



**MURRAY**  
CITY COUNCIL

# Council Meeting February 1, 2022



# Murray City Municipal Council

## Notice of Meeting

**February 1, 2022**

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

### **Meeting Agenda**

**3:15 p.m.**      **Committee of the Whole** – Council Chambers  
Kat Martinez conducting

#### **Approval of Minutes**

Committee of the Whole – December 7, 2021

#### **Discussion Items**

1. Discussion proposed sewer fee increase. – Danny Astill and Ben Ford (30 minutes)
2. Discussion on a Zone Map amendment from A-1 (Agricultural) to R-1-8 (Low Density Single Family) for the property located at 1079 East Vine Street. – Susan Nixon (15 minutes)
3. Discussion on a Text Amendment to the R-2-10 Zone to allow Twin Homes as a permitted use. – Susan Nixon (15 minutes)
4. Discussion on City Council meals. – Kat Martinez (15 minutes)
5. Legislative Updates. – Rosalba Dominguez (15 minutes)

#### **Announcements**

#### **Adjournment**

The public may view the Council Meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/> .

**7:00 p.m.**      **Council Meeting** – Council Chambers  
Kat Martinez conducting.

#### **Opening Ceremonies**

Call to Order  
Pledge of Allegiance

#### **Approval of Minutes**

Council Meeting – January 4, 2022

#### **Special Recognition**

1. Consider a Joint Resolution of the Mayor and Murray City Municipal Council in appreciation for Jon Harris – Mayor Hales presenting.

### **Citizen Comments**

Comments will be limited to three minutes, step to the microphone, state your name and city of residence, and fill out the required form.

### **Consent Agenda**

None scheduled.

### **Public Hearings**

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

1. Consider an ordinance related to land use; amends the Zoning Map for the property located at approximately 606 East Sunny Flowers Lane, Murray City, Utah from A-1 (Agricultural) to the R-1-8 (Low Density Single Family) Zoning District. Susan Nixon presenting.
2. Consider an ordinance relating to land use; amends the General Plan from Neighborhood Commercial to Residential Multi-Family Medium Density and amends the Zoning Map from C-N (Commercial Neighborhood) to R-M-15 (Residential Multi-Family) for the properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah (Ryan Reynolds & Brad Reynolds – Applicants). Zac Smallwood presenting.

### **Business Items**

1. Consider a resolution approving the Mayor's appointment of representatives to Boards of Interlocal Entities. Mayor Hales presenting.

### **Mayor's Report and Questions**

### **Adjournment**

#### **NOTICE**

Supporting materials are available for inspection on the Murray City website at [www.murray.utah.gov](http://www.murray.utah.gov).

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2663). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Council Members may participate in the meeting via telephonic communication. If a Council Member does participate via telephonic communication, the Council Member will be on speaker phone. The speaker phone will be amplified so that the other Council Members and all other persons present in the Council Chambers will be able to hear all discussions.

On Friday, January 28, 2022, at 9:00 a.m., a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. Copies of this notice were provided for the news media in the Office of the City Recorder. A copy of this notice was posted on Murray City's internet website [www.murray.utah.gov](http://www.murray.utah.gov), and the state noticing website at <http://pmn.utah.gov>.



Jennifer Kennedy  
Council Executive Director  
Murray City Municipal Council



**MURRAY**  
CITY COUNCIL

# Committee of the Whole



**MURRAY**  
CITY COUNCIL

# Committee of the Whole Minutes



# MURRAY MUNICIPAL COUNCIL COMMITTEE OF THE WHOLE

## Meeting Minutes

**Tuesday, December 7, 2021**

**Murray City Center**

5025 South State Street, Conference Room #107, Murray, Utah 84107

**Attendance:** Council Members and others:

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

Blair Camp	Mayor	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Pattie Johnson	Council Administration
Jennifer Heaps	Chief Communications Officer	Brenda Moore	Finance Director
G.L. Critchfield	City Attorney	Robert Wood	Auditor – HBME, LLC
JoAnn Miller	Finance	Brooke Smith	City Recorder
Emily Barton	Finance	Zack Smallwood	CED
Danny Astill	Public Works Director	Danny Hansen	IT
Robert White	IT	Scott Barrell	GIS
Residents		Richard Reese	Murray City School District

**Conducting:** Ms. Turner called the meeting to order at 4:30 p.m.

**Approval of Minutes:** MCCD Design Guidelines Walking Tour – October 29, 2021. Mr. Cox motioned to approve. Ms. Dominguez seconded the motion. The minutes were approved - All in favor 5-0.

### **Discussion Items:**

- **Completion and receipt of the ACFR (Annual Comprehensive Financial Report) for Fiscal Year 2020-2021.** – Mr. Wood reviewed the FY 2020-2021 ACFR, said the audit was thorough and discussed the following highlights:
  - Independent Auditor's Report: Required by the State it is the final opinion that verifies whether Murray's financials reveal any material misstatements. Mr. Wood said all material was carefully analyzed to reach the *Unmodified Opinion*. He reported that all information for governmental activities, business activities, major funds, and proprietary funds was found to be correct and properly stated. Regarding internal controls and compliance to laws and regulations, he said no issues were found with the way major processes were handled for cash disbursements, cash receipts and payroll. Credit card transactions were also evaluated to ensure that all dealings had proper business support and approvals - no problems were found.
  - Management's Discussion and Analysis: Mr. Wood compared side-by-side financials of FY 2021 and FY 2020 and pointed out:

- The balance sheet reflected Murray government as a whole, regarding all governmental fund's activities and business activities for all enterprise funds. Due to bonds issued in the amount of \$36 million, significant growth in governmental assets and governmental liabilities occurred. Funding was allocated to the Municipal Building Authority for construction of the new city hall. Because city hall is not finished yet, significant cash remains, so bond payments reflected a significant liability.
- The income statement is another perspective that replicated the increase in net position: Governmental activities grew by \$17.2 million this year and business-type activities grew by just over \$3 million.
- The location of Murray's governmental funds that the City has incorporated into its operations, including correlating fund statements. Mr. Wood said:
  - The GF (General fund) contained an unassigned balance of \$12.5. He said the State requirement was a higher percentage than previous years where revenue may not be more than 35% of total GF balance and should not be lower than 24%. The current balance was confirmed to be just over 24% which is a good place for the City to be.
  - Each governmental fund reflected a respective positive balance increase and is in a healthy stance. This means the City is in a good position and not close to any deficits.
  - Proprietary Funds: The same was true with business related funds - all are doing well reflecting a positive fund balance.
- Financial footnotes to provide specific clarifications about where the City stands with investments:
  - Note #4. PTIF (Public Treasurers' Investment Fund) with the Utah State Treasurers Office: \$61.8 million invested.
  - Morton Assets Management: Regarding *Interest Income* - Mr. Wood said interest rates tanked this year and the City earned only 20% of what was earned in the previous year.
- Retirement Systems - Note #17. The paper entry reflected that by using a discounted rate factor of 6.95% an estimation was determined to evaluate the asset. He said the current Net Pension liability amount would be \$185,000 if funding for the plan suddenly stopped, or if the market were to shut down. He assured the Council that the amount was not a liability that Murray would have to pay because required payments are being made to the Utah Retirement System. He said comparatively the State of Utah is doing very well with funding over 90% of all pensions while other states are as low as 20-40%.
- GF Budget - The main operating fund of the City. Mr. Wood reported:
  - Revenues came in \$6.2 million higher than anticipated in the final adopted budget.
  - Overall, Utah State sales tax revenue is doing very well. In 2020 during covid a 10-15% reduction in revenue was expected, however that reduction never occurred. Instead a 10% increase occurred over FY 2020 projections, and in FY 2021 sales tax revenue rose even higher than FY 2020. The economy in Utah is not hurting like it is in other parts of the nation.
  - Expenditures reflected \$6 million in savings. This was because Murray City departments were fiscally responsible.
  - Each fund is in compliance and spending was less than what was appropriated.
  - Final Summary: FY 2020-2021 will be the 41<sup>st</sup> year that Murray City would receive a certificate for excellence in financial reporting. He said Murray has done a great job in reporting all financials and no material weaknesses, or significant deficiencies were identified.

In closing, Mr. Wood stated that Murray City complied in all respects with State compliance requirements, he could not give Murray City any better report, financials are all positive, all fund

balances are strong, and the City is doing well to manage all financials. A final report would be sent to Ms. Kennedy for the Council's knowledge confirming that there were no disagreements with management during the audit and would include journal entries that occurred during the audit.

- **Quarterly Power Department Update** – Mr. Haacke reported that the department is fully staffed and there is currently one opening. He said the safety record of the power department is good and a review occurred about where Murray purchases power. He highlighted issues regarding the following:

- **CRSP (Colorado River Storage Project)** – The situation worsens at Glen Canyon Dam, as Lake Powell continues to shrink, and loss of water will affect Murray's power generation. On December 1, 2021 because of federal government regulations, Murray Power received 40% less in kilowatt hours from CRSP than what is contracted to the City. The reason is to save water for the coming summer and to save up drinking water. With loss of energy to the City's portfolio it will be necessary to purchase more power from the market, buy more natural gas, and use the City's gas turbines more than usual. He said it was not a dire issue, but the City would need to find more energy elsewhere. In addition, since the federal government oversees the plant, the cost was raised 14%.

Budgetarily the increase is approximately \$654,000 more, which he said was workable and a rate increase would not be necessary. Mr. Haacke explained to make up the difference of 50 million kilowatt hours that usually comes from CRSP, the City's gas turbines would be utilized 3-4 times more this summer than last summer; 9-million-kilowatt hours came from gas turbines last summer. Gas turbines are one of the City's cheaper resources, so 300,000 dekatherms of natural gas at a cost of \$1.2 million was ordered ahead of time. This will only be a partial way to make up for the shortage of energy lacking from CRSP.

- **Market Pricing** - Mr. Haacke said with coal plants shutting down around the country, market prices last summer for energy were extraordinarily high, due to supply and demand. Prices last July and August were premium at \$300 per megawatt hour; previous costs were only as much as \$40 per megawatt hour.
- **IPA (Intermountain Power Agency)** - Another way to fill the void is to call back energy from IPP (Intermountain Power Project) that is a coal fired plant located in Delta, Utah. The current price is uncertain at this time due to current complicated constraints, but the option is there to be utilized. Mr. Haacke reviewed that the IPP plant is overseen by IPA, which is a group of 23 Utah cities, other southern Utah co-op cities and partners with several southern California cities who all have entitlement to the energy. Currently the plant is struggling with coal supply, not because of mining issues but due to transporting issues with Union Pacific Railroad where trains are not running as contracted with IPP. Only 10 out of 25 trains per month are moving coal to Delta dwindling the plants coal pile and interrupting full load plant production by 50%. Because California has artificially reduced plant production due to their legislative constraints, Murray will be affected by what amount of energy can be utilized or called back. Mr. Haacke will monitor the situation to determine whether using the resource is a good option for needed energy. He noted that in 33 years there has never been an issue with Union Pacific and the thought is that much of the coal is being moved overseas to China by way of Oakland California, instead of transporting it to Delta, Utah. Coal is sold to China for 3-4 times more than what is charged to

Delta for coal. IPP is still underway to be changed by 2025 from a coal plant to a mixed resource of natural gas (70%) and hydrogen (30%). As an IPA board member/chairperson, he reported a new general manager was recently hired, and they would be bonding for \$500 million this spring for the rebuild.

The primary focus of IPA is to deal with Senate Bill 2002, surprise legislation passed during the 2021 Special Session, signed into law by Governor Cox. Currently issues are being handled in the courts regarding tax discrepancies of \$500 million and a battle over whether utilized coal came from out of state in the past. The bill also removed some of IPA's rights given to them 30 years ago related to eminent domain and the construction of gas pipelines and utilities needed for the rebuild. The concern is that IPA will be subject to a legislative auditor, unlike a state auditor who will create more challenges where California regulations are being imposed on Utah.

New printed material called *Issues and Answers* was provided to Council Members for study. The flashcards give detailed information to help address mounting questions with factual answers related to the challenges facing IPP. For example, the tax issue, incorporating hydrogen, and the low coal supply. The intent is to provide better communication that will help support the future of IPP. Mr. Haack stressed that the unexpected bill only allowed IPA 3 minutes to rebut the new legislation during the special session. Moving forward facts will equip elected officials with information that confirms IPA is of great value to every Utah city because the plant is there when energy is needed for Utah cities. Mr. Haack felt the item should have been addressed during the regular legislative session rather than hurriedly pushed through the special session without any notice.

He said the plant is owned by Utah and not Los Angeles County; it was built in the late 80's and intended for Utah growth and Utah cities. However, the plant was too large for Utah to take on, so California partners began paying the mortgage and expected Utah to be more of a partnership than it has been. California has been operating the plant as they wished when Utah cities dropped from the costly resource overtime. This is why Utah must work with California in rebuilding the plant as another clean energy option like hydrogen rather than coal. Although the existing coal plant used to provide 1800 megawatts of energy and the new plant would generate 840 megawatts, the greatest value to Delta, Utah is becoming an energy hub in the area because transmission systems are already in place. With the inclusion of wind, solar and geothermal energy, power from Delta would be transported throughout the Western grid well over what the plant alone can produce.

- Hydro Plant – The annual process to get the penstock (a two and half mile 48-inch pipe) inspected is underway because both the water season and the commitment to give water to Salt Lake Metro have ended. The investigation of any cracks in the 30-year-old hydro resource will occur. A report from engineers is anticipated next week regarding any repairs needed.
- Red Mesa - Construction of the solar plant has begun. The completion date is expected in Fall of 2022, and Murray will be utilizing the resource with a future entitlement of 5-megawatts.
- San Juan– Due to California ownership, production at the coal plant will end in Spring of 2022. However, the large plant will be potentially purchased by the firm Enchant, who would like to see Murray City continue on as a partner. The plant would continue with the process of coal, but carbon

will be captured, sequestering all pollutants into the ground. The current cost of the resource is in the range of \$30 per megawatt hour, so the City would participate through UAMPS with a 3-megawatt interest. Mr. Haacke was hopeful and will know by the end of January 2022 if Enchant will succeed in their endeavor to clean up a coal plant.

- Salt Lake County Landfill - The ownership that sells energy to the Murray Power department has changed. In addition, it was determined that enough gas is produced to install another generator that will provide enough power for 20 more years. Currently, the City is invested in 3-megawatts and has the right of first refusal with the new owners. This landfill is the most expensive resource in Murray's portfolio, with costs up to \$75-per megawatt hour, and Salt Lake County would expect a 20-year commitment. Mr. Haacke noted comparatively, IPP will also be in the \$70 range.
- **Council and School Board 2021-2022 Boundary Adjustments** – Ms. Smith explained it was a matter of housekeeping that boundaries would be adjusted for both the City Council districts and for the Murray School Board. A background about redistricting was given to confirm that both district lines are redrawn every ten years so that Murray is divided accordingly following Census data released in September of 2021.

Regarding the City Council, she said the goal was to attain equal population in all districts. A review of the Utah required timeline occurred and growth rates in Utah and for Murray were discussed by comparing totals from 2010 to 2020. City Code and related population factors were reviewed to show what was used to implement new boundaries. Three maps were displayed separately for each district reflecting the current boundary, the overlapping change to the existing boundary, and a final map version. Ms. Smith reviewed each of the five districts in detail and provided target population numbers and percentages.

Ms. Martinez approved of the new district changes. Mr. Cox agreed the map was cleaner and made sense. Ms. Turner and Mr. Hales concurred. Ms. Dominguez expressed concern with losing part of her district, which was the downtown area, north of 4800 South and requested another variance. Ms. Smith said further adjustments could be made, but changes would affect all districts; her team would reanalyze the numbers. Ms. Dominguez appreciated knowing there might be another option. Ms. Smith would return on January 4, 2022 to the Council with another version so that Council Members could vote by the deadline with a choice between two options.

Ms. Smith presented the Murray Board of Education Precinct 2021-2022 redistricting proposal. She confirmed that discussions occurred with Murray School District, Superintendent, Ms. Covington, and with Murray School Business Administrator, Mr. Reese who reviewed the proposal. She said the goal was to have school precincts mimic council districts as closely as possible. Maps were displayed depicting each precinct in the same manner to compare old boundaries with final suggested mapping. She discussed population totals and noted growth was the guiding factor to form ideal solutions. The overall new boundary map was compared with the current boundary map. There were no concerns about the proposal. The Council would consider both proposals during the January 4, 2021 council meeting.

**Announcements:** None.

**Adjournment:** 5:55 p.m.

**Pattie Johnson**  
**Council Office Administrator III**

DRAFT



# Discussion Items



# Discussion Item #1



**MURRAY**

# Public Works/ Wastewater Division

## Wastewater Fees

### Council Action Request

Committee of the Whole

Meeting Date: February 1, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill Ben Ford Aaron Montgomery - Zions Public Finance  <b>Required Time for Presentation</b> 30  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.01.18 15:45:11 -07'00'</small>  <b>Date</b> January 31, 2018	<b>Purpose of Proposal</b> Review proposed sewer fee increase  <b>Action Requested</b> Review and comment  <b>Attachments</b> Zions Bank rate review report & associated documents  <b>Budget Impact</b> This proposal will raise the sewer fees to meet the current and future obligations for the Central Valley Water Reclamation Facility and Murray City Wastewater System Operations  <b>Description of this Item</b> The information contained in this request is a report from Zions Bank Public Finance, showing information about the health of the wastewater fund. The Fund balance is being depleted because of the tremendous burden to provide funding for the Central Valley Water Reclamation Facility (CVWRF). The facility is being reconstructed as part of consent order with the State of Utah to make the necessary changes to the plant to meet new and more stringent discharge standards for the water that is discharged into the rivers of the State. The CVWRF plant is currently under construction and is required to be completed and operational in 2025. The original construction cost estimates were about \$250,000,000 which are current rate structured planned for. However, because of the cost escalation factors such as labor and materials, the new cost estimates are hovering around \$370,000,000.
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**Continued from Page 1:**

This rate proposal helps to meet our budget needs going forward.

## Murray City Corporation

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15<sup>th</sup> day of February 2022, 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 to receive public comment concerning a proposed ordinance amending and increasing the wastewater fees and enacting a Central Valley Water Reclamation Facility fee for the Murray City service area. A copy of the sewer rate study may be reviewed by interested persons from 8:00 AM to 5:00 PM in the Finance and Administration Office, Murray City Center, 5025 South State Street, Room 115, Murray Utah, and in the office of the City Recorder, Murray City Center, 5025 South State Street, Room 113 beginning on February 4, 2022.

DATED this 2<sup>nd</sup> day of February 2022.



MURRAY CITY CORPORATION

Brooke Smith  
City Recorder

DATES OF POSTING: February 3, 2022  
PH22-10

1. in three public places within the city,
2. on the Utah Public Notice Website, and
3. on the home page of the Murray City website.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 13.32.060 OF THE MURRAY CITY MUNICIPAL CODE TO INCREASE THE SEWER SERVICE CHARGE AND TO ENACT A CENTRAL VALLEY WATER RECLAMATION FEE

PREAMBLE

For many years Murray City ("City") has been a participating member/owner of the Central Valley Water Reclamation Facility (CVWRF), an interlocal agency. The City is one of seven entities whose wastewater is treated at the CVWRF and discharged into the Jordan River system.

On December 16, 2014, the Utah Water Quality Board adopted a new rule (the Technology-Based Phosphorous Effluent Limits or TBPEL Rule, R317-1-3.3) that requires wastewater facilities to install processes that remove phosphorous from their effluent discharge. The Division of Water Quality has also lowered permit limits for ammonia and several other pollutants in CVWRF's effluent discharge. To comply with the new TBPEL Rule requirements and lower permit limits will require CVWRF to upgrade the treatment process. Once the existing facility rehabilitation and upgrades to remove phosphorous and other pollutants are completed CVWRF facilities will be ready for the next 30 years of service.

In addition, CVWRF, with the assistance of a national engineering firm, completed a Condition Assessment and Asset Management Plan ("Plan") for its wastewater treatment plant and interceptor piping. This plan identified the renewal needs of the 30 plus year old infrastructure that included estimated costs necessary to restore CVWRF's collection system piping, and treatment facilities needed to serve the community for years to come. The improvements will replace aging and degraded structural, mechanical, and electrical equipment in the treatment plant and rehabilitate corroded collection system pipes to meet the future needs of our community and ensure compliance with State and Federal regulatory requirements.

The original estimates for the reconstruction were expected to be around \$250,000,000, which is what the City's current rate structure was based on. Now that the project has been under way for the last few years combined with the current construction climate, the costs have escalated to about \$370,000,000. This is a significant increase which has put a serious strain on the City's wastewater operating budget and its ability to continue to provide its portion of the needed funding. The City anticipates further inflationary costs resulting in increased operating expenses for both the City and CVWRF. The City's rates have been designed to keep up with these changes and have been structured to be fair and equitable to serve customer needs.

Over the last five years Murray City has seen growth in both new residential and commercial connections much like the surrounding communities. Growth in the City is inevitable and has been contemplated for many years and, for the most part, the City

has been able to stay ahead of the development and costs. However, the current cost escalations present major challenges going forward.

Growth in sewer residential and commercial connections is based on historical growth in the City and has been projected at a rate of 3 percent annually. It is expected that in 2022, the City will have 8,061 residential sewer connections and 993 commercial sewer connections for a total of 9,054 connections. By 2027, the City anticipates 10,496 total connections – an increase of 1,442 connections, or average growth of about 297 connections each year.

Growth in the City's operating expenses is projected at an average annual rate of three percent. There are also operating expenses attributable to the CVWRF for which the City is responsible. These expenses include facility operations, Central Valley CIP, interceptor monitoring, pretreatment field, and laboratory services. These expenses have also been projected to grow at an average annual rate of two to three percent. The proposed sewer rate is structured to ensure that new capital improvements can be constructed, that inflationary operating costs can be met and that the sewer utility fund is able to move towards maintaining at least 180 days cash on hand.

In order to help meet the City's obligations to cover the initial increased costs from the CVWRF debt, the City is proposing the enactment of a CVWRF fee. As the base and flow rates increase to meet costs, the fee will be lowered to partially offset the rate increases in order to lessen the impact on rate payers. Structuring rates in this way will allow the City to meet all its debt obligations and expenses while offering the lowest possible rates to its customers. The increases in the base and flow rates, and the enactment of the CVWRF fee are proposed to go into effect on April 1, 2022.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1. Purpose.* The purpose of this Ordinance is to amend section 13.32.060 of the Murray City Municipal Code to increase the sewer service charge and to enact a CVWRF fee.

*Section 2. Amendment of section 13.32.060 of the Murray City Municipal Code.* Section 13.32.060 of the Murray City Municipal Code to increase the sewer service charge and to enact a central valley water reclamation fee, shall be amended to read as follows:

**13.32.060: SEWER SERVICE CHARGE:**

. . .

B. The following service charge shall be imposed for regularly monthly service rendered to the users of the City's sewer system:

1. All users with a history of water usage shall be charged as follows:

	Base Rate	CVWRF Fee	Flow Rate Charge Per 100 Cubic Feet
<del>November 1, 2017 – October 31, 2018</del>	\$8.00		<del>\$2.37</del>
<del>November 1, 2018 – October 31, 2019</del>	8.40		2.49
<del>November 1, 2019 – October 31, 2020</del>	8.82		2.62
<del>November 1, 2020 – October 31, 2021</del>	9.26		2.75
November 1, 2021 - <del>and after</del> <u>March 31, 2022</u>	<u>\$9.73</u>	<u>\$0.00</u>	<u>\$2.88</u>
<u>April 1, 2022 - March 31, 2023</u>	<u>13.14</u>	<u>12.00</u>	<u>3.46</u>
<u>April 1, 2023 - March 31, 2024</u>	<u>16.42</u>	<u>12.00</u>	<u>3.56</u>
<u>April 1, 2024 - March 31, 2025</u>	<u>18.88</u>	<u>11.00</u>	<u>3.67</u>
<u>April 1, 2025 - March 31, 2026</u>	<u>19.83</u>	<u>8.00</u>	<u>3.78</u>
<u>April 1, 2026 - March 31, 2027, and until otherwise amended</u>	<u>20.82</u>	<u>6.00</u>	<u>3.89</u>

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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 \_\_\_\_\_, 2022.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Kat Martinez, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this \_\_\_\_ day of \_\_\_\_\_, 2022.

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brett A. Hales, Mayor

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance or a summary hereof was published according to law on the \_\_\_\_ day of \_\_\_\_\_, 2022.

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Brooke Smith, City Recorder

# Murray City



## DRAFT Sewer Rates Study



Zions Public Finance, Inc.  
January 2022

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## Executive Summary

During the past year, Murray City (“Murray” or “the City”) has looked in detail into its sewer rates, carefully evaluating operating and capital expenses needed through 2027. A summary of proposed rate increases is shown below.

**TABLE 1: RECOMMENDED SEWER RATES**

	2021	2022	2023	2024	2025	2026	2027
<b>Base Rate</b>		0%	35%	25%	15%	5%	5%
Residential	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Commercial	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Central Valley		\$0.00	\$12.00	\$12.00	\$11.00	\$8.00	\$6.00
<b>Flow Rate</b>		0%	20%	3%	3%	3%	3%
Residential	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89
Commercial	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89

### Impact on Single-Family Residential

With the recommended rate increases, an average single-family residential unit would see its monthly bill increase by about \$21 per month between 2022 and 2023. Annual increases thereafter would be much less with the average monthly bill increasing by less than \$6 between 2023 and 2027.

**TABLE 2: SAMPLE SINGLE-FAMILY RESIDENTIAL**

	2022	2023	2027
<b>Residential</b>			
Base Rate	\$9.73	\$13.14	\$20.82
Central Valley Fee	\$0.00	\$12.00	\$6.00
Flow Rate	\$28.88	\$34.60	\$38.90
<b>Total Monthly Charge</b>	<b>\$38.61</b>	<b>\$59.74</b>	<b>\$65.72</b>

## Sewer Rates

### Background and Approach

Over the last five years Murray City has seen growth in both new residential and commercial connections much like the surrounding communities. Growth in the City is inevitable and has been contemplated for many years and, for the most part, the City has been able to stay ahead of the development and costs. However, the current cost escalations were not planned for and presents a major challenge going forward.

Additionally, as a participating member/owner of the Central Valley Water Reclamation Facility (CVWRF), the City has been under a consent order with the State of Utah to make significant changes and upgrades to the CVWRF plant to meet more stringent water quality standards to continue discharging the effluent water to Mill Creek. The original estimates for the reconstruction were expected to be around \$250,000,000, which is what the City's current rate structure was based on. Now that the project has been under way for the last few years combined with the current construction climate, the costs have escalated to about \$370,000,000. This is a significant increase which has put a serious strain on the City's operating budgets and its ability to continue to provide its portion of the needed funding. Murray anticipates further inflationary costs resulting in increased operating expenses for both the City and CVWRF. The City's rates need to be designed to keep up with these changes and need to be structured to be fair and equitable to serve customer needs.

The approach used in this analysis is commonly referred to as a "revenue sufficiency model." All expenses (operating and capital) are first calculated, and then rates are structured to cover annual expenses, maintain sufficient debt service coverage ratios, and to keep at least 180 days cash on hand in the sewer utility fund.

### Growth Projections

Growth in sewer residential and commercial connections is based on historical growth in the City and has been projected at a rate of 3 percent annually. It is expected that in 2022, the City will have 8,061 residential sewer connections and 993 commercial sewer connections for a total of 9,054 connections. By 2027, the City anticipates 10,496 total connections – an increase of 1,442 connections, or average growth of about 297 connections each year.

**TABLE 3: PROJECTED SEWER GROWTH**

	Residential	Commercial	Total
2022	8,061	993	9,054
2027	9,345	1,151	10,496
Growth, 2022-2027	1,284	158	1,442

Source: Murray City

### Operating Expenses

Growth in the City's operating expenses is projected at an average annual rate of three percent based on historical costs as well as discussions with Murray City staff. There are also operating expenses attributable to the CVWRF for which the City is responsible. These expenses include facility operations, Central Valley CIP, interceptor monitoring, pretreatment field, and laboratory services. These expenses have also been projected to grow at an average annual rate of two to three percent.

## Outstanding Debt

The City has several outstanding debt obligations. The Series 2012 bond issued April 25, 2012 has anticipated annual payments of approximately \$227,000 through 2024. There is a second Series 2012 bond issued June 12, 2012, which has anticipated annual payments of approximately \$168,000 through 2033.

This study has also taken into account an issuance of debt by the CVWRF which has created a new debt obligation for the City. Current estimates are that the City will be obligated to a new annual bond payment of approximately \$992,000 beginning in 2022 with the issuance of this new debt by the CVWRF. It is also projected that this payment will increase to about \$2,000,000 by 2024.

## Capital Projects

There are 17 capital projects anticipated between 2022 and 2027 totaling an estimated \$5,780,000. While the costs shown in the table below are the estimated cost in \$2022, the project costs included in the rate modeling have been inflated by a factor of 3% per year depending on the year built.

**TABLE 4: SEWER CAPITAL PROJECTS**

Type	Description	Cost in \$2022	Year Budget
Sewer line replacement	5800 South to 6000 South sewer line replacement needed to complete the project	\$600,000	2023
Sewer line replacement	5800 South to 6000 South sewer line replacement needed to complete the project	\$650,000	2024
Sewer line rehab	Rehab sewer line to correct root intrusion and infiltration	\$150,000	2022
Service truck	Replace old 2007 Chevy Colorado	\$38,000	2022
Grinder install at lift station	Install grinder at Walden Glen lift station	\$50,000	2022
Sewer line rehab	Rehab sewer line to correct root intrusion and infiltration	\$200,000	2023
Lift station liner	Line Fairbourne lift station walls and install emergency bypass manhole	\$200,000	2023
Service truck	Replace 2011 Ford F150	\$38,000	2023
Sewer line rehab	Rehab sewer line to correct root intrusion and infiltration	\$400,000	2022
TV equipment	Replace sewer camera equipment	\$250,000	2024
Sewer cleaning truck replacement	Replace Vactor Combo cleaning truck	\$450,000	2025
Sewer line replacement	Replace a section of sewer on 4500 South & Main Street to State Street	\$800,000	2026
Sewer line rehab	Rehab sewer line to correct root intrusion and infiltration	\$250,000	2025
Service truck	Replace F150 Service Truck	\$38,000	2025
Sewer line rehab	Rehab sewer line to correct root intrusion & infiltration	\$100,000	2026
Service truck	Replace 1 Ton Dodge flatbed pickup	\$66,000	2026
Capital project budget	Future capital project budget line items	\$1,500,000	2027
<b>TOTAL</b>		<b>\$5,780,000</b>	

Source: Murray City, Wastewater Capital Improvement Plan

### Cash Balances and Transfers

The beginning cash balance in the sewer fund is \$1,361,496.<sup>1</sup> It is also notable that the City anticipates \$1,000,000 to be transferred into the sewer fund in 2022 from the monies the City received from the American Rescue Plan Act (ARPA).

### Rate Structuring

Current sewer rates are structured as follows:

**TABLE 5: CURRENT SEWER RATES**

	Monthly Rate
<b>Base Rate</b>	
Residential	\$9.73
Commercial	\$9.73
<b>Flow Rate</b>	
Residential	\$2.88
Commercial	\$2.88

### Current Rate Projections

The current rate structure, with no projected rate increases and no new bonds issued, fails to meet the future needs of the sewer fund and meet the increased obligations incurred as part of the reconstruction of CVWRF. Additionally, the capital expenses required to maintain the current service level create a financial strain under current rates. Financial projections for the current rates with no future rate increases or issuance of bonds are shown in the following table. With no changes to the existing situation, the sewer fund will not have sufficient cash flows to cover its costs by the end of 2022.

**TABLE 6: CURRENT RATE PROJECTIONS**

	2022	2023	2024	2025	2026	2027
Net Revenues before Debt Service	\$1,885,487	\$930,592	\$977,578	\$1,026,512	\$1,077,463	\$1,658,564
Debt Service	(\$1,387,939)	(\$2,192,692)	(\$2,412,383)	(\$2,185,725)	(\$2,185,325)	(\$2,184,850)
Capital Expenses	(\$638,000)	(\$1,069,140)	(\$954,810)	(\$806,433)	(\$1,087,242)	(\$1,738,911)
Debt Service Coverage Ratio	1.36	0.42	0.41	0.47	0.49	0.76
Days Cash on Hand (Target 180 days)	56	(144)	(340)	(498)	(664)	(913)

<sup>1</sup> Source: Murray City

## Proposed Rate Increase

General rate objectives considered in this analysis include:

- Ensure sufficient revenues to cover all operating costs and maintain a debt service coverage ratio of at least 1.25;<sup>2</sup>
- Maintain at least 180 days cash on hand;
- Balance minimizing rates with minimizing new debt obligations; and
- Proposed rates should be easy to implement and administer.

The proposed sewer rate is structured to ensure that new capital improvements can be constructed, that inflationary operating costs can be met and that the sewer utility fund is able to move towards maintaining at least 180 days cash on hand.

### Proposed Rate Increase

Under the rate increase, base rates for all customer classes would experience a 1-year increase of 35% in 2023; 25% in 2024; 15% in 2025; and then 5% per year thereafter beginning in 2026. The City would enact a Central Valley fee in 2023 at \$12. That fee would hold constant through 2024 but then decrease to \$11 in 2025; \$8 in 2026; and then \$6 in 2027 and each year thereafter. The flow rate would be increased by 20% in 2023 and then 3% per year thereafter beginning in 2024.

The Central Valley fee will help the City cover the initial increased costs from the CVWRF debt. As the base and flow rates increase to meet costs, the Central Valley fee will be lowered to partially offset the rate increases in order to lessen the impact on rate payers. Structuring rates in this way will allow the City to meet all its debt obligations and expenses while offering the lowest possible rates to its customers.

**TABLE 7: RECOMMENDED SEWER RATES**

	2021	2022	2023	2024	2025	2026	2027
<b>Base Rate</b>		0%	35%	25%	15%	5%	5%
Residential	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Commercial	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Central Valley		\$0.00	\$12.00	\$12.00	\$11.00	\$8.00	\$6.00
<b>Flow Rate</b>		0%	20%	3%	3%	3%	3%
Residential	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89
Commercial	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89

<sup>2</sup> Debt service coverage ratios are measured by comparing operating cash (revenues less operating expenses) to annual debt service obligations before capital costs.

With these proposed rate increases, the sewer fund will begin to move towards financial stability. The debt service coverage ratio will be above 1.5 by 2023 and the days cash on hand will increase almost every year moving the fund towards its goal of 180 days cash on hand.

**TABLE 8: RATE INCREASE KEY RATIOS**

	2022	2023	2024	2025	2026	2027
Net Revenues before Debt Service	\$1,885,487	\$3,597,786	\$4,278,173	\$4,785,324	\$4,894,455	\$5,671,824
Debt Service	(\$1,387,939)	(\$2,192,692)	(\$2,412,383)	(\$2,185,725)	(\$2,185,325)	(\$2,184,850)
Capital Expenses	(\$638,000)	(\$1,069,140)	(\$954,810)	(\$806,433)	(\$1,087,242)	(\$1,738,911)
Debt Service Coverage Ratio	1.36	1.64	1.77	2.19	2.24	2.60
Days Cash on Hand (Target 180 days)	56	38	56	130	185	268

#### Impacts on Existing Sewer Ratepayers

Under this rate increase scenario, existing sewer ratepayers will see their rates increase from \$38.53 per month in 2022 (\$462.36 annually) to \$59.70 per month in 2023 (\$716.40 annually). This represents an annual increase of \$254.04 or \$21.17 per month. By 2027, monthly rates will increase to \$65.72 per month, or \$788.64 annually.

#### Benefits from Change in Water Rate Structure

Benefits from the change in the sewer rates are that the City will be able to better meet its capital needs requirements as well as maintain a high level of service to its residents.

#### Debt Coverage Ratios

Minimum debt coverage ratios are generally assumed to be 1.25. The proposed rate increase allows the City to maintain at least this ratio.

#### Days Cash on Hand

The proposed rate increase helps the City progress towards maintaining its goal of retaining over 180 days cash on hand.

