additional employee will not be employed as a driver of a work vehicle kept at the residence, and also finds (2) that the employee's presence in the premises will not otherwise violate the intent of this chapter. Only one nonresident employee or volunteer, or such additional nonresident employees or volunteers as approved by the planning commission through approval of a major home occupation, is allowed to work on-site per residence at any one time, regardless of the number of home occupation licenses held by persons residing in the residence.
- D. Off-Site Employees. Any home occupation business licensed under this chapter may utilize persons to work, volunteers or assist with the business off-site. The off-site employee, volunteer or any other person assisting with the business shall not come to the home for purposes related to the home occupation business except for incidental vehicle stops, nor shall they park at the home or on the street near the home.
- ~~GE.~~ Accessory Use on the Property. The business use must be clearly incidental and secondary to the residential use of the dwelling and may not change the residential character of the dwelling. No more than twenty five percent (25%) of the total main or upper floor area, or, in the alternative, no more than fifty percent (50%) of the total floor area of a basement, may be used to conduct a home occupation. Interior alterations to accommodate a home occupation are prohibited if the kitchen, the dining area, all bathrooms, the living room, or a majority of the bedrooms is eliminated. Signs related to the home occupation are prohibited unless otherwise provided in this title. Exterior alterations are prohibited if the alterations change the residential appearance of the dwelling. Home occupation businesses shall not involve the use of any accessory building or yard space for storage, sale, rental or display of supplies or inventory used in the home occupation.
- ~~DE.~~ Commodities and Display for Sale. Commodities may be produced on the premises in accordance with law. Sale of commodities from shelves or similar display on the premises is not allowed.

~~E. Home occupation businesses shall not involve the use of any accessory building or yard space for storage, sale, rental or display of supplies or inventory used in the home occupation.~~

F.G. Group Instruction/Childcare. Group education, group instruction, childcare, and instruction of children, other than those residing in the dwelling, are allowed as a home occupation accessory use or as a conditional use only to the extent as allowed in this title.

G.H. Multiple Businesses at Residence. More than one home occupation business license per dwelling unit is allowed; provided, however, that the cumulative effect of such businesses shall not violate the provisions and the intent of this chapter. By way of illustration and not limitation, the conduct of multiple home occupations may not violate the prohibitions against excessive traffic, and the limit on the number of nonresident employees and motor vehicles allowed at a residence. Any or all of the home occupation licenses issued at a residence are subject to suspension or revocation if the cumulative effect of the conduct of those businesses violates this chapter.

H.I. Conformity with Safety Codes. Home occupation licensees shall comply with all state and local laws, including fire, building, and similar life safety and health codes.

I.J. Subject to Inspections. The premises of a home occupation may be inspected during reasonable business hours to determine compliance with the provisions of this title.

J.K. Term of License. A home occupation business license shall be valid for twelve (12) months ~~after~~ from the application it is issued date and may be renewed annually unless the license, or the privilege of renewing that license, has been revoked or suspended due to violations of this title or other laws applicable to the home occupation license. Home occupation business licenses, ~~and major home occupation permits,~~ are personal to the applicant, nontransferable and do not run with the land.

K.L. Vehicles. One business vehicle used by the licensee in connection with the home occupation may be parked at the premises, subject to the restrictions in this chapter. Other motor vehicles and equipment, and trailers used to transport the same, which are used in connection with the home occupation may not be stored or parked on the premises of the licensee or in any street adjacent to the licensed premises. Under no circumstances may motor vehicles having a gross vehicle weight rating of more than twelve thousand (12,000) pounds and which are used in connection with the home occupation be stored or parked on the premises of a home occupation or any street adjacent to those premises. By way of illustration and not limitation, this subsection is intended to prohibit the storage or parking of business fleet vehicles, such as limousines; service or work vehicles (snowplow/landscape maintenance trucks) and similar vehicles; delivery vehicles; and contractor's equipment and trailers used to transport the same. As provided in subsection B of this section, a nonresident employee may not be allowed to drive any business vehicle parked at the premises as permitted by this subsection as part of that employee's regular work assignment.

M. Trailers. Notwithstanding anything contrary in this chapter, one trailer may be used in association with the home occupation. Trailers allowed in conjunction with a home occupation business are as follows:

1. An open or enclosed trailer with a body length of 20 feet or less, excluding the tongue.

2. Materials/equipment shall not be stored outside of the trailer.

3. The trailer may be placed in the side, or in the rear yard behind a fence or garaged on private property and not within the front yard of any residential zone except on established driveways. A trailer must maintain a minimum setback of five feet (5') from the front property line so as to provide adequate visibility to the dwelling. If the home is located on a corner lot, the trailer shall not be stored on the street side of the house unless it is out of the required front yard setback. If the topography of the lot prohibits the parking of the trailer on the side, rear, or front yard, the trailer must be stored off-site.

4. The trailer must be well maintained and must not present negative impacts for adjacent neighbors including, but not limited to odors, dust, or parking location.

5. All areas utilized for the parking of trailers shall be paved with a hard surface, e.g., concrete, asphalt, brick or other water impenetrable surface. This includes the side, rear, and front yard of the home. It is prohibited to park upon areas that have been landscaped or are reserved for future landscaping.

6. A site plan shall be included with all business license applications indicating where the trailer will be stored.

LN. Traffic. The traffic generated by a home occupation may not exceed that which would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street according to city regulations. All business-related vehicles which park at the location of the home occupation business, including on-site employees, customers, clients, or business-related visitor vehicles, must use off-street parking. This provision excludes stops made by delivery vehicles. The home occupation shall not involve the use of commercial vehicles having a gross vehicle weight rating of more than twelve thousand (12,000) pounds for delivery of materials to or from the premises.

MQ. Approval Authority. Except as otherwise provided in this title, the community and economic development division department and/or code enforcement is authorized to approve home occupation applications in accordance with this title.

NP. Neighborhood Disruptions Not Permitted. The home occupation business may not interfere or disrupt the peace, quiet, and domestic tranquility of the neighborhood. The home occupation business shall not create, be associated with, or produce noises or vibrations, noxious odors, fumes, glare, dust, heat, excessive traffic, interferences with radio and television reception or any other nuisances adverse effects that may be discernible beyond the premises.

OQ. Storage of Dangerous Materials. The storage or use of flammable, explosive, or other dangerous materials is prohibited.

P. Uses where a client or customer comes to the home shall be subject to the standards for a major home occupation permit.

17.24.0450: MAJOR HOME OCCUPATIONS:

A. A. The following home occupations, which either require a client to come to the home or which may result in neighborhood impacts if not properly managed, may be authorized as an accessory use through a major home occupation permit pursuant to the standards specified in this section:

Barbers, cosmetologists, manicurists.

~~Consultant services.~~

Contractor, "handyperson", and landscape or yard maintenance contractor; subject to the special conditions that no construction materials or equipment will be stored on the premises.

Counseling, when clients come to the home.

Home instruction including musical instruments, voice, dance, acting and educational subjects, swimming, tennis and other athletic instruction.

Other similar personal or professional services where the client comes to the home, including, but not limited to:

1. Childcare
2. Preschool
3. Home instruction

B. Uses classified as major home occupations must comply with the standards of section 17.24.030 of this chapter, which shall be considered minimum standards. The ~~Ce~~community and ~~Ee~~conomic ~~Dde~~velopment ~~De~~irector or ~~Pp~~lanning ~~Ce~~ommission may require additional reasonable conditions to mitigate reasonably potential adverse impacts of the use on adjacent properties. These conditions may include, but are not limited to:

1. Limits on hours of operation;
2. Limits on numbers of clients per day/hour;
3. Provision of adequate off-street parking.
4. Other conditions reasonably related to mitigating adverse impacts resulting from the use.

17.24.050060: PROHIBITED USES:

...

17.24.0670: APPLICATION:

~~A home occupation application shall be filed with the city business license division.~~

~~A. Home Occupation Business License:~~

An application for a home occupation business license shall be filed with the Ceity Bbusiness License Ddivision, and shall include the following information:

- ~~4~~A. A complete description of the type of business proposed including the location of the storage and operations area for the home occupation;
- ~~2~~B. A listing of the individuals at the home who will be working on the business;
- ~~3~~C. The expected hours of operation of the business;

4D. The expected number of clients per hour and total expected number of clients visiting the home per day;

5E. A site plan indicating areas of off-street parking for employees and clients.

~~B. Major Home Occupation Permit: Applications for a major home occupation permit shall include all of the information required for a home occupation business license, and the following information:~~

4E. Neighboring Property Owner Information: Names, signatures and addresses of all abutting and adjacent property owners, including property owners across the street(s).

2G. Leased Property: Approval of the property management or property owner shall be required if the business is conducted on a leased property.

3H. Notice To Neighboring Property Owners: Signatures of approval of all abutting and adjacent property owners on a form provided by the community and economic development division.

a1. If all of the required signatures cannot be obtained, the applicant may request the application be referred to the planning commission to be considered for approval subject to reasonable conditions related to mitigating reasonably potential adverse impacts as a major home occupation.

b2. If all the required signatures are obtained, the director or designee will approve, approve with conditions, or refer the application to the planning commission to be considered for approval subject to reasonable conditions related to mitigating reasonably potential adverse impacts as a major home occupation.

3G. Notification Of Decision: Within ten (10) working days of the director's decision, a letter shall be sent notifying the applicant of the decision required under subsection 2.

Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this ____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published
according to

law on the ____ day of _____, 2020.

Jennifer Kennedy, City Recorder

A Ned Hacker
A Lisa Milkavich
A Travis Nay
A Sue Wilson
A Maren Patterson
A Scot Woodbury
A Phil Markham

Motion passed 7-0.

LAND USE ORDINANCE TEXT AMENDMENT – Section 17.24 Home Occupation Modifications
– Project #20-028

Jared Hall presented the proposed amendments for Section 17.24 Home Occupation Modifications. A few years ago, the way home occupations were regulated was changed by the State Legislature. Staff had to look at how home occupations were defined and whether they had an impact or did not have an impact to the neighborhood where it is located. Municipalities were basically barred from charging any fees to any home occupation business license that does not have an impact to the neighborhood that it's in. In this text amendment, staff has clearly defined major home occupations versus minor home occupations. The reason for that is to differentiate who is going to be charged for a business license and who is not. Minor home occupations are home occupations that do not have an impact on the neighborhood so the city should not be charging for those. The city would like to stop licensing minor home occupations altogether. To date, staff has been licensing them, it takes a lot of staff time, and State Code does not allow the city to charge a fee for those. The State Code also says that minor home occupations are not required to have a license. If a minor home occupation would like to be licensed, they are opting in, and the city would charge them a fee. The amendment also clears up on-site employees and off-site employees. It also explains the requirements for the use and storage of trailers. Staff has also cleaned up things related to traffic and disruptions.

Mr. Hall noted these changes are being proposed in conjunction with some other changes to the business license regulations that are in Title 5 of the Murray City Code. Staff recommends the Planning Commission forward a recommendation of approval of this land use text amendment to the City Council.

Mr. Hacker asked if a minor home occupation wanted to get a business license if it would preclude them from letting their license expire. Mr. Hall said no, they are in the same category as all the other businesses.

Ms. Wilson asked if there has to be a gate in front of a trailer. Mr. Hall said a trailer would have to be behind a fence or gate or in a garage. Mr. Woodbury asked if a food truck could be parked at a home. Mr. Hall replied a food truck would be over the vehicle weight limit that is allowed for home occupations. Mr. Woodbury asked if a handyman could store something in his garage and rotate it out. Mr. Hall said they are not supposed to use their garages or other facilities on the property for storage. Mr. Woodbury verified that everything related to a business like a handyman or contractor would have to be contained in their trailer. Mr. Hall said that is correct. Mr. Woodbury asked why someone couldn't use a shed in their backyard to store things associated with their businesses. Mr. Hall said if the code allows for a business to use those areas of a home, businesses have a habit of taking over a property in a home occupation.