## Appendix A – Sewer Rate Increase Detail

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	2021	2022	2023	2024	2025	2026	2027	
DEMAND								
Residential Customers		8,061	8,303	8,552	8,808	9,073	9,345	3%
Commercial Customers		993	1,023	1,053	1,085	1,118	1,151	3%
Total Customers		9,054	9,326	9,605	9,894	10,190	10,496	
Residential Flow		999,976	1,029,975	1,060,875	1,092,701	1,125,482	1,159,246	3%
Commercial Flow		589,837	607,532	625,758	644,531	663,867	683,783	3%
Total Flow		1,589,813	1,637,507	1,686,633	1,737,232	1,789,349	1,843,029	
REVENUES								
Base Fees								
Residential		\$941,202	\$1,308,742	\$1,685,005	\$1,995,889	\$2,158,554	\$2,334,476	
Commercial		\$115,943	\$161,218	\$207,569	\$245,865	\$265,903	\$287,574	
Central Valley		\$0	\$1,342,889	\$1,383,176	\$1,305,949	\$978,274	\$755,717	
Flow Charges								
Residential		\$2,879,931	\$3,559,595	\$3,776,374	\$4,006,355	\$4,250,342	\$4,509,188	
Commercial		\$1,698,731	\$2,099,631	\$2,227,498	\$2,363,153	\$2,507,069	\$2,659,750	
Connection Fees		\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
Miscellaneous		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Total Revenues		\$5,647,806	\$8,484,075	\$9,291,622	\$9,929,210	\$10,172,142	\$10,558,704	
Base as percentage of revenue		19%	17%	20%	23%	24%	25%	
OPERATING EXPENSES								
Personnel		(\$1,077,253)	(\$1,109,571)	(\$1,142,858)	(\$1,177,143)	(\$1,212,458)	(\$1,248,831)	3%
Tuition Reimbursement		(\$5,000)	(\$5,150)	(\$5,305)	(\$5,464)	(\$5,628)	(\$5,796)	3%
Service Awards		(\$300)	(\$309)	(\$318)	(\$328)	(\$338)	(\$348)	3%
Uniform Allowance		(\$3,500)	(\$3,605)	(\$3,713)	(\$3,825)	(\$3,939)	(\$4,057)	3%
Books & Subscriptions		(\$1,000)	(\$1,030)	(\$1,061)	(\$1,093)	(\$1,126)	(\$1,159)	3%
Travel & Learning		(\$10,000)	(\$10,300)	(\$10,609)	(\$10,927)	(\$11,255)	(\$11,593)	3%
Supplies		(\$9,000)	(\$9,270)	(\$9,548)	(\$9,835)	(\$10,130)	(\$10,433)	3%
Collection Line Materials		(\$34,000)	(\$35,020)	(\$36,071)	(\$37,153)	(\$38,267)	(\$39,415)	3%
Fuel		(\$19,000)	(\$19,570)	(\$20,157)	(\$20,762)	(\$21,385)	(\$22,026)	3%
Small Equipment		(\$10,000)	(\$10,300)	(\$10,609)	(\$10,927)	(\$11,255)	(\$11,593)	3%
Safety Equipment		(\$10,000)	(\$10,300)	(\$10,609)	(\$10,927)	(\$11,255)	(\$11,593)	3%
Miscellaneous		(\$4,500)	(\$4,635)	(\$4,774)	(\$4,917)	(\$5,065)	(\$5,217)	3%
Manhole maintenance		(\$25,000)	(\$25,750)	(\$26,523)	(\$27,318)	(\$28,138)	(\$28,982)	3%
Trouble Spot Maintenance		(\$110,000)	(\$113,300)	(\$116,699)	(\$120,200)	(\$123,806)	(\$127,520)	3%
Building & Grounds Maintenance		(\$5,000)	(\$5,150)	(\$5,305)	(\$5,464)	(\$5,628)	(\$5,796)	3%
Equipment Maintenance		(\$65,000)	(\$66,950)	(\$68,959)	(\$71,027)	(\$73,158)	(\$75,353)	3%
Vehicle Maintenance		(\$23,000)	(\$23,690)	(\$24,401)	(\$25,133)	(\$25,887)	(\$26,663)	3%
Credit Card Fees		(\$23,000)	(\$23,690)	(\$24,401)	(\$25,133)	(\$25,887)	(\$26,663)	3%
Professional Services		(\$70,000)	(\$72,100)	(\$74,263)	(\$76,491)	(\$78,786)	(\$81,149)	3%
Utilities		(\$15,000)	(\$15,450)	(\$15,914)	(\$16,391)	(\$16,883)	(\$17,389)	3%
Telephone		(\$2,000)	(\$2,060)	(\$2,122)	(\$2,185)	(\$2,251)	(\$2,319)	3%
Cell Phone		(\$7,000)	(\$7,210)	(\$7,426)	(\$7,649)	(\$7,879)	(\$8,115)	3%
Shared Services Wages		(\$489,769)	(\$504,462)	(\$519,596)	(\$535,184)	(\$551,239)	(\$567,777)	3%
Shared Facility Ops		(\$163,256)	(\$168,154)	(\$173,198)	(\$178,394)	(\$183,746)	(\$189,258)	3%
Risk Assessment		(\$70,704)	(\$72,825)	(\$75,010)	(\$77,260)	(\$79,578)	(\$81,965)	3%
Fleet Assessment		(\$14,837)	(\$15,282)	(\$15,741)	(\$16,213)	(\$16,699)	(\$17,200)	3%
Total Murray Expenses		(\$2,267,119)	(\$2,335,133)	(\$2,405,187)	(\$2,477,342)	(\$2,551,662)	(\$2,628,212)	
Central Valley Water Reclamation Facility</								

	2021	2022	2023	2024	2025	2026	2027
<b>Net Revenues After Debt Service</b>		<b>\$497,548</b>	<b>\$1,405,094</b>	<b>\$1,865,790</b>	<b>\$2,599,599</b>	<b>\$2,709,130</b>	<b>\$3,486,974</b>
<b>CAPITAL COSTS</b>							
5800 South to 6000 south sewer line replacement needed to complete the project		\$0	(\$618,000)	\$0	\$0	\$0	\$0
5800 South to 6000 south sewer line replacement needed to complete the project		\$0	\$0	(\$689,585)	\$0	\$0	\$0
Rehab sewer line to correct root intrusion and infiltration		(\$150,000)	\$0	\$0	\$0	\$0	\$0
Replace old 2007 Chevy Colorado		(\$38,000)	\$0	\$0	\$0	\$0	\$0
Install grinder at Walden Glen lift station		(\$50,000)	\$0	\$0	\$0	\$0	\$0
Rehab sewer line to correct root intrusion and infiltration		\$0	(\$206,000)	\$0	\$0	\$0	\$0
Line fairbourne lift station walls and install emergency bypass manhole		\$0	(\$206,000)	\$0	\$0	\$0	\$0
Replace 2011 Ford F150		\$0	(\$39,140)	\$0	\$0	\$0	\$0
Rehab sewer line to correct root intrusion and infiltration		(\$400,000)	\$0	\$0	\$0	\$0	\$0
Replace sewer camera equipment		\$0	\$0	(\$265,225)	\$0	\$0	\$0
Replace Vactor Combo cleaning truck		\$0	\$0	\$0	(\$491,727)	\$0	\$0
Replace a section of sewer on 4500 south & main street to state street		\$0	\$0	\$0	\$0	(\$900,407)	\$0
Rehab sewer line to correct root intrusion and infiltration		\$0	\$0	\$0	(\$273,182)	\$0	\$0
Replace F150 Service Truck		\$0	\$0	\$0	(\$41,524)	\$0	\$0
Rehab sewer line to correct root intrusion & infiltration		\$0	\$0	\$0	\$0	(\$112,551)	\$0
Replace 1 Ton Dodge flat bed pickup		\$0	\$0	\$0	\$0	(\$74,284)	\$0
Capital Project Budget		\$0	\$0	\$0	\$0	\$0	(\$1,738,911)
<b>TOTAL CAPITAL IMPROVEMENTS</b>		<b>(\$638,000)</b>	<b>(\$1,069,140)</b>	<b>(\$954,810)</b>	<b>(\$806,433)</b>	<b>(\$1,087,242)</b>	<b>(\$1,738,911)</b>

#### Repair and Replacement

General Fund Transfer (not related to operating costs)		(\$451,825)	(\$571,295)	(\$632,676)	(\$689,861)	(\$735,509)	(\$784,239)
<b>Beginning Cash Balance Sewer Fund</b>		<b>\$1,361,496</b>	<b>\$769,220</b>	<b>\$533,880</b>	<b>\$812,184</b>	<b>\$1,915,489</b>	<b>\$2,801,869</b>
<b>Ending Cash Balance Sewer Fund</b>	<b>\$1,361,496</b>	<b>\$769,220</b>	<b>\$533,880</b>	<b>\$812,184</b>	<b>\$1,915,489</b>	<b>\$2,801,869</b>	<b>\$3,765,692</b>
<b>Days Cash on Hand (Target 180 days)</b>		<b>56</b>	<b>38</b>	<b>56</b>	<b>130</b>	<b>185</b>	<b>268</b>

#### RATES

<b>Base Rate %</b>		<b>0%</b>	<b>35%</b>	<b>25%</b>	<b>15%</b>	<b>5%</b>	<b>5%</b>
Residential	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Commercial	\$9.73	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
		<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
Central Valley Fee		\$0.00	\$12.00	\$12.00	\$11.00	\$8.00	\$6.00
		<b>0%</b>	<b>20%</b>	<b>3%</b>	<b>3%</b>	<b>3%</b>	<b>3%</b>
Residential	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89
Commercial	\$2.88	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89

CAPITAL IMPROVEMENTS	Location	Description	Cost	Year
Sewer line replacement		5800 South to 6000 south sewer line replacement needed to complete the project	\$600,000	2023
Sewer line replacement		5800 South to 6000 south sewer line replacement needed to complete the project	\$650,000	2024
Sewer line rehab		Rehab sewer line to correct root intrusion and infiltration	\$150,000	2022
Service Truck		Replace old 2007 Chevy Colorado	\$38,000	2022
Grinder install at lift station		Install grinder at Walden Glen lift station	\$50,000	2022
Sewer line rehab		Rehab sewer line to correct root intrusion and infiltration	\$200,000	2023
Lift station Liner		Line fairbourne lift station walls and install emergency bypass manhole	\$200,000	2023
Service Truck		Replace 2011 Ford F150	\$38,000	2023
Sewer line rehab		Rehab sewer line to correct root intrusion and infiltration	\$400,000	2022
TV Equipment		Replace sewer camera equipment	\$250,000	2024
Sewer Cleaning truck replacement		Replace Vactor Combo cleaning truck	\$450,000	2025
Sewer Line Replacement		Replace a section of sewer on 4500 south & main street to state street	\$800,000	2026
Sewer line rehab		Rehab sewer line to correct root intrusion and infiltration	\$250,000	2025
Service Truck		Replace F150 Service Truck	\$38,000	2025

CAPITAL IMPROVEMENTS				
	Location	Description	Cost	Year
	Sewer line Rehab	Rehab sewer line to correct root intrusion & infiltration	\$100,000	2026
	Service Truck	Replace 1 Ton Dodge flat bed pickup	\$66,000	2026
	Capital Project Budget	Capital Project Budget	\$1,500,000	2027
TOTAL			\$5,780,000	
CONSTRUCTION COST INFLATOR			3%	



**MURRAY**  
CITY COUNCIL

# Discussion Item #2



**MURRAY**

# Community & Economic Development

Zone Map Amendment from A-1 (Agricultural) to R-1-8 (Low Density Residential) for the property located at 1079 East Vine Street.

## Council Action Request

Committee of the Whole

Meeting Date: February 1, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill Jared Hall     <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>     <b>Date</b> January 18, 2022	<b>Purpose of Proposal</b>  Amend the Zoning of the subject property to allow a portion of the property to be sold to an adjoining property.  <b>Action Requested</b>  Approval of a Zone Map Amendment for the subject property from A-1 to R-1-8.  <b>Attachments</b>  Power Point Slides  <b>Budget Impact</b>  None.    <b>Description of this Item</b>  The subject property is a single-family home on 0.89 acres in the A-1 Zone. The applicant would like to sell a portion of their property to an adjoining neighbor to the east, who could then add it to their existing lot. The exchange of property can be approved with a boundary line adjustment, but the subject property does not conform to the current lot size standards of the A-1 Zone (1-acre minimum.) The applicant has requested the R-1-8 Zone because it is the more common zone in the area, and because the 2017 Murray City General Plan anticipates and supports the transition of agricultural to residential zones. The Planning Commission reviewed the request at a public hearing on July 15, 2021, and voted 5-0 to recommend approval of the Zone Map Amendment to the City Council.
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# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15<sup>th</sup> day of February, 2022, 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 A-1 (Agricultural) zoning district to the R-1-8 (Low Density Single Family) zoning district for the property located at approximately 1079 East Vine Street, Murray, Utah.

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

DATED this 2<sup>nd</sup> day of February 2022.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "Brooke Smith", written over a horizontal line.

Brooke Smith  
City Recorder

DATE OF PUBLICATION: February 4, 2022  
PH22-06

UCA §10-9a-205(2)

- Posted on City's Website
- Posted on Utah Public Notice Website
- Mailed to each affected entity
- Mailed to each property owner within distance parameters (*City Code 17.04.140*)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT 1079 EAST VINE STREET, MURRAY CITY, UTAH FROM A-1 (AGRICULTURAL ZONING DISTRICT) TO R-1-8 (LOW DENSITY SINGLE FAMILY) (Nathan Sheppick/Randy Krantz)

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

WHEREAS, the owner of the real property located at 1079 East Vine Street, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-1-8 (Low Density Single Family) 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 property located at 1079 East Vine Street, Murray, Salt Lake County, Utah from the A-1 (Agricultural) zone district to the R-1-8 (Low Density Single Family) zone district:

**Legal Description**

COMMENCING IN THE CENTER OF VINE STREET 749.3 FEET NORTH AND 417 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 128 FEET; THENCE NORTH 342.6 FEET; THENCE WEST 128 FEET; THENCE SOUTH 342.6 FEET TO THE PLACE OF BEGINNING.

LESS STREET.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO RICHARD M. DEVERALL AND CYNTHIA A. DEVERALL IN QUIT CLAIM DEED RECORDED MARCH 28, 1988, AS ENTRY NO. 4602278, IN BOOK 6014 AT PAGE 1413.

BEGINNING AT A POINT ON THE NORTH LINE OF EAST VINE STREET; SAID POINT BEING NORTH, 770.662 FEET AND EAST 418.348 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH, 110.455 FEET; THENCE SOUTH 06°58'08" EAST 111.266 FEET; THE SAID NORTH LINE OF EAST VINE STREET; THENCE SOUTH 89°57'15" WEST, 13.5 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 05, 2018 AS ENTRY NO. 12898046 IN BOOK 10736 AT PAGE 1742 OF OFFICIAL RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOR THE CONSTRUCTION OF IMPROVEMENTS INCIDENT TO THE VINE STREET 900 EAST TO 1300 EAST PROJECT, KNOWN AS PROJECT NUMBER F-LC35(242).

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VINE STREET, WHICH POINT IS ALSO 749.30 FEET NORTH AND 417.00 FEET EAST AND 21.37 FEET NORTH AND 24.83 FEET EAST FROM THE RECORD LOCATION OF THE SOUTH QUARTER CORNER OF SAID SECTION 17, WHICH POINT IS ALSO 1,823.51 FEET WEST AND 33.00 FEET NORTH FROM SALT LAKE COUNTY MONUMENT 2S1E171C LOCATED AT THE INTERSECTION OF SAID VINE STREET AND 1300 EAST STREET, WHICH POINT IS ALSO 33.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 115+95.59; THENCE NORTH 85° 16'37" EAST 30.36 FEET TO A POINT WHICH IS 35.30 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 116+25.85; THENCE EAST 72.91 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS ALSO 35.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT, AT ENGINEER STATION 116+90.69; THENCE ALONG SAID BOUNDARY LINE SOUTH 2.50 FEET TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT AND THE NORTHERLY RIGHT OF WAY LINE OF SAID VINE STREET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID RIGHT OF WAY LINE WEST 103.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL NO. 22-17-451-056

*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                      , 2022.

MURRAY CITY MUNICIPAL COUNCIL

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Kat Martinez, Chair

ATTEST:

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Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brett A. Hales, Mayor

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

#### CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the \_\_\_\_  
day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brooke Smith, City Recorder

NATHAN SHEPPICK – 1079 East Vine Street – Project #21-076

The applicant would like to amend the Zoning Map designation of the property from A-1, Agricultural to R-1-8, Low Density Single-Family at property addressed 1079 East Vine Street. The request is supported by the 2017 General Plan. Zachary Smallwood presented the request. Staff is recommending Planning Commission forward an approval to the City Council for the proposed change from A-1 to R-1-8.

Randy Krantz, agent for the applicant was present to represent the request and stated their address as 5330 South 900 East. He indicated their willingness to comply with all the conditions. He specified that the person buying the back half is not planning to redevelop, but is wanting to increase the size of their lot. Everything around there is R-1-8 with exception of three A-1 lots remaining. The Master Plan shows R-1-8 which is what would be desired there and A-1 allows for horses.

Ms. Milkavich asked if they are buying half the lot or just a portion and if it will still meet the setback requirements of the existing home. Mr. Krantz verified the portion of land being sold and stated it would maintain the required setbacks.

Ms. Patterson opened the meeting for public comment. No public comments were made. The public comment portion for this agenda item was closed.

Travis Nay made a motion that the Planning Commission forward a recommendation an approval to the City Council for the requested amendments of the Zoning Map designation of the property addressed 1079 East Vine Street from A-1, Agricultural to R-1-8, Low Density Single-Family.

Seconded by Lisa Milkavich.

Call vote was recorded by Mr. Smallwood.

  A   Maren Patterson  
  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Jake Pehrson

Motion passed 5-0.

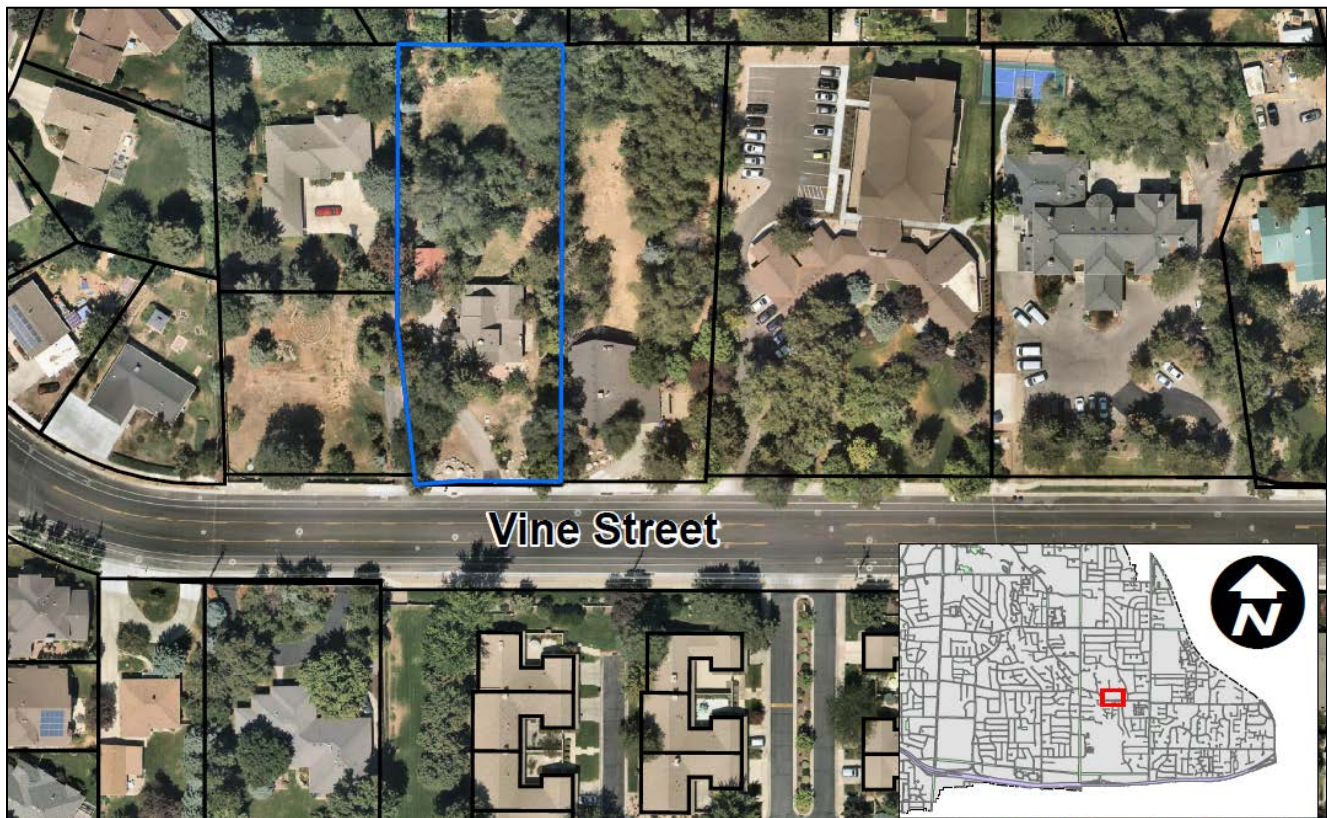
LAND USE TEXT AMENDMENT – Project #21-060

Murray City proposes to amend the text of Chapters 17.146, Mixed-Use, 17.168, Transit Oriented Development, and 17.170, Murray City Center District. Murray City also proposes to add proposed Chapters 17.162, Centers Mixed Use, and 17.164, Village Mixed Use. Jared Hall presented the request. Mr. Hall identified the Moratorium (TLUR) was put in place in February to allow the city to consider some issues related to mixed use zoning. The concerns revolved around parking, residential densities allowed, commercial requirements, and other design considerations such as buffering, landscaping, and open space. The existing Mixed-Use Zones



## AGENDA ITEM # 5

ITEM TYPE:	Zone Map Amendment		
ADDRESS:	1079 East Vine Street	MEETING DATE:	July 15, 2021
APPLICANT:	Nathan Sheppick & Randy Krantz	STAFF:	Zachary Smallwood, Associate Planner
PARCEL ID:	22-17-451-056	PROJECT NUMBER:	21-076
CURRENT ZONE:	A-1, Agricultural	PROPOSED ZONE:	R-1-8, Low density single-family
SIZE:	0.89-acre parcel		
REQUEST:	The applicant would like to amend the Zoning Map designation of the property from A-1, Agricultural to R-1-8, Low Density Single-Family. The request is supported by the 2017 General Plan.		



## I. BACKGROUND & REVIEW

### Background

The subject property is a single-family home on 0.89 acres within the A-1 zone. The A-1 zone requires a minimum of 1-acre sized lots. The lot is located on the north side of Vine Street at 1079 East. Vine Street was recently widened to accommodate sidewalks and bike lanes and a portion of the subject lot was purchased that made it non-conforming to the lot size requirement.

The applicant would like to sell a portion of their property to their neighbor to the east, who could then add it into their existing lot. The proposed exchange of property can be approved with a boundary line adjustment, but only if the subject property is re-zoned from A-1 to a zoning district that would allow for a smaller lot size. The applicant is requesting the R-1-8 zone, as it is the more prominent zoning designation in the area. The 2017 General Plan supports the change from agricultural uses to single-family dwellings.

To allow for a thorough, unbiased evaluation, City Staff, the Planning Commission, and the City Council do not include potential development plans in the review of a request to amend the Zoning Map. This allows the Planning Commission and City Council to determine whether a change in the Zoning Map is appropriate based on the allowed uses and development potential of the proposed zone.

### Surrounding Land Uses & Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family Residential	A-1
South	Multi-Family Residential	R-M-10
East	Single-Family Residential	A-1
West	Single-Family Residential	R-1-8

### Zoning Districts & Allowed Land Uses

- Existing: The existing A-1 Zone allows for single-family dwellings on 1-acre minimum lots, parks, and non-commercial agricultural uses as permitted uses. Schools, communication stations, and commercial agricultural uses are allowed subject to Conditional Use approval.
- Proposed: The proposed R-1-8 Zone allows for single-family dwellings on a minimum of 8,000 square foot lots. Charter schools, home based businesses and in-home daycares are permitted uses in this zone. Utility infrastructure, public and private schools, libraries, churches and parks are allowed subject to Conditional Use approval.

## General Plan & Future Land Use Designations

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

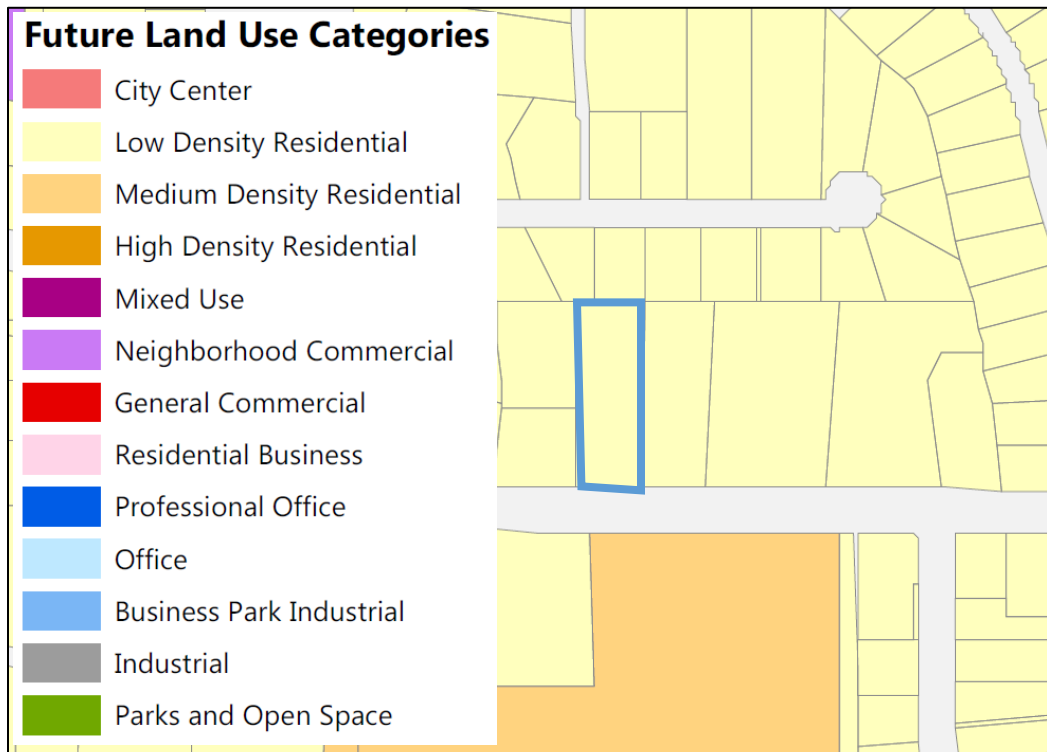


Figure 1: Future Land Use Map

The subject property is designated “Low Density Residential”. The Low Density Residential designation corresponds to six zoning districts including both the existing A-1 Zone and the proposed R-1-8 Zone. The proposed rezone is supported by the General Plan. As a Future Land Use Designation, Low Density Residential is primarily intended to be used for low density residential and conversion of agricultural lands.

## II. CITY DEPARTMENT REVIEW

Planning Division Staff circulated the proposed zone map amendment to multiple Murray City Departments for review on June 28<sup>th</sup>, 2021. There were no comments from the City Departments and all recommended approval.

### III. PUBLIC INPUT

Sixty-one (61) notices of the public meeting were sent to all property owners for parcels located within 300 feet of the subject property. As of the date of this report, Staff has not received any comments 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 proposed change in zoning from A-1 to R-1-8 is in harmony with the Future Land Use designation of the subject property and with goals of the General Plan. The General Plan identified the subject property as Low Density Residential as agricultural uses continue to decline within the city. This area is primarily residential and city staff believes a change in zoning district to be warranted for the property owner's desired will to sell a portion off.

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

The residential uses allowed by the proposed R-1-8 zoning are appropriate for the location of the subject property in relation to the other zoning classifications and existing land use patterns in the immediate and larger area. The property is located along a major collector and is currently used as single-family home. The proposed rezone will allow the property owner to sell a piece of land to a neighbor.

#### **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?**

Utilities and services are available at this location. During the Planning Review Meeting that was held on June 28, 2021, staff reviewed the application with representatives from Murray City Power, Water/Sewer, Fire and Engineering. The representatives did not object to the zone change or provide any information that would indicate that those departments could not provide adequate services to any future development at the subject properties.

### V. FINDINGS

1. The General Plan provides for flexibility in implementation and execution of the 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 A-1 to R-1-8 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 1079 East Vine Street from A-1, Agricultural to R-1-8, Low density single-family.**

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

☒ Zoning Map Amendment

☐ Text Amendment

☐ Complies with General Plan

☒ Yes

☐ No

Project # 21-076

Subject Property Address: 1079 E. Vine St

Parcel Identification (Sidwell) Number: 22-17-451-056

Parcel Area: 1.89 acres Current Use: SFD

Existing Zone: A-1 Proposed Zone: R-1-B

Applicant

Name: Nathan Sheppick - (Randy Krantz)

Mailing Address: 1079 E. Vine St.

City, State, ZIP: Murray, Utah 84107

Daytime Phone #: 801-694-3503 Fax #: 801-746-0098

Email address: rkrantz@effunding.com

Business or Project Name: Sheppick

Property Owner's Name (If different):

Property Owner's Mailing Address:

City, State, Zip:

Daytime Phone #: Fax #: Email:

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

To conform with master plan

Authorized Signature: Randy Krantz Date: 6-23-2021

## Property Owners Affidavit

I (we) Nathan Sheppick, 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.

Nathan Sheppick  
Owner's Signature

\_\_\_\_\_  
Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 16th day of June, 20 21.

\_\_\_\_\_  
Notary Public

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

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

\* See attached  
jurat \* AC

### Agent Authorization

I (we), Nathan Sheppick, the owner(s) of the real property located at  
1079 E. Vine St. Murray UT., in Murray City, Utah, do hereby appoint

84121 Randy Krantz, as my (our) agent to represent me (us) with  
regard to this application affecting the above described real property, and authorize

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

Nathan Sheppick  
Owner's Signature

\_\_\_\_\_  
Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me

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

\* See attached  
jurat \* AC

\_\_\_\_\_  
Notary Public

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

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

**CALIFORNIA JURAT WITH AFFIANT STATEMENT****GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

*Nathan T Sheppick*  
Signature of Document Signer No. 1

*AC*  
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Kern

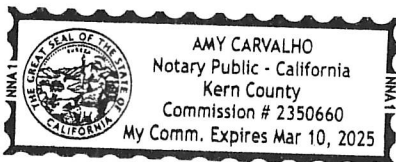
Subscribed and sworn to (or affirmed) before me

on this 16th day of JUNE, 2021  
by Date Month Year

(1) Nathan T Sheppick

(and (2) *AC*),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.



Signature *Amy Carvalho*  
Signature of Notary Public

Seal  
Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Property Owners Affidavit Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

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**GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1  
2  
3  
4  
5  
6

*Nathan T Sheppick*  
 Signature of Document Signer No. 1

~~AC~~  
 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

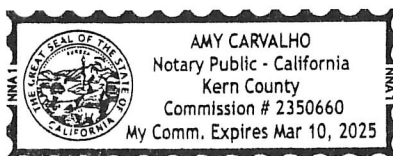
State of California  
 County of Kern

Subscribed and sworn to (or affirmed) before me  
 on this 16<sup>th</sup> day of June, 2021,  
 by Date Month Year

(1) Nathan T Sheppick

(and (2) ~~AC~~),  
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence  
 to be the person(s) who appeared before me.



Signature *Amy Carvalho*  
 Signature of Notary Public

Seal  
 Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Agent Authorization Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_



## NOTICE OF PUBLIC MEETING

July 15, 2021, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application:

Nathan Sheppick is requesting to amend the Zoning Map designation of the property addressed 1079 East Vine Street from A-1, Agricultural to R-1-8, Single-Family Low Density Residential.

The meeting is open and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

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



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

Public Notice Dated | July 1, 2021

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

File No.: 51896

COMMENCING IN THE CENTER OF VINE STREET 749.3 FEET NORTH AND 417 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 128 FEET; THENCE NORTH 342.6 FEET; THENCE WEST 128 FEET; THENCE SOUTH 342.6 FEET TO THE PLACE OF BEGINNING.

LESS STREET.

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(NOTE: ROTATE ABOVE BEARINGS 00°12'06" CLOCKWISE TO EQUAL PROJECT BEARINGS.)