The meeting was open for public comment. No comments were made and the public comment portion was closed.

A motion was made by Scot Woodbury to forward a recommendation of approval to the City Council for the proposed text amendment to chapter 17.24 Home Occupations as reviewed in the staff report and provided in the attachment.

Seconded by Maren Patterson.

Call vote recorded by Mr. Hall.

 A Ned Hacker
 A Lisa Milkavich
 A Travis Nay
 A Sue Wilson
 A Maren Patterson
 A Scot Woodbury
 A Phil Markham

Motion passed 7-0.

LAND USE ORDINANCE TEXT AMENDMENT – Adding LU #5198 to Conditional Uses in the TOD Zone – Project #20-044

Jared Hall presented the proposed amendments. He explained where the TOD Zone was and is about 70 acres. Habitat for Humanity and Salt Lake County Housing were talking about possibly purchasing land from Salt Lake County located along 4500 South and Main Street. Habitat for Humanity is looking for a place to put their “Restore” facility. They would put their offices above that facility and put some affordable housing on the site. Staff is supportive of that idea, but it requires a small change to the City Code. Land Use (LU) #5100 is the Wholesale Trade category, but LU #5198, which has to do with lumber and construction materials, was disallowed in the TOD Zone. Staff is proposing adding a category for LU #5198 to be allowed as proposed: Lumber and construction materials, wholesale and re-sale in buildings with footprints no greater than 30,000 square feet. No outdoor storage. Docks, delivery and staging areas must be screened from public streets. This language would accommodate the Restore facility. Mr. Hall noted of the 70 acres in the TOD Zone, there is not much acreage left, so it is not a big risk to add this.

The meeting was open for public comment.

Mike Brodsky, Hamlet Development, said he is a volunteer for Habitat for Humanity and they have asked him to help work through the entitlement and due diligence process on their facility. This is a joint venture between Habitat for Humanity and Housing Connect. There will be 100 affordable housing units on the site. Mr. Brodsky thinks there may need to be some clean-up in the site but he doesn't think it will be too extensive.

Ms. Wilson asked what types of affordable housing units will be on the property. Mr. Brodsky said it will be 100 stacked apartments in a three-story building.



AGENDA ITEM #8			
ITEM TYPE:	Text Amendment, Chapter 17.24 Home Occupation Businesses		
ADDRESS:		MEETING DATE:	March 19, 2020
APPLICANT:	Community & Economic Development Department, Planning Division	STAFF:	Jared Hall, Planning Manager
PARCEL ID:		PROJECT NUMBER:	20-028
CURRENT ZONE:		APPLICABLE ZONE:	
SIZE:			
REQUEST:	Community Development Staff are proposing changes to Chapter 17.24 of the Land Use Ordinance governing Home Occupation Businesses.		

I. STAFF REVIEW & ANALYSIS

Background

In addition to licensing business activities in commercial areas and zones, Murray City licenses limited business activities from homes in residential zones. These business licenses are distinct from standard commercial licenses, and are known as “Home Occupations Business Licenses” or “Home Occupations”.

The text amendments to Chapter 17.24 proposed here are intended to address issues with regard to the regulation of home occupations and can be summarized in four (4) major components: 1) “No-impact” home occupations vs. other types; 2) the collection of fees; 3) regulations and allowances for off-site employees; and 4) trailers associated with home occupation licenses. The proposed text amendment also contains language for some general clean-up and clarifications. The four (4) major components of the text amendment are reviewed below.

1) "No-Impact" Home Occupations (Minor Home Occupations)

In 2018, the State of Utah passed legislation which made it necessary for cities to distinguish between Home Occupations generally, and Home Occupation which would have minimal or no impact on the neighborhoods in which they were located. The outcome – after responses from municipalities and further legislative changes – was that cities would no longer be permitted to collect any type of application or processing fees related to licenses issued for home occupation businesses which were determined to have no impact to the neighborhoods in which they were located.

Staff has proposed the addition of language to Section 17.24.020, Definitions, in order to clearly distinguish between two classes of Home Occupation Licenses: Major Home Occupations, and Minor Home Occupations. Please see the proposed definitions in redline below:

17.24.020: DEFINITIONS:

...

HOME OCCUPATION, GENERALLY: A business, occupation, profession, operation, managing or carrying on of a business for the purpose of economic gain, which activity is carried on as an accessory use in a residential zone by a bona fide resident of the dwelling. This definition shall not be construed to allow an employee, working in the employee's own home in the service of an employer who does not reside in the same dwelling.

MAJOR HOME OCCUPATION: A home occupation business where the combined offsite impact of the home occupation business and the primary residential use materially exceeds the offsite impact of the primary residential use alone.

MINOR HOME OCCUPATION: Any home occupation business not classified as a major home occupation.

By carefully defining what qualifies a license as a "Major Home Occupation", staff intends for "Minor Home Occupations" to apply to those home occupations that the State Code would consider "no-impact" businesses, and which therefore would not be charged a fee for obtaining a business license.

2) Fees for Minor (No-Impact) Home Occupations

The proposed language to be added to Section 17.24.030 is intended to clearly state that licenses are required for Major Home Occupations, and that licenses are NOT REQUIRED, nor will fees be charged to operate a Minor Home Occupation. In subsection "C" it is subsequently proposed that the owner or operator of a Minor Home Occupation – although not required to obtain a license – may request a home occupation license from the City. If such a request is made, the applicant is "opting-in" to licensure, and will then be regulated by the rules of Title

5 of the City Code, and will be subject to application fees. Please see the proposed additional language in redline below:

17.24.030: LICENSE/ WHEN REQUIRED:

A. A home occupation license shall be required to conduct a permitted major home occupation business in a residence located in a residential zone.

B. The City shall not require a license or charge fees to operate a minor home occupation business.

C. The owner of a minor home occupation may request a home occupation business license from the City. If the owner of a minor home occupation requests a business license, the applicant shall be subject to all regulations outlined in this chapter and Title 5 of the City code and shall pay the license fees outlined in section 5.08.010 of the code.

3) On-Site and Off-Site Employees

Section 17.24.040 contains general regulations for all Home Occupations. Most of the changes in this section are for clarification or formatting (providing headings or titles to add clarity for example), however; a full subsection for on-site and off-site employees is proposed:

- On-Site Employees – Only one (1) employee or volunteer who does not reside in the home where the business operates is allowed to work on-site at any one time unless the Planning Commission allows additional employees through review of a Major Home Occupation.

C. On-Site Employees. ~~u~~Up to one person not residing in the residence may work, volunteer or otherwise assist with the business on-site at the dwelling, be engaged, volunteer or be employed by the licensee. The owner of the business must reside in the residence. The planning commission may approve more than one nonresident employee if it finds (1) that the additional employee will not be employed as a driver of a work vehicle kept at the residence, and ~~also finds~~ (2) that the employee's presence in the premises will not otherwise violate the intent of this chapter. Only one nonresident employee or volunteer, or such additional nonresident employees or volunteers as approved by the planning commission through approval of a major home occupation, is allowed to work on-site per residence at any one time, regardless of the number of home occupation licenses held by persons residing in the residence.

- Off-Site Employees – This proposed language clarified that home occupations may have employees and volunteers who work off-site from the home where the business is licensed. It clarifies that such employees cannot visit the home for business purposes, and may not park at the home or along the street near the home.

D. Off-Site Employees. Any home occupation business licensed under this chapter may utilize persons to work, volunteers or assist with the business off-site. The off-site employee, volunteer or any other person assisting with the business shall not come to the home for purposes related to the home occupation business except for incidental vehicle stops, nor shall they park at the home or on the street near the home.

4) Use and Storage of Trailers

Section 17.24.040(M) proposes regulations regarding the use of trailers in conjunction with home occupations. There are six (6) specific components to this Section:

- Size – the trailer can be open or enclosed, but not more than 20 feet in length.
- Material Storage – Materials and equipment are not allowed to be stored outside of the trailer.
- Placement – The trailer must be kept in the side or rear yard, behind a fence or it must be garaged and NOT in the front yard except upon established driveway.
- Maintenance – The trailer must be well maintained and must not present negative impacts for adjacent neighbors.
- Hard Surface – Areas for parking trailers must be paved with impervious surfaces such as concrete or asphalt. Landscaped areas or areas that are reserved for landscaping are not allowed for the storage of a trailer used in connection with a Home Occupation.
- Site Plan – Whenever a trailer is to be used in connection with a home occupation business, a Site Plan must be prepared and submitted with the application, showing clearly where the trailer is to be stored.

Other Changes & Clarifications

Other notable clean-up changes and clarifications include:

- 17.24.040(N), Traffic, now clearly states that business related vehicles that park at the location of the home occupation must use off-street parking (with the exception of delivery vehicle stops).

- 17.24.40(P), Disruptions Not Permitted, adds language to clarify what kinds of things might be considered “disruptions” of the neighborhood, e.g. excessive traffic, noise, or dust.
- 17.24.040(B) clarifies that a home occupation can only be conducted by a resident for whom that home has been established as the primary residence.
- 17.24.050(H)(1&2) adds language identifying that when Major Home Occupations are referred to the Planning Commission for review and approval, the purpose of that review is to consider the application and what conditions can be reasonably imposed to mitigate the impacts of the proposed Home Occupation.

II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on March 2, 2020 where the proposed text amendment was considered by City Staff from various departments. No comments, concerns or conditions were submitted by any reviewers.

III. PUBLIC INPUT

Notices were sent to Affected Entities for this Text Amendment. As of the date of this report there has not been any comment regarding this application.

IV. FINDINGS

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

1. The proposed text amendment has been carefully considered and provides additional opportunity and flexibility for the operation of Home Occupation businesses in Murray City.
2. The proposed text amendment allows Murray City Business Licensing to more appropriately regulate Home Occupations in the City.
3. The proposed text amendment is consistent with the purpose of Title 17, The Murray City Land Use Ordinance.
4. The proposed text amendment is consistent with the Goals & Policies of the Murray City General Plan.

V. CONCLUSION/RECOMMENDATION

Based on the background, analysis, and the findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the proposed text amendments to Chapter 17.24, Home Occupations, as reviewed in the Staff Report and provided in the attachment.**



Remit to:
Utah Media Group
4770 S 5600 W
West Valley City, UT 84118

Order Confirmation for 0001284466

Client MURRAY CITY RECORDER
Client Phone 8012642660 Account # 9001341938
Address 5025 S STATE, ROOM 113 Ordered By Susan
MURRAY, UT 84107 Account Exec Itapuso2
Email snixon@murray.utah.gov PO Number Notice of Public Hearing

Total Amount \$50.36
Payment Amt \$0.00
Amount Due \$50.36

Text: Notice of Public Hearing

Ad Number 0001284466-01 Ad Type Legal Liner
Ad Size 1 X 27 li Color

WYSIWYG Content

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of March, 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to Land Use Ordinance Text Amendment for modifications to Section 17.24, Home Occupations.

Jared Hall, Manager
Community & Economic
Development
1284466 UPAXLP

Product	Placement	Position
Salt Lake Tribune	Legal Liner Notice	Public Meeting/Hear
Scheduled Date(s):	03/08/2020	
utahlegals.com	utahlegals.com	utahlegals.com
Scheduled Date(s):	03/08/2020	
Deseret News	Legal Liner Notice	Public Meeting/Hear
Scheduled Date(s):	03/08/2020	

3/3/2020 10:30:04AM

Attachments

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 17.24 OF THE MURRAY CITY MUNICIPAL CODE RELATED TO HOME OCCUPATION BUSINESSES

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend chapter 17.24 of the Murray City Municipal Code relating to home occupation businesses.

Section 2. Amend chapter 17.24. Chapter 17.24 of the Murray City Municipal Code shall be amended as follows:

Chapter 17.24
HOME OCCUPATIONS

17.24.010: PURPOSE:

The purpose of this chapter is to allow and regulate certain income producing accessory uses in residential districts which are compatible with, and not detrimental to, the neighborhood in which they are located. Home occupations are limited to those uses which may be conducted within a residential dwelling without changing the appearance or condition of that residence.