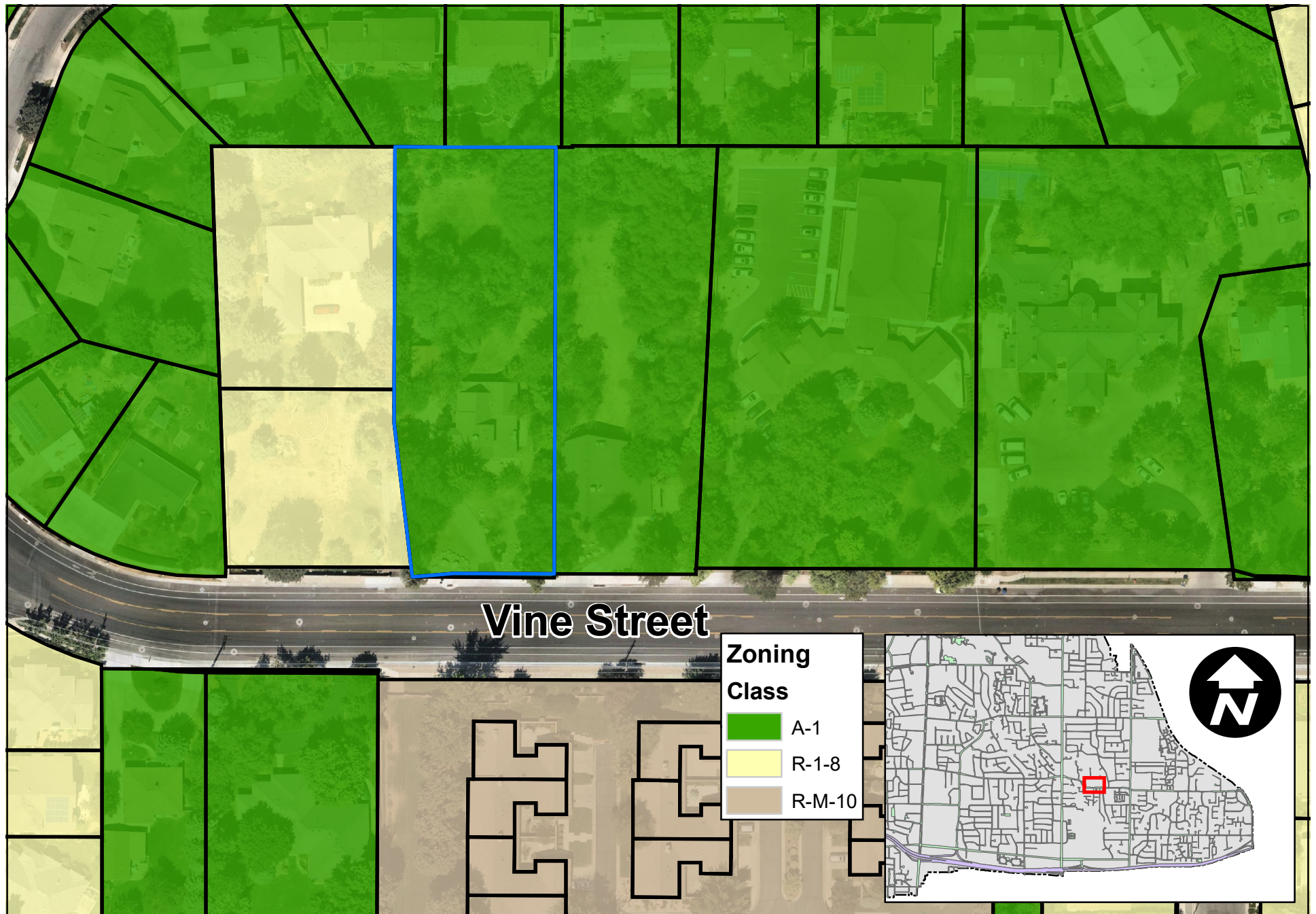
PARCEL NO. 22-17-451-056

# 1079 East Vine Street



Vine Street

# 1079 East Vine Street



**MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 15<sup>th</sup> day of July 2021, at the hour of 6:30 p.m. 6:30 p.m. of said day in the Council Chambers of Murray City Center, 5025 South State Street, Murray, Utah, the Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Zone Map Amendment from A-1 (Agricultural) to R-1-8 (Low Density Single Family) for the property at 1079 East Vine Street, Murray, Utah. If you would like to comment on this agenda item you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

Jared Hall, Manager  
Community & Economic Development

**Applicant:** Nathan Sheppick and Randy Krantz

**Request:** Zone Map Amendment from A-1 to R-1-8

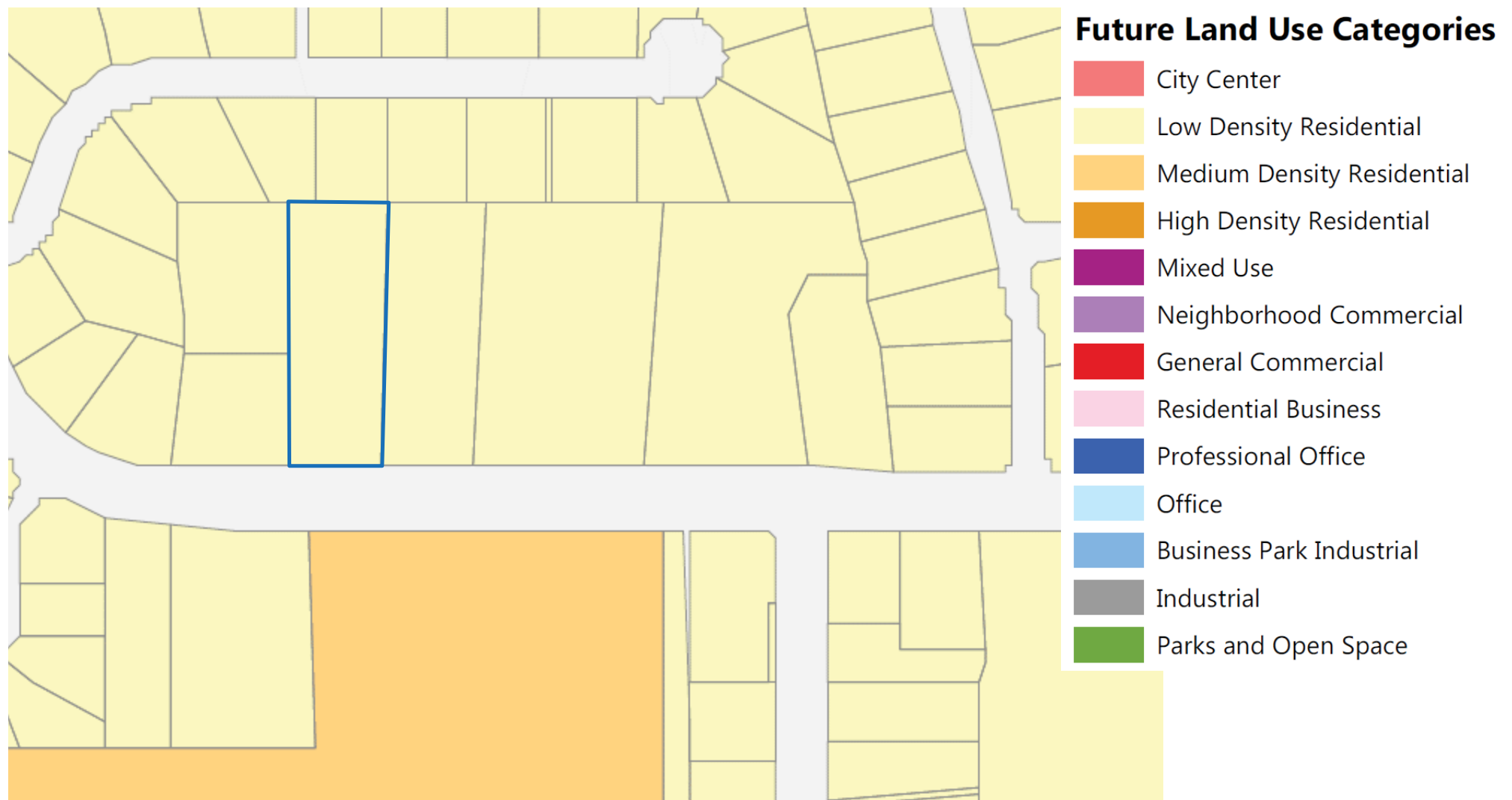
**Address:** 1079 East Vine Street





Vine Street







# Planning Commission

- A public hearing was held by the Planning Commission on July 15, 2021.
- 61 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 5-0 to forward a recommendation of approval to the City Council.

# Findings

1. The General Plan provides for flexibility in implementation and execution of the 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 A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.
4. The Planning Commission voted 5-0 to forward a recommendation of approval to the City Council on 12/16/2021.

# Staff Recommendation

The Planning Commission and staff recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the property located at 1079 East Vine Street from A-1 Agricultural to R-1-8, Low Density Residential.



# Discussion Item #3



**MURRAY**

# Community & Economic Development

## Text Amendment to the R-2-10 Zone

### Council Action Request

Committee of the Whole

Meeting Date: February 1, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill Jared Hall          <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>      <b>Date</b> January 18, 2022	<b>Purpose of Proposal</b>  Amend the text of the R-2-10 Zone to allow Twin Homes as a permitted use.  <b>Action Requested</b>  Approval of a proposed amendment to the text of the R-2-10 Zone, Section 17.221.020(B).  <b>Attachments</b>  Presentation Slides   <b>Budget Impact</b>  None.     <b>Description of this Item</b>  JNG Investments proposes to amend the text of Section 17.112.020 to allow twin-homes as a permitted use in the R-2-10 Zone. While both represent 2-family structures, there are important differences between them and only duplexes are currently permitted.  A <b>duplex</b> is a single building located on a single lot, with two dwelling units sharing a common wall. A <b>twin home</b> is comprised of two separate dwellings on two separate lots, where those two dwellings actually share a common wall along the interior property line between the two lots. The result is that a duplex and a twin home may look similar, but they are not the same: with a duplex, the entire property can only be owned by one person, who then rents the units. Twin homes can be owned individually.
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**Continued from Page 1:**

The effect of the proposed amendment is to allow additional opportunities for owner-occupied homes; it will not increase the allowed density, decrease the area of property associated with each unit, or change the allowed heights or setbacks. Staff supports the proposed amendment because the additional possibilities for home-ownership afforded by twin homes will be good for communities where the zoning already allows duplexes.

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 15<sup>th</sup> day of February, 2022, 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 17.112.020 of the Murray City Municipal Code, relating to including twin-homes as a permitted use in the R-2-10 zone.

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

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

MURRAY CITY CORPORATION

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Brooke Smith  
City Recorder

DATE OF PUBLICATION: February 4, 2022

Mailed to affected entities - UCA §10-9a-205(2)(a)

Posted on City Website – UCA §10-9a-205(2)(b)(ii)

Posted on the Utah Public Notice Website – UCA §10-9a-205(2)(c)(i)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 17.112.020 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS

NOW, THEREFORE, BE IT ORDAINED by the Murray City Municipal Council as follows:

*Section 1. Purpose.* The purpose of this Ordinance is to amend chapter 17.112.020 of the Murray City Municipal Code relating to accessory dwelling units.

*Section 2. Amendment.* Chapter 17.112.020 of the Murray City Municipal Code relating to accessory dwelling units is amended to read as follows:

**17.112.020: PERMITTED USES:**

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-2-10 Zone:

Use No.	Use Classification
1111	Single-family dwelling, detached.
<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
1121	Two-family dwelling (duplex).
1210	Residential facility for elderly persons (see <a href="#">chapter 17.32</a> of this title).
1210	Residential facility for persons with a disability (see <a href="#">chapter 17.36</a> of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).
	Group instruction (in dwellings only with no more than 8 people at any given time other than those residing in the dwelling).

...

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                      , 2022.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Kat Martinez, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this \_\_\_\_ day of  
\_\_\_\_\_, 2022.

MAYOR'S ACTION: Approved.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brett A. Hales, Mayor

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

JNG INVESTMENTS, LLC – Text Amendment – Project #21-141

The applicant proposes to amend the text of Section 17.112.020 of the Murray Land Use Ordinance to include Land Use #1112, single-family dwelling attached (twin-home) as a Permitted Use in the R-2-10, Residential Zone. Susan Nixon presented the request. The proposed R-2-10 Zone amendment would allow the development of twin homes with the same restrictions as duplexes which are currently allowed as a permitted use. The proposed change to the use classification #1112 Single-Family Dwelling Attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 ft<sup>2</sup> lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling. The interior dividing wall would serve as the property line. The R-2-10 Zone regulation proposed addition to the side yard interior setback for twin-home is 0' where adjacent to the second dwelling. The principal difference between duplexes and twin homes is twin homes allow for homeowner occupied units, and they can be sold separately and owned separately. There are also building code differences between twin homes and duplexes because of the 0' lot line, common wall requires different codes.

Ms. Milkavich clarified that a duplex is always partially rented and owned by one person. Ms. Nixon concurred and stated the different styles they have proposed are aesthetically and architecturally very pleasing. When the properties from 900 East up to Highland Drive were annexed into Murray during 2002-2004, there were many existing twin homes and duplexes, and at that time Murray did not have the R-2-10 Zone and so many of them became legal non-conforming because they didn't meet the current regulations. The R-2-10 Zone was adopted in 2007 and was partially intended to fix those properties that were non-conforming, however there is only one property in the city with the R-2-10 Zone which is on Jeremy Drive. Ms. Nixon showed examples of duplexes, twin homes and condos. The General Plan supports this type of use in chapters 5, 8 and 9 have goals to provide and promote a mix of land uses and allow a wide spectrum of housing types and simplify the residential zoning districts to maintain the residential integrity of the neighborhood but also allow for more options and variety. Staff concluded that it meets the 5 findings; complies with the General Plan, allows for flexibility and implementation, meets characteristics of the building design, allows for different housing types. Staff recommends the Planning Commission forward a recommendation of approval to the City Council to include Land Use #1112, Twin Homes, as a permitted use in the R-2-10 Zone by amending the text of Section 17.112.020(B).

Mr. Pehrson stated it makes sense to have twin homes. He asked if properties that are not zoned R-2-10 that have a duplex, could it be subdivided. Ms. Nixon clarified that if it meets the regulations of twin-homes and would require structural changes to meet building codes.

Mr. Hacker asked with the addition of twin homes, duplexes and single-family homes can all be built in this zone. Ms. Nixon verified that currently twin homes are the only missing option in this zone and single family and duplexes are currently allowed. Ms. Milkavich wanted clarification about triplexes and duplexes which might be unpleasant to some residents because of the higher turnover in occupancy that if they became twin homes would be preferable to the neighbors. Mr. Lowry asked about the twin homes on Winchester and how that was approved with the zoning. Ms. Nixon responded that the twin-homes on Winchester Street and 525 East

are in the R-N-B Zone, Residential Neighborhood Business, and that zoning was modified to allow twin homes with the same criteria with the exception of the side setbacks.

Ms. Milkavich asked why can't the R-N-B Zone be used for this request. Ms. Nixon explained R-N-B serves as a buffer for major roadways (arterials) or high commercial areas to the residential single-family neighborhoods. This particular property would not be needing that type of buffering and R-N-B is not slated in the General Plan or Future Land Use Map for this area. Mr. Hall clarified that there are other Zones in the city code that should be updated to allow twin homes. Ms. Nixon verified that this application for the text amendment is not specifically for a site, it would apply city wide for any property with the R-2-10 Zoning.

Applicant, Jonathan Rudd, JNG Investments, stated their willingness to comply. He added some background information. JNG purchased the property in July and received a call this week from someone who said they owned the property who wanted to do multi-family on this property, JNG wasn't aware of this until recently.

Ms. Patterson opened the meeting for public comment.

Kimball Ward, 6548 South 130 West

*With making this text amendment to the R-2 zoning how small would the lots be allowed to be subdivided. How big would each lot need to be if this passes.*

Casey Johnson, 6545 S Jefferson Street

*Across the street on Jefferson was changed from R-8 to R-6 if this has been allowable why haven't the past developers asked to do this, what is stopping the person that got R-6 from going to this. Sidewalks in the neighborhood have been shut down from the rental properties that they have refurbished up front on Jefferson. We are just putting more mass into a piece of property that has been shut down all the time until now and trying to put more homes there. My question is where have all these been addressed on that. Can the other place become to R-2-10 now that they are R-1-6?*

Heidi Ward, 6548 South 130 West

*My street is the one that will have these on it. In July we got a rendition of what it was supposed to be like and was fine with that but not sure why you don't have the same type of picture or land drawing here for us, because we don't understand or know what is going to be put in there. If you change it to medium density that could mean many different things could be allowed under that zoning. I am concerned about fire trucks not able to go in there and adding more people going through that street. I don't know if this rendition is adding two on to each lot.*

No other comments were made and the public comment portion was closed.

Ms. Nixon stated some of the questions will be addressed in the next presentation but the difference between the R-1-6 and the R-2-10, R-1-6 is single family one dwelling on a minimum 6,000 ft<sup>2</sup> lot, R-2-10 is a twin home on a 10,000 ft<sup>2</sup> lot with 5,000 ft<sup>2</sup> per dwelling. The permitted uses allow for single family dwellings, twin homes and duplexes under the conditional uses that are allowed it does allow for row homes or more than a twin home attached but has to be in PUD, Planned Unit Development which requires a minimum of two acres, which would not work for smaller parcels. Mr. Lowry specified that the difference between the two on 30,000 ft<sup>2</sup> lot would be five units at R-1-6 and six units at R-2-10, which equates to one more, not double, an acre is 43,560 ft<sup>2</sup> and if divided by 5,000 ft<sup>2</sup> it is 8 homes and divided by 6,000 ft<sup>2</sup> is 7 homes,

which equates to 1 more house per acre. Ms. Milkavich asked when you can request a zone change and with a slight change like this doesn't necessarily mean there would be an increase in these requests. Ms. Nixon explained any property owner can request a zone change for their property, but whether it fits in with the properties surrounding it and it would need to meet certain minimums, then reviewed by staff and would have findings and then come to the commission. They are in demand and there are a lot of inquiries about twin homes. R-2-10 shows in the low density when the update for The General Plan was done the R-2-10 should have been added into the medium density.

Mr. Pehrson explained nothing stops someone from requesting to change their property to R-2-10. If it is approved someone can build a twin home but not a row home unless they came to Planning and apply, it's not an allowed use. Ms. Nixon concurred adding that row homes are allowed in a planned unit development with a minimum of two acres.

The commissioners discussed whether some comments could be addressed in the next presentation and determined what could be addressed during this request. Ms. Nixon stated in July 2021 the previous owners applied for a four-lot subdivision with 10,000 ft<sup>2</sup> per lot. She stated if the zoning is changed for this property, there is potential for all four lots to have a twin-home, for a total of 8 dwellings, but in essence there would remain four structures (each having a twin-home individually owned).

Ms. Milkavich asked what was going on with the sidewalks there. Ms. Nixon stated this property has no frontage or access on Jefferson Street and is accessed through 130 West Street. She stated that if this property was on Jefferson Street, the approval of a subdivision would require installation of sidewalks, park strips, curb and gutter. Ms. Patterson clarified the properties on Jefferson are not required to have sidewalks but the property that would be developed would require sidewalks.

Ms. Nixon also mentioned that because this text amendment is not site specific it is not noticed to the neighbors. Ms. Patterson expressed that this text request accomplishes some of the goals of the General Plan and the missing middle housing and was surprised that this wasn't already a permitted use. She stated as the city is becoming built out we are looking at smaller properties this is a good option across the city.

Jeremy Lowry made a motion to forward a recommendation of approval to the City Council to include Land Use #1112 (twin homes) as a permitted use in the R-2-10 Zone by amending the text of section 17.112.020(B). Seconded by Ned Hacker.

Call vote recorded by Ms. Nixon

  A   Maren Patterson  
  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Jeremy Lowry  
  A   Jake Pehrson

Motion passed 5-0.



AGENDA ITEM #8			
ITEM TYPE:	Text Amendment		
ADDRESS:	N/A	MEETING DATE:	January 6, 2022
APPLICANT:	Jonathan Rudd, JNG Investments LLC	STAFF:	Susan Nixon, Associate Planner
PARCEL ID:	N/A	PROJECT NUMBER:	21-141
CURRENT ZONE:	R-2-10	APPLICABLE ZONE:	R-2-10, Residential Medium Density (Two-Family Dwellings)
REQUEST:	The applicant proposes to amend the text of Section 17.112.020 of the Murray Land Use Ordinance to include Land Use #1112, single-family dwelling attached (twin-home) as a Permitted Use in the R-2-10, Residential Zone.		

## I. BACKGROUND & REVIEW

The R-2-10 Zone was adopted in 2007 to provide a zoning designation focused on two-family residential properties. From 2002-2004 there were annexations into east Murray from unincorporated Salt Lake County. Some of these areas included many existing two-family (duplex and twin-home) dwellings. Most of the existing parcels of property located in these areas were relatively small, usually less than half-acre. The thought was that many of these parcels would be changed to the R-2-10 Zone, bringing the zoning on those properties more in line with their existing use. With the rising costs of housing and limited inventory, twin-homes, townhome style dwellings, and accessory dwelling units have become increasingly more in demand. The applicants have proposed an amendment to the R-2-10 Zone in order to allow development of twin-homes with the same restrictions as duplexes, which are already permitted uses. The principal difference would be only in the ability of individual ownership of each of the two attached dwellings.

### Proposed Text Amendment

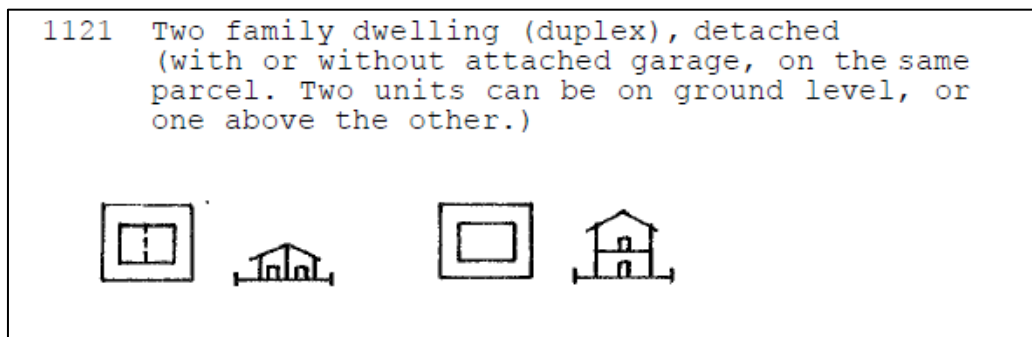
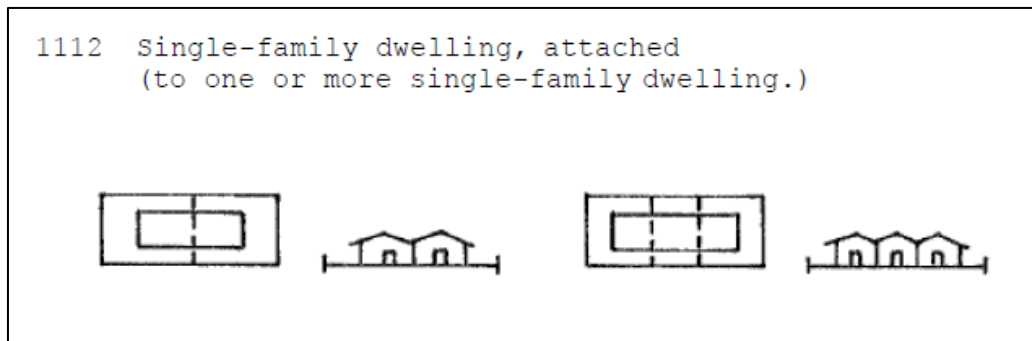
The existing Permitted Uses, and the applicants proposed addition of LU #1112, Twin Homes (highlighted in red) are shown below in Section 17.112.020:

17.112.020: PERMITTED USES:

- A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.
- B. The following uses are permitted in the R-2-10 Zone:

Use No.	Use Classification
1111	Single-family dwelling, detached.
<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
1121	Two-family dwelling (duplex).
1210	Residential facility for elderly persons (see chapter 17.32 of this title).
1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).

The proposed Text Amendment differentiates between “Twin Home” (LU #1112) and “Duplex” (LU #1121) as depicted in the Standard Land Use Code shown below:



Regulation	R-2-10 Zone
Planning Commission Review Required	Conditional Uses, PUDs, and Subdivisions
Lot Size Requirement	10,000 ft <sup>2</sup> ; (5,000 ft <sup>2</sup> per dwelling for twin-homes)
Structure Height	35' maximum, public and quasi-public buildings may have additional height with planning commission approval.
Front Yard Setbacks	25' minimum
Rear Yard Setbacks	25' minimum
Side Yard Setbacks	8' minimum, the two must total no less than 18' <u>Interior setback for twin-home - 0' where adjacent to second dwelling.</u>
Corner Side Yard Setbacks	20' minimum
Parking Requirements	2 off-street spaces per unit

### Zoning District & Allowed Land Uses

- Existing: The existing R-2-10 Zone allows for single family dwelling and accessory uses associated with them, and minimum lot size of 10,000 square feet; a Duplex with a minimum lot size of 10,000 square feet. Other uses that are allowed with a Conditional Use are: single family dwellings attached in a PUD, single family dwellings detached in a PUD; public, denominational, and sectarian schools and churches.
- The existing Zoning Code allows for LU #1112, Single-family dwellings – attached, in the R-2-10 Zone, Section 17.112.030, only as a Conditional Use approved in a planned unit development (PUD). This land use is consistent with townhomes, rowhouses, and other similar attached housing and could be interpreted to allow twin-homes. The applicant's request is to allow twin-homes as permitted uses – without the imposition of the PUD standards and requirements – because they are less dense (5,000 ft<sup>2</sup> per unit) and essentially exactly the same as duplexes, but with the possibility of ownership for each individual dwelling unit.

### General Plan Considerations

The proposed text amendment allowing twin-homes as a permitted use in the R-2-10 Zone supports a number of goals and objectives identified in the 2017 Murray City General Plan.

### Chapter 5, Land Use & Urban

The overall goal of this chapter is supported by the proposed text amendment.

#### LAND USE & URBAN DESIGN OVERALL GOAL

Provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces.

Creating a simple, straight-forward allowance for a housing type like twin-homes introduces more possibilities for ownership within the “missing middle” density range, which is vital for communities and neighborhoods, supporting the overall goal of this chapter. The proposed amendment also supports Objective 9 and both related strategies identified in this chapter by helping to provide “for a spectrum of housing types”, and by simplifying the zoning designations.

**OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.**

**Strategy:** Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

**Strategy:** Simplify the residential zoning district designations.

## Chapter 8, Neighborhoods & Housing

The proposed amendment supports the overall goal and several other objectives and strategies of this chapter.

### **NEIGHBORHOODS & HOUSING OVERALL GOAL**

**Provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents.**

Two of the strategies of Objective 1 of this chapter are supported by the proposed amendment. Twin-homes provide an increased opportunity for owner-occupancy, and at a scale that is more compatible to surrounding areas.

### **NEIGHBORHOODS & HOUSING OBJECTIVES & STRATEGIES**

#### **OBJECTIVE 1: PRESERVE AND STABILIZE CURRENT NEIGHBORHOODS.**

**Strategy:** Protect the character and integrity of residential neighborhoods through landscape buffers, use, and visual buffer transitions.

**Strategy:** Continue detailed landscape buffer requirements to commercial and institutional zoning codes.

**Strategy:** Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

**Strategy:** Support residential infill projects of a compatible scale and form.

The third objective and strategies are also supported by the proposed amendment. The proposed amendment for twin-homes is an opportunity to make modifications to the zoning ordinance to increase opportunities for smaller-scaled, well-integrated, infill housing projects at a compatible, but increased density.

**OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.**

**Strategy:** Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

**Strategy:** Promote the construction of smaller-scaled residential projects that are integrated with current and future employment, retail, and cultural areas.

**Strategy:** Implement transition housing types that would integrate well with surrounding single-family dwellings and create a physical and visual transition from commercial developments.

**Strategy:** Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

**Strategy:** Continue to support ADUs (Accessory Dwelling Units) in all single-family residential zones and allow ADUs for single-family homes located in multi-family zones.

## Chapter 9, Moderate Income Housing

The goals and objectives of the Moderate-Income Housing chapter of the General Plan are also supported by the proposed amendment.

### **MODERATE INCOME HOUSING OVERALL GOAL**

**Provide a diversity of housing through a range of types and development patterns to expand the moderate income housing options available to existing and future residents.**

### **MODERATE INCOME HOUSING OBJECTIVES & STRATEGIES**

**OBJECTIVE 1: ENSURE HOUSING AFFORDABILITY TARGETS ARE ACHIEVABLE USING A RANGE OF STRATEGIES.**

**Strategy:** Promote affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

**Strategy:** Ensure zoning of residential areas does not prohibit compatible types of housing.

**Strategy:** Continue to support ADUs (Accessory Dwelling Units) in all residential zones.

**Strategy:** Continue to support the use of density bonuses for constructing affordable housing options.

**OBJECTIVE 2: PROVIDE THE OPPORTUNITY FOR AFFORDABLE HOME OWNERSHIP BY OFFERING A RANGE OF HOUSING TYPES FOR PURCHASE, INCLUDING ATTACHED DWELLINGS.**

**Strategy:** Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

**Strategy:** Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

## II. CITY DEPARTMENT REVIEW

A Planning Review Meeting was held on Monday, December 20, 2021 where the proposed amendment was considered by City Staff from various departments. The comments made included:

- a. The City Engineer supports this text amendment.
- b. The Building Official indicated a favorable recommendation subject to subsequent building permits to include complete plans, structural calcs, soils report at time of permit submittals. Plans to include detailed building specs “between unit” firewall design.
- c. The Power Department indicated it may be useful to incorporate utility easement description somewhere in the document.

## 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 General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested text amendment has been carefully considered based on the characteristics of the building design and zoning requirements.
3. The proposed text amendment is consistent with the purpose of Title 17, Murray City Land Use Ordinance.
4. The proposed text amendment is consistent with the Goals & Policies of the Murray City General Plan.
5. The proposed text amendments will allow Murray City residents an additional housing type that currently is very limited.

## V. 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 to include Land Use #1112, Twin Homes, as a permitted use in the R-2-10 Zone by amending the text of Section 17.112.020(B) as follows:**

Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.



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## NOTICE OF PUBLIC MEETING

January 6, 2022, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application:

Representatives from JNG Investments, LLC, Inc. are requesting approval for a Text Amendment to the Land Use Ordinance for addition of LU#1112, Single-Family Dwelling Attached (Twin Homes), to the R-2-10 Zone. The proposed changes include amendments to Land Use Code Section 17.112.020.

The meeting is open and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

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

If you have questions or comments concerning this proposal, please contact Susan Nixon in the Murray City Planning Division at 801-270-2430, or email: [snixon@murray.utah.gov](mailto:snixon@murray.utah.gov).

**MURRAY CITY CORPORATION  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on the 6<sup>th</sup> day of January 2022, 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. The Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Text Amendment to the Land Use Ordinance for to allow Single Family Dwelling Attached (Twin-Home), LU#1112, to Section 17.112.020, R-2-10 Zone. You may attend the meeting or submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

Jared Hall, Manager  
Planning Division

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 21-141

☐ Zoning Map Amendment

☒ Text Amendment

☐ Complies with General Plan

☐ Yes

☐ No

Subject Property Address: \_\_\_\_\_

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

Parcel Area: \_\_\_\_\_ Current Use: \_\_\_\_\_

Existing Zone: \_\_\_\_\_ Proposed Zone: \_\_\_\_\_

Applicant Name: JNB Investments, LLC

Mailing Address: 75 W. Towne Ridge Parkway Suite 125

City, State, ZIP: Sandy, UT 84070

Daytime Phone #: 801-440-0111 Fax #: 801-618 0014

Email address: Jonathan@roddfirm.com

Business or Project Name: JNB Subdivision

Property Owner's Name (If different): Same

Property Owner's Mailing Address: "

City, State, Zip: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

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

To allow land use # 1112 as an allowed  
use in R-2-10 zone. See attached

Authorized Signature:  Date: \_\_\_\_\_

## Property Owners Affidavit

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

Owner's Signature

Co- Owner's Signature (if any)

State of Utah

§

County of Salt Lake



Subscribed and sworn to before me this 29 day of November, 20 21.

Notary Public

Residing in Salt Lake

My commission expires: 08/24/24

### Agent Authorization

I (we), Jose Gonzales (member of JNG), the owner(s) of the real property located at 6560 S. 130 W., in Murray City, Utah, do hereby appoint

Dale Bennett & Jon Rudd, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize

Dale Bennett & Jon Rudd to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

On the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me

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

Notary Public

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

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

17.140.020: **PERMITTED USES:**

- A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the community development division.
- B. The following uses are permitted in the <sup>R-210</sup>~~R-N-B~~ zone:

<u>Use No.</u>	<u>Use Classification</u>
1111	Single-family dwelling (subject to meeting the requirements of the R-M-10 zone).
1112	Single-family dwelling attached (twin-homes). Twin-homes shall meet with following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet each dwelling). Each dwelling must maintain the following minimum setbacks from property lines: 25' front yard; 0' interior where adjacent to second dwelling; 8' interior side-yard; 20' corner side-yard; and 25' rear-yard.
1121	Two-family dwelling (duplex) (subject to meeting the requirements of the R-M-10 zone).
1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
1210	Residential facility for the elderly (see chapter 17.32 of this title).
4800	Utilities (lines and rights of way only, except 4840, 4850).
4923	Travel agencies.
5991	Florists.
5996	Optical goods, eyeglasses.
6140	Insurance carriers, agents, brokers, and services.
6150	Real estate and related services.
6221	Portrait photography.
6230	Beauty and barber services, including retail sales of related products.
6511	Physicians' offices.
6512	Dental offices.
6519	Other medical, paramedical and health services.
6520	Legal services.
6530	Engineering, architectural and planning services.
6591	Accounting, bookkeeping and income tax services.
6593	Art and design studios.

## CHAPTER 17.112

### MEDIUM DENSITY RESIDENTIAL DISTRICT R-2-10

#### SECTION:

17.112.010: Purpose

17.112.020: Permitted Uses

17.112.030: Conditional Uses

17.112.040: Lot Area

17.112.050: Lot Width

17.112.060: Lot Frontage

17.112.070: Prior Created Lots

17.112.080: Yard Requirements

17.112.090: Use Restrictions For Yard Areas

17.112.100: Yards To Be Unobstructed; Exceptions

17.112.110: Building Height

17.112.120: Lot Coverage

17.112.130: Landscaping

#### 17.112.010: PURPOSE:

The purpose of the R-2-10 Zone is to provide areas for medium density residential development which provides persons who reside therein a comfortable, healthy, safe and pleasant residential environment. (Ord. 07-30 § 2)

#### 17.112.020: PERMITTED USES:

A. All uses and structures contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning Department.

B. The following uses are permitted in the R-2-10 Zone:

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

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

1111	Single-family dwelling, detached.
------	-----------------------------------

<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
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1121	Two-family dwelling (duplex).
------	-------------------------------

1210	Residential facility for elderly persons (see chapter 17.32 of this title).
------	---

1210	Residential facility for persons with a disability (see chapter 17.36 of this title).
------	---

4800	Utilities (lines and rights-of-way only) (except 4850).
------	---

6814	Charter school.
------	-----------------

6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).
------	---

Group instruction (in dwellings only with no more than 8 people at any given time other than those residing in the dwelling).

C. Accessory uses and structures which are customarily incidental to the above and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following: Accessory buildings such as garages, carports, bathhouses, private satellite antennas, private greenhouses, gardening sheds, and similar structures which are customarily used in conjunction with the principal use or structure.

Home occupations subject to the regulations of the business licensing procedures of the City.

Household pets.

Private swimming pools, tennis courts, sports courts, and other similar private recreational uses.

Storage of building materials used for construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto and provided further that such use shall be permitted only during the construction period and up to thirty (30) days thereafter.

Vegetable/flower gardens and noncommercial orchards. (Ord. 17-03: Ord. 07-30 § 2)

#### 17.112.030: CONDITIONAL USES:

The following uses and structures are permitted in the R-2-10 Zone only after a conditional use permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

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

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

1111	Single-family dwelling - detached (in approved planned unit development only).
------	--

1112	Single-family dwellings - attached (in approved planned unit development only).
------	---

1121	Two-family dwelling (duplex) (in approved planned unit development only).
------	---

1241	Retirement homes, independent living or congregate care.
------	--

4711	Telephone exchange stations.
------	------------------------------

4712	Telephone relay towers, microwave or other.
------	---

4719	Other telephone communication.
------	--------------------------------

4800	Utilities (except lines and rights of way).
------	---

6242	Cemeteries.
------	-------------

6720	Protective functions and related activities.
------	--

6811	Kindergarten schools.
------	-----------------------

- 6812 Elementary schools.
- 6813 Junior high schools.
- 6814 Senior high schools.
- 6815 Group educational home (preschool). (In dwellings in which 7 but not more than 12 children will be receiving instruction at any given time. There shall be no more than 8 sessions per week with each session lasting no more than 3 hours. No child shall attend more than 1 session per day.)  
Group instruction (in dwellings only in which at least 9 but not more than 12 people at any given time will be receiving instruction).
- 6816 Denominational and sectarian schools.
- 6817 Schools for disabled; residential facility for disabled.
- 6911 Churches, synagogues, temples and missions.
- 7111 Libraries.
- 7413 Tennis courts - public (as part of a public park).
- 7420 Playgrounds and athletic areas (as part of a public park).
- 7432 Swimming pools - public (as part of a public park).
- 7492 Picnicking areas - public (as part of a public park).
- 7600 Parks.

(Ord. 16-41: Ord. 07-30 § 2)

**17.112.040: LOT AREA:**

The minimum lot area of any lot or parcel of land shall be ten thousand (10,000) square feet. (Ord. 07-30 § 2)

**17.112.050: LOT WIDTH:**

Measured at the twenty five foot (25') minimum front yard setback line, an interior lot must be at least eighty feet (80') wide and a corner lot must be at least ninety feet (90') wide. (Ord. 07-30 § 2)

**17.112.060: LOT FRONTAGE:**

Each lot or parcel of land shall abut a public street for a minimum of forty feet (40'). (Ord. 07-30 § 2)

**17.112.070: PRIOR CREATED LOTS:**

Lots or parcels of land which legally existed or were created by a preliminary or final plat approval before the application of this zone shall not be denied a building permit solely for the reason of nonconformance with the parcel requirements of this section. (Ord. 07-30 § 2)

#### 17.112.080: YARD REQUIREMENTS:

Building lots and parcels in this zone shall meet the following minimum yard requirements:

A. Front Yard: The minimum depth of the front yard shall be twenty five feet (25'). On a corner lot, the front elevation of the main dwelling shall maintain the required minimum front yard setback. Using side yard setbacks in front yard areas will not be allowed on corner lots.

B. Side Yard: The minimum side yard shall be eight feet (8'), and the total width of the two (2) required side yards shall not be less than eighteen feet (18').

C. Side Yard; Corner Lot: The side yard contiguous to the street shall not be less than twenty feet (20') and shall not be used for vehicle parking, except such portion that is devoted to driveway use for access to a garage or carport.

D. Rear Yard: The minimum depth of the rear yard shall be twenty five feet (25').

E. Rear Yard; Accessory Buildings: Accessory buildings located at least six feet (6') to the rear of the main building may have a minimum rear yard of one foot (1'), provided no accessory building shall be located closer than ten feet (10') to a dwelling on an adjacent lot. Accessory buildings must have adequate facilities for the discharge of all roof drainage onto the property. Building height shall not exceed one story or twenty feet (20') and shall not be higher than the height of the main building.