17.24.020: DEFINITIONS:

...

HOME OCCUPATION, GENERALLY: A business, occupation, profession, operation, managing or carrying on of a business for the purpose of economic gain, which activity is carried on as an accessory use in a residential zone by a bona fide resident of the dwelling. This definition shall not be construed to allow an employee, working in the employee's own home in the service of an employer who does not reside in the same dwelling.

MAJOR HOME OCCUPATION: A home occupation business where the combined offsite impact of the home occupation business and the primary residential use materially exceeds the offsite impact of the primary residential use alone.

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17.24.040: REGULATIONS GENERALLY:

Major home occupation businesses are subject to the requirements of Title 5 applicable to home occupation businesses. Both major and minor home occupations are accessory uses to the primary residential use, and are subject to the following regulations:

Deleted: H

A. Business to be Conducted within Main Dwelling. The home occupation business use must be conducted entirely within the main dwelling, except that the outside yard areas may be used for group instruction, residential daycare facilities and group education uses.

B. Bona Fide Resident. The home occupation business may be conducted only by persons who are bona fide residents of the dwelling unit, and the dwelling unit must be established as the primary residence.

Deleted: , except that

C. On-Site Employees. Up to one person not residing in the residence may work, volunteer or otherwise assist with the business on-site at the dwelling. The owner of the business must reside in the residence. The planning commission may approve more than one nonresident employee if it finds (1) that the additional employee will not be employed as a driver of a work vehicle kept at the residence, and (2) that the employee's presence in the premises will not otherwise violate the intent of this chapter. Only one nonresident employee or volunteer, or such additional nonresident employees or volunteers as approved by the planning commission through approval of a major home occupation, is allowed to work on-site per residence at any one time, regardless of the number of home occupation licenses held by persons residing in the residence.

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D. Off-Site Employees. Any home occupation business licensed under this chapter may utilize persons to work, volunteers or assist with the business off-site. The off-site employee, volunteer or any other person assisting with the business shall not come to the home for purposes related to the home occupation business, nor shall they park at the home or on the street near the home.

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E. Accessory Use on the Property. The business use must be clearly incidental and secondary to the residential use of the dwelling and may not change the residential character of the dwelling. No more than twenty five percent (25%) of the total main or upper floor area, or, in the alternative, no more than fifty percent (50%) of the total floor area of a basement, may be used to conduct a home occupation. Interior alterations to accommodate a home occupation are prohibited if the kitchen, the dining area, all bathrooms, the living room, or a majority of the bedrooms is eliminated. Signs related to the home occupation are prohibited unless otherwise provided in this title. Exterior alterations are prohibited if the alterations change the residential appearance of the dwelling. Home occupation businesses shall not involve the use of any accessory building or yard space for storage, sale, rental or display of supplies or inventory used in the home occupation.

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F. Commodities and Display for Sale. Commodities may be produced on the premises in accordance with law. Sale of commodities from shelves or similar display on the premises is not allowed.

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G. Group Instruction/Childcare. Group education, group instruction, childcare, and instruction of children, other than those residing in the dwelling, are allowed as a home occupation accessory use or as a conditional use only to the extent as allowed in this title.

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Moved up [1]: Home occupation businesses shall not involve the use of any accessory building or yard space for storage, sale, rental or display of supplies or inventory used in the home occupation.

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H. Multiple Businesses at Residence. More than one home occupation business license per dwelling unit is allowed; provided, however, that the cumulative effect of such businesses shall not violate the provisions and the intent of this chapter. By way of illustration and not limitation, the conduct of multiple home occupations may not violate the prohibitions against excessive traffic, and the limit on the number of nonresident employees and motor vehicles allowed at a residence. Any or all of the home occupation licenses issued at a residence are subject to suspension or revocation if the cumulative effect of the conduct of those businesses violates this chapter.

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J. Conformity with Safety Codes. Home occupation licensees shall comply with all state and local laws, including fire, building, and similar life safety and health codes.

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J. Subject to Inspections. The premises of a home occupation may be inspected during reasonable business hours to determine compliance with the provisions of this title.

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K. Term of License. A home occupation business license shall be valid for twelve (12) months from the application date and may be renewed annually unless the license, or the privilege of renewing that license, has been revoked or suspended due to violations of this title or other laws applicable to the home occupation license. Home occupation business licenses are personal to the applicant, nontransferable and do not run with the land.

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L. Vehicles. One business vehicle used by the licensee in connection with the home occupation may be parked at the premises, subject to the restrictions in this chapter. Other motor vehicles and equipment, and trailers used to transport the same, which are used in connection with the home occupation may not be stored or parked on the premises of the licensee or in any street adjacent to the licensed premises. Under no circumstances may motor vehicles having a gross vehicle weight rating of more than twelve thousand (12,000) pounds and which are used in connection with the home occupation be stored or parked on the premises of a home occupation or any street adjacent to those premises. By way of illustration and not limitation, this subsection is intended to prohibit the storage or parking of business fleet vehicles, such as limousines; service or work vehicles (snowplow/landscape maintenance trucks) and similar vehicles; delivery vehicles; and contractor's equipment and trailers used to transport the same. As provided in subsection B of this section, a nonresident employee may not be allowed to drive any business vehicle parked at the premises as permitted by this subsection as part of that employee's regular work assignment.

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M. Trailers. Notwithstanding anything contrary in this chapter, one trailer may be used in association with the home occupation. Trailers allowed in conjunction with a home occupation business are as follows:

1. An open or enclosed trailer with a body length of 20 feet or less, excluding the tongue.

2. Materials/equipment shall not be stored outside of the trailer.

3. The trailer may be placed in the side or rear yard behind a fence or garaged on private property and not within the front yard of any residential zone except on established driveways. A trailer must maintain a minimum setback of five feet (5') from the front property line so as to provide adequate visibility. If the home is located on a corner lot, the trailer shall not be stored on the street side of the house unless it is out of the required front yard setback. If the topography of the lot prohibits the parking of the trailer on the side, rear, or front yard, the trailer must be stored off-site.

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4. The trailer must be well maintained and must not present negative impacts for adjacent neighbors including, but not limited to odors, dust, or parking location.

5. All areas utilized for the parking of trailers shall be paved with a hard surface, e.g., concrete, asphalt, brick or other water impenetrable surface. This includes the side, rear, and front yard of the home. It is prohibited to park upon areas that have been landscaped or are reserved for future landscaping.

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6. A site plan shall be included with all business license applications indicating where the trailer will be stored.

N. Traffic. The traffic generated by a home occupation may not exceed that which would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street according to city regulations. All business-related vehicles which park at the location of the home occupation business, including on-site employees, customers, clients, or business-related visitor vehicles, must use off-street parking. This provision excludes stops made by delivery vehicles. The home occupation shall not involve the use of commercial vehicles having a gross vehicle weight rating of more than twelve thousand (12,000) pounds for delivery of materials to or from the premises.

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O. Approval Authority. Except as otherwise provided in this title, the community and economic development department is authorized to approve home occupation applications in accordance with this title.

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P. Neighborhood Disruptions Not Permitted. The home occupation business may not interfere or disrupt the peace, quiet, and domestic tranquility of the neighborhood. The home occupation business shall not create, be associated with, or produce noises or vibrations, noxious odors, fumes, glare, dust, heat, excessive traffic, interferences with radio and television reception or any other adverse effects that may be discernible beyond the premises.

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Q. Storage of Dangerous Materials. The storage or use of flammable, explosive, or other dangerous materials is prohibited.

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17.24.050: MAJOR HOME OCCUPATIONS:

A. The following home occupations, which either require a client to come to the home or which may result in neighborhood impacts if not properly managed, may be authorized as an accessory use through a major home occupation permit pursuant to the standards specified in this section:

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P. Uses where a client or customer comes to the home shall be subject to the standards for a major home occupation permit. ¶

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Barbers, cosmetologists, manicurists.

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Contractor, "handyperson", and landscape or yard maintenance contractor; subject to the special conditions that no construction materials or equipment will be stored on the premises.

Counseling, when clients come to the home.

Home instruction including musical instruments, voice, dance, acting and educational subjects, swimming, tennis and other athletic instruction.

Other similar personal or professional services where the client comes to the home, including, but not limited to:

1. Childcare
2. Preschool
3. Home instruction

B. Uses classified as major home occupations must comply with the standards of section 17.24.030 of this chapter, which shall be considered minimum standards. The Community and Economic Development Director or Planning Commission may require additional reasonable conditions to mitigate reasonably potential adverse impacts of the use on adjacent properties. These conditions may include, but are not limited to:

1. Limits on hours of operation;
2. Limits on numbers of clients per day/hour;
3. Provision of adequate off-street parking.
4. Other conditions reasonably related to mitigating adverse impacts resulting from the use.

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17.24.060: PROHIBITED USES:

...

17.24.070: APPLICATION:

An application for a home occupation business license shall be filed with the City Business License Division, and shall include the following information:

- A. A complete description of the type of business proposed including the location of the storage and operations area for the home occupation;
- B. A listing of the individuals at the home who will be working on the business;
- C. The expected hours of operation of the business;
- D. The expected number of clients per hour and total expected number of clients visiting the home per day;
- E. A site plan indicating areas of off-street parking for employees and clients.

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¶
A. Home Occupation Business License:

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F. Neighboring Property Owner Information: Names, signatures and addresses of all abutting and adjacent property owners, including property owners across the street(s).

G. Leased Property: Approval of the property management or property owner shall be required if the business is conducted on a leased property.

H. Notice To Neighboring Property Owners: Signatures of approval of all abutting and adjacent property owners on a form provided by the community and economic development division.

1. If all of the required signatures cannot be obtained, the applicant may request the application be referred to the planning commission to be considered for approval subject to reasonable conditions related to mitigating reasonably potential adverse impacts.

2. If all the required signatures are obtained, the director or designee will approve, approve with conditions, or refer the application to the planning commission to be considered for approval subject to reasonable conditions related to mitigating reasonably potential adverse impacts.

3. Notification Of Decision: Within ten (10) working days of the director's decision, a letter shall be sent notifying the applicant of the decision required under subsection 2.

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B. Major Home Occupation Permit: Applications for a major home occupation permit shall include all of the information required for a home occupation business license, and the following information:¶
1

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Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this ____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published
according to

law on the ____ day of _____, 2020.

Jennifer Kennedy, City Recorder

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

MURRAY CITY RECORDER,

5025 S STATE, ROOM 113

MURRAY, UT 84107

ACCOUNT NUMBER

9001341938

DATE

3/30/2020

ACCOUNT NAME

MURRAY CITY RECORDER,

TELEPHONE

8012642660

ORDER # / INVOICE NUMBER

0001286201 /

PUBLICATION SCHEDULE

START 03/29/2020 END 03/29/2020

CUSTOMER REFERENCE NUMBER

NOTICE OF PUBLIC HEARING

CAPTION

MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY G

SIZE

27 LINES

1 COLUMN(S)

TIMES

3

TOTAL COST

50.36

**MURRAY CITY CORPORATION
NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 2nd day of April 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to Land Use Ordinance Text Amendment for modifications to Section 17.24, Home Occupations.