F. Area Of Accessory Buildings: No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard area. (Ord. 07-30 § 2)

#### 17.112.090: USE RESTRICTIONS FOR YARD AREAS:

A. Front Yard: A front yard may not be used for vehicle parking, except upon a paved driveway used for access to a garage or carport or which provides access to the rear yard. On a corner lot, the front setback line of the main dwelling shall meet the minimum front yard setback described in section 17.112.080 of this chapter. The side yard setback requirements for a corner lot may not be substituted for the front yard area required by this chapter.

B. Corner Lot Side Yard: A corner lot side yard may not be used for vehicle parking, except upon a paved driveway which is used for access to a garage or carport.

C. Location Criteria: Accessory buildings or structures may be located in a corner lot side yard subject to these criteria:

1. An accessory building may be located in that portion of a corner lot side yard which could be enclosed by a six-foot (6') fence (referred herein as "6-foot fence line") as defined in a of this title;

2. An accessory building may not be located closer than one-foot (1') to the six-foot (6') fence line;

3. The maximum height for the accessory building is determined according to the distance between the six-foot (6') fence line and the nearest point of the accessory building. The maximum height for an accessory building located at the closest allowable point (1 foot) from the six foot (6') fence line is eight feet (8'); the accessory building may be one foot (1') greater in height for each additional two feet (2') it is located nearer the

dwelling, up to a maximum height of twelve feet (12'). Height is measured from ground to the peak, if any, of the roof of the accessory building;

4. Garage buildings or any building or structure designed or intended to be used for motor vehicle parking or storage may not be located in a corner lot side yard area;

5. An accessory building located in a corner lot side yard may not be located less than six feet (6') from the dwelling or less than ten feet (10') from a dwelling on an adjacent lot;

6. Accessory buildings and structures may not cover more than twenty five percent (25%) of a corner lot side yard. This restriction may not be construed to modify the general coverage restriction described in section 17.112.120 of this chapter.

D. Side Yard Accessory Buildings: When a side yard is used for access to a detached garage or carport to be used by one dwelling, that side yard shall be wide enough to provide an unobstructed twelve foot (12') paved driveway. Such buildings and structures located in a side yard must comply with this chapter's setback requirements for dwellings and have adequate facilities for the discharge of all roof or other drainage onto the subject property and meet all city fire and building codes.

E. Rear Yard: An accessory building located in the rear yard must be located:

1. Six feet (6') or more behind the dwelling; and
2. Ten (10) or more feet from a dwelling on an adjacent lot; and
3. At least one foot (1') from all property boundary lines.

F. Height: An accessory structure may consist only of a one-story building and may not exceed twenty feet (20') to the peak of the roof.

G. Area Of Accessory Buildings: Accessory buildings and structures may not cover more than twenty five percent (25%) of the rear yard area. This restriction may not be construed to modify the general coverage restriction described in section 17.112.120 of this chapter.

H. Drainage: Runoff drainage from accessory buildings and structures may not be directed onto adjacent property.

I. Compliance With Codes: Accessory buildings must meet all life safety and building codes.

J. Where Prohibited: Accessory buildings and structures are prohibited in a front yard. All accessory buildings and structures must be located in the side or rear yard.

K. Determination: The community & economic development director shall determine what constitutes an accessory use, building, or a structure as those terms are used in this title, and a person aggrieved by that determination may appeal to the appeal authority as provided by law.

L. Illumination: Illumination of accessory buildings and structures shall be directed down and away from adjoining residences.

(Ord. 21-19: Ord. 19-38 § 2: Ord. 14-10: Ord. 07-30 § 2)

#### 17.112.100: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 1/2'):

- A. Cornices, eaves, sills, buttresses or other similar architectural features;
- B. Fireplace structures and bays;

C. Stairways, balconies, door stoops, fire escapes, awnings, skylights, and planting boxes or masonry planters not exceeding twenty four inches (24") in height. (Ord. 07-30 § 2)

**17.112.110: BUILDING HEIGHT:**

No building shall be erected to a height greater than thirty five feet (35'), and no dwelling structure shall be erected to a height less than one story. Public and quasi-public buildings may be erected to a height greater than the height limit as authorized by a conditional use permit. (Ord. 07-30 § 2)

**17.112.120: LOT COVERAGE:**

All buildings, including accessory buildings and structures, shall not cover more than forty percent (40%) of the area of the lot or parcel of land. (Ord. 07-30 § 2)

**17.112.130: LANDSCAPING:**

Whenever a residential dwelling is constructed, landscaping shall be installed in the front yard within one year from the date of the occupancy of the building. Landscaped areas shall consist of an effective combination of trees, ground cover, and shrubbery. All unpaved areas not utilized for access or parking shall be landscaped in a similar manner. All landscaping shall be maintained in a neat and orderly fashion. (Ord. 07-30 § 2)

**Applicant:** Jonathan Rudd, JNG Investments

**Request:** Text Amendment, allowing twin homes as a permitted use  
in the R-2-10 Zone



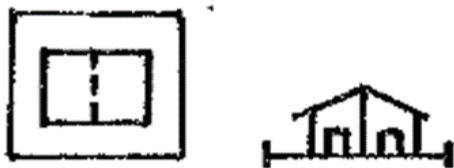
## **REQUEST**

The applicant proposes to amend the text of the R-2-10 Zone to allow Land Use 1112, single-family dwelling attached (twin-home) as a Permitted Use.

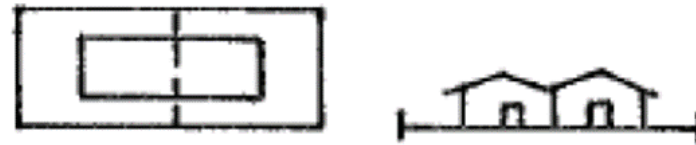
## **INTENT**

The proposed R-2-10 Zone amendment will allow development of twin-homes with the same restrictions for land area and density as duplexes which are already permitted uses. The net effect of allowing twin-homes will be increased opportunities for owner-occupied housing because each twin home can be individually owned.

1121 – Two family dwelling (duplex)



1112 – Single family dwelling attached (twin homes)



*Duplexes are currently allowed as a permitted use in the R-2-10 Zone, while twin homes are not.*

**17.112.020: PERMITTED USES:**

Use No.	Use Classification
1111	Single-family dwelling, detached.
<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
1121	Two-family dwelling (duplex).
1210	Residential facility for elderly persons (see <u>chapter 17.32</u> of this title).
1210	Residential facility for persons with a disability (see <u>chapter 17.36</u> of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).

# Planning Commission

- A public hearing was held by the Planning Commission on January 6, 2022.
- Notice was posted to required sites and notices were sent to all affected entities.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

# Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed text amendment has been carefully considered based on characteristics of building design and zoning requirements.
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 and objectives of the 2017 Murray City General Plan.
5. The proposed text amendment will allow an additional housing type that is currently less available and will increase opportunities for owner-occupied housing in the R-2-10 Zone.
6. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 01/06/2022.

# Staff Recommendation

The Planning Commission and staff recommend that the City Council **APPROVE** the request to include Land Use #1112, Twin Homes as a permitted use in the R-2-10 Zone by amending the text of Section 17.112.020(B) of the Murray City Land Use Ordinance as follows:

Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.



# Discussion Item #4



**MURRAY**

# City Council

## Council Meeting Meals

### Council Action Request

Committee of the Whole

Meeting Date: February 1, 2022

<b>Department Director</b> Jennifer Kennedy  <b>Phone #</b> 801-264-2622  <b>Presenters</b> Kat Martinez          <b>Required Time for Presentation</b> 15 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b>          <b>Date</b> January 19, 2022	<b>Purpose of Proposal</b> Discuss meals for City Council meetings  <b>Action Requested</b> Provide staff direction  <b>Attachments</b> None  <b>Budget Impact</b> None     <b>Description of this Item</b> With the return of in-person meetings, we would like to have a discussion on how to proceed with meals on city council nights.
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# Discussion Item #5



**MURRAY**

# City Council

## Legislative Updates

### Council Action Request

**Committee of the Whole**

Meeting Date: February 1, 2022

<b>Department Director</b> Jennifer Kennedy	<b>Purpose of Proposal</b> Update on the 2022 Legislative Session
<b>Phone #</b> 801-264-2622	<b>Action Requested</b> Information Only
<b>Presenters</b> Rosalba Dominguez	<b>Attachments</b> None
	<b>Budget Impact</b> None
<b>Required Time for Presentation</b> 15 Minutes	<b>Description of this Item</b> Provide the council with an update on the 2022 Legislative Session.
<b>Is This Time Sensitive</b> No	
<b>Mayor's Approval</b>	
<b>Date</b> January 19, 2022	



**MURRAY**  
CITY COUNCIL

**Adjournment**



**MURRAY**  
CITY COUNCIL

# Council Meeting 6:30 p.m.

Call to Order

Pledge of Allegiance



**MURRAY**  
CITY COUNCIL

# Council Meeting Minutes

# Murray City Municipal Council Chambers Murray City, Utah

**DRAFT**

**Tuesday, January 4<sup>th</sup>, 2022**

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The Murray City Municipal Council met on Tuesday, January 4<sup>th</sup>, 2022, at 6:40 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The public was able to view the meeting via the live stream at [www.murraycitylive.com](http://www.murraycitylive.com) or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

**Council in Attendance:**

Kat Martinez	District #1
Pamela Cotter	District #2
Rosalba Dominguez	District #3
Diane Turner	District #4 – Conducting
(Vacant)	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

**Administrative Staff in Attendance:**

Brett Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
GL Critchfield	City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administrative Director
Craig Burnett	Police Chief
Doug Roberts	Deputy Police Chief
Jon Harris	Fire Chief
Joey Mittelman	Assistant Fire Chief
Blaine Haacke	General Manager of Power
Danny Astill	Public Works Director
Scott Barrell	GIS Supervisor
Rob White	IT Director
Camron Kollman	Library IT Technician

**Others in Attendance:**

Shaun Delliskave	Charles Turner	Clark Bullen	Laura Crapo	Jeff Collette
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**Opening Ceremonies**

Call to Order – Councilmember Dominguez called the meeting to order at 6:40 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Cindy Hales.

**Approval of Minutes**

None scheduled.

**Special Recognition**

None scheduled.

**Citizen Comments**

None made.

The public comments were closed.

**Consent Agenda**

None scheduled.

**Public Hearings**

Staff, sponsor presentations, and public comments will be given prior to Council action on the following matter. The Council Meeting Agenda Packet can be found [HERE](#).

**1. Consider an ordinance adjusting the Murray City Municipal Council District Boundaries.**

Presentation: Brooke Smith, City Recorder

PowerPoint Presentation Attachment A- Murray City 2021-2022 Redistricting Proposal

Committee of the Whole Presentation on [December 7, 2021](#)

Website: <https://www.murray.utah.gov/1953/Redistricting>

**Presentation**

Brooke Smith shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the Murray City Municipal Council District boundaries.

**Citizen Comments**

The public hearing was open for public comment.

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

## **DISCUSSION**

Councilmembers expressed thanks for the presentation and for answering questions.

## **MOTION**

Councilmember Cotter moved to adopt an ordinance amending the Murray City Municipal Council District Boundaries proposal version 1.

The motion was not seconded.

Councilmember Dominguez moves to adopt an ordinance amending the Murray City Municipal Council District Boundaries version number 2. The motion was SECONDED by Councilmember Martinez.

*Council roll call vote:*

*Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, Councilmember Turner.*

*Nays: None*

*Abstentions: None*

*Motion passed 4-0*

## **2. Consider an ordinance adjusting the Murray School Board District Boundaries.**

Presentation: Brooke Smith, City Recorder

PowerPoint Presentation Attachment B- Murray Board of Education Precinct

Committee of the Whole Presentation on [December 7, 2021](#)

Website: <https://www.murray.utah.gov/1953/Redistricting>

### **Presentation**

Brooke Smith shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the Murray City School Board District boundaries.

### **Citizen Comments**

The public hearing was open for public comment.

Clark Bullen – District 3

Clark Bullen shared that it has been a pleasure to work with the Records office during the elections and considering the compressed timeline, the maps presented tonight were impressive. Bullen requested the city adopt a process to solicit citizen feedback and engagement early in the process before a significant amount of staff work is done.

No additional comments were given, and the public hearing was closed.

**MOTION**

Councilmember Dominguez moves to adopt an ordinance amending the Murray City School Board District Boundaries. The motion was SECONDED by Councilmember Martinez.

*Council roll call vote:*

*Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, Councilmember Turner.*

*Nays: None*

*Abstentions: None*

*Motion passed 4-0*

**Business Item**

**1. Election of City Council Chair and Vice-Chair for the calendar year 2022.**

Councilmember Turner asked for nominations for Council Chair.

Councilmember Dominguez nominated Kat Martinez for Council Chair.

No other nominations were given.

*Council roll call vote:*

*Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, Councilmember Turner.*

*Nays: None*

*Abstentions: None*

*The nomination passed 4-0*

Councilmember Martinez was elected Council Chair for the year 2022.

---

Councilmember Turner asked for nominations for Council Vice-Chair.

Councilmember Martinez nominated Diane Turner for Council Vice-Chair.

No other nominations were given.

*Council roll call vote:*

*Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, Councilmember Turner.*

*Nays: None*

*Abstentions: None*

*The nomination passed 4-0*

Diane Turner was elected Council Vice-Chair for the year 2022.

**2. Election of City Council Budget and Finance Committee Chair and Vice-Chair for Calendar year 2022.**

Councilmember Turner asked for nominations for Chair of the Budget and Finance Committee.

Councilmember Martinez nominated Rosalba Dominguez for Chair of the Budget and Finance Committee.

No other nominations were given.

*Council roll call vote:*

*Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, Councilmember Turner.*

*Nays: None*

*Abstentions: None*

*The nomination passed 4-0*

Councilmember Dominguez was elected Chair of the Budget and Finance Committee for the year 2022.

---

Councilmember Turner asked for nominations for Vice-Chair of the Budget and Finance Committee.

Councilmember Dominguez nominated Pam Cotter for Vice-Chair of the Budget and Finance Committee.

No other nominations were given.

*Council roll call vote:*

*Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, Councilmember Turner.*

*Nays: None*

*Abstentions: None*

*The nomination passed 4-0*

Councilmember Cotter was elected Vice-Chair of the Budget and Finance Committee for the year 2022.

**3. Consider a resolution approving the City Council's appointment of representatives to Boards and Committees.**

Councilmember Martinez recommended continuing Business Item # 3 so the council can discuss it during the next Committee of the Whole on January 18<sup>th</sup>, 2022.

**4. Consider an Order to Convene a Special Meeting of the Murray City Municipal Council to Appoint an Interim City Council Member for Council District 5 to Serve Until January 2, 2024.**

Presentation: G.L. Critchfield

Attorney Critchfield shared that a special meeting of the Murray City Municipal Council needs to be held to appoint an interim City Council member for Council District five (5) to fill the unexpired term of the vacated office. The appointment will last until a newly elected Council Member for Council District 5 is sworn in on January 2, 2024.

The proposed meeting is scheduled for February 1, 2022, at 5:00 p.m.

**MOTION**

Councilmember Dominguez moves to approve an Interim City Council Member for Council District 5 to serve Until January 2, 2024. The motion was SECONDED by Councilmember Cotter.

Council roll call vote:

Ayes: Councilmember Martinez, Councilmember Cotter, Councilmember Dominguez, Councilmember Turner.

Nays: None

Abstentions: None

*Motion passed 4-0*

**Mayor's Report and Questions**

Mayor Hales expressed excitement to serve as the Mayor and looking forward to working with the council.

Council members shared their congratulations to the new mayor and look forward to working together.

**Adjournment**

The meeting was adjourned at 7:06 p.m.

# Attachment A

## Murray City 2021- 2022 Redistricting Proposal

Presented by:

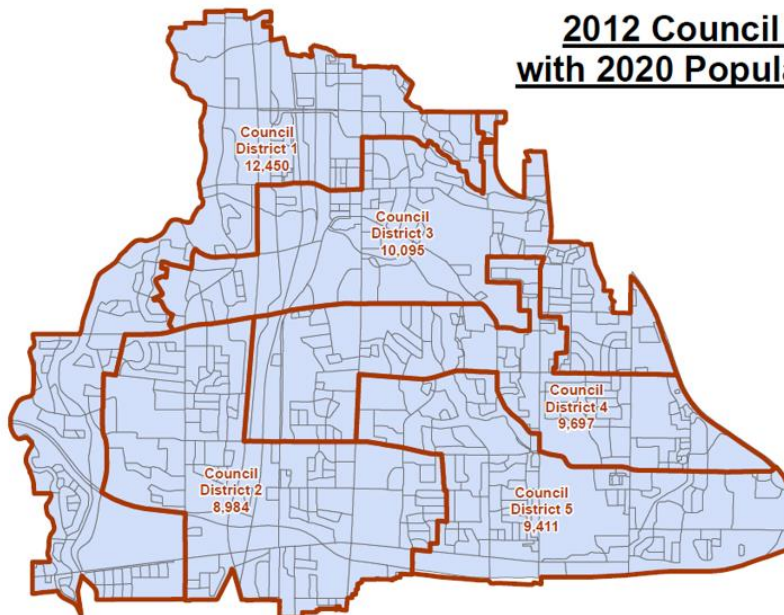
Brooke Smith, City Recorder

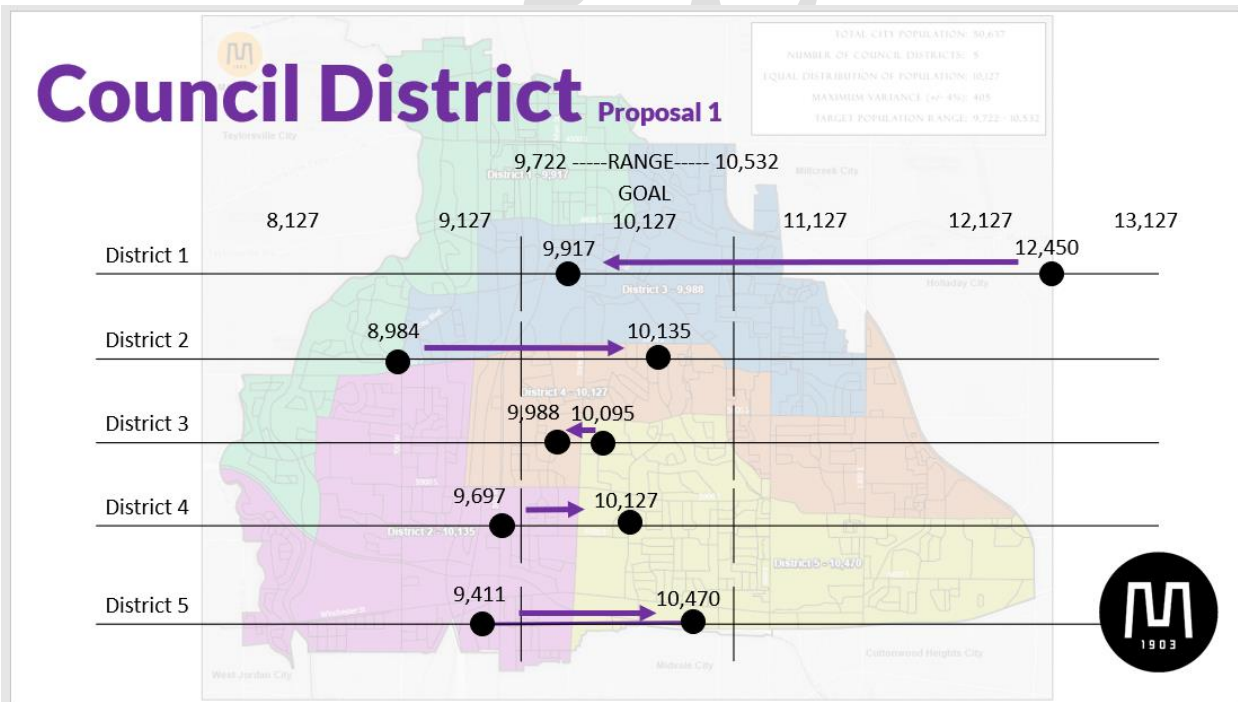
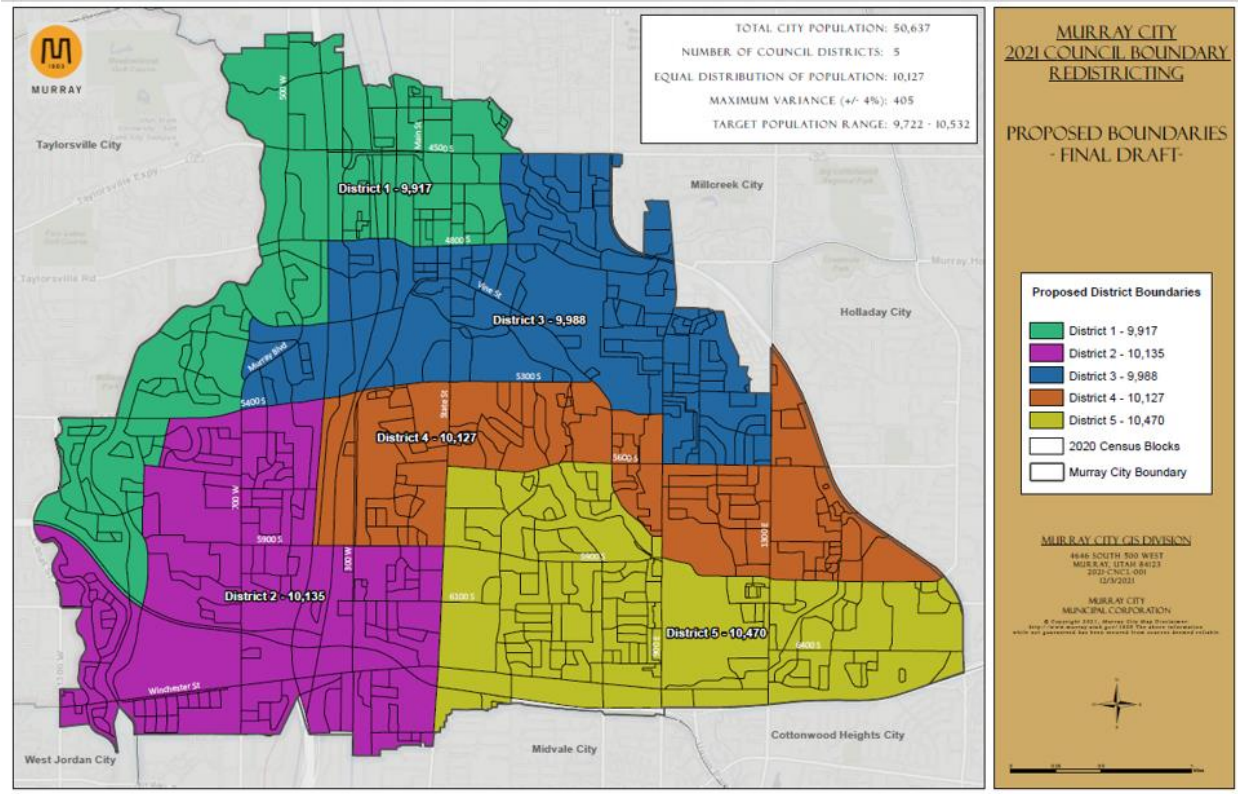
Scott Barrell, GIS Supervisor

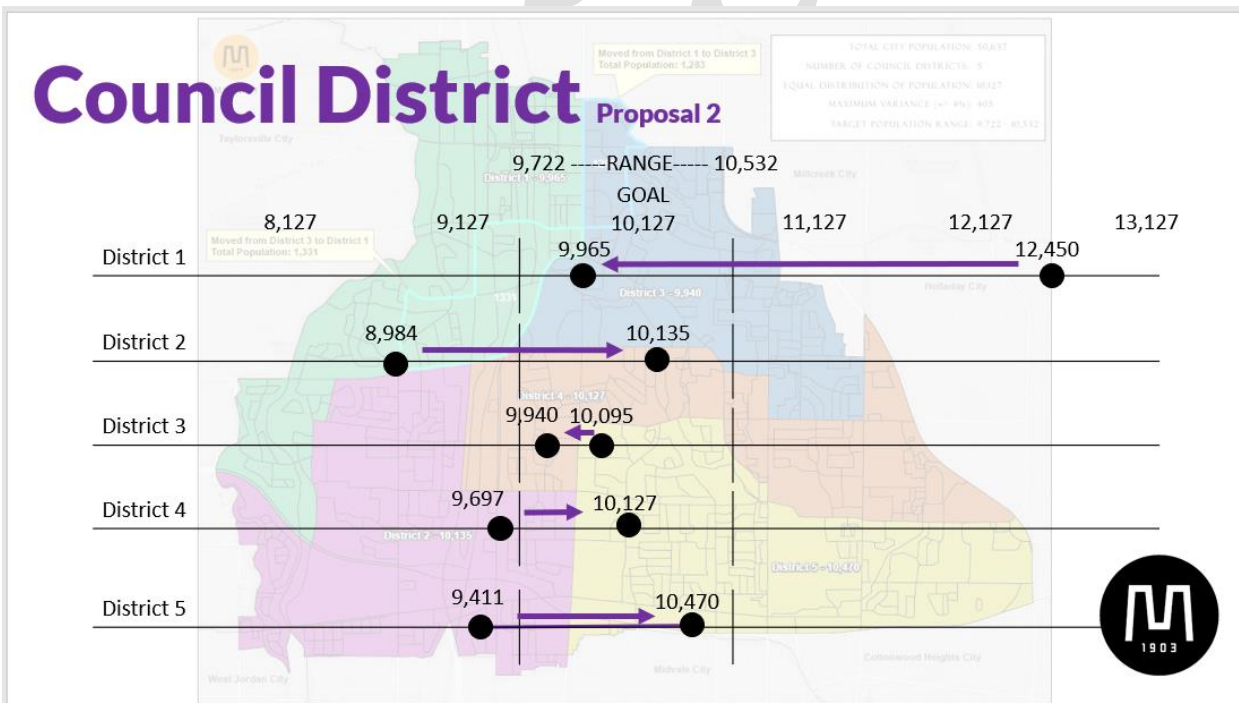
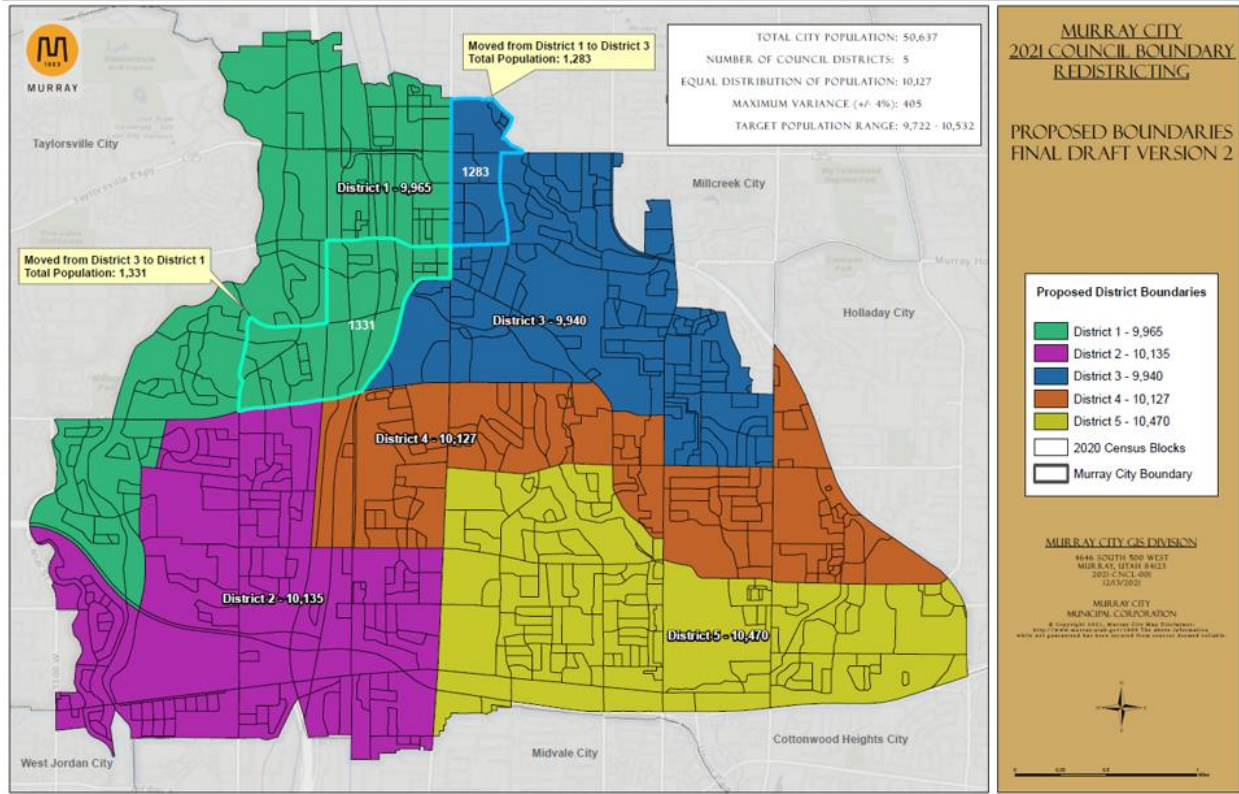


Presented on: January 4, 2022

### 2012 Council Districts with 2020 Population Totals







# *Any Questions?*



**MURRAY BOARD OF EDUCATION PRECINCT**

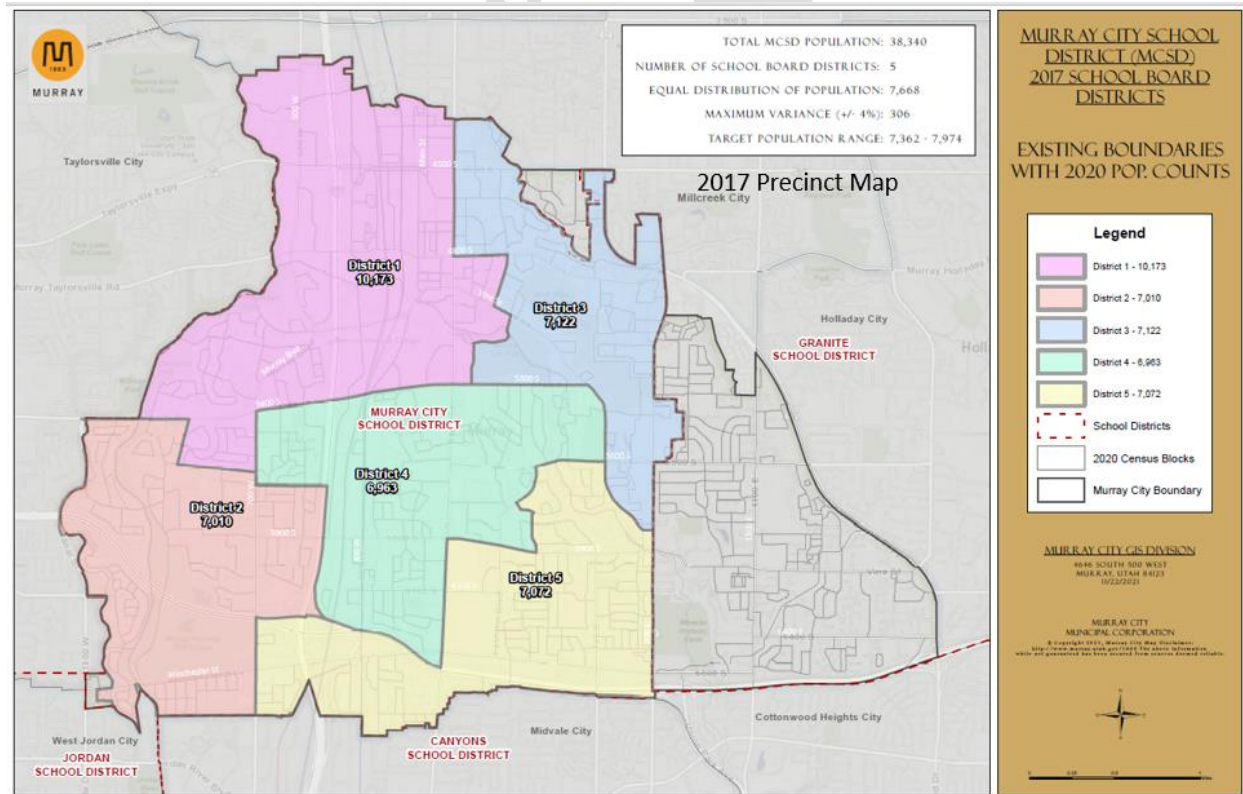
DRAFT

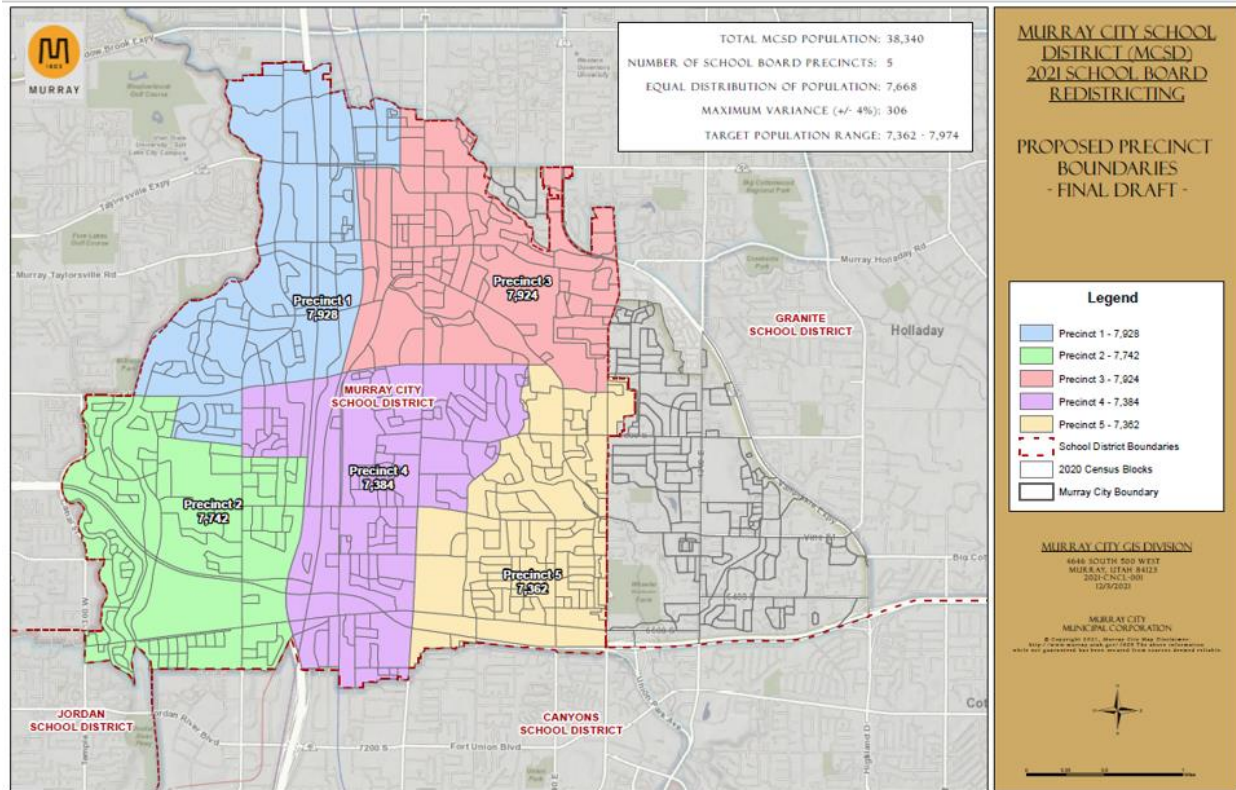
# Attachment B

## Murray Board of Education Precinct 2021-2022 Redistricting Proposal



Presented by:  
Brooke Smith, City Recorder  
Scott Barrell, GIS Supervisor





# Thank you!

Presented during:  
Committee of the Whole on December 7, 2021  
City Council on January 4, 2022

Presented by:  
Brooke Smith, City Recorder  
Scott Barrell, GIS Supervisor



**MURRAY**  
CITY COUNCIL

# Special Recognition



**MURRAY**

# Mayor's Office

## Resolution of Appreciation - Chief Jon Harris

### Council Action Request

### Council Meeting

Meeting Date: February 1, 2022

<b>Department</b> <b>Director</b> Brett Hales, Mayor  <b>Phone #</b> 801-264-2600  <b>Presenters</b> Brett Hales, Mayor	<b>Purpose of Proposal</b> Recognition  <b>Action Requested</b> Consider Approval of Resolution  <b>Attachments</b> Resolution  <b>Budget Impact</b> None  <b>Description of this Item</b> Chief Jon Harris is retiring from Murray City on February 11, 2022. A Resolution of appreciation is presented for action.
<b>Required Time for Presentation</b> 5 Minutes  <b>Is This Time Sensitive</b> Yes <input type="checkbox"/>	
<b>Mayor's Approval</b> Brett A Hales Digitally signed by Brett A Hales Date: 2022.01.18 15:41:52 -07'00'	
<b>Date</b> January 18, 2022	

**A JOINT RESOLUTION OF THE  
MAYOR AND MURRAY CITY MUNICIPAL COUNCIL  
IN APPRECIATION FOR  
JON HARRIS**

WHEREAS, Jon Harris has worked for Murray City for 27 years beginning January 16, 1995 and has chosen to retire February 11, 2022; and

WHEREAS, Jon has held the ranks of firefighter, engineer, captain, battalion chief, deputy chief, and most recently, fire chief; and

WHEREAS, Jon holds a master's degree in executive fire service leadership, received executive fire officer designation from the National Fire Academy, and chief fire officer and international certified emergency manager certifications; and

WHEREAS, Jon placed first in the firefighter team combat challenge competition (1995), first place in the Tackle the Tower Stair Climb (2008), participated in an Ironman event (2007) and has competed in ten marathons, including a 100 miler; and

WHEREAS, Jon is artistic and made the conference table and firefighter tribute statue for fire station 81, entered several juried art shows and chalk art festivals, and played the guitar at the senior recreation center health fair; and

WHEREAS, Jon is most proud of implementing physical health, mental health, and cancer screening; managing the construction of fire station 81; implementing the step payroll plan; providing opportunities in the wildland program; starting a training officer position, collaborating on a fire department strategic plan; being the emergency manager for the city; and developing a portfolio program; and

WHEREAS, although Jon is retiring from Murray City, his adventures will continue as he has accepted an offer to work with the New Zealand fire service.