Jared Hall, Manager
Community & Economic Development
1286201 UPAXIP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the 2nd day of April 2020, at the hour of 6:30 p.m. of said day in the Council** FOR **MURRAY CITY RECORDER**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 03/29/2020 End 03/29/2020

DATE 3/30/2020

SIGNATURE

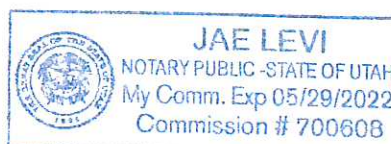
Jared Hall

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 29TH DAY OF MARCH IN THE YEAR 2020

BY LORAIN GUDMUNDSON,



Jae Levi

NOTARY PUBLIC SIGNATURE

P/C AGENDA MAILINGS
"AFFECTED ENTITIES"
Updated 1/2020

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
669 West 200 South
SLC UT 84101

TAYLORSVILLE CITY
PLANNING & ZONING DEPT
2600 W TAYLORSVILLE BLVD
TAYLORSVILLE UT 84118

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

CHAMBER OF COMMERCE
ATTN: STEPHANIE WRIGHT
5250 S COMMERCE DR #180
MURRAY UT 84107

MURRAY SCHOOL DIST
ATTN: ROCK BOYER
5102 S Commerce Drive
MURRAY UT 84107

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

ROCKY MOUNTAIN POWER
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST
1426 East 750 North, Suite 400,
Orem, Utah 84097

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
2277 E Bengal Blvd
Cottonwood Heights, UT 84121

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

MILLCREEK
Attn: Planning & Zoning
3330 South 1300 East
Millcreek, UT 84106

OLYMPUS SEWER
3932 500 E,
Millcreek, UT 84107

CENTURYLINK
250 E 200 S
Salt Lake City, Utah 84111

GENERAL PLAN MAILINGS:

WASATCH FRONT REG CNCL
PLANNING DEPT
41 North Rio Grande Str, Suite 103
SLC UT 84101

UTAH AGRC
STATE OFFICE BLDG #5130
SLC UT 84114



MURRAY


Community & Economic Development

Text Amendment, Title 17.24: Home Occupation Businesses

Council Action Request

Committee of the Whole

Meeting Date: May 5, 2020

Department Director Melinda Greenwood Phone # 801-270-2428 Presenters Melinda Greenwood Jared Hall Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval  Date April 21, 2020	Purpose of Proposal Text amendment to further define what is allowed for Major Home Occupations and Minor Home Occupations. Action Requested Approval of the proposed text amendments to Title 17.24 Home Occupations Attachments PowerPoint Presentation Budget Impact None Description of this Item Murray City allows some types of home business activities in residential zones, which are referred to as "Home Occupations." The proposed text amendments to Chapter 17.24 are intended to address issues regarding the regulation of home occupations and can be summarized in four (4) main categories. The proposed text amendment also contains changes for general clean-up and clarifications. "No-impact" home occupations vs. other types In 2018, the State of Utah passed legislation which restricted a city's ability to collect application or processing fees for home occupation businesses which are determined to have "no impact" to their neighborhood. Business license fees are intended to recoup costs associated with processing a license, including staff time, postage, time for fire and safety inspections, etc.
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Continued from Page 1:

Because we can no longer collect fees on “no impact” businesses, staff is recommending changing the code to no longer require a license from businesses which are in the category of “no impact.”

As a method of doing this, we would like to add definitions for a “Major Home Occupation” and a “Minor Home Occupation.” A “Minor Home Occupation” would be one the state defines as “no impact.”

Since the state made the changes, we have found there are approximately 450 businesses we can no longer require fees, and that are classified as a “no impact” business. The minimum business license fee is \$100, so the City has already suffered a loss of at least \$45k of revenue, however we have not reduced our workload. At the date of this report, there are 334 current licenses which are exempt from the fees. An additional 124 licenses have gone inactive. After analysis, it is staff's conclusion that the limited benefits of licensing “no impact” businesses is vastly outweighed by the time and resource consumption to license them.

Fee Collection

The proposed language is intended to clearly state that licenses are required for Major Home Occupations, and that licenses are NOT REQUIRED, nor will fees be charged to operate a Minor Home Occupation. However, should a Minor Home Occupation request a business license from the City, they are opting-in to licensure, and will then be regulated by the rules of Title 5 of the City Code, and will be subject to application fees.

Off-site employees

Staff is proposing to change language to clarify that only one (1) employee or volunteer who does not reside in the home where the business operates is allowed to work on-site at any one time unless the Planning Commission allows additional employees through review of a Major Home Occupation.

Language is also proposed to define off site employee and states they cannot visit the home for business purposes, and may not park at the home or along the street near the home.

Trailers associated with home occupations

Section 17.24.040(M) proposes regulations regarding the use of trailers in conjunction with home occupations.

Staff Review

A Planning Review Meeting was held on March 2, 2020 where the proposed text amendment was considered by City Staff from various departments.

Planning Commission

Notices were sent to Affected Entities for this Text Amendment, and the Planning Commission held a public hearing at the April 2, 2020 Planning Commission Meeting. No public comments were received.

Recommendation

Both Staff and the Planning Commission recommend the City Council **APPROVE** the proposed text amendments to Chapter 17.24, Home Occupations.

Land Use Ordinance Text Amendment

Title 17.24 Home Occupations



“No Impact” Home Occupations

17.24.020: DEFINITIONS:

...

HOME OCCUPATION, GENERALLY: A business, occupation, profession, operation, managing or carrying on of a business for the purpose of economic gain, which activity is carried on as an accessory use in a residential zone by a bona fide resident of the dwelling. This definition shall not be construed to allow an employee, working in the employee's own home in the service of an employer who does not reside in the same dwelling.

MAJOR HOME OCCUPATION: A home occupation business where the combined offsite impact of the home occupation business and the primary residential use materially exceeds the offsite impact of the primary residential use alone.

MINOR HOME OCCUPATION: Any home occupation business not classified as a major home occupation.

Fee Collection

17.24.030: LICENSE/ WHEN REQUIRED:

A. A home occupation license shall be required to conduct a permitted **major home occupation** business in a residence located in a residential zone.

B. The City shall not require a license or charge fees to operate a minor home occupation business.

C. The owner of a minor home occupation may request a home occupation business license from the City. If the owner of a minor home occupation requests a business license, the applicant shall be subject to all regulations outlined in this chapter and Title 5 of the City code and shall pay the license fees outlined in section 5.08.010 of the code.

On-Site vs. Off-Site Employees

- On-Site Employees – Only one (1) employee or volunteer who does not reside in the home where the business operates is allowed to work on-site at any one time unless the Planning Commission allows additional employees through review of a Major Home Occupation.
- Off-Site Employees – This proposed language clarified that home occupations may have employees and volunteers who work off-site from the home where the business is licensed. It clarifies that such employees cannot visit the home for business purposes, and may not park at the home or along the street near the home.

Use and Storage of Trailers

1. Trailer can be open or enclosed, but not more than 20' long.
2. Materials and equipment cannot be stored outside the trailer
3. Must be kept in a side or rear yard, behind a fence OR must be garaged.
4. The trailer must be well-maintained.
5. Area for parking the trailer must be paved.
6. A site plan showing where the trailer is to be kept must be prepared and submitted with the home occupation application.

Other Changes

1. Business vehicles that park at the location of the home occupation must park off-street (except delivery vehicle stops). (17.24.040(N))
2. Disruptions (not allowed) have been clarified to include excessive traffic, noise, or dust. (17.24.40(P))
3. Home Occupation Businesses can only be operated by those for whom the home is a primary residence. (17.24.040(B))
4. When Major Home Occupations are referred to the Planning Commission for review and approval, the purpose of the review is to consider what conditions can be reasonable imposed to mitigate the impacts of the proposed home occupation. (17.24.050(H)(1)&(2))

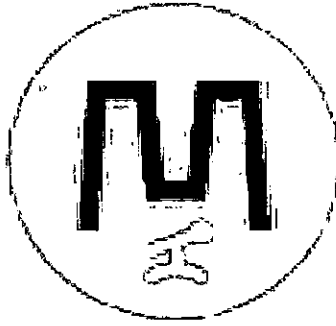
Planning Commission

Planning Commission Meeting was held on April 2, 2020

- No public comments were received.
- The Planning Commission voted unanimously, 7-0, to send a positive recommendation for approval to the City Council.

Recommendation

Staff and the Planning Commission recommend the City Council **APPROVE** the proposed text amendments to Chapter 17.24, Home Occupations.



MURRAY
CITY COUNCIL

Public Hearing #4

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of May, 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to closing and vacating a portion of 4th Avenue between the proposed Hanauer Street alignment and Poplar Street, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to close and to vacate the described portion of the public street and right-of-way.

DATED this 4th day of May 2020.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATES OF PUBLICATION: May 8, 2020
PH 20-17

After recording, return to:
City Attorney's Office
Murray City Corporation
5025 South State Street
Murray UT 84107

Mail tax notice to:

Affected Parcel ID Nos:
22-07-108-009
22-07-151-009
22-07-151-030

ORDINANCE NO. ____

AN ORDINANCE PERMANENTLY CLOSING AND VACATING A
PORTION OF 4TH AVENUE BETWEEN THE PROPOSED HANAUER
STREET ALIGNMENT AND POPLAR STREET, MURRAY CITY, SALT
LAKE COUNTY, STATE OF UTAH

WHEREAS, the Murray City Municipal Council received a petition to vacate a
portion of a public street and an alleyway from the Murray City Public Works
Department; and

WHEREAS, the petition requested that a portion of 4th Avenue (sometimes
known as "Fourth Avenue") between the proposed Hanauer Street alignment and
Poplar Street, Murray, Salt Lake County, State of Utah, be permanently closed and the
rights-of-way vacated; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5, 1953 as
amended; and

WHEREAS, the request was made in order to facilitate the proposed construction
of the Hanauer Street extension and alignment; and

WHEREAS, the Murray City Municipal Council finds good cause to permanently
close a portion of 4th Avenue between the proposed Hanauer Street alignment and
Poplar Street, Murray, Salt Lake County, State of Utah, and to vacate the right-of-way;
that the action will not be detrimental to the public interest, nor materially injure any

person or the public interest; and that said portion of 4th Avenue should be permanently closed and the right-of-way vacated; and

WHEREAS, the Murray City Municipal Council finds that there is filed a written consent to the vacation by the owners of the properties adjacent to the portion of right-of-way being vacated; that affected entities have been given notice and have been consulted; that owners of record of each parcel accessed by the right-of-way have been given notice; and that notice has been published and a public hearing has been held on _____, 2020 pursuant thereto, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. That a portion of 4th Avenue (sometimes also known as "Fourth Avenue") between the proposed Hanauer Street alignment and Poplar Street, Murray, Salt Lake County, State of Utah, is permanently closed and the right-of-way is vacated and that the City releases any and all title, right or interest it may have in the described parcel, SUBJECT TO any easement or right-of-way of any lot owner and the franchise rights of any public utility. The portion of right-of-way hereby vacated is particularly described as follows:

**Part of 4th Avenue to be Vacated (4th Avenue from Poplar to 45 East)
Also known as (Fourth Avenue)**

A parcel of land, being part of the existing right of way of 4th Avenue, Murray City, situate in the NW1/4NW1/4 of Section 7, T.2 S., R.1 E., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning the intersection of the southerly right of way line of 4th Avenue and the westerly right of way line of Poplar Street, which point is approximately 418.6 feet East and approximately 1072.88 feet South from the Northwest Corner of said Section 7; said point of beginning is more particularly described as 104.18 feet N.0°19'40"E. along the monument line in State Street and 413.71 feet N.89°37'21"W. from a Salt Lake County monument in the intersection of State Street and Vine Street; and running thence N.89°37'21"W. 93.10 feet along said southerly right of way line; thence northerly 50.49 feet along the arc of a 546.50-foot radius non-tangent curve to the left (Note: Chord to said curve bears N.7°29'51"W. for a distance of 50.48 feet) to the northerly right of way line of said 4th Avenue; thence S.89°37'21"E. 99.97 feet along said northerly right of way line to the westerly right of way line of Poplar Street; thence S.0°18'59"W. 50.00 feet along said westerly right of way line of Poplar Street to the point of beginning. The above described parcel of land contains 4,807 square feet or 0.110 acre.

Section 2. This Ordinance shall take effect upon the first publication and filing of a copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this _____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved.

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the ____ day of _____, 2020.

Jennifer Kennedy, City Recorder



MURRAY


Murray City Public Works

Petition to vacate right-of-way on a portion of 4th Avenue

Council Action Request

Council Meeting

Meeting Date: May 19, 2020

Department Director Danny Astill	Purpose of Proposal Murray Public Works Petition to Vacate a portion of 4th Avenue
Phone # 801-270-2404	Action Requested Hold public hearing and approve petition
Presenters Danny Astill	Attachments Petition to vacate right-of-way with all related information, resolution
	Budget Impact No new budget impacts expected outside of the current budget.
Required Time for Presentation	Description of this Item Murray City Public Works Department is petitioning the Murray City Municipal Council to consider vacating a portion of 4th Avenue between the proposed Hanauer Street alignment and Poplar Street. The right-of-way was planned to be vacated as part of the MCCD redevelopment project and is now needed to re-establish a replacement parking area for the adjacent property owner impacted by the Hanauer Street extension.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date May 5, 2020	



MURRAY CITY CORPORATION
PUBLIC WORKS

To: Murray City Municipal Council

From: Murray City Public Works Department

Date: April 1, 2020

Re: Petition to Vacate a portion of 4th Avenue

The Murray Public Works Department is petitioning the Murray City Municipal Council to consider vacating a portion of 4th Avenue between the proposed Hanauer Street alignment and Poplar Street. This right-of-way has been planned to be vacated as part of the MCCD Redevelopment Project and is now needed to re-establish a parking lot for a property owner impacted by the Hanauer Street extension.

If vacated, the south portion of 4th Avenue will be used to relocate a parking lot for the David H. Day and Susan B. Day property located at 45 East Vine Street. A legal description, property map and parking lot layout has been attached for your review and consideration.

Sincerely,

Danny Astill, Public Works Director

Petition 1

PARCEL 5 – Part of 4th Avenue to be Vacated (4th Avenue from Poplar to 45 East) Also known as (Fourth Avenue)

A parcel of land, being part of the existing right of way of 4th Avenue, Murray City, situate in the NW1/4NW1/4 of Section 7, T.2 S., R.1 E., S.L.B.& M. The boundaries of said parcel of land are described as follows:

Beginning the intersection of the southerly right of way line of 4th Avenue and the westerly right of way line of Poplar Street, which point is approximately 418.6 feet East and approximately 1072.88 feet South from the Northwest Corner of said Section 7; said point of beginning is more particularly described as 104.18 feet N.0°19'40"E. along the monument line in State Street and 413.71 feet N.89°37'21"W. from a Salt Lake County monument in the intersection of State Street and Vine Street; and running thence N.89°37'21"W. 93.10 feet along said southerly right of way line; thence northerly 50.49 feet along the arc of a 546.50-foot radius non-tangent curve to the left (Note: Chord to said curve bears N.7°29'51"W. for a distance of 50.48 feet) to the northerly right of way line of said 4th Avenue; thence S.89°37'21"E. 99.97 feet along said northerly right of way line to the westerly right of way line of Poplar Street; thence S.0°18'59"W. 50.00 feet along said westerly right of way line of Poplar Street to the point of beginning. The above described parcel of land contains 4,807 square feet or 0.110 acre.

SHEET - 01

MURRAY CITY
(INCORPORATED)

4TH AVENUE

HANAUER ST.

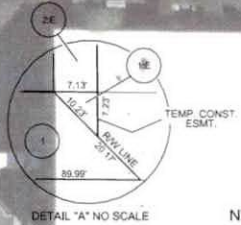
REDEVELOPMENT AGENCY
OF MURRAY CITY
20 EAST, 32 EAST & 34 EAST FOURTH AVE.
4904 SOUTH POPLAR AVE.
22-07-158-000, 22-07-158-001
22-07-158-002, 22-07-158-003

4TH AVENUE

PART OF
4TH AVE. TO BE VACATED
BY MURRAY CITY

POPLAR STREET

T.O.S. & F.I.E.
S.L.B. & M.



NW 1/4 NW 1/4
SEC 7

DAVID H. &
SUSAN B. DAY
45 EAST VINE ST.
22-07-151-035, 22-07-151-029

SUSAN B. DAY
4924 SOUTH POPLAR ST.
22-07-151-031

SEE DETAIL "A"

VINE STREET

SCALE IN FEET
0 10 20 30

PARCEL NO.	GRANTOR	GRANTEE	NET AC.	SQ. FEET
1:	SUSAN B. DAY	MURRAY CITY	0.024	1,063
1-E	SUSAN B. DAY	MURRAY CITY	0.000	26
2:	SUSAN B. DAY & DAVID H. DAY	MURRAY CITY	0.122	5,306
2-E	SUSAN B. DAY & DAVID H. DAY	MURRAY CITY	0.006	348
3:	SUSAN B. DAY	MURRAY CITY	0.014	600
4:	MURRAY CITY	SUSAN B. DAY	0.159	6,941
5:	MURRAY CITY	MURRAY CITY	0.110	4,807
6:	LAKE POWELL JSP, L3S	MURRAY CITY	0.021	901
6-E	LAKE POWELL JSP, L3S	MURRAY CITY	0.014	627

PROJECT NO. 19-142
DATE: 01/10/2020

HANAUER STREET EXTENSION
RIGHT OF WAY EXHIBIT

SHEET NO.
1

Petition 1

4th Avenue and 5 East Right-of-Way Vacation – Affected Properties

4th Avenue – 50 East to Poplar Street

The Redevelopment Agency of Murray City
4904 South Poplar Street
Murray UT 84107
22-07-108-009

The Redevelopment Agency of Murray City
4918 South Poplar Street
Murray UT 84107
22-07-151-009

David H. Day & Susan B. Day
45 East Vine Street
Murray, UT 84107
22-07-151-030

ROW VACATION MAILING LIST
300' radius buffer
4/1/2020

Affordable Housing & Alliance, Lc
Po Box 981616
Park City UT 84098

Dar Enterprises, LLC
Po Box 712020
Salt Lake City UT 84171

Day Murray Music Properties, LLC
6078 S Sierra Grande Dr
Taylorsville UT 84129

Four Line, Inc
8300 S County Line Rd
Oklahoma City OK 73169

IHC Health Services, Inc
Po Box 3390
Salt Lake City UT 84110

Minos Land Development, LLC
1286 E Woodridge Cir
Salt Lake City UT 84121

Semper Fi Properties, LLC;
John H Grant
4778 S Hanauer St
Murray UT 84107

Upc, Inc
4793 S State Str
Murray UT 84107

Wasatch Mountain Property
Management, LLC
8026 S Jackson St
Midvale UT 84047

2017 Bush Family Trust 9/25/2017
4903 S Box Elder St
Murray UT 84107

4902 State LLC
5958 S Suwannee Cir
Murray UT 84123

75 Regal Lc
4700 S State St
Murray UT 84107

Boxelder Vine Investments LLC
14 W Vine St
Murray UT 84107

Birkha Acharya;
Renuka Acharya (Jt)
4777 S Hanauer St
Murray UT 84107

Boxelder Vine Investments LLC
14 W Vine St
Murray UT 84107

Curtis J Stirling;
L Kay Stirling (Jt)
3682 W 5180 S
Taylorsville UT 84129

Bruce James Parsons;
Wendy Jean Parsons Baker (Jt)
120 E 4800 S
Murray UT 84107

Carole O Rasmusson;
Jeffrey Pixton (Jt)
4874 S Box Elder St
Murray UT 84107

David H Day; Suan B Day (Tc)
45 E Vine St
Murray UT 84107

Danny Dong; Gu Y Gao (Jt)
9640 S Indian Ridge Dr
Sandy UT 84092

Darrell G Jones; Karen Jones (Jt)
1994 W Western Charm Dr
Riverton UT 84065

Delynn F Barney
4902 S Box Elder St
Murray UT 84107

Earnest Iii Skinner;
Kelly Skinner (Jt)
4782 S Hanauer St
Murray UT 84107

Day Murray Music Inc
4914 S State St
Murray UT 84107

Four Line Inc
8300 S County Line Rd
Oklahoma City OK 73169

Frank Diana
35 E 100 S # 1804
Salt Lake City UT 84111

F & LDFT
35 E 100 S # 1804
Salt Lake City UT 84111

Iris Bldg Historic Restoration Condo
Mgmt Committee
Po Box 57727
Murray UT 84157

Gene V Lockhart
4792 S Box Elder St
Murray UT 84107

Fraternal Order Of Eagles Murray
Aerie #1760
10 W Fourth Ave
Murray UT 84107

LC Murray Parking
Po Box 981616
Park City UT 84098

Kidz Academy Preschool And
Childcare Inc
4716 S 200 W
Murray UT 84107

GKART
Po Box 17100
Holladay UT 84117

Mathew G Findlay;
Maria S Findlay
126 E 4800 S
Murray UT 84107

Michelle Johnson
4794 S Box Elder St
Murray UT 84107

Lake Powell Jsp Ltd
1329 E Crossgrove Ct
Draper UT 84020

Michael Todd Construction Inc
Po Box 981616
Park City UT 84098

Murray City
5025 S State St
Murray UT 84107

Ltd Ofp;
Marjorie N Pett Family LLC
404 E 4500 S # A12
Murray UT 84107

Michelle P Lundeen (Tc)
6236 S Turpin St
Murray UT 84107

RSB Trust; Pj Cueni Trust
Po Box 1146
San Luis Obispo CA 93406

Ru Westwood LLC
1600 S State St
Salt Lake City UT 84115

Paul D Brown; Judy Brown (Jt)
838 E 4125 S
Murray UT 84107

Sej Asset Management & &
Investment Company
3200 Hackberry Rd
Irving TX 75063

Thrd Rst Bjp Intv Tr Agr; Bruce
James Parsons; Wendy Jean
Pasons Baker
120 E 800 S
Salt Lake City UT 84111

S R G Investments;
CMH Family LLC
5 E 4800 S
Murray UT 84107

The Redevelopment Agency Of
Murray City
5025 S State St
Murray UT 84107

Tr Bjp Ivtra
120 E 4800 S
Murray UT 84107

Susan B Day
45 E Vine St
Murray UT 84107

Torger E Hagen
23 E 4800 S
Murray UT 84107

University Of Utah
505 S Wakara Wy
Salt Lake City UT 84108

Tmimi Investments LLC
29 W 4800 S
Murray UT 84107

U S West Newvector Group Inc
Po Box 2599
Olathe KS 66063

Walker Bank & Trust Co
Po Box 2609
Carlsbad CA 92018

Tracee Hansen
4383 N Country Wood Dr
Lehi UT 84043

Verizon Wireless LLC
Po Box 635
Basking Ridge NJ 07920

Wasatch Gas Co
Po Box 27026
Richmond VA 23216

Utah Transit Authority
669 West 200 South
SLC UT 84101

Wasatch Affordable Ventures LLC
595 S Riverwoods Pkwy
Logan UT 84321

CenturyLink
250 E 200 S
Salt Lake City, Utah 84111

William Garrick & Susan M Wright
Trust 8/18/2017
563 E Spruce Glen Rd
Murray UT 84107

Comcast
ATTN: Greg Miller
1350 Miller Ave.
SLC UT 84106

UTOPIA
Attn: Brian Kelsey
5858 South 900 East
MURRAY UT 84121

Dominion Energy
Attn: Tasha Christensen
PO Box 45360
Salt Lake City, UT 84145

Keith Perkins
UTOPIA
2175 South Redwood Rd.
West Valley City, UT 84119

David Mascarenas
Comcast
1350 East Miller Ave.
Salt Lake City, UT 84106

Darren Keller
CenturyLink
474 East 1325 South
Provo, UT 84606

Aaron Leach
UTOPIA
5858 South 900 East
Murray, UT 84121

Matt Young
Comcast
1350 East Miller Ave.
Salt Lake City, UT 84106

MAILING CERTIFICATE

PROPOSAL TO VACATE PUBLIC RIGHT-OF-WAY

Public Hearing No. _____

I hereby certify that on the ____ day of _____, 2020, a notice of the public hearing regarding the proposed permanent closure of a portion of 4th Avenue between the proposed Hanauer Street alignment and Poplar Street, Murray, Utah, was mailed by first-class mail, postage paid, to the following owners of real property that is accessed by the portion of public right-of-way proposed to be closed and vacated:

David H. Day & Susan B. Day
45 East Vine Street
Murray, UT 84107

D. Blair Camp, Executive Director
Redevelopment Agency of Murray City
5025 South State Street
Murray, UT 84107

Jennifer Kennedy
Murray City Recorder

NOTICE TO AFFECTED ENTITIES

Notice is hereby given that the Murray City Public Works Department is currently reviewing a proposal to permanently close a portion of 4th Avenue between the proposed Hanauer Street alignment and Poplar Street, Murray, Utah, and to vacate the right-of-way described in the attached documents. The action of the Murray City Council vacating some or all of a street or right-of-way that has been dedicated to public use may not be construed to impair any right-of-way or easement of any lot owner or the franchise rights of any public utility which may be located in this particular right-of-way parcel.