BE IT THEREFORE RESOLVED, by the Council and Mayor of Murray City that the City expresses its most sincere appreciation and gratitude to Jon Harris for the many years of service and contributions.

PASSED, APPROVED AND ADOPTED this 1<sup>st</sup> day of February 2022.

Murray City Corporation

Murray City Municipal Council

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Brett A. Hales, Mayor

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Kat Martinez, Chair, District 1

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Pam Cotter, District 2

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Rosalba Dominguez, District 3

Attest:

---

Diane Turner, District 4

---

Jennifer Kennedy, City Recorder

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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**

# Community & Economic Development

Zone Map Amendment from A-1 (Agricultural) to R-1-8 (Low Density Residential) for a small portion of the property located at approximately 606 East Sunny Flowers Lane.

## Council Action Request

### Council Meeting

Meeting Date: February 1, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill  Susan Nixon, Associate Planner  <b>Required Time for Presentation</b> 10 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.01.07 15:45:49 -07'00'</small>  <b>Date</b> January 4, 2022	<b>Purpose of Proposal</b>  Amend the Zoning Map of a described portion of the the subject property to facilitate residential development  <b>Action Requested</b>  Approval of General Plan & Zone Map Amendment for the subject properties.  <b>Attachments</b>  Power Point Slides  <b>Budget Impact</b>  None.  <b>Description of this Item</b>  <b>Background</b> The request is to change the zoning of a small, triangular portion (2,540 ft <sup>2</sup> ) of the subject property addressed 606 East Sunny Flowers Lane from A-1 to R-1-8. The adjacent neighbor to the west at 5357 South Ridge Creek Road wishes to purchase this isolated portion of the subject property and combine it with their own. The exchange of property creates no issues, but the zoning of the triangular portion should be changed from A-1 to match the zoning of the property to which it will be combined, R-1-8.  The request was reviewed at the December 16, 2021 Planning Commission meeting. The proposed Zone Map Amendment is supported by the General Plan and Future Land Use Map. The Planning Commission voted unanimously, 6-0 to recommend approval to the City Council.
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# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1<sup>st</sup> day of February, 2022, 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 A-1 (Agricultural) zoning district to the R-1-8 (Low Density Single Family) zoning district for the western portion of the property addressed 606 East Sunny Flowers Lane, Murray, Utah.

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

DATED this 20<sup>th</sup> day of January 2022.



MURRAY CITY CORPORATION

Brooke Smith  
City Recorder

DATE OF PUBLICATION: January 21, 2022  
PH22-02

Notice under UCA §10-9a-205:

At least 10 days prior to hearing:

- Mail to each affected entity
- Post on City's website
- Post on Utah Public Notice Website
- Mailed to each property owner within distance parameters (*City Code 17.04.140*)

24 hours prior to hearing:

- Post in 3 locations within city
- Post on City's website

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO LAND USE; AMENDS THE ZONING MAP FOR THE PROPERTY LOCATED AT APPROXIMATELY 606 EAST SUNNY FLOWERS LANE, MURRAY CITY, UTAH FROM A-1 (AGRICULTURAL) TO THE R-1-8 (LOW DENSITY SINGLE FAMILY) ZONING DISTRICT

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

WHEREAS, the owners of the real property located at approximately 606 East Sunny Flowers Lane, Murray, Utah, has requested a proposed amendment to the zoning map to designate the property in an R-1-8 (Low 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 property located at approximately 606 East Sunny Flowers Lane, Murray, Salt Lake County, Utah from the A-1 (Agricultural) zone district to the R-1-8 (Low Density Single Family) zone district:

A TRACT OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF BRADLEY DEVELOPMENT 2<sup>ND</sup> AMENDED SUBDIVISION, SAID POINT BEING NORTH 131.19 FEET AND WEST 931.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING BETWEEN THE SOUTHWEST CORNER AND THE WITNESS CORNER FOR THE EAST QUARTER CORNER OF SAID SECTION 18, BEING NORTH 00°08'26" WEST) AND RUNNING THENCE SOUTH 19°07'41" WEST 12.28 FEET TO A POINT ON THE BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 69°00'00" WEST 84.45 FEET TO THE NORTHEAST CORNER OF LOT 15, RIDGE CREEK SUBDIVISION; THENCE NORTH 25°00'00" WEST 46.20 FEET TO THE NORTHWEST CORNER OF BRADLEY DEVELOPMENT 2<sup>ND</sup> AMENDED SUBDIVISION; THENCE EAST 102.39 FEET ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS 2540 SQ. FT. OR 0.058 ACRES, MORE OR LESS.

*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                     , 2022.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

MAYOR'S ACTION: Approved

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brett A. Hales, Mayor

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the \_\_\_\_  
day of \_\_\_\_\_, 2022.

---

Brooke Smith, City Recorder

A   Maren Patterson  
  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Jake Pehrson

Motion passed 6-0.

BRANDON STRINGHAM – 606 East Sunny Flowers Lane – Project #21-134

Susan Nixon presented the request. The applicant is requesting a Zone Map Amendment from A-1 to R-1-8 on property located approximately at 606 East Sunny Flowers Lane. This is a large parcel of property at 3.5 acres that fronts Oxford Hollow Drive and the portion in this request is on the westerly portion of that property which is only a 2,540 ft<sup>2</sup>. The property owners to the west would like to purchase this portion from Mr. Stringham. In order to do so, the zoning would need to be the same as the adjacent property owners' zone on Ridge Creek Drive and then would need to come back later and amend that subdivision to include the small parcel. The request is for the small portion of property that is currently A-1 to change to R-1-8. The General Plan and Future Land Use Map call for this area to be a low density residential which includes the A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-2-10 zones. The property is not very accessible for Mr. Stringham's property and not very usable and the Johnston's wish to purchase it. This is the Bradley Development Subdivision. Shawn Bradley is the original owner of this property and developed the property and made a one lot 3.5-acre subdivision. If the property zoning is changed, the new owner would need to come back and request to amend the Ridge Creek subdivision and include this parcel as part of the subdivision. The property by itself is 2500 ft<sup>2</sup> and is virtually useless, nobody could build anything on it and is basically landlocked. Typically, the zoning should correspond with boundary lines, but since this is such a small portion they could get the zoning changed then include it later on. The findings for this request state the General Plan allows for flexibility in the implementation and execution of goals and policies based on individual circumstances. The requested zone change has been considered and has the characteristics of the surrounding area and is in line with the policies and objectives of the General Plan that was adopted in 2017 and the proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map. Ms. Nixon stated that 74 Notices were sent out to surrounding residences within 500' because of the large size of the parcel and only one response from the neighbors questioning why they are not changing the entire zoning of the property. It was explained that there are some benefits to Mr. Stringham to keep the rest of the property at A-1, Agricultural in which property taxes are different and there is a barn that does exceed the R-1-8 height limitation. Staff is recommending that the Planning Commission forward an approval to the City Council for the property generally addressed 606 East Sunny Flowers Lane.

Applicant, Brandon Stringham, 606 East Sunny Flowers Lane thanked Susan for her presentation. He stated across the stream from his property there is a big hill and they live up on the hill and this little section of land is also up on the hill making it inaccessible from his property but is accessible to the neighbors to the west.

Ms. Patterson opened the meeting for public comment.

Sam Johnston, 5753 Ridge Creek Road

*Mr. Johnston stated he is representing his parents who built their home at 5753 Ridge Creek Road in 1988 and have lived there ever since. It was the third house on the street in the development. It has always made sense that it would have been part of their property it's a strange triangular portion that is land locked and has a very steep hill on one side and they have cultivated an abundant garden back there and so there is no intention to do any construction there other than to extend that garden and to preserve the sightline. There are a number of large historic trees that predate the development that are on the ridge side and they would like to keep the view.*

No further comments were made. The public comment portion was closed.

Sue Wilson made a motion to forward a recommendation of approval to the City Council for the Zone Map Amendment for the small westerly portion of property generally addressed 606 East Sunny Flowers Lane from A-1 to R-1-8. Seconded by Lisa Milkavich.

Call vote recorded by Ms. Nixon

  A   Maren Patterson  
  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Jake Pehrson

Motion passed 6-0.

OTHER BUSINESS

Ms. Patterson stated that this is Sue Wilson's last meeting to serve on the planning commission and wanted to recognize her. She expressed appreciation for her service and efforts on the commission. She has been an incredible resource and researcher and presents great questions and has done such a great job and she will be very missed.

Ms. Wilson expressed her thanks to the staff and commission members, she explained that the commission reads all of the public's comments and takes them very seriously and do a lot of studying of those requests and trying to do what is best for the City of Murray while also abiding by the City, State and Federal Law. She expressed pride in being a member of the Murray community and for having this opportunity where she has learned a lot and being a former builder developer has come in handy in this service role.

Mr. Hall expressed his thanks to Sue Wilson and the commissioners for the hard work they put in and their service on the commission. He added that a new planner has been hired and will be starting in January.

There was no other business.

Sue Wilson made a motion to adjourn. Motion seconded by Lisa Milkavich. A voice vote was made, motion passed 6-0. The meeting was adjourned at 7:34 p.m.



## AGENDA ITEM #7

<b>ITEM TYPE:</b>	Zone Map Amendment - Public Hearing		
<b>ADDRESS:</b>	606 East Sunny Flowers Lane	<b>MEETING DATE:</b>	December 16, 2021
<b>APPLICANT:</b>	Brandon Stringham	<b>STAFF:</b>	Susan Nixon, Associate Planner
<b>PARCEL ID:</b>	22-18-426-027	<b>PROJECT NUMBER:</b>	21-134
<b>CURRENT ZONE:</b>	A-1, Agricultural	<b>PROPOSED ZONE:</b>	R-1-8, Low Density Single Family
<b>SIZE:</b>	.058-acre portion (2,540 ft <sup>2</sup> ) of the 3.46 acre (150,718 ft <sup>2</sup> )		
<b>REQUEST:</b>	Zone Map Amendment from A-1 to R-1-8		



## I. BACKGROUND & REVIEW

The request reviewed in this report involves re-zoning a small, triangular shaped area on the westerly portion of the 3.46-acre property located at 606 East Sunny Flowers Lane. The larger parcel, with a single-family dwelling and large barn, is a one-lot subdivision called the Bradley Development Subdivision. A first amendment was recorded in November of 2012 to include what was Lot 101 of the Oxford Place Subdivision, in order to accommodate a large sports court.

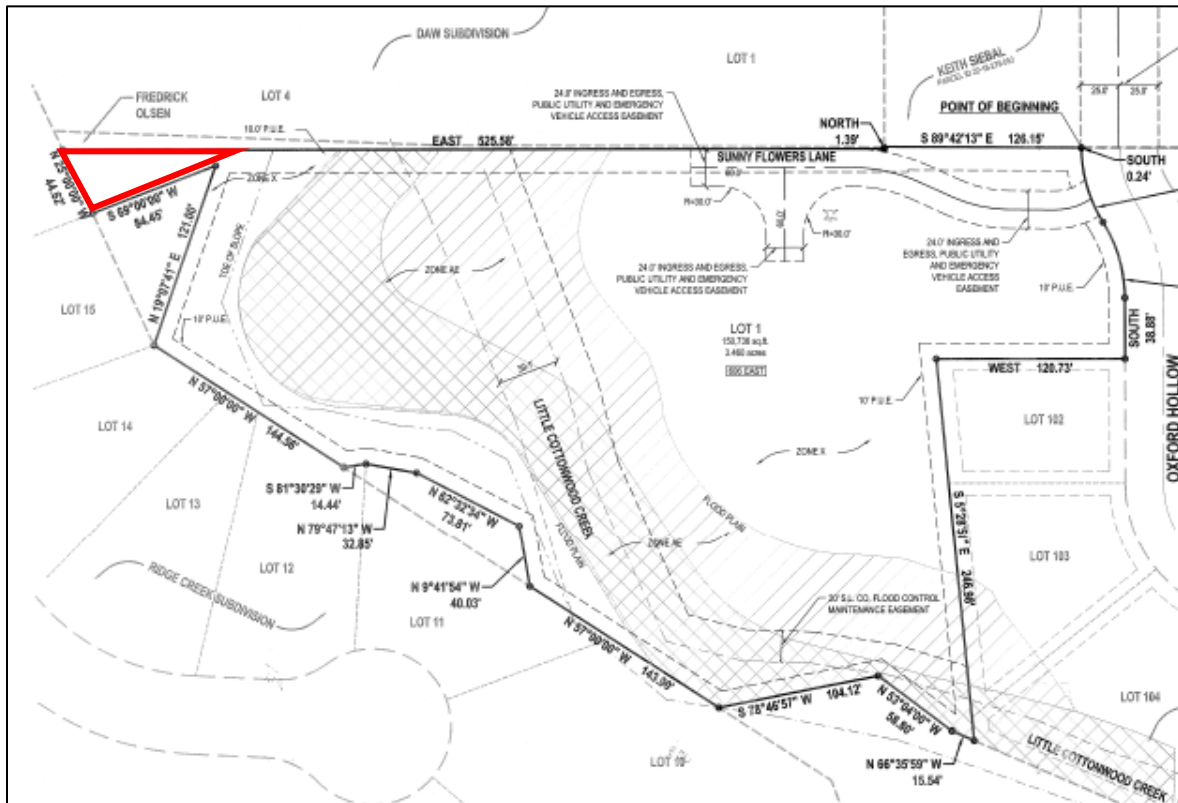


Figure 1: Bradley Development 2<sup>nd</sup> amended subdivision

The applicant owns the large parcel and intends to sell 2,540 ft<sup>2</sup> to the adjacent owners to the west, Clark & Susan Johnston. Upon sale of the property, the 2,540 ft<sup>2</sup> parcel will need to be combined into the property owned by the Johnston's which is Lot #16 of the Ridge Creek Subdivision. Transferring the property from the subject property to the Johnston's lot will require amendments to both the Bradley Development Subdivision and the Ridge Creek Subdivision. The requested zone change is necessary because the subject property is located in the A-1, Agriculture Zone, and the property it will be combined with is located in the R-1-8 Zone.

### Surrounding Land Uses & Zoning

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

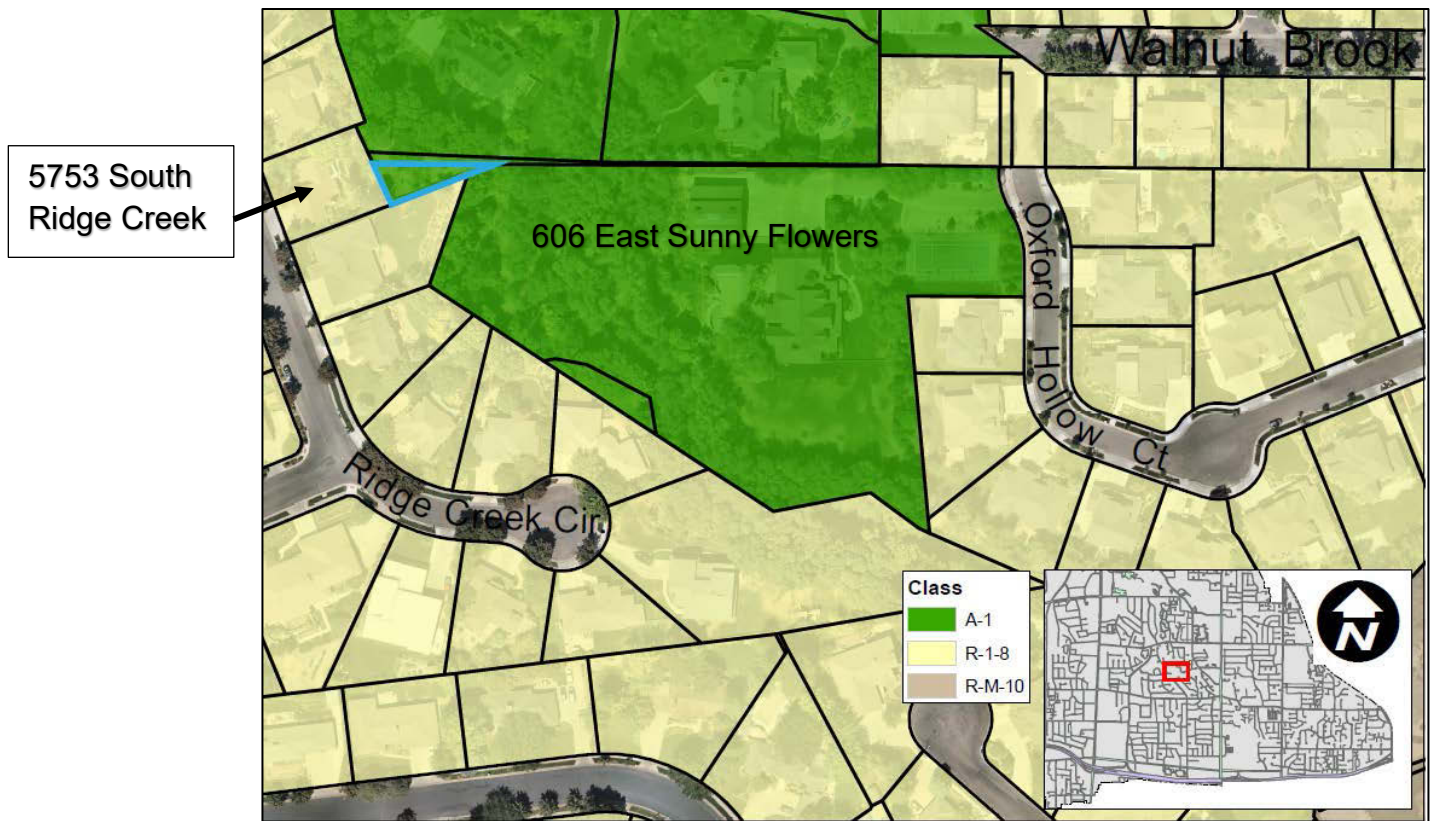


Figure 2: Proposed Zone Changes

### Zoning Districts & Allowed Land Uses

- The existing R-1-8 Zone (adjacent properties to the west and south) : allows for single family residential development and accessory uses associated with them and requires 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.
- The existing A-1 Zone (adjacent property to the north and east): allows for single-family residential development and agricultural uses with a minimum 1 acre (43,560 ft<sup>2</sup>) lot size. Maximum height for main dwellings is 35 feet. Additional height may be granted by the planning commission under conditional use permit review but in no case can the height exceed forty feet.

### 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 designation for the property is: “Low-Density Residential”. Low Density Residential is intended to encourage residential development which is single-family detached in character. Corresponding zoning designations include the A-1, R-1-12, R-1-10, R-1-8, R-1-6, and R-2-10 zones. Because both the existing and the proposed zoning designations of the subject properties correspond to the Future Land Use Map, no changes or amendments to the General Plan are required. Additionally, the applicant’s intended subdivision amendment would not impact the

property's contribution to development that is "single-family detached in character"; as stated in the General Plan.

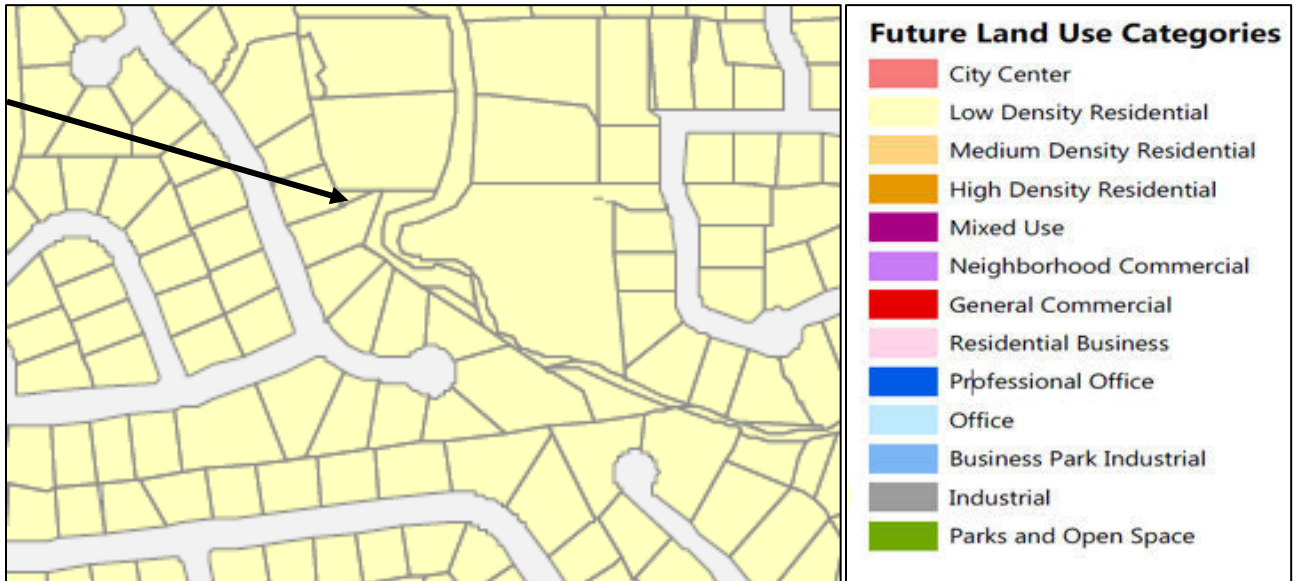


Figure 3: Future Land Use Map

The prevailing designation of properties and of development in the surrounding area is "Low Density Residential". The zoning of most properties in this area are R-1-8 to the west and south.

**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 November 29, 2021 where the application and information on the proposed amendments was shared with City Staff from various departments. The following comments were received from the various City Departments:

- Engineering Division indicated they have no concerns and that they are in support of the request.
- Water Division indicated they have no concerns.

- Wastewater Division commented that if there is to be an additional dwelling, the will need to have a pumped lift station.
- Power Department indicated that the subsequent plat should be updated showing a power easement to a transformer located on the property, but this should not interfere with the rezone.

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

### III. PUBLIC INPUT

74 notices were sent to all property owners within 300 feet of the subject property and affected entities on December 2, 2021. As of the date of this report there have been no comments or inquiries made.

### IV. ANALYSIS & CONCLUSIONS

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

With regards to the parcel of property generally addressed 606 East Sunny Flowers Lane, the Future Land Use Map identifies the subject property as “Low Density Residential”. This designation generally supports rezoning to A-1, R-1-12, R-1-10, R-1-8, 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-1-8 Zone is supported by the General Plan and is compatible with the surrounding neighborhood. The proposed zone change will facilitate the property owner to the west to combine the parcel with the adjacent lot located within the Ridge Creek Subdivision.

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

The requested changes would not impact the allowed range of uses. The requirements of the proposed R-1-8 Zone will support the residential subdivision of the property. The zone change is too small to allow for additional dwellings.

#### **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-1-8 Zone. It is expected that the property owners will subsequently apply to amend the Bradley Development Subdivision and the Ridge Creek Subdivision to combine the parcel with Lot #16 of the Ridge Creek Subdivision.

### V. FINDINGS

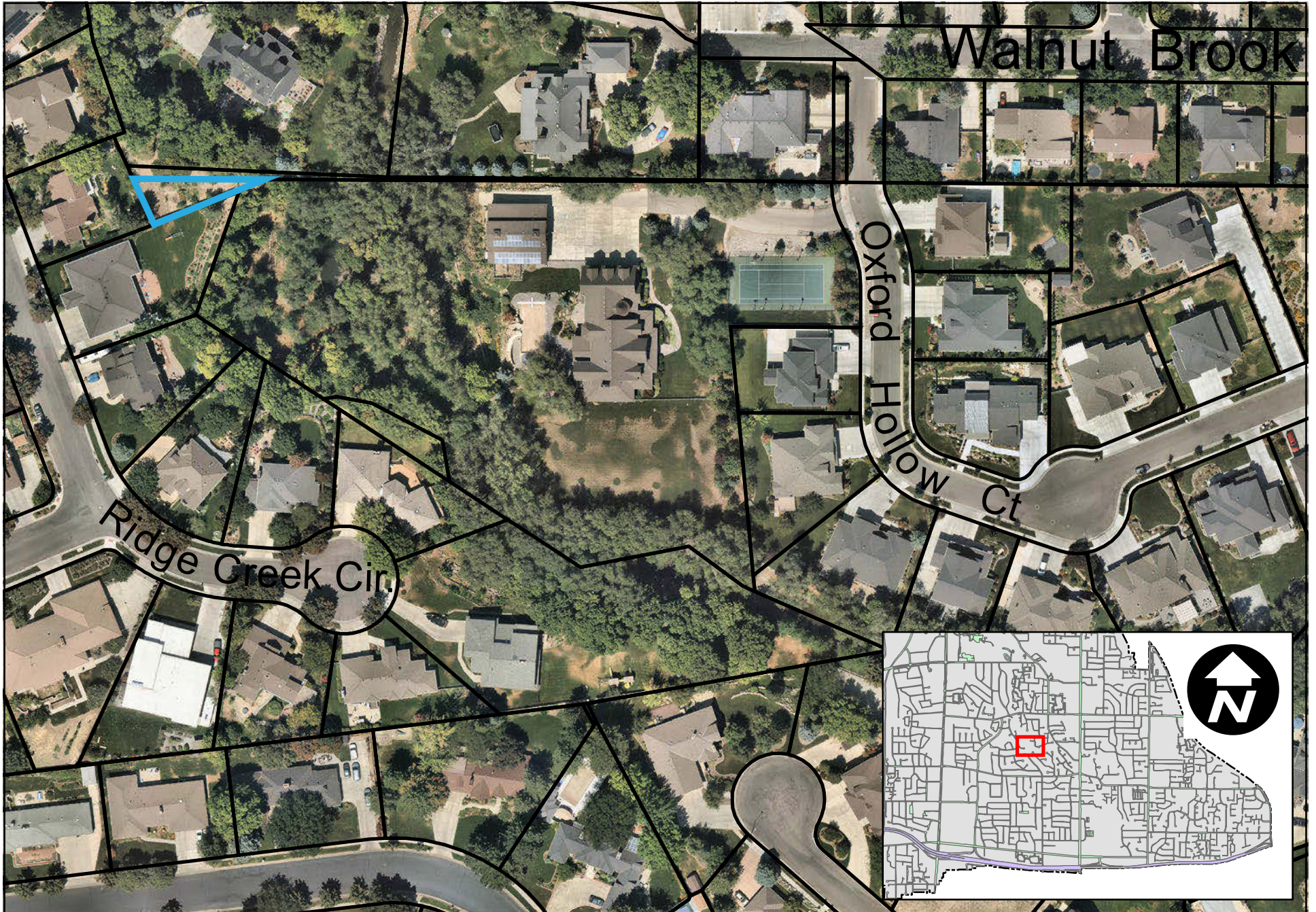
1. The General Plan provides for flexibility in the implementation and execution of goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.

## VI. STAFF RECOMMENDATION

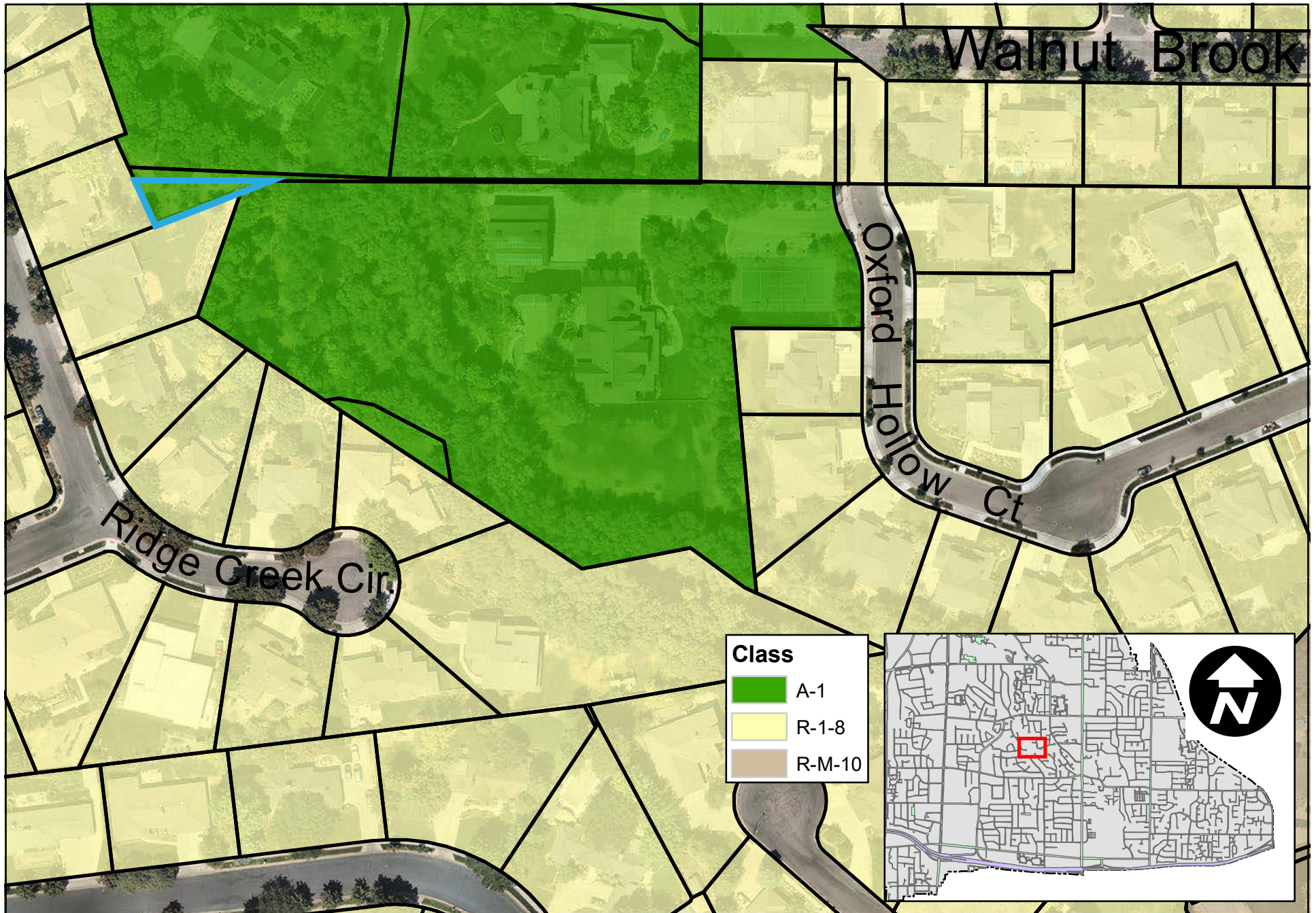
Based on the background, analysis, and the findings within this report, Staff recommends:

1. The Planning Commission **forward a recommendation of APPROVAL to the City Council for the Zone Map Amendment for the small westerly portion of property generally addressed 606 East Sunny Flowers Lane.**

# 606 East Sunny Flowers



# 606 East Sunny Flowers





## NOTICE OF PUBLIC HEARING

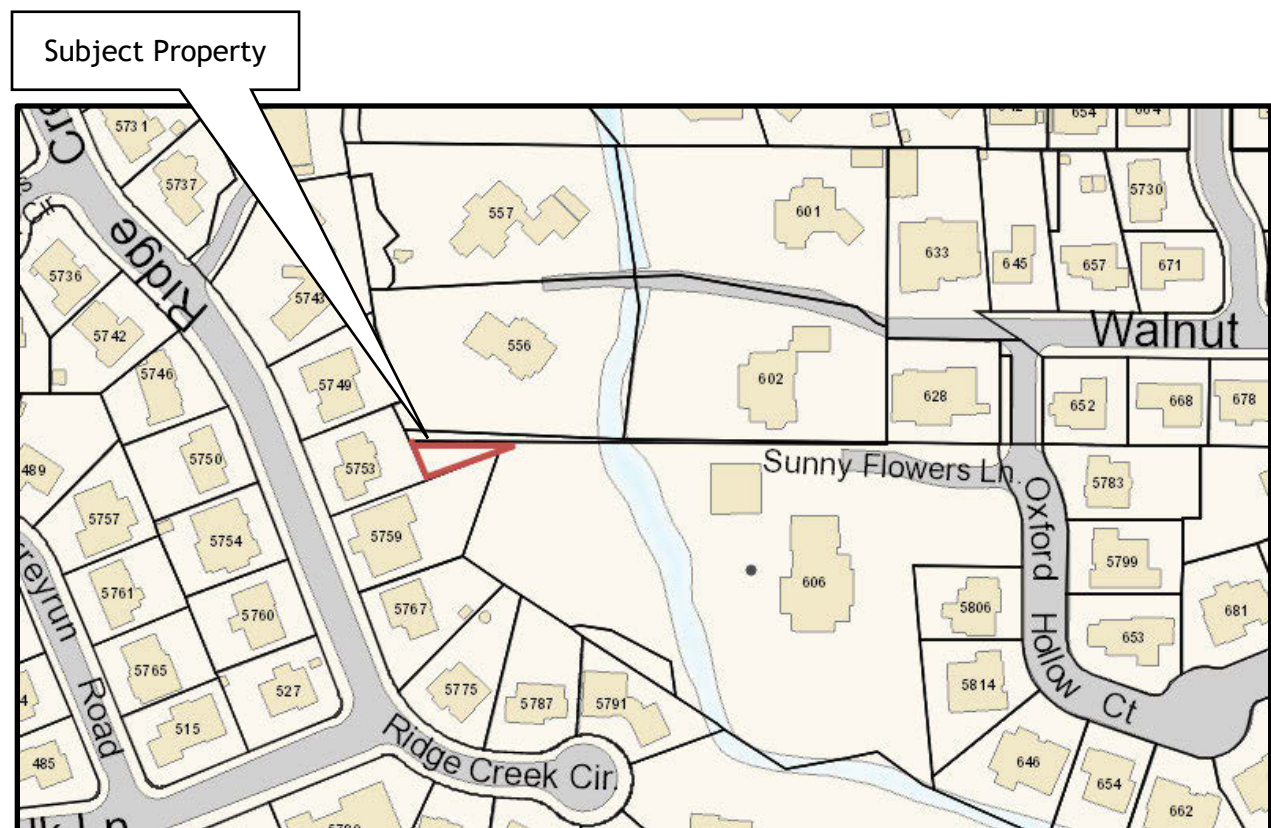
December 16, 2021, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following application made by Brandon Stringham to amend the Zoning Map from A-1 (Agricultural) to R-1-8 (Residential Single-Family Low Density) for the westerly triangular portion of property addressed 606 East Sunny Flowers Lane (see map below).

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

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

This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please contact Susan Nixon in the Murray City Planning Division at 801-270-2423, or e-mail [snixon@murray.utah.gov](mailto:snixon@murray.utah.gov).



## MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 16<sup>th</sup> day of December 2021, 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. The Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a Zone Map Amendment from A-1 (Agricultural) to R-1-8 (Single Family Low Density Residential) for the property generally addressed: 606 East Sunny Flowers Lane. You may attend the meeting or submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

Jared Hall, Manager  
Planning Division

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

☒ Zoning Map Amendment

☐ Text Amendment

☐ Complies with General Plan

☒ Yes

☐ No

Project # \_\_\_\_\_

Subject Property Address: 606 E. Sunny Flowers Lane, Murray, UT 84107

Parcel Identification (Sidwell) Number: Portion of 22-18-426-027

Parcel Area: 0.058 Acres Current Use: Residential, but portion is unimproved field

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

Applicant

Name: Brandon Stringham

Mailing Address: 606 E. Sunny Flowers Lane

City, State, ZIP: Murray, UT 84107

Daytime Phone #: 801-231-1013 Fax #: \_\_\_\_\_

Email address: brandon@tomnox.com

Business or Project Name : \_\_\_\_\_

Property Owner's Name (If different): \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

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

Brandon Stringham is seeking a zoning change of a triangular portion ("Sale Portion") of 606 E. Sunny Flowers Ln. The Sale Portion is described with a legal description attached to this application. The purpose of the zoning change is to conform the zone of the Sale Portion with the zone of 5753 S. Ridge Creek Road, Parcel #22-18-278-007, incident to a sale. The Sale Portion is contiguous with 5753 S Ridge Creek Road. If the zoning change is successful, the parties' intention is for the Sale Portion to be transferred from Brandon Stringham to Clark and Susan Johnston and annexed to 5753 S. Ridge Creek Road through plat and subdivision amendments. Susan Nixon, Murray City Associate Planner, advised as to this procedure.

Authorized Signature: \_\_\_\_\_

Date: 11/23/2021

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

[Signature]  
Owner's Signature

\_\_\_\_\_  
Co-Owner's Signature (if any)

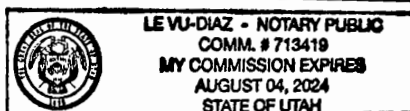
State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this 23 day of November, 20 21.

[Signature]  
Notary Public  
Residing in 6099 S. State Street  
Murray, UT 84107



My commission expires: August 04, 2024

### Agent Authorization

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

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

\_\_\_\_\_  
Co-Owner's Signature (if any)

State of Utah

§

County of Salt Lake

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

\_\_\_\_\_  
Notary Public  
Residing in \_\_\_\_\_

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

A TRACT OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF BRADLEY DEVELOPMENT 2<sup>ND</sup> AMENDED SUBDIVISION, SAID POINT BEING NORTH 131.19 FEET AND WEST 931.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING BETWEEN THE SOUTHWEST CORNER AND THE WITNESS CORNER FOR THE EAST QUARTER CORNER OF SAID SECTION 18, BEING NORTH 00°08'26" WEST) AND RUNNING THENCE SOUTH 19°07'41" WEST 12.28 FEET TO A POINT ON THE BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 69°00'00" WEST 84.45 FEET TO THE NORTHEAST CORNER OF LOT 15, RIDGE CREEK SUBDIVISION; THENCE NORTH 25°00'00" WEST 46.20 FEET TO THE NORTHWEST CORNER OF BRADLEY DEVELOPMENT 2ND AMENDED SUBDIVISION; THENCE EAST 102.39 FEET ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS 2540 SQ. FT. OR 0.058 ACRES, MORE OR LESS.



I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;



NO.	DATE	DESCRIPTION
1	08/17/81	FIELD CREW
2	10/12/2021	DWG FILE
3	2/18/25/16	

SCALE MEASURES: 1"=100' ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

22-18-278-007  
LOT 16 RIDGECREEK SUBDIVISION

22-18-426-027  
LOT 1, BRADLEY DEVELOPMENT 2ND AMENDED, ACCORDING TO THE SALT LAKE COUNTY RECORDERS OFFICE THEREOF, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE

SCOPE  
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY CLARK & SUSAN  
JOHNSTON TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON.

BASIS OF BEARINGS  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°08'26" WEST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS

R1) BRADLEY DEVELOPMENT 2ND AMENDED, RECORDED AS ENTRY NO. 11511176, IN BOOK 2012P AT PAGE 183 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R2) RIDGE CREEK SUBDIVISION, RECORDED AS ENTRY NO. 4220756, IN BOOK 86-3 AT PAGE 32 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R3) SPECIAL WARRANTY DEED, RECORDED AS ENTRY NO. 6052886, IN BOOK 7126 AT PAGE 2325 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R4) WARRANTY DEED, RECORDED AS ENTRY NO 12888185, IN BOOK 10731 AT PAGE 3516-3518 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NARRATIVE  
THIS SURVEY WAS PREPARED TO AMEND THE NORTHWESTERLY CORNER OF BRADLEY DEVELOPMENT 2ND AMENDED. DISCREPANCIES BETWEEN RIDGE CREEK SUBDIVISION AND BRADLEY DEVELOPMENT WERE DISCOVERED.

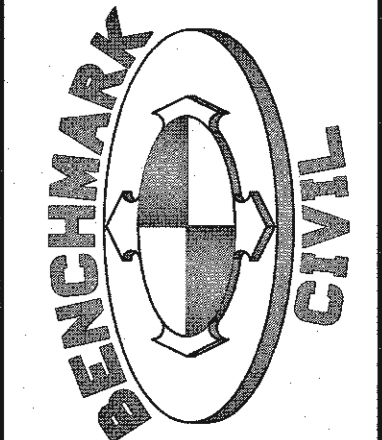
THE POSITION OF THE RIDGE CREEK SUBDIVISION IS BASED ON THE MONUMENT LOCATED AT THE INTERSECTION OF SURREY RUN ROAD AND BRIDLEWALK LANE, LEAD PLUGS WERE FOUND ALONG THE TOP BACK OF CURB IN SOUTH RIDGE CREEK ROAD WHICH LINED UP WITH THE EXTENSION OF PROPERTY LINES LOTS 15, 16, AND 17 OF RIDGE CREEK SUBDIVISION.

THE POSITION OF BRADLEY DEVELOPMENT 2ND AMENDED IS BASED ON A REBAR AND CAP  
 LABELED AS "ENSIGN ENG." AND A LEAD PLUG FOUND IN THE TOP CURB OF OXFORD  
 HOLLOW COURT. AN OVERLAP IN THE COURSES OF BRADLEY DEVELOPMENT SECOND  
 AMENDED AND RIDGE CREEK WAS FOUND. BRADLEY DEVELOPMENT HAS BOUNDS CALLS TO  
 RIDGE CREEK, AS SUCH THE BOUNDARY OF RIDGE CREEK WAS HELD.

THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, WAS NOT FOUND, THE WITNESS CORNER FOR SAID MONUMENT WAS FOUND. THE SOUTHEAST AND NORTHEAST CORNERS OF SAID SECTION 18 WERE FOUND. THE BEARINGS AND DISTANCES MEASURED AS PART OF THIS SURVEY ARE SHOWN HEREOF. THE CALCULATED POSITION OF THE EAST QUARTER CORNER DOES NOT MATCH WITH THE PREPAR & CAP, AND LEAD PLUGS THAT WERE LOCATED AND UPON WHICH THE LOCATION OF BRADLEY DEVELOPMENT 20 WAS ESTABLISHED.

SECTION CORNER & LINE (FOUND)	ADJACENT PL. OF LOT LINES
SECTION CORNER (NOT FOUND)	EXISTING RIGHT-OF-WAY LINE
WITNESS CORNER (FOUND)	CENTERLINE OF ROAD
STREET MON. (FOUND)	CURB & GUTTER
PROPERTY CORNER (PLAT NOTED)	FENCE, CHAIN
FOUND PL. MARKER (PLAT NOTED)	FENCE, IRON
	FENCE, VINYL
	FENCE, WOOD
	POB POINT OF BEGINNING

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



CLARK & SUSAN JOHNSTON

---

5753 SOUTH RIDGE CREEK ROAD  
MURRAY CITY, UTAH

PROJECT NO. 2108254

## BOUNDARY SURVEY

SVB.01  
1 OF 1

# BRADLEY DEVELOPMENT SUBDIVISION AMENDING AND EXTENDING

## AMENDING LOT 1 OF BRADLEY DEVELOPMENT 2ND AMENDED SUBDIVISION AND LOT 16 OF RIDGE CREEK SUBDIVISION

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 2 SOUTH,  
RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
MURRAY CITY, SALT LAKE COUNTY, UTAH

### UTILITY NOTE:

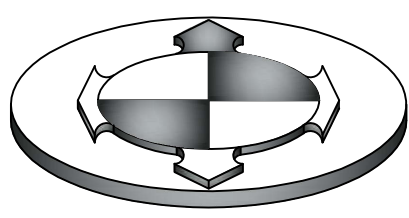
PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

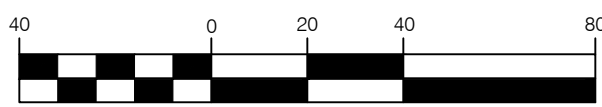
### LEGEND

- BOUNDARY CORNER (SET  $\frac{1}{2}$  REBAR AND CAP)
- MONUMENT LINE
- BOUNDARY LINE
- - - ADJACENT PROPERTY
- - - STREET CENTERLINE EXISTING
- - - PUBLIC UTILITY EASEMENT
- ◆ SECTION CORNER (FOUND)
- ◆ STREET MON. (TO BE CONST.)
- ⊕ STREET MON. (NOT FOUND)

### NORTH



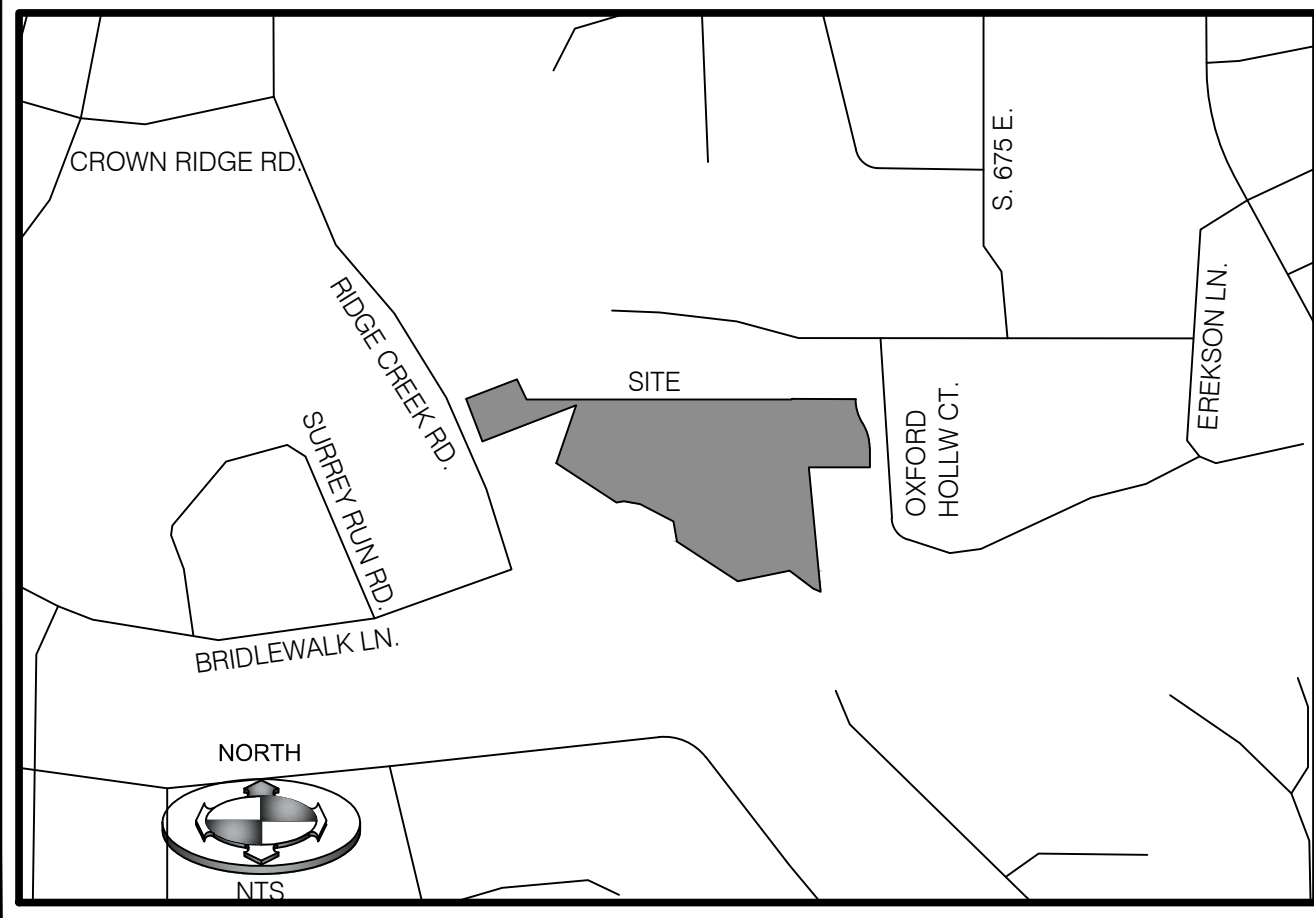
### GRAPHIC SCALE



(IN FEET)

1 inch = 40ft.

### VICINITY MAP



### SURVEYOR'S CERTIFICATE

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

### BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°15'17" EAST 131.93 FEET AND WEST 383.65 FEET FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. (BASIS OF BEARINGS BEING SOUTH 00°08'26" EAST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, AND RUNNING THENCE SOUTH 0.24 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF OXFORD HOLLOW COURT; THENCE SOUTHEASTERLY 50.21 FEET ALONG THE ARC OF A 89.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 16°05'52" EAST 49.55 FEET; THENCE SOUTHEASTERLY 50.81 FEET ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 16°05'05" EAST 50.15 FEET; THENCE SOUTH 38.88 FEET CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF LOT 102 OXFORD CREEK SUBDIVISION; THENCE WEST 120.73 FEET TO THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 05°28'51" EAST 246.98 FEET; THENCE NORTH 66°35'59" WEST 15.54 FEET; THENCE NORTH 53°04'00" WEST 58.80 FEET; THENCE SOUTH 78°46'57" WEST 104.53 FEET TO THE EASTERLY BOUNDARY LINE OF RIDGE CREEK SUBDIVISION; THENCE NORTH 57°00'00" WEST 143.34 FEET ALONG SAID SUBDIVISION BOUNDARY; THENCE NORTH 09°41'54" WEST 40.42 FEET DEPARTING FROM THE BOUNDARY OF RIDGE CREEK; THENCE NORTH 62°32'34" WEST 73.81 FEET; THENCE NORTH 79°47'13" WEST 32.85 FEET; THENCE SOUTH 81°30'29" WEST 14.88 FEET RETURNING TO THE BOUNDARY OF RIDGE CREEK; THENCE NORTH 57°00'00" WEST 142.06 FEET TO THE NORTHEAST CORNER OF LOT 14, RIDGE CREEK SUBDIVISION; THENCE NORTH 19°07'40" EAST 121.00 FEET; THENCE SOUTH 69°00'00" WEST 198.79 FEET TO THE NORTH-WESTERLY CORNER OF LOT 15, RIDGE CREEK SUBDIVISION, AND THE EASTERLY RIGHT OF WAY LINE OF RIDGE CREEK DRIVE; THENCE NORTH 21°00'00" WEST 90.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTH-WESTERLY CORNER OF LOT 17 OF SAID SUBDIVISION; THENCE NORTH 69°00'00" EAST 108.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 17, THENCE SOUTH 25°00'00" EAST 44.02 FEET; THENCE EAST 524.58 FEET; THENCE NORTH 1.39 FEET; THENCE SOUTH 89°42'13" EAST 126.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 160,705 SQ. FT. OR 3.689 ACRES

2 LOTS



### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

### BRADLEY DEVELOPMENT SUBDIVISION AMENDING AND EXTENDING AMENDING LOT 1 OF BRADLEY DEVELOPMENT 2ND AMENDED SUBDIVISION AND LOT 16 OF RIDGE CREEK SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON. THIS DAY OF \_\_\_\_\_, A.D. 20\_\_.

SIGNATURE  
(PRINT NAME): CLARK JOHNSTON

SIGNATURE  
(PRINT NAME): BRANDON STRINGHAM

SIGNATURE  
(PRINT NAME): SUSAN JOHNSTON

### ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_, CLARK JOHNSTON AND SUSAN JOHNSTON, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE)

COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

### ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_, BRANDON STRINGHAM, PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE)

COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

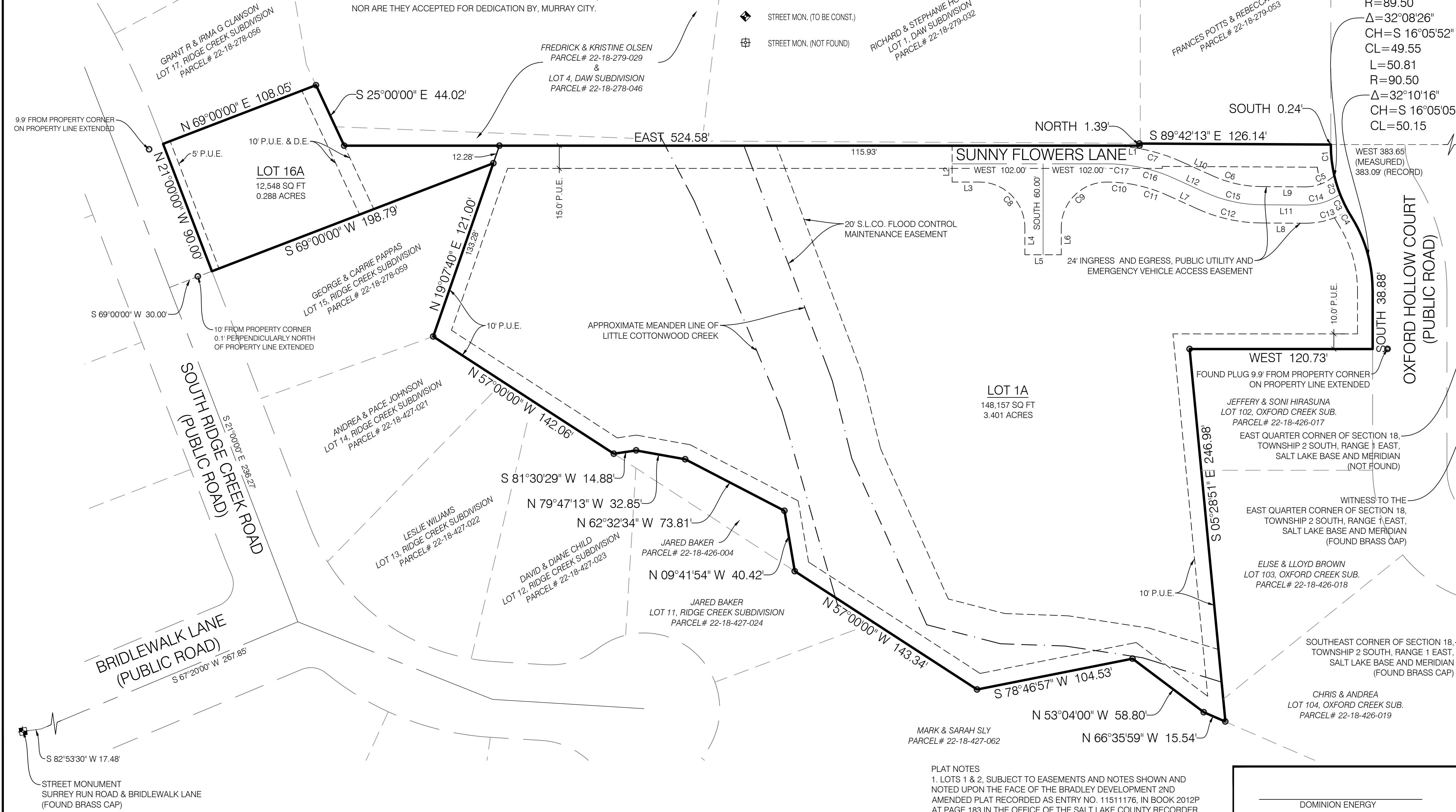
NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

### BRADLEY DEVELOPMENT SUBDIVISION AMENDING AND EXTENDING AMENDING LOT 1 OF BRADLEY DEVELOPMENT 2ND AMENDED SUBDIVISION AND LOT 16 OF RIDGE CREEK SUBDIVISION

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
MURRAY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	20.50'	89.56'	013°07'04"	S06°35'21"E	20.50'
C2	12.86'	97.50'	007°33'20"	S17°16'08"E	12.86'
C3	12.14'	82.77'	008°24'09"	S25°14'50"E	12.14'
C4	4.71'	104.84'	002°34'19"	S30°44'04"E	4.71'
C5	20.90'	28.00'	042°46'36"	N68°54'29"E	20.90'
C6	33.66'	80.00'	024°06'23"	S77°39'01"E	33.66'
C7	51.11'	120.00'	024°24'10"	N77°47'55"W	51.11'
C8	47.12'	30.00'	090°00'00"	N45°00'00"W	47.12'
C9	47.12'	30.00'	090°00'00"	S45°00'00"W	47.12'
C10	16.99'	96.00'	010°08'29"	N84°55'46"W	16.99'
C11	23.90'	96.00'	014°15'42"	N72°43'40"W	23.90'
C12	43.76'	104.00'	024°06'23"	S77°39'01"E	43.76'
C13	29.71'	52.00'	032°43'56"	N73°55'43"E	29.71'
C14	24.37'	40.00'	034°54'47"	N72°50'24"E	24.37'
C15	38.71'	92.00'	024°06'23"	S77°39'01"E	38.71'
C16	26.88'	108.00'	014°15'42"	N72°43'40"W	26.88'
C17	19.12'	108.00'	010°08'29"	N84°55'46"W	19.12'



PLAT NOTES  
1. LOTS 1 & 2, SUBJECT TO EASEMENTS AND NOTES SHOWN AND NOTED UPON THE FACE OF THE BRADLEY DEVELOPMENT 2ND AMENDED PLAT RECORDED AS ENTRY NO. 11511176, IN BOOK 2012P AT PAGE 183 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.



OWNER/DEVELOPER:  
MANAGER: CHAD ANDERSON  
ADDRESS: 2825 COTTONWOOD PARKWAY  
SALT LAKE CITY UT 84121  
(801) 560-5585  
canderson@boardwalkindustries.com

### MURRAY CITY SEWER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ BY \_\_\_\_\_  
MURRAY CITY SEWER.

BY: \_\_\_\_\_

### MURRAY CITY WATER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ BY \_\_\_\_\_  
MURRAY CITY WATER.

BY: \_\_\_\_\_

### MURRAY CITY GIS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ BY \_\_\_\_\_

BY: \_\_\_\_\_

DOMINION ENERGY

DATE

UTOPIA

DATE

CENTURY LINK

DATE

COMCAST

DATE

### MURRAY CITY FIRE DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ BY \_\_\_\_\_

MURRAY CITY FIRE DEPARTMENT

### CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ BY THE MURRAY PLANNING COMMISSION.

MURRAY PLANNING COMMISSION

### MURRAY POWER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ BY \_\_\_\_\_

BY: \_\_\_\_\_

### SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ BY \_\_\_\_\_

SALT LAKE COUNTY HEALTH DEPARTMENT

### MURRAY CITY ENGINEER

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

DATE

CITY ENGINEER

### APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ BY \_\_\_\_\_

MURRAY CITY ATTORNEY

### MURRAY CITY MAYOR

PRESENTED TO THE MAYOR OF MURRAY CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: CLERK

### SALT LAKE COUNTY RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \$

SALT LAKE COUNTY RECORDER

### NUMBER

ACCOUNT

SHEET

OF SHEETS

**Applicant:** Brandon Stringham

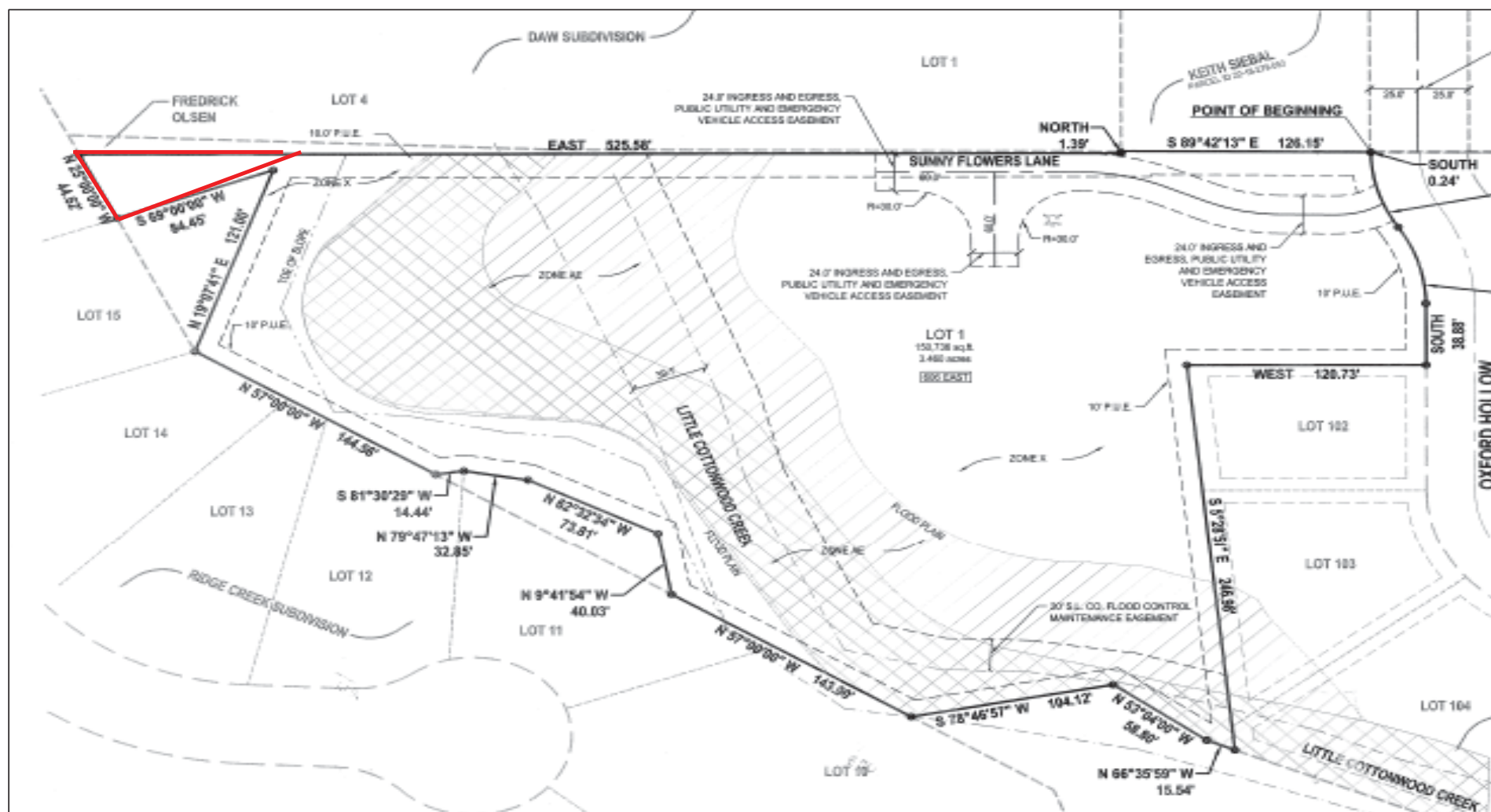
**Request:** Zone Map Amendment from A-1 to R-1-8

**Address:** 606 East Sunny Flowers Lane (2,540 sf portion)



## 606 East Sunny Flowers





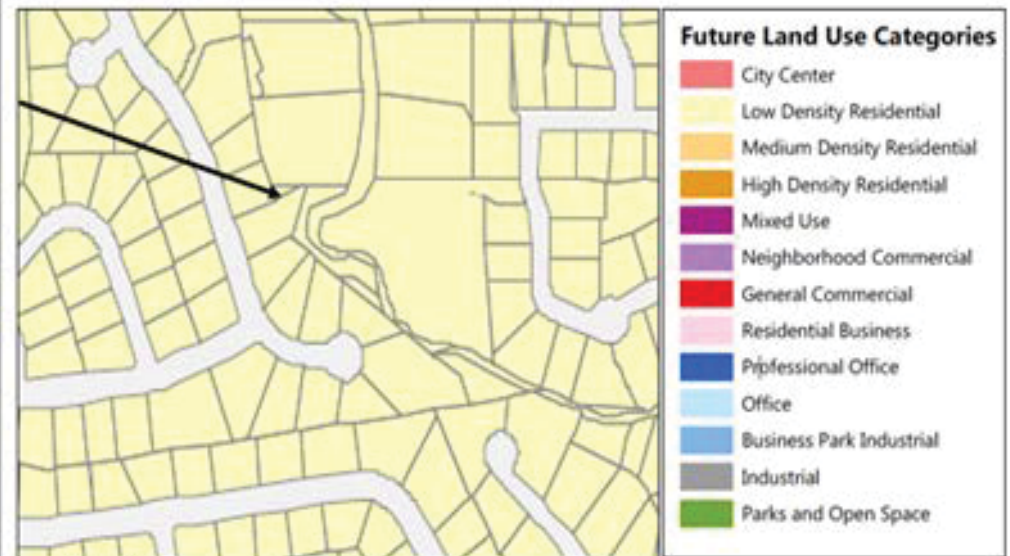
## LOW DENSITY RESIDENTIAL

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



# Planning Commission

- A public hearing was held by the Planning Commission on December 16, 2021.
- 74 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

# Findings

1. The General Plan provides for flexibility in implementation and execution of the 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.
2. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.
3. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 12/16/2021.

# Staff Recommendation

The Planning Commission and staff recommend that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the described 2,540 square foot portion of the property located at 606 East Sunny Flowers Lane from A-1 Agricultural to R-1-8, Low Density Residential.



**MURRAY**  
CITY COUNCIL

# Public Hearing #2



**MURRAY**

# Community & Economic Development

General Plan Amendment from Neighborhood Commercial to Medium Density Residential & Zone Map Amendment from C-N to R-M-15 for 662 W 5300 S and 5322 S Allendale Drive

## Council Action Request

### Council Meeting

Meeting Date: February 1, 2022

<b>Department Director</b> Danny Astill  <b>Phone #</b> 801-270-2404  <b>Presenters</b> Danny Astill Zachary Smallwood          <b>Required Time for Presentation</b> 30 Minutes  <b>Is This Time Sensitive</b> No  <b>Mayor's Approval</b> Brett A Hales <div>Digitally signed by Brett A Hales Date: 2022.01.07 15:44:59 -07'00'</div> <b>Date</b> January 3, 2022	<b>Purpose of Proposal</b>  Amend the Future Land Use and Zoning Maps of the subject properties to facilitate residential development  <b>Action Requested</b>  Approval of General Plan & Zone Map Amendment for the subject properties.  <b>Attachments</b>  Presentation Slides  <b>Budget Impact</b>  None.    <b>Description of this Item</b>  <b>Background</b> On November 15, 2018, the Planning Commission approved a CUP for Stellar Senior Living, an assisted living facility on the subject properties. The developers also obtained subdivision approval to separate the land into two pieces so that one could be used as commercial on 5300 South. The developer went through the process of obtaining a building permit but due to market conditions was not able to move the project forward. The existing owners are looking to sell contingent upon a change in zoning.    On November 18, 2021 Mr. Reynolds filed a new application to amend the zoning of the two properties from C-N to R-M-15. He also filed an application to amend General Plan's Future Land Use designation of the properties from Neighborhood Commercial to Medium Density Residential in order to support the R-M-15 Zone on the properties.
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## **Continued from Page 1:**

### **CITY DEPARTMENT REVIEW**

Murray City Engineering: The Public Works Department/Engineering Division both support the proposed General Plan Amendment and Zone Map Amendment. We think the zone change is consistent with the overall area and will compliment and ensure the long-term viability of the adjacent neighborhoods.

Murray City Power: There are pre-existing primary underground power facilities in the development, if they need to be relocated the process will be extensive. The developer will need to meet with Murray City Power to discuss planning the new power service(s) and equipment placement to the building(s) when the time comes, with additional line extension costs to provide electrical service. Developer must meet all Murray City Power Department requirements and provide required easements for equipment and Power lines.

Murray City Sewer: Sewer depth on Allendale drive is very shallow, only approximately 4 feet deep. Sewer depth on 5300 south is approximately 9 feet deep. Will be hard to get basements in units if sewer is coming out to Allendale. Approve of the overall change.

Murray City Water: This property is only served by a 6" cast iron water main, may need to be upsized to 8" from Murray Boulevard to meet required fire flows.

### **PUBLIC COMMENTS & PLANNING COMMISSION**

154 notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 500' of the subject property and to affected entities. The Planning Commission held a public hearing for this item on December 16, 2021, One (1) comment was received and wanted to express their feeling of being impacted. He did not oppose the project and respected Mr. Reynold's products.

### **FINDINGS**

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

### **RECOMMENDATION**

#### **REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN**

Based on the staff review, background, and findings within this report, Staff and the Planning Commission recommends that the City Council APPROVE the requested amendment to the Future Land Use Map, re-designating the properties located at 662 W 5300 S & 5322 S Allendale Drive from Neighborhood Commercial to Medium Density Residential.

#### **REQUEST TO AMEND THE MURRAY CITY ZONING MAP**

Based on the staff review, background and Planning Commission recommendation, Staff recommends that the City Council APPROVE the requested amendment to the Zoning Map of the properties located at 662 W 5300 S & 5322 S Allendale Drive from C-N, Neighborhood Commercial to R-M-15, Multi-family Medium Density Residential.

# Murray City Corporation

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 1<sup>st</sup> day of February, 2022, 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 the consideration of amending the General Plan from General Commercial to Residential Multi-Family Medium Density and amending the Zoning Map from the C-D (Commercial) zoning district to the R-M-15 (Residential Multi-Family) zoning district for the properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah.

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

DATED this 20<sup>th</sup> day of January 2022.



MURRAY CITY CORPORATION

A handwritten signature in blue ink, appearing to read "Brooke Smith".

Brooke Smith  
City Recorder

DATE OF PUBLICATION: January 21, 2022  
PH22-01

UCA §10-9a-205

- Mail to each affected entity
- Post on City's website
- Post on Utah Public Notice Website
- Mailed to each property owner within distance parameters (*City Code 17.04.140*)

24 hours prior to hearing:

- Post in 3 locations within city
- Post on City's website

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO LAND USE; AMENDS THE GENERAL PLAN FROM NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY AND AMENDS THE ZONING MAP FROM C-N (COMMERCIAL NEIGHBORHOOD) TO R-M-15 (RESIDENTIAL MULTI-FAMILY) FOR THE PROPERTIES LOCATED AT 5322 SOUTH ALLENDALE DRIVE AND 666 WEST 5300 SOUTH, MURRAY, UTAH. (Ryan Reynolds & Brad Reynolds – Applicants)

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

WHEREAS, the owner of the real properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Utah, has requested a proposed amendment to the General Plan of Murray City to reflect a projected land use for the property as a Residential Multi-Family and to amend the zoning map to designate the property in an R-M-15 zone district; and

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

WHEREAS, it appearing to be in the best interest of Murray City and the inhabitants thereof that the proposed amendment of the General Plan and the Zoning Map be approved.