Please contact the Murray City Public Works Department at (801) 270-2400 if you have any concerns or information which you believe may assist the City's evaluation in this matter or which may be of particular concern to your utility operation. If you prefer, you may direct your comments in writing to the Public Works Director at 4646 South 500 West, Murray, Utah 84123.

DATED this _____ day of _____, 2020.

MAILING CERTIFICATE

I hereby certify that a copy of the foregoing notice was mailed first-class, postage paid, to the following utilities on the above date:

Blaine Haacke
Murray City Power Department
153 W 4800 S
Murray, Utah 84107

UDOT – Region 2
Attn: Mark Velasquez
2010 S 2760 W
SLC, UT 84104

Keith Perkins
UTOPIA
2175 South Redwood Rd.
West Valley City, UT 84119

Dominion Energy
Attn: Tasha Christensen
PO Box 45360
Salt Lake City, UT 84145

Cory Wells
Murray City Water
4646 S 500 W
Murray, UT 84123

Aaron Leach
UTOPIA
5858 South 900 East
Murray, UT 84121

Utah Power & Light
Attn: Kim Felice
12840 Pony Express Road
Draper, UT 84020

Rocky Mountain Power
201 S Main Street, Ste 2300
SLC, UT 84111
SLC, UT 84140

UTOPIA
Attn: Brian Kelsey
5858 South 900 East
MURRAY UT 84121

Cottonwood Improvement
Attn: Lonn Rasmussen
8620 S Highland Dr
Sandy, UT 84093

Central Utah Water Dist
355 W University Parkway
Orem, UT 84058

Comcast
Attn: Greg Miller
1350 Miller Ave
SLC, UT 84106

Darren Keller
CenturyLink
474 East 1325 South
Provo, UT 84606

Utah Transit Authority
Attn: Planning Dept
PO Box 30810
SLC, UT 84130-0810

Comcast
Attn: Joseph Silverzweig
9602 South 300 West
Sandy, UT 84070

Jordan Valley Water
Attn: Lori Fox
8215 S 1300 W
West Jordan, UT 84088

CenturyLink
250 E 200 S
Salt Lake City, Utah 84111

Comcast
Attn: Matt Young
1350 Miller Ave
SLC, UT 84106

David Mascarenas
Comcast
1350 East Miller Ave.
Salt Lake City, UT 84106

Murray City Recorder's Office

P/C AGENDA MAILINGS
"AFFECTED ENTITIES"
Updated 11/2017

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
PO BOX 30810
SLC UT 84130-0810

TAYLORSVILLE CITY
PLANNING & ZONING DEPT
2600 W TAYLORSVILLE BLVD
TAYLORSVILLE UT 84118

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

CHAMBER OF COMMERCE
ATTN: STEPHANIE WRIGHT
5250 S COMMERCE DR #180
MURRAY UT 84107

MURRAY SCHOOL DIST
ATTN: ROCK BOYER
5102 S Commerce Drive
MURRAY UT 84107

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

UTAH POWER & LIGHT
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST
355 W UNIVERSITY PARKWAY
OREM UT 84058

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
2277 E Bengal Blvd
Cottonwood Heights, UT 84121

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

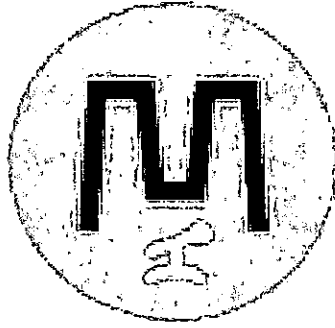
COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

MILLCREEK
Attn: Planning & Zoning
3330 South 1300 East
Millcreek, UT 84106

GENERAL PLAN MAILINGS:

WASATCH FRONT REG CNCL
PLANNING DEPT
295 N JIMMY DOOLITTLE RD
SLC UT 84116

UTAH AGRC
STATE OFFICE BLDG #5130
SLC UT 84114



MURRAY
CITY COUNCIL

Public Hearing #5

MURRAY CITY CORPORATION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of May, 2020, at the hour of 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Murray City Municipal Council will hold and conduct a Public Hearing on and pertaining to closing and vacating a portion of Poplar Street from 4800 South to 5th Avenue, Murray City, Salt Lake County, State of Utah.

The purpose of this public hearing is to receive public comment concerning the proposal to close and to vacate the described portion of the public street and right-of-way.

DATED this 4th day of May, 2020.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATES OF PUBLICATION: May 8, 2020
PH 20-16

After recording, return to:
City Attorney's Office
Murray City Corporation
5025 South State Street
Murray UT 84107

Mail tax notice to:

Affected Parcel ID Nos:

22-07-105-016
22-07-105-003
22-07-105-004
22-07-105-010
22-07-104-007
22-07-104-005
22-07-104-021

ORDINANCE NO. ____

AN ORDINANCE PERMANENTLY CLOSING AND VACATING A
PORTION OF POPLAR STREET FROM 4800 SOUTH TO 5TH AVENUE,
MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH

WHEREAS, the Murray City Municipal Council received a petition to vacate a
portion of a public street and an alleyway from the Murray City Public Works
Department; and

WHEREAS, the petition requested that a portion of Poplar Street from 4800
South to 5th Avenue, Murray, Salt Lake County, State of Utah, be permanently closed
and the rights-of-way vacated; and

WHEREAS, the petition meets the requirements of U.C.A. §10-9a-609.5, 1953 as
amended; and

WHEREAS, the request was made in order to facilitate the MCCD
Redevelopment Project and is needed for the new City Hall east parking lot; and

WHEREAS, the Murray City Municipal Council finds good cause to permanently
close a portion of Poplar Street from 4800 South to 5th Avenue, Murray, Salt Lake
County, State of Utah, and to vacate the right-of-way; that the action will not be

detrimental to the public interest, nor materially injure any person or the public interest; and that said portion of Poplar Street should be permanently closed and the right-of-way vacated; and

WHEREAS, the Murray City Municipal Council finds that there is filed a written consent to the vacation by the owners of the properties adjacent to the portion of right-of-way being vacated; that affected entities have been given notice and have been consulted; that owners of record of each parcel accessed by the right-of-way have been given notice; and that notice has been published and a public hearing has been held on _____, 2020 pursuant thereto, all as required by law.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. That a portion of Poplar Street from 4800 South to 5th Avenue, Murray, Salt Lake County, State of Utah, are permanently closed and the rights-of-way are vacated and that the City releases any and all title, right or interest it may have in the described parcel, SUBJECT TO any easement or right-of-way of any lot owner and the franchise rights of any public utility. The portion of right-of-way hereby vacated are particularly described as follows:

Part of Poplar Street to be Vacated (Poplar Street from 4800 South to 5th Avenue)

A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being a public road known as Poplar Street, for which the basis of bearing is South 87°53'15" West 873.22 feet measured on a line between the Street Monument at the Intersection of State Street and 4800 South Street and the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; more particularly described as follows:

Beginning at a point on the Southerly Right-of-way line of 4800 South Street, said point being South 02°06'45" East 33.00 feet and coincident with said Southerly Right-of-way line, North 87°53'15" East 457.65 feet from the Witness Corner to the Northeast Corner of Section 12 and running;

THENCE coincident with the Southerly Right-of-way line of 4800 South Street, North 87°53'18" East a distance of 50.08 feet to the Easterly Right-of-way line of Poplar Street;

THENCE coincident with said Easterly line, South 00°05'43" West a distance of 449.06 feet to the Northerly Right-of-way line of 5th Avenue;

THENCE coincident with said Northerly line, South 89°55'46" West a distance of 50.14 feet to the Westerly Right-of-way line of Poplar Street;

THENCE coincident with said Westerly line, North 00°06'28" East a distance of 447.27 feet more or less to the point of beginning.

Contains 22,449 square feet or 0.52 acres more or less.

Section 2. This Ordinance shall take effect upon the first publication and filing of a copy thereof in the office of the City Recorder.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this _____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved.

DATED this _____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according
to law on the ____ day of _____, 2020.

Jennifer Kennedy, City Recorder



MURRAY


Public Works

Petition to vacate right-of-way on a portion of Poplar Street

Council Action Request

Council Meeting

Meeting Date: May 19, 2020

Department Director Danny Astill	Purpose of Proposal Murray Public Works Petition to vacate a portion of Poplar Street from 4800 South to 5th Avenue.
Phone # 801-270-2440	Action Requested Public to approve this petition
Presenters Danny Astill	Attachments Petition to vacate right-of-way with all related information, resolution
	Budget Impact No new budget impacts expected outside of the current budget.
Required Time for Presentation	Description of this Item Murray City Public Works Department is petitioning the Murray City Municipal Council to consider vacating a portion of Poplar Street, from 4800 South to 5th Avenue. This right-of-way has been planned to be vacated as part of the MCCD redevelopment project and is required at this time to accommodate the new city hall east parking lot.
Is This Time Sensitive Yes	
Mayor's Approval 	
Date May 5, 2020	



MURRAY CITY CORPORATION
PUBLIC WORKS

To: Murray City Municipal Council

From: Murray City Public Works Department

Date: April 1, 2020

Re: Petition to Vacate a portion of Poplar Street from 4800 South to 5th Avenue

The Murray Public Works Department is petitioning the Murray City Municipal Council to consider vacating a portion of Poplar Street from 4800 South to 5th Avenue. This right-of-way has been planned to be vacated as part of the MCCD Redevelopment Project and is now needed for the new City Hall east parking lot.

Legal descriptions, property maps and a parking lot layout have been attached for your review and consideration.

Sincerely,

Danny Astill, Public Works Director

Petition 2

Part of Poplar Street to be Vacated (Poplar Street from 4800 South to 5th Avenue)

A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being a public road known as Poplar Street, for which the basis of bearing is South 87°53'15" West 873.22 feet measured on a line between the Street Monument at the Intersection of State Street and 4800 South Street and the Witness Corner to the Northeast Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; more particularly described as follows:

Beginning at a point on the Southerly Right-of-way line of 4800 South Street, said point being South 02°06'45" East 33.00 feet and coincident with said Southerly Right-of-way line, North 87°53'15" East 457.65 feet from the Witness Corner to the Northeast Corner of Section 12 and running;

THENCE coincident with the Southerly Right-of-way line of 4800 South Street, North 87°53'18" East a distance of 50.08 feet to the Easterly Right-of-way line of Poplar Street;

THENCE coincident with said Easterly line, South 00°05'43" West a distance of 449.06 feet to the Northerly Right-of-way line of 5th Avenue;

THENCE coincident with said Northerly line, South 89°55'46" West a distance of 50.14 feet to the Westerly Right-of-way line of Poplar Street;

THENCE coincident with said Westerly line, North 00°06'28" East a distance of 447.27 feet more or less to the point of beginning.