NOW, THEREFORE, BE IT ENACTED:

*Section 1.* That the Murray City General Plan be amended to show a Village and Centers Mixed Use projected use for the following described properties located at 5322 South Allendale Drive and 666 West 5300 South, Murray, Salt Lake County, Utah:

Parcel 1:

Lot 1, ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-12-351-021

Parcel 2:

Lot 2, ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-12-351-022

*Section 2.* That the Zoning Map and the zone district designation for the property described in Section 1 be amended from the C-N zone district to the R-M-15 zone district.

*Section 3.* This Ordinance shall take effect upon the first publication and filing of copy thereof in the office of the City Recorder of Murray City, Utah.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

MAYOR'S ACTION:

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brett A. Hales, Mayor

ATTEST:

\_\_\_\_\_

Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance was published according to law on the \_\_\_\_  
day of \_\_\_\_\_, 2022.

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Brooke Smith, City Recorder

Motion passed 6-0.

BRAD REYNOLDS CONSTRUCTION – 5322 South Allendale Drive & 666 West 5300 South –  
Project #21-132 & 21-133

Zachary Smallwood presented the request. The applicant would like to amend the Future Land Use Map designation and zoning of the subject properties to facilitate a residential development at 5322 South Allendale Drive and 666 West 5300 South. The total area is about 5.66 acres located north of 5300 South and slightly east of 700 West. It is located in the C-N Zone, Commercial Neighborhood Zone which allows smaller retail establishments. The Planning Commission previously approved a senior living facility at the subject location but unfortunately those property owners were not able to obtain financing, so they are selling the property. Brad Reynolds Construction is looking to re-zone this property to allow for a townhome project in the R-M-15 Zone which allows up to 12 units per acre as a base density. The General Plan calls this Neighborhood Commercial and the applicants are requesting a General Plan Amendment. The staff report lays out the basis of why staff supports this change. One, is that the neighboring properties are within the same density but may not be in the same zone. The Applegate Condominiums are in R-M-15 and the apartments to the north are in R-1-8 zone but they are about the same density as well. The requested change is consistent with the neighborhood. Any additional housing in this area would help stabilize the single-family neighborhood that is to the east of the subject property that have 27 homes. The Neighborhood Commercial Future Land Use category allows for mixed use development and small neighborhood centers and along neighborhood corridors to preserve or cultivate local serving commercial areas. The requested medium density residential will allow for a mix of housing types which are smaller multi-family structures like townhomes. Residential is not allowed in the C-N Zone currently except for assisted or retirement facilities. The R-M-15 would allow for single family homes at 8,000 ft<sup>2</sup> per lot or 12 dwelling units per acre for multi-family units with height up to 40'. Front yard and rear yard setbacks are 25' and side yard setback is 8' on one side for a total of 20' on both sides. The parking requirement is 2.5 off street spaces per dwelling unit. Staff found that the General Plan provides for flexibility and implementation and execution of the goals and policies based on individual circumstances. The amendment from C-N to R-M-15 has been carefully considered based on the characteristics of the site and surrounding area and potential impacts can be managed within the densities allowed in the R-M-15 Zone. The zone map amendment conforms to important goals and objectives of the General Plan and will allow for future development of the property. This will require two motions: one for the General Plan and one for the Zone Map Amendment. Staff is recommending that the Planning Commission forward a recommendation of approval for both.

Ms. Milkavich commented it would be nice to keep the one lot that fronts on 5300 South as possibly an R-N-B Zone. If residential homes are built on this property, she expressed concern for a solid fence along the frontage which would create a bit of a tunnel and would not very walkable. Mr. Smallwood stated UDOT owns 5300 South Street and they are very strict about what access is allowed on their streets and they don't allow access unless you already have an access. This property is locked in unless you use the existing drive. Ms. Patterson proposed if all traffic has to go through Allendale there is concern for traffic impact. Mr. Smallwood declared only certain zones or projects require traffic studies. The city engineer may require a traffic study before the project. The road is pretty wide making the traffic impact less significant. Ms. Patterson asked about site overview in terms of orienting the buildings along 5300. Mr.

Smallwood stated the applicant would propose a development and then staff can make suggestions based on their proposal.

Ms. Milkavich asked about the road on the northside that is incomplete and if that road could be opened. Mr. Smallwood verified it is a private access but may be able to connect. Mr. Hall added there is some access potential and easement which could go out on 700 West not just Allendale. This would be multi-family attached with lower density with townhomes and that requires a Conditional Use Permit in the R-M-15 Zone. The commission is allowed to propose conditions to mitigate impacts. The tunnel like view on 5300 South is a potential issue. He stated the commission can impose a condition to have a 6'-7' sidewalk for safety and better buffering. The orientation is also a potential condition. Ms. Milkavich asked if there is a requirement for a wider sidewalk and park strip. Mr. Hall verified 100 units or 30 lots requires a traffic study and stated the developer intends to make these ownership lots. There aren't enough units to dictate under the policy normally used that would absolutely indicate a traffic study. Mr. Nay asked if Allendale Drive connects to 700 West. Mr. Smallwood clarified it does. Mr. Pehrson asked if it could be required to connect to the private road on the north end. Ms. Nixon relayed some history about the access easement when the rehab center project was approved one of the requirements they imposed was access on the north end for a potential future road.

Applicant, Brad Reynolds, 2500 East Haven Lane, stated his willingness to comply with the suggested conditions. He thanked staff for being very responsive and helping in making his projects more successful. He stated they recently finished a project off of 1000 West and Winchester and are currently working on a project at 525 East Winchester just east of Fashion Place Mall. When that project was proposed there were a lot of neighbors with concerns and now it is almost complete and all sold out, the neighbors are very happy with the finished product. He stated he has been building for over 35 years and can't recall a time more challenging with shortages, supply chain issues and increased costs that seem to change daily. This type of product is in huge demand and will serve a great need in the community. The surrounding area between the commercial, the retail, the elderly care facility, apartments, and the residential homes to the east we think this will provide a nice transition to the residential neighborhood. The units will be high end quality with granite countertops and two-tone paint with brick or stone.

Ms. Wilson asked about the potential unit count and amenities. Mr. Reynolds stated he anticipates having 66-68 units and there will be a playground, gazebos, benches but his plans are not final. Ms. Milkavich asked about the south side of the property possibly having a park strip and wider sidewalk and asked about the easement. Mr. Reynolds stated they would be happy to discuss and implement their suggestions and he is looking into the easement and whether it will be allowed to be used. He stated they are open to any suggestions for this and future projects.

Ms. Patterson opened the meeting for public comment.

Clint Gaither, 5341 South Allendale Drive

*I dare say I would be the person most impacted by the project. Me and my neighbors are right across the street from this. I welcome development as all the neighbors do, we are owner occupied people on the street. Currently on Allendale Drive between Spartan Way and Murray Boulevard there are only 30 residents. This development has the potential to increase the number of people living on that street by 400%. That is a sizable increase in human activity.*

*Not necessarily bad but will definitely change my life. I am very interested in what you are proposing, I have looked at some of your developments and you appear to be a very reputable builder and I hope that is what we get. I fear that because we are not in the phase where we are looking at the project itself but we are going to blanket this out as an R-M-15 and then you could back out and were going to end up with 40' high square box apartments full of Section 8 residents. I hope that is understood by all of you. I am an elderly man and I cannot afford to move anywhere else especially given the current real estate market. I am very concerned with what gets planned and I want to be included in any of the planning that goes into this project.*

No further comments were made and the public comment portion was closed.

Ms. Patterson asked if there are any protections for residents if a zone is changed and builder backs out of a project. Mr. Smallwood explained Brad Reynolds integrity and how he has been in the past. He stated the sale of the property is contingent upon the zone change and General Plan amendment being approved. If the zone does get changed and Brad Reynolds does back out, there would be potential for someone else to build with a similar medium density project, with 12 units to the acre and would still need to come before the commission for Conditional Use Permit and/or PUD. Mr. Nay stated there would still be multiple opportunities to see what they are proposing through the CUP and Subdivision approval process. Ms. Patterson the way it is currently zoned has not brought any development in any feasible way. The commissioners discussed possible commercial projects with its current C-N zoning and that the Future Land Use Map and could have a bigger impact potentially.

Mr. Pehrson asked for clarification of the height for R-M-15, it states the planning can approve up to 40' in height. Mr. Smallwood specified there is an allowance by right and then the commission can grant additional height, up to 40'.

Travis Nay made a motion to forward a recommendation of approval to the City Council for the requested General Plan amendment redesignating the properties located at 666 West 5300 South and 5322 South Allendale Drive from Neighborhood Commercial to Medium Density Residential. Seconded by Sue Wilson.

Call vote recorded by Mr. Smallwood

  A   Maren Patterson  
  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Jake Pehrson

Motion passed 6-0.

Ned Hacker made a motion to forward a recommendation of approval to the City Council for the requested amendment to the Zone Map of the properties located at 666 West 5300 South and 5322 South Allendale Drive from C-N, Commercial Neighborhood to R-M-15, Multi-Family Residential, Medium Density. Seconded by Jake Pehrson.

Call vote recorded by Mr. Smallwood

A   Maren Patterson  
  A   Ned Hacker  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Jake Pehrson

Motion passed 6-0.

BRANDON STRINGHAM – 606 East Sunny Flowers Lane – Project #21-134

Susan Nixon presented the request. The applicant is requesting a Zone Map Amendment from A-1 to R-1-8 on property located approximately at 606 East Sunny Flowers Lane. This is a large parcel of property at 3.5 acres that fronts Oxford Hollow Drive and the portion in this request is on the westerly portion of that property which is only a 2,540 ft<sup>2</sup>. The property owners to the west would like to purchase this portion from Mr. Stringham. In order to do so, the zoning would need to be the same as the adjacent property owners' zone on Ridge Creek Drive and then would need to come back later and amend that subdivision to include the small parcel. The request is for the small portion of property that is currently A-1 to change to R-1-8. The General Plan and Future Land Use Map call for this area to be a low density residential which includes the A-1, R-1-6, R-1-8, R-1-10, R-1-12, R-2-10 zones. The property is not very accessible for Mr. Stringham's property and not very usable and the Johnston's wish to purchase it. This is the Bradley Development Subdivision. Shawn Bradley is the original owner of this property and developed the property and made a one lot 3.5-acre subdivision. If the property zoning is changed, the new owner would need to come back and request to amend the Ridge Creek subdivision and include this parcel as part of the subdivision. The property by itself is 2500 ft<sup>2</sup> and is virtually useless, nobody could build anything on it and is basically landlocked. Typically, the zoning should correspond with boundary lines, but since this is such a small portion they could get the zoning changed then include it later on. The findings for this request state the General Plan allows for flexibility in the implementation and execution of goals and policies based on individual circumstances. The requested zone change has been considered and has the characteristics of the surrounding area and is in line with the policies and objectives of the General Plan that was adopted in 2017 and the proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map. Ms. Nixon stated that 74 Notices were sent out to surrounding residences within 500' because of the large size of the parcel and only one response from the neighbors questioning why they are not changing the entire zoning of the property. It was explained that there are some benefits to Mr. Stringham to keep the rest of the property at A-1, Agricultural in which property taxes are different and there is a barn that does exceed the R-1-8 height limitation. Staff is recommending that the Planning Commission forward an approval to the City Council for the property generally addressed 606 East Sunny Flowers Lane.

Applicant, Brandon Stringham, 606 East Sunny Flowers Lane thanked Susan for her presentation. He stated across the stream from his property there is a big hill and they live up on the hill and this little section of land is also up on the hill making it inaccessible from his property but is accessible to the neighbors to the west.

Ms. Patterson opened the meeting for public comment.



## AGENDA ITEM # 6

<b>ITEM TYPE:</b>	General Plan & Zone Map Amendments		
<b>ADDRESS:</b>	662 West 5300 South 5322 South Allendale Drive	<b>MEETING DATE:</b>	December 16, 2021
<b>APPLICANT:</b>	Brad Reynolds Construction	<b>STAFF:</b>	Zachary Smallwood, Senior Planner
<b>PARCEL ID:</b>	21-12-351-022 21-12-351-021	<b>PROJECT NUMBER:</b>	21-132 & 21-133
<b>CURRENT ZONE:</b>	C-N, Commercial Neighborhood	<b>PROPOSED ZONES:</b>	R-M-15, Multi-Family Residential, Medium Density
<b>Land Use Designation</b>	Neighborhood Commercial	<b>PROPOSED DESIGNATION</b>	Medium Density Residential
<b>SIZE:</b>	5.66 acres		
<b>REQUEST:</b>	The applicant would like to amend the Future Land Use Map designation and Zoning of the subject properties to facilitate a residential development		



## I. BACKGROUND & REVIEW

On November 15, 2018, the Planning Commission approved a Conditional Use Permit (CUP) for Stellar Senior Living, a 139 unit assisted living facility on the subject properties. In addition to the CUP the developer obtained subdivision approval to separate the land into two pieces; one that faces 5300 South that could be used as a commercial development and the larger piece that allowed for the assisted living facility, see figure one.

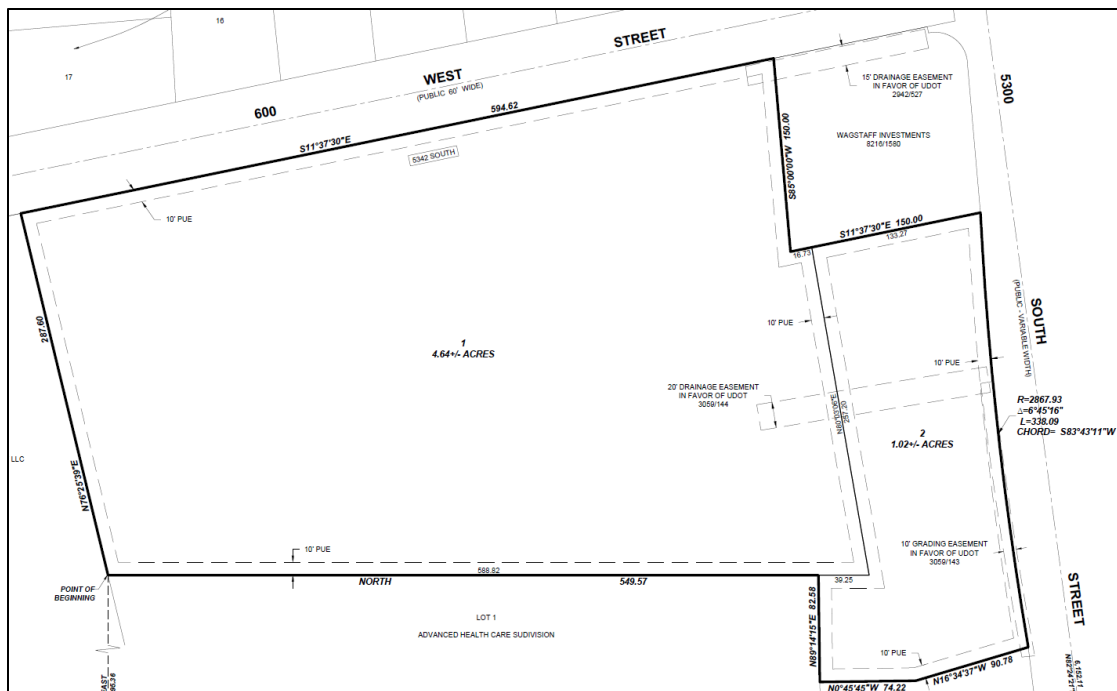


Figure 1: Approved Subdivision

The developer had gone through the process of obtaining a building permit, but due to market conditions Stellar has not begun to build the project. They are looking at potentially selling the property to Brad Reynolds Construction contingent upon a change in zoning.

On November 18, 2021 Mr. Reynolds filed a new application to amend the zoning of the two properties from C-N to R-M-15. He also filed an application to amend General Plan's Future Land Use designation of the properties from Neighborhood Commercial to Medium Density Residential in order to support the proposed R-M-15 Zone on the properties. The intent is to develop a townhome project on the site.

### Surrounding Land Uses & Zoning

The subject property is comprised of two parcels totaling 5.66 acres in the C-N Zone located on the north side of 5300 South, on the west side of Allendale Drive. There is a rehabilitation

facility to the west and a small single-family neighborhood to the east. The staff report will focus on review and comparison of the differences between the existing and proposed Future Land Use and Zoning Map designations of the 5.66-acre subject property.

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial/Rehabilitation	G-O
South	Commercial/Retail	C-D
East	Single Family Residential	R-1-8
West	Commercial/Rehabilitation	C-N

### Zoning Considerations

The subject property is in the C-N, Neighborhood Commercial Zone. The properties surrounding the subject properties, both immediately adjacent and in the larger area, are in a mix of zoning districts. There has been redevelopment of the offices to the east and immediately adjacent are single-family homes. There are a mix of townhomes, condominiums and apartments located to the north and west, and some rehabilitation facilities adjacent to the subject properties. Staff supports the proposed zone map amendments noting that the potential development into a townhome project would help to stabilize the adjacent single-family neighborhood, and that there is precedent for this type of use in the immediate area. Comparisons of land uses and other zoning regulations in the existing and proposed zones follow.

### Allowed Land Uses

The existing C-N Zone largely allows for commercial uses and is flexible on the types of uses. They are to be built at a more “neighborhood” type scale. The existing zone does not allow for any residential other than retirement/assisted living establishments. The R-M-15 Zone allows for multi-family housing at a base density of twelve units per acre. This is a medium density, multi-family zone.

- **Existing C-N, Commercial Neighborhood Zone:**  
Permitted Uses in the C-N Zone include variety stores, various retail establishments, financial, and real estate businesses, banking, massage, and other professional level businesses.

Conditional Uses in the C-N Zone include retirement homes, department stores, convenience stores, gasoline service stations, gunsmiths, libraries, and other service oriented businesses.

- **Proposed R-M-15**, Multi-Family Medium Density Residential Zone:  
Permitted uses in the proposed R-M-15 include single-family detached dwellings on 8,000 ft<sup>2</sup> lots, two-family dwellings on 10,000 ft<sup>2</sup> lots, utilities, charter schools, and residential childcare as permitted uses.

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

### Zoning Regulations

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

	<b>C-N (existing)</b>	<b>R-M-15</b>
Single-Family Lot Size and/or Multi-Family Density	Residential is not allowed except for assisted/retirement living facilities.	8,000 ft <sup>2</sup> min per lot 12 units per acre
Height	35'	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	8' (total of 20')
Corner Yard setback	None	20'
Parking Required	Between 4 and 5 spaces for every 1000 square feet	2.5 spaces per unit

*Figure 2: Compared Regulations in existing and proposed zones*

### General Plan Considerations

In order to support the Zone Map amendment to R-M-15, the applicant has also made an application for General Plan amendment, specifically to amend the Future Land Use designations of the subject properties from Neighborhood Commercial to Medium Density Residential. General Plans are not intended to be static documents. Significant evaluations and revisions are common every five to ten years, and in growing and complex communities like Murray it is reasonable to expect that additional adjustments may be appropriate and should be considered individually.

## Future Land Use Map Designations

Map 5.7 of the Murray City General Plan (the Future Land Use Map) identifies future land use designations for properties in Murray City. The designation of a property is tied to corresponding purpose statements and zones. These “Future Land Use” designations are intended to help guide decisions about the zoning designations of properties. The subject properties are currently designated Neighborhood Commercial. The applicant proposes to amend the Future Land Use designations described above to “Medium Density Residential”.

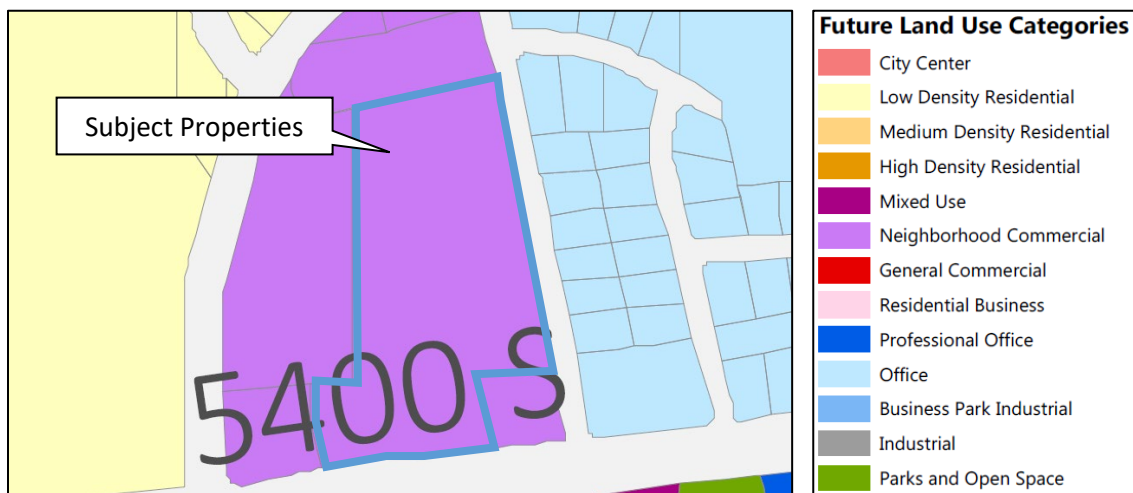


Figure 3: Future Land Use Map segment

- Existing: The existing properties are currently designated as “Neighborhood Commercial”. This category is intended for “smaller neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a neighborhood character.” Figure 4 is an illustration below from page 5-15 of the General Plan.
- Proposed: The applicants propose to amend the Future Land Use Map designations of the subject property to “Medium Density Residential.” The Medium Density Residential designation allows a mix of housing types that are smaller multi-family structures. The designation is intended for areas near or along centers and corridors. Densities should range between 6 and 15 units per acre. Corresponding Zones are:
  - R-1-6, Low/Medium Density Single Family
  - R-M-10, Medium Density Multiple Family
  - R-M-15, Medium Density Multiple Family

The Medium Density Residential categories assume that areas within this designation “generally have few or very minor development constraints (such as infrastructure or sensitive lands).” Staff finds that the impacts of the change to Medium Density Residential

can be adequately overcome through conditional use permit review combined with stabilizing the existing single-family development around the subject property. The illustration below is from pg. 5-13 of the 2017 General Plan.

#### NEIGHBORHOOD COMMERCIAL

This designation allows mixed-use development in smaller neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a neighborhood character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented (or are desired to be) and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented to the sidewalk.



Corresponding zone(s):

- RNB, Residential Neighborhood Business
- C-N, Commercial neighborhood
- New/Updated Neighborhood Commercial zone

*Figure 4: p. 5-15, Murray City General Plan 2017*

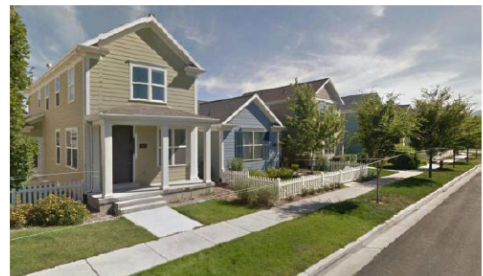
#### MEDIUM DENSITY RESIDENTIAL

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

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

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



## General Plan Objectives

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

There are a number of strategies in this section of the General Plan that would support the change, including the first objective to “Preserve and protect the quality of life for a range of viable residential neighborhoods”. A strategy under this objective is to “prioritize infill and redevelopment for commercial development over expansion into residential neighborhoods”. Allowing medium-density residential development of the subject properties can help to stabilize the single-family residential neighborhood to the east, which is smaller, and has become isolated from other residential neighborhoods by office and commercial development. The medium-density residential development may encourage re-investment by property owners and at the very least can prevent further isolation of the neighborhood that would result from the commercial development of the subject property.

Within the Neighborhoods & Housing element, objective 3 (below), states that the city should “support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.”

**OBJECTIVE 3: ENCOURAGE HOUSING OPTIONS FOR A VARIETY OF AGE, FAMILY SIZE AND FINANCIAL LEVELS.**

**Strategy:** Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

The strategy and objective above are one of many intended to support the overall goal of the element, which is to “Provide a diversity of housing through a range of types and development patterns to expand the options available to existing and future residents.”

Objective 9 of the Land Use & Urban Design element is shown below (from pg. 5-20 of the General Plan)

**OBJECTIVE 9: PROVIDE A MIX OF HOUSING OPTIONS AND RESIDENTIAL ZONES TO MEET A DIVERSE RANGE OF NEEDS RELATED TO LIFESTYLE AND DEMOGRAPHICS, INCLUDING AGE, HOUSEHOLD SIZE, AND INCOME.**

**Strategy:** Ensure residential zoning designations offer the opportunity for a spectrum of housing types.

**Strategy:** Simplify the residential zoning district designations.

The applicant's proposed zone amendment, which is supported by the amended land use designation, will result in a development that helps to stabilize the surrounding communities, including the apartments, existing condominiums, and the single-family neighborhood with a mix of housing types and densities. The overall density will be consistent with the surrounding area and will not have unmanageable impacts, especially given the specific context of this subject property.

The proposed amendments best support objectives in Chapter 9 of the General Plan, the Moderate Income Housing element.

### 9.3 MODERATE INCOME HOUSING GOAL, OBJECTIVES & STRATEGIES

#### MODERATE INCOME HOUSING OVERALL GOAL

**Provide a diversity of housing through a range of types and development patterns to expand the moderate income housing options available to existing and future residents.**

#### MODERATE INCOME HOUSING OBJECTIVES & STRATEGIES

**OBJECTIVE 1: ENSURE HOUSING AFFORDABILITY TARGETS ARE ACHIEVABLE USING A RANGE OF STRATEGIES.**

**Strategy:** Promote affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

**Strategy:** Ensure zoning of residential areas does not prohibit compatible types of housing.

**Strategy:** Continue to support ADUs (Accessory Dwelling Units) in all residential zones.

**Strategy:** Continue to support the use of density bonuses for constructing affordable housing options.

**OBJECTIVE 2: PROVIDE THE OPPORTUNITY FOR AFFORDABLE HOME OWNERSHIP BY OFFERING A RANGE OF HOUSING TYPES FOR PURCHASE, INCLUDING ATTACHED DWELLINGS.**

**Strategy:** Support a range of housing types, including townhomes, row-homes, and duplexes, which appeal to younger and older individuals as well as a variety of population demographics.

**Strategy:** Review zoning ordinances and make modifications where necessary to allowable housing types, lot size, setbacks and other factors that limit types of housing in a zone.

## II. CITY DEPARTMENT REVIEW

The applications have been made available for review and comment by City Staff from various departments including the Engineering Division, Fire Department, Power Department, Water Division, and Sewer Division. Staff has compiled their comments below:

- Murray City Engineering:
  - The Public Works Department/Engineering Division both support the proposed General Plan Amendment and Zone Map Amendment. We think the zone change is consistent with the overall area and will compliment and ensure the long-term viability of the adjacent neighborhoods.
- Murray City Power:
  - There are pre-existing primary underground power facilities in the development, if they need to be relocated the process will be extensive. The developer will need to meet with Murray City Power to discuss planning the new power service(s) and equipment placement to the building(s) when the time comes, with additional line extension costs to provide electrical service. Developer must meet all Murray City Power Department requirements and provide required easements for equipment and Power lines.
- Murray City Sewer:
  - Sewer depth on Allendale drive is very shallow, only approximately 4 feet deep. Sewer depth on 5300 south is approximately 9 feet deep. Will be hard to get basements in units if sewer is coming out to Allendale. Approve of the overall change.
- Murray City Water:
  - This property is only served by a 6" cast iron water main, may need to be upsized to 8" from Murray Boulevard to meet required fire flows.

These comments are provided for the benefit of the applicant; as this application is not for a specific project, they are provided to make the applicant aware of potential issues if/when they receive the General Plan and Zone Map Amendment.

## III. PUBLIC COMMENTS

154 notices of the public hearing for the requested amendments to the Future Land Use Map and Zone Map were sent to all property owners within 500' of the subject property and to affected entities. Notices were prepared and mailed on Thursday, December 2nd, 2021. No comments have been received as of 2:00 p.m. on Friday, December 10, 2021 – the date of this report.

## IV. ANALYSIS & CONCLUSIONS

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

The proposed change in zoning from C-N to R-M-15 will allow medium density residential development at a scale and density that is similar to the surrounding area. Though the properties are vacant, redevelopment will provide a stabilizing effect and contribute to the local and regional planning efforts to provide more affordable housing and missing middle housing which is much needed in the community.

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

The R-M-15 Zone provides an allowed base density of twelve (12) units per acre, most of the developed parcels to the north and west of the subject properties are built at that density or above, the application of the R-M-15 zone would allow for the development of housing that is more affordable than what is normally found in the area and will contribute to the stabilization of the existing single-family housing located to the east.

### **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?**

Available utilities and services at this location are not impacted by the proposed change in zoning. Reviewing service providers include sewer, power, fire, and engineering department personnel. There are some concerns regarding depth and sizing that can be addressed during further development of a potential project.

## V. FINDINGS

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

## VI. STAFF RECOMMENDATION

The requests have been reviewed together in the Staff Report and the findings and conclusions apply to both recommendations from Staff, but the Planning Commission must take actions individually. The two separate recommendations of Staff are provided below:

### **REQUEST TO AMEND THE MURRAY CITY GENERAL PLAN**

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Future Land Use Map, re-designating the properties located at 666 West 5300 South and 5322 South Allendale Drive from Neighborhood Commercial to Medium Density Residential.**

### **REQUEST TO AMEND THE MURRAY CITY ZONING MAP**

Based on the background, analysis, and findings within this report, Staff recommends that the Planning Commission **forward a recommendation of APPROVAL to the City Council for the requested amendment to the Zoning Map designation of the properties located at 666 West 5300 South and 5322 South Allendale Drive C-N, Commercial Neighborhood to R-M-15, Multi-Family Medium Density Residential as described in the Staff Report.**



## NOTICE OF PUBLIC HEARING

December 16, 2021, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 5025 S. State Street to receive public comment on the following applications made by representatives of Brad Reynolds Construction regarding the properties located at 662 West 5300 South and 5322 South Allendale Drive.

- **Amend the Future Land Use Map designation of the properties from Neighborhood Commercial to Medium Density Residential.**
- **Amend the Zoning Map for the properties from C-N, Commercial Neighborhood to R-M-15, Medium Density Multiple Family.**

The meeting is open, and the public is welcome to attend in person or you may submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting online, you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

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



This notice is being sent to you because you own property within 500 feet of the subject property. If you have questions or comments concerning this proposal, please contact Zachary Smallwood in the Murray City Planning Division at 801-270-2407, or e-mail [zsmallwood@murray.utah.gov](mailto:zsmallwood@murray.utah.gov).

Public Notice Dated | December 2, 2021

## MURRAY CITY CORPORATION NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on the 16<sup>th</sup> day of December 2021, 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. The Planning Commission will hold and conduct a Public Hearing for the purpose of receiving public comment on and pertaining to a General Plan Amendment from Neighborhood Commercial to Residential Multi-Family Medium Density and a Zone Map Amendment from C-N (Commercial Neighborhood) to R-M-15 (Medium Density Residential) for the properties addressed: 666 West 5300 South and 5322 South Allendale Drive. You may attend the meeting or submit comments via email at [planningcommission@murray.utah.gov](mailto:planningcommission@murray.utah.gov). If you would like to view the meeting only you may watch via livestream at [www.murraycitylive.com](http://www.murraycitylive.com) or [www.facebook.com/MurrayCityUtah/](https://www.facebook.com/MurrayCityUtah/).

Jared Hall, Manager  
Planning Division

# GENERAL PLAN AMENDMENT APPLICATION

Type of Application (check all that apply):

☐ Text Amendment

☒ Map Amendment

Project # 21-132

Subject Property Address: 5300 S. 666 W.

Parcel Identification (Sidwell) Number: 211235 10190000

Parcel Area: 5.68 Acres Current Use: Empty field

Land Use Designation: C-N Proposed Designation: Residential multi-family medium density

Applicant Name: Ryan Reynolds

Mailing Address: P.O. Box 17958

City, State, ZIP: Salt Lake City, Utah, 84117

Daytime Phone #: 801-842-9090 Fax #: N/A

Email Address: ryan@bradreynoldsconstruction.com

Business Name (If applicable): Brad Reynolds Construction

Property Owner=s Name (If different): Adam Benton - Allendale Real Estate LLC

Property Owner=s Mailing Address: 800 E. Ft Union Blvd.

City, State, Zip: Midvale Utah 84047

Daytime Phone #: 801-787-7363 Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

Describe your request in detail (use additional page if necessary): Change zone from Commercial Neighborhood to Residential Multi Family medium density (R-M-15).

Authorized Signature: Ryan Reynolds Date: 11/18/2021

Property Owners Affidavit

I (we) Adam Benton <sup>member of</sup> Altitude Real Estate LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

[Signature]  
Owner's Signature

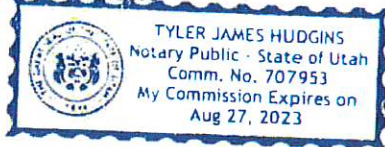
Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 22 day of NOVEMBER, 20 21.

[Signature]  
Notary Public



Residing in SALT LAKE COUNTY, UT  
My commission expires: AUG 27, 2023

Agent Authorization

I (we), Adam Benton, the owner(s) of the real property located at 5322 Altitude, Parcel 21123510190000, in Murray City, Utah, do hereby appoint Brad Reynolds, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Brad Reynolds & Ryan Reynolds to appear on my (our) behalf before any City board or commission considering this application.

[Signature]  
Owner's Signature

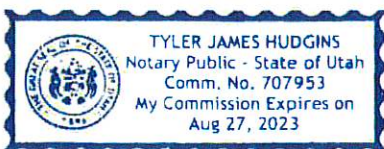
Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

On the 22 day of NOVEMBER, 20 21, personally appeared before me ADAM BENTON the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

[Signature]  
Notary public



Residing in: SALT LAKE COUNTY, UT  
My commission expires: AUG 27, 2023

# ZONING AMENDMENT APPLICATION

Type of Application (check all that apply):

Project # 21-133

☒ Zoning Map Amendment

☐ Text Amendment

☐ Complies with General Plan

☐ Yes

☐ No

Subject Property Address: 5300 S. 666 W.

Parcel Identification (Sidwell) Number: 21123510190000

Parcel Area: 5.68 Acres Current Use: Empty Field

Existing Zone: C-N Proposed Zone: R-M-15

Applicant Name: Ryan Reynolds

Mailing Address: P.O. Box 17958

City, State, ZIP: Salt Lake City, Utah, 84117

Daytime Phone #: 801-842-9090 Fax #: NA

Email address: ryan@bradreynoldsconstruction.com

Business or Project Name: Brad Reynolds Construction

Property Owner's Name (If different): Adam Benton - Allendale Real Estate LLC

Property Owner's Mailing Address: 800 E Ft. Union Blvd.

City, State, Zip: Midvale Utah 84047

Daytime Phone #: 801-787-7363 Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

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

Looking for a zone change to accommodate a multi-family townhome development

Authorized Signature: Ryan Reynolds Date: 11/18/2021

Property Owners Affidavit

I (we) Adam Benton <sup>member of</sup> Altendale Real Estate LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

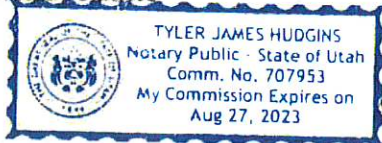
[Signature] Owner's Signature  
\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

Subscribed and sworn to before me this 22 day of NOVEMBER, 20 21.

[Signature]  
Notary Public



Residing in SALT LAKE COUNTY, UT  
My commission expires: AUG 27, 2023

Agent Authorization

I (we), Adam Benton, the owner(s) of the real property located at  
5322 Altendale, Parcel 21123510190000, in Murray City, Utah, do hereby appoint  
Brad Reynolds, as my (our) agent to represent me (us) with  
regard to this application affecting the above described real property, and authorize  
Brad Reynolds & Ryan Reynolds to appear on my (our) behalf  
before any City board or commission considering this application.