Contains 22,449 square feet or 0.52 acres more or less.

Petition 2

Poplar Right-of-Way Vacation – Affected Properties

Poplar Street – 4800 South to 5th Avenue

The Redevelopment Agency of Murray City
4816 South State Street
Murray UT 84107
22-07-105-016

The Redevelopment Agency of Murray City
4837 South Poplar Street
Murray UT 84107
22-07-105-003

The Redevelopment Agency of Murray City
4843 South State Street
Murray UT 84107
22-07-105-004

The Redevelopment Agency of Murray City
65 East 5th Avenue
Murray UT 84107
22-07-105-010

The Redevelopment Agency of Murray City
48 East 4800 South
Murray UT 84107
22-07-104-007

Murray City Corporation
40 East 4800 South
Murray UT 84107
22-07-104-005

Murray City Corporation
4872 South Poplar Street
Murray UT 84107
22-07-104-021

ROW VACATION MAILING LIST
300' radius buffer
4/1/2020

Affordable Housing & Alliance, Lc
Po Box 981616
Park City UT 84098

Dar Enterprises, LLC
Po Box 712020
Salt Lake City UT 84171

Day Murray Music Properties, LLC
6078 S Sierra Grande Dr
Taylorsville UT 84129

Four Line, Inc
8300 S County Line Rd
Oklahoma City OK 73169

IHC Health Services, Inc
Po Box 3390
Salt Lake City UT 84110

Minos Land Development, LLC
1286 E Woodridge Cir
Salt Lake City UT 84121

Semper Fi Properties, LLC;
John H Grant
4778 S Hanauer St
Murray UT 84107

Upc, Inc
4793 S State Str
Murray UT 84107

Wasatch Mountain Property
Management, LLC
8026 S Jackson St
Midvale UT 84047

2017 Bush Family Trust 9/25/2017
4903 S Box Elder St
Murray UT 84107

4902 State LLC
5958 S Suwannee Cir
Murray UT 84123

75 Regal Lc
4700 S State St
Murray UT 84107

Boxelder Vine Investments LLC
14 W Vine St
Murray UT 84107

Birkha Acharya;
Renuka Acharya (Jt)
4777 S Hanauer St
Murray UT 84107

Boxelder Vine Investments LLC
14 W Vine St
Murray UT 84107

Curtis J Stirling;
L Kay Stirling (Jt)
3682 W 5180 S
Taylorsville UT 84129

Bruce James Parsons;
Wendy Jean Parsons Baker (Jt)
120 E 4800 S
Murray UT 84107

Carole O Rasmusson;
Jeffrey Pixton (Jt)
4874 S Box Elder St
Murray UT 84107

David H Day; Suan B Day (Tc)
45 E Vine St
Murray UT 84107

Danny Dong; Gu Y Gao (Jt)
9640 S Indian Ridge Dr
Sandy UT 84092

Darrell G Jones; Karen Jones (Jt)
1994 W Western Charm Dr
Riverton UT 84065

Delynn F Barney
4902 S Box Elder St
Murray UT 84107

Earnest Iii Skinner;
Kelly Skinner (Jt)
4782 S Hanauer St
Murray UT 84107

Day Murray Music Inc
4914 S State St
Murray UT 84107

Four Line Inc
8300 S County Line Rd
Oklahoma City OK 73169

Frank Diana
35 E 100 S # 1804
Salt Lake City UT 84111

F & LDFT
35 E 100 S # 1804
Salt Lake City UT 84111

Iris Bldg Historic Restoration Condo
Mgmt Committee
Po Box 57727
Murray UT 84157

Gene V Lockhart
4792 S Box Elder St
Murray UT 84107

Fraternal Order Of Eagles Murray
Aerie #1760
10 W Fourth Ave
Murray UT 84107

LC Murray Parking
Po Box 981616
Park City UT 84098

Kidz Academy Preschool And
Childcare Inc
4716 S 200 W
Murray UT 84107

GKART
Po Box 17100
Holladay UT 84117

Mathew G Findlay;
Maria S Findlay
126 E 4800 S
Murray UT 84107

Michelle Johnson
4794 S Box Elder St
Murray UT 84107

Lake Powell Jsp Ltd
1329 E Crossgrove Ct
Draper UT 84020

Michael Todd Construction Inc
Po Box 981616
Park City UT 84098

Murray City
5025 S State St
Murray UT 84107

Ltd Ofp;
Marjorie N Pett Family LLC
404 E 4500 S # A12
Murray UT 84107

Michelle P Lundeen (Tc)
6236 S Turpin St
Murray UT 84107

RSB Trust; Pj Cueni Trust
Po Box 1146
San Luis Obispo CA 93406

Ru Westwood LLC
1600 S State St
Salt Lake City UT 84115

Paul D Brown; Judy Brown (Jt)
838 E 4125 S
Murray UT 84107

Sej Asset Management & &
Investment Company
3200 Hackberry Rd
Irving TX 75063

Thrd Rst Bjp Intv Tr Agr; Bruce
James Parsons; Wendy Jean
Pasons Baker
120 E 800 S
Salt Lake City UT 84111

S R G Investments;
CMH Family LLC
5 E 4800 S
Murray UT 84107

The Redevelopment Agency Of
Murray City
5025 S State St
Murray UT 84107

Tr Bjp Ivtra
120 E 4800 S
Murray UT 84107

Susan B Day
45 E Vine St
Murray UT 84107

Torger E Hagen
23 E 4800 S
Murray UT 84107

University Of Utah
505 S Wakara Wy
Salt Lake City UT 84108

Tmimi Investments LLC
29 W 4800 S
Murray UT 84107

U S West Newvector Group Inc
Po Box 2599
Olathe KS 66063

Walker Bank & Trust Co
Po Box 2609
Carlsbad CA 92018

Tracee Hansen
4383 N Country Wood Dr
Lehi UT 84043

Verizon Wireless LLC
Po Box 635
Basking Ridge NJ 07920

Wasatch Gas Co
Po Box 27026
Richmond VA 23216

Utah Transit Authority
669 West 200 South
SLC UT 84101

Wasatch Affordable Ventures LLC
595 S Riverwoods Pkwy
Logan UT 84321

CenturyLink
250 E 200 S
Salt Lake City, Utah 84111

William Garrick & Susan M Wright
Trust 8/18/2017
563 E Spruce Glen Rd
Murray UT 84107

Comcast
ATTN: Greg Miller
1350 Miller Ave.
SLC UT 84106

UTOPIA
Attn: Brian Kelsey
5858 South 900 East
MURRAY UT 84121

Dominion Energy
Attn: Tasha Christensen
PO Box 45360
Salt Lake City, UT 84145

Keith Perkins
UTOPIA
2175 South Redwood Rd.
West Valley City, UT 84119

David Mascarenas
Comcast
1350 East Miller Ave.
Salt Lake City, UT 84106

Darren Keller
CenturyLink
474 East 1325 South
Provo, UT 84606

Aaron Leach
UTOPIA
5858 South 900 East
Murray, UT 84121

Matt Young
Comcast
1350 East Miller Ave.
Salt Lake City, UT 84106

MAILING CERTIFICATE

PROPOSAL TO VACATE PUBLIC RIGHT-OF-WAY

Public Hearing No. _____

I hereby certify that on the ____ day of _____, 2020, a notice of the public hearing regarding the proposed permanent closure of a portion of Poplar Street from 4800 South to 5th Avenue, Murray, Utah, was mailed by first-class mail, postage paid, to the following owners of real property that is accessed by the portion of public right-of-way proposed to be closed and vacated:

D. Blair Camp, Mayor
Murray City Corporation
5025 South State Street
Murray, Utah 84107

D. Blair Camp, Executive Director
Redevelopment Agency of Murray City
5025 South State Street
Murray, UT 84107

Jennifer Kennedy
Murray City Recorder

NOTICE TO AFFECTED ENTITIES

Notice is hereby given that the Murray City Public Works Department is currently reviewing a proposal to permanently close a portion of Poplar Street from 4800 South to 5th Avenue, Murray, Utah, and to vacate the right-of-way described in the attached documents. The action of the Murray City Council vacating some or all of a street or right-of-way that has been dedicated to public use may not be construed to impair any right-of-way or easement of any lot owner or the franchise rights of any public utility which may be located in this particular right-of-way parcel.

Please contact the Murray City Public Works Department at (801) 270-2400 if you have any concerns or information which you believe may assist the City's evaluation in this matter or which may be of particular concern to your utility operation. If you prefer, you may direct your comments in writing to the Public Works Director at 4646 South 500 West, Murray, Utah 84123.

DATED this _____ day of _____, 2020.

MAILING CERTIFICATE

I hereby certify that a copy of the foregoing notice was mailed first-class, postage paid, to the following utilities on the above date:

Blaine Haacke
Murray City Power Department
153 W 4800 S
Murray, Utah 84107

UDOT – Region 2
Attn: Mark Velasquez
2010 S 2760 W
SLC, UT 84104

Keith Perkins
UTOPIA
2175 South Redwood Rd.
West Valley City, UT 84119

Dominion Energy
Attn: Tasha Christensen
PO Box 45360
Salt Lake City, UT 84145

Cory Wells
Murray City Water
4646 S 500 W
Murray, UT 84123

Aaron Leach
UTOPIA
5858 South 900 East
Murray, UT 84121

Utah Power & Light
Attn: Kim Felice
12840 Pony Express Road
Draper, UT 84020

Rocky Mountain Power
201 S Main Street, Ste 2300
SLC, UT 84111
SLC, UT 84140

UTOPIA
Attn: Brian Kelsey
5858 South 900 East
MURRAY UT 84121

Cottonwood Improvement
Attn: Lonn Rasmussen
8620 S Highland Dr
Sandy, UT 84093

Central Utah Water Dist
355 W University Parkway
Orem, UT 84058

Comcast
Attn: Greg Miller
1350 Miller Ave
SLC, UT 84106

Darren Keller
CenturyLink
474 East 1325 South
Provo, UT 84606

Utah Transit Authority
Attn: Planning Dept
PO Box 30810
SLC, UT 84130-0810

Comcast
Attn: Joseph Silverzweig
9602 South 300 West
Sandy, UT 84070

Jordan Valley Water
Attn: Lori Fox
8215 S 1300 W
West Jordan, UT 84088

CenturyLink
250 E 200 S
Salt Lake City, Utah 84111

Comcast
Attn: Matt Young
1350 Miller Ave
SLC, UT 84106

David Mascarenas
Comcast
1350 East Miller Ave.
Salt Lake City, UT 84106

Murray City Recorder's Office

P/C AGENDA MAILINGS
"AFFECTED ENTITIES"
Updated 11/2017

UDOT - REGION 2
ATTN: MARK VELASQUEZ
2010 S 2760 W
SLC UT 84104

UTAH TRANSIT AUTHORITY
ATTN: PLANNING DEPT
PO BOX 30810
SLC UT 84130-0810

TAYLORSVILLE CITY
PLANNING & ZONING DEPT
2600 W TAYLORSVILLE BLVD
TAYLORSVILLE UT 84118

WEST JORDAN CITY
PLANNING DIVISION
8000 S 1700 W
WEST JORDAN UT 84088

CHAMBER OF COMMERCE
ATTN: STEPHANIE WRIGHT
5250 S COMMERCE DR #180
MURRAY UT 84107

MURRAY SCHOOL DIST
ATTN: ROCK BOYER
5102 S Commerce Drive
MURRAY UT 84107

MIDVALE CITY
PLANNING DEPT
7505 S HOLDEN STREET
MIDVALE UT 84047

SALT LAKE COUNTY
PLANNING DEPT
2001 S STATE ST
SLC UT 84190

GRANITE SCHOOL DIST
ATTN: KIETH BRADSHAW
2500 S STATE ST
SALT LAKE CITY UT 84115

UTAH POWER & LIGHT
ATTN: KIM FELICE
12840 PONY EXPRESS ROAD
DRAPER UT 84020

DOMINION ENERGY
ATTN: BRAD HASTY
P O BOX 45360
SLC UT 84145-0360

COTTONWOOD IMPRVMT
ATTN: LONN RASMUSSEN
8620 S HIGHLAND DR
SANDY UT 84093

JORDAN VALLEY WATER
ATTN: LORI FOX
8215 S 1300 W
WEST JORDAN UT 84088

CENTRAL UTAH WATER DIST
355 W UNIVERSITY PARKWAY
OREM UT 84058

HOLLADAY CITY
PLANNING DEPT
4580 S 2300 E
HOLLADAY UT 84117

COTTONWOOD HEIGHTS CITY
ATTN: PLANNING & ZONING
2277 E Bengal Blvd
Cottonwood Heights, UT 84121

SANDY CITY
PLANNING & ZONING
10000 CENTENNIAL PRKWY
SANDY UT 84070

UTOPIA
Attn: JAMIE BROTHERTON
5858 So 900 E
MURRAY UT 84121

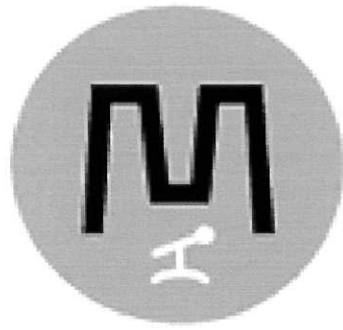
COMCAST
ATTN: GREG MILLER
1350 MILLER AVE
SLC UT 84106

MILLCREEK
Attn: Planning & Zoning
3330 South 1300 East
Millcreek, UT 84106

GENERAL PLAN MAILINGS:

WASATCH FRONT REG CNCL
PLANNING DEPT
295 N JIMMY DOOLITTLE RD
SLC UT 84116

UTAH AGRC
STATE OFFICE BLDG #5130
SLC UT 84114



MURRAY
CITY COUNCIL

Public Hearing # 6

Murray City Corporation

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 19th day of May, 2020, at 6:30 p.m., the Murray City Municipal Council will hold and conduct a public hearing electronically as authorized by the Governor's Executive Order 2020-5 (suspending the enforcement of certain provisions of the Open and Public Meetings Act) issued March 18, 2020 and by City Council Resolution No. 20-13 adopted March 17, 2020. No physical meeting location will be available. The purpose of the Public Hearing is to receive public input regarding the following proposed amendment to the fiscal year 2019–2020 budget:

Transfer \$425,000 from unrestricted reserve fund balance in the wastewater fund for the purchase of a sewer line cleaning truck.

A copy of the proposed budget amendment may be reviewed by interested persons by contacting the Murray City Department of Finance and Administration, Room 117, Murray City Center, Murray, Utah, (801) 264-2660 during normal business hours beginning May 8, 2020.

DATED this 7th day of May, 2020.

MURRAY CITY CORPORATION

Jennifer Kennedy
City Recorder

DATE OF PUBLICATION: May 11, 2020
PH 20-18



MURRAY


Finance & Administration

FY 2019-2020 Budget Amendment

Council Action Request

Committee of the Whole, Council Meeting

Meeting Date: May 19, 2020

Department Director Brenda Moore Phone # 801-264-2513 Presenters Brenda Moore	Purpose of Proposal Amend the FY 2019-2020 budget Action Requested Discussion - committee of whole Public hearing and consideration - council meeting Attachments Draft of the ordinance Budget Impact \$425,000 use of reserves in the wastewater fund Description of this Item The wastewater fund has the purchase of a sewer cleaning truck in the tentative budget for FY2021. The new truck will be replacing a 10 year old truck which keeps breaking down. The local dealer (on state contract) we purchase from called with an opportunity to purchase a truck that is on their lot. Purchasing this truck instead of waiting until ordering in July will save a 9-12 month wait for delivery (factory is closed due to COVID), it's price has been reduced, and we avoid scheduled price increases. (FY2021 budget \$450,000 this request \$425,000). If approved, the truck purchase will be removed from the FY2021 tentative budget.
Required Time for Presentation 10 Minutes Is This Time Sensitive No Mayor's Approval  Date May 4, 2020	

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY'S FISCAL YEAR 2019-2020 BUDGET

On June 18, 2019, the Murray City Municipal Council adopted the City's budget for Fiscal Year 2019-2020. It has been proposed that the Fiscal Year 2019-2020 budget be amended as follows:

1. Appropriate the following Wastewater Fund expenditure from reserves:
 - a. Appropriate \$425,000 to the wastewater equipment account for the purchase of a sewer line cleaning truck.

Section 2. Effective Date. This Ordinance shall take effect on first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this ____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

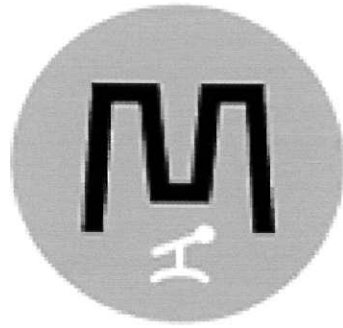
ATTEST:

Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

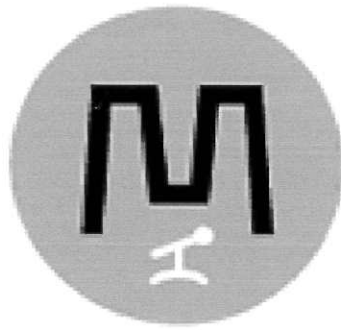
I hereby certify that this Ordinance or a summary hereof was published according to law on the ____ day of _____, 2020.

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

New Business Items



MURRAY
CITY COUNCIL

New Business #1



MURRAY


Finance & Administration

City Council's Tentative Budget for Fiscal Year 2020-2021

Council Action Request

Council Meeting

Meeting Date: May 19, 2020

Department Director Brenda Moore Phone # 801-264-2513 Presenters Brenda Moore, Finance and Administration Director Required Time for Presentation Is This Time Sensitive Yes Mayor's Approval  Date May 5, 2020	Purpose of Proposal Consider adoption of the tentative budget, as amended, for the fiscal year beginning July 1, 2020 and ending June 30, 2021 Action Requested Consideration of resolution Attachments Resolution Budget Impact Tentative Budget is available for inspection in the Finance Office. Description of this Item
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RESOLUTION NO. _____

A RESOLUTION ADOPTING THE CITY COUNCIL'S TENTATIVE BUDGET, AS AMENDED, FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 AND SCHEDULING A HEARING TO RECEIVE PUBLIC COMMENT BEFORE THE FINAL BUDGET IS ADOPTED.

WHEREAS, the City Council is required to review, consider and adopt the tentative budget in a regular or special meeting called for that purpose; and

WHEREAS, the tentative budget adopted by the City Council and all supporting schedules and data shall be a public record in the offices of the City Finance Director and City Recorder and on the City website, available for public inspection for a period of at least ten (10) days prior to the adoption of the City final budget; and

WHEREAS, at the meeting in which the City Council's tentative budget is adopted, the City Council shall establish the time and place of a hearing to receive public comment on the budget and shall order that notice thereof be published at least seven (7) days prior to the hearing as required in State law; and

WHEREAS, the purpose of the hearing is to receive public comment before adoption of the final budget.

NOW, THEREFORE, be it resolved by the Murray City Municipal Council as follows:

1. The City Council's tentative budget for fiscal year 2020 - 2021, as amended, submitted herewith, is hereby adopted and is ordered to be filed and maintained as a public record, available for public inspection in the office of the City Finance Director, Murray City Center, 5025 South State Street, Room 115, Murray, Utah, the office of the City Recorder, Murray City Center, 5025 South State Street, Room 113, Murray, Utah and the City website at www.murray.utah.gov until adoption of the final budget.
2. A public hearing to receive comment before the City's final budget is adopted shall be held on June 2, 2020 at approximately 6:30 p.m. in the City Council Chambers, Murray City Center, 5025 South State Street, Murray, Utah.
3. The City Recorder shall publish notice of said public hearing consistent with the requirements of Section 10-6-11 of the Utah Code Annotated.

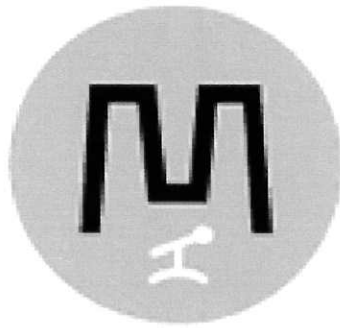
PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this _____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

New Business Item #2



MURRAY


Attorney's Office

Ordinance amending section 2.62.040 of the Murray City code

Council Action Request

Council Meeting

Meeting Date: May 19, 2020

Department Director G.L. Critchfield	Purpose of Proposal Amendment of section 2.62.040 relating to severance pay for employees not within career and public safety service
Phone # 801-264-2640	Action Requested Consideration of proposed ordinance
Presenters G.L. Critchfield	Attachments Proposed ordinance
	Budget Impact None anticipated
Required Time for Presentation	Description of this Item This ordinance amendment pertaining to severance pay is to include employees not within career and public safety service.
Is This Time Sensitive No	
Mayor's Approval 	
Date May 5, 2020	

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2.62.040 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO SEVERANCE PAY FOR EMPLOYEES NOT WITHIN CAREER AND PUBLIC SAFETY SERVICE

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend section 2.62.040 of the Murray City Municipal Code relating to severance pay for employees not within career and public safety service.

Section 2. Amend section 2.62.040. Section 2.62.040 of the Murray City Municipal Code shall be amended to read as follows:

2.62.040: SEVERANCE PAY FOR EMPLOYEES NOT WITHIN CAREER AND PUBLIC SAFETY SERVICE:

- A. An appointed at will Department Director, City Recorder, City Treasurer ~~and~~, City Engineer, **member of the administrative staff in the Mayor's Office and member of the administrative staff of the City Council** who has been employed full time by the City for at least one year and who is involuntarily terminated for any reason other than criminal wrongdoing, shall be entitled to receive severance pay. Severance pay is in addition to any accrued vacation owing at the time of termination. Severance pay is based on the employee's final salary as follows:
1. If the at will employee is terminated after fewer than two (2) years' full time employment, the employee shall receive an amount equivalent to one month's salary.
 2. If the at will employee is terminated after more than two (2) years' full time employment, the employee shall also receive an amount equivalent to the final salary rate, prorated, at two (2) weeks' pay for each year of service in excess of two (2) years, up to a maximum of four (4) months' salary. (Ord. 16-17)

Section 3. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this ____ day of _____, 2020.

MURRAY CITY MUNICIPAL COUNCIL

Dale M. Cox, Chair

ATTEST:

Jennifer Kennedy, City Recorder

MAYOR'S ACTION: Approved

DATED this ____ day of _____, 2020.

D. Blair Camp, Mayor

ATTEST:

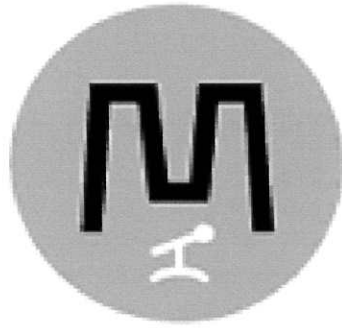
Jennifer Kennedy, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to

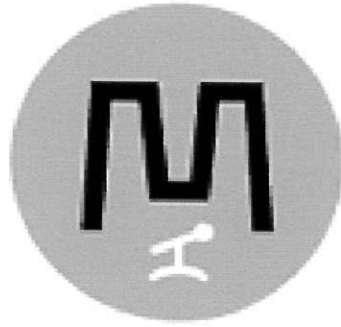
law on the ____ day of _____, 2020.

Jennifer Kennedy, City Recorder



MURRAY
CITY COUNCIL

Mayor's Report And Questions



MURRAY
CITY COUNCIL

Adjournment