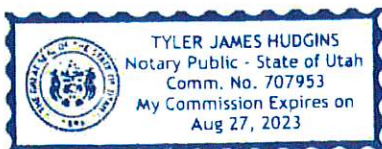
[Signature] Owner's Signature  
\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah

County of Salt Lake §

On the 22 day of NOVEMBER, 20 21, personally appeared  
before me ADAM BENTON the signer(s) of the above Agent  
Authorization who duly acknowledge to me that they executed the same.

[Signature]  
Notary public



Residing in: SALT LAKE COUNTY, UT  
My commission expires: AUG 27, 2023

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

File No.: 51297

Parcel 1:

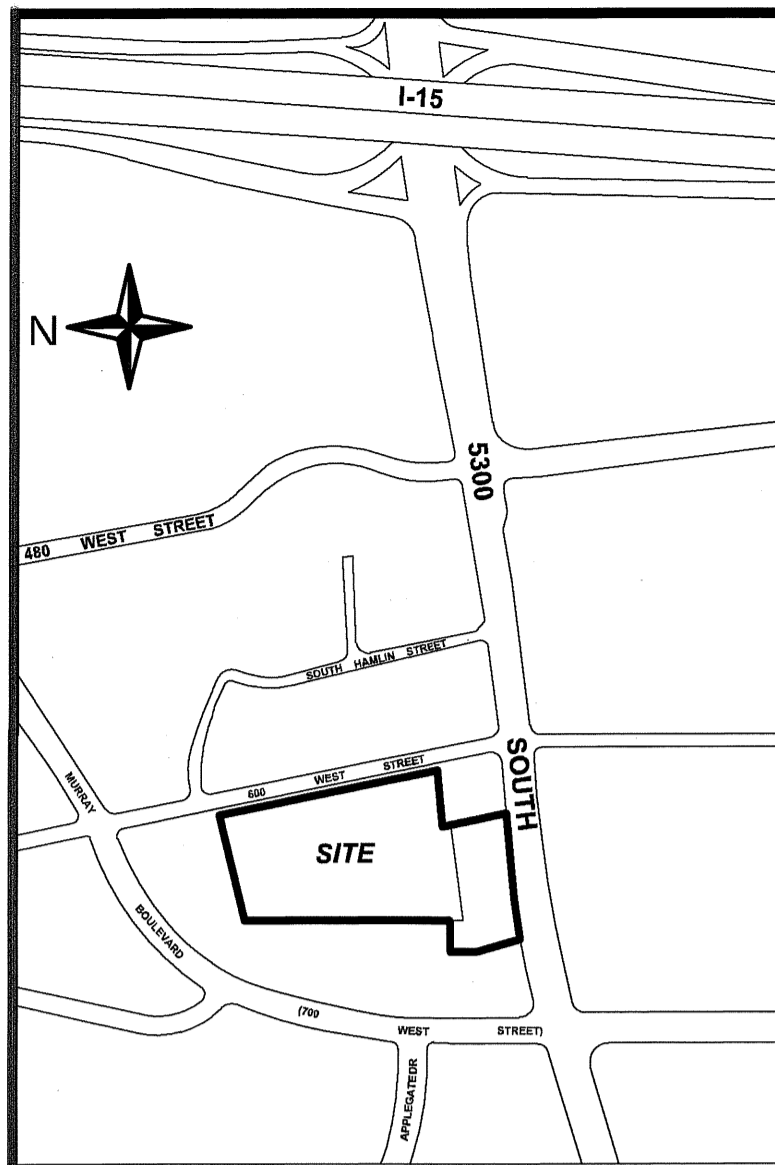
Lot 1, ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-12-351-021

Parcel 2:

Lot 2, ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-12-351-022



VICINITY MAP  
NTS

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.

UTILITY NOTE

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METERS(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY WITH THE FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, MURRAY CITY.

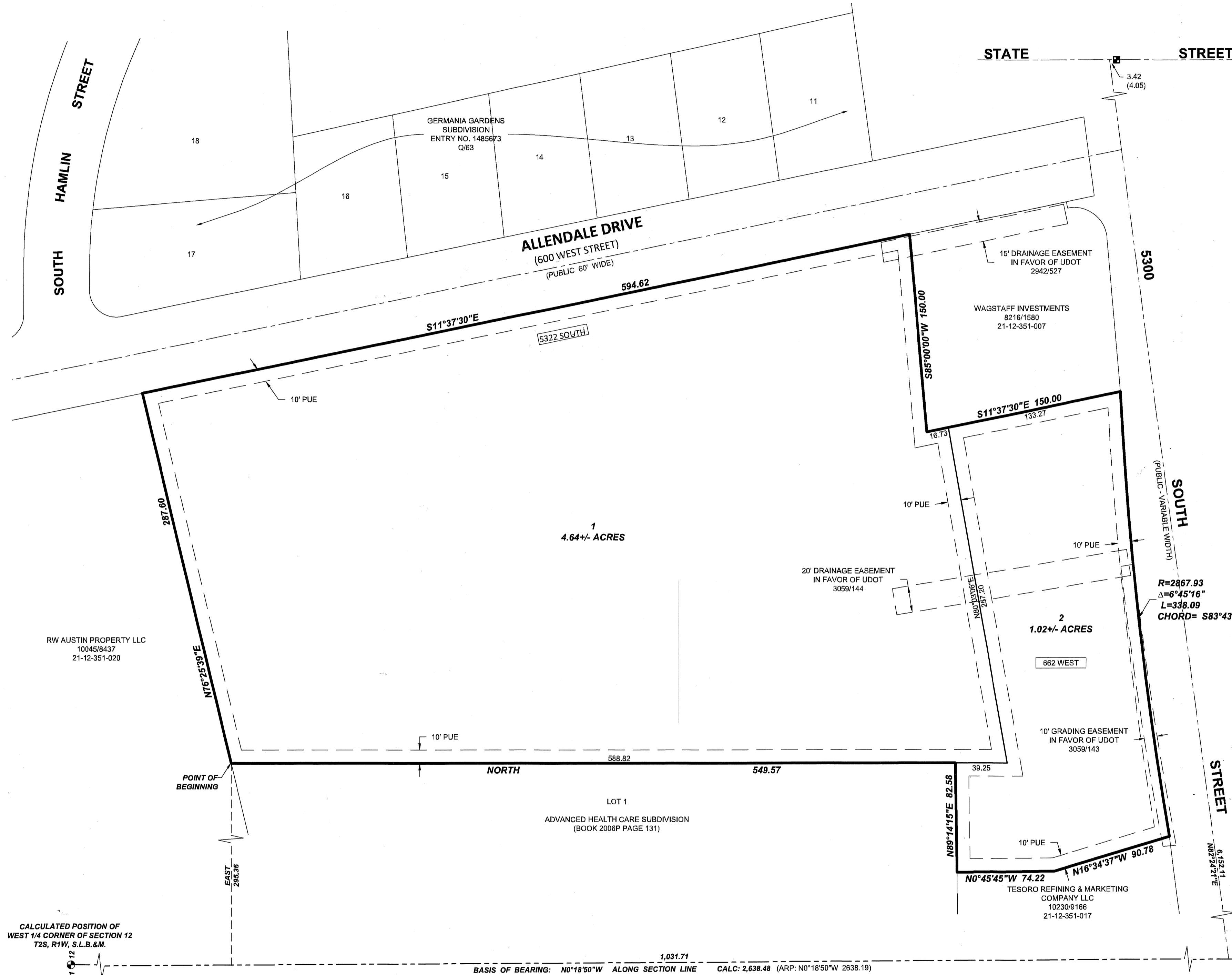
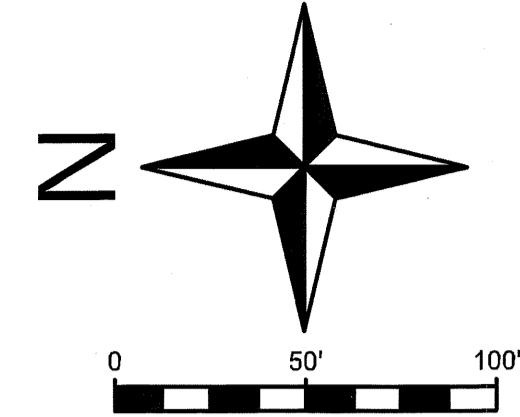
RW AUSTIN PROPERTY LLC  
10045/8437  
21-12-351-020

CALCULATED POSITION OF  
WEST 1/4 CORNER OF SECTION 12  
T2S, R1W, S.L.B.&M.

BASIS OF BEARING: N0°18'50"W ALONG SECTION LINE CALC: 2,638.48 (ARP: N0°18'50"W 2638.19)

FINAL PLAT  
OF  
**ADVANCED HEALTH CARE  
LOT 2 (AMENDED) SUBDIVISION**

LOCATED IN THE SW1/4 OF SECTION 12, T2S, R1W, S.L.B.&M.  
MURRAY, UTAH  
(SEPTEMBER 2020)



**SURVEYOR'S CERTIFICATE**  
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

*Dennis P. Carlisle*  
DENNIS P. CARLISLE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 172675  
January 12, 2021  
DATE

**BOUNDARY DESCRIPTION**

All of Lot 2, ADVANCED HEALTH CARE Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder in Book 2006P, Page 131, located in the SW1/4 of Section 12, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described by Survey as follows:

Beginning at a point on the southerly line of that Real Property described in Deed Book 10045 Page 8437 of the Official Records of Salt Lake County, located N0°18'50"W along the Section line 1,031.71 feet and East 295.36 feet from the Southwest Corner of Section 12, T2S, R1W, S.L.B. & M.; thence N76°25'39"E along said deed 287.60 feet (record: 289.93 feet) to the westerly line of 600 West (plat: 500 West) as defined and described as part of GERMANIA GARDENS SUBDIVISION No. 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder in Book Q, Page 63; thence S11°37'30"E along said Plat and street 594.62 feet (record: 593.17 feet) to the northeast corner of that Real Property described in Deed Book 8216 Page 1580 of the Official Records of Salt Lake County; thence along said deed the following 2 (two) courses and distances: S85°00'00"W 150.00 feet; thence S11°37'30"E (record: S11°38'57"E) 150.00 feet; thence Southwesterly along the arc of a 2,867.93 foot radius non-tangent curve (radius bears: S2°54'11"E) to the left 338.09 (record: 334.76 feet) feet through a central angle of 6°45'16" (record: 6°41'16") (chord: S83°43'11"W 337.90 feet) to the southeast corner of that Real Property described in Deed Book 10230 Page 9166 of the Official Records of Salt Lake County; thence along said deed the following 2 (two) courses and distances: N16°34'37"W 90.78 feet; thence N0°45'45"W 74.22 feet to the south line of Lot 1, ADVANCED HEALTH CARE Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N89°14'15"E along said lot 82.58 feet (record: 76.57 feet); thence North along a fence line and extension thereof 549.57 feet (record: 547.68 feet) to the point of beginning.

Contains: 5.66+/- acres

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**ADVANCED HEALTH CARE  
LOT 2 (AMENDED) SUBDIVISION**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

*Adam Patton* (SIGNATURE)  
BY: *Adam Patton* (PRINTED NAME)

**CORPORATE ACKNOWLEDGMENT**  
ON THIS 5<sup>TH</sup> DAY OF FEBRUARY, 2021, PERSONALLY APPEARED BEFORE ME *Adam Patton*, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE AUTHORIZED SIGNER OF *ADVANCED HEALTH CARE LOT 2 (AMENDED) SUBDIVISION* AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: August 27, 2023  
NOTARY PUBLIC (SIGNATURE)

*Tyler James Hudgins*  
TYLER JAMES HUDGINS  
Notary Public - State of Utah  
Comm. No. 707953  
My Commission Expires on Aug 27, 2023  
RESIDING IN SALT LAKE COUNTY  
PRINTED FULL NAME OF NOTARY

**MURRAY CITY MAYOR**  
PRESENTED TO MURRAY CITY THIS 23<sup>RD</sup> DAY OF Feb A.D. 2021  
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Adam Patton* 2/23/2021  
MURRAY CITY MAYOR DATE  
*Adam Patton* 2/23/2021  
ATTEST DATE

FINAL PLAT  
OF  
**ADVANCED HEALTH CARE  
LOT 2 (AMENDED) SUBDIVISION**  
LOCATED IN THE SW1/4 OF SECTION 12, T2S, R1W, S.L.B.&M.  
MURRAY, UTAH

RECORDED # 13594565  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: *Allendale Real Estate LLC*  
DATE: 03/11/21 TIME: 11:47 AM BOOK: 2021P PAGE: 064  
\$ 54.00  
SALT LAKE COUNTY RECORDER

**OWNER/DEVELOPER**  
ALLENDALE REAL ESTATE LLC  
KENNY HRABAR  
6415 S 3000 E, SUITE 100  
SALT LAKE CITY, UTAH 84121  
PHONE: 208-206-8552  
KENNY@STELLARLIVING.COM

**SALT LAKE COUNTY SURVEYORS OFFICE**  
ROS# *None*  
*Steve V. Kiesel* 2/11/2021  
REVIEWER DATE

**MURRAY WATER & SEWER**  
APPROVED THIS 12 DAY OF February A.D. 2021  
BY: *Compbell* 2-12-2021  
WATER DEPT. DATE  
BY: *Bo Ford* 2-16-2021  
SEWER DEPT. DATE

**MURRAY CITY PLANNING COMMISSION**  
APPROVED THIS 19 DAY OF February A.D. 2021  
BY: *Maya P...* 2/19/21  
CHAIR, MURRAY PLANNING COMMISSION DATE

**MURRAY CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.  
*QTS* 2/22/21  
MURRAY CITY ENGINEER DATE

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS 22<sup>ND</sup> DAY OF February A.D. 2021  
MURRAY CITY ATTORNEY DATE

**MURRAY GIS**  
APPROVED THIS 12 DAY OF Feb A.D. 2021  
BY: *Adam Patton* DATE

**MURRAY CITY FIRE DEPARTMENT**  
APPROVED THIS 12 DAY OF Feb A.D. 2021  
BY: *George D. Gibson* DATE

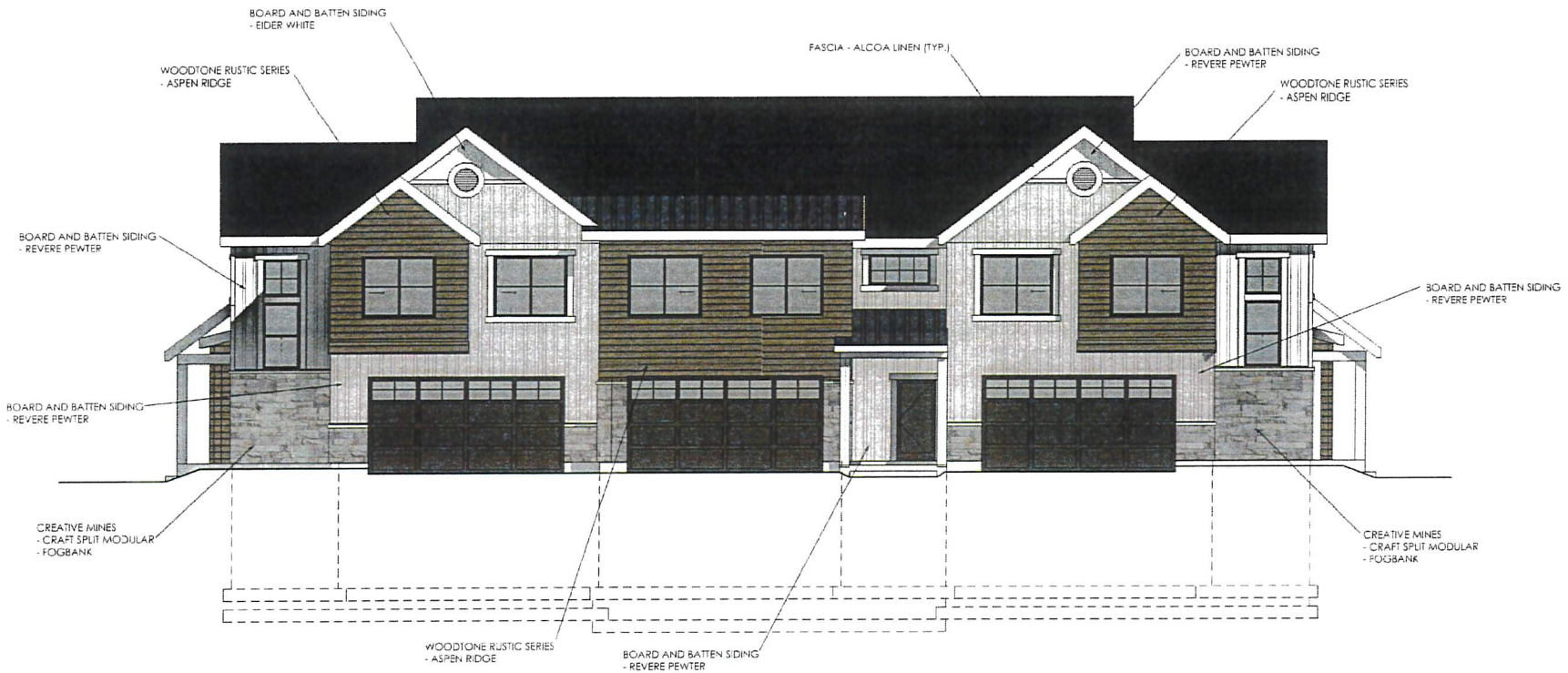
**MURRAY POWER**  
APPROVED THIS 12 DAY OF Feb. A.D. 2021  
BY: *McDermid* 2-12-21  
DATE

**SALT LAKE COUNTY HEALTH DEPARTMENT**  
APPROVED THIS 7 DAY OF February A.D. 2021  
BY: *Debra Ogan* DATE

**civilsolutionsgroup inc.**  
CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

**UTILITY COMPANIES**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.  
DOMINION ENERGY\* *Rosana Olmores* DATE 2-11-21 UTOPIA *...* DATE 2-11-2021  
COMCAST CABLE *...* DATE 2-11-21 CENTURYLINK COMMUNICATIONS *Paul B...* DATE 2-11-2021  
\*QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

\$ 54.00 21-12-31 21-12-351-019



NORTH ELEVATION SD  
1/4" = 1'-0"

2  
120'



THINK ARCHITECTURE  
1405 EAST 10600 SOUTH, SANDY, UTAH 84070  
PHONE: 801.551.1000  
WWW.THINKARCHITECTURE.COM

## DIMPLE DELL - 14TH EAST TOWNHOMES - BUILDING TYPE 2

1405 EAST 10600 SOUTH, SANDY, UTAH

EXTERIOR ELEVATIONS

D201

JUNE 30, 2021











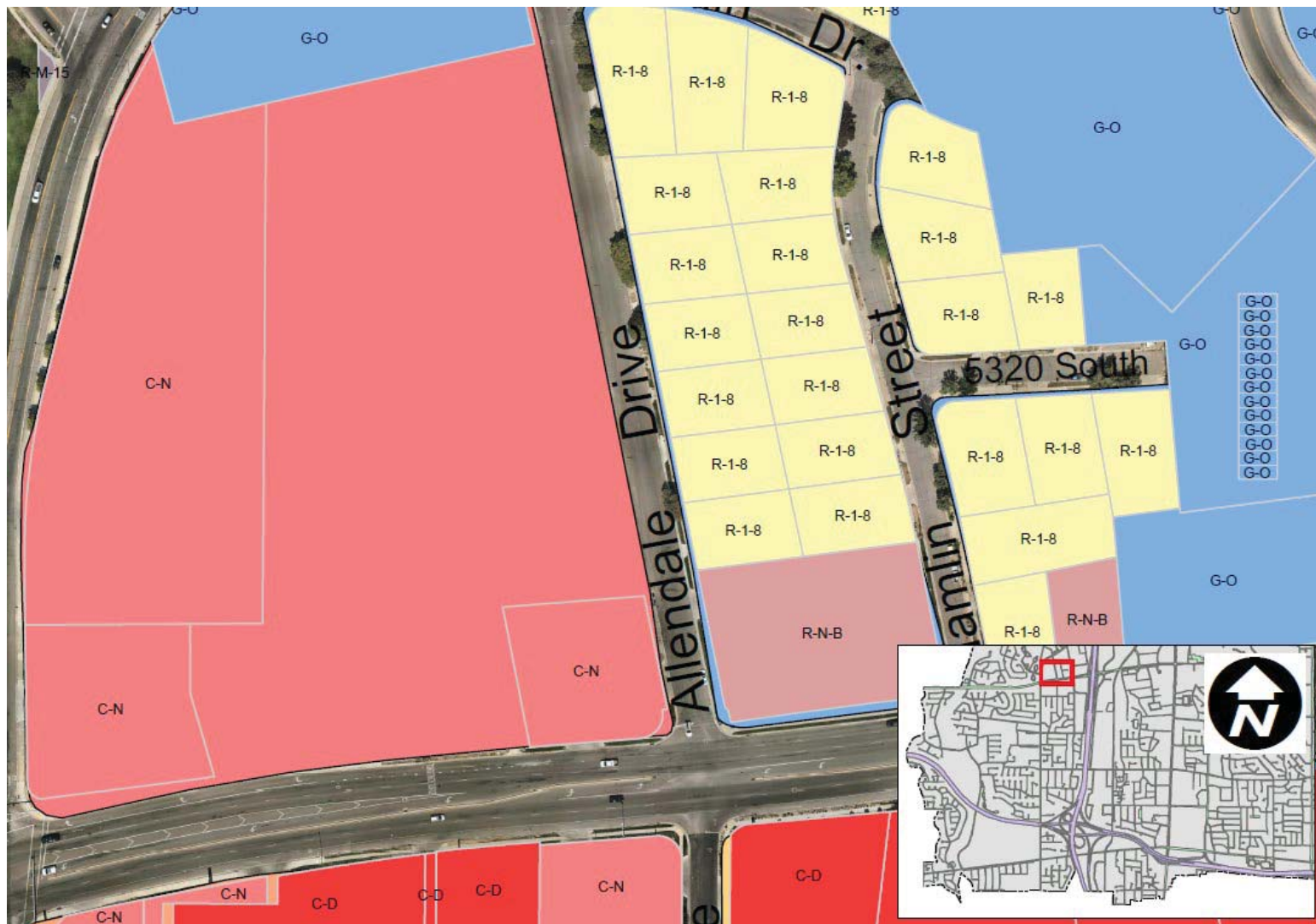
**Applicant:** Brad Reynolds

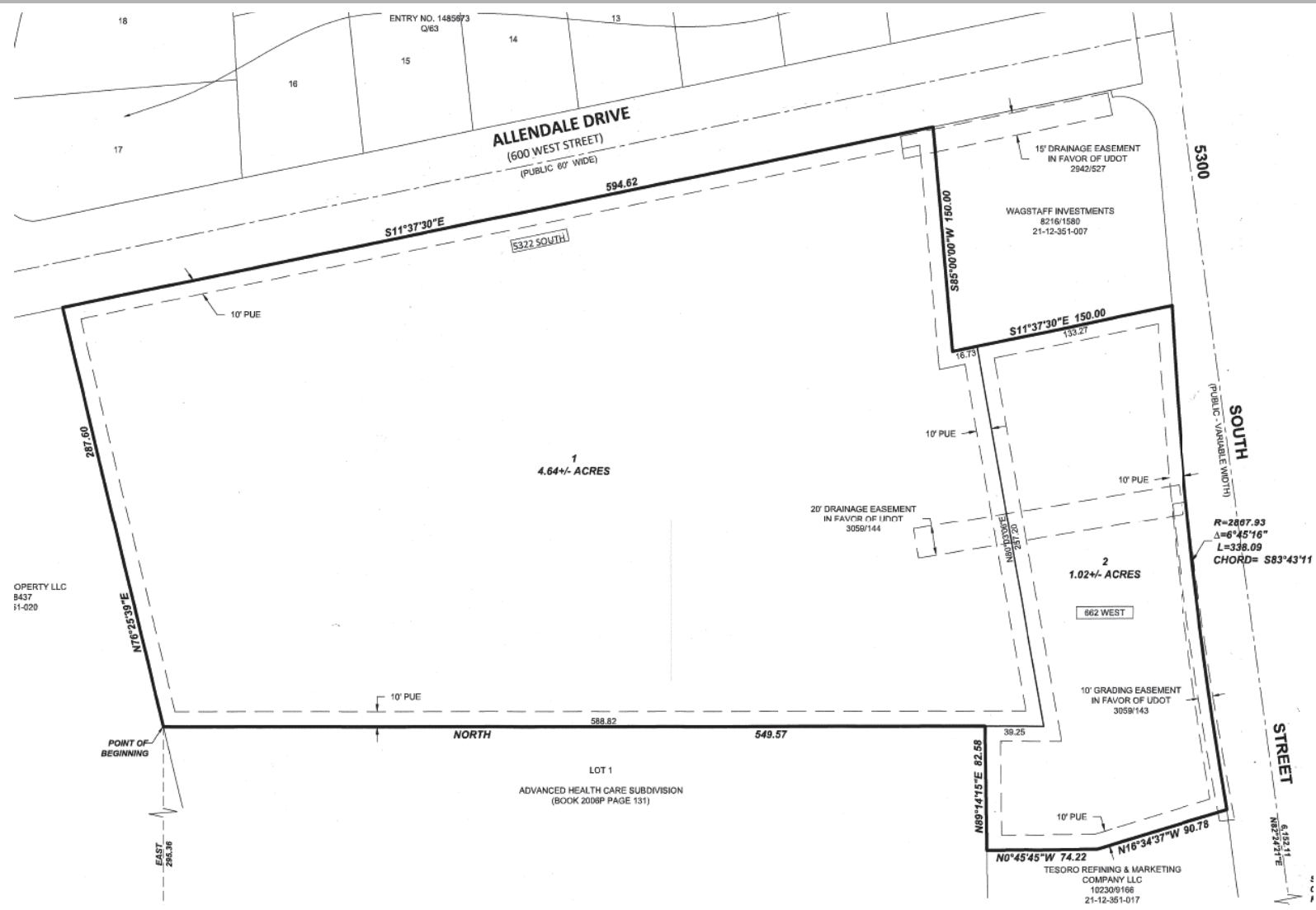
**Request:** General Plan Amendment from Neighborhood  
Commercial to Medium Density Residential and Zone Map  
Amendment from C-N to R-M-15

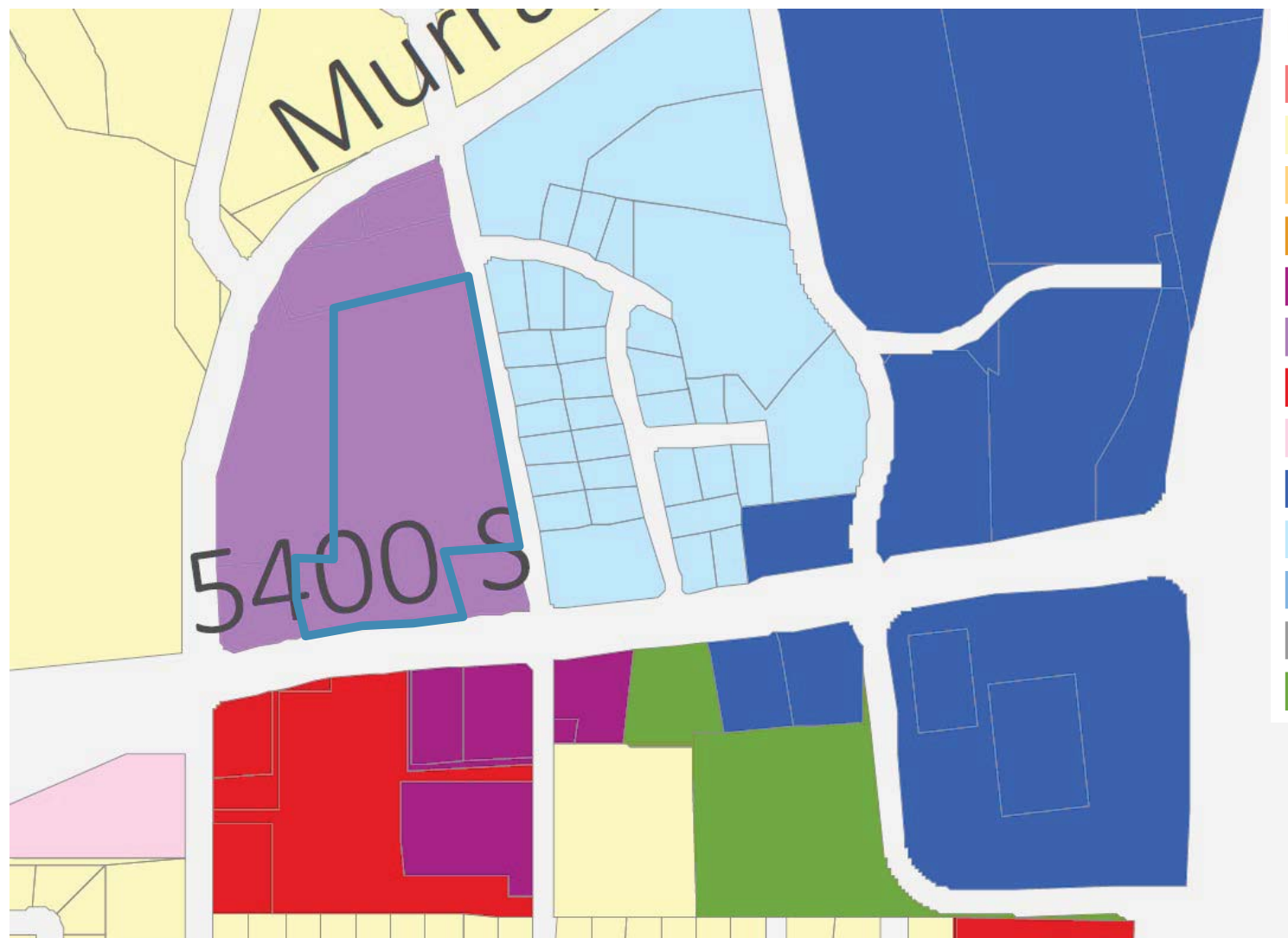
**Address:** 662 West 5300 South & 5322 South Allendale Drive











### 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

## NEIGHBORHOOD COMMERCIAL

This designation allows mixed-use development in smaller neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a neighborhood character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented (or are desired to be) and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented to the sidewalk.

Corresponding zone(s):

- RNB, Residential Neighborhood Business
- C-N, Commercial neighborhood
- New/Updated Neighborhood Commercial zone



## MEDIUM DENSITY RESIDENTIAL

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

Density range is between 6 and 15 DU/AC.

Corresponding zone(s):

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



# Zone Comparison

	<b>C-N (existing)</b>	<b>R-M-15</b>
Residential Density	Residential not allowed except for assisted/retirement facilities.	8,000 sq ft min per lot 12 dwelling units per acre
Height	35'	Up to 40' max as approved by the Planning Commission
Front yard setback	20'	25'
Rear Yard setback	None	25'
Side Yard setbacks	None	Minimum 8' total of 20'
Corner Yard setback	None	20'
Parking Required	4-5 spaces for 1,000 square feet	2.5 off-street spaces per unit



# Planning Commission

- A public hearing was held by the Planning Commission on December 16, 2021.
- 154 notices were sent to all property owners within 500' of the subject property and to affected entities.
- One public comment was received which expressed concern on the impact but was not opposed due to the developer's reputation.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

# Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed Zone Map Amendment from C-N to R-M-15 has been considered based on the characteristics of the site and surrounding area. The potential impacts of the change can be managed with the densities and uses allowed by the proposed R-M-15 zone.
3. The proposed Zone Map Amendment from C-N to R-M-15 conforms to important goals and objectives of the 2017 Murray City General Plan and will allow an appropriate development of the subject property.
4. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 12/16/2021.

## Staff Recommendations

### General Plan Amendment

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to the Future Land Use Map, re-designating the properties located at 662 West 5300 South and 5322 South Allendale Drive from Neighborhood Commercial to Medium Density Residential.

### Zone Map Amendment

The Planning Commission and staff recommends that the City Council **APPROVE** the requested amendment to the Zoning Map designation of the properties located at 662 West 5300 South and 5322 South Allendale Drive C-N, Commercial Neighborhood to R-M-15, Multi-Family Medium Density Residential.



**MURRAY**  
CITY COUNCIL

# Business Item



**MURRAY**

# Mayor's Office

## Resolution Approving Interlocal Board Representatives

### Council Action Request

### Council Meeting

Meeting Date: February 1, 2022

<b>Department</b> <b>Director</b> Mayor Brett Hales  <b>Phone #</b> 801-264-2600  <b>Presenters</b> Mayor Brett Hales          <b>Required Time for Presentation</b> 5 Minutes  <b>Is This Time Sensitive</b> Yes <input type="checkbox"/>  <b>Mayor's Approval</b> Brett A Hales <small>Digitally signed by Brett A Hales Date: 2022.01.18 15:42:33 -07'00'</small>  <b>Date</b> January 18, 2022	<b>Purpose of Proposal</b> The mayor need to make appointments to the governing interlocal boards the city belongs to.  <b>Action Requested</b> Consider Approval of Resolution  <b>Attachments</b> Resolution  <b>Budget Impact</b> None  <b>Description of this Item</b> Mayor's appointments to interlocal boards.          Any additional space needed is available on second page.
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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF  
REPRESENTATIVES TO BOARDS OF INTERLOCAL ENTITIES.

WHEREAS, the Mayor needs to make appointments to the governing boards of the Utah Associated Municipal Power Systems (UAMPS), Central Valley Water Reclamation Facility, Salt Lake Valley Emergency Communications Center (VECC), TransJordan Cities, Utah Telecommunication Open Infrastructure Agency (UTOPIA), Utah Infrastructure Agency (UIA), Wasatch Front Waste and Recycling District, Intermountain Power Agency, Metro Fire Agency, NeighborWorks Salt Lake, and the Jordan River Commission (collectively "Interlocal Entities"); and

WHEREAS, the Mayor has made appointments to the governing boards of the Interlocal Entities; and

WHEREAS, the Mayor wants approval by the Murray City Municipal Council of the appointments;

NOW, THEREFORE, BE IT RESOLVED by the Murray City Municipal Council that it hereby approves the following appointments:

1. Blaine Haacke as the City's representative to the Utah Associated Municipal Power Systems (UAMPS) Board with Greg Bellon as the alternate representative.
2. Mayor Brett Hales as the City's representative to the Central Valley Water Reclamation Facility Board with Danny Astill as the alternate representative.
3. Doug Hill as the City's representative to the Salt Lake Valley Emergency Communications Center (VECC) Board with Tammy Kikuchi as the alternate representative.
4. Russ Kakala as the City's representative to the TransJordan Cities Board with Danny Astill as the alternate representative.
5. Doug Hill as the City's representative to the Utah Telecommunication Open Infrastructure Agency (UTOPIA) Board with Brenda Moore as the alternate representative.
6. Brenda Moore as the City's representative to the Utah Infrastructure Agency (UIA) Board with Doug Hill as the alternate representative.

7. Councilmember Diane Turner as the City's representative to the Wasatch Front Waste and Recycling District Board.
8. Blaine Haacke as the City's representative to the Intermountain Power Agency Board with Greg Bellon as the alternate representative.
9. Doug Hill as the City's representative to the Metro Fire Agency Board.
10. \_\_\_\_\_ as the City's representative to NeighborWorks Salt Lake Board.
11. Mayor Brett Hales as the City's representative to the Jordan River Commission with Kim Sorensen as the alternate representative.

These appointments shall take effect immediately.

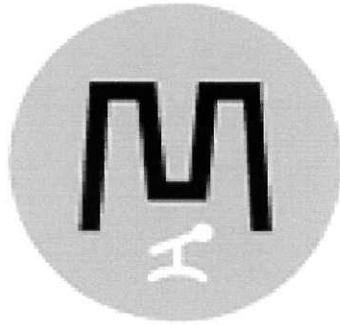
DATED this    day of            , 2022.

MURRAY CITY MUNICIPAL COUNCIL

\_\_\_\_\_  
Kat Martinez, Council Chair

ATTEST:

\_\_\_\_\_  
Brooke Smith, City Recorder



**MURRAY**  
CITY COUNCIL

# Mayor's Report And Questions



**MURRAY**  
CITY COUNCIL

**Adjournment**